

PART B

# THE AAP FRAMEWORK

# VISION STATEMENT

## SHOREDITCH IN 2034

Shoreditch will be a thriving and vibrant destination recognised internationally for Tech City; the home of creative, digital and tech industries. Shoreditch will have succeeded in delivering over new homes, jobs and supporting infrastructure to be a place where people want to live, do business and spend time.

A positive, balanced land use strategy will set the basis for a diverse mix of activities including employment, retail, cultural, leisure and residential uses. As the creative heart of London, this will include flexible office space for start-ups as well as space for artists, craftspeople and cultural producers.

Building on the area's world renowned heritage for culture, theatrics, entertainment and leisure, the evening and night-time economy will include more diverse uses.

The historic environment will be preserved through careful management and enhancement of the area's heritage assets and townscape character. Design guidance will set the bar high, helping to achieve a high quality of development in Shoreditch that is sensitive to its local context.

By 2034, the area will be a greener place with a much improved public realm and choice of sustainable modes of transport. Improved air quality and reduced motor vehicle usage will contribute to Shoreditch being a more healthy, vibrant, safe place to spend time and move through.

Shoreditch will be a safe and affordable place to live and work, seen as a pioneer for social cohesion between residential and business communities calling the area home. All residents will share in the successes of Shoreditch, seeing an improved quality of life through access to high quality and affordable homes, community facilities, skills, training and employment.



## OBJECTIVES

Future Shoreditch has a series of objectives that will seek to protect the attributes and features that make Shoreditch special; address the challenges and demands being placed on the area; and take steps to realise the opportunities presented in order to secure the economic, social and environmental future of Shoreditch.

Future Shoreditch will use the following objectives to shape the proposed policy guidance for the area. This approach helps establish an easy to use tool to check against as the area develops in line with the vision.

## OVERARCHING OBJECTIVES

- a) To secure the economic, social and environmental future of the area by:
  - Protecting the assets and features of Shoreditch;
  - Addressing and rising to the challenges and demands being placed on Shoreditch; and
  - Taking steps to realise the opportunities being presented to the area.
- b) To build social cohesion between residential and business communities in the area. Sharing the benefits and successes across all people living in; working in; and spending time in Shoreditch. Future Shoreditch will support the positive interaction of people and the expression of their views.

## **JOBS, SHOPS, HOMES AND PEOPLE**

- c) To balance the need to create jobs and promote employment in Shoreditch, with the need to accommodate housing growth in an area.
- d) To respond proactively to the demand for growth in the area, and harness the benefits of development by maximising the potential of underutilised sites and the contributions they can make to the whole community and overall environment.
- e) To address the affordability of workspace in Shoreditch and maintain the rich mix of creative, tech industries, small businesses and start-ups which help define the area's appeal.
- f) To deliver new homes and address the issue of affordability through the provision of a range of dwelling types, sizes and tenures to sustain mixed and balanced communities in Shoreditch.
- g) To protect and enhance Shoreditch as a destination for the evening and night-time economy whilst recognising the needs of people who live and work in Shoreditch on a daily basis.
- h) To maintain and enhance the retail and leisure uses associated with Shoreditch and its role within the CAZ as a competitive retail destination for London and Hackney.

## **SHOREDITCH'S SPECIAL CHARACTER**

- i) To support the appropriate location and sensitive design of all development in Shoreditch in a way that reinforces the area's unique sense of place.
- j) To deliver high quality urban design in Shoreditch that enhances the distinct local character and setting of its varied heritage assets including Conservation Areas, Scheduled Monuments, Listed Buildings and Locally Listed Buildings.
- k) To reinforce the historic character and fine urban grain of the area, enhancing the network of streets and public spaces that encompass the fabric of Shoreditch through a public realm strategy.

## **STREETS, SPACES AND MOVEMENT**

- l) To improve the choice of sustainable travel options in Shoreditch, and encourage walking and cycling as safe and healthy choices of movement.
- m) To improve the air quality, streets and spaces in Shoreditch through the reduction of traffic congestion; increased street planting; the enhancement of existing green spaces; and provision of new public spaces.
- n) To take advantage of planned infrastructure improvements including Old Street roundabout and the introduction of Crossrail and Crossrail 2; taking strategic moves to improve the public realm within, and relationship between, these nodes.

# AREA WIDE POLICIES

The policies in this section cover the whole Future Shoreditch area, and form part of a suite of policies which will be used in the determining of planning applications in Shoreditch.

The full suite of policies are:

### Within this Area Action Plan:

- Area-wide policies (Part B)
- Neighbourhood policies (Part C)
- Site Allocations for opportunity sites in the Future Shoreditch (Part C)

### Other Plans:

- London-wide policies in the London Plan;
- Borough-wide policies in the new Borough-wide Local Plan (LP33)



Figure 28. Old King's Head, Holywell Row

## The Area-wide policies include the following:

### Delivering Growth that benefits all

- Policy FS01 - Supporting New Jobs in Shoreditch
- Policy FS02 - Achieving a Balanced Mix of Uses

### Tackling Affordability

- Policy FS03 - Providing Affordable Places of Work
- Policy FS04 - Delivering New Genuinely Affordable Homes

### Supporting a vibrant, diverse and accessible day, evening and night-time economy

- Policy FS05 - Supporting Arts Culture, Entertainment and Retail
- Policy FS06 - Local Shops

### Protecting Shoreditch's Special Character

- Policy FS07 - Delivering High Quality Design
- Policy FS08 - Managing Building Heights

### Promoting more sustainable transport and improved public realm

- Policy FS09 - Delivering High Quality Public Realm

# DELIVERING GROWTH THAT BENEFITS ALL

## RELEVANT AAP OBJECTIVES:

- a) To secure the economic, social and environmental future of the area by:
  - Protecting the assets and features of Shoreditch;
  - Addressing and rising to the challenges and demands being placed on Shoreditch; and
  - Taking steps to realise the opportunities being presented to the area.
- b) To build social cohesion between residential and business communities in the area. Sharing the benefits and successes across all people living in; working in; and spending time in Shoreditch. Future Shoreditch will support the positive interaction of people and the expression of their views.
- c) To balance the need to create jobs and promote employment in Shoreditch, with the need to accommodate housing growth in an area.
- d) To respond proactively to the demand for growth in the area, and harness the benefits of development by maximising the potential of underutilised sites and the contributions they can make to the overall environment.

Shoreditch is the London Borough of Hackney's prime employment centre and a strategically important economic driver for the borough and London as a whole. The area has seen significant growth over the past 20 years that has brought huge opportunities and benefits – including new jobs, homes, shops, culture and entertainment.

But rapid change brings real challenges. As more people want to make Shoreditch their home, demand for housing, workspace and opportunities in this area is increasing. We see higher house prices and rents, different businesses and bigger, taller buildings in the area. Residents have been clear that some people feel left behind by this change – that they cannot afford to live here. That new jobs aren't for them. Businesses and creative industries are also being displaced due to the rising rents.

The Council wants to ensure that this growth is inclusive – bringing benefits to existing communities and businesses while securing the economic growth that will mean new opportunities for everyone. This Plan responds proactively to the demand for growth in the area, and harnesses the benefits of development to see the area transform with better and more inclusive public spaces, more genuinely affordable homes and workspace, improved streets and air quality, new high quality developments that respect the rich heritage and character of Shoreditch, and more work and training opportunities for local people.

## KEY FACTS

- There is a complex and diverse mix of uses in Shoreditch.
- The City Fringe area around Shoreditch and Old Street is the biggest sub-economy in Hackney and is home to 43 % of employment in the borough.
- The area hosts approximately 40,000 jobs in the hospitality, business and financial services, digital, creative and corresponding supply chain sectors.

## OFFICE

- The Shoreditch area at the south of the Borough is the largest and most important employment area in the Borough, as recognised in the expansive proposed Priority Office Area (POA) designation in the proposed new Local Plan.
- The majority of employment space is office space (B1a use class).
- Shoreditch has developed a distinct offer around creative, cultural, tech and night time economy activities.
- Over 38,000 people are employed in Shoreditch in 2,900 businesses.
- Employment in shoreditch makes up 30 % of the total employment in Hackney.
- The type of office floorspace within Shoreditch ranges from small business workspaces, in the form of studio units and co-working spaces, to large corporate office floorplates for professional service companies.
- Hackney's employment evidence suggest a strong need for B1a office (a minimum of 117,000sqm up to 2033).

## RETAIL AND LEISURE

- The Borough's Town Centre & Retail Study 2017 confirms that approximately 40 % of the ground floor uses in the Shoreditch area are occupied with A1 uses, 15 % comprise of A3 restaurants & cafes and 15 % are occupied by A4 drinking establishments.
- Shoreditch does not have a traditional retail core. Instead the area has much more fluidity and variation between existing and emerging retail and commercial leisure provision dispersed throughout the area
- Shoreditch has a large and popular leisure offer based predominantly around its evening economy which caters to a potentially larger catchment than its retail offer.
- As at March 2018, there is a total of 18,799 sqm of A use class floorspace (A1 - A5) and 4,258 sqm of D use class floorspace consented in schemes within Shoreditch.

## POPULATION

- AAP area grew by approximately 65 % to approximately 12,500 people between the 2001 and 2011 census.

## HOTELS

- There is already a concentration of the Borough's hotels in the Shoreditch area. The Shoreditch area has experienced significant growth in hotel development in recent years.
- In December 2017, the GLA revised their supply and demand figures for visitor accommodation. The need figure, for Hackney, between 2015 and 2041 is 3,382 more units (hotels, hostels, etc.).

## STUDENT HOUSING

- Whilst the Borough does not have a university, over the last decade a significant number of student bed spaces have been proposed and delivered in designated employment areas. These facilities serve a number of nearby institutions in neighbouring boroughs.

## WHAT YOU TOLD US

- The diversity of uses is critical to Shoreditch's character.
- The concentration of small businesses across the Shoreditch area is highly valued.
- Concern that growth in demand for, and supply of, large floor plate office space is displacing units or shared workspaces aimed at SMEs.
- Creative, cultural and third sector uses should form a proportion of commercial space.
- Arts and cultural venues, community facilities, shops and housing should be prioritised as part of mixed use proposals, rather than bars, pubs and clubs.
- Consideration needs to be given to the type of retail and the balance between high street and independent shops.
- The benefits of investment and growth in the core Future Shoreditch area should extend into established residential areas to the north.



# POLICY FS01

## SUPPORTING NEW JOBS IN SHOREDITCH

- a) New development proposals must:
- i) Not result in the loss of B1 floorspace within the Shoreditch and Wenlock Priority Office Areas;  
Seek to deliver a minimum of 60 % of overall new floorspace as B1 use class within the Shoreditch and Wenlock Priority Office Areas, and the proportion of new office floorspace in new development proposals can vary between the relevant defined Neighbourhoods, as follows:
    - Edge of The City – at least 75 % of floorspace in B1 use class
    - Central Shoreditch – at least 60 % of floorspace is B1 use class
    - Shoreditch High Street and Hackney Road – at least 50 % of floorspace proposed should be B1 use class
    - The City Road Neighbourhood - at least 50 % of floorspace is B1 use class
  - ii) Include a mix of uses, including housing where suitable and viable in accordance with Policy FS02;
  - iii) Retain industrial floorspace where appropriate in accordance with Local Plan Policy LP28 Protecting and Industrial Land and Floorspace in the Borough; and
  - iv) Require new business space to be designed flexibly in accordance with Local Plan Policy LP26 New Employment Floorspace to accommodate a range of unit sizes including where appropriate, units suitable for occupation by creative enterprises and start-ups.

### Hackney Local Plan (2033) policy cross reference:

- LP26 New Employment Floorspace
- LP27 Protecting and Promoting Office Floorspace in the Borough
- LP28 Protecting and Promoting Industrial Land and Floorspace in the Borough
- LP30 Railway Arches
- LP31 Local Jobs, Skills and Training
- LP13 Affordable Housing

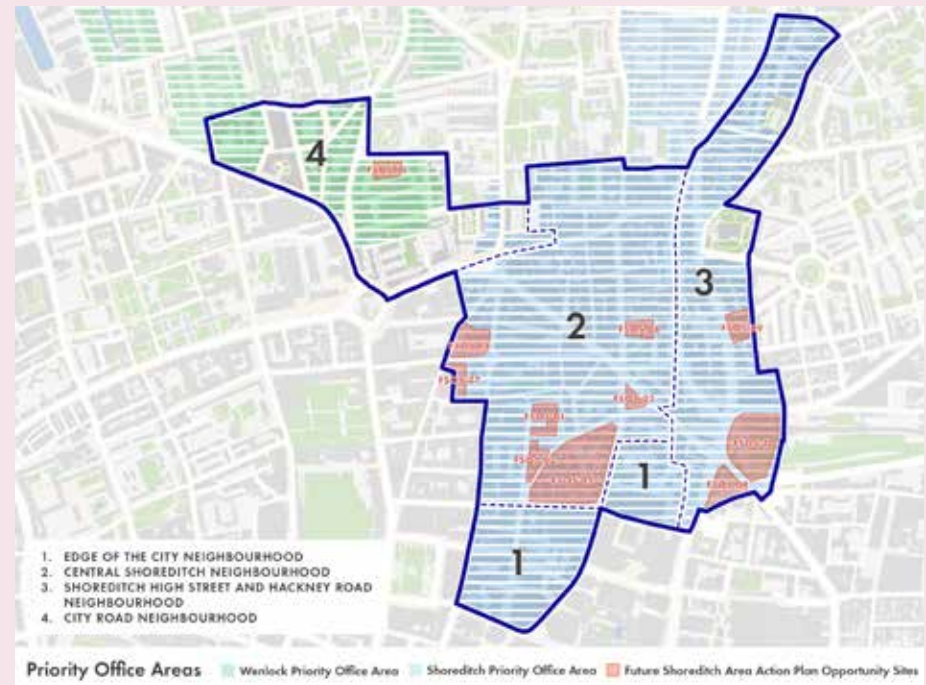


Figure 30. Priority Office Areas

## WHY WE ARE DOING THIS

The Future Shoreditch area is a major focus for growth and investment. Forming part of the City Fringe Opportunity Area and part of the Central Activities Zone, the area plays an important role in supporting London's status as one of the pre-eminent global cities. The majority of the Future Shoreditch area also falls within Hackney's Priority Office Area designation. In order to meet projected employment needs over the next 15 years, the Local Plan (LP33) directs offices to the most sustainable locations with the strongest office markets, within the POAs and the CAZ. Development involving the loss of employment floorspace within POAs will not be supported.

Hackney's proposed Local Plan policy LP27 establishes that at least 60% of the overall new floorspace within the Shoreditch and Wenlock POAs is employment (B1 use class). The Shoreditch POA covers the majority of the Edge of The City, Central Shoreditch and Shoreditch High Street and Hackney Road neighbourhoods and the Wenlock POA covers much of the City Road neighbourhood as shown in Figure 30 above. In order to meet the overall LP33 target of at least 60% of new floorspace being in B1 employment use whilst reflecting the variety of land use characters across the Future Shoreditch area, the AAP puts in place a more nuanced policy approach to help more effectively meet the objectives of the Plan.

Employment floorspace should be provided in line with the targets in part Aii. of the Policy FS01. The thresholds outlined in the Future Shoreditch's different neighbourhoods provide a framework which supports and promotes the delivery of mixed use developments in each neighbourhood and on identified opportunity sites. The Central Activities Zone extends across most of the Future Shoreditch area. This London Plan policy encourages a range of commercial and cultural activities across central

London which help to maintain London's vibrancy as one of the world's most attractive and competitive business locations. Whilst residential uses are encouraged within the CAZ, particularly within identified Opportunity Areas (the City Fringe Opportunity Area covers the entire Future Shoreditch area), they should not compromise the business, culture or other key functions of the zone. The land use thresholds outlined under Policy FS01 seek to ensure no such compromise occurs.

However, other uses are needed to support Shoreditch as a vibrant, healthy place to live, work and spend time. Much of what makes Shoreditch so special derives from its diversity. Shoreditch will also play a key role in delivering new homes, including genuinely affordable homes to meet the needs of residents in the Borough.

Shoreditch also has a mix of light industrial and industrial uses. These uses are particularly important in servicing central London. In order to help retain vital industrial land and floorspace in Shoreditch, the Plan protects these uses and new development will be required to retain or re-provide the industrial floorspace where there is demand. Co-location with other uses in Shoreditch is also supported.

## POLICY FS02

### ACHIEVING A BALANCED MIX OF USES

- a) The Council supports mixed-use development proposals in the Future Shoreditch area in accordance with the following criteria:
- i) Proposals with 100% B1 use class floorspace will not be permitted unless the site is allocated as such or it can be demonstrated that it is unviable or unsuitable to introduce other land uses, including housing where appropriate;
  - ii) Ground floor retail, leisure, entertainment or community uses are included where appropriate to support a vibrant mix of uses in the Central Activities Zone or in the identified frontages set out in Policy FS05 or Policy FS06;
  - iii) In mixed use schemes including residential accommodation, self contained residential units (C3) are the priority residential land use in accordance with Local Plan Policy LP12. Proposals involving the provision of other forms of residential accommodation will only be permitted where applicants can demonstrate that it is not feasible to deliver C3 residential development on the site.

#### Hackney Local Plan (2033) policy cross reference:

- LP8 Social and Community Infrastructure
- LP9 Health and Wellbeing
- LP10 Arts, Culture and Entertainment Facilities
- LP12 Housing Supply
- LP25 Visitor Accommodation



Figure 31. Shoreditch High Street, looking south

## WHY WE ARE DOING THIS

In order to meet the Borough's employment needs up to 2033 (minimum 117,000 sqm), delivering a range of new offices and workspaces is the priority land use for new development within the Future Shoreditch area. However, this should not be done at the expense of the mixed and varied character of the Future Shoreditch area - character which is seen as one of its most important assets. The vibrant day and evening time economies play a hugely important role in supporting London's financial and technology sectors.

The area has a reputation as one of London's creative hubs and this helps attract thousands of visitors to the Shoreditch area every year. In this context, 100% office developments will not generally be supported unless it can be demonstrated that an employment led mixed-use scheme is not viable or appropriate. This is to ensure that the special qualities that make Shoreditch a unique and vibrant place are retained.

Mixed-use development within the Future Shoreditch area will play a critical role in helping the Council to meet other key delivery targets over the plan period. Housing delivery is one of the most pressing issues facing London and it is important that the Future Shoreditch area plays its role in meeting pressing housing needs alongside continued employment growth. The Council would welcome housing being delivered as part of mixed use developments where suitable and viable. Ground floor retail, leisure, entertainment and community uses are considered appropriate where they deliver other policy or site allocation requirements outlined in this Plan and where they create publicly accessible spaces that meet the needs of the community.

In order to best address pressing housing needs and in accordance with relevant Local Plan Policy 12 Housing Supply, self contained C3 dwellings are the priority residential land use in the Borough. Although purpose-built student housing, visitor accommodation and shared housing help to satisfy some forms of identified need, they all compete directly for a limited land supply with conventional self-contained housing, for which Hackney has an overriding need. The Council is therefore prioritising the need for and delivery of C3 self-contained housing over those uses.

# TACKLING AFFORDABILITY IN SHOREDITCH

## RELEVANT AAP OBJECTIVES:

- e) To address the affordability of workspace in Shoreditch and maintain the rich mix of creative, tech industries, small businesses and starts-ups which help define the area's appeal.
- f) To deliver new homes and address the issue of affordability through the provision of a range of dwelling types, sizes and tenures to sustain mixed and balanced communities in Shoreditch.

Tackling the affordability of workspace and housing in Shoreditch is a key objective of this Plan. The scale of economic growth in Shoreditch and increase in working and resident population in the area places significant stress on land values and rents. Ensuring a sufficient supply of space suitable for these businesses along with maximising the delivery of genuinely affordable homes is a key priority to deliver sustainable communities in Shoreditch.

## AFFORDABLE HOUSING

### KEY FACTS

- To meet the Council's housing need, 1,750 homes need to be built in Hackney each year between now and 2033.
- Residential property values in Hackney have consistently tracked 10-20% above the London average over the last year.
- The average price of a home in Hackney is around £550,000. The average house price is 15 times the average earning of a household.
- Prices in the EC2A postcode area, which best aligns with the core Shoreditch area, have been consistently higher than the wider Shoreditch area.
- The average cost of Share Ownership in Hoxton West ward and Hoxton East and Shoreditch Ward is £701,123 and £658,856 respectively.
- The cost of renting in Hackney has increased by 44% since 2012.
- Given the high values in Shoreditch, the cost of private housing, private renting and some intermediate tenures (particularly larger bedrooms) is increasingly unaffordable to those on lower and medium incomes.

### WHAT YOU TOLD US

- Support for more genuinely affordable housing.
- Housing availability, quality and suitability, and a lack of affordable places to rent is a concern.
- Questions raised about what the term 'genuinely affordable housing' means in reality.
- On-site affordable housing provision is key.
- High cost of living in Shoreditch means that communities are being broken up. The younger generation cannot afford to live/stay and only 'newcomers' can afford to live there.

## AFFORDABLE WORKSPACE

### KEY FACTS

- Shoreditch is a key focal point for this small business activity. Shoreditch accommodates a significant proportion of micro and small businesses:
- Of the 4,035 businesses located in Shoreditch 82 % are micro businesses (0-9), dominated particularly by those which are 0-4, and 14 % are small businesses (10-49). However, the average business in Shoreditch is decidedly larger than in benchmark areas, with a higher proportion of the business structure consisting of those with 5 employees or more (31 % compared to 18 % for Hackney, 19 % for London, and 22 % for England) and a large band sized between 5 to 49 (27 %).
- Shoreditch is the home of start-ups within the tech sector in particular. Some of the strong sectors include media creation, and computer programming and IT consultancy.
- Self-employment is particularly strong in Shoreditch, comprising 18.1 % of economic activity compared to 12.4 % in Hackney borough and 11.7 % in London. This demonstrates the culture of entrepreneurship in Shoreditch and can be considered a proxy for SMEs.
- However retention of this character is threatened. Research by UHY suggests that the Shoreditch/ Old Street area has seen a major decrease in business start-ups, reducing by c.70 % between March 2015 and March 2016, falling from first to sixth in UK rankings of business start-up activity.
- Shoreditch was announced in 2004 as one of London's original Opportunity Areas. This placed the area amongst 10 others in Inner London which were being targeted for significant housing and/or employment growth. Of these 10 Opportunity Areas, Shoreditch has had the highest change in office values, with a 182 % increase since it was announced in 2004. Office values are now the second highest of the Opportunity Areas in Inner London (around £57/ sqft).
- Although office rents in Shoreditch have increased significantly, they still lag behind office rents in the prime City of London market, currently around £60/sqft. This is despite the gap closing in recent years.
- Demand for large floor plate and smaller office/ SME workspace. In recent years managed workspace providers have increased their presence in Shoreditch.
- The market is providing a range of large, office spaces that is attracting larger businesses, it is apparent that to both retain existing levels of activity and the diversity of businesses, as well as to continue to grow job opportunities, a broad range of workspace needs to be provided, with a particular need for more affordable, small, flexible spaces that cater for start-up businesses and creatives in particular.

## WHAT YOU TOLD US

- Loss of creative organisations, lack of affordable workspace and the impact of restriction to the night time economy is a concern.
- Small, creative and independent businesses are leaving as the cost of workspace increases. These organisations that contribute most to the unique character of Shoreditch.
- Mixed views on whether affordable workspace should be mandatory or not in new development.
- Consideration should be given to involving end users in the design of affordable workspace.



Figure 32. Hackney House, Curtain Road

## POLICY FS03

### PROVIDING AFFORDABLE PLACES OF WORK

- a) New major employment/mixed used development within the Shoreditch and Wenlock Priority Office Area should provide affordable workspace or low cost workspace, equating to a minimum of 10% of gross new employment floorspace in accordance with Local Plan Policy LP29.
- b) Where development requires the provision of low cost or affordable workspace, applicants should:
  - i) Engage with workspace operators early in the application process to inform/support delivery of appropriate space of sizes and flexibility;
  - ii) Deliver a range of workspace typologies where appropriate to meet the needs of businesses in Shoreditch; and
  - iii) Provide an Affordable Workspace Statement which defines the parameters on how the affordable workspace will be secured and operated.



Figure 33. The Trampery, Old Street

#### Hackney Local Plan (2033) policy cross reference:

Policy LP29 Affordable workspace and Low Cost Employment Floorspace.

## WHY WE ARE DOING THIS

Tens of thousands of people work in Shoreditch every day, the heart of Hackney's economy and an international destination. Home to Tech City, it contains a large concentration of tech and creative businesses, as well as having a rich cultural heritage and bustling nightlife. However with land prices having risen so sharply in recent decades, issues associated with affordability in Shoreditch are particularly acute making it increasingly difficult for start-ups and smaller businesses, artists and cultural uses to work and thrive in the area. These uses continue to play a fundamental role in defining the character of the area. Shoreditch risks losing its unique character and activity if these uses cannot continue to operate in this location.

The borough's employment evidence suggests that there is a need to provide affordable and low cost floorspace within the borough to support the needs of start-ups, SMEs and cultural and creative enterprises such as artists' studios and designer-maker spaces, as well as charities and social enterprises. Local Plan Policy 29 sets out that the Council will seek either the inclusion of a proportion of affordable workspace, or the re-provision of low cost floorspace, within major commercial development schemes, and within major mixed-use schemes in the borough's designated employment areas, CAZ and town centres. This policy is triggered in schemes that provide over 1000sqm of gross employment floorspace. Within a mixed-use scheme, affordable or low cost workspace would only be required if the scheme incorporates over 1000sqm of gross employment floorspace.

Low cost workspace is employment floorspace which may be secondary or tertiary in nature, of a lower quality or specification, with cheaper rents or leases, often providing space for start-ups, creative or light industrial occupiers such as artists or makers' spaces. In line with Local Plan Policy 29, any major proposal in Shoreditch which involves the redevelopment of existing low cost floorspace must re-provide the maximum economically feasible quantity of low cost floorspace as part of the scheme. This

low cost floorspace should be provided within an equivalent B use class in perpetuity. Existing occupants should be re-housed within the development where possible.

If the low cost employment floorspace equates to less than 10% of gross new employment floorspace or there is no low cost workspace to be re-provided as part of a major development scheme, new affordable workspace should be provided at no more than 40% of the locality's market rent in perpetuity, subject to affordability.

The Council's first preference is for the affordable workspace to be secured through a legal agreement with a Council approved workspace provider. Applicants should engage with workspace operators early to ensure that all new employment space meets a range of business/sector needs and support future business growth (from start-ups through small, medium and large commercial businesses).

All development which provides affordable or low cost workspace will be required to submit an Affordable Workspace Statement to the Council for approval. The statement must set out how the affordable or low cost workspace will be delivered and operated in accordance with the Council's employment and affordable workspace policies and demonstrate how the affordability is secured for the end user. Engaging with a workspace provider at an early stage will help applicants gain approval of the workspace statement. If the applicant is seeking to operate and manage the affordable workspace element themselves or through a subsidiary or associated entity the discount will be applied to the end users. Further guidance on the format and content of the Affordable Workspace Statement can be requested.

# POLICY FS04

## DELIVERING NEW GENUINELY AFFORDABLE HOMES

- a) The Council will seek the maximum reasonable amount of affordable housing, subject to viability and site context in line with Local Plan Policy P13.
- b) For schemes of 10 units or more:
  - i) A minimum 50 % of housing units will be sought as on-site affordable housing, subject to the requirements set out in a) above.
  - ii) Conventional C3 housing schemes will need to deliver affordable housing in accordance with the following tenure split:

Affordable Housing Tenures	Type of Affordable Housing	Proportion Required
Social Rent/London Affordable Rent	Social	60 %
Hackney/London Living Rent or London Shared Ownership or other genuinely affordable products that the Council considers appropriate	Intermediate	40 %

- c) The Council will seek types of genuinely affordable housing and prioritise the delivery of Social Rent alongside Living Rent in line with Local Plan Policy LP13, having regard to average house prices, private rents and wages in Shoreditch.

- e) Affordable housing contributions are required on schemes of 1-9 units in line with Local Plan Policy LP13.
- f) Affordable housing is also sought from alternative housing products and development such as Build to Rent developments, student accommodation and other forms of specialist housing in line with Local Plan housing policies.
- g) All proposals should provide a good mix of unit sizes in line with the following dwelling mix priorities:

Housing Tenure	1 bed	2 bed	3 bed +
Social Rent/London Affordable Rent	high	high	high
Hackney/London Living Rent or London Shared Ownership or other genuinely affordable products that the Council considers appropriate	higher than 3 bed +	higher than 3 bed +	low
Market	higher than 3 bed +	higher than 3 bed +	low

**Hackney Local Plan (2033) policy cross reference:**

Chapter 7. Meeting Hackney's Housing Need

LP12 Housing Supply

LP13 Affordable Housing

LP14 Dwelling Size Mix

LP15 Build to Rent

LP16 Self/Custom-Build Housing

LP17 Housing Design

LP18 Housing Older and Vulnerable People

LP19 Residential Conversions

LP20 Student Housing

LP21 Large Scale Purpose-Built Shared Housing

LP22 Houses in Multiple Occupation (HMO)

LP23 Gypsy and Traveller Accommodation

LP24 Preventing the Loss of Housing

LP25 Visitor Accommodation

## WHY WE ARE DOING THIS

Shoreditch is a highly desirable place to live and as such purchase and rental prices are continuing to climb. This is a London-wide problem though certain aspects may be more pronounced in Shoreditch including affordable housing and dwelling size.

To further maximise the delivery of genuinely affordable housing in Shoreditch we need to make sure that the type of housing delivered on larger sites of 10 units or more, is affordable to Hackney residents having regard to average house prices, private rents and wages in different parts of Hackney. This means that different affordable housing tenure products will be appropriate for different parts of the Borough. Given the high land values in Shoreditch, the cost of private housing, private renting and some intermediate tenures is increasingly unaffordable to those on lower and medium incomes.

Policy FS04 therefore prioritises the delivery of genuinely affordable housing products in Shoreditch including Social Rent and Living Rent which could help address this element of housing need in Shoreditch. Shared ownership may also be an acceptable intermediate tenure depending on the size of units, and where the total monthly costs including the rental element are demonstrably affordable. The rental element will be secured at an affordable level through legal agreement.

In order to better meet our housing need, small sites (1-9 units) will also be required to contribute towards affordable housing delivery either through on-site provision or off-set monetary contributions which could then fund Council-led projects to deliver genuinely affordable housing in line with Local Plan Policy . Affordable housing will also be sought on alternative forms of housing in Shoreditch such as Build to Rent, Student Accommodation, Specialist Housing (e.g housing older and vulnerable people) and large-scale purpose-built shared housing in line with Local Plan policies.

There is a diverse population in Hackney, with an equally diverse range of housing needs and requirements across the borough; this means ensuring that a good selection of housing types and tenures are built. The Council recognises that there is a need for all types of dwellings sizes and tenures in new development however given the acute housing affordability issues in Shoreditch, there is a need to prioritise the delivery of smaller one and two bed units within shared ownership and intermediate rented tenures.

It may also be more acceptable to deliver a lower proportion of family-sized private units within a scheme where this can be demonstrated to deliver a greater proportion of genuinely affordable units on site. It is important to continue to prioritise the delivery of all unit sizes within the social rented tenure in line with Local Plan Policy LP14 Dwelling Size Mix to reflect Hackney's greatest housing need and to ensure mixed and balanced communities in Shoreditch.

# SUPPORTING A VIBRANT, DIVERSE AND ACCESSIBLE DAY, EVENING AND NIGHT-TIME ECONOMY

## RELEVANT AAP OBJECTIVES:

- g) To protect and enhance Shoreditch as a destination for the evening and night-time economy whilst recognising the needs of people who live and work in Shoreditch on a daily basis.
- h) To maintain and enhance the retail and leisure uses associated with Shoreditch and its role within the CAZ as a competitive retail destination for London and Hackney.

Shoreditch is home to a diverse collection of day time, evening and night-time economy uses that have helped define it as a nationally and internationally recognised destination for arts, culture, entertainment and leisure. The area's retail role and function has also matured into one providing a specialist and boutique range of shops which differs to other retail areas in Hackney. These are unique assets that contribute much to the area's economy, vibrancy and is now an established part of the area's character. To maintain Shoreditch's unique cultural and retail offering and its global reputation, Future Shoreditch protects these existing assets and encourages new activities by identifying key frontages.

## KEY FACTS

- Shoreditch accommodates a significant proportion of micro and small businesses.
- The Borough's Town Centre & Retail Study 2017 confirms that approximately 40% of the ground floor uses in the Shoreditch area are occupied with A1 uses.
- The role and function of Shoreditch as a retail location is different from that of the other centres in the Borough. The majority of retail space in Shoreditch is specialist 'boutique' shops rather than the day to-day shopping which typifies the offer in many of the other centres in the Borough.
- The Future Shoreditch area falls within the London Plan's Central Activities Zone (CAZ).
- The emerging new Hackney Local Plan (LP33) proposes new CAZ frontage be allocated in Shoreditch. Evening and night time economy uses comprise a wide range of uses including A3 restaurants, A4 drinking establishments, D2 uses such as cinemas, dance and concert halls, music venues and bingo halls and some sui generis uses such as casinos, theatres, music venues and night-clubs.
- Hackney's Evening and Night-time Economy Behaviour Study found levels of evening and night time activity in Shoreditch comparable only to the most intense hot-spots of Westminster and Camden.
- Alongside hotels, the evening and night time economy in Shoreditch supports a range of jobs including lower skilled jobs which are beneficial to some sections of the local labour force.
- The Greater London Authority has monitored the plight of grass roots music venues, finding that the rate of closure of such venues has stabilised. Shoreditch is synonymous with London's creative and grass roots music scene.

## WHAT YOU TOLD US

- In the Hackney: A Place For Everyone survey, local residents expressed the general view that new shops and amenities including chains were welcomed, but raised concerns about the accessibility and exclusiveness of the existing shops in some areas.
- The opportunity exists to encourage greater diversity in the night time economy, and support for a wider range of creative organisations.
- Mixed views around the level of restriction, control or regulation that should be placed on the night time economy.
- Recognition of the importance of the evening economy sector to the local economy. Some residents feel evening and night time activities have intensified to an unacceptable level.
- Strong desire for a broader range of arts and cultural venues and activity/uses linked to the local residential community.



## POLICY FS05

### SUPPORTING ARTS, CULTURE, ENTERTAINMENT AND RETAIL

- a) New major arts culture and entertainment are supported in Shoreditch subject to satisfying the requirements of relevant Local Plan policies LP10 and LP38.
- b) New arts, culture, entertainment and retail uses, particularly at ground floor level, will be supported on key frontages identified in purple on Figure 35 and listed below;
  - Old Street;
  - Southern end of City Road;
  - Great Eastern Street;
  - Shoreditch High Street;
  - Curtain Road between Old Street and Worship Street;
  - Rivington Street;
  - Charlotte Road;
  - Western end of Bethnal Green Road; and
  - Western end of Redchurch Street.
- iii) Development involving a change from ground floor A or D2 use class to B use class will be resisted unless the proposal also includes an A use class or D2 use class component to protect the character and vitality of these frontages.
- iv) Redevelopment of sites along these key frontages should not result in a net loss of B1 floorspace.
- vi) All proposals should provide active frontages to contribute to the vitality and viability of the key frontages.
- c) The loss of arts, culture, entertainment and retail in Shoreditch is resisted in line with Local Plan Policies.
- d) Proposals for uses that would result in the diversification of the evening and night time economy will be supported.
- e) Large-scale commercial, arts/cultural or community development should incorporate local social infrastructure such as free drinking fountains and free publicly accessible toilets as part of the development and provide for the long term maintenance of facilities.

#### Within these Key Frontages:

- i) New ground floor uses should be active and contribute positively to the arts, culture and entertainment activities and/ or retail character of these streets.
- ii) Changes of use within A use class and D2 use class on ground floor are supported subject to other policies within this Plan and the Local Plan 2033.

#### Hackney Local Plan (2033) policy cross reference:

- LP10. Arts, Culture and Entertainment Facilities
- LP32 Town Centres
- LP26. Shops outside of designated centres
- LP37. Small and Independent Shops
- LP38. Evening and night time economy
- LP39. Over-concentration of uses

## WHY WE ARE DOING THIS

Shoreditch has emerged as a major destination in London for the area's diverse evening and night-time economy and hotel offer. In recognition of the particular concentration of uses in Shoreditch, the area is identified in the London Plan as a Central Activities Zone (CAZ) Specialist Cluster for arts, culture and entertainment uses. The area is also identified as a CAZ retail cluster in view of the important contribution the area makes to the evening and night time economy. These two related London Plan CAZ policy designations should be seen in tandem. Both acknowledge the special character of the area.

Shoreditch is an area rather than a centre. The commercial activities distributed across the area are not considered appropriate to warrant the designation of a retail centre. But maintaining and improving key street frontages so they contribute positively to the area's special character is important. Retailing in the Future Shoreditch area is often specialist in nature. Fuelled by a combination of factors including close proximity to the city; the characterful narrow streets of attractive, robust and flexible brick-built warehouses; and the excellent public transport accessibility, the area is now well established as a cultural hotspot which attracts visitors from all over the world. Retail uses in the area, typically small, independent and often specialist in nature, are generally considered to complement the area's arts, culture and entertainment character.

Future Shoreditch identifies key street frontages, which underpin Shoreditch's special arts, culture and entertainment and retail characteristics. New retail uses are also considered appropriate along these key frontages. These frontages benefit from good transport accessibility and are key pedestrian routes in Shoreditch. To protect the vitality and vibrancy of these frontages, the Plan supports flexible change of use within retail and leisure uses on the ground floor. The Plan also resists the loss of retail and leisure uses along these frontages to other uses unless a component of these active A and D use is maintained.

This could be through either a hybrid application or ancillary use which ensures that an active shop front/frontage is maintained. Active ground floor frontages should face the public realm, have windows/ doors inviting public entry and comprise of uses which ensure a high level of activity. In promoting active frontages at ground floor level, aspects such as blank walls, fences, set-backs and defensible spaces should be avoided. Hoxton Square sits outside of the Central Activities Zone but contains a mix retail and leisure uses around the square which contribute positively to the vibrancy and activity of this key public space.

The strategic importance of the area's night time economy needs to be balanced carefully with the needs and concerns of local residents. There is a need to manage the evening and night-time economy in terms of its offer and effects on local people. Shoreditch is home to many bars, night clubs and licensed premises and the anti-social behaviour that is frequently associated with such uses. To succeed, Shoreditch's night time offer must be accessible, safe and attractive to all. The Council is continuing to develop its approach to managing the evening and night-time economy with an objective to make Shoreditch's night-time offer accessible, safe and attractive to all.

The Plan acknowledges that people's needs in the evening extend beyond just eating and drinking, working patterns are changing and people need to access to shops and services beyond day-time hours. Diversifying the range of evening and night time activities will be achieved through encouraging extended operating hours of day-time uses such as cafes, shops, museums, libraries, galleries and theatres into the evening to provide a mix of leisure and cultural offerings that will promote more customer cross-over and create bridges between the day, evening and night-time economy in Shoreditch. The Plan also seeks to broaden mix and type of uses in Shoreditch by encouraging a more innovative evening and night-time enterprise that extends beyond eating and drinking.

## POLICY FS06

### LOCAL SHOPS

- a) New ground floor A1 retail will be supported along identified local retail frontages as defined in Figure 35.
- b) All proposals must incorporate a shop front, have an active frontage, and contribute to the vitality and viability of the key frontages.
- c) The loss of retail within these frontages will only be permitted where:
  - i) The proposal is for another A-class use, community or leisure use that meets local community needs;
  - ii) A shop front and active frontage is retained or provided; and
  - iii) The proposal will not have an adverse effect on the vitality and viability of the local retailing frontage and/or on the individual shop unit.

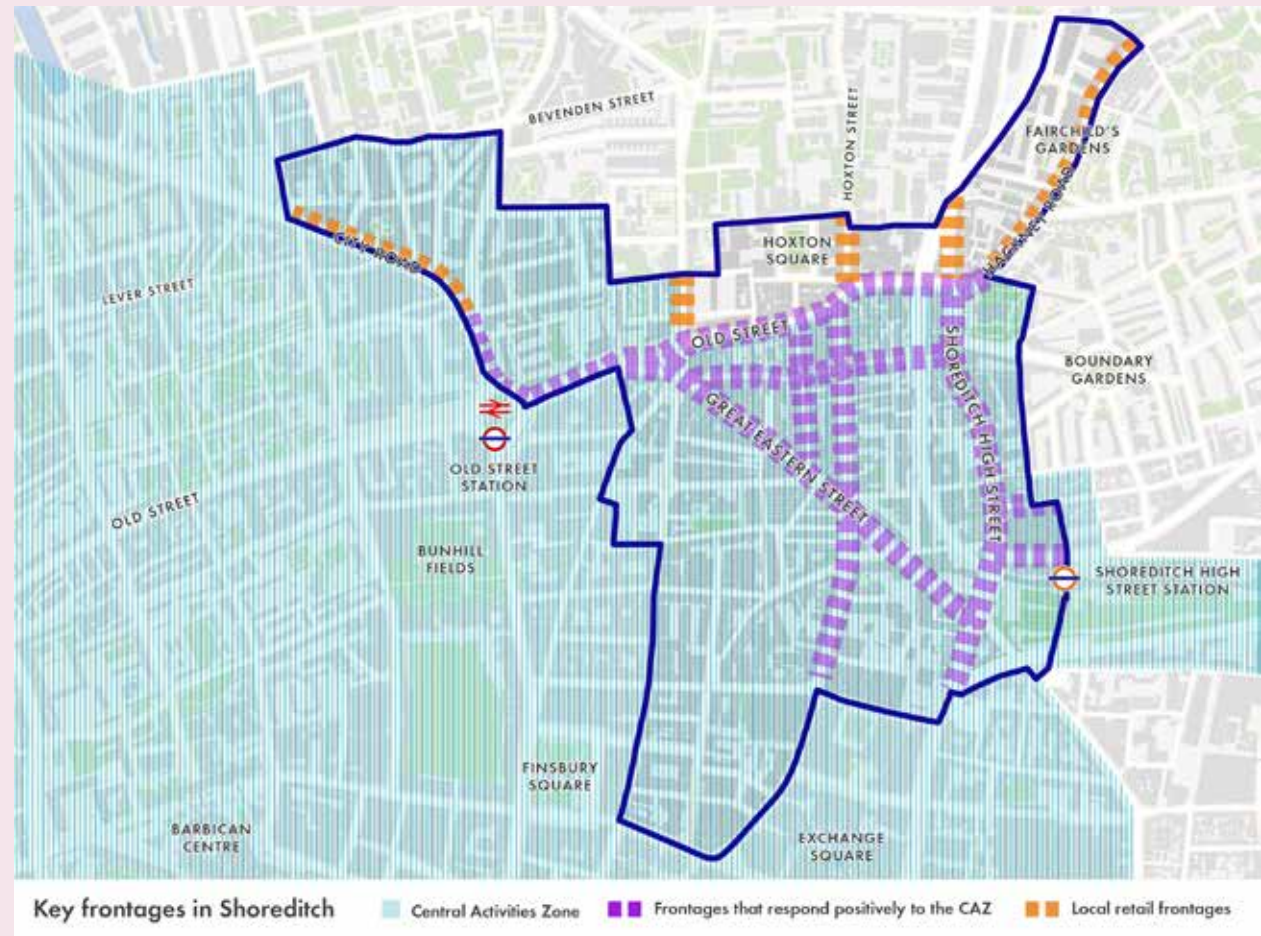


Figure 35. Key Frontages in Shoreditch

## WHY WE ARE DOING THIS

There is no traditional retail centre in Shoreditch. Local convenience retailing does however play an important role in supporting those working and living in the area, particularly the established residential communities immediately to the north of the Future Shoreditch Area Action Plan area. The importance of local shops to local people has been highlighted throughout the various consultations associated with the Future Shoreditch AAP.

The principal mixed use commercial streets which connect through the northern boundary of the area contain, unlike the majority of the other parts of the Future Shoreditch area, a range of convenience retail uses.

### These streets are as follows:

- Hackney Road
- Kingsland Road
- Hoxton Street
- Pitfield Street
- City Road

All of these streets, with the exception of City Road, fall just beyond the Central Activity Zone and meet more localised shopping needs. City Road west of East Street is more residential and mixed in character than central Shoreditch with major recent developments including the Atlas Building (East Road) being principally residential. Retention of existing and provision of new small-scale retail floorspace (particularly convenience retail) in these locations is considered important in order to ensure these locations are resilient and well suited to the establishment of long term residential communities. These local frontages will also support links to other nearby retail centres such as the Hoxton Street Local Centre which is protected under borough-wide Local Plan policies.

## INFORMATIVE - SHOREDITCH POLICY AREA

Shoreditch Special Policy Area The Council has, within its Statement of Licensing Policy designated a Special Policy Area (SPA) in Shoreditch to manage the night-time economy. Within the SPA there is a rebuttable presumption against granting any new premises licences, club premises certificates or variations of existing premises licences and club premises certificates.

Additionally any application for the intensification of use such as to increase either the capacity of a premise or the hours of use will normally be refused unless the applicant can demonstrate that this will not add to the cumulative impact already being felt in this area.

For more details: [www.hackney.gov.uk/licensing-policy](http://www.hackney.gov.uk/licensing-policy)

# HIGH QUALITY PLACES AND BUILDINGS

## RELEVANT AAP OBJECTIVES:

- i) To support the appropriate location and sensitive design of all development in Shoreditch in a way that reinforces the area's unique sense of place.
- j) To deliver high quality urban design in Shoreditch that enhances the distinct local character and setting of its varied heritage assets including Conservation Areas, Scheduled Monuments, Listed Buildings and Locally Listed Buildings.

The built character of Shoreditch is fundamental to its success and prosperity, as is the relationship between Shoreditch and the City of London. Much of the Future Shoreditch area is covered by one of several conservation areas. Today Shoreditch generally retains its fine grained and more traditional character which contrasts with the city skyline to the south. Accommodating growth which protects this character is the principal challenge facing the area. Future Shoreditch includes policies to ensure all development is of the highest architectural quality and responds positively to the rich history and uniqueness of the area to create successful places and spaces where people can live, work and enjoy.

## KEY FACTS

- The Future Shoreditch area contains a total of five conservation areas.
- The entire South Shoreditch and Sun Street Conservation Areas are within the AAP boundary. Most of the Underwood Conservation Area is included, and the southern ends of both Hackney Road and Kingsland Conservation Areas.
- The oldest building stock tends to be found in the central and north-eastern parts of the area.
- Most of the buildings south of Worship Street have been developed since 1980.
- The central area of Shoreditch is characterised by a mix of grand, four and five storey former retail and warehouse buildings that line the main thoroughfares combined with smaller, lower-scale buildings set behind the main frontages.
- The City Road corridor from Old Street, much of which is not within a conservation area, has seen a number of recent tall building proposals as has the City Fringe Area.

## WHAT YOU TOLD US

- Future Shoreditch should set out a clear approach to building heights.
- Clear guidelines are needed on appropriate locations for tall buildings (which recognise context and protected and local views).
- Preservation and enhancement of Conservation Areas should be encouraged.
- There is concern the further growth and regeneration of the area will undermine Shoreditch's special and historic character. It is seen as essential to protect this character and therefore growth should only be permitted which does not harm the historic character.

## **POLICY FS07**

### **DELIVERING HIGH QUALITY DESIGN**

New development in Shoreditch must be of the highest architectural and urban design quality and must demonstrate how it complements the prevailing character. All development should:

- a) Respect the significance and setting of the area's heritage assets;
- b) Respond positively to the character and qualities of the defined Neighbourhoods as set out in Part C, which includes respecting the prevailing scale, form and grain of development and making appropriate use of building materials;
- c) Make a positive contribution to the quality of the local public realm by delivering high quality public spaces within or around the development and active building frontages;
- d) Apply the Agent of Change principle; and
- e) Incorporate Inclusive Design Principles to ensure development and public spaces are safe and accessible for all members of the community.

#### **Hackney Local Plan (2033) policy cross reference:**

LP1 Design Quality and Local Character

LP2 Development and Amenity

LP3 Designated Heritage Assets

LP3 Non Designated Heritage Assets

LP5 Strategic and Local Views

## WHY WE ARE DOING THIS

The recently revised NPPF places greater emphasis on the importance of good quality design in new development. The emerging new Local Plan and the London Plan both include policies which seek to ensure high standards of design are maintained in new development. This is considered particularly important in Shoreditch given the area's rich history and strong character. Whilst conservation areas cover much of the area, some key potential development locations fall between these conservation area designations and the design of new development in such locations will have a hugely significant bearing on the character of the area

The Agent of Change principle places the responsibility for mitigating the impact of noise firmly on the new development. This means that where new developments are proposed close to existing noise-generating uses, applicants will need to design them in a more sensitive way to protect the new occupiers, such as new residents, businesses, schools and religious institutions, from noise impacts. This could include acoustic and other design measures to mitigate noise, disturbance and other impacts.

Development should be designed so that it is inclusive so that all people including disabled people, older people, those who feel excluded for socio-economic reasons can enjoy the places and spaces they offer. An inclusive design approach helps to ensure the diverse needs of all are integrated into development proposals from the outset.

# POLICY FS08

## MANAGING BUILDING HEIGHTS

- a) Tall buildings in Shoreditch are defined as 50% greater than the prevailing building height. Typical prevailing building heights for each Neighbourhood are set out below:
  - i) Central Shoreditch Neighbourhood - typically between 3- 6 storeys
  - ii) Shoreditch High Street and Hackney Road Neighbourhood - typically between 3- 6 storeys
  - iii) Edge of the City Neighbourhood - Prevailing heights of older stock typically around 6 storeys
  - iv) City Road Neighbourhood - Prevailing heights of older stock typically around 6 storeys
- b) Tall buildings may be acceptable in principle;
  - i) in the City Road Neighbourhood
  - ii) in the Edge of City Neighbourhood
  - iii) within specific sites identified in Site Allocations in Part C
- c) Each Site Allocation in Part C identifies an appropriate building height range for each site. Any buildings proposed on these site should not exceed the maximum height threshold identified.
- d) All proposals for tall buildings must;
  - i) Fully satisfy the criteria set out in Local Plan Policy LP1.
  - ii) Respect the setting of heritage assets and other areas of historic townscape;
  - iii) Fully demonstrate acceptable visual impacts as part of a Townscape & Visual Impact Assessment.
  - iv) Respond to and reference the local context in terms of materials;
  - v) Provide a well defined and generous ground floor interface with active frontages and publically accessible internal spaces where possible;
  - vi) Demonstrate excellence in terms of landscaping and other public realm improvements;
  - vii) Maximise public benefits for the local community; and
  - viii) Demonstrate acceptable environmental conditions in terms of wind

### Hackney Local Plan (2033) policy cross reference:

- LP1 Design Quality and Local Character
- LP2 Development and Amenity
- LP3 Designated Heritage Assets
- LP3 Non Designated Heritage Assets
- LP5 Strategic and Local Views

## WHY WE ARE DOING THIS

Building heights vary across the Future Shoreditch area and generally rise towards the south and west of the area. Prevailing heights are typically between 3 and 6 storeys across the Central Shoreditch and Shoreditch High Street and Hackney Road neighbourhoods.

Prevailing buildings heights are more varied and generally higher in the Edge of the City and City Road neighbourhoods where heights are typically around 6 storeys. It should be noted that some more recent developments and proposals towards the south and west of the area are significantly taller, ranging from 12 storeys to up to the 50 storey residential tower proposals as part of the Principal Place development. These taller buildings are generally exceptions although they do raise the average prevailing building heights in their respective locations.

Tall buildings are defined as those which are significantly taller than surrounding development. Any building which is 50% taller than the typical prevailing height of its respective Neighbourhood would be considered a tall building. Prevailing building heights within the relevant Neighbourhood will be important in determining what constitutes a tall building in any given location.

Guidance associated with the site allocations for the opportunity sites contained in each of the four Neighbourhood sections of the Plan provide a steer on different building height categories, as follows:

Central Shoreditch & Shoreditch High Street & Hackney Road	Edge of the City & City Road
Prevailing heights typically between 3-6 storeys	Prevailing heights of older stock typically around 6 storeys

The Future Shoreditch area is an integrated part of central London and is one of Hackney's most sustainable locations in view of its generally excellent levels of public transport accessibility and access to a wide range of shops and services. However with conservation areas covering much of the Future Shoreditch area, the majority of the AAP area is sensitive to the potential harmful impacts of tall buildings.

A townscape analysis undertaken for Shoreditch has determined the Edge of the City neighbourhood and the City Road neighbourhoods are more appropriate locations for tall buildings. This does not mean that every site within these neighbourhoods is suitable. Within each of these neighbourhoods, tall buildings will be more suitable on principal streets and close to key transport hubs.

Any proposal for a new tall building must meet the criteria outlined in Policy FS08 above. Further guidance on managing building height in the different neighbourhoods of Shoreditch is set out in Part C within the neighbourhood guidance and also within each site allocation.

# PROMOTING MORE SUSTAINABLE AND IMPROVED PUBLIC REALM

## RELEVANT AAP OBJECTIVES:

- k) To reinforce the historic character and fine urban grain of the area, enhancing the network of streets and public spaces that encompass the fabric of Shoreditch through a public realm strategy.
- l) To improve the choice of sustainable travel options in Shoreditch, and encourage walking and cycling as safe and healthy choices of movement.
- m) To improve the environmental quality of Shoreditch through the reduction of traffic congestion; increased street planting; the enhancement of existing green spaces; and provision of new public spaces.
- n) To take advantage of planned infrastructure improvements including Old Street roundabout and the introduction of Crossrail and Crossrail 2; taking strategic moves to improve the public realm within, and relationship between, these nodes.

The roads and streets in Shoreditch are not just places to park and drive vehicles, they make up a large proportion of the area's public realm and should be places in which to socialise and linger. Traffic, congestion and public realm issues are major concerns in the area and there is an urgent need to improve air quality and reduce pollution. This plan seeks to create a healthier, less vehicle dominated and greener Shoreditch.

## KEY FACTS

- The main road network carrying through traffic in Shoreditch is controlled by Transport for London.
- The A501 (Old Street), A1202 (Great Eastern Street) and A10 (Shoreditch High Street) are strategic London roads which converge in Shoreditch forming the Shoreditch Triangle, carrying an average of 25,000-45,000 vehicles a day.
- The main roads through Shoreditch experience annual pollution levels of over 50µg/m<sup>3</sup> of NO<sub>2</sub>, and in some places up to 100 µg/m<sup>3</sup>, well over the European limit of 40 µg/ m<sup>3</sup> per year.
- Up to 9% of vehicles travelling through Shoreditch are HGVs, a relatively high proportion.
- Only 6% of people who live in Shoreditch drive out to work, and 9% who work in Shoreditch drive in to work. This suggests most traffic is either through traffic or delivery and servicing traffic to the area.
- A number of large scale schemes are in place or are soon to be implemented by Transport for London to tackle congestion and pollution levels such as the Congestion Zone, Ultra Low Emission Zone and Toxicity Charge. However, these do not cover the whole of the Shoreditch area.
- A number of more local schemes like the Shoreditch Low Emissions Neighbourhood (LEN) are targeting specific congestion and pollution issues in the local area.

- Hackney's new Local Plan (to 2033) will seek to have much more ambitious cycle parking standards than the London Plan (2016). For example, requiring new employment development to provide 1 space per 50sqm for staff rather than 1 space per 90sqm, and requiring new hotel development to provide 1 space per 8 bedrooms for staff rather than 1 space per 20 bedrooms.
- 29 % of residents in Shoreditch walk to work, 11 % cycle, 19 % take the bus and 31 % take the train or tube.
- 8 % of people who work in Shoreditch walk to work, 8 % cycle, 11 % take the bus and 60 % take the train or tube.
- Annual entries and exits at Liverpool Street rail station increased by 11 million between 2007 and 2015.
- Annual entries and exits from Liverpool Street underground station and Old Street increased by 12 million and 7 million respectively between 2007 and 2015.
- Annual entries and exits from Shoreditch High Street station increased by 5 million between 2010 and 2015.
- Shoreditch has an extremely high Public Transport Accessibility Level (PTAL) of 6a and 6b (scale is between 0-lowest and 6b-highest).

## WHAT YOU TOLD US

- There are opportunities to improve existing open space / public space and encourage new green spaces/ pocket parks.
- Traffic congestion in Shoreditch creates an unpleasant environment for pedestrians and cyclists; particularly on primary A roads like Shoreditch High Street, Old Street and Great Eastern Street.
- Roadside noise and air pollution is having a negative impact on local people's health and wellbeing.
- Busy roads feel unsafe for cyclists in the area, despite a high number of people using bicycles to get to and from work. Improved cycle lanes and storage is desired. Debate about whether there should be dedicated cycle lanes or shared space approach.

## POLICY FS09

### DELIVERING HIGH QUALITY PUBLIC REALM

- a) All new development will be required to make a positive contribution to the quality of public realm in Shoreditch. Development must:
  - i) Improve the quality of key east-west and north-south routes through the Future Shoreditch area as set out in Figure 36;
  - ii) Improve or enhance the public spaces identified on-Figure 36;
  - iii) Contribute to a range of proposals to improve permeability, new public spaces, tree planting, traffic management, potential road closures as set out in Figure 37 where appropriate; and
  - iv) Contribute, where appropriate, to improving character and quality of Shoreditch's key gateways and intersections as people friendly, comfortable, safe and attractive places on which people rely for access, transit and orientation.

#### Hackney Local Plan (2033) policy cross reference:

- LP41 Liveable Neighbourhoods
- LP42 Walking and Cycling
- LP43 Transport and Development
- LP44 Public Transport and Infrastructure
- LP45 Parking and Car Free Development
- LP46 Protection and Enhancement of Green Infrastructure
- LP47 Biodiversity and Sites of Importance of Nature Conservation
- LP48 New Open Space
- LP49 Green Chains and Green Corridors
- LP50 Play Space
- LP51 Tree Management

## WHY WE ARE DOING THIS

Shoreditch is very accessible by public transport and has a high proportion of people walking or cycling. This is despite the area's heavily trafficked roads, lack of protected cycleways, significant accidents on the main roads affecting pedestrians and cyclists and relatively poor quality public realm. There are many strategic transport improvements planned in the area including the arrival of Crossrail at Liverpool Street; Crossrail 2 at Angel; and the major upgrading of Old Street station, which will increase the number of people walking around Shoreditch to/from these stations. Furthermore, the number of residents, employees and visitors in Shoreditch is increasing year on year. The increasing demands these place on the local infrastructure compounds an already poor quality urban environment, particularly at key gateways and intersections, along key streets and public transport corridors. Parts of Shoreditch are home to poor quality streets and public spaces that overall lacks much greenery. The borough-side Local Plan identifies Shoreditch as an area deficient in publicly accessible open space.

Future Shoreditch sets out a Public Realm Framework (Figure 36 opposite) which provides a long term vision for how Shoreditch will evolve over time to deliver a fit for purpose urban environment and support and encourage sustainable travel. This long term commitment to developing Shoreditch over the next decade will help ensure meaningful and sustainable, rather than short term, successes built upon encouraging people to move around and within Shoreditch and Hoxton utilising sustainable and active modes of transport.

Figure 37 and Table 2 on page 73 provides a list of key project realm projects to be delivered as development comes forward. These projects are intended to achieve an inclusive, vibrant, safe, attractive, functional and welcoming environment to be enjoyed by all. This includes promoting walking, cycling and public transport and exploring how this can be supported through an enhanced quality of public realm. There are a number of key gateways and interactions in the Shoreditch area as identified on the Public Realm Framework diagram opposite.

These key gateways are important for the area as they act as key points of arrival and interchange and as nodes where key routes and activities converge. Consequently they are characterised by particularly high levels of footfall and other movements. They represent some of the highest profile locations in the Shoreditch area, often places where people choose to meet. It is therefore important that opportunities are taken to make these spaces and places safe and comfortable for pedestrians and cyclists, with good quality, well lit, and generously sized footways and crossings.

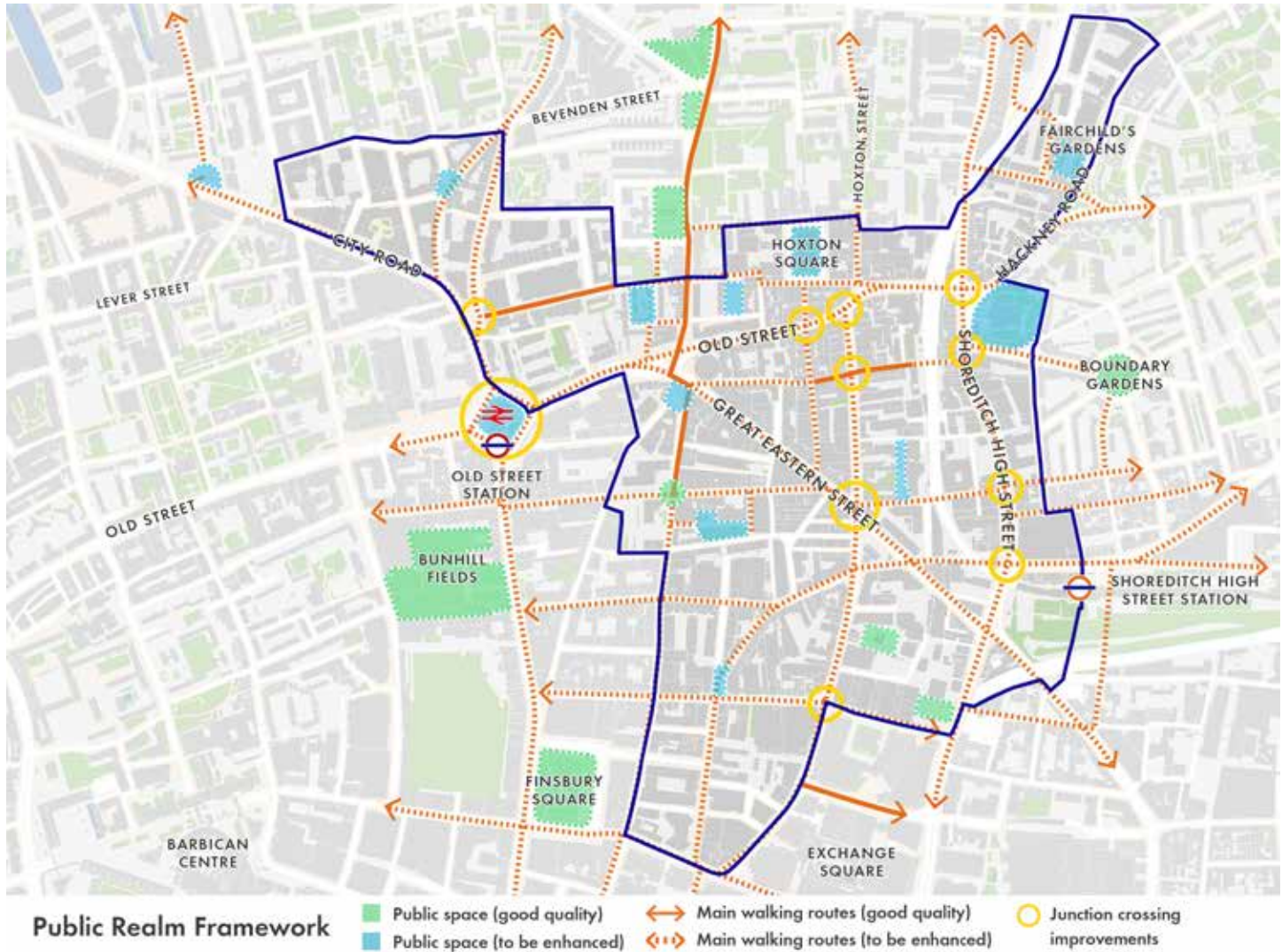


Figure 36: Public Realm Framework

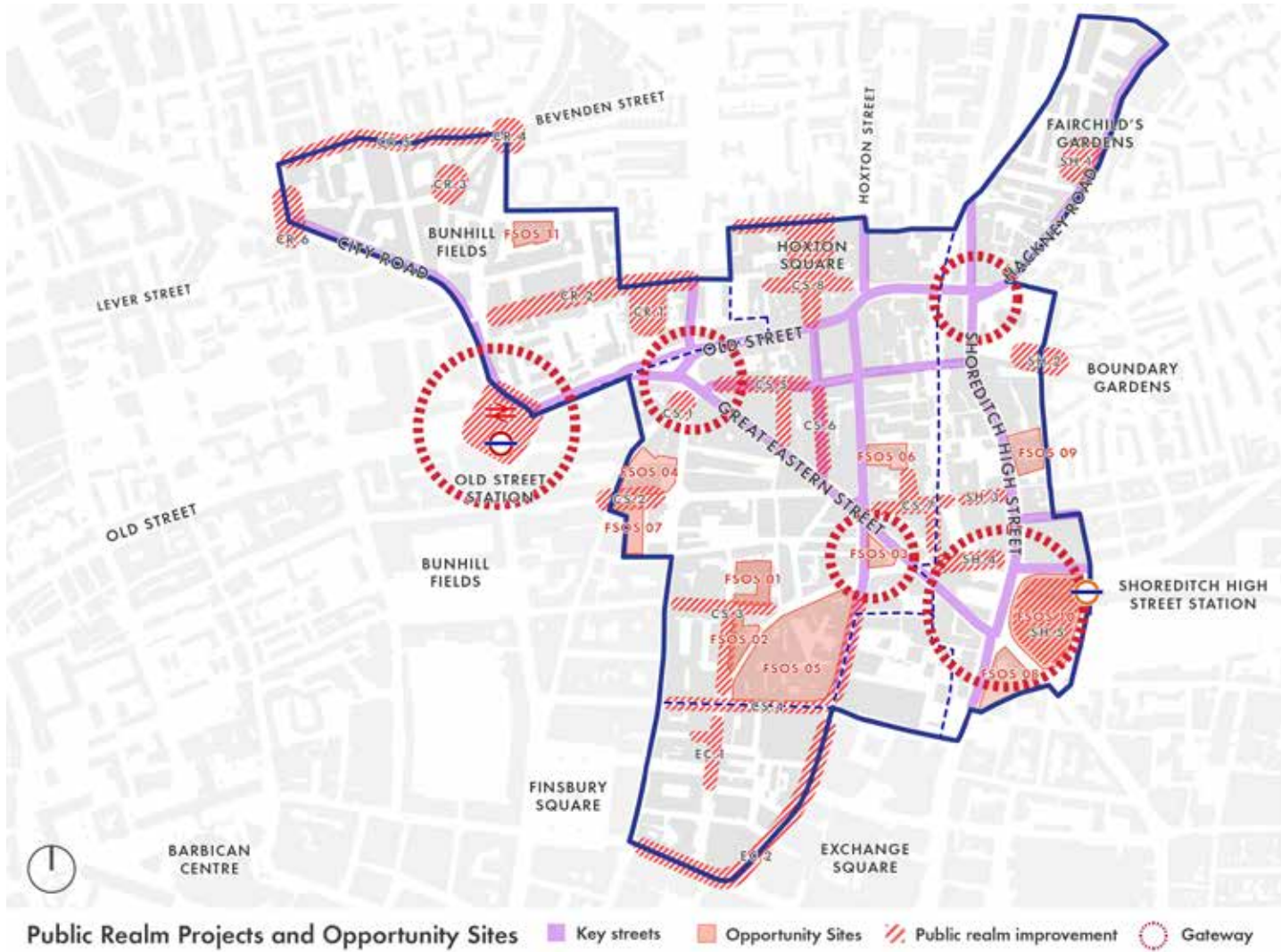


Figure 37: Public Realm Projects and Opportunity Sites

Table 2. Public Realm Projects

Project Reference	Name	Description
EC.1	<b>Clifton Street</b>	Clifton Street is not open for through vehicular traffic and forms an important pedestrian and cycle connection. Public realm improvements have recently been delivered at Crown Place. Snowden Street provides a dedicated pedestrian connection towards Broadgate. Improvements to Clifton Street as an important pedestrian route and the opportunity to create a new small public space at the junction with Dysart Street along this route are the key public realm priorities for this area.
EC.2	<b>Appold Street and Sun Street</b>	Appold Street and Sun Street provide opportunities to reduce vehicular dominance, tree planting and introduce raised tables at junctions. These streets which border the City of London are important in establishing the environmental quality of London's financial and tech centre.
CS.1	<b>Tabernacle Square</b>	Part of London's Cycle Superhighway Route 1, opportunities might include part road closure to encourage pedestrian identity of the space, reorientation of tree planting, new arrangement of furniture, raising of closed carriageway to aid cycling and pedestrian movement.
CS.2	<b>Leonard Street west of Leonard Circus</b>	Potential road closure to vehicles to aid cycling and character of street, otherwise tree planting in carriageway to continue Leonard Circus treatment.
CS.3	<b>Worship Square, Clifton Street and Scrutton Street</b>	Currently dominated by a motorcycle park, this is a large space at the junction between Worship Street and Clifton Street. Improvements to include potential road closure, tree planting, seating, narrowed carriageway and raised table. Improvements should extend northward along Clifford Street and between the two public houses at either end of Scrutton Street.
CS.4	<b>Worship Street and Curtain Road</b>	These prominent streets and where they meet at Principal Place present opportunities for tree planting, removal of motorcycle parking and improved cycle access.
CS.5	<b>Rivington Street and Garden Walk</b>	Rivington Street is one of Shoreditch's most archetypal streets. Improvements already made along its length, geared towards making pedestrian movement safer, more pleasant and easier to navigate, should extend to the railway line. The opportunity for vehicles to use Garden Walk as a rat run should be addressed. There is scope here for the creation of public space with seating and planting whilst also catering for pedestrian movement.

Table 2. Public Realm Projects

Project Reference	Name	Description
<b>CS.6</b>	<b>Charlotte Road</b>	There is scope here to improve pedestrian facilities and generally ensure the public realm reflects the good quality of the buildings along this important route, and most particularly at its junction with Rivington Street.
<b>CS.7</b>	<b>King John Court, New Inn Yard, New Inn Street and Bateman's Row</b>	The public realm in this part of Shoreditch has lacked invest for a long time. Cars dominate so there is a major opportunity to create more attractive street environments with tree planting and more space for pedestrians.
<b>CS.8</b>	<b>The Hoxton Square area including Rufus Street, Hoxton Street and Bowling Green Walk</b>	This is a busy and popular network of streets and connections and the single largest public open space in the AAP area. There is scope to reorganise the space and create a more pedestrian priority and better lighting around and improved access to the Square.
<b>SH.1</b>	<b>Fairchild's Garden</b>	This is a significant and currently underused and neglected space on Hackney Road. Improvements to this space would offer significant community benefits to existing and new local residents and workers. In view of the general deficiency of public open space across the Future Shoreditch area, improving the access to, profile and quality of this space is a key opportunity and priority for the area as a whole.
<b>SH.2</b>	<b>Calvert Avenue</b>	This forms the southern edge to St Leonard's Church yard and provides a connection to the historic Boundary Estate and Arnold Circus. There is scope to provide greater priority for pedestrians and cyclists.
<b>SH.3</b>	<b>New Inn Yard</b>	There is an opportunity to create a new public space with seating and planting as well as the enhancement of important and well used access into New Inn Yard. Decluttering exercise to signage and surface materials, remediation, facilitating smooth transfer east west for pedestrians and cyclists.
<b>SH.4</b>	<b>Holywell Lane</b>	The route is a busy road with fast moving traffic. There is scope to widen pavements for pedestrians. Reduce high vehicle speeds, increase pavement space on both sides, introduce raised table at entrance introduce some tree planting.
<b>SHHR.5</b>	<b>Redevelopment of Bishopsgate Goods Yard</b>	Public realm and public space opportunities associated with the redevelopment of Bishopsgate Goods Yard.

Table 2. Public Realm Projects

Project Reference	Name	Description
CR.1	<b>King Charles Square</b>	This is a large public open space in this housing estate. Resident engagement will be important in shaping changes which should include improvement This could include improvement of east west northern arm, single surface treatment to northern and western arms.
CR.2	<b>Brunswick Place</b>	Improvements should continue along the length of Brunswick Place which is a key east-west route for cyclist and pedestrians.Decluttering exercise, public realm improvement, facilitating smooth transfer east west for pedestrians and cyclists.
CR.3	<b>Provost Street and its junction with Vestry Road</b>	Local traffic management arrangements in place result in this area being dominated by fast moving traffic. Speeds should be calmed, and greater priority given to pedestrians and public space.Creation of enlarged and useable public realm place. Reducing road widths, tree planting, potential road closure.
CR.4	<b>Junction of East Road and Chart Street</b>	This location marks the transition between commercial office-based Shoreditch and Shoreditch as a place to live. The junction presents opportunities to mark this transition through the creation of a new public space which will benefit residents of the adjacent Haberdasher Estate. Creating green oasis, mini public space. Tree planting and seating desirable.
CR.5	<b>Nile Street and key junctions along its length</b>	This is a busy and important route, with a new school and junctions providing access between commercial areas to the south and residential areas to the north.
CR.6	<b>Southern end of Shepherdess Walk and its junction with City Road</b>	Shepherdess Walk is an important and well used cycle route serving routes over the Regent’s Canal. There is scope for greater pedestrian and cycle priority, particularly at the junction with City Road.