

DRAFT DALSTON PLAN

**SUMMARY
DOCUMENT**

Draft Dalston Plan – summary

Dalston is changing. Over the last decade, the profile of Hackney's largest town centre has transformed as it has become a more popular place to live, work and visit, a hub for creative industries and cultural organisations, and a destination for entertainment and nightlife. This change has provided major benefits – a bigger range of businesses on the high street, job opportunities for local people in a growing town centre, and better connections with the rest of London through improved transport infrastructure.

But it has also created challenges. The pace of change and growing population has highlighted issues like the housing shortage affecting all of Hackney and London, the pressure on the management of public spaces, and long-standing issues such as the relative lack of green spaces and poor connections around the town centre.

Most importantly, it has led to concerns that Dalston's unique character – and some of the places and facilities that are most valued locally – may be under threat.

More change is on the way, as the borough's population continues to grow, landowners put forward proposals on sites they own, and our high streets and town centres adapt to the short and long-term impacts of the coronavirus crisis.

As we rebuild from the pandemic and work to deliver a fair recovery for Dalston, it's more important than ever that the views and priorities of the local community are at the heart of the future of Dalston.

Over the last four years we've worked with local people, organisations and businesses to ensure our plans for Dalston help address the area's shortcomings, build on its opportunities and safeguard the things people value most.

This is already making a difference – a £1 million fund is safeguarding the future of Ridley Road Market, new investment is improve the gateway into the town centre and Dalston's cultural quarter at Ashwin Street, Hackney's first 21st Century Street will created at Colvestone Crescent, and the Dalston Works project at Gillett Square will provide new low-cost spaces to help existing businesses stay in the area.

And it is now informing the Dalston Plan – a set of guidelines to shape the future of Dalston, setting out how we intend to deliver the homes, jobs and facilities needed in a way that protects its unique heritage and puts local residents, organisations and businesses first.

What's the purpose of the Plan

The Dalston Plan is a Supplementary Planning Document (SPD) which aims to shape the future of Dalston based on what the local community has told us about the area. It sets out objectives, themed strategies and site proposals for the town centre as well as a clear delivery plan on how and when any improvements will happen. The Plan also provides further guidance for development in Dalston based on policies set out in our borough wide Local Plan 2033 (LP33) and is guided by the opportunity sites identified in LP33.

As a major town centre, Dalston will accommodate new homes, employment space, retail space, and leisure, community, and arts and cultural facilities to meet the future needs of the borough. The Local Plan identifies 10 opportunity sites that the Council will aim to deliver over 600 new homes, 700 sqm additional community space, 14,000 sqm of commercial and workspace (including retail and office space) by 2033.

The Dalston Plan establishes a strategic planning framework that provides guidance on how these sites will be developed based on the issues and objectives that you have helped identify as important for Dalston. These sites include guidance for the redevelopment of the Kingsland Shopping Centre, as well as smaller sites.

The Plan also sets out that:

- Dalston Eastern Curve Garden is well-loved and should be protected
- The unique shopping offer gives Dalston its character and is preferred over larger chains
- Dalston's buildings of heritage value should be retained
- Ridley Road Market must be protected
- The shift towards sustainable transport, especially walking and cycling is supported
- Dalston's workspace should be affordable for local people
- Genuinely affordable housing is required
- The current arts, culture and night-time economy should be supported
- Interventions are needed in areas which experience anti-social behaviour

How did we get here?

In 2018 we launched the Dalston Conversation, which ran for six months and was the first step towards turning residents' priorities into meaningful action. Following this, in the summer of 2019, we set up the Dalston Community Panel to help shape the engagement methods with the aid of the local community.

In early 2020, we held the Towards a Dalston Plan: Key Issues and Objectives Consultation, which included public exhibitions, stalls, workshops and other public events. Feedback from these events helped guide a collective vision and set of objectives for the area which are set out in more detail in the draft document. Between September and October 2020, we held online and face-to-face Covid-safe Streets and Open Spaces Workshops to help the community inform the routes and spaces proposed for new development set out in the Plan.

We are now asking the community to tell us their views on the draft plan. It will then be revised to address any feedback received. The aim is to have adopted the Dalston Plan by early 2022.

A vision for Dalston

Our plan is to protect and enhance what makes Dalston special by:

- Greater access to nature and green, open space
- Sustainable transport options and high quality public realm
- High quality new buildings and affordable homes
- Supporting a vibrant and diverse town centre, with job opportunities
- Supporting arts, culture and the night-time economy in Dalston, in a safe way

This vision has been translated into five policy themes: green spaces; transport; development and buildings; shops, workspaces and employment; and culture and community safety.

How to read the Draft Plan

The following provides an overview of the key parts and page references for the Draft Plan:

Part 1 Introduction

This section sets out what we are doing, why, how long the process will take and how you can respond (Page 6).

Part 2 How did we get here?

This section sets out the policy framework, Mayor's manifesto commitment, how we have engaged with you so far and all the studies that have led us here. (Page 14).

Part 3 Dalston Today

This section analyses all the different aspects of Dalston's Town Centre in terms of its people, places to meet, movement, development, land use, the arts and safety. It also considers the key issues and challenges these elements involve. (Page 22).

Part 4 Vision and Objectives

This section sets out an overall vision for Dalston and thematic objectives outlining the key aspirations for the area. View Vision and Objectives. (Page 56).

Part 5 Character Areas and Opportunity Sites

This section sets out the potential for the development sites in a series of clusters, outlining their development principles, a visual representation of heights and massing. View on (Page 72) or pull out the map for summary.

Part 6 Delivery and implementation

This section sets out all our current ongoing projects and outlines how we alongside our delivery partners will deliver these strategies and proposals, with time frames to guide them. View the Delivery and implementation. (Page 144).

Part 7 Next steps

This section sets out the next steps and how you can respond to this consultation. (Page 150).

You can also download the full draft document from dalstonplan.commonplace.is

How to respond?

Have your say

This consultation is your opportunity to tell us what you think about the draft objectives, character areas and opportunity sites in the Dalston Plan and let us know if we have missed anything out. We will be holding local events to talk to you and get your feedback.

Please respond by 20 August 2021

How to give your feedback

Online via the website:

www.dalstonplan.commonplace.is

Visiting CLR James Library to view the draft Plan documents and complete a paper copy questionnaire

Emailing your comments to

planmaking@hackney.gov.uk

Visit Hackney Town Hall to view the draft Plan documents and complete a paper copy questionnaire

Join us at one of our events

Because of coronavirus we are having to do things a little differently this year. Our first event will be a virtual drop-in sessions to run through the draft Plan and answer any questions:

Wednesday 7 July 6–8pm

Wednesday 14 July 6–8pm

Saturday 10 July 10am–12pm

To sign up email **consultation@hackney.gov.uk**

As restrictions ease we will also be holding face-to-face, covid-secure events. If you would like to be kept up to date on these then please go to **www.dalstonplan.commonplace.is** and sign up to receive news updates.



If you would like further information on the Dalston Plan please contact the Strategic Planning Team at: **planmaking@hackney.gov.uk** or call **020 8356 8084**

Green infrastructure and open space

In this section of the plan, we identify existing areas of open and greenspace and potential areas for new green Infrastructure and public realm improvements.

What you told us:

- Dalston is a popular and vibrant place to live
- You love the Dalston Eastern Curve Garden
- Gillett Square would be better if there was less antisocial behaviour
- Dalston Square needs to be improved
- More green space is needed and local people want to take part in creating it
- Management plans are needed for all new public spaces.

Read more: Dalston Plan page 26

Our objectives:

Existing and new green and open spaces

Protecting the much-loved Dalston Eastern Curve Garden and ensuring any adjacent development takes consideration of this essential local asset (Objective 1); maintaining, activating and improving existing open spaces like Dalston Square, Gillett Square and St Mark's Churchyard (Objective 2); and using new developments as an opportunity to create new open and green spaces (Objective 3).

Enhanced links and pockets

Identifying underperforming and unattractive green areas to create a series of safe and parklets across the town centre (Objective 4); while enhancing green infrastructure to mitigate climate change and improve air quality through additional street trees, living roofs, window boxes, community gardens and vertical forests to help (Objective 5).

Environments for all

Using good design to promote opportunities for play and social interaction for all ages, abilities and backgrounds in public spaces through good design (Objective 6); ensuring all open spaces are inclusive and accessible (Objective 7).

Maintenance and management

Ensuring the maintenance and management of any new green and open spaces is carefully considered and agreed between the Council, community and/or developer (Objective 8).

Read more: Dalston Plan page 60

Delivering these objectives

Upcoming initiatives that can contribute towards delivering on these objectives include:

Ridley Road

The proposals for the Council's £1 million investment in Ridley Road Market include a new market garden area, new seating areas and additional street trees.

Ashwin Street

The proposals for Council investment in Dalston's gateway and cultural quarter include new footpaths and road surfacing increased greening through tree planting, street decluttering and new signage.

Dalston Square and Gillett Square

Plans to make Dalston Square and Gillett Square safer and more attractive through physical and management improvements, including improved seating, interactive play facilities, more greenery and tackling antisocial behaviour.

Colvestone Crescent 21st Century Street

The Colvestone Crescent 21st Century Street is the first of its kind in Hackney, removing a stretch of parking spaces to provide new greenery, cycle storage, electric vehicle charging points, seating and play equipment.

New developments

Introducing more green and open spaces for the whole community integrated within any potential new developments, such as at the Kingsland Shopping Centre.

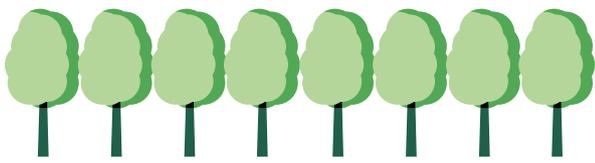
Read more: Dalston Plan page 144 onwards

What to look out for...

More green space and street greening



Commission landscape architects to redesign Gillett Square and Dalston Square to maximise community benefits.



385 street trees

Market Garden on Ridley Road

Deliver a Public Realm Strategy to activate **DALSTON SQUARE**



New 21st Century play street on Colvestone Crescent?

Deliver an Action Plan to improve safety in **GILLETT SQUARE**



Movement, Transport and Parking

What you told us:

- Dalston has great transport links
- Traffic needs to be reduced on the main roads
- Cycle provision is poor
- Walking across Dalston is difficult
- Improved disabled access is needed.

[Read more: Dalston Plan page 28](#)

Our objectives:

Improving existing routes

Giving pedestrians priority in areas around Ridley Road, Kingsland High Street and Dalston Lane by improving pedestrian crossings and widening pavements (Objective 9); encouraging the use of an alternative and calmer walking and cycling route parallel to Kingsland High Street (Objective 10); and creating a coherent look and feel to public spaces across Dalston (Objective 11).

New streets

Using potential new development, such as at Kingsland Shopping Centre, to recreate a network of streets and lanes in keeping with the distinctive character of Dalston (Objective 12).

Improve cycling infrastructure

Improve cycle links, particularly east-west routes such as Sandringham Road, safe lanes and crossings along Kingsland High Street, as well as connecting to Cycle Superhighway 1 on Boleyn road (Objective 13).

Greener vehicles

Reducing the impact of traffic on air quality by promoting active and sustainable transport and providing charging points for electric vehicles (Objective 14); reducing the movement of goods vehicles along main road by supporting of sustainable 'last mile deliveries', (Objective 15); and using smart technology to manage traffic and reduce pollution (Objective 16).

Rationalise parking

Rationalise parking and find suitable locations for delivery vehicles and servicing arrangements for shops and businesses (Objective 17).

Improved arrival points

Improving arrival points at Dalston Kingsland and Dalston Junction stations (Objective 18) and safeguarding the potential introduction of Crossrail (Objective 19).

[Read more: Dalston Plan page 62-63](#)

Delivering these objectives

Upcoming initiatives that can contribute towards delivering on these objectives include:

- Promoting sustainable transport within the town centre and improving east-west and north-south pedestrian and cycle routes between main parts of the town centre.
- Using potential new developments such as at Kingsland Shopping Centre to create new routes across the Town Centre
- Improving streets for walking and cycling and connect to Cycle Superhighway
- Improving wayfinding and signposting
- Reducing traffic through the extension of the Ultra Low Emission Zone (ULEZ) into Dalston Town Centre, the introduction of new cycle parking facilities, and the introduction of Low Traffic Neighbourhood interventions in streets surrounding the town centre.
- Supporting the introduction of a new Crossrail 2 station

[Read more: Dalston Plan page 144 onwards](#)

New routes across the Town Centre



Connect Dalston to **Super Cycle Highway 1**



Wider pavements on Kingsland High Street

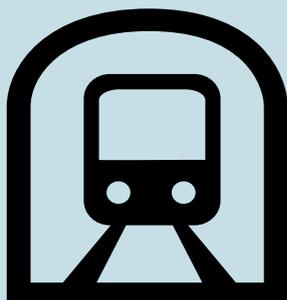


Coordinate Public Realm improvements on Ridley Road and Ashwin Street through the GLA Good Growth Fund



Cycle hangars provided at key locations such as workplaces, schools and Hackney Housing estates.

Support a new Crossrail 2 station



Deliver **electric car charging points** within 500m of every resident by 2025



Development: Buildings and Housing

What you told us:

- Dalston’s buildings represent its rich history
- There is a lack of new affordable homes for local people
- New development has negatively impacted the Town Centre
- New development should be sustainable and incorporate green space
- Private housing has widened the socio-economic gap between old and new residents.

Read more: Dalston Plan page 35-36

Our objectives:

High-quality, sustainable design

Ensuring new development adds to the varied character of Dalston, is tailored to local needs and adheres to distinct character areas through high quality, sustainable and contemporary design (Objective 20); while preserving or enhancing buildings of heritage (Objective 21); and promoting sustainability and biodiversity (Objective 22).

Improved public realm

Improving public space by retaining existing green and open spaces and considering the appropriate scale, frontages and access routes for new buildings (Objective 24); and ensuring potential new development such as at Kingsland Shopping Centre is sensitive to the character of Kingsland High Street, Ridley Road market and the Dalston Eastern Curve Garden (Objective 23).

Flexible and active ground floor uses

Supporting new developments that can adapt easily between uses in response to changes in the high street (Objective 25); ensuring new development has active ground floor uses, recognising Dalston’s status as a major centre (Objective 26).

More housing

Balancing the need for affordable housing with retail and employment space in the town centre (Objective 27); ensure the delivery of genuinely affordable homes (Objective 28) and optimise housing design throughout Dalston to increase housing and affordable housing (Objective 29).

Read more: Dalston Plan page 64-65

Delivering these objectives

Upcoming initiatives that can contribute towards delivering on these objectives include:

Managing new development

- Ensuring Council-managed development has high-quality, sustainable design, and influencing non-Council-owned sites to follow the same principle.
- Retain heritage and character by reviewing and updating local listings and conservation area boundaries, ensuring that the historic and architectural interest of buildings that are of local importance
- Ensuring active ground floor frontages on forthcoming Council and non-Council development
- Ensuring new homes are genuinely affordable and a mix of sizes.

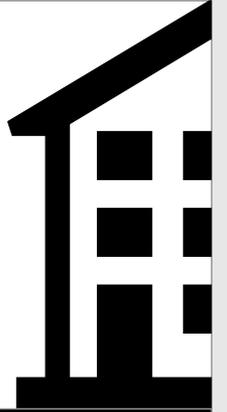
Read more: Dalston Plan page 145 onwards

What to look out for...

16%

Hackney's population to increase by 2033

Build over
600
new homes in
Dalston Town Centre



50% genuinely affordable homes in housing schemes above 10 or more units

High quality, sustainable design that meets local **design principles**



Provide clear guidance on taller buildings



Respect Conservation Areas and buildings of heritage value to retain Dalston's character

Land Uses: Workspace, Employment, Retail and Ridley Road

What you told us:

- Rent increases are threatening existing and new creative businesses from opening
- Incentives are needed to help local people into employment
- The High Street should avoid generic, larger commercial chain stores
- New cafes, restaurants and shops are pricing out the existing retail and do not cater to all local people
- Community assets are as important for the town centre as shops
- Ridley Road Market is key to Dalston's local economy and should be protected.

Read more: Dalston Plan page 42-46

Our objectives – workspace and employment:

A range of employment uses

Supporting space for artists, light industrial uses and the culture and night-time, while ensuring no net loss of workspace (Objective 30).

Support local businesses and workspace

Championing local businesses and seeking to deliver more affordable workspace using both Council land and working alongside other landowners and developers (Objective 31); promoting Dalston as a place for business by developing a stronger network of support for workspace providers (Objective 32); and using Council assets to support small and medium sized businesses (Objective 33)

Design that works

Encouraging well designed new workspace with a flexible range of sizes and types (Objective 34); working with local groups to better understand the requirements for new workspace (Objective 35); and promoting active ground floor uses to improve passive surveillance to develop a greater sense of community stewardship (Objective 36).

Our objectives – retail

Improve the town centre experience

Improving the town centre experience through better public spaces and green spaces, better facilities like water fountains and toilets, and encouraging pop-up street markets, public art, and spill-out spaces for cafes and restaurants (Objective 37)

Maintain and increase vibrant mix of town centre uses

Maintaining the town centre's wide mix of businesses to recover from the pandemic (Objective 38), increase the range and quality of non-food retail and support the existing diverse food and restaurant offer (Objective 39); and supporting Kingsland High Street to be adaptable to different uses and changing customer habits (Objective 40).

Activate ground floors

Promoting a mix of commercial and retail uses on ground floors to provide vibrant and varied street frontages for a wide range of users, including reactivating Dalston Square (Objective 41); and promoting family friendly uses with shop frontages that are engaging for children and young people (Objective 42).

Our objectives – Ridley Road Market

Protect the market

Maintaining Ridley Road market and supporting existing traders (Objective 43); and ensuring any new development on Ridley Road has ground floor uses that complement the market (Objective 44) and doesn't adversely impact the character and operation of the market (Objective 45).

Support traders

Provide business support to traders to help them become more resilient and respond to changing retail patterns (Objective 46); and extend market operation hours to meet consumer demands (Objective 47).

Improve the street

Improving public spaces realm improvements to make the market more accessible with places to sit (Objective 48); tackling anti-social behaviour to protect traders through design and community safety initiatives (Objective 49); and encourage more customers through better facilities (Objective 50).

Read more: Dalston Plan page 66-68

Delivering these objectives

Upcoming initiatives that can contribute towards delivering on these objectives include:

New development

Using opportunity sites to deliver new office, retail and leisure facilities, including both Council owned sites at Dalston Lane, Ashwin Street and Birkbeck Mews and privately owned opportunity sites such as Kingsland Shopping Centre.

Protecting Ridley Road

Delivering on new planning policies to ensure any new development on Ridley Road doesn't result in the loss of retail space and includes active ground floor uses, and supporting market traders through the Council's business support programme.

Dalston Square

Working with the landlord at Dalston Square to ensure vacant spaces are occupied and bring in a varied mix of uses to support the sustainability and vitality of the square.

Supporting local entrepreneurship and business growth

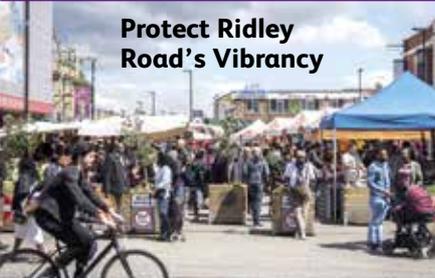
Using the Hackney Business Network to provide ongoing business support to Dalston businesses.

New markets

Identifying new spaces for pop-up markets to support Dalston's creative and entrepreneurial culture.

Read more: Dalston Plan page 144

What to look out for...

<p>34,000 sqm new retail and leisure floorspace delivered by 2033</p>	 <p>Involve local businesses in decision-making</p>
<p>Connect local employment and training opportunities to residents through Hackney Works (use teaching icon with 8% from here)</p>	<p>Provide existing affordable workspace</p>
<p>10% of all new workspace is affordable</p>	<p>Encourage diversity of retail, recognising Dalston's status as a major town centre</p>
 <p>More commercial units in Gillett Square</p>	<p>Encourage pavement licences to support local businesses</p>
<p>Increase non-food retail offer</p>	<p>117,000sqm new office space required across the Borough by 2033</p>
 <p>Protect Ridley Road's Vibrancy</p>	 <p>Introduce Town Centre WIFI</p>

Culture and Safety

What you told us:

- Dalston has a unique community that needs to be protected
- The cultural venues that operate at night promote pride and a sense of community
- There is a need for safe regulated spaces that are open after midnight
- Rent increases, new development and a transient community can threaten the night time economy
- The Council should protect creative and cultural organisations that are struggling
- There are not enough spaces for young people and the elderly.

Read more: Dalston Plan page 50-51

Our objectives:

Maintain town centre vibrancy

Protecting Dalston's arts, culture, evening and night time economy by working with local and independent businesses, in particular with smaller venues, and ensuring it serves both the local community and visitors (Objective 51); ensuring new development doesn't harm existing businesses (Objective 52) and creates new arts and cultural venues (Objective 53); and working with landlords to use venues to activate the town centre (Objective 54).

Inclusive to all

Promoting a diverse range of arts, culture and evening activities accessible for people of different ages and backgrounds (Objective 55).

Carefully manage venues

Carefully managing the design and location of night-time venues to reduce anti-social behaviour and provide natural surveillance (Objective 56).

Design out crime

In high crime areas like Gillett Square and Dalston Square providing active frontages and increased activity for natural surveillance (Objective 58); and improve public spaces in high crime areas to make them feel safe and inviting (Objective 59).

Work in partnership

Working with the police to tackle antisocial behaviour (Objective 60), partners to promote a safe night time economy and responsible

drinking (Objective 61), and business to promote the safety and wellbeing of residents and visitors (Objective 62).

Management and policing

Ensuring operational management plans for new evening uses (Objective 63) and continuing to fund additional policing and other initiatives that promote safer socialising (Objective 64).

Youth spaces

Promoting facilities for young people such as Forest Road Youth Club and ensuring improvements to public spaces cater for young people's needs (Objective 65).

Read more: Dalston Plan page 70-71

Delivering these objectives

Upcoming initiatives that can contribute towards delivering on these objectives include:

Gillett Square

Implementing an antisocial behaviour to reduce crime by increasing police and warden presence, developing and cultural programming to activate the square and encourage interaction between communities.

Business support

Supporting Dalston's cultural and creative organisations to ensure Dalston retains its status as an evening and night time economy destination.

Partnerships

Creating a governance structure that includes Council, business stakeholders and local residents to oversee management and maintenance of the squares and promote activities that increase visitor footfall.

Venues and workspace

Developing new affordable workspace suitable for artists and businesses that service the evening economy and delivering new venues that continue to strengthen the mix of night time venues.

Introducing more green and open spaces for the whole community integrated within any potential new developments, such as at the Kingsland Shopping Centre.

Read more: Dalston Plan page 144 onwards

What to look out for...

Work with **businesses and venues** to protect the **art, culture, evening and night-time economy**



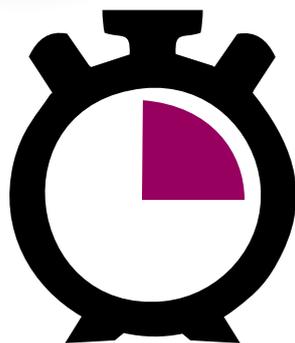
Apply Agent of Change principle to ensure new residential development does not impact on existing businesses

Programme activities that celebrate Dalston's cultural and creative heritage in venues that are inclusive to all

Work in partnership to support management of public spaces and key community assets

Support new and existing venues to strengthen the cultural offer

Carefully managing the impact of venues on residents



Work with Police and local businesses to manage anti-social behaviour and crime

