

**REPORT OF THE SERVICE MANAGER,  
LAND USE AND TRANSPORTATION**

**STOKE NEWINGTON NEIGHBOURHOOD  
COMMITTEE  
06/07/99**

Classification <b>DECISION</b>	Enclosure
Ward (s) affected <b>NORTH DEFOE</b>	

**LANDS AT WILMER PLACE, STOKE NEWINGTON, N16  
- PLANNING BRIEF**

**1. SUMMARY**

1.1 This report seeks Members' approval of the Planning Brief for lands at Wilmer Place, Stoke Newington, N16 (see Appendix 1).

**2. RECOMMENDATIONS**

(A) That Members approve the Planning Brief for lands at Wilmer Place, Stoke Newington, N16.

**3. BACKGROUND**

3.1 Members will be aware that agreement was given at the Stoke Newington Neighbourhood Committee in April to prepare a planning brief following public consultation for the site *Lands at Wilmer Place*.

3.2 Wilmer Place car park and adjoining lands and buildings are a major opportunity site in Stoke Newington Town Centre. The land, identified in Diagram 1 attached, comprises a number and range of different uses and ownership's – including Council owned land. The 108-space 'pay and display' car park serves the town centre but is not fully utilised for reasons of safety and security. If the Controlled Parking Zone for the south of Stoke Newington currently being consulted on goes ahead there will be some additional pressure for car parking. Even if this CPZ does not proceed a safe and secure town centre car park is essential to attract people to visit, shop and stay in Stoke Newington.

3.3 The former Whinchops builder's yard and 32-40 Stoke Newington Church Street have been the subject of a number of recent planning applications and approvals.

3.4 Some developers and landowners have expressed an interest in the car park site and have approached the Council about the future development of the land. The

Stoke Newington Planning Conference identified the site as needing examination.

- 3.5 The land lies within the area identified on the Unitary Development Plan proposals map as 'Town Centre and main shopping area' (see Diagram 2). The Stoke Newington Town Centre is covered by Proposal 293 in the Unitary Development Plan. This states: "They have opportunities for new shopping development and also serve as focal points for more general commercial, leisure, community and art and cultural facilities for the Borough."
- 3.6 The land lies within a conservation area and an Area of Archaeological Priority. Abney Park Cemetery lies to the north and northwest of the site and is a local nature reserve and an area of nature conservation interest.

#### 4. CONSULTATION

- 4.1 Public consultation leaflets were distributed to all properties on and adjacent to the site including; businesses on Stoke Newington Church Street between Kersely Road/Fleetwood Street and Stoke Newington High Street; businesses on Stoke Newington High Street between the junction with Stoke Newington Church Street and the entrance to Abney Park Cemetery; and all properties on Fleetwood Street and Summerhouse Road. 219 leaflets were distributed along with 30 that were handed out at a meeting of the Stoke Newington Business Forum. Leaflets were also sent to:
- (i) Judith Cligman, Chair Stoke Newington Conservation Area Advisory Committee
  - (ii) Sarah Ebanja, Interim Managing Director LBH
  - (iii) Dianne Abbott MP
  - (iv) All Neighbourhood Councillors;
  - (v) Peter Domb
  - (vi) David Carley, Architect
  - (vii) Mike Dunton, Tesco Stores Limited
  - (viii) Paul Bench, Safeway
  - (ix) Andrew Eldridge, Sainsburys
  - (x) Gary Merrick, John Lewis Partnership
  - (xi) LBH Building and Development Control Service Unit; Policy, Conservation and Information Team and Traffic and Transportation Team in Land Use and Transportation; Core Property; Parking Enforcement.
- 4.2 Posters advertising the public consultation were put up; adjacent to the ticket machines in the car park; at the entrance to Wilmer Place on Stoke Newington Church Street; on Stoke Newington High Street at the entrance of the pathway to

the car park; and in the Stoke Newington Neighbourhood Office.

- 4.3 A press release was issued and an article about the public consultation for the preparation of a planning brief appeared in the Hackney Gazette, 20/05/99.
- 4.4 Of the leaflets delivered in the area 6 were returned with written comments. Letters were received from Philip Hyde-Barker, Andrea Jung, David Corley, Mike Dunton, Brady and Mallalieu Architects and J.M. Gilhooley
- 4.5 Two of the returned leaflets were identified as residents of Summerfield Road. Both agreed that a safe, secure and well lit car park was required. It was also suggested that the car park should be supervised. Both were against altering the character of the area by the addition of large stores or further hot food takeaway outlets. One respondent suggested small retail outlets, studios and workshops as being in keeping with this character.
- 4.6 Two further respondents added that measures should be taken to ensure the car park is safe, secure and supervised to accommodate evening customers of the nearby restaurants. This would reduce congestion on adjacent residential streets. One commented that this should be combined with double yellow lines on Stoke Newington Church Street and development of buildings in the car park area that are used at night (restaurant, small supermarket, gym or swimming pool). These measures are intended to reduce congestion and improve security respectively. Other comments were that; the cost of parking should be kept at a reasonable price; if any development were to be carried out it should be for facilities for children; and that Council employees using the car park should park in the rear area to free the area closest to the main streets for paying customers.
- 4.7 Comment by telephone suggested development of a specialised market for local craftspeople or farmers produce to supply local needs. This could be on a temporary basis or combined with the development of small retail and work units around a central square.
- 4.8 Andrea Jung, a local resident, commented that the area for parking should be maintained and that any development should include cultural and educational uses along with small workshops.
- 4.9 David Corley, representing the freeholder of the Wilmer Industrial Estate (to the rear of 195-217 Stoke Newington High Street) and 195-199 Stoke Newington High Street suggested the redevelopment of the industrial buildings to provide a mixed use development comprising business units, small workshops and residential units.
- 4.10 Mr Hyde-Barker, chiropodist at 217 Stoke Newington High Street, emphasised the essential nature of the car park for his many patients who visit the practice. He also noted the previous local initiative to install CCTV cameras in the car park.
- 4.11 Brady and Mallalieu Architects, representing the Abney Park Cemetery Trust, stated two priorities; that public parking remain in Wilmer Place for use by visitors

to the cemetery and no development is carried out that prevents the construction of a proposed new entrance connecting the cemetery with Wilmer Place; and that access from Wilmer Place to a proposed new depot building is safeguarded (see Diagram 3). In addition they commented that any adjacent development should be of a high architectural quality that enhances views to and from the cemetery and provides high quality boundary walls that prevent over looking and access to the cemetery.

- 4.12 Tesco's proposed a development of a 26,000 square foot supermarket with 205 parking spaces. This would require demolition of those properties between Wilmer Place car park and Stoke Newington High Street.
- 4.13 The John Lewis Partnership expressed no interest in the site.
- 4.14 The Council's Parking Enforcement Unit commented that; the existing level of parking provision should be maintained in light of the introduction of the Red Route and anticipated introduction of a Controlled Parking Zone in the southern area of Stoke Newington; and any development proposal should contribute to improving the safety and security of the car park.

## **5. THE PLANNING BRIEF**

- 5.1 The planning brief seeks to balance the provision of sufficient parking in a safe and secure environment with any future redevelopment to increase facilities and improve the future prospects and sustainability of the town centre. This is to be done within the context of a Conservation Area and in consideration of Abney Park Cemetery, a local nature reserve.
- 5.2 It strives to achieve this by encouraging mixed-use schemes for any new development. It also emphasises previous guidance in Hackney's Unitary Development Plan of using any unused or underused premises for uses compatible with the Town Centre.
- 5.3 Any development should seek to reinstate the street edge wherever possible by means of appropriately scaled buildings that acknowledge their context but are contemporary in expression. Uses should be mixed, and development should be broken into elements that fit the urban grain and geometry of the site. It would be preferable to place parking within new developments underground, or, if this is not possible, provide parking within the structures on the site. The most sensitive part of the site is that facing Abney Park Cemetery where the scale of any development should be lower and quality of design very high.
- 5.4 The proposed Controlled Parking Zone for the southern area of Stoke Newington should be expected to cause displacement and therefore, the existing number of parking spaces should be maintained; any division of the site must provide access in accordance with Hackney's Unitary Development Plan; and parking provision should also be included in any new development.
- 5.5 Where sub-division of the site is possible guidance for phased development is

given. This is to ensure a development of one area does not compromise the overall aim of the planning brief for the development on the site.

5.6 Government guidance in Planning Policy Guidance 12, paragraph 3.18 and 3.19 states that the weight given to a planning brief will increase in relation to the consultation carried out and whether it is the subject of a Committee resolution. The recent draft Planning Policy Guidance 3 also places more emphasis on mixed-use developments.

## 6. FINANCIAL IMPLICATIONS

6.1 This report seeks the approval of a planning brief as a guide for the development of this site. The adoption of the planning brief will have no financial implications.

## 7. LEGAL IMPLICATIONS

7.1 Observations of the Borough Secretary and Solicitor: If the planning brief is approved by Members it will be one of the material considerations to which Members should have regard when determining planning applications for development of the site.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

JEAN PALMER

SERVICE MANAGER, LAND USE AND TRANSPORTATION

Richard Davies

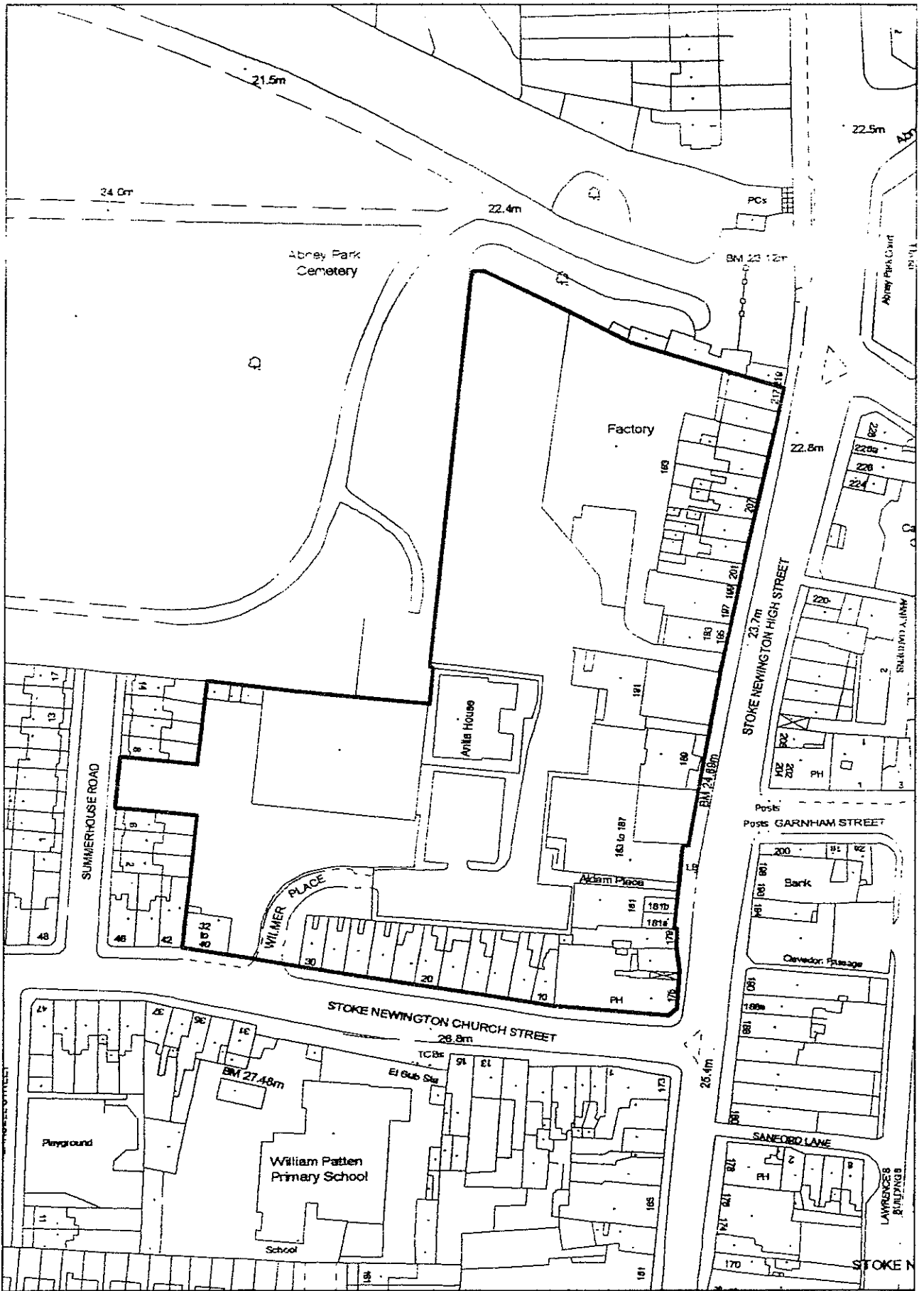
Lead Originator, Land Use and Transportation

Date:

22 June 1999

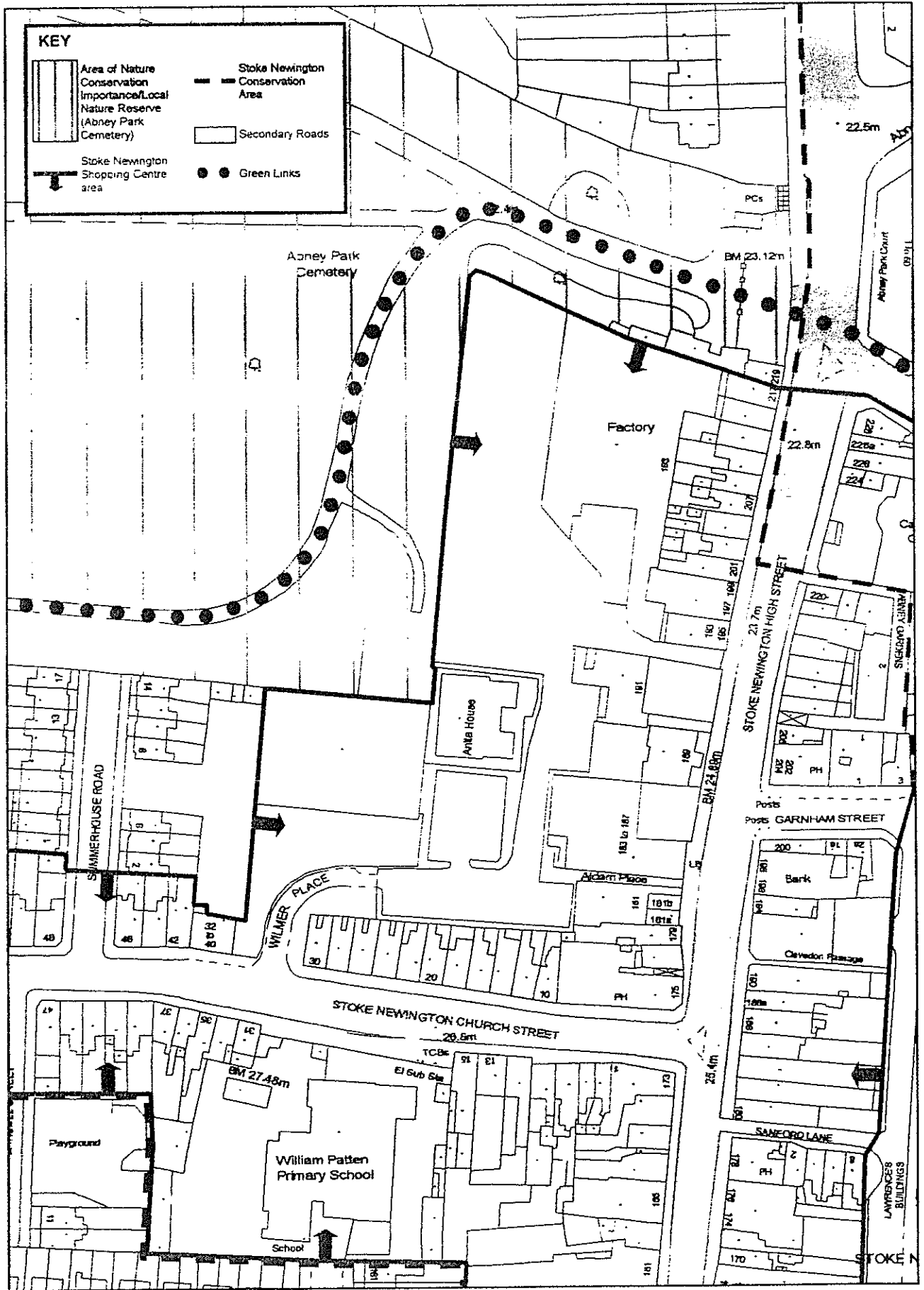
### BACKGROUND PAPERS RELATING TO THIS REPORT

NO.	BRIEF DESCRIPTION OF BACKGROUND PAPER	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	Office File	Richard Davies Ext. 8033	161 City Road

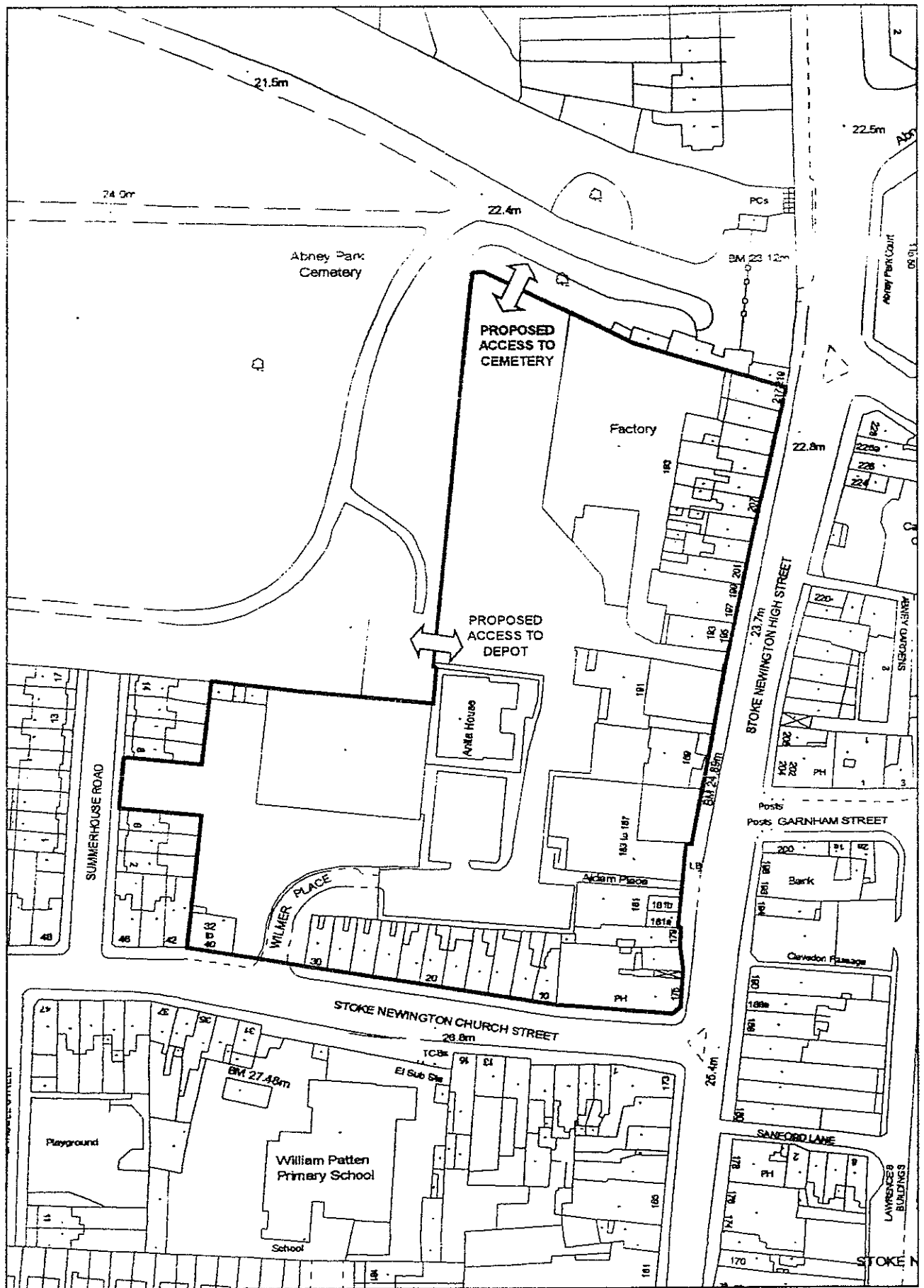


Wilmer Place Car Park (Diagram 1)

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Wilmer Place Car Park (Diagram 2)



Wilmer Place Car Park (Diagram 3)

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<p style="text-align: center;"><b>LONDON BOROUGH OF HACKNEY</b> <b>LAND USE AND TRANSPORTATION</b></p> <p style="text-align: center;"><b>PLANNING AND DEVELOPMENT BRIEF</b></p> <p style="text-align: center;"><b>LANDS AT WILMER PLACE, N16</b></p>
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**1. INTRODUCTION**

- 1.1 This brief has been prepared to inform developers of the Council's planning policies and objectives for the site *Lands at Wilmer Place* (see Diagram 1).
- 1.2 A planning brief is considered necessary for this site to seek an acceptable range of land uses on the site and provide a framework for development that best serves the needs of Stoke Newington Town Centre.
- 1.3 In consideration of Planning Policy Guidance 12, paragraph 3.18 and 3.19 this planning brief has been the subject of public consultation and has been approved by a resolution at Committee and therefore, is considered by this Council to be a material consideration in the preparation of development proposals and determination of planning applications for this site.

**2. OBJECTIVES OF THE BRIEF**

- 2.1 To encourage high quality, mixed use, sustainable development that improves the facilities and increases the activity of Stoke Newington Town Centre.
- 2.2 To ensure that all developments are carried out to an overall development framework and do not compromise subsequent proposals that would contribute to the improvement of Stoke Newington Town Centre.
- 2.3 To achieve a high quality of design of any new development proposal that preserves or enhances the Conservation Area and the setting of Abney Park Cemetery.
- 2.4 To retain a town centre car park on the site and improve its safety and security.

**3. SITE DESCRIPTION**

- 3.1 Wilmer Place car park and adjoining lands, identified in Diagram 1, comprises a number and range of different uses and ownership's – including Council owned land. The 108-space 'pay and display' car park serves the town centre but is not fully utilised for reasons of safety and security.

- 3.2 To the north and northwest of the site lies Abney Park Cemetery. To the east of the site is Stoke Newington High Street while to the south is Stoke Newington Church Street.
- 3.3 The buildings bordering the site along Stoke Newington Church Street and Stoke Newington High Street provide a variety of retail, office, community and residential uses. These properties contribute towards the character and activity of the town centre.
- 3.4 There are industrial buildings, Wilmer Place Industrial Estate, within the car park to the rear of 185-217 Stoke Newington High Street. An office building, Anita House, is on the western side between the two areas of parking.
- 3.5 The former Whinchops builder's yard in the south-west corner of the site and 32-40 Stoke Newington Church Street have been the subject of a number of recent planning applications and approvals (subject to agreement of planning obligations) for residential and residential/retail uses respectively.
- 3.6 Listed buildings that should be considered when proposing developments are on Stoke Newington High Street (west side) N16, Nos 187, 189 and 191 Grade II\*: Stoke Newington High Street N16 (west side), Forecourt Wall, Railings and Gates to No 187 and wall to south Grade II: Stoke Newington High Street N16 (West Side) Forecourt Wall, Gates and Railings to No 191 Grade II: Stoke Newington High Street N16 (West Side) Entrance Lodges, Gates & Railings to Abney Park Cemetery Grade II.
- 3.7 Vehicular access to the car park is gained by Wilmer Place off Stoke Newington Church Street. A pedestrian access to the car park is found between 181 and 183 Stoke Newington High Street.

#### **4. LAND USES**

- 4.1 The Lands at Wilmer Place can be seen as containing distinct areas. The interior of the site occupied by a Council owned 'pay and display' car park' which is split into two separate areas; Wilmer Place Industrial Estate (to the rear of 195-217 Stoke Newington High Street); The former Whinchops builder's yard and 32-40 Stoke Newington Church Street which have been the subject of a number of recent planning applications and approvals; and the buildings fronting on to Stoke Newington Church Street and Stoke Newington High Street.
- 4.2 Planning permission has been granted for residential development on the western side of the former Whinchops builder's yard which is not included in Stoke Newington Town Centre as shown on Hackney's Unitary Development Proposals Map. The development of the eastern side of this area however, which is included in the town centre, should include uses that are compatible with, and strengthen the commercial future of, the town centre. These uses include retail, office, community, arts, culture, and entertainment activities.

- 4.3 Where a proposal involves the loss of any industrial floor space this should be replaced by employment use. If it were demonstrated that demand for any existing industrial premises is lacking then rationalisation and provision of B1 floorspace more suited to local needs could be provided within a mixed use development. Other uses should include those compatible with the Stoke Newington Town Centre such as retail, community or cultural facilities along with some residential. Any residential component of a development proposal should play a subservient role with the other uses dominating.
- 4.4 A mixed use development should provide additional services for local users in order to attract more people to the town centre.
- 4.5 Any development should increase passive surveillance with the addition of buildings overlooking the car park. This is likely to improve the safety and security of the car park which is desirable, as at present it is perceived as unsafe. This is especially the case at night when customers using facilities on Stoke Newington Church Street are reluctant to use the car park and add to congestion on the surrounding roads.
- 4.6 Reconfiguration of the layout of the car park with associated development will be considered where there is no significant loss of parking spaces and it can be demonstrated that the safety and security of the car park will be improved. This could be ensured through a planning obligation between the Council and a developer.
- 4.7 The cumulative effect of any planning permissions granted on the provision of car parking spaces within the car park will be a consideration when considering development proposals.
- 4.8 Abney Park Cemetery Trust proposes to install an access between Wilmer Place car park and the cemetery for which planning permission has been gained (see Diagram 3). A further proposal for a new depot is also proposed with access directly on to the car park (see Diagram 3). While this planning brief supports these proposals they should be the subject of negotiations between the relevant land owners. Access for both these proposals could be safeguarded through a legal agreement attached to any planning permission for development of the car park which the Council is minded to grant or as part of a condition of sale of any Council owned land.
- 4.9 Access to the car park by Wilmer Place from Stoke Newington Church Street may be a constraint on development and any proposal should consider the ability of this access to serve expected traffic generation.
- 4.10 The buildings bordering the site along Stoke Newington Church Street and Stoke Newington High Street provide a variety of retail, office, community and residential uses. These properties contribute towards the character and activity of the town centre and similar uses and reuse of vacant



properties will be encouraged. Redevelopment of properties including demolition is unlikely to be granted planning permission and Conservation Area Consent.

## **5. POLICY CONTEXT**

- 5.1 This planning brief has been the subject of consultation and a resolution at Committee and in consideration of Planning Policy Guidance 12, paragraph 3.18 and 3.19 it is regarded by this Council as a material consideration in the determination of planning applications for this site.
- 5.2 The land lies within the area identified on the Hackney Unitary Development Plan proposals map as 'Town Centre and main shopping area' (see Diagram 2). The Stoke Newington Town Centre is covered by Proposal 293 in the Unitary Development Plan. This states: "They have opportunities for new shopping development and also serve as focal points for more general commercial, leisure, community and art and cultural facilities for the Borough."
- 5.3 Hackney Unitary Development Plan Policy R1 Town Centres states that "Wherever possible the Council will promote and encourage development of retail, office, community, arts, culture and entertainment activities[...]. In principle support will be given to proposals which enhance and improve the retail and town centre functions."
- 5.4 The land lies within a Conservation Area and within an Area of Archaeological Priority. Abney Park Cemetery lies to the north and northwest of the site. It is a local nature reserve and area of nature conservation interest as well as lying within the Conservation Area.
- 5.5 Where ground works are required as part of any proposal it is important that any developer contact the Council's Conservation and Design Team (0181-356 8071) or English Heritage (0171- 973 3000) at an early stage, prior to submitting a planning application.
- 5.6 Any development would have to address effects on the amenity of the surrounding residential properties as stated in Unitary Development Plan policy EQ1 *Development Requirements* (appended). This policy also provides general guidance on appropriate design of any new buildings or alterations to existing buildings, circulation and environmental conditions. Further guidance on residential standards is contained in the Supplementary Planning Guidance *New Residential Development* produced by Hackney Council and is available by calling the Development Control Duty Desk on 0181-356 8062.

## **6. DESIGN GUIDANCE**

- 6.1 Development should seek to reinstate the street edge wherever possible. By means of appropriately scaled buildings that acknowledge the context of Church Street and Stoke Newington High Street, but which are contemporary in expression and do not seek to mimic local architectural

styles. The key gaps are the car park entrance from Church Street, and the passage from the High Street.

- 6.2 Uses should be mixed, and development should be broken into elements that fit the urban grain and geometry of the site. As with the buildings that face directly on to surrounding streets, the architectural expression should be confident and contemporary, and not based on historical styles.
- 6.3 Within any new developments large areas of surface parking should be avoided. It would be preferable to place parking underground, or, if this is not possible, provide parking within the structures on the site.
- 6.4 The most sensitive part of the site is that facing Abney Park Cemetery, particularly the area surrounding the entrance. Here, the scale of development should be lower and quality of design very high.
- 6.5 Sensitive design and imaginative fenestration could increase passive surveillance of the car park improving its safety and security.
- 6.6 The amount of parking, servicing facilities for loading and unloading and amenity space will be appropriate to the proposed uses for the site and should be appropriately integrated into the development. In the case of mixed use and business development the Council would wish to see adequate servicing and drop-off points appropriately designed into the scheme. Guidance for these aspects can be found in the general standards contained in the Hackney Unitary Development Plan.

For further information please contact:

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