

**Site:** Land adjacent to 35 Balcorne Street, Hackney, London E9 7AY

**Site size (ha):** 0.0123 ha

**PTAL:** 4

**Development potential:** 1-2 (maximum) housing units for residential use

**Available as a share of Freehold:** 10% following planning permission and up to 60% upon practical completion

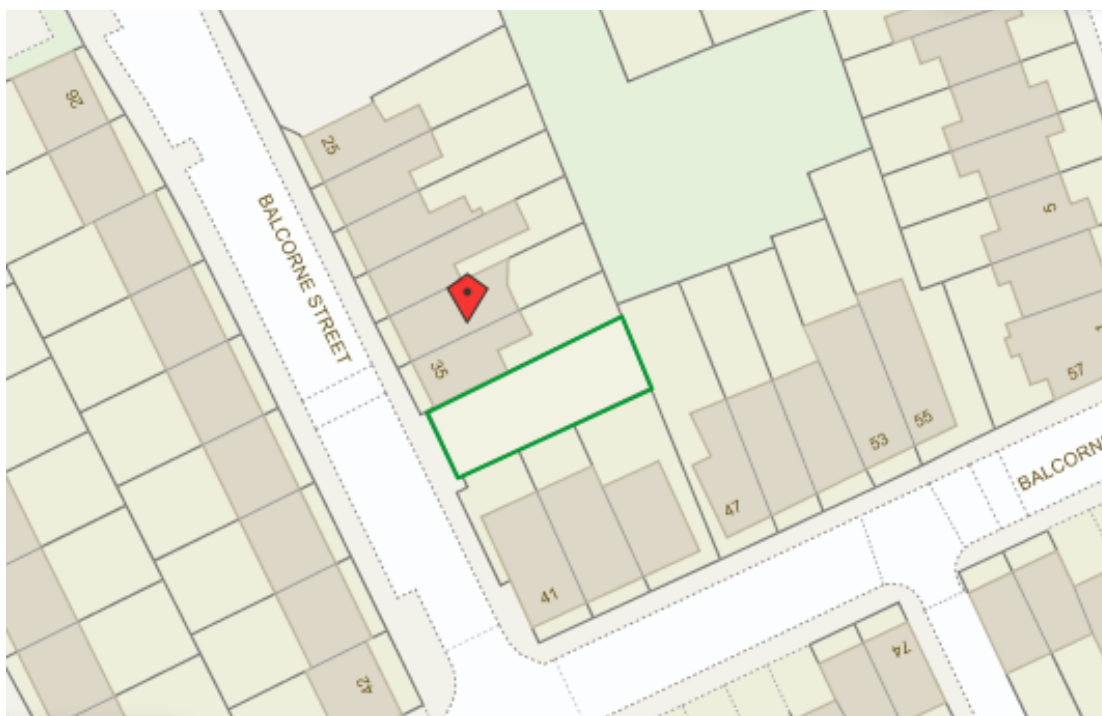
**Applications for site due:** December 15th, 2020 at 17:00



**Site description:** 37 Balcorne Street is a strip of land approximately 123 m<sup>2</sup> on the end of a row of Georgian terrace properties. It is believed that the site formerly served as a pathway connecting what is now a school to the Balcorne Street. The site backs up to the playground of Orchard Primary School.

The area is predominantly two and three storey residential mixed tenure homes with fairly good links to public transport and in close proximity to Frampton Park Estate and several schools. The site is 0.5 miles from London Fields Overground Station and has good links to several bus stations on Mare Street

The site is currently fenced off with hoarding from the road with no pedestrian access.



(Site is located inside the green rectangle in the figure above)

**Location:** The section of Balcorne Street that the site is situated on runs North to South, and is located towards the South West of the borough. St John's of Jerusalem Church and Well Street Common are to the East (200 -250m<sup>1</sup>) of the site, to the West are Mare Street (approx 450m) and London Fields (approx 750m). Well Street is at the northern junction of Balcorne Street, and Victoria Park is approximately 500m to the South. Vehicular access at this junction is currently gated off.

It is situated next to 35 Balcorne Street which is a 2 storey end of terrace Victorian house. The southern and western borders of the site abuts the rear gardens of 41 - 45 and 47 Balcorne Street. This section of Balcorne Street runs in a East - West direction, in contrast to the section the site is on.

**Planning:** The site currently does not have any planning permission. A separate Planning Statement document with more information about the site and planning information will be made available on <https://hackney.gov.uk/self-build>.

**Legal Arrangements:** The self-builder once selected will have to pay the Council £5,000 to enter into a contract with the Council. They will then need to obtain planning permission and then pay the Council for 10% of the value of the land with planning permission in exchange for 10% of the freehold. Upon practical completion the transfer will be updated to reflect the self-builder owning 60% and Hackney Council retaining 40% of the freehold (land and house).

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<sup>1</sup> As the crows flies

The selected self-builder will become Tenants in Common with the Council which will mean that when they go to sell their home they will need permission from the Council, will need to offer the Council the opportunity to purchase the home back first, and will be restricted to selling their home to an individual or household who meets criteria established by the Council, such as those who have a local connection, earn under £90,000 annually, and do not already own their own home.

**Submission Requirements**

To submit a bid applicants will need to go to <https://hackney.gov.uk/self-build> and download the application form found there. The form asks for details of how the project will be financed, how it will be green and sustainable, what the design approach will be, what risks the project will present and how they will be mitigated, and how the project will utilise local skills and employment. More details can be found on the website mentioned above.