

Self-Build Challenge Planning Statement



Land adjacent to 35 Balcorne Street, E9 7AY



Google Street View of Balcorne Street

Introduction

The Mayor of Hackney has committed to encouraging housing innovation, including cooperative and self-build ideas. In accordance with this, the Council has brought forward a Self-Build Challenge, where the Council will help support the delivery of a self-build scheme. The Council will advertise a Council-owned site to residents and invite bids from individuals, households, and groups who want to develop their own homes. The Challenge will be promoted to those on the self-build register and those who register an interest. Through the Self-Build Challenge, Hackney Council will test how sites could be used not only by those interested in self-building their own homes, but also by households in housing need.

Balcorne Street is one of the first sites identified by the Council to deliver this commitment.



The site and surroundings

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 -250m¹) 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.

The site is vacant, it is rectangular in shape approximately 123 sqm, with a 6.5m East facing frontage onto Balcorne Street. 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.

The site is owned by Hackney Council, however the residential properties in the immediate vicinity are privately owned.

There are some convenience retail units and Rotheley House, which formerly housed the Council's Homerton Neighbourhood office on the southern side of the section of Well Street at the junction with Balcorne Street. On the northern side of Well Street is the Frampton Park estate. The designated Well Street Local Centre is approximately 270m to the North East of the site. Lauriston Road Local Shopping Centre is to the South East (approximately 360m) of the site, while Martello Street which is the southern edge of Hackney Central Major Centre is around 600m in a North West direction. These are the

three closest designated town/commercial centres to the site.

Local Plan 2033

Definition of Local Centre

Local centres include a range of small shops of a local nature, providing services for local communities (a small catchment) and are of cumulative strategic significance. Typically, local centres include a small supermarket, a newsagent, a sub-post office and a pharmacy.

Definition of Major Centre

As categorised by the London Plan, Major Centres normally serve the whole of the borough and beyond. They generally contain over 50,000sqm of retail, leisure and service floor space with a high amount of shops for items such as clothes compared to food shopping. They may also have significant employment, leisure, service and civic functions.



There are two primary schools in close proximity to the site. The play area of Orchard Primary School borders Balcorne Street, with the main entrance from Well Street. In addition a section of the school's playground may abut the rear of the site.

The site's PTAL rating is 4 - 5 (1 is the least and 6B the most accessible in terms of public transport). London Field is the nearest station

¹ As the crow flies

approximately 900m (11 mins walk) in a South West direction. There are various bus routes that run along Well Street (East-West) and Mare Street (North-South).

There are no planning designations on the site, and there are no buildings considered to be designated heritage assets of value in the immediate vicinity of the site. St John of Jerusalem, Hampden Chapel, and the Almshouses on Church Crescent to the West are the nearest listed buildings. These listed buildings also lie within the eastern edge of the Victoria Park Conservation Area.

Design considerations

The principle of residential is supported, assuming the frontage of the site is East facing onto Balcorne Street. There is no opportunity to access the site from other directions.

The residential buildings on either side of the site, plus 28 - 42 Balcorne Street facing the front of the site are two storeys, therefore any proposal should take into consideration these existing buildings. 25-35 Balcorne Street could be late Georgian/early Victorian terrace, whilst the terraces of 28 - 42 Balcorne Street, and 41- 45 Balcorne Street were more recently constructed, most likely between the 1980s and 1990s.



25-35 Balcorne Street. The fence for Orchard School is adj to No. 25



28 - 42 Balcorne Street



41 - 45 Balcorne Street borders the southern boundary of the site. Nos. 47 - 55 date from an early period.

In Hackney's Characterisation Study (March 2018), the site is located in the wider Hackney Central sub-area. The Study describes the *Victoria Park and Well Street* part of the Hackney Central growth area as 'older residential neighbourhoods along the northern edge of Victoria Park with an attractive historic character' (pp128). A generic boroughwide observation is that Victoria terrace typology dominates the residential neighbourhoods of Hackney and it has proved an adaptable and resilient form. The majority of the terraced streets in Hackney achieve good urban densities, as a type of typology they could allow higher densities to be achieved without sacrificing the strong street character the typology supports. Opportunities include:

- Taller formats such as three town houses with integral roof garden.
- Stacked maisonette forms to double the number of homes a terraced street can support
- Introduction of mews streets with blocks to intensify land use at the block scale

Key Characteristics of Victorian Urban Terrace

Typical storey height: 2 - 3

Typical street width: 15 - 18m

Typical block size: 150x60m

Floor area ratio: 0.47

Parking: On-street

Public open space: No

Private open space: Front and back gardens



Key Characteristics of a low rise 60's onwards (1960s - 1990s)

Typical storey height: 2

Typical street width: 21m

Typical block size: 21x10m

Floor area ratio: 0.40

Parking: Front yard and on-street parking

Public open space: No

Private open space: Gardens

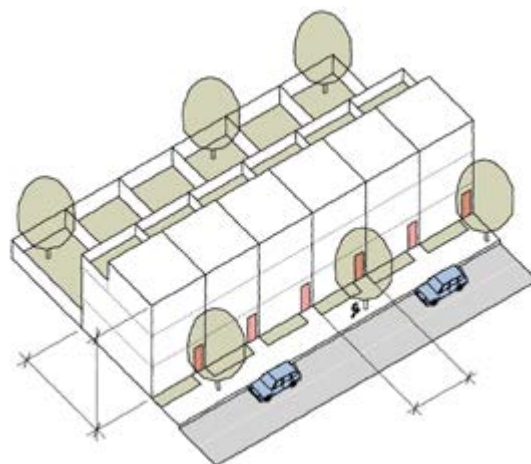


Fig 102 Town House - adding a storey to the typical terrace typology (Allies and Morrison)



Fig 103 Stacked maisonettes - the reinvention of this post-war format is being used as way of increasing the density of the typical terraced street typology (Allies and Morrison)

Credit: Allies and Morrison and the figures are extracts from Hackney Characterisation Study

The site could accommodate a single dwelling house, or the possibility of 2-3 self-contained flats provided that they meet the criteria of the self-build Challenge, and the principles of Hackney planning policies.

The Council would be looking for a design that respects and responds sensitively to the local context, without compromising on the quality of the proposed dwelling, and the privacy of the household(s). Internally, floorplans should seek to balance the need of individual privacy with group/family interaction.

The treatment of the external space in terms of landscaping and use needs to be integral to the scheme to ensure that it makes a positive contribution to the area.

Any design should accord with the policies of the Council (see also Appendix 2 Planning Policy Context):

- Policy LP1 *Design Quality and Local Character* of the Hackney Local Plan 2033 seeks high architectural and urban design quality. It sets out the overall criteria including but not limited to responding to local character and context, existing townscape, and the use of attractive, durable high quality material.
- Policy LP2 *Development and Amenity* sets out the amenity consideration, seeks to ensure that developments are designed to ensure there are no significant adverse impacts on the amenity of occupiers and neighbours.
- The Council applies internal and external space and accessibility standards set out in the London Plan. Applicants should in particular review Table 3.1 '*Minimum Internal space standards for new dwelling*', and the GLA's Housing SPG

- It is worth reviewing Hackney's Sustainable Design and Construction SPD on our website

There is a small group of mature Sycamores trees on the southern corner of the site fronting Balcorne Street. They are not subject to a Tree Protection Order, but proposals need to take this into consideration. The area does not benefit from a good level of urban greening, and the roots and crown spread are likely to be within the site, which will affect or limit any proposal. These trees may be accommodated into any development scheme or replacement trees planted.

Design should seek to mitigate the impact of climate changes through design which minimises exposure to the effects, and technologies which maximise sustainability.

In accordance with Council's policy, any proposal should be car free, unless it is for disabled parking.

Alternative Use

This Brief is specifically related to the Mayor's Self-Build Challenge, therefore alternative uses were not considered.

Planning History

There is no planning history on the site.

Appendix 1



146A Rushmore Road



72 Sandringham Road



Two infill houses, Stoke Newington
Credit: Nick Kane



75a De Beauvoir Road



83 Maury Road

Appendix 2

Planning Policy Context and Development Option

The Self-Build and Custom Housebuilding Act 2015 and Self-Build and Custom Housebuilding (Register) Regulation 2016 require the Council to keep a register of individuals and associations of individuals who are interested in self-build and custom housebuilding and are seeking to acquire serviced plots of land within the Council. The Register serves as an indication of demand for self/custom-build in the borough. The Act also places a duty on councils and other public bodies to have regard to the self-build and custom housebuilding register when carrying out their planning, housing, land disposal and regeneration functions.

National Planning Policy Framework (February 2019)

In the glossary of the NPPF self-build and custom housing is defined as: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Under Section 5 'Delivering a sufficient supply of homes' of the NPPF, paragraph 61 states that "Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service

families, travellers, people who rent their homes and people wishing to commission or build their own homes."

London Plan

Policy H2 small sites of the draft London Plan (July 2019) encourages development on small sites. It recognises that small sites (below 0.25 hectares) could make a substantially greater contribution to new supply across the city. The policy is not specifically about self-build, but one of the criteria does recognise the option of self-build as a form of supply, and encourages planning decisions and plan-making to "support those wishing to bring forward custom, self-build and community-led housing.

Hackney's Local Plan 2033

The main theme of the Local Plan is the delivery of sustainable growth, including genuinely affordable housing to ensure new homes meet the needs of residents. Self-contained housing is the priority residential land use in the borough and is the type of land use for which there is the greatest need. The Council will support the development of smaller sites including infill housing development and innovative approaches to housing delivery.

Policy LP16 'Self/Custom-Build Housing' of Hackney's Local Plan 2033 supports this approach to development.

LP16 Self/Custom Build Housing

- A.** Proposals for self/custom build housing projects to meet demand will be supported provided they are compliant with all other plan policies Definition of Major Centre
- B.** Large developments of 0.25ha or more should seek to make provisions for serviced plots of land for self/custom build housing, subject to the characteristics and constraints of the site and area
- C.** Self/custom-build development will be supported and encouraged on infill development sites provided the scheme is in accordance with all other development plan policies



Key Local Plan 2033 Policies

The Council will assess any planning application against the policies in the Local Plan. Particular regard will be given to compliance with the following policies:

- LP1 Design Quality and Local Character
- LP2 Development Amenity
- LP16 Self/Custom-Build Housing
- LP13 Affordable Housing²
- LP17 Housing Design
- LP45 Parking and Car Free Development
- LP51 Tree Management and Landscaping
- LP54 Overheating
- LP55 Mitigating Climate Change

² Applicants for this Challenge can apply for Self-Build Relief which provide exemption from CiL. Self-Build Relief guidance can be found at planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/4

Appendix 3

Planning and Building Control

Proposals for a self-build home(s) will require a **full planning permission application** to be submitted to Hackney Council.³

The Council Planning Office offers a pre-application advice service, where you can:

- Request the 15 day pre-application service. This is suitable for householders, other and small scale development proposals. This does involve a fee, which as of January 2020 is £360 for proposals of 1-4 residential dwellings

Before submitting a planning application, applicants should look at the Council's Full Application Validation checklist which can be found on our webpage. The essential requirements for a residential dwelling are:

Planning Application Checklist:

- Completed Application Form
- Ownership Certificate (A, B, C or D as applicable)
- The appropriate planning fee. At January 2020 the fee is £462 per dwelling. The planning fee excludes any other expenses in developing the planning application
- Location Plan - which can be obtained from a number of sources including the Ordnance Survey
- Design and Access Statement - This should seek to explain and justify the application, and provides details regarding proposed materials, landscaping etc.⁴

Plans required

- Existing and Proposed Elevations (at 1:50 or 1:100 scale)

- Existing and Proposed Floor Plans (at 1:50 or 1:100 scale)
- Existing and Proposed Site Sections and finished floor and site levels (at 1:50 or 1:100 scale)
- Roof plans (at 1:50 or 1:100 scale)
- Community Infrastructure Levy (CIL) Form 0

Possible requirements

- Affordable Housing Statement and Viability Report
- Daylight/Sunlight Assessment
- Tree survey/Arboricultural Implications

When a planning application has been submitted and validated, the application will be allocated to a planning officer who will process the application, including:

- Evaluation and site visit, and public consultation
- Decision making (an application can be refused as well as approved). The Council will seek to determine an application within 8 weeks of its validation
- Post planning - discharging conditions, complying with conditions

Building Control

Any new development will require approval under Building Regulations, which is separate from planning permission. Hackney Council does offer a Building Control Service which can help from the start to the finish of the build ensuring that it is safe, secure and sustainable.⁵

³ Further guidance regarding the planning process are available at hackney.gov.uk/planning-guidance

⁴ Further guidance about Design and Access Statements can be found at planningdocs.hackney.gov.uk/NorthgatePublicDocs/00003346.pdf

⁵ Further guidance can be found at hackney.gov.uk/bc-regulations

