

## Minutes – 28<sup>th</sup> April 2025

### 0 IMMEDIATE MATTERS

AI is nearly here...and it actually did record and produce a transcript of 'some' of the meeting last night. I have attached it if you're interested, it certainly needs some tweaking!

### 1 ATTENDANCE

#### In the room

Nikki Blustin

Bernhard Tulkens

Sarah Mann

Sarah Burley

Lisa Shell

Dickon Hayward

Trevor ?

Jenny Lovell – was asked to leave as Allies & Morrison presenting scheme.

#### Zoom

Kenet Bakamovic

Gordon ?

Jonathan McDowell

Mike Samuels

### 2 Presentation from Allies & Morrison – New Era

Miles - Allies & Morrison

Stefan - Allies & Morrison

Adam - CMA

Dan - HILL, Resi Developer

Shaun - Dolphin, affordable housing charity.

Callum - community engagement

#### *Intro from Shaun.*

Drivers for changes – 2<sup>nd</sup> staircase reg introduced in 2023. However this had not had an effect on the affordability (50/50 affordable/private), massing or form.

The application is in for public consultation, and was not approved previously due to outstanding 106 issue. It has 'resolution to grant'.

#### *Miles presented the scheme*

Existing housing scheme – no green spaces, tarmac, no level access, had bomb damage, 96 tenants.

60 of the original 96 tenants qualify for re-housing.

Changes – one storey removed from top of tower, and infilled elsewhere.

Talked about a complete 'rinse' through the floorplans and of the elevations.

Described the Italian approach of 'base, middle, top.'

A big part of the scheme is 50% affordable, which means London living rents – which is offered to the original 60 tenants in perpetuity.

## Q&A

- Roof terraces – along the south edge, the tenants use their own roof. Planting is set back, and with dense border, to avoid overlooking.
- Central courtyard is for all – but not public.
- Urban greening – plants selected that are happy in shade, planted under PV's and in shady terraces.
- Bio net gain 11,000%
- Single large retail space, however can be sub-divided.
- There is a flat on the corner, with bins separating the flat from the single large retail space.
- No good ground floor context drawing – it is in the planning pack.
- Affordable and private in separate blocks – as managed differently.
- Many single aspect flats. 38% dual aspect.
- Scheme feels dense, not an inch to spare.
- The revised scheme has +9 units, however does appear to have far more 1 bed units set off very long corridors of up to 40m with no natural light ( except through the doors?).
- Developer emphasized that the scheme meets all 'minimum standards and requirement'.
- Are there any community spaces – NO.
- Deliveries of large items etc??
- Sustainability??

### ***HSPG – discussion points after presentation team left.***

This development was set up on money that Westminster council made from the sale of Dolphin Square. However, New Era is not what their legacy is about. They were granted that money to continue the legacy. 80 to 120 million. This is housing developer not housing charity.

However, the London living rents is commendable and a rarity.

Precedents – St. Andrews development.

### **HSPG Actions**

1. Trevor – Rights of light (existing block to the north effected).
2. Nikki – Single aspect flats ( the London plan) and ventilation.
3. Bernard – Public realm, commercial aspects, west elev.
4. Mike – Access for services and deliveries.

HSPG minutes

5. Mike – Dolphin Square Trust background and viability situation.
6. Sarah B – Density, serviced apartments (?), infrastructure capacity in the area.
7. Dickon – Sustainability, circular economy.
8. Lisa – Landscaping.
9. Kenet – Architectural design quality and references.

*To be on the agenda for next meeting so we can feedback to Planners.*

*It was discussed how to make meaningful feedback which would be taken notice of.*

### **3 PREVIOUS MINUTES/ APPLICATION UPDATES**

Holiday Inn Scheme - Ross commented, Lisa submitted.

Dale Court - Gordon suggested 2 stories, comments submitted.

HATZOLA Ambulance Station - Lisa to submit comments

- Helpful context from Mike's research
- Started in Brooklyn, now a global service.
- Open service that works with NHS.
- Woman not allowed to work there – cultural decision.
- Important for Jewish people to be buried in 24 hrs.
- Politically influential
- Need more facilities
- Need to balance needs and the design

Hornsey Chambers – comments submitted

Next committee – 7<sup>th</sup> May, Lisa to confirm.

Kings Hall – granted

10-24 Lamb Lane – granted

Detmold Rd – window replaced.

### **4 PRE APP AND PUBLIC CONSULTATION**

Hackney Central Tescos – Lisa to check master plan approval status.

Woodberry Down – Has this been approved – Lisa to check

- Affordable rent at WD is at 80% of market rate.
- Property goes back to developer if tenant doesn't take it up.
- Then goes back on the open market – for private sale.
- Lisa to recirculate Barbara's email

HSPG minutes

- Don't want Morning Lane to be a second Woodberry Down.
- Don't want to repeat a Dalton Square

(Kenet leaves)

588-592 Kingsland Road, 'don't know what they're doing' Lisa

79-85 Mare Street ?

## 5 NEW APPLICATIONS

**Kingsland Road Shopping Centre** – Bernard to present next month.

- Criterion own it
- Sainsbury's holding out – very long lease.
- No connection to remaining shopping centre
- Being reviewed by CAAC next Tuesday
- Lively street with food stalls?
- Class E – how is this determined – F&B??
- Ridley Road suffering.

**Shoreditch Works**

- PA expires on 6<sup>th</sup> June ( or was this 26<sup>th</sup>?)
- KPF + Richard Griffiths
- *Lisa to arrange for Shoreditch Works team to present at next HSPG meeting.*

**Albion Drive** – Bernard updated comments

## 5 LISTS

**Lisa's Lists ( March)**

17 Clissold Road – Housing association – no comment

104 Nightingale Road – no comment

Cypress Close – woodwork to UPVC – Lisa to submit usual comments.

**Bernard's list**

0518 – Timber to PVC – Lisa to submit usual comments

0432 – Grade 2. 81 Church Street. leave it to conservation team.

0443 – Mare Street. submitted previous details, details were nonsense. Now submitted better but not enough detail. Diathonite only. Plus a John Bolter, conservation architect, stair drawing. Not enough detail. Found some wallpaper, now in V&A.

HSPG minutes

0561 – commercial building in Shoreditch. +2 storeys. Leave to planners to decide it is not PD but a PA. Ashton Architects.

### **Jenny's List**

Albion Grove – no dormers on rear

Teddybear School – 51 Mayola Road. mansard + 3x rooflights. Will or won't due to precedent. No comment.

Stamford Road – replacement of garden wall? Kingsland CAAC. No comment.

05614 Tennessee Fried Chicken

Demolish and new build.

Redesign fake and weird

Could they have a mansard?

It does have some quality – tiles on the rear.

It is in a conservation area

It is locally listed.

Jenny to explore why it is locally listed and what is valuable about it.

IN LINK advertising panels – LS to send JL previous comments.

### **Sarah M's list**

0490 – 29 St Marks place – retrospective application for brick slips and changed windows.

0658 Brooksby Road Estate – replacing all windows. Estate has quality. LS to send usual comments.

### **Dickon's List**

0739 – Hoxton Street – disastrous application for badly designed scheme.

## **6 AOB**

### **Spreadsheets**

- Zoom Guidance Session – went well.
- Approach potential person for part time spreadsheet role.
- Keri's husband ( NOWIA)
- CAAC is a statutory consultee
- CAAC Shoreditch had no chair so not operating

### **SPACES**

- newsletter – on hackney society website, under publications.
- If anybody likes writing about things that matter!
- Lisa writing article for Aug 9<sup>th</sup> – on Kingsland Shopping Centre??

HSPG minutes

**CO-Housing Talk**

- What's It All About?
- Wed 30<sup>th</sup> April
- Kate Cornwell-Jones

The end.