



# **Dalston Kingsland Shopping Centre**

Zoom Consultation Sessions

7pm - 20th January 2021

3pm - 21st January 2021

**BGY**

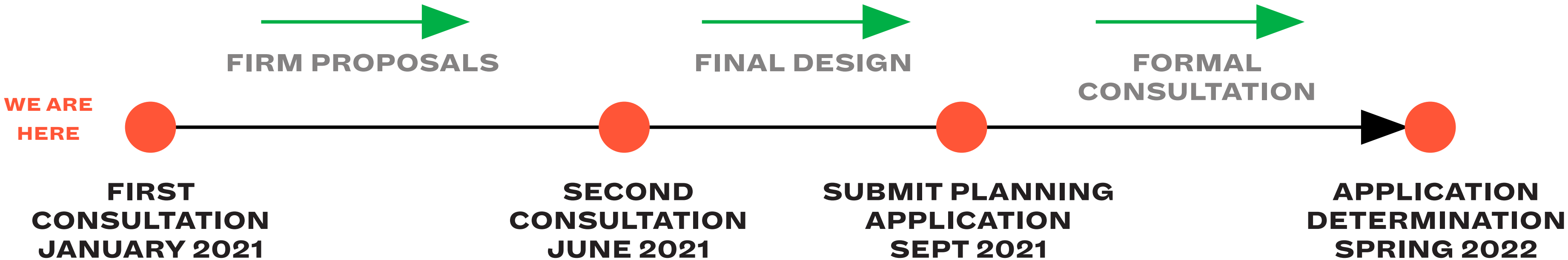
BUCKLEY GRAY YEOMAN

Welcome

Welcome to the initial consultation stage for Criterion Capital’s proposed redevelopment of Kingsland Shopping Centre.

We would like to hear your ideas for the site. Following this initial stage, we will work up firm proposals and consult you again.

Timeline



email: [info@dalstonkingsland.com](mailto:info@dalstonkingsland.com)



# CRITERION CAPITAL



JERMYN STREET



BURBERRY HOUSE



LEICESTER SQUARE

Criterion Capital are the owners of an expanding property estate,  
**focused in the heart of London.**

Using our creativity, energy and passion we transform our properties into  
**exciting long terms assets** that London can be proud of.

Since 2006, our portfolio has been **sustainably innovated** with the latest  
uses and occupiers seeking a presence for the long term; a unique formula of  
creating **mixed use development** to enhance our estate for the benefit of all.



Dalston Kingsland Shopping Centre - Consultation Event - January 2021



Buckley Gray Yeoman are an award-winning **Hackney-based** architectural practice with over 20 years experience.

We know Hackney well and intimately understand the **heritage and character** of the area alongside the desire to modernise and build on the success of recent developments.

We have worked on a number of built schemes within LB Hackney, of which some examples are shown here.



EAGLE WHARF



VERSE



BLACK & WHITE BUILDING  
NLA AWARDS



ARNOLD HOUSE



WENLOCK WORKS  
HACKNEY DESIGN AWARDS 2020



TEXTILE HOUSE



Site Location



LONDON BOROUGH OF HACKNEY

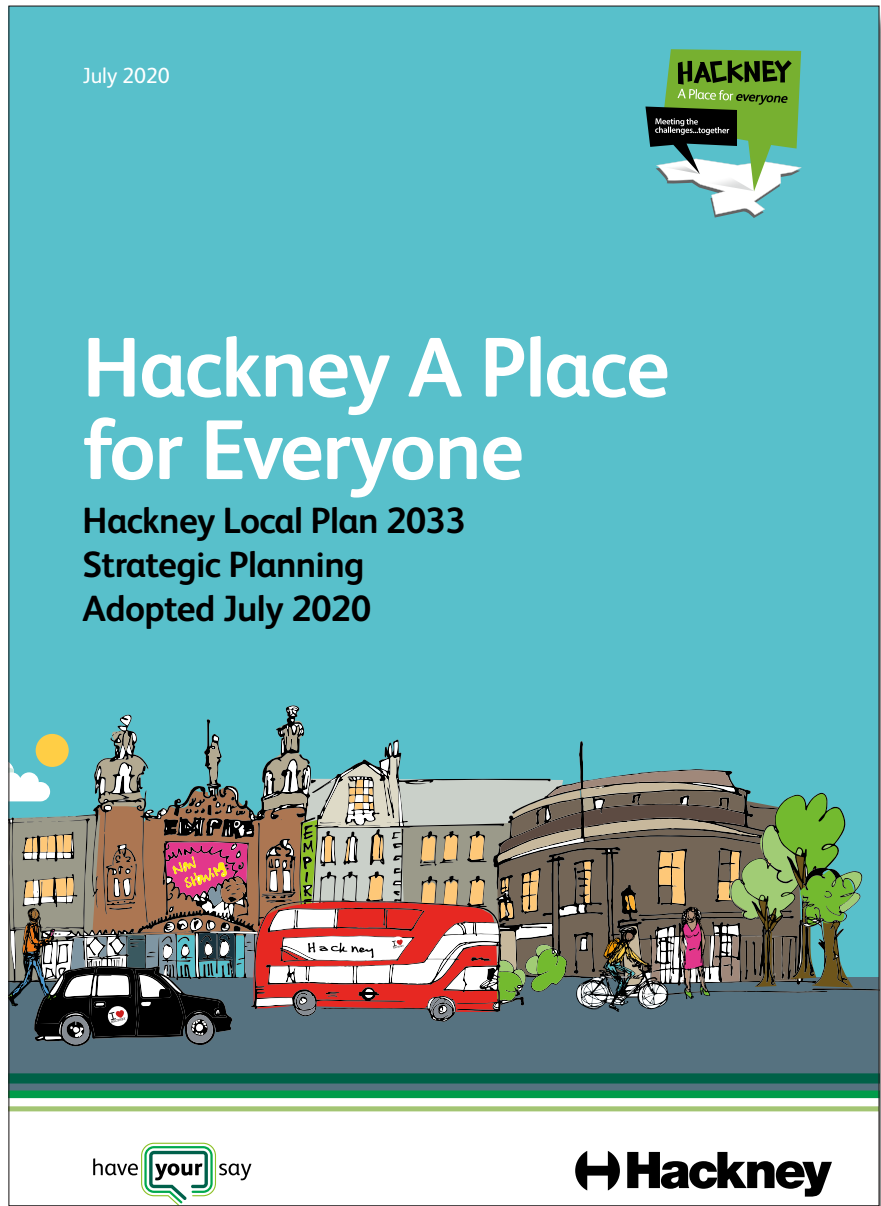




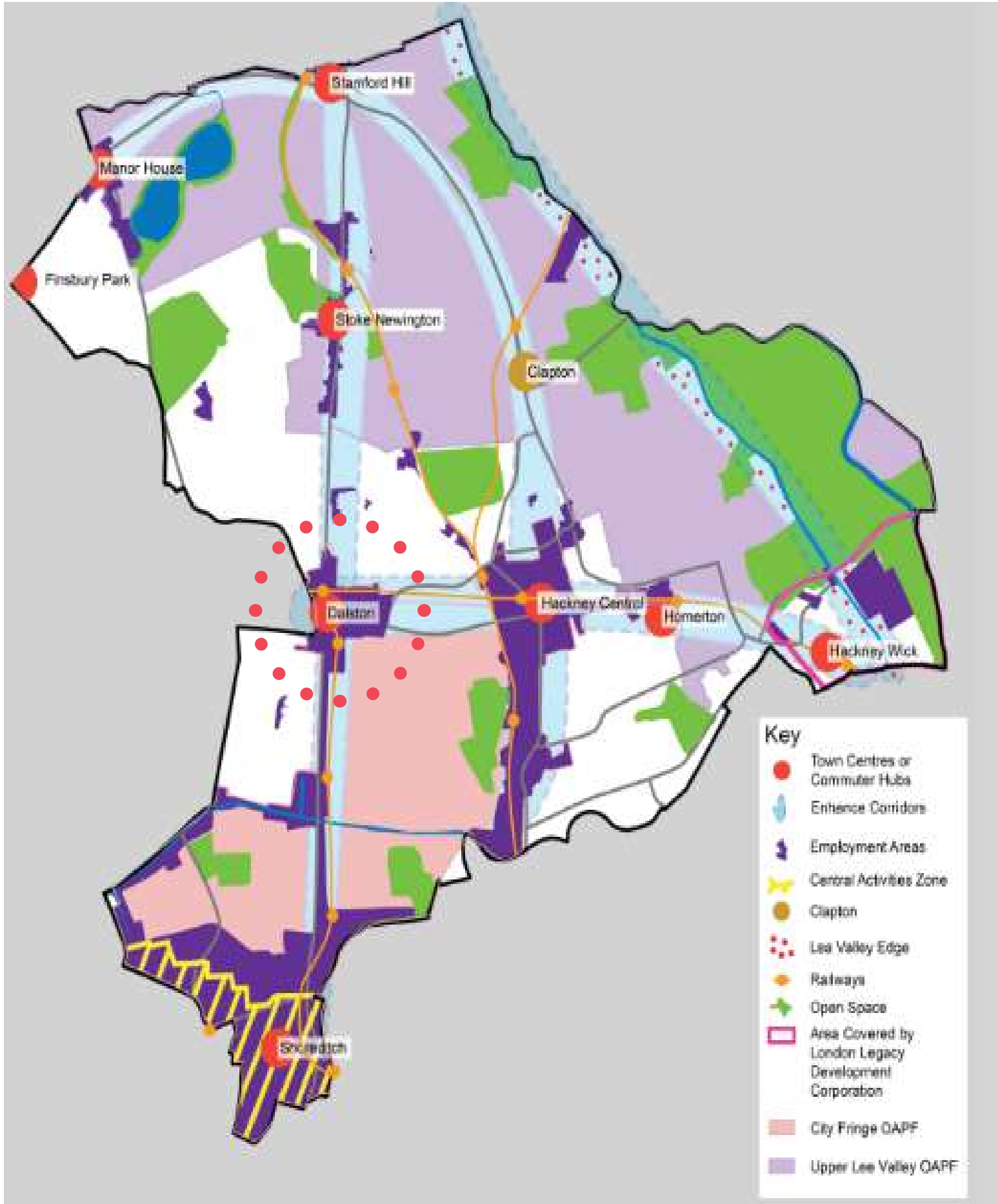
Local Plan

Dalston is the largest and most important town centre in LB Hackney.

The Council has identified through its ‘Hackney Local Plan 2033’ (Adopted July 2020) that it needs to deliver a substantial amount of the new retail, workspace and leisure use and 2,000 extra homes and over the next 10 years.



HACKNEY LOCAL PLAN 2033



MAP SHOWING HACKNEY TOWN CENTRES

Policy D5 - Kingsland Shopping Centre

Kingsland Shopping Centre sits at the heart of Dalston town centre and is identified within the **‘Local Plan’ under Policy D5.**

There is a shared ambition for comprehensive redevelopment to deliver – **“Mixed-use development with retail, commercial and residential [uses]”** within a new **“streets-based townscape”** over the next 10 years.

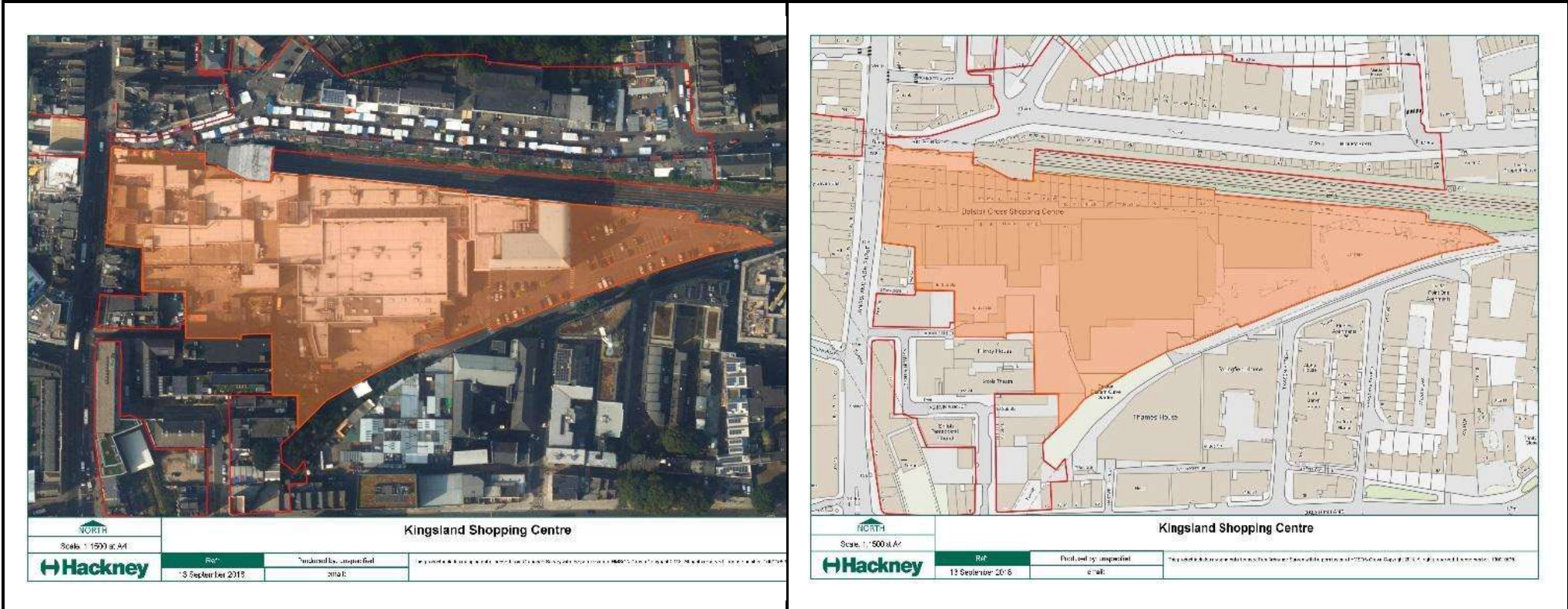
The “Supplementary Planning Document” is due to be published imminently, but it is likely that it will closely follow the guidance set out in the former ‘AAP Framework’ (2013).

Policy D5

**Allocation:** Mixed-use development with retail, commercial and residential

**Development Principles:**

Comprehensive redevelopment of the Kingsland Shopping Centre will be encouraged and must re-provide the equivalent or greater quantum of A1 retail floor space. Further guidance to be set out in a Supplementary Planning Document.



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number. 100019635.

**Ownership:** Private

**Area:** 2.6ha

**Existing Use:** Retail

**Planning Considerations:**

- PP2 Dalston
- Dalston Major Town Centre - Primary Shopping Area
- Special Policy Area (Licensing) - Partial
- Crossrail 2 Safeguarding
- Adjacent to the Dalston Conservation Area
- PTAL 6a

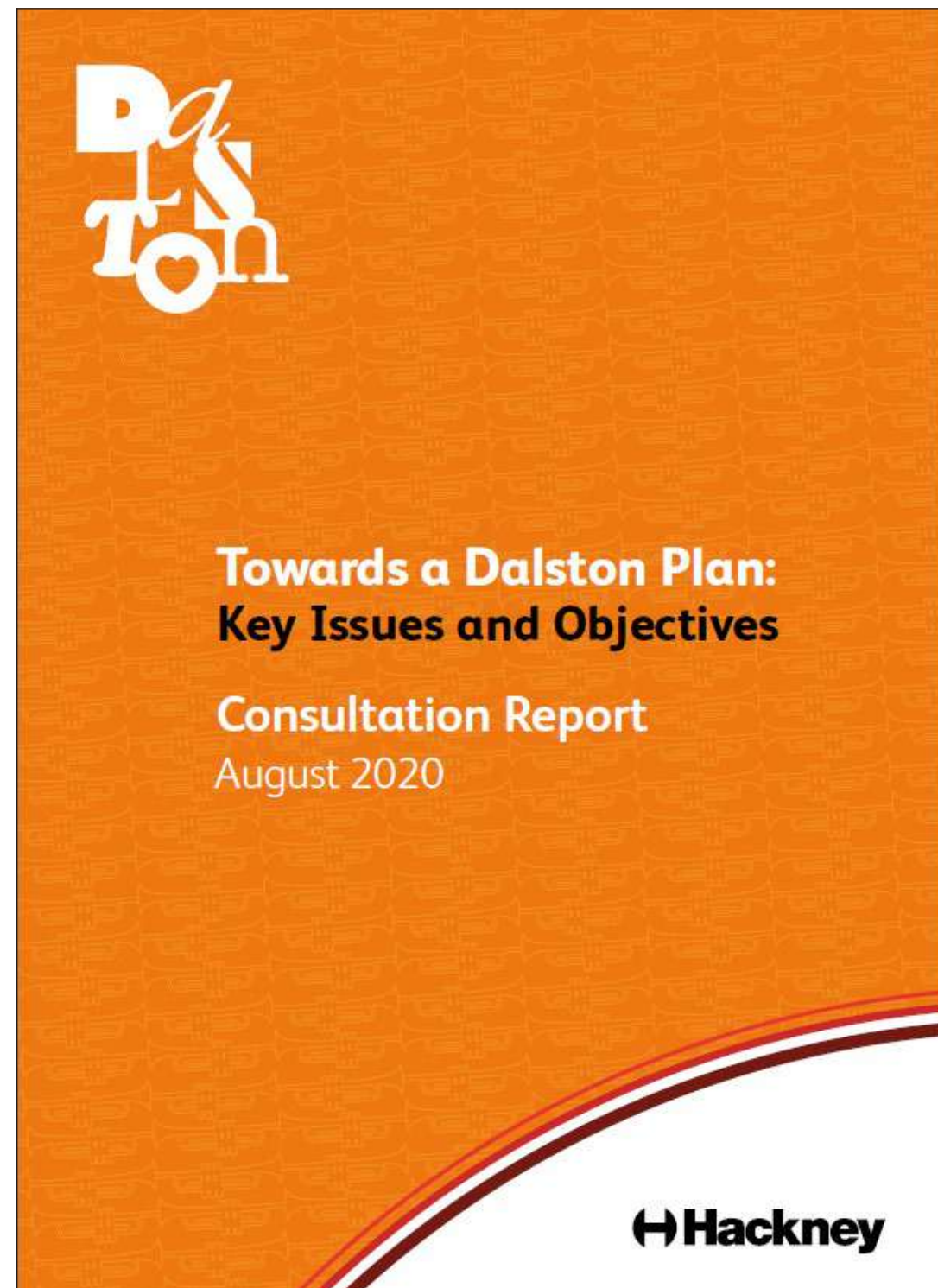
**How was the site identified?** Dalston Area Action Plan (2013)

**Timescale:** Medium Term



## Dalston Conversation & SDP Consultation

The **SPD Consultation Report** (the successor to Dalston Conversation) raised some key points from respondents:



CONSULTATION REPORT, AUGUST 2020

- **Dalston Eastern Curve Garden should be protected** as an enclosed and managed space; any future development should be sensitive to the Garden and protect its sunlight
- **Protect the unique shopping offer** in Dalston and discourage large chains from moving into the area.
- Retain and protect the **character of Ridley Road Market** – encourage change that meets the needs of both shoppers and businesses.
- Support the shift towards sustainable transport, especially **walking and cycling** in the town centre to improve movement and reduce negative impacts on climate change.
- Keep Dalston's **workspace affordable for local people** – especially for the local artists that are dependent on low rate.
- Support the growth of **genuinely affordable housing** while being clear what the term means for local residents.
- **Support the current arts, culture and night time economy offer** while carefully considering existing residents.
- Interventions are needed in some areas to **prevent anti-social behaviour**, notably in **Gillett Square**, and to a lesser extent on **Ridley Road and Dalston Square**.

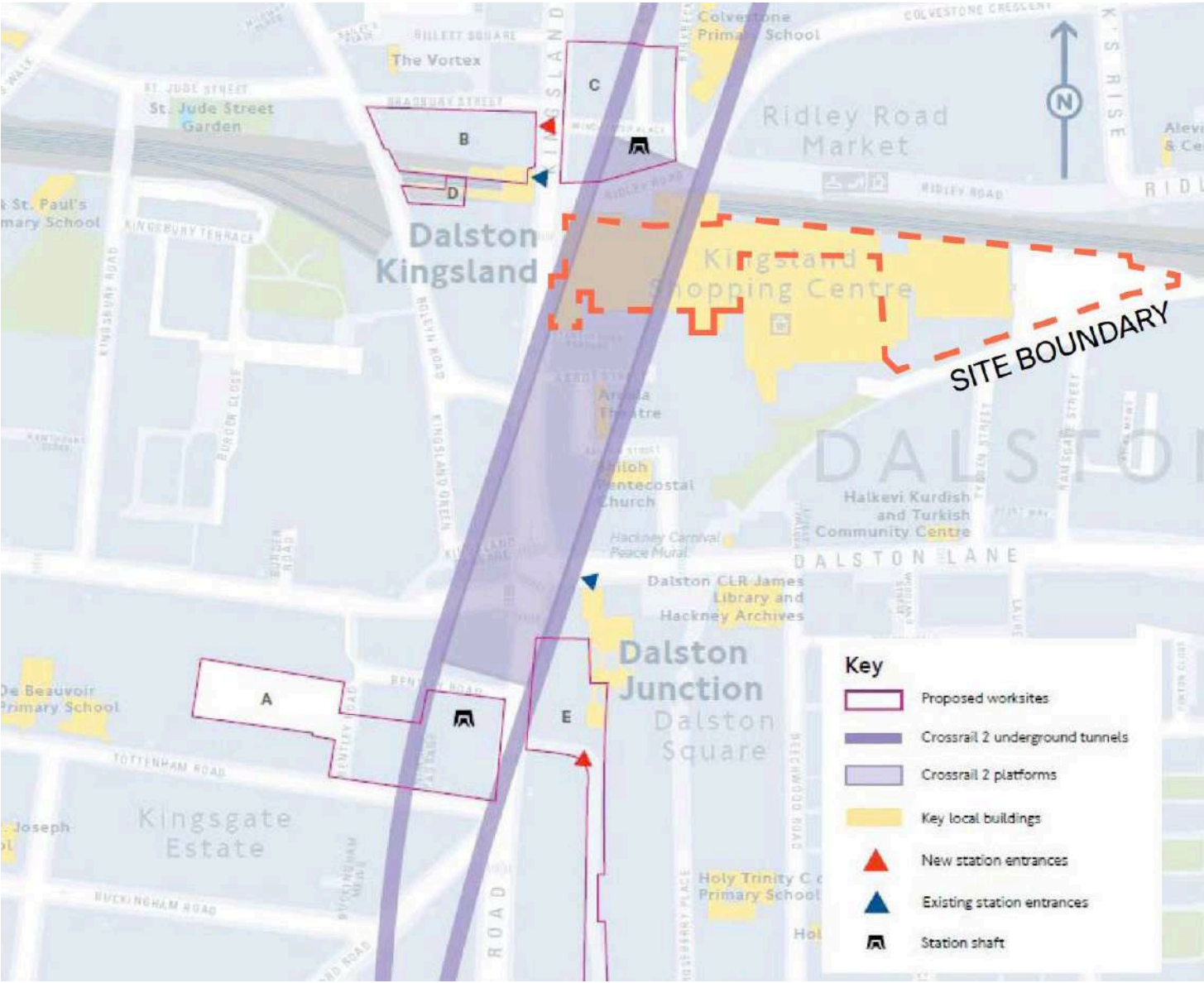


Proposed Application Site

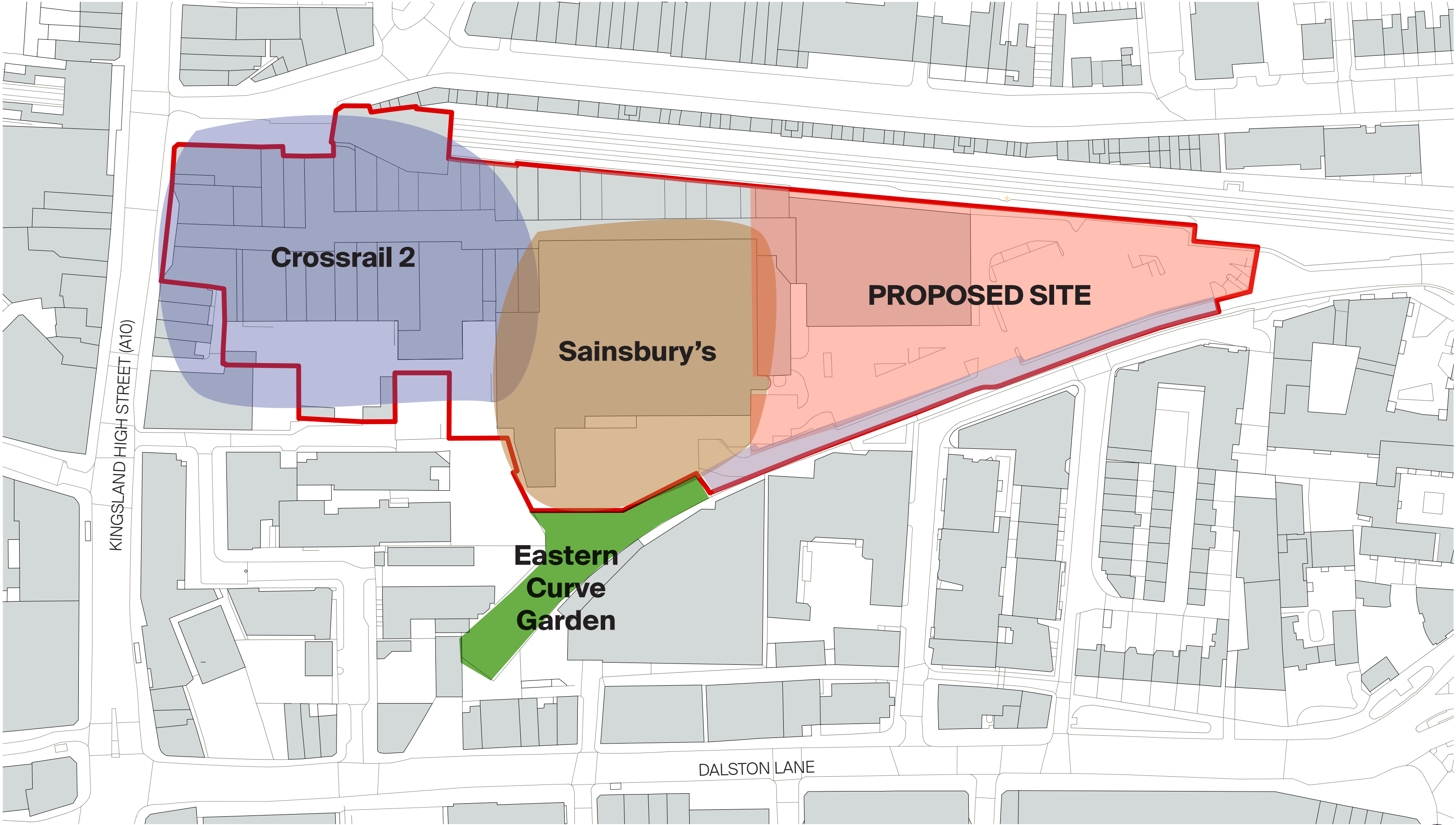
The **Eastern Curve Garden** will stay untouched by development.

**Crossrail 2** western portion is safeguarded

**Sainsbury’s** under long-lease terms



SITE PLAN INDICATING FUTURE PROPOSED CROSSRAIL 2 TUNNELS AND PLATFORMS



PLAN SHOWING CURRENT APPLICATION SITE



Conservation Areas & Heritage Assets

Development will seek to **protect the neighbouring conservation areas** of Dalston, Dalston Lane (West) and St. Marks, including preserving the setting of the Grade II\* listed St Mark’s Dalston church. This in itself will limit impact on other neighbours.

 Application Site

Conservation Areas

- A. Newington Green CA
- B. Dalston
- C. St Mark's
- D. De Beauvoir
- E. Kingsland
- F. Dalston Lane (West)
- G. Graham Road and Mapledene
- H. Queensbridge Road

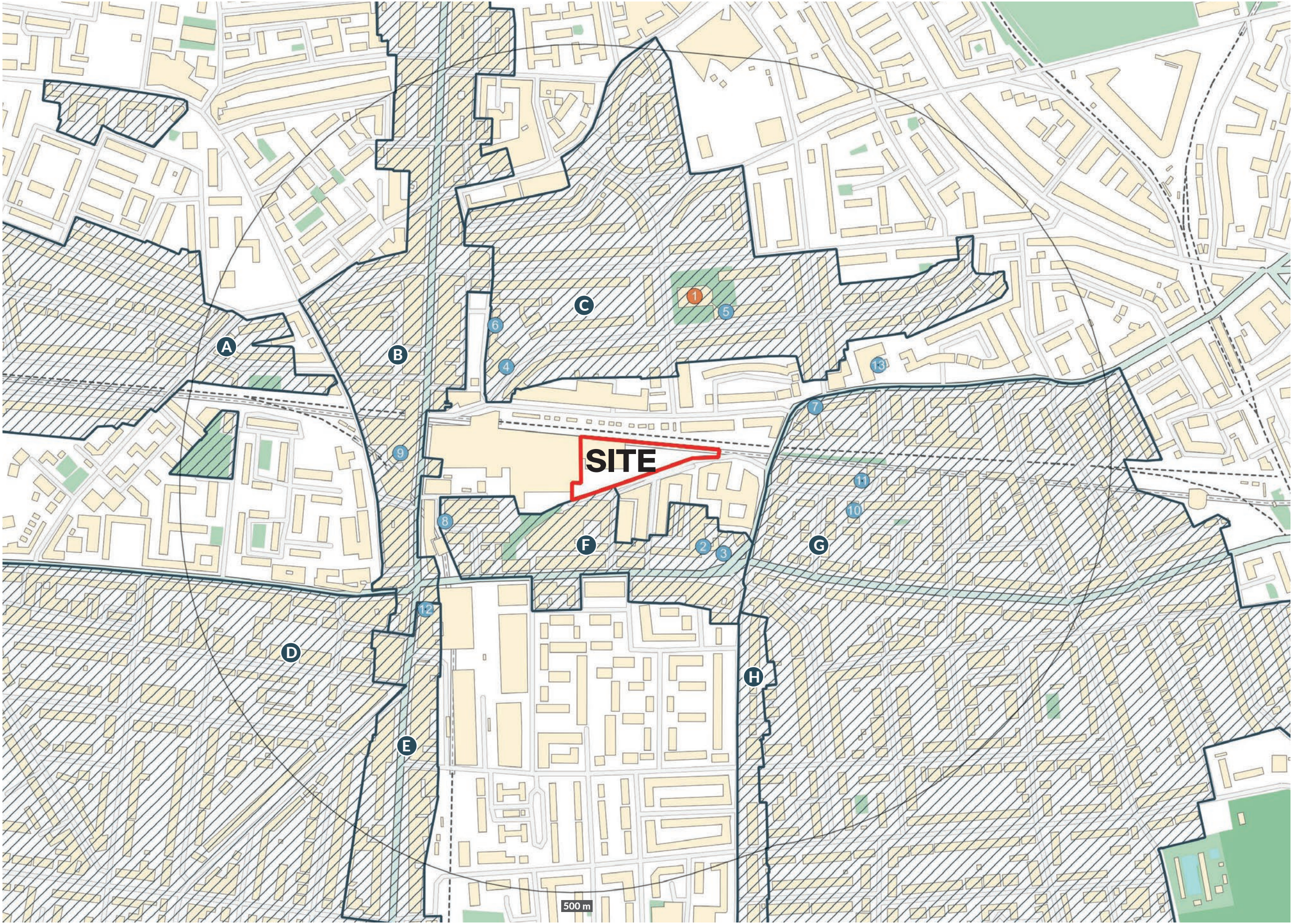
Listed Buildings

Grade II\*

- 1. Church of St Mark

Grade II

- 1. Church of St Mark
- 2. 57, Dalston Lane E8
- 3. St Bartholomew's Vicarage
- 4. Forecourt Railings to Colvestone Primary School
- 5. St Marks Church Hall and Vergers House
- 6. Colveston Primary School
- 7. 126, Dalston Lane E8 and Forecourt Railings to Number 126
- 8. Post at Outer Corner of Number 20
- 9. F Cooke's Eel, Pie and Mash Shop
- 10. Hamburg Lutheran Church
- 11. Lodge to West Entrance of German Hospital
- 12. 590 and 592, Kingsland Road E2
- 13. 113, Dalston Lane E8





Local Context



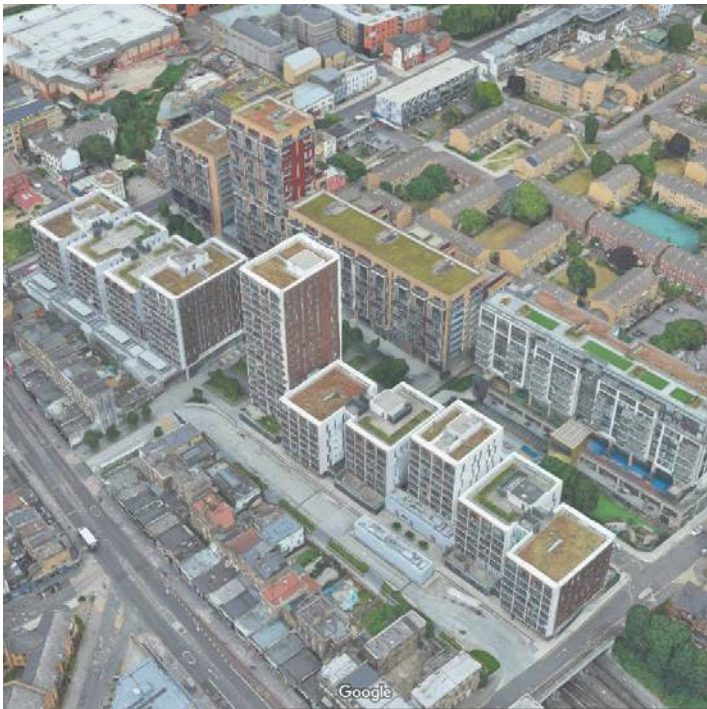
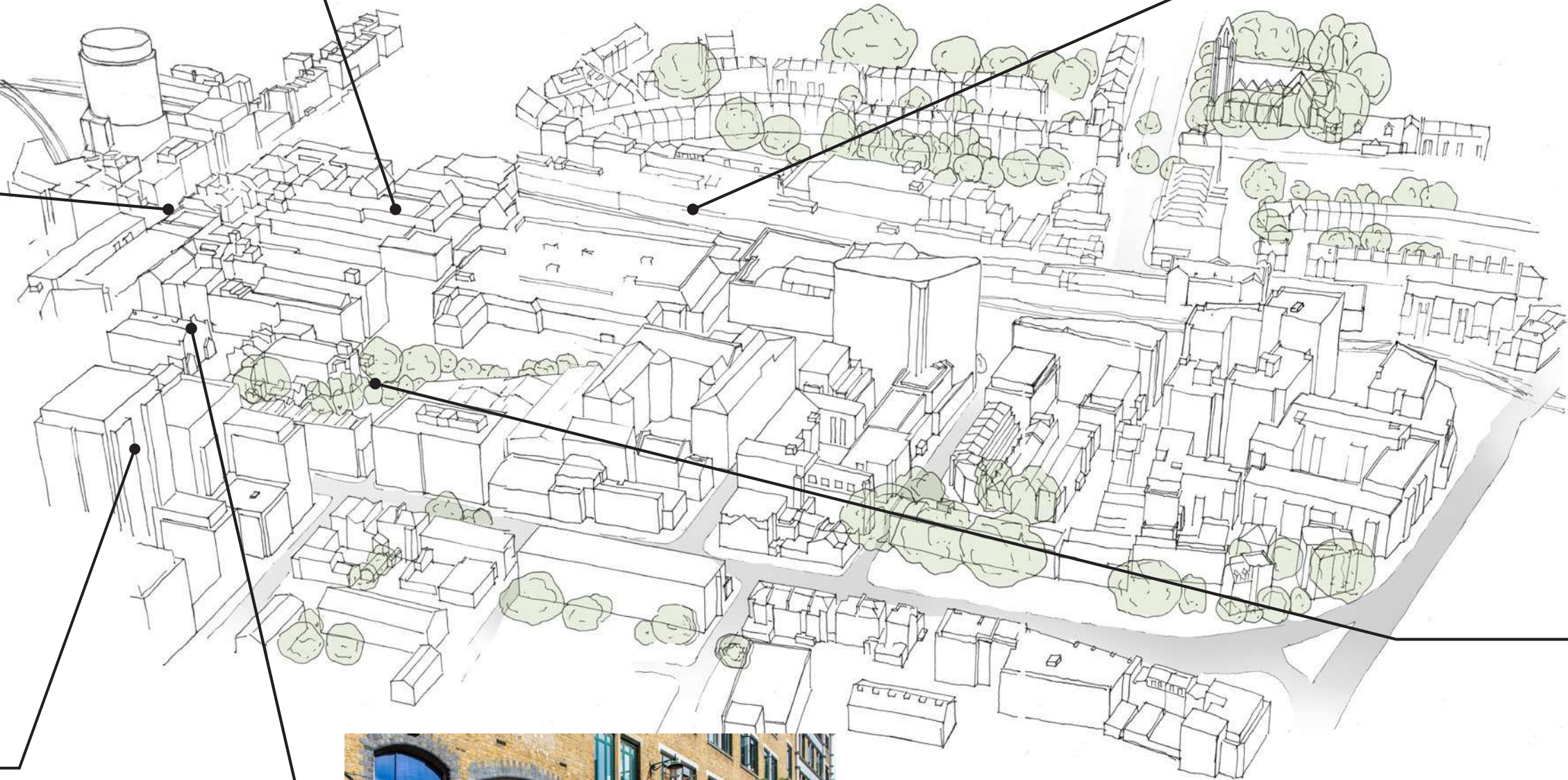
KINGSLAND SHOPPING CENTRE



RIDLEY ROAD MARKET



KINGSLAND HIGH STREET (A10)



DALSTON SQUARE



ARCOLA THEATRE



EASTERN CURVE GARDEN

BUCKLEY GRAY YEOMAN



Existing Site

The **open air car park** is currently under-used. The car park under the shopping centre is sufficient for current needs. Sainsbury’s is staying throughout and access to the car park, supermarket and delivery yard would continue to be from Martel Place. No other tenants will be affected.

- ▶ CAR PARK (SAINSBURY’S / KINGSLAND CENTRE)
- ▶ SERVICING (SAINSBURY’S)
- ▶ ADJACENT TWO-WAY TRAFFIC TYSEN STREET & RAMSGATE STREET (OUTSIDE SITE BOUNDARY)



EXISTING SAINSBURYS SERVICE ACCESS



PLAN SHOWING SITE EXTENT AND EXISTING TRAFFIC ROUTES

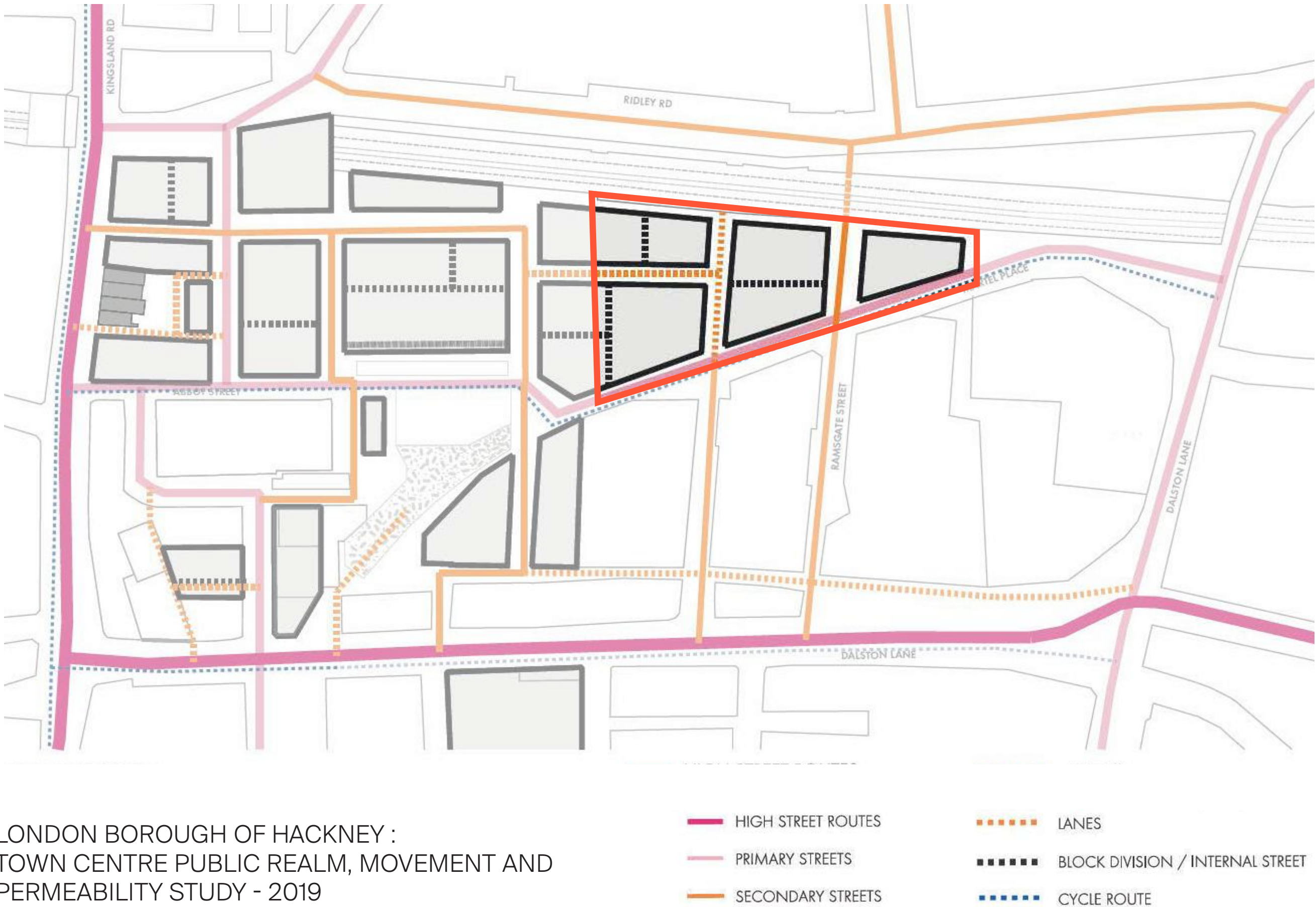
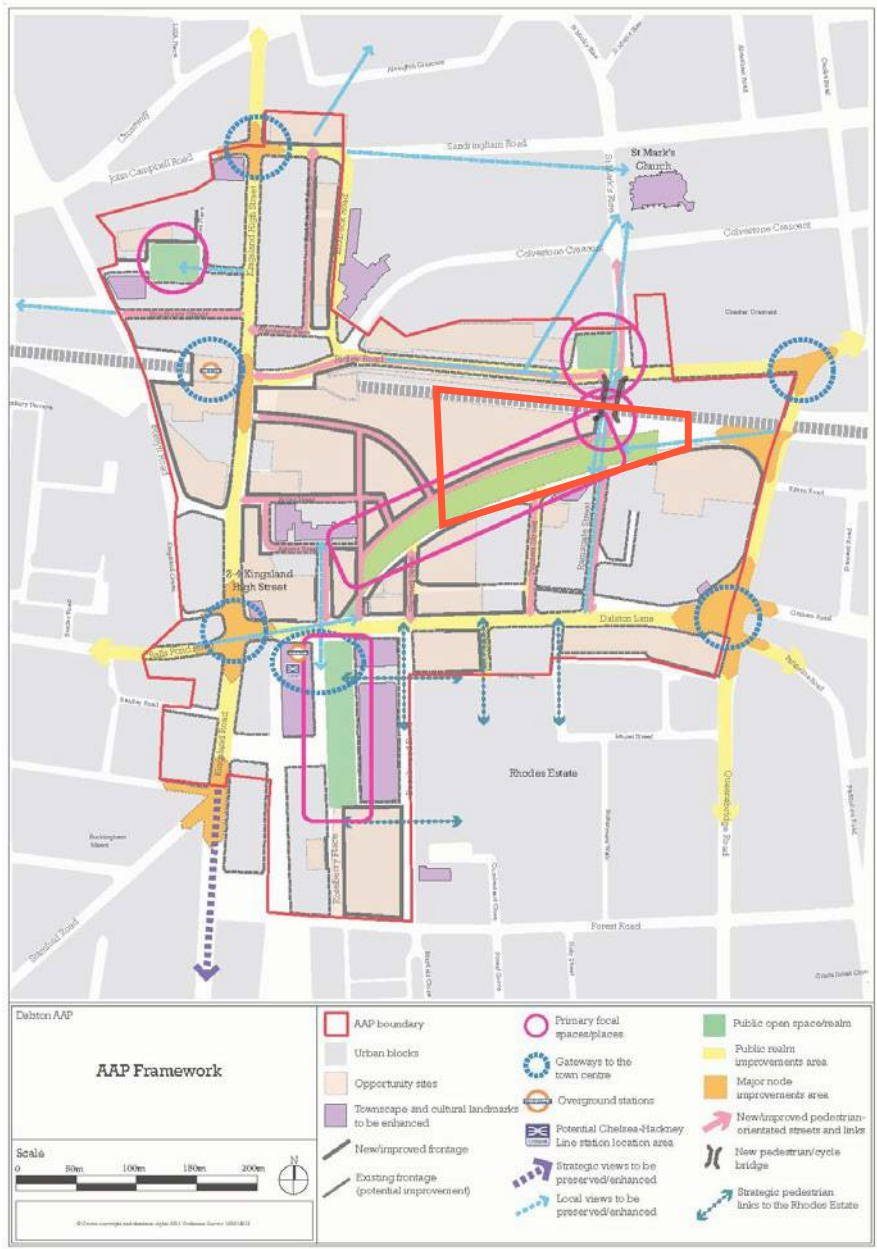


A Streets-based Approach

The **AAP Framework (2013)** identifies a number of prospective routes through the site.

The **‘Town Centre Public Realm, Movement & Permeability Study’ (2019)** sets out a streets-based approach to development.

AAP FRAMEWORK



LONDON BOROUGH OF HACKNEY :  
TOWN CENTRE PUBLIC REALM, MOVEMENT AND  
PERMEABILITY STUDY - 2019

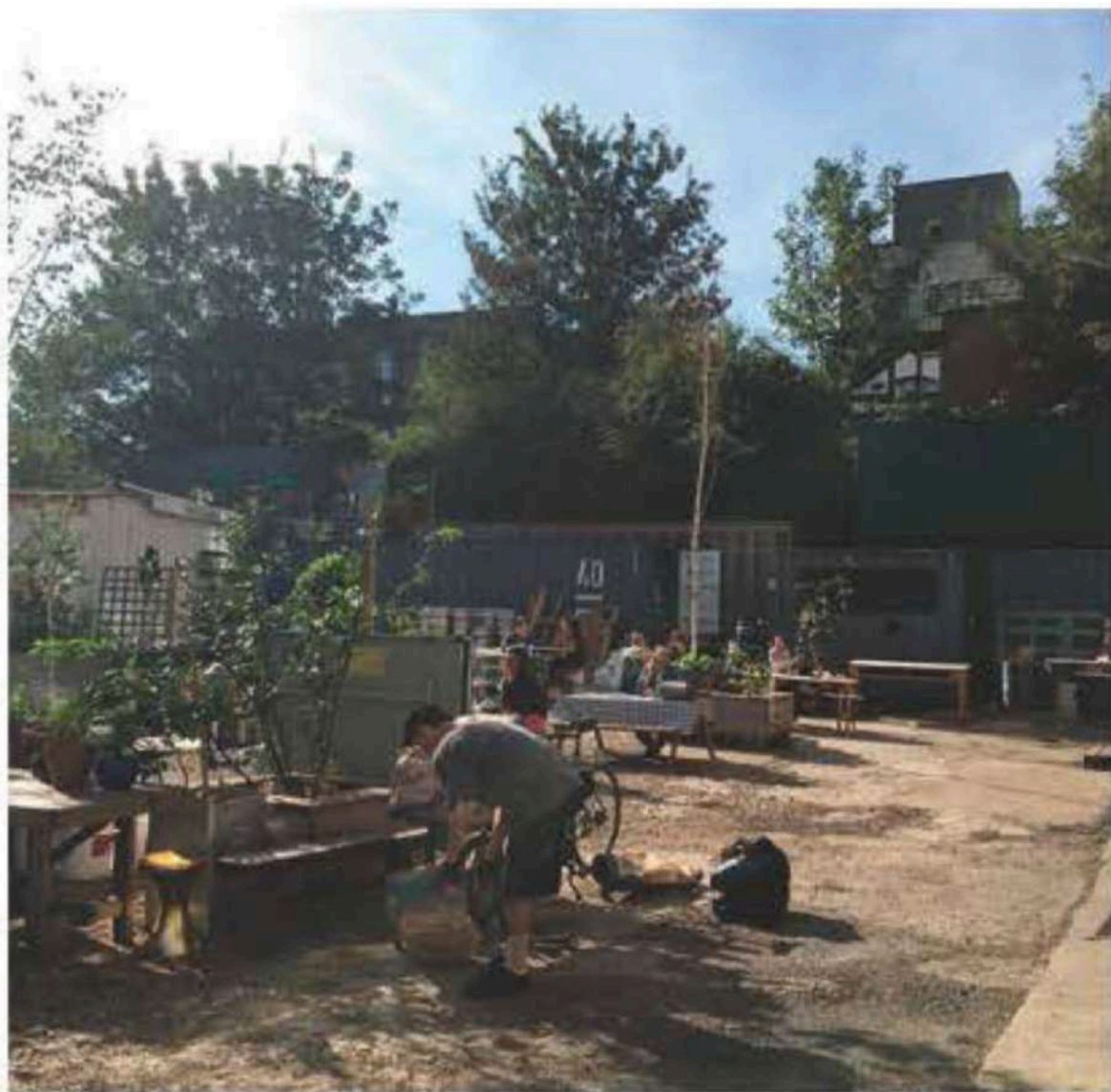


Streets & Yards

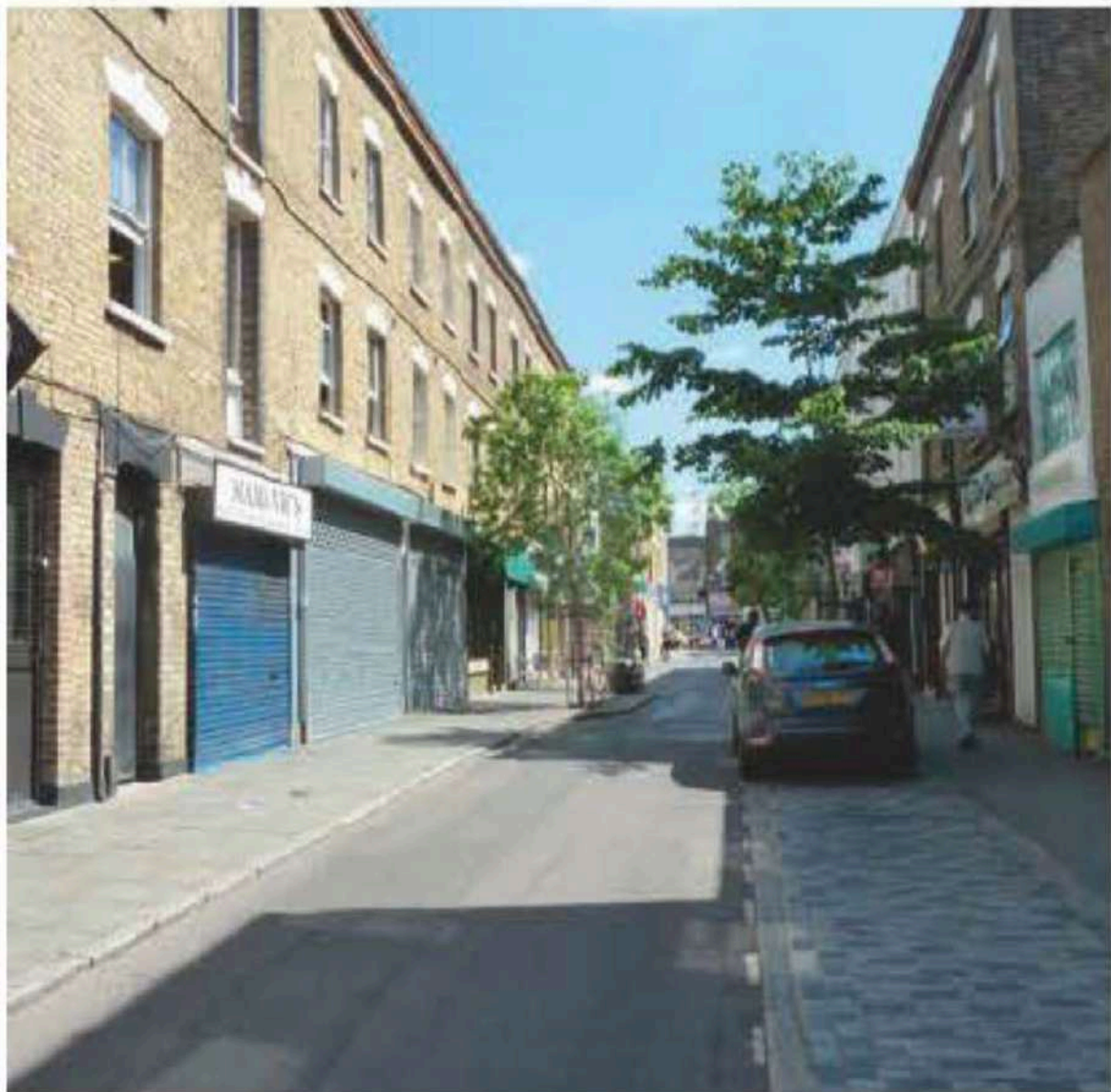
Building on the character of the streets and yards in the surrounding context, as well as the public green spaces.



ASHWIN STREET



BOOTSTRAP YARD



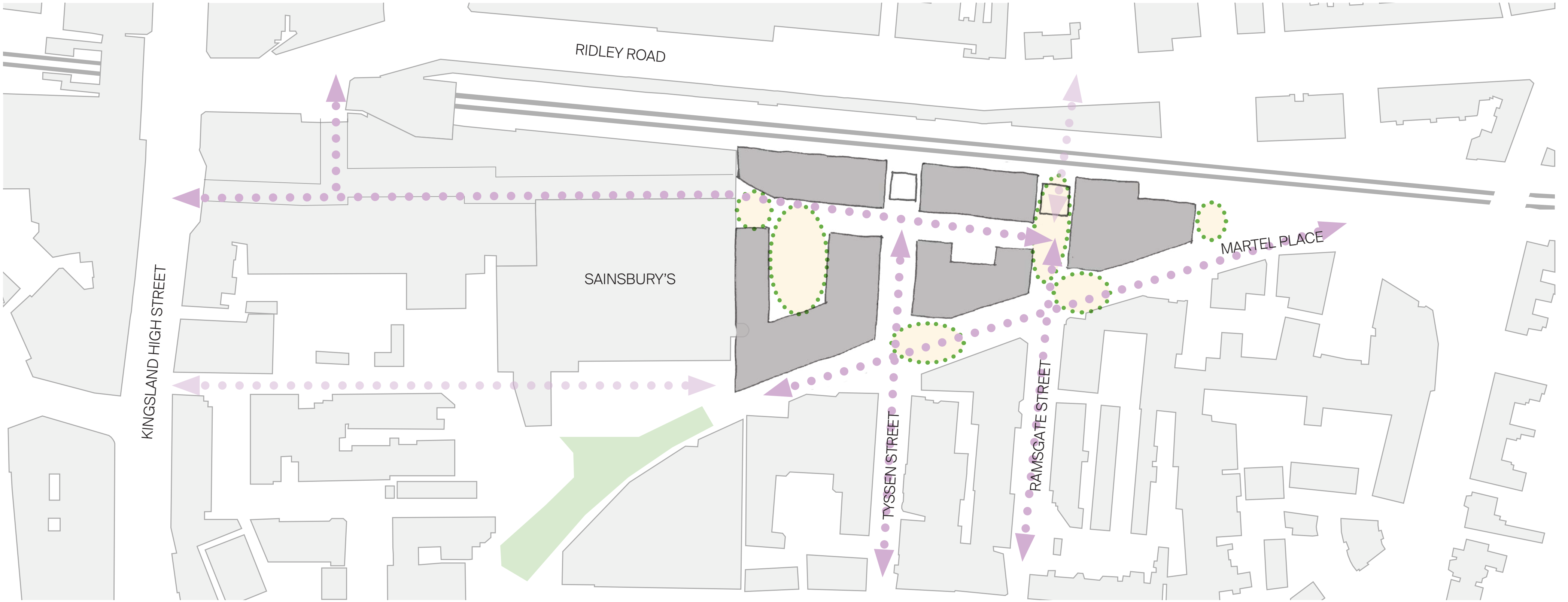
BRADBURY STREET.



DALSTON EASTERN CURVE GARDEN



Permeability + Streets & Yards



Considering how this approach informs our proposals on the site, creating a series of interesting spaces and characterful public realm which engages with its surroundings.



A Complementary Mix of Uses

Mixed-use development, as set out by Hackney planning policies, will be the first stage of a **comprehensive regeneration** of the shopping centre site for the benefit of Dalston town centre. There will be a **leisure offer, workspaces** and **residential**. The scheme aims to provide good policy compliant levels of affordable housing and affordable workspace.....



AFFORDABLE & PRIVATE HOUSING



COMMERCIAL OFFICE



AFFORDABLE WORKSPACE



LARGER RETAIL UNITS



COMMUNITY-FOCUSED SPACES

What would you like to see within the proposals?



## Our Aspirations - In Summary

- 1 This is the first stage of a **comprehensive regeneration** of the shopping centre site, improving Dalston town centre. The initial focus will be on the eastern portion of the site.
- 2 A **truly mixed-use development** with a **Streets and Yards approach**, in line with Hackney policies. Creating a high quality leisure offer, workspaces and residential with appropriate affordable elements.
- 3 The **Eastern Curve Garden** will remain untouched.
- 4 Maintaining key **routes, parking and access provision** across the development, whilst future-proofing the next stages of the development.
- 5 Protection of the **neighbouring conservation areas** of Dalston, Dalston Lane (West) and St. Marks, including preserving the setting of the Grade II\* listed St Mark's Dalston church.