



A Quod project sheet

Hackney Bridge

Role

Pre application advice: Quod advised on the relevant planning policy considerations, key planning risks and set out a strategy that would overcome each issue, along with the identification of an appropriate mix of interim-uses that would enable LLDC to support the interim-use project in principle. Quod led pre-application discussions with LLDC planning officers, Committee briefings and Design Review Panel meetings.

Consultation: Quod advised Make Shift on the consultation process, ensuring that extensive engagement took place with relevant local stakeholders, local residents and most importantly taking on board ideas from local businesses and community groups.

Planning Statement: Quod prepared the Planning Statement which described the scheme and set out a robust consideration of all relevant planning policies for the site and the key benefits of the project.

Preparation and coordination of the Planning Application: Quod managed and coordinated the planning application and supporting documents.

Support during Determination: Quod responded to planning officers' queries, consultee comments and negotiated planning conditions to remove the need for onerous pre-commencement conditions so that Make Shift could get on site and activate the site as soon as possible.

Representation at Planning Committee and Briefings: Quod spoke on behalf of Make Shift in support of the application.

Description

Interim-use scheme

Client

Make Shift

Planning Authority

London Legacy Development Corporation

Expertise

| | |
|--------------------------|---|
| Planning | ✓ |
| CIL | |
| Environmental Planning | |
| Development Economics | |
| Socio-economic | ✓ |
| Infrastructure | |
| Strategic Land Promotion | |
| Regeneration | ✓ |
| CPO | |

Project Type

| | |
|---------------------|---|
| Infrastructure | |
| Major Mixed Use | |
| Residential | |
| Retail & Commercial | ✓ |



Discharge of Planning Conditions: Quod supported Make Shift in the preparation, submission and determination of approval of details applications.

Extension in time: The future housing delivery assumed for this site is coming forward later than originally planned. Quod obtained planning permission for an extension to the time-limited planning permission to ensure the site is optimised until the permanent development comes forward. Given the site's prominent location in the Hackney Wick Neighbourhood Centre, this was a very important consideration.

Signage: Quod obtained advertisement consent for Hackney Bridge signage which has been sensitively designed and installed in the context of the Hackney Wick and Fish Island conservation area located on the opposite side of the canal.

Key issues and lessons learnt:

- Ensure the interim-use proposals do not prejudice the delivery of future development on the site.
- Use the interim-use proposals as an opportunity to bring activation to a vacant site located within a wider regeneration site, aid place making and provide a stepping stone for small businesses looking to locate in the area, forming part of the wider local employment strategy.
- Use design influences from the heritage of the local area. In this case, the design of the temporary buildings was influenced by the industrial heritage of the adjacent Hackney Wick Conservation Area and the Clarnico sweet factory that was once on this site.
- Secure affordable rent for workspace and community benefits such as free community hire.
- Achieve an energy efficient and sustainable interim use scheme, even if unviable to achieve BREEAM targets due to the temporary nature of the development.