

A new quarter for Dalston town centre

CRITERION CAPITAL

Welcome

Welcome to the public exhibition for Criterion Capital's proposed complementary town centre quarter to replace the Kingsland Shopping Centre car park and Matalan store.

This exhibition provides an opportunity for the local community to find out more and ask questions about our exciting plans.

Driven by the provision of maker/retail and leisure, the new town centre quarter will become a destination for Dalstonites and visitors alike. Public green space will fulfil an unmet need in Dalston and include significant beautiful tree planting. Maker's spaces overlooking the newly created public squares will make this an authentic new hub for start-ups and creatives. Above these uses, new homes with exemplary amenity will help meet the local demand and Hackney's housing targets.

Our team members are present today to answer any questions you may have. To have your say more formally, fill out the project survey today or online at dalstonkingsland.com



PROPOSED MARTEL PLACE OPEN SPACE

The team

CRITERION
CAPITAL

SITE OWNER AND DEVELOPER



REGENERATION AND
CSR CONSULTANT

CENTRO
PLANNING CONSULTANCY

PLANNING CONSULTANT

BGY

ARCHITECTS

EXTERIOR
ARCHITECTURE

LANDSCAPE
ARCHITECTS

MARKIDES
ASSOCIATES

TRANSPORT AND
INFRASTRUCTURE

PUBLIC
ENGAGEMENT

Communications. Advocacy. Research.

Site context

Kingsland Shopping Centre is an iconic shopping location in Hackney's largest and most important town centre.

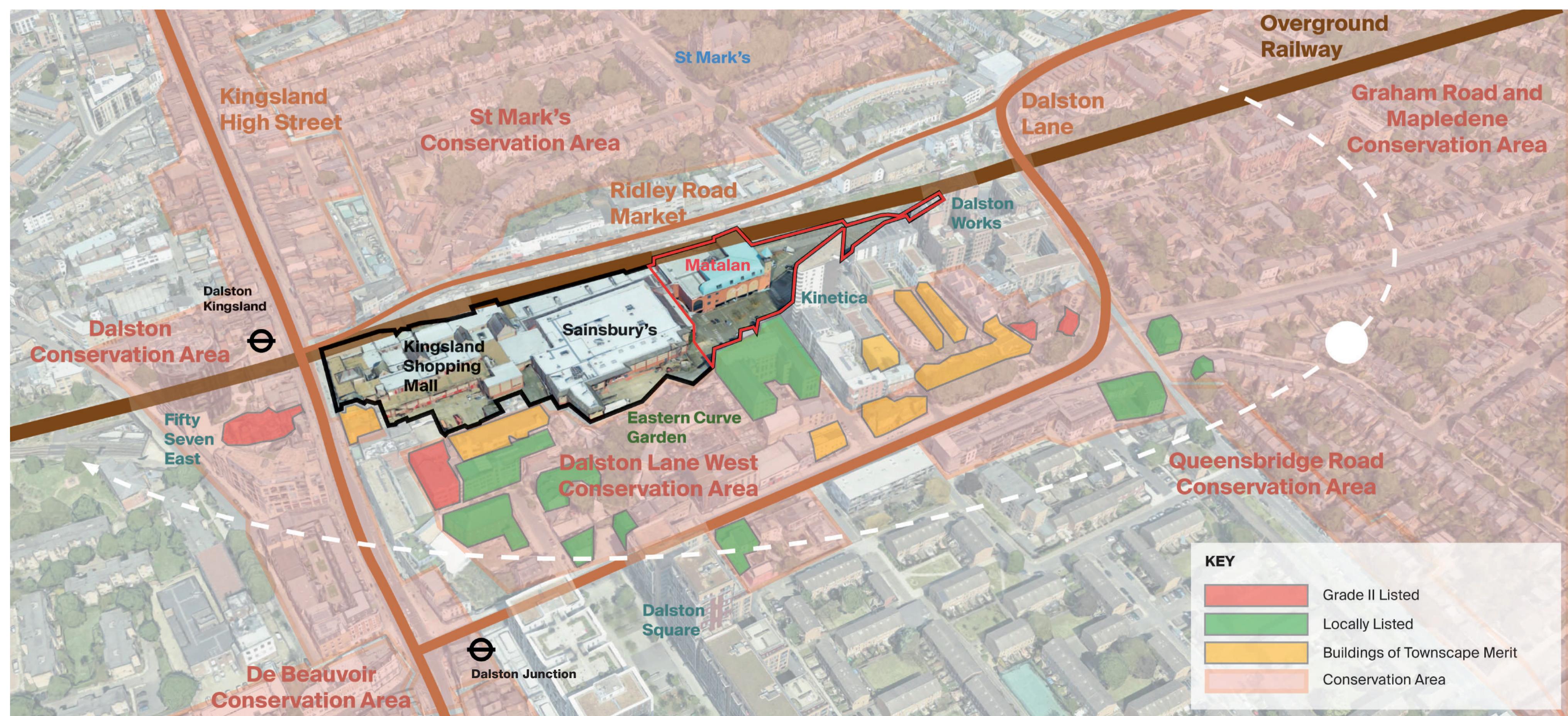
From the bustling outdoor and indoor markets at Ridley Road, to the quirky nightlife on Kingsland High Street, Ashwin Street and Gillett Square, the urban oasis of the Eastern Curve Garden and the incubator hub at Bootstrap Yard, Dalston town centre has a great deal going for it. The council's Dalston SPD consultation found much local support for developing the shopping centre car park to expand the town centre.

Opportunities

- New shopping and leisure spine for Dalston.
- Creation of a new green square and smaller yards to complement the existing public realm, including the Eastern Curve Garden.
- Potential North South connections follow Tyssen Street and Ramsgate Street to create East West facing units.
- Extra setback zone becomes a new elevated green area.
- Proximity to key transportation hubs.
- Proximity to Eastern Curve Garden.

Challenges

- Noise and reverberation from Overground railway line, 3 metre setback zone required.
- Shadow from Kinetica Apartments building.
- Level difference between Martel Place and Tyssen Street of 1.7 metres.
- The need for vehicular access to be maintained to Sainsbury's.
- Tight width and deep setback of the site at the key connection to Dalston Lane.



THE KINGSLAND SHOPPING CENTRE SITE AND ITS SURROUNDING CONTEXT

Policy context

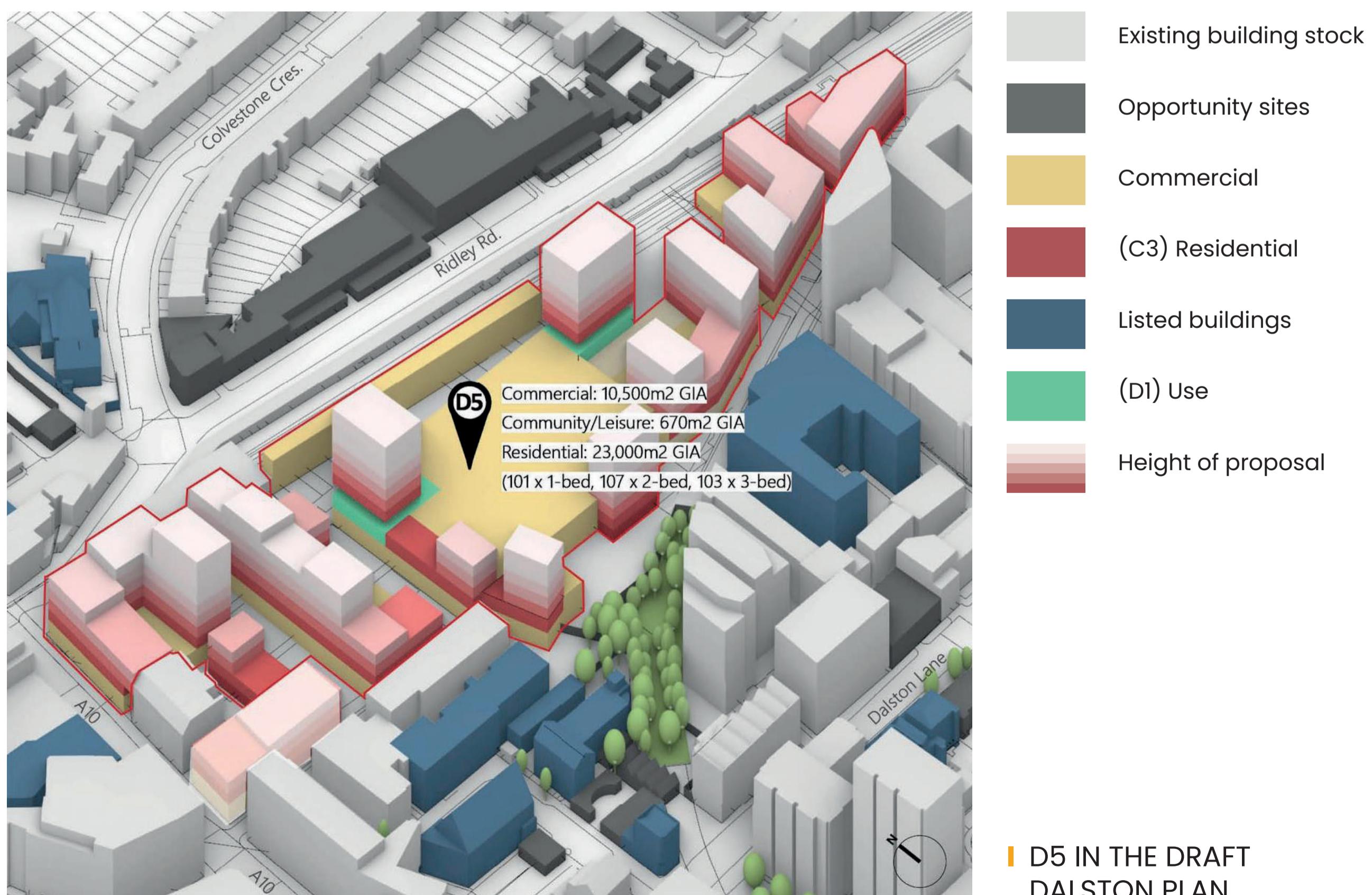
All developments in Hackney are subject to the policies set out in the borough's Local Plan 2033, adopted in July 2020.

In the Local Plan, Dalston is the largest and most important town centre in the borough. As such the area will deliver a large amount of workspace and leisure use and 2,000 extra homes over the next 10 years.

Criterion Capital's redevelopment of Kingsland Shopping Centre would play a major part in delivery of these workspaces and homes. The site is allocated within Hackney's policies as D5:

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.
Ownership	Private
Area	2.6ha
Existing use	Retail
Planning considerations	<ul style="list-style-type: none">PP2 DalstonDalston Major Town Centre – Primary Shopping AreaSpecial Policy Area (Licensing) – PartialCrossrail 2 SafeguardingAdjacent to the Dalston Conservation AreaPTAL 6a
How was the site identified	Dalston Area Action Plan (2013)
Timescale	Medium Term

In addition to the Local Plan, the Dalston Plan Supplementary Planning Document (SPD) is now out for consultation. Our proposals seek to fit within the council's aspirations for an enhanced and expanded town centre for Dalston.

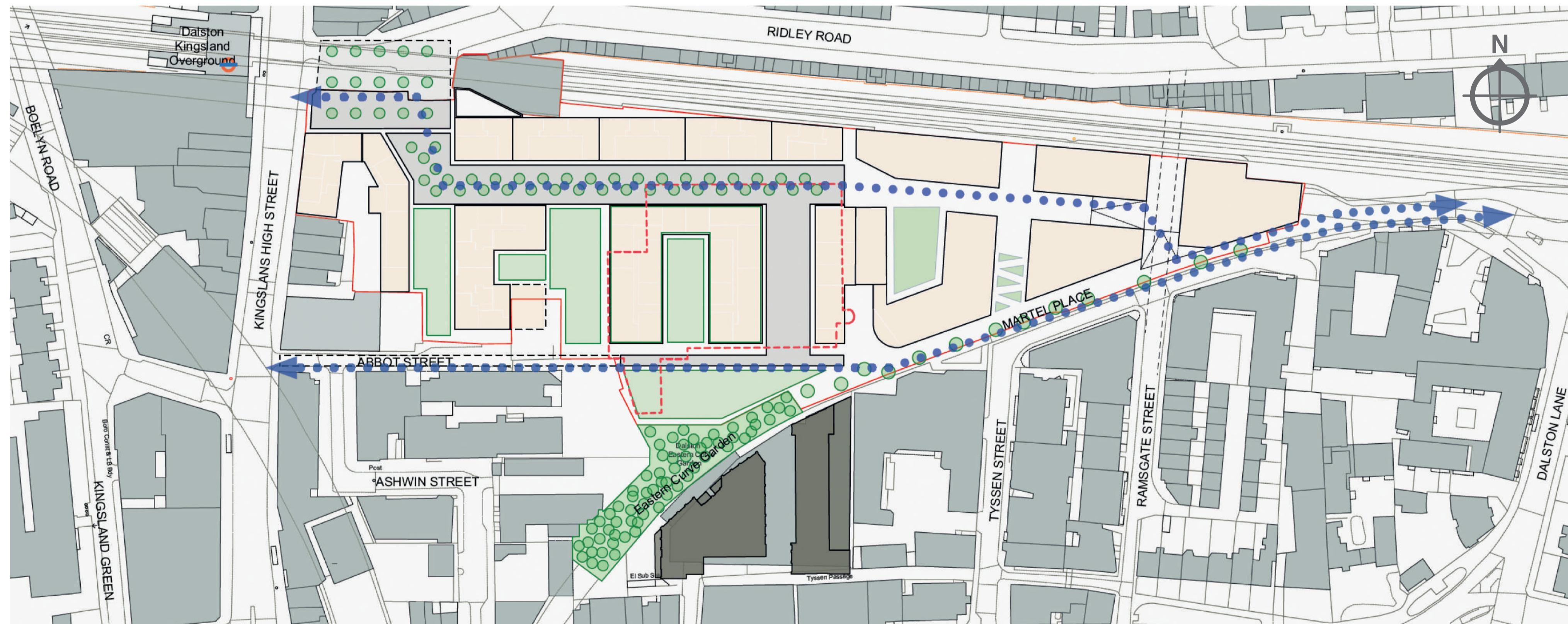


Feedback from the first consultation round

Our first consultation round for this scheme was held in January. The design team presented initial ideas and sought views on what Dalstonites wanted from a newly redeveloped town centre site.

The top five findings are detailed below:

You said	We said
You wanted to protect Eastern Curve Garden.	Eastern Curve Garden will remain untouched by the development, as we always intended.
You wanted genuine green space in the scheme.	We plan extensive landscaping and significant tree planting in three large yards across the site as well as a green area adjacent to the train line and a teardrop pocket park at the junction with Dalston Lane.
You wanted social housing included.	While housing numbers and tenures are not yet finalised, social housing will be included in the scheme. Exact numbers will depend on viability, and we are open to Hackney Council purchasing these units.
You suggested community and art uses at ground floor within the scheme.	Community use will be allocated on ground and first floor of the eastern block. Public art will be integrated within the public realm design with guidance from Hackney Council.
You wanted the whole of the shopping centre site redeveloped.	It is still our aspiration to fulfil the promise of the Dalston Plan by redeveloping the entire Kingsland Shopping Centre. However, the current constraints placed on us by Crossrail 2 safeguarding and Sainsbury's long lease on its site means that we are starting with the eastern section.



PREVIOUS MASTERPLAN DESIGN DEVELOPMENT FOR THE SITE DURING THE FIRST PUBLIC CONSULTATION

Our key principles

In line with Hackney council's planning policies for Dalston town centre, we consider the development of the car park to be the first stage of a comprehensive regeneration of the shopping centre site.

Through consultation with the council, the GLA, and the community, we aim to:

- Deliver a truly mixed-use development with a Streets and Yards approach, in line with Hackney policies.
- Create active frontage through maker/retail, leisure and workplace uses on ground and first floors.

- Maintain key routes, parking and access provision across the development, whilst future-proofing the next stages of the development.
- 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.
- Provide a series of vibrant public realm spaces taking cues from the Eastern Curve Garden, which itself remains untouched.
- Introduce public art and community functions with vibrant colours into the scheme.



THE CURRENT PHASE



THE MASTERPLAN

A new town centre quarter

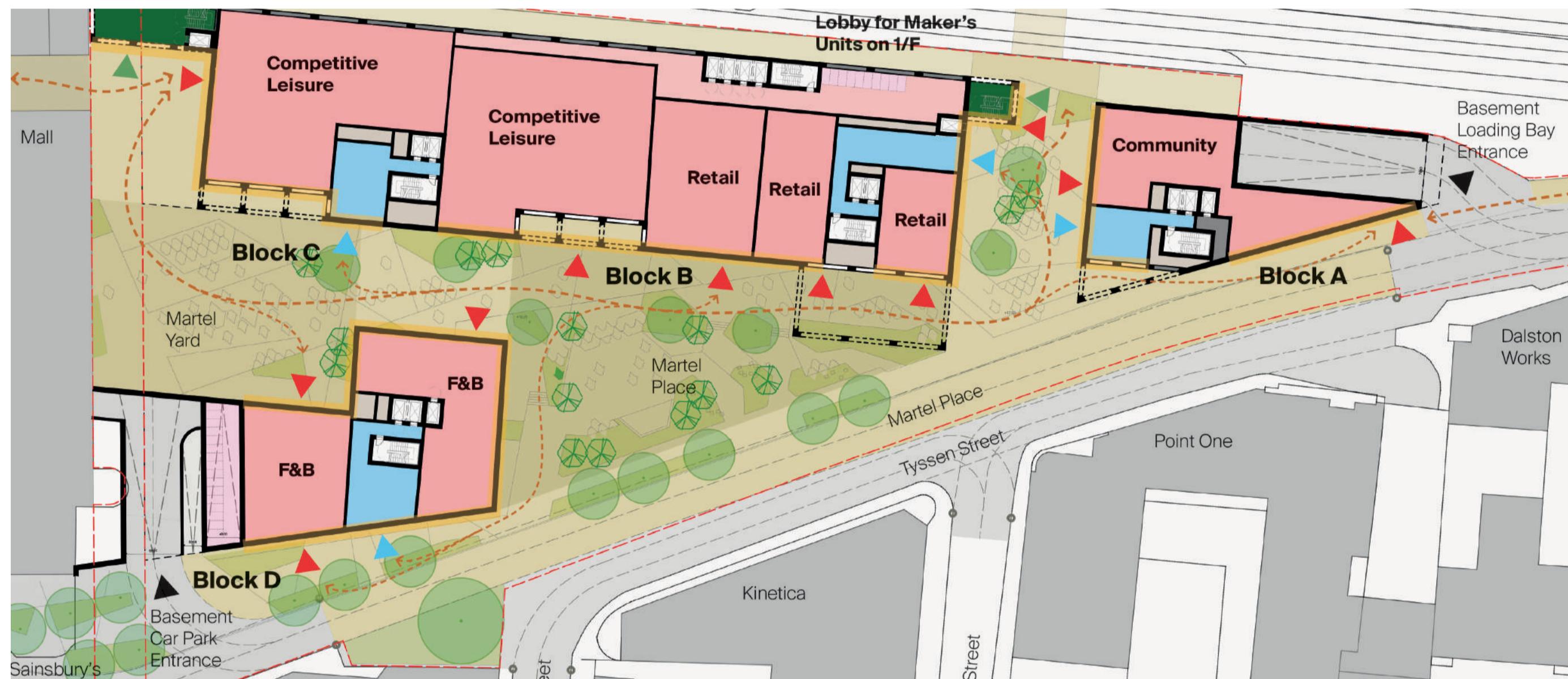
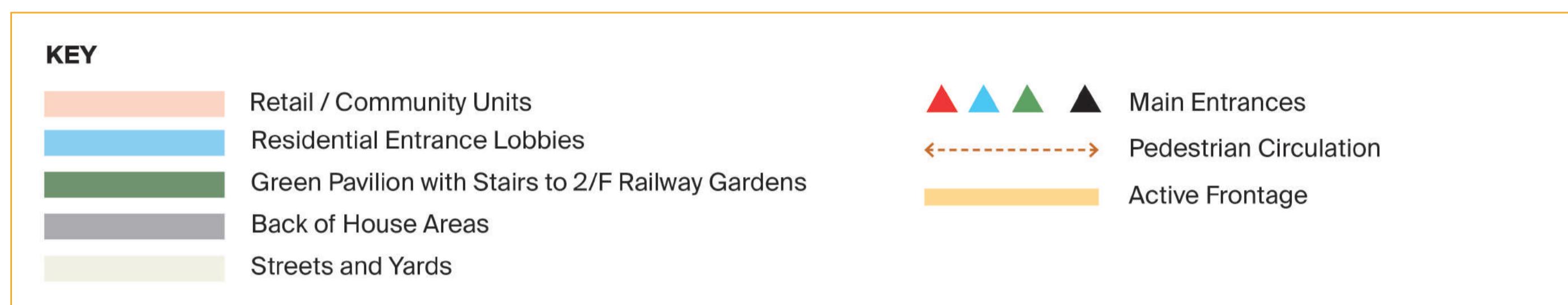
Taking its cues from nearby creator hubs like Bootstrap Yard, we intend this complementary extension of Dalston town centre to be a prime location for local start-ups and independent businesses.

The ground floor facing on to Martel Place and Martel Yard would provide flexible maker/retail and leisure locations, while the first floor would be ideal for small businesses from the burgeoning local creative industries.

Retail and leisure

Active frontages will be created throughout the development, with a possible:

- 8 Commercial Units.
- Units from 100 to 450sqm.
- Total GIA 2,000sqm.

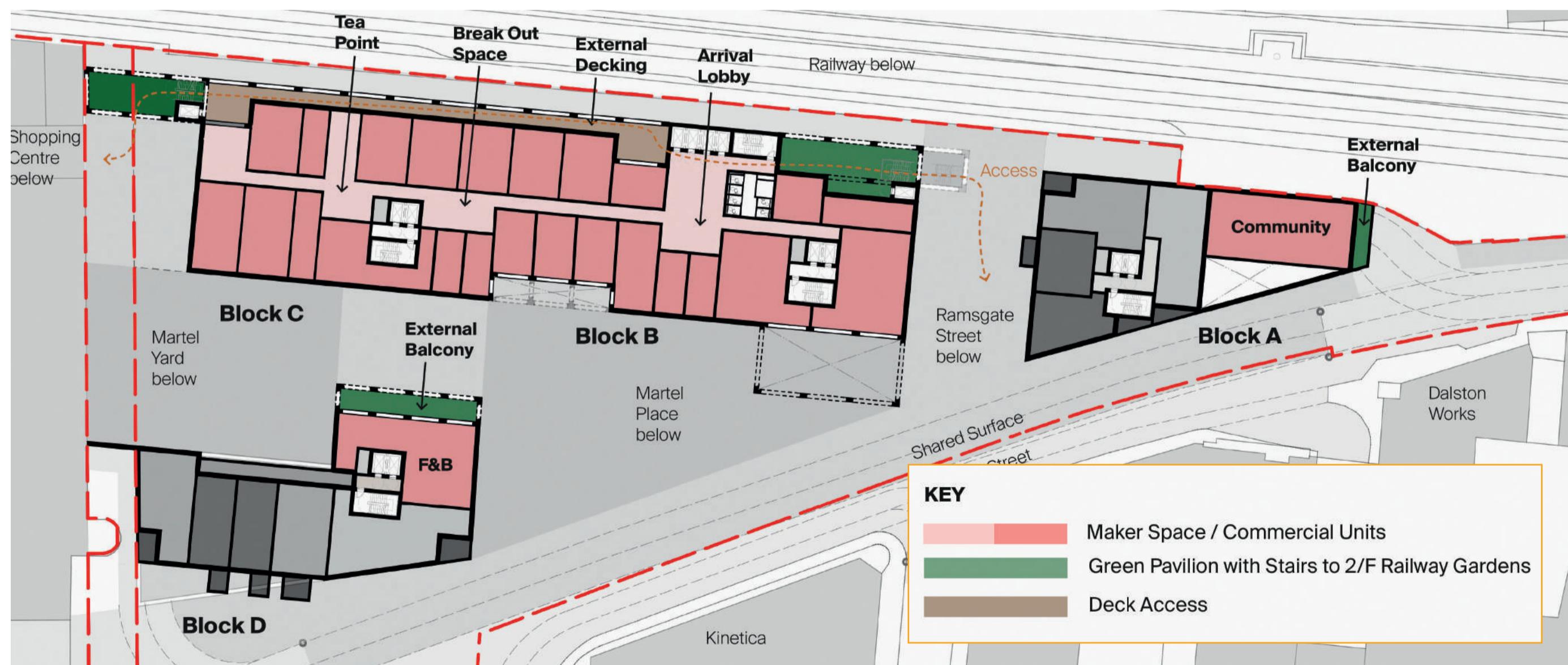


PROPOSED RETAIL SPACES

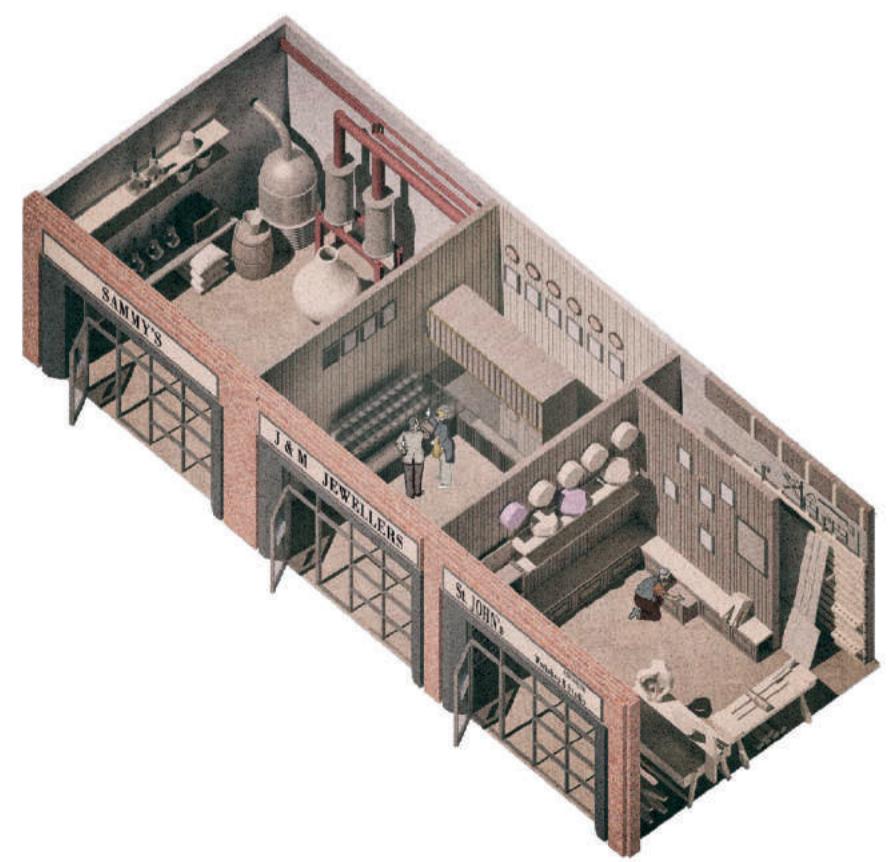
Maker's space

Additional employment space for this town centre location could be provided on the first storey:

- 26 maker's units.
- Units from 25 to 100sqm.
- Total GIA 1,700sqm.
- Flexible units to allow for future growth and adaptability.



PROPOSED FIRST FLOOR PLAN SHOWING MAKER'S SPACES



POSSIBLE MAKER'S SPACE TYPES

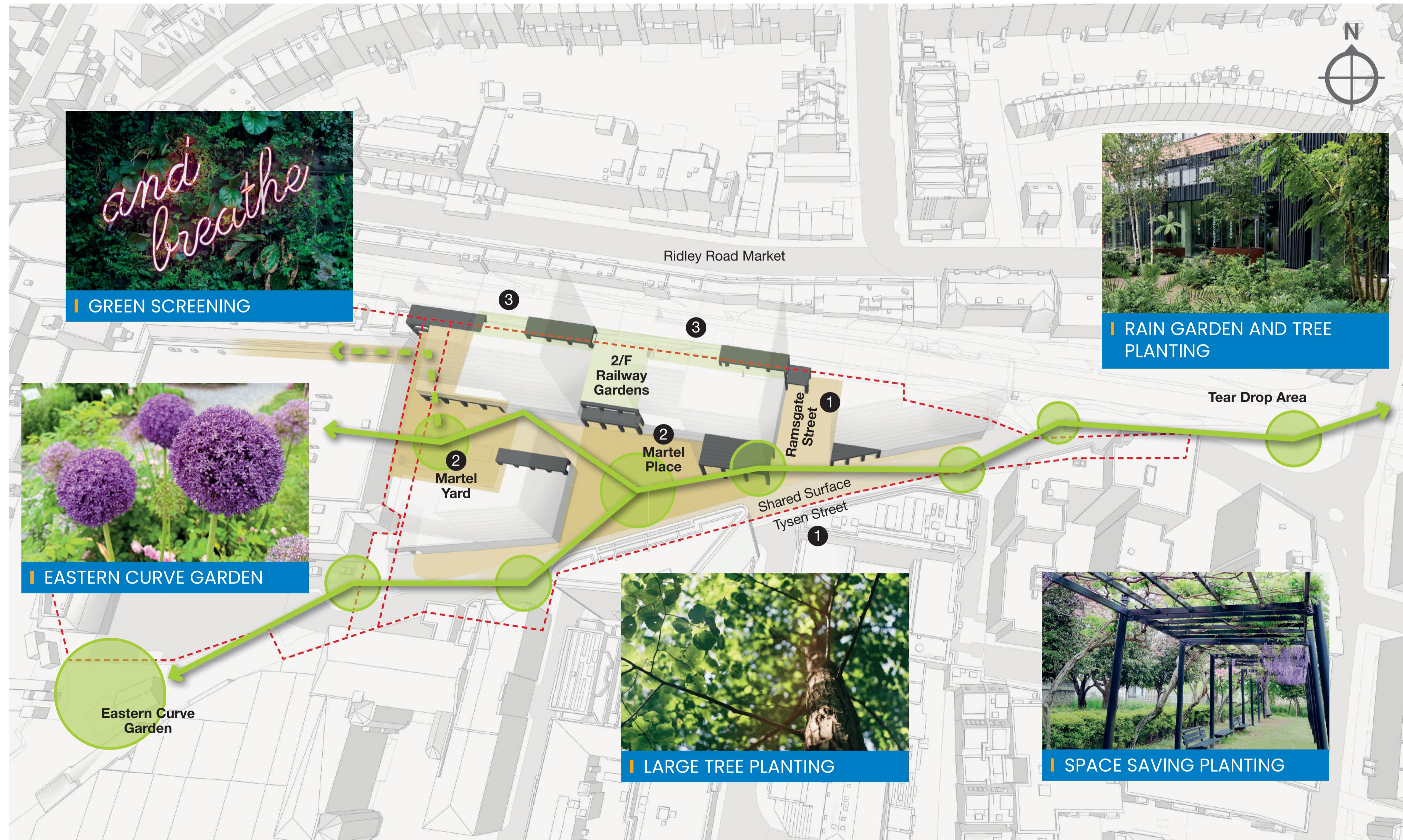
Public realm

As a development team we are aware that the Dalston area needs more public open and green areas, so an original core principle for this project was to have high quality public realm to create a welcoming town centre quarter for all to enjoy.

In addition, a key takeaway from the first consultation round in January was that Dalston residents wanted as much publicly accessible green space as possible in any redevelopment of the shopping centre car park.

We have therefore been working hard with our landscape architects over the last six months to develop ideas that will increase the green space and biodiversity in Dalston town centre.

- 1 Extend Existing Tyssen Street and Ramsgate Street to the Site to form the North-South Connections
- 2 Create Martel Place and Martel Yard along the central East-West Connection
- 3 Elevated Railway Gardens along the Railway



Public realm areas

The proposed residential, retail and workspace will be centred around three separate landscaped public open areas. Our vision for these areas is for them to be equally useable for new residents and employees, users of the shopping centre, and existing residents.

Martel Place

A large civic space at the heart of the scheme. Located just above Tyssen Street, Martel Place would be a green community space to meet, gather, and rest. With moveable site furnishings, it would be large enough to allow for events and performance space, activities, and pop-ups. Landscaping elements would include in-ground tree planting with distinct tree species to provide interest. Design elements could include a celebration of the industrial and railway heritage of the wider site.



MARTEL PLACE LANDSCAPE APPROACH

Martel Yard

Martel Yard will link the scheme to Kingsland Shopping Centre and form a key part of the public realm in the later phases of the masterplan. It would be a flexible communal meeting space to support surrounding retail units. Design elements would include colourful, fun painted elements and landscaping would primarily consist of lush shade planting.

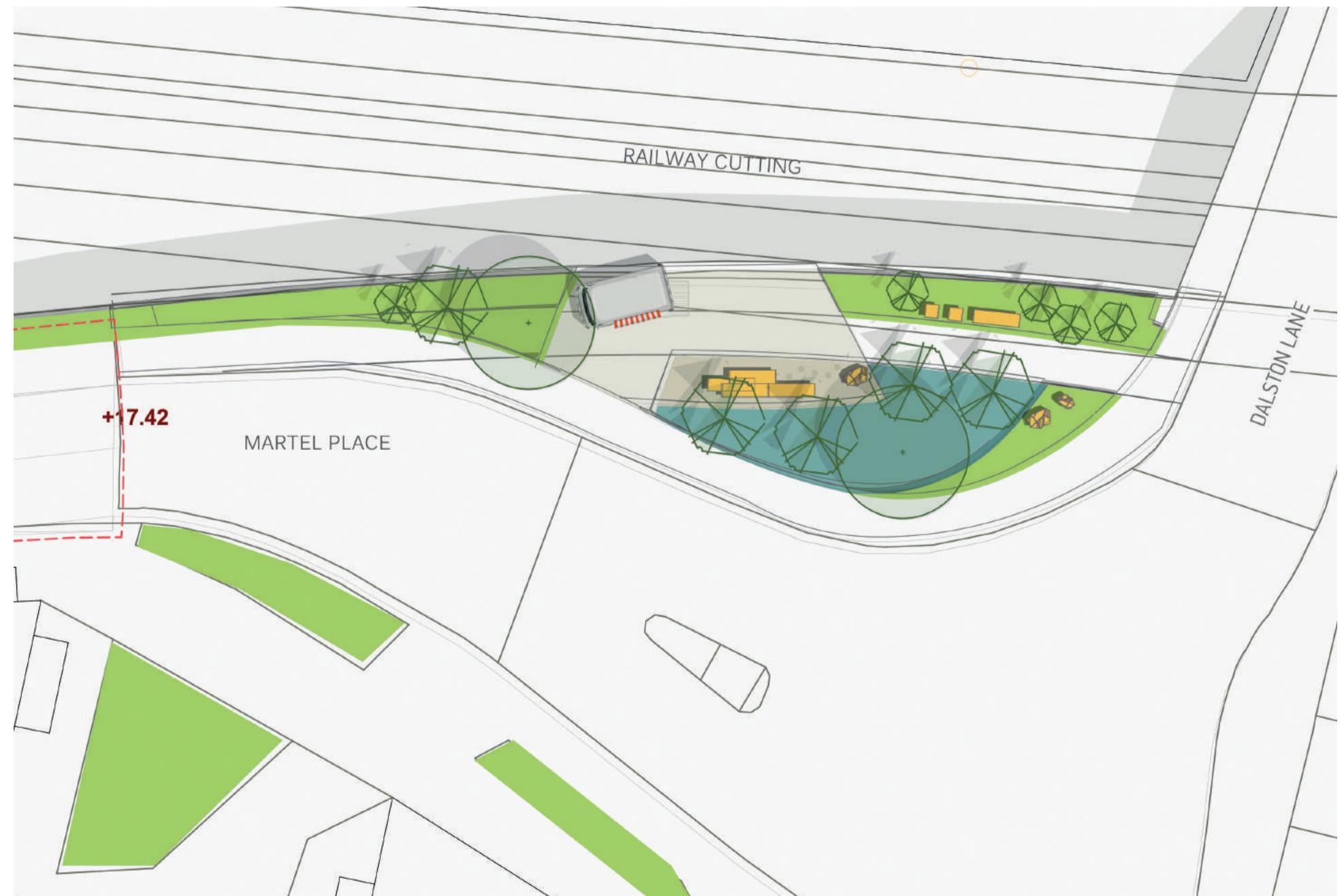


MARTEL YARD LANDSCAPE APPROACH

Tear drop area

Junction of Martel Place and Dalston Lane

A new pocket park marking the eastern entrance to the site, this is an opportunity to create a green oasis for the local community as well as a linear thoroughfare directing visitors towards the site. Landscaping would include in-ground tree planting of native species, chunky timber street furniture, informal play opportunities, and SuDS opportunities.



TEAR DROP AREA LANDSCAPE APPROACH

High quality new homes

In line with Hackney Council's Local Plan and Dalston Plan, this development would be a mixed-use new quarter for the town centre.

The number of homes and tenure split is not fixed yet, as further consultation with and feedback from the Hackney Council planning department is scheduled in the coming months.

In our current ideas, scheme density is proposed to be comparable to the newer surrounding developments and significantly lower than Kinetica Apartments.

Criterion Capital has a track record of delivering high quality homes for rent or sale. Despite the site constraints, we expect more than 80% of homes to be dual-aspect, with no North Facing Single Aspect Units.

Each residential block will benefit from roof gardens. These will create an urban oasis with natural play elements for all ages, and informal lounge spaces for groups as well as solo seating pockets.



PLAN OF PROPOSED RESIDENTIAL – TYPICAL FLOOR



SKETCH OF PROPOSED RESIDENTIAL ELEMENTS



EXAMPLE IMAGES OF ROOF GARDENS

Next steps

Thank you for attending the exhibition today. We welcome your feedback and will seek to incorporate as much as practicable in our final designs for his new quarter of Dalston town centre.

The exhibition materials can be viewed again on the project website at dalstonkingsland.com

You can have your say using the survey online or at this exhibition event, or contacting us by email, freephone, or freepost.

We hope to make an application in autumn or winter this year. There will be further opportunities to have your say before that.

Contact us

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MARTEL YARD OPEN SPACE

