

Organisation for Promotion of Environmental Needs (OPEN) Dalston

- 1 Dalston is already one of the densest Wards in one of the densest boroughs in London.** Dalston's population has grown by 42% since 2001 and with 159 people per hectare, it's density is three times the London average (<http://www.hackney.gov.uk/census-2011.htm>)
- 2 Dalston is one of the most deprived Wards in one of the most deprived boroughs in the UK** Hackney is the most deprived borough in London & Dalston is the fourth most deprived of Hackney's 19 Wards.
(<http://www.hackney.gov.uk/Assets/Documents/hwp-Dalston.pdf>)
- 3 Many in Dalston live in very unsatisfactory housing conditions without access to private open or green space** Overcrowding has been markedly increasing in Hackney which is four times the national average, with a shortage of social rented family homes (3+ bedrooms) being particularly acute. Overcrowding particularly affects children in Hackney which has the third highest level of child poverty nationally
(http://www.hackney.gov.uk/Assets/Documents/CYPP_NA_Chap_9_Poverty.pdf)
32% of Council, and 31% of private sector, homes remain below the Decent Homes standard <http://www.hackney.gov.uk/Assets/Documents/Housing-Strategy-2010-2015.pdf>. 57% of Hackney's population are "transient" (in occupation for less than 2 years, mainly in the private sector)
76% of Hackney's population live in flats, compared to 45% in London, and generally without direct access to private open or green space.
- 4 Hackney, and particularly Dalston, have already contributed significantly to meeting London's need for housing growth** Hackney has and continues to meet GLA housing growth targets, although not for affordable or family housing
<http://www.hackney.gov.uk/Assets/Documents/AMR-2010-11.pdf>
Dalston is contributing significantly to housing provision:
 - Dalston Square's 10<18-storey towers: 600 homes
 - Kinetica tower, Tyssen Street: 41 flats .
 - TfL/Taylor Wimpey "Western Curve" consented scheme for 106 flats (9 for affordable social rent and 6 are intermediate. Only 20 are 3 bed family homes of which only 5 are for social rent).
 - **67a-71 Dalston Lane**: consented scheme for 121 flats (15 for affordable rent + 9 intermediate) and 2253 sqm B1 and 236 sqm B1/A1 = 2,489 sqm in total (representing a reduction of existing employment space of 3,320sqm)
 - **51-57 Kingsland Road, Hackney** consented scheme for 111 private flats in the 19-storey tower & 14 affordable flats in the frontage building.
 - **48-76 Dalston Lane** consented scheme for 44 private flats
- 5 Dalston has a wealth of historic assets but these are under threat by potential overdevelopment**
TfL's Western Curve development would leave listed buildings adjacent to both sites below the level of natural light specified in British Research Establishment guidelines. Many of the individual flats would also not meet the BRE standard for natural light. A recent [heritage report commissioned by Design for London](#) has found that the *"intrinsic character, local distinctiveness and unique identity of*

Dalston "is at risk of being damaged or lost,. The report comments that Dalston's historic town centre environment has *"wholly inadequate heritage protection at present "* and recommends the extension of existing and designation of a new Conservation Area

6 Areas which have high population and housing densities, and high levels of deprivation, are identified as the areas of greatest need for green space

Green space is considered a valuable amenity because of its opportunities to provide environmental, recreational, educational, heritage, cultural, visual, human physical and mental health benefits and a sense of well being.

7 Dalston is severely deficient in public green space

Overall within Hackney there is 2.30ha of open space and 1.49ha of public park provision per 1,000 population, but there is wide local variation. Most Hackney wards fall below the Hackney average of 1.49ha of park/green areas per 1,000 population Dalston has some open space, at Dalston Square and Gillett Square, which are hard-landscaped but natural planting and childrens' play provision there is minimal.

Dalston has no managed public green space within the ward and most of Dalston (60.05%) is deficient in pedestrian access to a public park.

The covering of the East London Line extension cuttings in Dalston has resulted in a break in the wildlife corridor between green spaces which the cuttings previously provided . Wildlife corridors are vital arteries for maintaining connectivity between isolated green areas and this should inform all development along railway lines.

8 The recent provision of Dalston's only public green space, at the Eastern Curve Garden, is identified by Hackney LBC as a temporary use and for future development as a shopping circuit.

Since June 2010 the site has been managed as a temporary [community garden with facilities for holding local events](#). It is an essential resource for Dalston's community and its children.

The Garden has increased footfall in the Town Centre considerably and contributed to Dalston's reputation as a destination. This has a beneficial impact on existing local businesses. Approximately 100,000 people visited the Garden in the last 12 months.

The Garden is the only public open green space in the Dalston Town Centre. Its' exemplary design resulted in its selection as the Winner of the President's Award in the 2011 Landscape Institute Awards which commented that *"The eco-garden with new barn to host community eventshas provided a much-needed green oasis."* On 2012 the Garden took part in the Chelsea Fringe Festival and was visited by HRH Camilla, Duchess of Cornwall who commended it.

9 TfL's proposed development of the Western Curve will be an almost exclusively (90%) a private gated community which provides no public open or green space whatsoever

10 The development of public railway land (Western Curve) by a public body (TfL) with subsidy of £1.36million from a public body (Hackney) presently proposes to entirely enclose for private amenity all open and green space within TfL's site from which the public will be excluded.

11 Key areas of Dalston's public realm are potentially to lose all direct sunlight under DAAP proposals

A sunlighting report commissioned for Hackney LBC by Matrix reveals that if the developments identified in the DAAP proceed (Thames House, Peacocks & Dalston Cross shopping Centre) the entrance & western end of Ridley Road

market (extending east to Colvestone Crescent) and almost the entire Eastern Curve Garden, will be cast permanently into shade