

# Dalston Junction - An Opportunity for Dalston Town Centre

---

Pre-application Briefing - August 2005

## *Lead Agencies*

Transport for London  
London Development Agency

## *Project Consultants*

John McAslan & Partners – Architects  
ARUP – Project Management and Technical Advisors  
Drivers Jonas – Development Advisors  
Hepher Dixon – Planning Consultants  
Dialogue – Community Consultation

## *Key Stakeholders*

London Borough of Hackney  
Greater London Authority

# Vision for Dalston Junction



The opening of the East London Line will create a unique opportunity to transform Dalston Town Centre.

A station at Dalston Junction will offer quick, reliable rail links to Central London and Canary Wharf.



To maximise the benefit of this major transport hub, an investigation by Transport for London and the London Development Agency is underway to see whether there could be additional development above the station in the area between Dalston Lane, Kingsland Road and Roseberry Place.



Any development would seek to create a vibrant and sustainable community for Dalston Town Centre. The proposals could offer a mix of additional new retail space; residential accommodation; public spaces; improved pedestrian links to Kingsland Road from the east; and better access between the new East London Line station and local bus services.

Options are being explored in line with the London Borough of Hackney's emerging Local Development Framework to ensure that any proposals form an integrated part of a wider plan to revitalise the Town Centre.

This document has been produced as part of project team's pre-application consultation with stakeholders, prior to the assessment of a planning application by officers from the London Borough of Hackney and is subject to change.

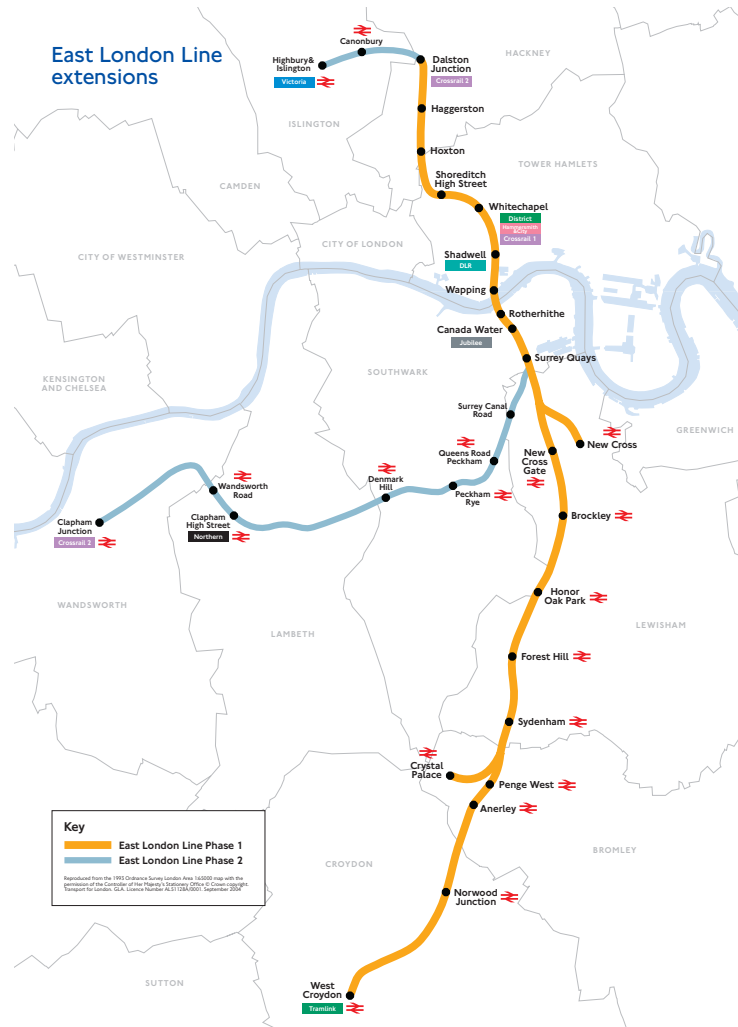


# East London Line Project

The East London Line Project (ELLP) will extend the existing East London Line, converting it into a new metro-style train service. This will provide services that will ultimately extend North to Highbury & Islington, South to West Croydon and West to Clapham Junction and in the future could potentially facilitate 'orbital' journeys around London.

The project will be delivered in two phases. Phase one will extend the existing line north to Dalston Junction and south to Crystal Palace and West Croydon. Phase two will extend the line west to Clapham Junction and connect North London Line stations at Canonbury and Highbury & Islington.

Phase one of the project will be delivered by June 2010. This would be in good time to support the successful Olympic bid.



## *Air-rights Development Timescale to the Delivery Programme*

- ELLP Enabling works contract on site – **June 2005**
- ELLP Mainworks contract – **June 2006**
- Work begins – **Late 2006**
- East London Line opens – **2010**

## *To Meet These Delivery Timescales*

- Planning application submitted – **1 December 2005**
- Decision required – **Early April 2006**

# Development Principles

Dalston Junction has great potential but any development faces significant challenges including high cost versus low return, extremely tight timescales for approvals and the requirement for a minimal impact on the delivery of the East London Line.

If the challenges can be overcome then the proposals will create a vibrant extension to Dalston Town Centre that maximises this one-off opportunity whilst respecting Dalston's distinctive identity.

Benefits that the proposals will bring to the area, in addition to the East London Line Station, include:

*285 homes*

*1,400 sq m of retail*

*An improved transport interchange*

*Public space*

*East/West links*

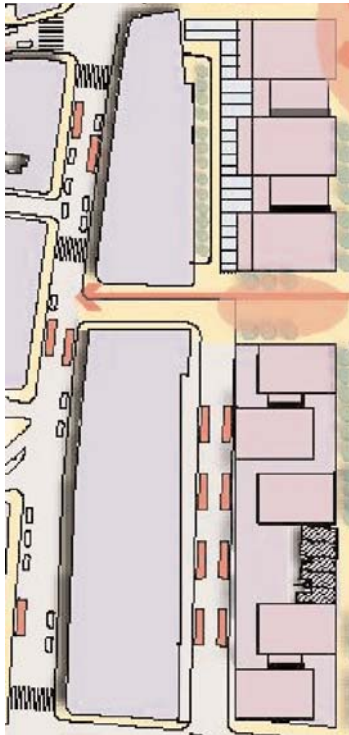
*Sustainable Development*

*High quality design*

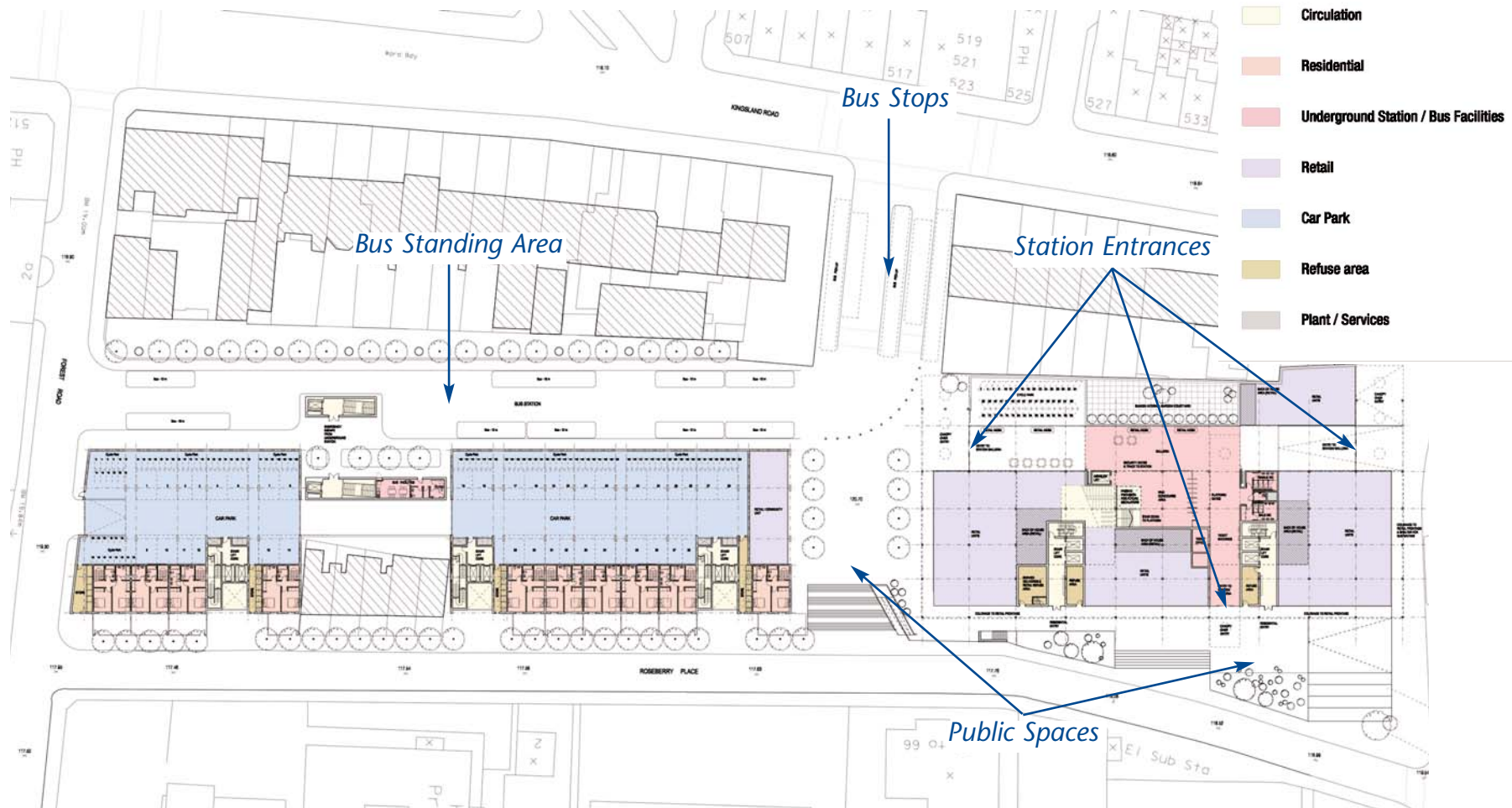
*A vibrant urban environment*

*Protecting the Eastern Curve and Crossrail 2*

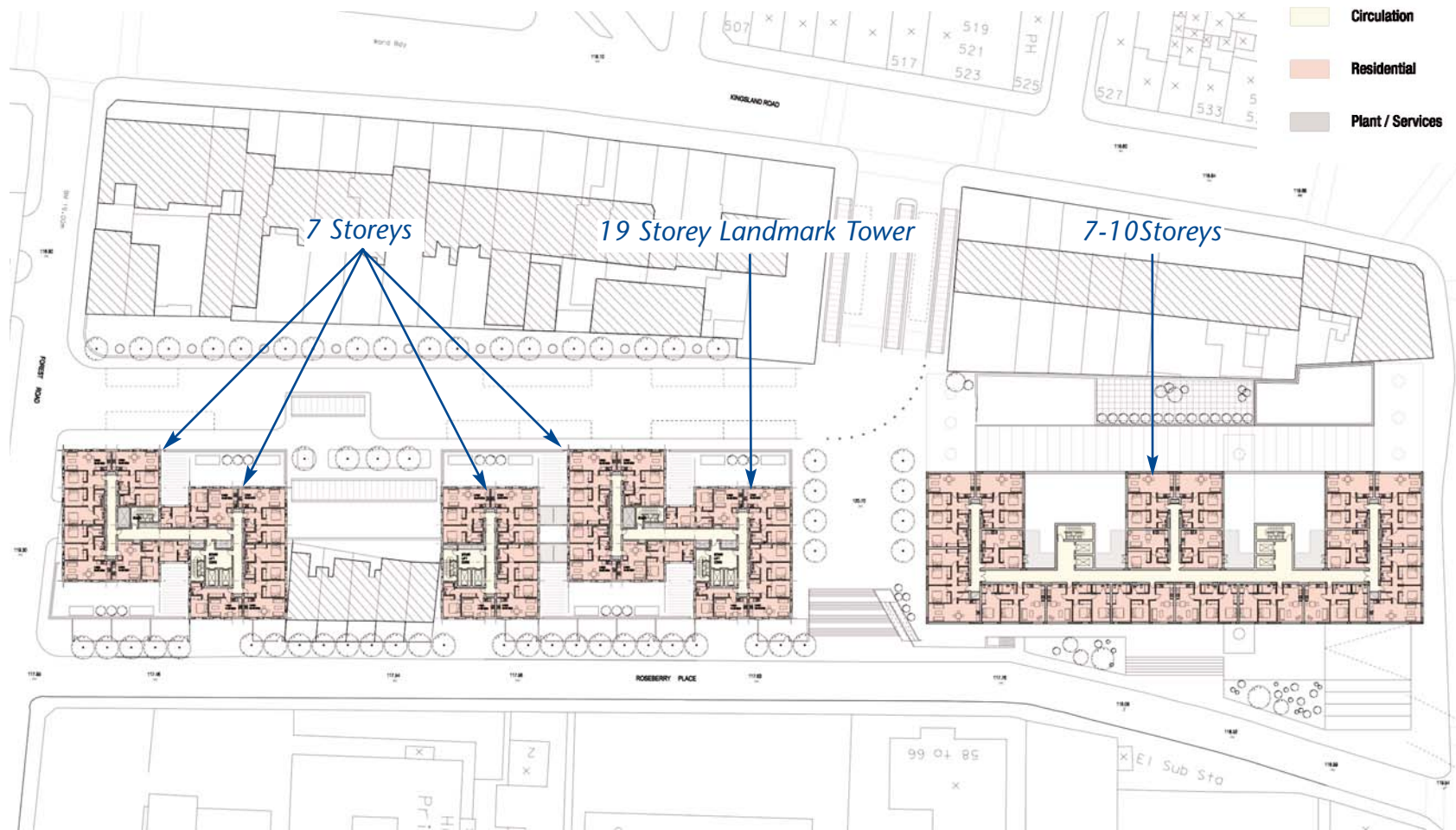
*Acting as a catalyst for further regeneration*



# Proposals - Ground Floor



# Proposals - Typical Upper Floor



## Consultation

Transport for London and the London Development Agency are fully committed to listening to everyone's aspirations for the area.

The London Borough of Hackney has already consulted on and adopted a Planning Brief for the site and consultation events have been held on "issues and options" for broader Dalston area as part of the preparation of the Dalston Area Action Plan. The results of these consultations have been fully considered in developing the proposals.

To ensure local people can have their say on Dalston Junction, a programme of site specific pre-application consultations and events are planned

over the coming months. The first of these is a public meeting to introduce the site, issues, considerations and options to the people of Dalston.

These will be in line with the London Borough of Hackney's draft *Statement of Community Involvement* and activity has already included launching a dedicated website, [www.dalstonjunction.co.uk](http://www.dalstonjunction.co.uk), coverage in the local media, along with presentations to the Major Applications Joint Council Departments and local community groups.

Further activity is planned, including additional presentations to local groups, focusing on the hard-to-reach, a public meeting, an exhibition and more.



# Contact Us



For more information please see our website at [www.dalstonjunction.co.uk](http://www.dalstonjunction.co.uk) or contact:

Sebastian Hanley  
Dalston Junction Consultation  
Dialogue  
136-148 Tooley Street  
London  
SE1 2TU

T: 020 7357 6606  
F: 020 7357 6604  
E: [mail@dalstonjunction.co.uk](mailto:mail@dalstonjunction.co.uk)