

**THE LEGACY CORPORATION
DRAFT NIGHT-TIME ECONOMY
SUPPLEMENTARY PLANNING DOCUMENT**



DRAFT REPORT

LONDON LEGACY DEVELOPMENT CORPORATION

DRAFT NIGHT-TIME ECONOMY SUPPLEMENTARY PLANNING DOCUMENT

A DRAFT REPORT BY



HATCH REGENERIS



MAKE ASSOCIATES



SOUND DIPLOMACY

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1. INTRODUCTION

Through its review of the Local Plan the Legacy Corporation is developing additional policies in relation to the night time economy within the area and new guidance is needed to ensure that these are delivered and managed in a sympathetic way.

This SPD provides guidance to ensure the growth in the Night Time Economy (NTE) is encouraged, whilst being managed correctly and sustainably, to benefit all and not to the detriment of other development and activity. Equally, it is important to take into account existing night-time activity, where it plays an important economic or placemaking role in an area.

The Draft New London Plan and London Night-time Economy SPG introduces broad regional and sub-regional guidance, whilst the adopted LLDC Local Plan contains detailed policies for the area. Supplementary Planning Documents such as this, support the implementation of the policies in the forthcoming Revised Local Plan which contains further detail in relation to policies connected to the night time economy. This SPD is being developed in conjunction with Local Plan changes and it is envisaged that it will be adopted alongside the Local Plan by the end of 2019 or early 2020.

[Details relating to the public consultation need to be included here – once confirmed]

RESPONDING TO THE LONDON CONTEXT

This SPD responds to the challenge set out by the [GLA 24-hour Vision for London](#) and the accompanying [SPG](#). The GLA estimate that 40% (£26bn) of the UK night-time economy (NTE) activity takes place in London, supporting 723,000 direct jobs. Whilst it is recognised that London is already an exciting and vibrant 24-hour city, the Mayor wants to make London's night-time economy and culture an even richer proposition.

The [Draft New London Plan](#) has recognised Stratford Metropolitan Centre as a future international centre, which would rank Stratford alongside the West End, Oxford Street and Knightsbridge. If this milestone is

to be achieved and the general offer in the Legacy Corporation area is to diversify and improve a modern well run NTE is critical. The GLA 24-hour Vision for London sets out ten principles for the London NTE, they envisage that London at night will;

- Be a global leader.
- Provide vibrant opportunities for all Londoners, regardless of age, disability, gender, gender identity, race, religion, sexual orientation or means.
- Promote all forms of cultural, leisure, retail and service activity.
- Promote the safety and wellbeing of residents, workers and visitors.
- Promote welcoming and accessible nightlife.
- Promote and protect investment, activity and entrepreneurship.
- Promote domestic and international visits to London.
- Be strategically located across London to promote opportunity and minimise impact.
- Become a 24-hour city that supports flexible lifestyles.
- Take account of future global and domestic trends in leisure, migration, technology, employment and economics.

THE APPROACH

The work takes its cue from the recent [Combined Economy Study \(2018\)](#) in particular the [Creative and Cultural Opportunities Assessment \(2018\)](#). It uses evidence and insight collected in this process (including a Business Survey and the 2017 Household Survey) to provide the basis for future guidance.

Consultation with relevant stakeholders at the GLA, the Legacy Corporation, neighbouring boroughs as well as consultation with landowners and businesses that operate within the NTE has been key in informing this work. This SPD will go through a formal consultation process before being adopted as part of the Local Plan Review process, which is due to be completed in 2019 / early 2020.

Westfield

BOSS
HUGO BOSS

AXA
RISK EXCHANGE

FLANNELS

BAR OUTFITTERS

AXA
RISK EXCHANGE

AXA
RISK EXCHANGE

BOSS
HUGO BOSS



2. WHAT IS THE NIGHT TIME ECONOMY (NTE)?

There is no standard definition for the evening and night-time economy. The [Business Survey](#) which informed the Combined Economy Study; considered businesses operating beyond 8pm were deemed night-time activities and therefore supporting the NTE.

The evening and night-time activity is mainly focussed across the existing centres within the Legacy Corporation area which include; Stratford Metropolitan Centre, Hackney Wick and East Village.

However, future development within the new centres at Pudding Mill and Bromley-by-Bow as well as Stratford High Street Policy Area are also expected to support emerging night-time activity.

Whilst, this SPD is intended for the whole of the Legacy Corporation area, specific guidance is given on the following locations (shown in the map below);

- Stratford Metropolitan Centre;
- Hackney Wick and Fish Island;
- Stratford High Street;
- Pudding Mill;
- Bromley-by-Bow, and;
- East Village

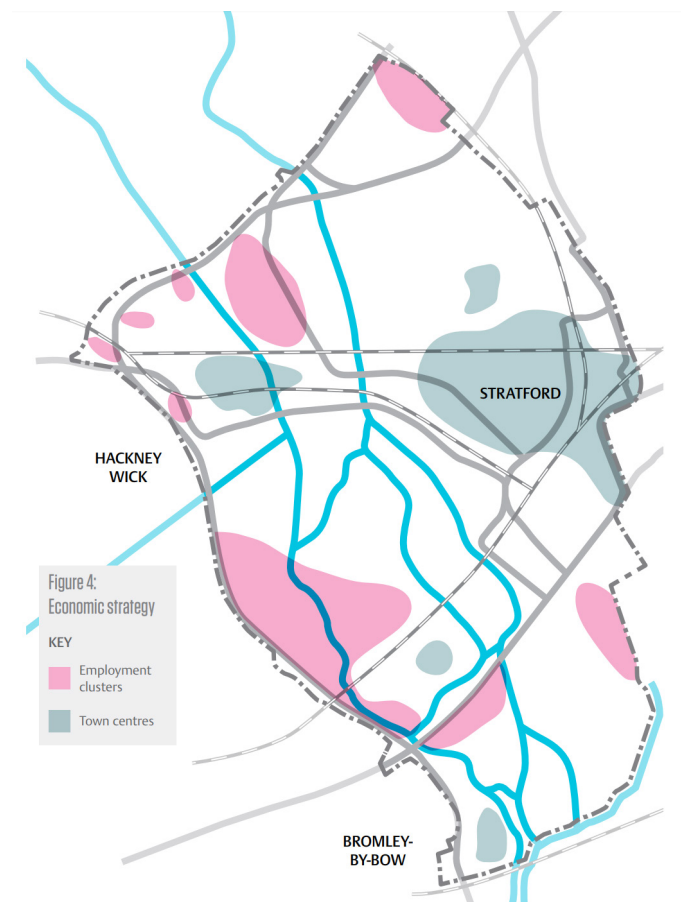
The GLA Culture and Night-time Economy SPG looks at both the night-time and evening economies as encapsulating activity between the hours of 6pm and 6am. Therefore, this has been used for the purpose of this SPD.

Within these broad hours of the night-time economy some Centres already have an established evening economy whilst others will develop over time. Whilst this evening economy varies, broadly this SPD considers the evening to be from 6pm until around 11pm or 12am depending on location and activity.

Cultural and leisure activities (i.e. bars, restaurants, live venues, cinema) are most commonly associated with the Legacy Corporation area evening and night-time economy, yet other activities are also important to the NTE. It is also recognised that there were other night-time activities operating across a

range of sectors including; manufacturing, food production and activities supporting emergency services. This SPD will cover all types of night-time activity, not just that centred around culture and leisure.

Figure 2.1 Legacy Corporation NTE Economy Locations



Source: LLDC / Hatch Regeneris



3. POLICY CONTEXT

The NTE and its contribution to sustainable economic growth is recognised nationally, regionally and locally. A summary of the relevant policy and guidance is listed below;

NATIONAL POLICY

The Government has not published any direct guidance that relates to the NTE however, there is legislation and planning policy that influences the NTE which includes;

- UK Government Licensing Act 2003
- National Planning Policy Framework (NPPF) 2018
 - Section 6 - Building a strong, competitive economy
 - Section 7 - Ensuring the vitality of town centres

REGIONAL POLICY

The draft new London Plan has a number of priorities relating to the NTE. The GLA recognise that London is an exciting and vibrant 24-hour city, with an international status. However, the Mayor of London wants to strengthen the City's night-time economy further and there are various policies and guidance documents that have been introduced to support this, which include;

- Vision for a 24-hour City
- Culture and the Night-Time Economy Supplementary Planning Guidance
- London's Grassroots Music Venues: Rescue Plan
- Rescue Plan for London's Grassroots Music Venues. Making Progress
- Rewrite the night: the future of London's night-time economy
- Draft New London Plan - Policy HC6 Supporting the night-time economy
- Draft New London Plan - Policy SD10 Strategic and local regeneration

THE LEGACY CORPORATION LOCAL POLICY

The Legacy Corporation has reviewed its Local Plan, originally adopted in 2015, to ensure that it takes account of the rapid pace of change in the area in recent years and the amount of future development planned.

This will also ensure planning policy can respond to the new evidence that has been prepared on key matters, as well as the changes that have occurred at the local, London and national level.

Revised Local Plan (2018), relevant policies:

- Policy 3.2 – Stratford High Street Policy Area
- Policy B.1 - Location and maintenance of employment uses
- Policy B.2 - Thriving town, neighbourhood and local centres
- Policy B.3 - Creating vitality through interim uses
- Policy B.4 - Providing low-cost business space, affordable and managed workspace
- Policy BN.1 - Responding to place
- Policy BN.11 – Air Quality
- Site Allocation SA1.1 – Hackney Wick Station Area
- SA1.2 – Hamlet Industrial Estate
- SA1.3 – Hepscott Road
- SA1.4 – Neptune Wharf
- SA1.5 – East Wick and Here East
- SA1.6 – Sweetwater
- SA2.2 – East Village
- SA3.1 - Stratford Town Centre West
- SA3.4 - Greater Carpenters District
- SA4.3 – Pudding Mill
- SA4.1 - Bromley-by-Bow

Supplementary Planning Documents:

- Bromley-by-Bow SPD
- Hackney Wick & Fish Island SPD
- Pudding Mill SPD

Evidence Base

- Employment Space Study (2015)

Combined Economy Study (2018)

- Economy Study
- Business Survey
- Creative and Cultural Opportunities Assessment
- Retail and Town Centre Needs Assessment

NEIGHBOURING BOROUGH POLICY

The Legacy Corporation is the statutory planning authority covering Queen Elizabeth Olympic Park (QEOP) and parts of Hackney Wick and Fish Island, Bromley-by-Bow and Stratford. The Legacy Corporation administrative area is split across parts of the four boroughs of; Hackney, Newham, Tower Hamlets and Waltham Forest.

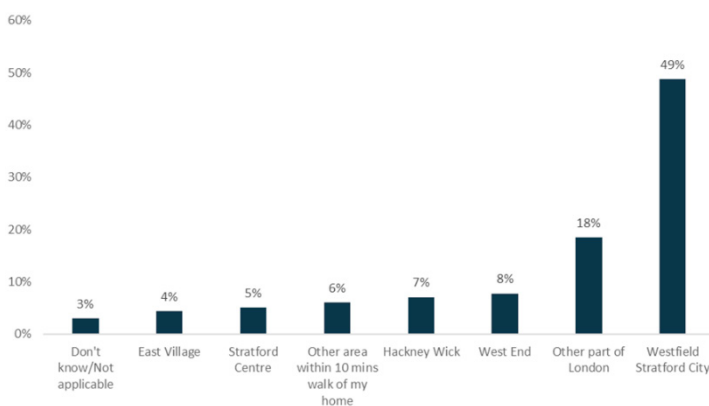
The Legacy Corporation acknowledge that individual boroughs have their own policy relating to the NTE and therefore have, where possible, designed policy to complement that of neighbouring boroughs.

[AWAITING IMAGE]

4. THE NIGHT-TIME ECONOMY IN THE LEGACY CORPORATION AREA

The Legacy Corporation area is a well-established and diverse evening and night-time leisure location and major attractor of leisure visitors from across London and beyond. There are several large-scale events venues such as; the London Stadium, the London Aquatics Centre, Lee Valley VeloPark, Lee Valley Hockey and Tennis Centre and the Copper Box Arena within the QEOP which hold major sporting events. Members of the public use the sporting venues in the park during the evening and well into the night. The venues also host a series of events which take place throughout the year, which also enhance the night-time economy of the area. The Legacy Corporation area is also home to Westfield Stratford City which is nationally significant retail and leisure destination.

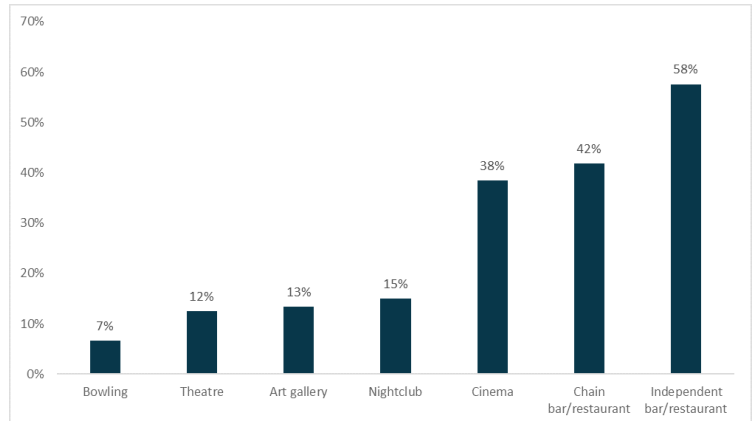
Figure 4.1 Leisure Destinations for local residents



Source: ORS LLDC Household Survey, 2017 / Hatch Regeneris Combined Economy Study, 2018

The 2017 household survey demonstrated the area had high retention of local residents, with over 70% of residents stating they stayed within the area for leisure activities. Legacy Corporation residents are also participating in a range of leisure activities; visiting bars and restaurants being the most popular. 1 in 10 households visit the theatre or art galleries. Whilst there is a strong preference for eating out or visiting the cinema, the survey has shown that residents have an appetite for a range of cultural and leisure activities.

Figure 4.2 Leisure activities of local residents



Source: ORS LLDC Household Survey, 2017 / Hatch Regeneris Combined Economy Study, 2018

The Cultural Opportunities Assessment looked at the night-time offer across the area. It found that the area is diverse, with a significant commercial leisure and culture offer within the Westfield Stratford City and a more nuanced range of local and independent establishments in Hackney Wick, East Village, Here East and the remainder of Stratford Town Centre.

Some centres have a well-established NTE (Stratford Metropolitan Centre, Hackney Wick and East Village) however, the recent Creative and Cultural Opportunities Assessment found that the existing offer was disparate and could be better connected, providing a cohesive yet diverse and distinct holistic night-time offer. There are also planned at Pudding Mill and Bromley-by-Bow and also some town centre functions outside the centre boundary along Stratford High Street which have yet to be developed and have potential to enrich the Legacy Corporation NTE in the future.

The types of spaces in which night-time uses operate varies, the Business Survey found that the food, drink and leisure activities specifically, operate across a range of spaces and not just specialist or retail type units.

Almost half of night-time activities are currently taking place in retail-type spaces (street-facing, ground floor units) linked to food and drink offers. This suggests that spaces with good street-level

visibility along areas of pedestrian footfall are attractive to these occupiers. A subset of night-time activity is also taking place in industrial units and a diverse range of activities are accommodated within industrial spaces, including; restaurants, bars, nightclubs and a theatre.

As well as leisure, there are a range of other night-time activities present in small and large industrial spaces. These include more historic manufacturing of food, tailoring, printing and waste management services. Uses linked to the area's growing creative sectors such as music recording & production and photography studios, are also operating in the area after 6pm.

Across Hackney Wick and Fish Island are numerous examples of industrial units being re-purposed for creative and cultural uses which include night-time activities. Mick's Garage in Queens Yard, Stour Space, Grow Bar & Restaurant, Vibes Photography Studio and the Yard Theatre are good examples of how small industrial spaces have been re-purposed to accommodate night-time activities.

Crucially, most of these businesses are interim or meanwhile uses, which currently neighbour other employment uses which do not conflict with their night-time operations (in terms of noise and servicing) as residential units might. Noise mitigation measures and licensing agreements will be increasingly important as the Legacy Corporation area delivers more residential and employment space through masterplans and site-specific developments.



5. WHAT IS THE FUTURE OF THE NIGHT-TIME ECONOMY IN THE LEGACY CORPORATION AREA?

The London Plan identifies Stratford as a future International Centre which is carried forward into the draft New London Plan. The NTE has a role to play in the area fulfilling this aspiration; ensuring there is the scale and diversity of amenity and night-time activity expected of an international destination.

TOWN CENTRE FIRST

In line with the NPPF Town Centres First Principle, cultural and night-time economy uses will be directed towards the existing and emerging Centres of which Local Plan Policy B.2 places this focus primarily on Stratford.

Planned major developments such as International Quarter London (IQL), the extension to Westfield Stratford City and the East Bank proposals will help expand the NTE of the Metropolitan Centre further.

Hackney Wick (and Fish Island) is currently recognised as a significant NTE destination, which is now reinforced by the Creative Enterprise Zone (CEZ) designation. Certain centres will be better suited to accommodate specific types of night-time activity than others. This SPD provides guidance on appropriate uses, design considerations and management principles to grow the NTE sustainably and responsibly.

Therefore, Stratford and Hackney Wick (and where appropriate Fish Island) will therefore be the focus of the growth in NTE uses, as set out within this SPD. This SPD also provides guidance on how future night-time activity and other planned activity such as residential development can exist in parallel, without impinging on one another.

As new centres at Pudding Mill and Bromley-by-Bow develop they will also generate new demand for night-time activity. The new centres will change the landscape of the Legacy Corporation area NTE and further develop the area's identity.

As stated within the NPPF; Town centre boundaries should be kept under review where necessary to

help town centres react to changes in demand, which is currently a consideration, for the Legacy Corporation and Stratford Metropolitan Centre where the Revised Local Plan proposes an area of potential designation as the town centre boundary at East Bank.

A DIVERSE ECONOMY

The provision of flexible, well-designed and adaptable space suitable for a variety of occupiers will be key in serving the night time economy; along with appropriate and sustainable management measures and appropriate interim uses (see Local Plan Policy B.3). The daytime to night-time economy will also have a role to play, with food and drink uses (A3, A4 and A5) supporting the day-time retail and leisure function of the Centres by bringing vitality for longer hours of the day.

The draft New London Plan and the Revised Local Plan highlight the importance of protecting public houses of cultural or heritage value, as well as entertainment venues that provide a clear community-based or specialised function, is supported

A diverse range of evening and night-time activity, that is not solely orientated around a food and drink offer will also be supported. The NTE should also serve families and the wider areas diverse local communities, to ensuring the NTE is inclusive and accessible to everyone.

The Agent of Change Principle as a tool, to protect the interests of existing operators as well as new communities (see Policy BN.12) will be critical to the development of the NTE across all Centres.

PURPOSE OF THE SPD

The purpose of this SPD is to set out the specific spatial and temporal guidance relating to future planning and investment within the context of the Local Plan. It is not the aim of the SPD to create a detailed urban management plan for each centre.

However, there are some wider management policies and principles that are relevant to those investing, developing and delivering development within the evening and night-time economy of the Legacy Corporation area. These principles are also relevant to assessing planning applications and granting consent.

LICENSING

The current licensing regime across England and Wales is directed by the Licensing Act 2003. This regulates activities such as the sale of alcohol, the provision of regulated entertainment and late-night refreshment and has a profound effect on the development, operation and impact of a wide range of town centre activities from pubs to concert halls and theatres. It is not possible to operate a licensed premise without both the appropriate alcohol / entertainment premises licence and the relevant planning consent.

As licensing remains separate from planning control and policy closer working between licensing and planning is imperative. Therefore, where possible, developers and operators are encouraged to apply to the relevant borough for a licence at same time as planning permission is sought, something that will help the Legacy Corporation and the relevant boroughs consider all the factors in line with both Local Plan and the aspirations and details of their respective licensing policies.

For information, the licensing policies of the three local authorities responsible for licensing in the Legacy Corporation area are set out below. Developers should consult the latest information on licensing arrangements from the relevant borough website (highlighted below) and speak to the relevant licensing authority in developing their proposals for the evening and night time economy. Conversely the Legacy Corporation will liaise with the appropriate licensing authority to ensure that the respective planning and licensing approaches are fully cognisant of each other and hours of operation remain, as much as possible, consistent.

Licensing Policy - Hackney (Hackney Wick and Fish Island)

The London Borough of Hackney has recently introduced a Late-Night Levy. This is an annual payment that affects all licensed premises across the borough that are authorised on any day to sell alcohol between midnight and 6am, regardless of whether they are located in an area that suffers from alcohol-related crime and disorder or nuisance. This

may limit the hours of operation of some venues in Hackney Wick which might wish to stay open past midnight but do not want to pay the Levy.

Hackney's expanded Cumulative Impact Policy (CIP) is also likely to have an influence in Hackney Wick. Although not specifically covered by the CIP, it may be that NTE operators from Shoreditch or Dalston may migrate to Hackney Wick where licence controls are, at present, less strict as there are no existing problems here (this is already happening north into Tottenham Hale).

Hackney's current licensing policy sets out (in policy LP3) a framework of core hours under which new or extended licensed premises may sell alcohol and / or provide regulated entertainment. They are from 8am to 11pm Monday to Thursday, 8am to midnight Friday to Saturday and 10am to 10:30pm on Sunday. Whilst it is possible to gain a licence beyond these hours, the applicant will have to demonstrate that they have identified any risk that may undermine the promotion of the licensing objectives and have put in place robust measures to mitigate those risks. Thus, any planning consent given outside of these hours is likely to conflict with Hackney's licensing policy. This is where a close alignment between licensing and planning is imperative.

Whilst this restriction only applies to new (or extended) licence applications, the Legacy Corporation as the local planning authority, may support appropriate late night uses in areas such as Hackney Wick that go beyond midnight, but only where this can be demonstrated as not having an unacceptable impact on other local businesses and residents (see individual Town Centre sections for further details). Developments being brought forward should therefore be mindful of these possible differences in the planning and licensing regimes.

Please see: <https://www.hackney.gov.uk/licensing> for the most up to date information.

Licensing Policy - Newham (Stratford Metropolitan Centre, Stratford High Street and Pudding Mill)

Newham does not have a Late Night Levy, but it has implemented a cumulative impact policy for much of Stratford Metropolitan Centre including Westfield and East Village, as well as the whole of Stratford High Street and Stratford Old Town Centre. The policy covers the sale of alcohol, late night refreshment (mainly, but not only, takeaways) and regulated entertainment. Unlike Hackney, the Newham policy does not set out 'core hours'. As a result, there is no 'stepped' approach, i.e. applying for a licence within a



set of core hours is more likely to be granted than applying for a late licence outside of these hours. Therefore, in Stratford, Newham Council's first reaction will normally be to refuse new licence applications in the CIP area.

As such, the expansion of the night-time economy, but also evening licensed venues in Stratford Metropolitan Centre, i.e. Westfield Stratford City, and East Village, as well as Stratford High Street, will be limited by the challenge to operators of obtaining licences here. (This will remain the case for the foreseeable future unless London Borough of Newham adjusts this CIP area in its revised 2020 to 2025 Statement of Licensing Policy).

Stratford Old Town Centre is not within the SPD boundary. However, it is covered by the CIP. This is important because the Legacy Corporation Local Plan seeks to create "an expanded but integrated Metropolitan Centre at Stratford, without severance from the existing Stratford town centre", ensuring the benefits of the growth in Stratford Metropolitan Centre are also felt in Stratford Town Centre. As such, development proposals involving evening and night-time economy uses will need to be carefully prepared to meet both the planning and licensing requirements in Stratford Town Centre.

Pudding Mill is not currently subject to a cumulative impact area given the absence of a licensed economy here. As a Local Centre in the Local Plan, the vision here is for a mix of leisure uses including A3 (restaurants and cafes) and A4 (public houses and bars). The intention is

primarily to provide amenities that will serve the local residential and business community as it grows. At present there is no impediment within Newham's Statement Licensing Policy to bringing forward the type of mixed uses schemes set out in the Pudding Mill SPD.

Please see: <https://www.newham.gov.uk/Pages/Category/Licences-and-street-trading.aspx> for the most up to date information.

Licensing Policy - Tower Hamlets (Bromley by Bow and Hackney Wick & Fish Island)

Bromley by Bow is a potential District Centre and as such the Local Plan requires the development of a considerable town centre with sufficient leisure facilities both for the growing resident population, as well as the surrounding communities and towns that it will also serve.

Currently, Tower Hamlets does not have a licensing cumulative impact area for Bromley by Bow, however its Late Night Levy does apply here. Whilst it is not the Local Plan and SPD's intention to create a late-night destination in Bromley by Bow, particularly given the strong aspiration for the considerable provision of family homes here (see also Bromley by Bow Town Centre section later), the Late Night Levy may limit the ability of any A4 pub and bars venues to open past midnight. Obviously, this may be appropriate in certain areas of the town centre but less so in others.

Please see: <https://www.towerhamlets.gov.uk/lgnl/business/licences/licences.aspx> for the most up to date information.

WAYFINDING AND SECURITY

Importance to the NTE

Successfully navigating to, from and around town centres (legibility and wayfinding) by residents, visitors and employees working at night is particularly important to the safety, popularity and economic and social success of the night-time economy of each centre. This can be achieved through a number of individual planning and design treatments, such as convenient transport, suitable lighting, clear and consistent signage, sustainably resourced CCTV, adequate pavement widths, targeted parking and well-designed pedestrian and vehicle crossings.

The design of new buildings and larger-scale developments should

- support ground-floor activation to generate the on-street surveillance that enhances public safety and deters crime and nuisance,
- improve and enhance existing security and safety levels,
- avoid clustering of too many late-night uses together (see Policy B.2),
- create pedestrian flows that are too great for pavement capacities in a particular centre.

Currently there is considerable variation in the provision and quality of wayfinding across the area and even within some of the existing towns centres. Stratford Metropolitan Centre, East Village and Westfield have clear coherence which has not yet developed within Hackney Wick and Fish Island (albeit part of the appeal of these two locations is the historic street pattern and traditional built fabric, which does not lend itself easily to simple wayfinding solutions).

Responsibility for signage and wayfinding depends on its type and location. Road signage is the responsibility of the appropriate highways agency which may be TfL or the individual boroughs depending on the type of road. TfL is also responsible for the Legible London wayfinding strategy and signage, whilst boroughs sometimes have their own wayfinding systems that supplement this (e.g. fingerposts and interpretation in historic areas). The Legacy Corporation has developed its own wayfinding strategy for Queen Olympic Elizabeth Park that integrates Legible London with bespoke signage.

It may be appropriate for larger developments to have their own wayfinding and signage. Where this is the case, proposals should complement and integrate (rather than compete) with existing wayfinding and navigational systems. Whilst new fingerposts, monoliths and 'miniliths' may be appropriate wayfinding solutions, for the avoidance of clutter it may be more effective for proposals to combine wayfinding into buildings or other street furniture e.g. lighting.

Stratford High Street - due to its linear form - remains relatively straight-forward to navigate throughout the day and night, but access to it from Stratford Station and Bus Station and the rest of the Metropolitan Centre is compromised by the lack of legibility and permeability between these locations and the built form of Stratford Town Centre.

Local wayfinding initiatives driven by the Stratford BID in Stratford Town Centre have made some impact in aiding navigation around the town. New development proposals in this location should facilitate access between Stratford High Street and Stratford Metropolitan Centre to increase connectivity and pedestrian flows between the two locations. This will be particularly important to the crowd management of events taking place at the Queen Olympic Elizabeth Park, such as concerts and football matches, as well as those visiting cultural events at East Bank and the proposed MSG concert venue in the evening. Improvements in ground level public realm here will also have the benefit of animating this area, which can at present feel forbidding at night.

Hackney Wick and Fish Island has been the subject of a more organic development process and therefore it lacks a wayfinding strategy and legibility. Some of the roads to the west of Hackney Wick are lacking pedestrian and cycle infrastructure. New developments in this location should consider ground floor activation, softer frontages and improved pavements and pedestrian crossings. This will be particularly important at night. (see Local Plan policy 1.3 Connecting Hackney Wick and Fish Island).

Whilst well lit, Stratford High Street also suffers from a 'hard' environment, dominated by vehicular traffic which impairs its appeal and security to pedestrians. New development proposals should consider how to address this alongside ongoing traffic mitigation and landscaping.

London Women's Night Charter

New NTE uses are encouraged to sign up to the Mayor of London's Women's Night Charter. The charter is built on four pillars – report, respond, responsibility and redesign. It sets out guidance for venues, operators, developers and other businesses to improve safety at night for women. All organisations across London are being urged to pledge their support and help ensure women stay safe at night by signing up to and implementing (in the design and operation of their businesses) the Charter. The Charter provides an important resource for businesses within the Legacy Corporation area and should be referenced in the planning of new developments, the design of individual venues and their operation.

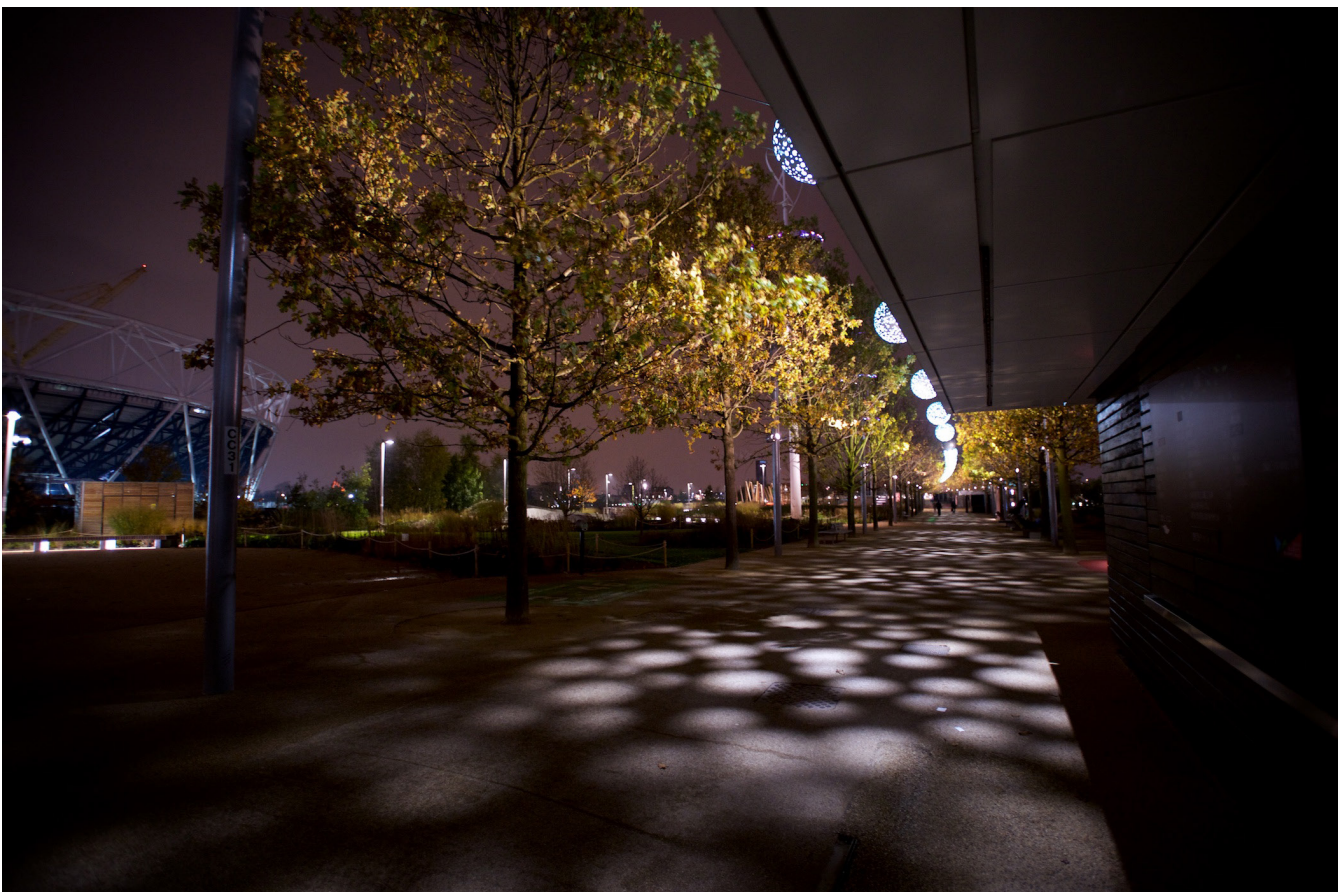
Security, lighting and wayfinding considerations

Large developments should submit a Secured by Design Statement. Secured by Design is a police-led initiative that offers comprehensive guidance on creating buildings and built environments that reduce or eliminate crime. From a night-time economy perspective, the Secured by Design advice given on communal spaces, natural surveillance, lighting, footpaths, landscaping and planting, car

and cycle parking, fencing and gating can all be considered relevant to the NTE when designing new developments. At the same time, it is important that the creation of excessively hard and fortress-like environments is avoided. More information can be found at the Secured by design <http://www.securedbydesign.com>

New proposals should include effective lighting, both of individual buildings and of the connecting private and public realm. The Hackney Wick and Fish Island SPD explicitly sets out the following considerations, but it is applicable to all of the town centres:

“New lighting should be consistent and lux levels appropriate to use, including avoiding pooling of light and shade to aid people with visual impairment and assist in the night time protection of property; discourage crime and vandalism; make residents and street users feel secure and enhance the appearance of the area after dark. Street lighting should be positioned at back of pavement on primary streets and building mounted on passages and courts.”



All schemes should ensure careful lighting design to avoid cumulative general light pollution as well as specific night-time artificial light exposure which can contribute to sleeplessness in residents. Embedding this into proposals will bring a sense of place, aid wayfinding and navigability and add to feelings of user safety and community.

In particular, proposals should also consider:

- Whether parts of some developments, such as alleyways, recesses or the centres of parks could remain unlit to subconsciously deter individuals from entering them and to follow the better lit alternative routes provided within a scheme or town centre public realm strategy.
- The use of appropriate feature lighting in these types of spaces in order to create interest and activation at street level,
- How infrastructure, for example bridges, tunnels and underpasses, can be lit to add visual appeal and enhance the sense of a welcoming night-time place.
- How appropriately lit public art in public spaces, thoroughfares and transport hubs can create visual interest, providing it does not create new forms of light pollution.

Developments should also pay attention to a 'hierarchy of building illumination', as people depend on navigation via large buildings at night when moving around town centres. The most important buildings e.g. Arcellormittal Orbit or the London Stadium should stand out against ambient light levels as priority attractors and wayfinding anchors.

These should be followed by those buildings with an important cultural or social function, e.g. the V&A, UCL, Sadlers Wells, Westfield, and then by key individual NTE uses, e.g. restaurants, bars, pubs, clubs. The lighting of community uses such as schools and health centres and residential development is also important but less so than the other more architecturally significant buildings. Proposals should also be mindful of saturation from the over-illumination of less important buildings, particularly where this would disrupt the hierarchy and create light pollution and visual confusion.

In most cases illuminated advertising and displays are unlikely to be considered appropriate and even where they may be acceptable (e.g. town centres), it is likely there would need to be significant restrictions to preserve visual amenity and safeguard against light pollution. Dynamic display lighting

should also be significantly limited to key buildings (e.g. sports and leisure developments).

Key buildings hosting night time activity should express their function externally at night, and where appropriate, appear welcoming. This could be through appropriate lighting design but also glazing and visual permeability, and – where appropriate - external seating, terraces, the opening of windows and doors for warmer weather.

Proposals for new lighting within developments should also be aware of and appropriately mitigate any impact on ecologically sensitive environments and habitats locally. This could include using amber or red lighting instead of white (which has less impact on birds, bats and insects) and limiting the use of moving images where it may disorient wildlife.

Signage and Wayfinding

The Hackney Wick and Fish Island SPD sets out the following considerations for legibility and signage that is relevant throughout the 'day to night-time economy' but should be considered in all schemes being brought forward across in all the area's centres:

- New signage should ensure sight lines, lighting, visual contrast and legibility are appropriate,
- Building planning layout must consider the logical layout of facilities and the need to support ease of wayfinding,
- Street layouts, geometries and networks should aim to make the environment self-explanatory to all users,
- Adjacent developments should work to develop a comprehensive approach to signage to ensure consistency and avoid duplication,
- All signage should be simple and consistent.

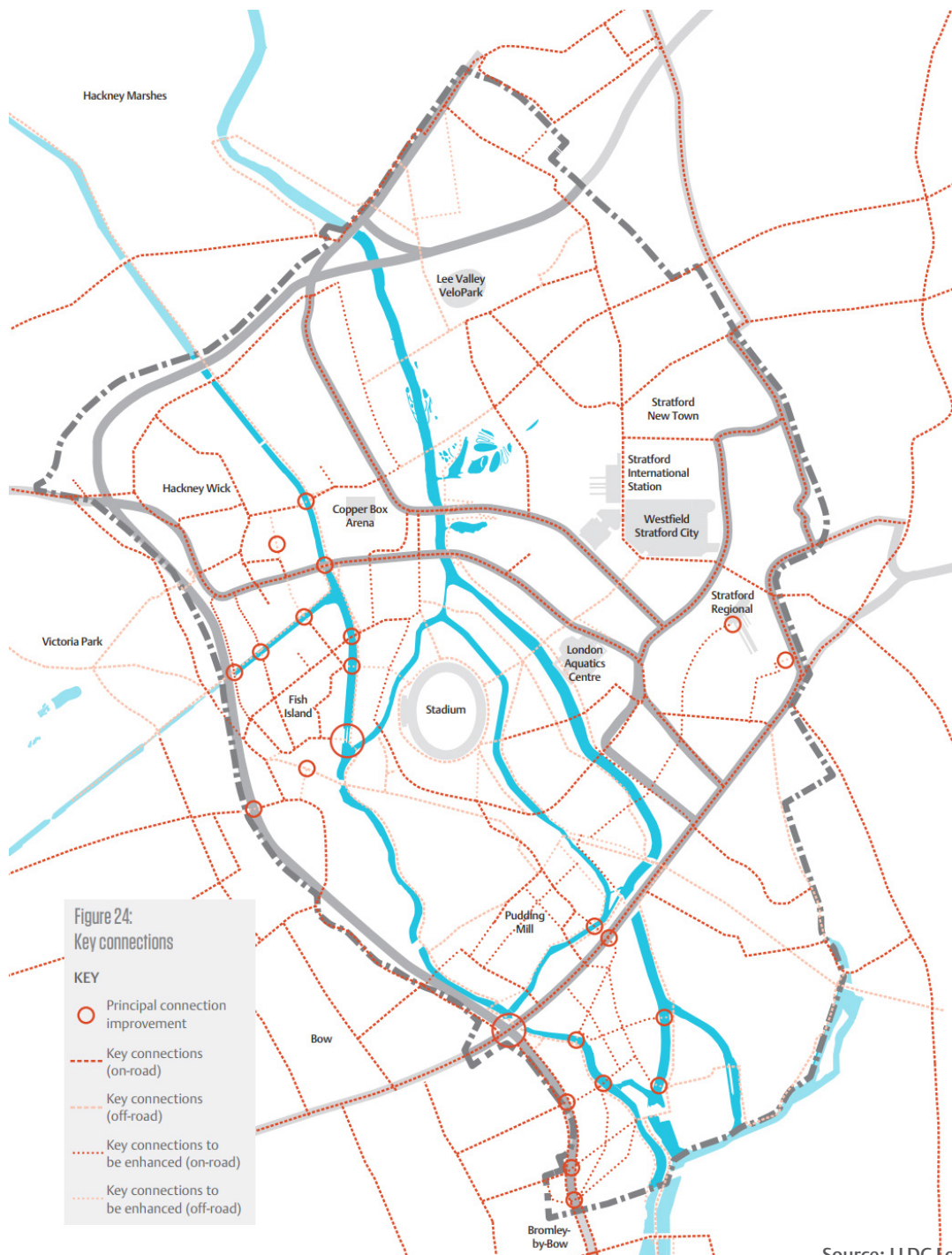
In addition to these broader requirements, all signage must also be legible at under night conditions. Thus, signage may require dedicated lighting (as per Legible London) or low-light legible design. This should be tested prior to installation.

Wayfinding in some cases also needs to be flexible and adaptable according to requirements, for example, large venues such as the London Stadium will have different requirements for match of other event days to other days. The introduction of any other significant venue within the area will need to consider the relationships between such uses and their requirements.

Access is also an important consideration in supporting improved wayfinding and navigability. Therefore, proposals should be designed to help facilitate 24-hour access, along with appropriate lighting, clear sight lines and security measures to help encourage permeability and connectivity across the area.

Access should also help complement the existing and future key connections highlighted in Figure 24 and within the site allocations of the Local Plan and shown below will also be supported.

Figure 5.1 Key Connections



Source: LLDC Local Plan

Dispersal

Well planned and effective dispersal from evening, and particularly night-time, uses will be paramount to creating safe environments that are free from nuisance and to protect residential amenity.

Larger schemes with a substantial leisure component (e.g. concert halls, sports venues, nightclubs, or where clusters of A3-A4 uses are created) should provide a dedicated Dispersal Strategy as part of their planning proposal.

Dispersal Strategies should consider the impact of arrivals e.g. queuing and the phasing of dispersal as well as how operations will impact upon existing pedestrian flows at night and the smooth flow of individuals to transport nodes, internal management arrangements to minimise noise disturbance, staffing levels and staff training including in conflict management. However, whilst the phasing of closure and dispersal can be considered within the design and planning of schemes, under the Licensing Act 2003, venues which are licensed must be treated on their own merits and as such this may limit the ability to create 'staggered' closing times.

The arrival and congregation late at night of taxis and other vehicles creates the potential for disturbance, congestion and a negative impact on residential amenity. Proposals should consider the provision for arrival to ensure how these will not impinge negatively on existing residents and businesses as well as other public realm users.

DESIGN CONSIDERATIONS

Frontages and shutters

Wherever possible, units with evening and night-time economy uses should maximise visible permeability to promote visual interest, active streets and natural surveillance. Subject to noise break-out (see below) and appropriate design, sliding doors and windows may be appropriate where they can add to the visual appeal of the building and during warmer months add to the vibrancy of streets and spaces, providing there will be no detrimental impact on nearby residents or other users.

Premises which are shuttered detract from the aesthetic appearance of the street scene (e.g. blocking light and attracting graffiti), result in dead frontages across the 'day to night-time', may detract from feelings of public safety by creating hardened environments and potentially impact negatively on the retail vitality and viability of retail-led and mixed-use environments. As a result, solid external roller shutters are unlikely to be appropriate.

The installation of external perforated shutters / collapsible gates that allow light out onto the streets at night may be an acceptable alternative to solid shutters, however, this SPD generally encourages the avoidance of external shutters altogether with a preference for internal security measures such as, but not limited to, retractable internal shutters, lighting and CCTV.



Waste disposal, storage and noise

Provision of refuse storage and recycling facilities should normally be made within the curtilage of the building or development. The storage of rubbish sacks, top-loaders and recycling facilities within the curtilage of the premises avoids the unsightly impact of bags and receptacles on the public realm and allows streets, alleys and public spaces to be cleaned effectively.

In order to avoid negative impacts on the appearance of street and public spaces, as well as to avoid health and safety impacts, the external storage of bottles, crates and kegs is unlikely to be appropriate. For licensed premises, the provision of storage for these items should normally be made within the curtilage of the premises. Should the design of the premises not allow for this, alternative arrangements in an enclosed area of the curtilage of the property may be acceptable.

Where it is considered that bottle disposal and recycling from night-time economy operations could result in intrusive noise planning conditions may be imposed preventing the removal of bottles into external refuse areas (particularly if uncovered) at unsociable hours.

All proposals which, from their evening and night-time activities are likely to introduce noise into the local environment, and as a result potentially impact on residents' health and quality of life, should submit a noise impact assessment. Examples of such noise include, but are not limited to, sound systems, smoking areas, patron dispersal, the operation of machinery, and deliveries/servicing at night. More information on noise impact assessments can be found at <http://www.association-of-noise-consultants.co.uk/services/planning/>

Ventilation, fumes and extraction

Cooking and extraction systems from night-time economy uses often lead to fumes and noise that may damage the amenity of nearby properties and impact on residents, businesses and other users. Proposals should ensure adequate ventilation and extraction systems to allow premises to operate without being detrimental to the amenities of neighbouring properties.

Careful consideration should also be given to the appearance of extraction systems, their siting and hours of operation, in order to ensure that visual amenity is not compromised, and noise problems are not introduced. This will be particularly important in listed buildings and conservation areas.

Elsewhere, in support of Policy B.2 of the Local Plan, new units should be designed flexibly so that they can be occupied in a number of different ways depending on demand (e.g. restaurant, retail, gallery, co-working space). In such cases, even if units are not initially fitted out as a restaurant or pub / bar, they should be designed so that they are capable of being retrofitted easily with appropriate ventilation equipment such that they can be converted easily to viable A3 uses.

Outdoor seating and smoking areas

Outdoor seating areas in licensed and night-time economy areas can add to the activity to streets, both throughout the day and in the evening. This type of facility can add vibrancy to the street scene and encourages more people to take advantage of the facilities on offer. Bringing licensed premises out onto footpaths, where appropriate, also can help create a more relaxed feel to the environment and acts as a form of natural surveillance.

Good examples of outdoor seating currently exist in the outdoor areas of Westfield Stratford City in Stratford Metropolitan Centre, in East Village and along the canal in Hackney Wick & Fish Island. Suitable locations for outdoor seating include where premises front public squares and gardens, outside premises on ground floors in mixed used developments and on balconies.

Outdoor seating areas on the public highway may be appropriate in some locations within the town centres, with a requirement for the area to be closed and vacated by staff and customers by 22.00hrs under normal circumstances. Terraces (including roof terraces) and outdoor seating and performance areas within the curtilage of properties will also be appropriate in many circumstances but will normally be required to close by 22.00hrs. Where necessary planning conditions may be imposed with this respect.

Live music and performance space within outdoor areas will be supported where appropriate but will be considered on a case-by-case basis. Where proposals include such activities, there may be a requirement to set, through planning conditions, decibel levels for performances and stipulate sound limiters on external amplified equipment, as well as prescribe times of the day and days of the week when performances can take place. The good design and management of spaces for external performance can also mitigate the travel of sound and developers including such facilities within schemes are invited to consider carefully how this might be achieved.

Since the introduction of smoke free legislation in the UK outside smoking shelters and spaces have become an important feature of licensed premises. Smoking shelters should be positioned to avoid any negative impact on the street scene, visual appeal and do not compromise highway safety (e.g. blocking or crowding pavements) or impact negatively on residential amenity.

Shelters which cover the adopted highway will require a licence under the Highways Act and all such designs must comply with the appropriate Environmental Health regulations. The siting of smoking shelters will be particularly difficult and sensitive in conservation areas or in the vicinity of listed buildings. And, even if considered acceptable, the scale, design and materials used will need to work harmoniously with existing built environment in order to preserve the visual integrity of these sensitive environments.

Noise mitigation measures

Excessive noise seriously harms human health and interferes with people's daily activities. As such, noise breakout from licensed / night-time economy premises and customer-generated noise can be detrimental to those in adjacent properties (whether in the same building or not), as well as to the overall character and attractiveness of an area. Therefore, appropriate noise attenuation measures should be installed to ensure that premises are adequately sound-insulated from other uses within the same building (e.g. a ground floor bar below residential) and the surrounding area. As noted in above, large developments should also undertake and submit a noise impact assessment.

As per the Agent of Change principle (see below), developers should also address issues of noise from existing buildings in the area when bringing forward their own schemes. This might include making contributions to cover the insulation of an existing club or live music venue to prevent that venue's historic levels of noise disturbing residents or other occupants in the new development. This will be dealt with via conditions or S106 agreements.

In all instances, adequate sound insulation and attenuation measures will be expected to be designed in to developments, individual buildings and conversions in order to control internal noise transmission and sound breakout from new, extended or modified venues.

As highlighted in the GLA Night-time Economy SPG, noise issues can arise from queues outside

nightclubs or leaving venues. Proposals for late night uses (after 12am) should deal with noise matters through management plans designed to limit exposure from these sources.

In line with London Plan policy 7.15Bb/D13, and as highlighted above in relation to Dispersal Strategies, proposals should be managed internally to minimise noise disturbance on leaving night-time economy venues and areas, which may include: signage within the premises to make patrons aware if there are residents nearby; the provision of facilities within the premises for contacting taxi services and internal waiting areas; and display of public transport details / timetables.

AGENT OF CHANGE PRINCIPLE

What is Agent of Change?

The Agent of Change Principle will mean that any person or business responsible for a change in an area (i.e. housing development built by an existing music venue) is also responsible for managing any impact the change may cause (i.e. sound-proofing insulating the new building to prevent any problems with noise from the existing venue).

The adoption of the Agent of Change Principle will protect many music and cultural venues across the city. Instead of music venues being responsible for noise complaints from new housing developments, the developer will now be responsible, which will help protect venues from high re-development costs and becoming at risk of closure. It will also create a more harmonious living environment with lower risks of complaints from new neighbours, and therefore a continued cultural offering in and around London.

Implications for the Legacy Corporation area

With a significant amount of new development in the pipeline, the agent of change principle will be an important planning tool, which will help night-time activity to continue alongside the introduction of residential and other new development.

This will be particularly important within Hackney Wick and Fish Island, where the unique night-time activity plays a major place making role, ensuring the existing night-time activity (leisure and industrial) can work alongside new residential development is crucial to the future growth of the area.

Developers should submit details within their planning application relating to how they plan to mitigate, through design, certain levels of noise.

Making sure that residents of the new development are protected from excessive noise levels without impacting upon the source of noise, through a noise assessment.

Whilst in some cases, identifying the Agent of Change may be straight forward, there will be instances where this process is more complex, for example, where there is a designation for flexible or interim uses. A premise may accommodate uses with low noise levels for a period of time before being replaced by a different occupier or use which could have higher noise levels. The new use would then be considered an agent of change and therefore would normally require a level of noise mitigation, where planning permission is required.

Alternatively, careful consideration should also be given where new development is proposed near to an existing noise generating use, that is interim or short-term in nature including through other forthcoming development proposals. The level of noise mitigation required may differ, if the noise generating use, is only temporary. Complexities may also arise during the future relocation of night-time activity. For example, if an existing live music venue is due to be relocated as part of new mixed-use development, it is possible the existing venue becomes the agent of change, where as if it had remained in situ, it would not be. On a case-by-case basis, where new uses are proposed which have agent of change implications, or a new comprehensive development scheme which involves the relocation of existing receptors or noise-generating uses, the Legacy Corporation will enter into engagement with relevant land owners, developers and businesses to ensure the agent of change is identified correctly and the level of mitigation is appropriate.

Planners, developers and other development partners should make use of the extensive noise mitigation measures outlined in the appendix of the 2015 Employment Space Study (provided as Annex 1 to this SPD). This includes detail on noise mitigation measures to apply to glazing, doors, ventilation, building orientation, walls & floors and external facades. It also outlines typical permitted day and night-time noise levels for industrial, commercial, residential and 'silence zones'. These standards should be applied as a minimum to developments in locations identified as night-time activity spots. The appendix also provides specific detail on how to treat noise from industry and noise from construction activities – both of which are prevalent in certain locations across the Legacy Corporation area.



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6. STRATFORD METROPOLITAN CENTRE

Night-time Economy Area Priorities: Stratford Metropolitan Centre

- To significantly expand and diversify the NTE offer including arts and culture, alongside food and drink and leisure uses
- Establishment of a Night-time Economy Management Group

Westfield Stratford City is the dominant driver of economic activity within the Metropolitan Centre. This area has been the focus of significant retail and commercial redevelopment in recent years. The well-established night-time offer is also centred around Westfield where around 15% of businesses operate within the night-time economy, primarily cafés, restaurants, cinema, hotel and retail businesses. The [Combined Economy Study](#) found there are over 74 businesses that operate beyond 8pm in the area and 66% are located within Westfield Stratford City (the survey did not cover the remainder of the Metropolitan Centre). Of all residents who live within the Legacy Corporation area, almost 50% state that Westfield is where they go most often for leisure activities.

Currently Westfield Stratford City is the main evening attraction in Stratford Metropolitan Centre and is open for retail until 9pm with leisure use open as late as midnight. Containing Aspers' Casino (24hr), Vue Cinema, All Star Bowling Lanes and restaurants and a small number of alcohol-led venues such as The Cow and Tap East - it provides the main cluster of evening and NTE activity in this part of the Metropolitan Centre. Yet despite this, most of these attractions are within Westfield (mostly on upper floors and focussed around The Street area) and this can lead to parts of the area feeling empty and under-activated when the ground floor retail and cafes close earlier in the evening.

In addition to the main centre, there are several individual venues and meanwhile spaces in close vicinity to the Metropolitan Centre that are open into the evening. These are predominantly located in the Park and include those that regularly open into

the evening, e.g. the London Aquatics Centre, The Copper Box Arena and the Lee Valley VeloPark as well as those that are used for ad hoc events, such as The London Stadium (sports and concerts).

The Legacy Corporation has an aspiration for Stratford to become an International Centre and internationally recognised cultural destination which, to be realised, the amount and range of town centre uses should be expanded at this location.

The Metropolitan Centre is due to experience significant growth over the next 10 – 15 years including the Westfield Stratford City retail extension and the Cherry Park scheme, which includes a new department store.

The East Bank scheme is also on the edge of the centre, which will complement the Centre's functions with the potential to become part of the Centre, in the future. These developments will provide a significant cultural focus including a new museum, theatre, arts teaching space and music venue, which will attract visitors internationally and will be a key catalyst for change and development of the NTE.

It will subsequently create demand for and also significantly expand night-time activity and will also provide space open into the evening and night. IQL also proposes a new gallery and public event space which will increase the supply of space that supports the NTE and also day to night-time activity in this area.

It should also be noted that the Metropolitan Centre also covers parts of Stratford that are covered by London Borough of Newham planning policy which include Stratford Circus and Theatre Royal complex.

AREA-SPECIFIC CONSIDERATIONS

Local Plan Policy B.2 highlights the importance of the Metropolitan Centre in providing a range of London-wide retail and leisure requirements, including a focus on the NTE. The town centre hierarchy within the Local Plan also identifies that

Draft Night-time Economy SPD

the centre will have a role in the day to night-time economy, which will require a wide range of food and drink (A3-A5); leisure, cultural and visitor attractions (D1, D2).

Local Plan Policy 3.1 sets out how Metropolitan Centre Stratford will be promoted to function as a potential future International Centre through:

- Supporting Stratford Waterfront as a new culture and education district and as a future location of town centre boundary extension
- Supporting and enhancing the range of cultural and night time economy uses

This will be of vital importance to the developing role of the NTE. Figure 7.2 from the Revised Local Plan shows the location for potential future expansion of the Metropolitan Centre boundary to facilitate the potential for International Centre designation.

The Metropolitan Centre and the East Bank location will therefore be the focus for significant cultural activities, including those serving the night-time economy. Alongside culture, education and office uses planned, the developments in the pipeline at IQL and East Bank, will also accommodate a range of retail and leisure uses which will house some NTE activity. Through these new developments, not only will night-time activity be supported, but the diverse range of uses will result in a more seamless transition from a day-time to night-time economy.

Alike other NTE uses, new cultural uses will also be expected to demonstrate effective crowd management and effectively manage noise. Whilst the cultural and leisure offer within this area is crucial to the Metropolitan Centre achieving its growth aspirations, it is important that the remainder of the NTE activity is not solely focussed around food and drink activity. A diverse range of NTE activity will be encouraged.

EAST BANK – PROPOSED DAY-TIME TO NIGHT-TIME ACTIVITY



- Sadlers Wells - 500 seat theatre will host shows and events during both the day through until the evening.
- V&A Museum – will be open until early evening and hold events and exhibitions throughout the evening.
- London College of Fashion & UCL – host late night lectures, events and community uses that will take place during the day and evening hours.
- BBC Music – the relocation of some BBC radio and the Symphonic Orchestra will support broadcasting and live event activity, which is anticipated to occur during both the day, evening and night-time.

The challenge is also creating an expanding and integrated Metropolitan Centre, without severance from the existing Stratford town centre. It is also important that whilst the centre serves as an international destination, it does not lose its local function and entertainment venues providing community-based functions or speciality will need to be maintained or re-provided. Proposals for such uses are likely to be supported.

Connecting the Metropolitan Centre and Stratford Town Centre should be a key consideration when planning the future night-time economy in this area. The plans for growth occurring in and around Westfield, East Bank and IQL are already underway however, seeking complementarity in development and infrastructure plans should help encourage coherence within the wider NTE offer.

The significant role of the London Stadium within the the evening and NTE connected to West Ham FC homes matches and other sporting and entertainment events, is also a key consideration. These events attract large numbers of people and footfall to the area during the evening and night-time, helping to stimulate and support the night-time economy. However, there are implications relating to crowd management and dispersal which will also be need to be considered when planning for any new significant night-time economy uses. New proposals will need to demonstrate sufficient crowd management practices for ‘normal’ and ‘event-day’ conditions, or restrictions on operating hours may be introduced.

In line with Table 4 of the Local Plan, the following ‘day to night-time’ uses will be considered appropriate for Stratford Metropolitan Centre. A list of appropriate uses for Stratford Metropolitan Centre are detailed in Table 4 of the Revised Local Plan (also in Table 6.1).



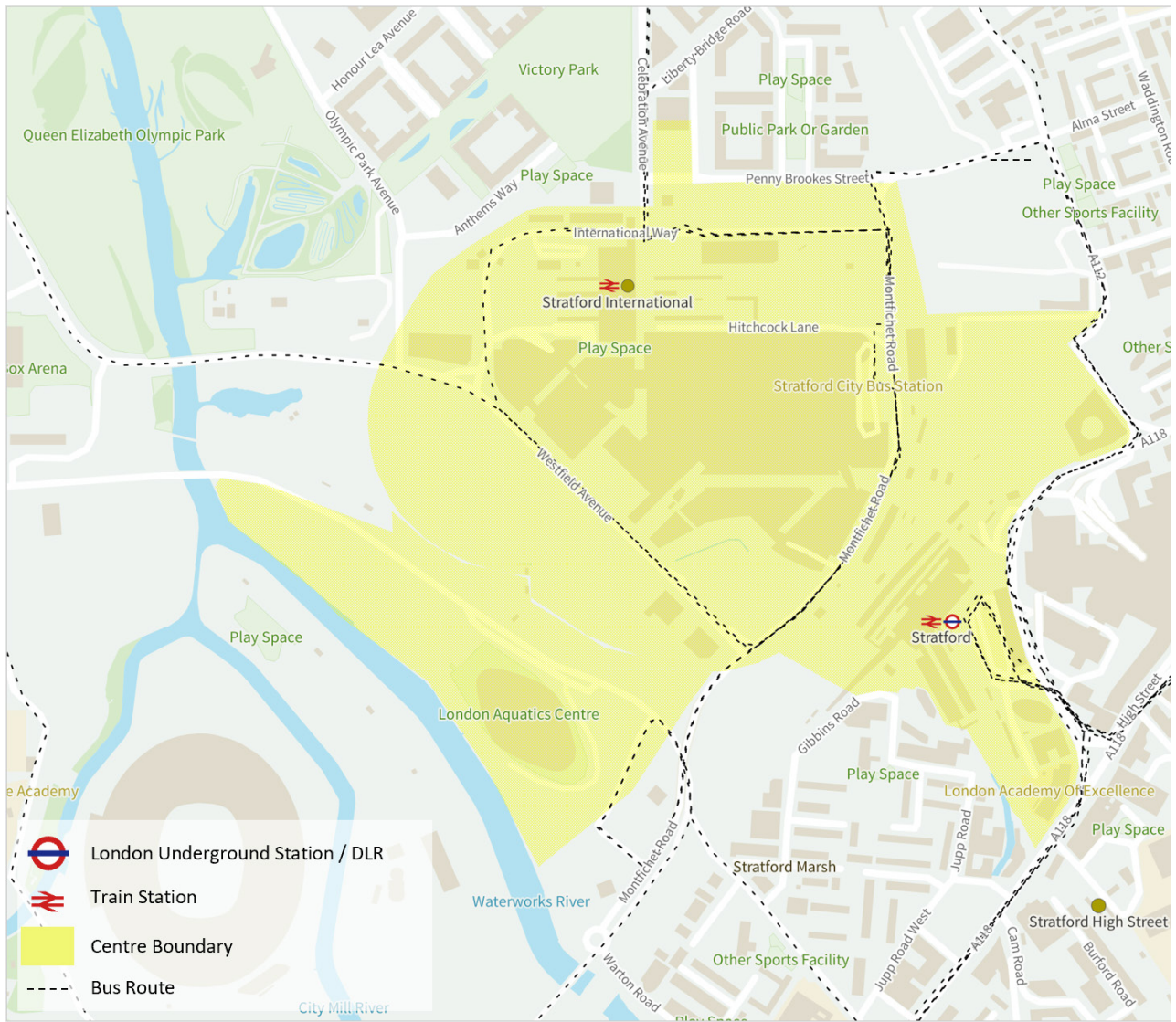
Table 6.1 Appropriate Uses

Stratford	<ul style="list-style-type: none"> • Serving London and regional catchment • Significant retail floorspace within varied sizes, providing for comparison, convenience and service functions (A1 - A2) • A focus on the day to night time economy, providing a wide range of food and drink (A3-A5); leisure; cultural and visitor attractions (D1, D2) • Residential development to be optimised and well-integrated into the Centre, focused around the transport hubs and other attractors • Maximised reuse of buildings of heritage value and protection of public houses of cultural or heritage value • Entertainment venues providing clear community-based function or speciality will be maintained or re-provided • Development to facilitate the potential future expansion of the Metropolitan Centre boundary to include Stratford Waterfront
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Source: Revised Local Plan, 2018, Table 4



Figure 6.1 Stratford Metropolitan Centre



Source: LLDC / Hatch Regeneris

USES

The provision of new night-time activity within A3-A4 use will be supported, according to location (see sections below), subject to the consideration of noise, vibration and odour, crime and health and safety impacts through NTE Management Plans.

In line with the Table 4 of the Local Plan, and the uses identified above the Metropolitan Centre is potentially a location for a wide range of NTE uses of varying scales. Where new A5 (hot food takeaway uses) are proposed, these should, through NTE Management Plans, demonstrate no unacceptable adverse impacts on noise, vibration, odour, traffic disturbance from delivery vehicles, litter and other considerations such as location and consideration, crime, health and safety, including proximity to schools (exceed 400m).

Ancillary takeaway provision by A3 restaurants will be considered acceptable where appropriate. Proposals for such uses should avoid closure during the day and creating 'dead' frontages, therefore proposals may be appropriate where operators will be expected to open throughout the day and evening.

As the Metropolitan Centre, in accordance with Table 4 of the Local Plan, a range of NTE uses are supported including late-night uses, such as nightclubs (sui generis), providing the impacts related to noise and security are mitigated in a satisfactory manner. Proposals that have considered NTE Management Plans and Dispersal Strategies to demonstrate no unacceptable adverse impacts, will be supported.

The Local Plan also encourages a range of different employment and other retail space where they have flexible multifunction designs to come forward. This includes B1 co-working spaces and shared offices or town centre uses where appropriate, floorspace which can create a sense of community and traditionally operate well into the evening.

Proposals for new student residence within the Metropolitan Centre (see Local Plan Policy H.4) could drive demand for additional night-time activity and as well as provide space for ground floor uses. Any night-time activity integrated into such proposals for ground floor uses should be complementary with the residential uses and consider noise, crowd management and crime and health and safety through NTE Management Plans.

The principle of street level activation will remain important for the appeal and maturation of the Stratford Metropolitan Centre. The principles of visual permeability, glazed frontages and activation at street level and the absence of dead frontages at night must be maintained in new proposals.

A sophisticated infrastructure of public spaces, wayfinding, lighting, and connectivity already exists in the centre. Future developments which enhance this through the addition of micro-spaces that can accommodate small events and pop-up activities to help smooth the day-to-night transition will be supported. There remain opportunities to further develop spaces for more formal evening activity with lighting and infrastructure (for example, power and water) for small evening events appropriate to the settings.

New food and drink operations (A3-A5) at ground and street levels, will be supported providing the A1 functions are maintained (see Local Plan Policy B.2) and the movement of people on major events days are appropriately managed through Crowd Management Plans. In line with Table 4 of the Local Plan public houses of cultural or heritage value will be protected.

Proposals which support the integration of the historical town centre within the London Borough of Newham Planning Area boundary with the rest of the Metropolitan Centre will be supported. This will ensure the Stratford Town Centre remains active and benefits from and supports Stratford Metropolitan Centres aspirations to become an international retail and leisure destination.

Measures to improve or provide a consistent public realm, street furniture and wayfinding across both Centres and a cohesiveness between the centres will be encouraged. Interim uses such regular hosting of joint events, across both Centres could also help contribute to these aims.

CENTRE SPECIFIC MANAGEMENT PRINCIPLES

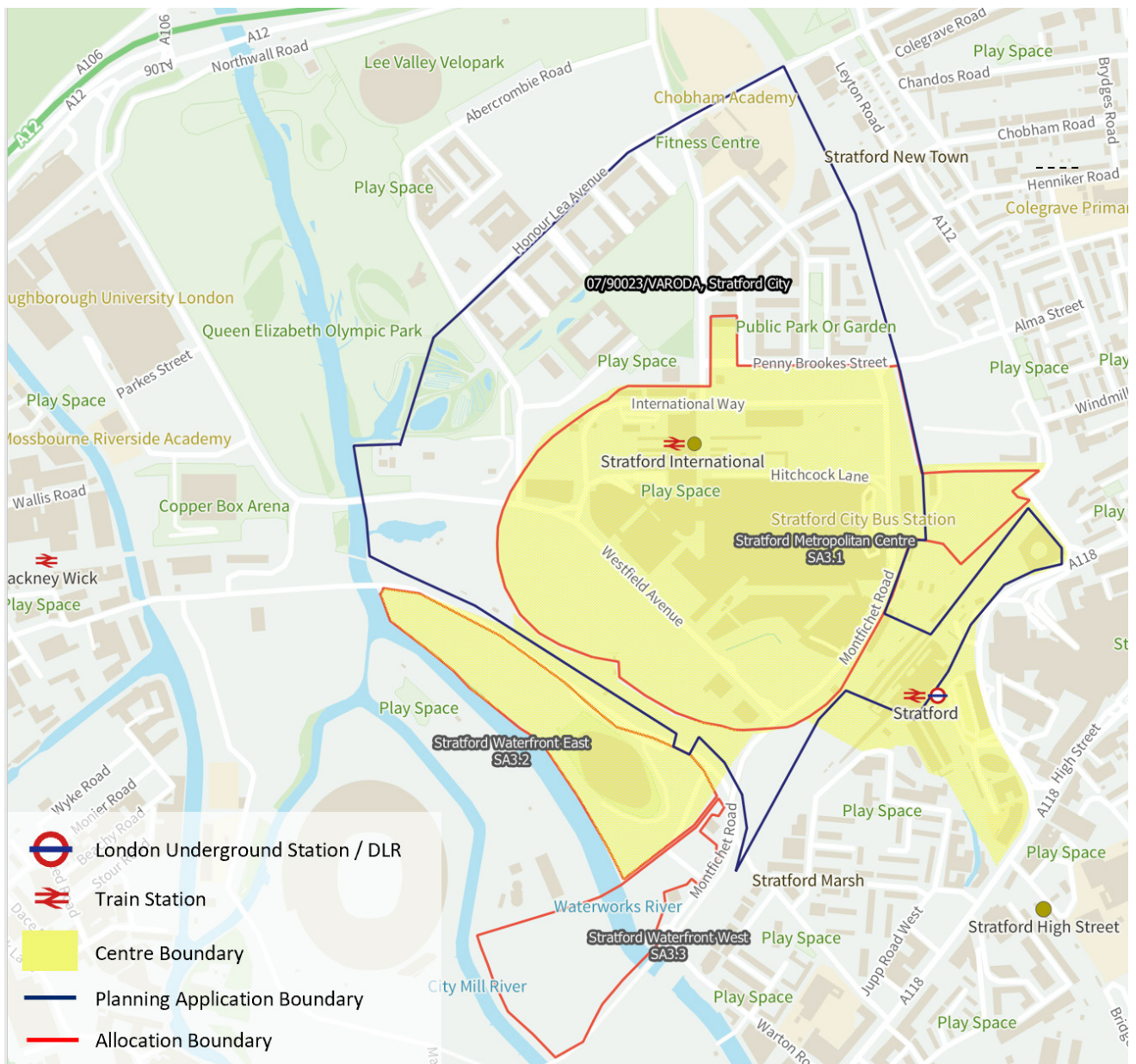
Currently Westfield Stratford City has its own comprehensive centre management whilst Queen Elizabeth Olympic Park and the venues within it are also managed separately. In turn, there are several transport nodes such as Stratford International Station which are managed by owners TfL and Network Rail.

Within the boundary of Stratford Metropolitan Centre, the Stratford Original Business Improvement District (BID) covers part of the High Street and the parts of the town centre under the planning remit of Newham. The BID provides services to all its

business members such as recycling services, a wayfinding project and public realm design interventions to improve the appeal of the town. It provides a useful point of contact in addition to the Legacy Corporation and London Borough of Newham on issues that might be worth considering by developers in the area.

Town centre management for the night is emerging as an important discipline that is both distinct from, and at the same time embedded into, existing town centre strategies, providing a focus on at least an 18 hour, and where appropriate 24-hour approach (which fits with the Mayor’s aspiration for London as a 24hr city).

Figure 6.2 Stratford Metropolitan Centre: Planned Development & Allocations



Source: LLDC Revised Local Plan, 2018

[AWAITING IMAGE]

There is currently no Pubwatch in Stratford that covers the night-time economy (albeit there is a football Pubwatch that operates across the area when West Ham home games take place at the London Stadium, including those in the evening). As the area progresses, developers with larger schemes that have considerable A3 and A4 would be encouraged to contribute to the development of a Pubwatch that also addressed issues around the night-time economy. The Legacy Corporation will encourage and support developers and partners such as Westfield, the existing football Pubwatch and agencies such as TfL, Newham Council and the police in developing an effective Stratford Metropolitan ‘night-time economy management’ group for the town centre. This may also include Stratford High Street (see below).

Such a group will be able to address a broader range of issues than Pubwatch alone. It will should consider addressing matters such as

- overall NTE management (See Purple Flag below),
- transport and wayfinding,
- noise,
- crime and safety,
- marketing and promotion
- stakeholder communication, which may also be matters for consideration in development proposals.

Where appropriate, S106 agreements will be used to facilitate such a group.

Subsequently, this Stratford Metropolitan ‘night-time economy management’ group should consider applying for the Home Office backed Purple Flag status, which is awarded for creating ‘better town centres at night’. This initiative has been proven to drive greater partnership working between current and new investors, operators, residents, local authorities, the police and other stakeholders in the night-time economy and to create more attractive and successful night-time destinations.

RELEVANT POLICY

Relevant local policy to cross reference is summarised in the table below.

Table 6.2 Policy Cross Reference Theme Policy

Theme	Policy
Overarching / Spatial	<ul style="list-style-type: none"> • Local Plan Policy B.1, B.2, B.3 • Local Plan; Sub Area 3 Vision / Site Allocation SA3.1
Wayfinding & Security	<ul style="list-style-type: none"> • Local Plan; Policy 3.3 • Local Plan Site Allocation SA3.1
Design Considerations	<ul style="list-style-type: none"> • Local Plan Policy BN.1, BN.4, BN.6; • Local Plan Site Allocation SA3.1
Interim Uses	<ul style="list-style-type: none"> • Local Plan Policy B.3



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7. STRATFORD HIGH STREET POLICY AREA

Night-time Economy Area Priorities: Stratford High Street

- Complementing and serving new residential communities with new NTE uses
- Creating a safe and vibrant environment

PROFILE OF THE AREA

Stratford High Street is a strategic route across the Legacy Corporation area (from Stratford Town Centre to Bromley-by-Bow) which offers a small range of amenities including; retail, offices, hotels and bars currently. Stratford High Street has its own DLR station and good accessibility, yet wayfinding is limited with minimal animation and footfall at ground level. Therefore, the street lacks the vibrancy suited to its location. Air quality along Stratford High Street is also poor, with an Air Quality Management Area declared, which along with other factors limits opportunities for street level activation via outdoor seating areas etc.

The night-time offer is currently limited, with the majority of night-time activity occurring at the northern end of the High Street, closer to Stratford Town Centre.

The recent [Business Survey](#) found there were 12 businesses located along the High Street that were operating within the NTE. The offer along the High Street is disjointed with a small number of cafes, takeaways and the Builder's Arms public house. Other activity includes taxi company, a bingo hall and small supermarket and Duncan House (student accommodation), which is currently under construction but has some ground floor uses

There is a large-scale music and entertainment venue formerly known as the Stratford Rex, located along the High Street, which is currently being used as a trampoline centre. However, this is outside of the Legacy Corporation area boundary and is under the remit of the London Borough of Newham.

As Stratford High Street is adjacent to Stratford Town Centre, there are opportunities for considerable expansion of existing NTE uses on this street. It is a place where the evening and night-time economy should be allowed to develop appropriately and in line with the growing residential population here.

There are a number of site allocations which cover parts of Stratford High Street, which include; SA3.4 Greater Carpenter's and SA4.2 Sugar House Lane. At SA3.4 it is important that the appropriate proposals provide innovative solutions to mixed-use development, where residential and non-residential components are integrated. In particular, where cultural and night time economy uses are supported.

The site allocation stipulates that commercial and other active uses should be on the key connections identified across the site, which include Stratford High Street. These should be the locations for these forms of night time economy uses. The completion of Three Mills West (Alumno) development which consists of; student accommodation, artists' studios, gallery space and a café alongside Duncan House student accommodation scheme, will generate significant amounts of animation and will activate this part of the High Street. It will also drive demand for diverse night-time uses, of which the noise, crowd management, crime and safety and litter impacts will require consideration.

SA4.2 (Sugar House Island development scheme) is now significantly progressed with a number of plots under construction including the North-East Quarter which includes a mix of uses including retail, workspace and a hotel and forms part of the Locally Significant Industrial Site at this location. This will also have a number of B2/B8 type uses, that could potentially operate throughout the night. Any additional residential development will need to consider existing industrial uses (see Policy B.1b7) and the Agent of Change principal where appropriate.

AREA-SPECIFIC CONSIDERATIONS

Policy 3.2 of the Revised Local Plan supports proposals which enhance the character, townscape and function as a lively main street. This will include increasing the diversity of uses on the ground floor which may also include medium-sized retail uses (subject to Retail Impacts Assessment) and B1 co-working spaces and shared offices. These will be supported particularly where they have flexible multifunction designs, are glass fronted, and offer facilities which are open to the public and operate well into the evening.

The northern zone of Stratford High Street is also identified as a potential location for more innovative proposals integrating residential and non-residential uses. See Policy 3.2.

Measures to re-introduce life to the street will be supported and the introduction of employment-generating uses, or cultural and night time economy uses through mixed use development will add to the vitality of the area and contribute to the rejuvenation of the High Street.

Combined with the hostile road environment, this lack of leisure, particularly in the evening, results in the area being used primarily as a route to other activities and destinations by residents, workers and visitors.

There are many blank facias at ground level in the existing buildings created by uses (primarily offices) that are not open to the public or vacant premises. These are made worse at night when they are closed, often with roller shutters. Therefore, designs which create street-level activation at different times of the day and avoid roller shutters, or similar, will be encouraged and supported.

As with all new night-time activity within A3-A4 use the consideration of noise, vibration, dour, crime and health and safety impacts will be important considerations and proposals will be required to demonstrate no unacceptable adverse impacts through NTE Management Plans. Where clusters of A3-A4 uses are created the Legacy Corporation may also request this information alongside Dispersal Strategies to ensure no other unacceptable impacts.

In line with Policy B.2, where new A5 (hot food takeaway uses) are proposed, these should, through NTE Management Plans, demonstrate that there are no unacceptable adverse impacts on noise,

vibration, odour, traffic disturbance, litter and other considerations such as location and consideration, health and well-being. Proximity to schools should also be taken into account and be at least 400m away. In this location due to the nature of the high street, traffic and crowd management will also be a particular consideration. Ancillary takeaway provision by A3 restaurants will be considered acceptable where appropriate. Any further A1-A5 night-time uses should be carefully integrated into the streetscape to minimise customer noise and to avoid the double and illegal parking of vehicles. Proposals for such uses should avoid closure during the day and creating 'dead' frontages, therefore proposals may be appropriate where operators will be expected to open throughout the day and evening.

Proposals for further post-midnight uses, such as late-night bars and nightclubs (sui generis), that would be appropriate subject to Newham's Licensing Cumulative Impact Policy should demonstrate in NTE Management Plans that they have the correct venue management in place i.e. noise mitigation, crime and health and safety considerations and Dispersal Strategies are also in place.

As the development at Sugar House Lane progresses it is likely that the retail uses will have some amenity that spans both the daytime and night time. Amenities such as local shops, take-aways, salons, bars and cafes could serve the new residential communities, which business along the High Street will be reliant upon for trade and custom. Therefore, it is important the High Street and the new neighbourhood centres differentiate their offer, otherwise one location is at risk of displacing demand from the other.

[AWAITING IMAGE]

Figure 7.1 Stratford High Street: Planned Development & Allocations



Source: Hatch Regeneris / LLDC

In line with the Local Plan Policy B.2, Policy 3.2 and Table 4, the following ‘day to night-time’ uses will be considered appropriate for Stratford High Street.

Table 7.1 Appropriate Uses

<p>Stratford High Street Policy Area</p>	<ul style="list-style-type: none"> Proposals for mixed-use development along Stratford High Street will be required to demonstrate that it will enhance the character, townscape and function as a lively main street. Appropriate proposals for innovative mixed-use products including shared living and where residential and non-residential components are provided as an integrated product focussing on culture and night time economy uses will be supported at the northern zone of the Stratford High Street Policy area. All other non-residential elements of mixed-use schemes will be acceptable where they maximise flexibility of function and are vertically and horizontally integrated with residential. Introduction of new, medium-scale retail, leisure and community uses may be appropriate, subject to a positive retail impacts assessment on planned public and private investment and vitality and viability of the Centres (see Policy B.2). Proposals for development greater than 30 metres above ground level will be subject to Policy BN.5 Public realm improvements and key connections should be enhanced.
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Source: LLDC Revised Local Plan, Policy 3.1 Stratford High Street Policy Area

NEW INTEGRATED MIXED-USE PRODUCTS

Policy 3.2 of the Revised Local Plan states that shared living and mixed-use developments, where new town centre uses are proposed as an integral part of an innovative residential and non-residential mixed-use development product will be considered positively on edge of centre sites at the northern end of the high street where the proposal meets all the requirements of the policy. It also sets out that where the product incorporates residential and non-residential elements the application should provide detail of how these uses relate to each other and justify the level of provision.

The principle of ground floor activation is particularly important for maintaining and enhancing the vitality and appeal of the High Street. The principles of visual permeability, glazed frontages and activation at street level and the absence of dead frontages at night must be maintained and improved when replacing current frontages and developing new schemes.

The opportunity for new public spaces is limited on Stratford High Street itself, however proposals providing informal spaces and pocket parks with natural surveillance that allow socialising and community activity well into the evening will be supported.

MANAGEMENT CONSIDERATIONS

Currently, Stratford Original BID covers covers part of Stratford town centre within the planning area of the London Borough of Newham and part of the High Street. It provides a co-ordinating body to address the agenda of local businesses including those operating in the evening and night-time economy. However, at present it only covers as far along Stratford High Street as Rick Roberts Way (approximately 40% of the High Street).

Also, the BID does not cover the side streets leading from the High Street. There will be substantial development taking place in these areas. Developers bringing forward large schemes in the area are encouraged to engage with the BID to consider extending its remit the full length of the High Street to provide a more coherent management arrangement in the future.

RELEVANT POLICY

Relevant local policy to cross reference is summarised in the table below.

Table 7.2 Policy Cross Reference

Theme	Policy
Overarching / Spatial	<ul style="list-style-type: none"> Local Policy B.1, B.2, B.3, BN5 Local Plan; Sub Area 3 / Site Allocation SA3.2

[AWAITING IMAGE]

8. HACKNEY WICK AND FISH ISLAND

Night-time Economy Area Priorities: Hackney Wick and Fish Island

- Maintaining and supporting the area’s reputation as a NTE destination and the diversification of the NTE offer
- Establishment of a Night-time Economy Management Group
- To support the role as a Creative Enterprise Zone

Wayfinding & Security	<ul style="list-style-type: none"> • Local Plan Policy 3.2 • Local Plan; Policy 3.3 • Local Plan Site Allocation SA3.4
Design Considerations	<ul style="list-style-type: none"> • Local Plan; Sub Area 3 • Local Plan Site Allocation SA3.4, SA4.2
Interim Uses	<ul style="list-style-type: none"> • Local Plan Policy B.3

Hackney Wick and Fish Island is an internationally-renowned cultural NTE destination, truly defining what ‘night-time economy’ means, i.e. operating on certain days as a 24-hour community. Although the Hackney Wick neighbourhood centre provides a concentration of night-time economy uses operating largely within food and drink uses, NTE uses are also dispersed across the wider Hackney Wick and Fish Island area which, as a whole is home to one of the largest concentrations of creative activity within London and comprises a mix of historical industrial buildings and new developments.

Currently there is a unique cluster of cultural venues including theatres and community projects, nightclubs and music venues, late night bars, art galleries and affordable workspaces, as well as breweries. Many of these large former industrial spaces are split into smaller artists’ workspaces and maker space. The [Combined Economy Study \(2018\)](#) also showed that there was an agglomeration of food production that served other parts of London’s leisure economy as well as light industry, from metalwork and vehicle repair.

Artists’ studios also contribute to the area’s night-time economy, within and outside of the designated centre, typically offering 24-hour access and spaces for more small-scale night-time arts and events programming, including open studios, showcases and performances. This shows the importance of the leisure and employment NTE uses within the area.

The Local Plan, the [Hackney Wick and Fish Island SPD](#) and this NTE SPD aim to reinforce Hackney Wick and Fish Island’s internationally renowned role as a NTE destination, while also seeking the integration of its important industrial economy into its future, alongside new residential communities. Local Plan policies and the new Creative Enterprise Zone designation support the maintenance and expansion of such uses across the area (see Policy B.1, B.2 and B.4).

In accordance with Policy B.2 and the town centres first principle of the NPPF, Hackney Wick

HERE EAST

Here East brings business, tech, media, education and industrial innovation together on one site, providing light industrial, studio, office and assembly space however it is also a location for a number of food and drink night-time economy uses. Due to the nature of the employment, creative, tech and media uses on the site it also contributes to the NTE by way of operating hours extended well into the evening and night time and food and drink uses also enable the activation in the evening and night-time of the canalside of the site. This is an example of where NTE can be complementary to and support other uses (such as those located at HereEast) within SIL designated areas.



Figure 8.1 Hackney Wick & Fish Island



Source: Hatch Regeneris / LLDC

Neighbourhood Centre is intended to become the main focus for town centre NTE uses in the area which will need to be sensitively integrated with the employment and new residential development planned. In the wider Hackney Wick and Fish Island area new NTE uses should consist largely of those within employment uses, and small-scale town centre uses of below 200sqm to create a more mixed-residential-focussed identity.

CREATIVE ENTERPRISE ZONE (CEZ)

In December 2018 Hackney Wick and Fish Island was designated one of the first Creative Enterprise Zones for London.

As recognised by the GLA [Culture & Night-time](#)

[Economy SPG](#); “a range of day and evening amenities can also be an important attractor for business and employees, especially within the creative sector. This encourages the clustering of creative businesses as seen around Soho, Old Street and London Bridge.”

Hackney Wick and Fish Island already has an active creative and cultural industries cluster however, with the CEZ designation and wider creative growth across the Legacy Corporation area (i.e. East Bank) expected, the daytime and evening amenities will need to be diversified further to cater for the new businesses and employees attracted to the area. The growth and diversification of the evening and night-time economy through new creative workspace, artists’ studios will be particularly important across the area and in turn these businesses will provide a new element to the NTE. Therefore subject to the Agent of Change



principle and other noise and dispersal considerations, proposals for extended working hours will generally be considered positively.

Interim uses

The role of interim uses during the phasing of development will help in retaining and supporting the existing NTE, which plays an important role in shaping the place and identity of Hackney Wick & Fish Island. Policy B.3 of the Local Plan recognises the importance of interim uses in enhancing the evening and night-time economy and proposals will be supported where interim uses will reinforce the long-term leisure, cultural, night time economy or event-based uses.

The Hackney Wick & Fish Island SPD, recognises the significant amounts of development to take place in East Wick and Sweetwater will require phasing of delivery, which will provide opportunity for interim uses to maximise the activity in these areas in the short-term. The development of Hackney Wick Central Masterplan may also provide an opportunity for interim uses to be accommodate space on a temporary basis during development.

AREA-SPECIFIC GUIDANCE

New development, especially residential, will need to be sensitive to any existing night-time activity, regardless of the type of activity. In accordance with Local Plan Policy BN.12, the Agent of Change

principle will need to be a key consideration for new development, ensuring existing businesses are protected. This will allow existing businesses whose operating hours are over-night or over a 24-hour period, are able to function as they do currently.

In accordance with the Mayor's [Culture and Night-time Economy SPG](#) it is important to preserve the existing night-time economy within Hackney Wick through the protection of specific uses such as venues of cultural or identified community value in particular to LGBT+ communities or Assets of Community Value.

However, the diversification of the NTE is also a key aim and objective for the Legacy Corporation. Introducing day to night time activity including cafes and restaurants will support the evening economy. Extending the opening hours of existing daytime facilities such as shops, cafes, medical facilities, libraries and theatres to integrate leisure and other uses to stimulate the evening economy would be supported.

Therefore, existing and new mixed-uses such as shops and community facilities, should consider their role in supporting the evening and night-time economy by operating beyond the standard opening hours between 9am and 5pm. In such cases, the Legacy Corporation will encourage extended opening hours, where appropriate. The Creative Enterprise Zone designation will also help achieve

this aim through encouraging the operation of uses beyond traditional working hours.

Given the existing and planned residential and commercial developments in Hackney Wick and Fish Island, in accordance with Policy B.2, a range of new services will be required to support residents, visitors and employees including retail (A1, A2, A3, A4) and leisure activities as well as maintain the current identity of the area.

In accordance with Policy B.1 and B.2, proposals that offer a diverse range of space, that will encourage take-up from a variety of operators and complement the existing activity in Hackney Wick, will be supported. Night-time activities that are community led and meet the needs of particular groups and help retain the area's unique identity, such as maintaining community facilities such as those currently provided by the Yard Theatre will also be supported. In line with Table 4 of the Local Plan public houses of specific cultural or heritage value will be protected.

HACKNEY WICK NEIGHBOURHOOD CENTRE

The night-time activity of the centre comprises both culture and leisure along with other business/commercial activities. These include bars and restaurants, which tend to be located within dedicated space which has been converted from industrial type uses. Traditional manufacturing and logistics activity is present in the area and also operates throughout the night. There are also currently a range of live venues including Mick's Garage, hosting music events; the Yard Theatre, a 110-seat capacity theatre and the Yard Theatre, which runs and manages a community hub (Hub67). The organisation has a strong connection to community, with the hub conducting social engagement work with young people and operating as a neutral civic space for particular groups such as the LGBT community.

There is a significant amount of planned development within the centre. The Hackney Wick Central masterplan will deliver over 30,000m² of arts and business space along with improved public spaces to shape the future of Hackney Wick's dynamic and creative neighbourhoods. The development also proposes over 870 new homes, over 4,000m² of retail use and up to 2,300m² of community uses. Stone Studios brings together artist workspace, residential dwellings and an element of retail and leisure space, which will

support night-time activity and activate the area during the day, evening and night-time.

The Neighbourhood Centre shall be a focus of main town centre and NTE uses. NTE uses of an appropriate scale (up to 2,500sqm, see Local Plan Policy B.2) which enhance the role and function of the centre, as set out within Table 4 of the Local Plan and do not result in an over-concentration of non-A1 uses will be supported, subject to the relevant submission requirements.

New uses operations within the NTE and proposals for new post-midnight uses should be located here and not outside of the local centre, even though there may be some existing night-clubs and post-midnight activity outside of the proposed Neighbourhood Centre currently.

As recognised within the Combined Economy Study (2018), the introduction of overnight accommodation could help support the NTE as the centre evolves. Small-scale hotel provision that could help diversify the wider the Legacy Corporation accommodation offer, would be encouraged, with specific proposals needing to demonstrate acceptability in terms of all other relevant policy requirements.

WIDER FISH ISLAND AREA

Other venues across the wider Fish Island area include, Bloc nightclub, which host DJs, club nights and music events every weekend. These often host late night events, with Bloc nightclub open until 6am. These late-night venues, which are unique to Hackney Wick & Fish Island are important creative and cultural assets in the area and contribute to the placemaking of the area; offering a mix of experiences unavailable in most parts of London.

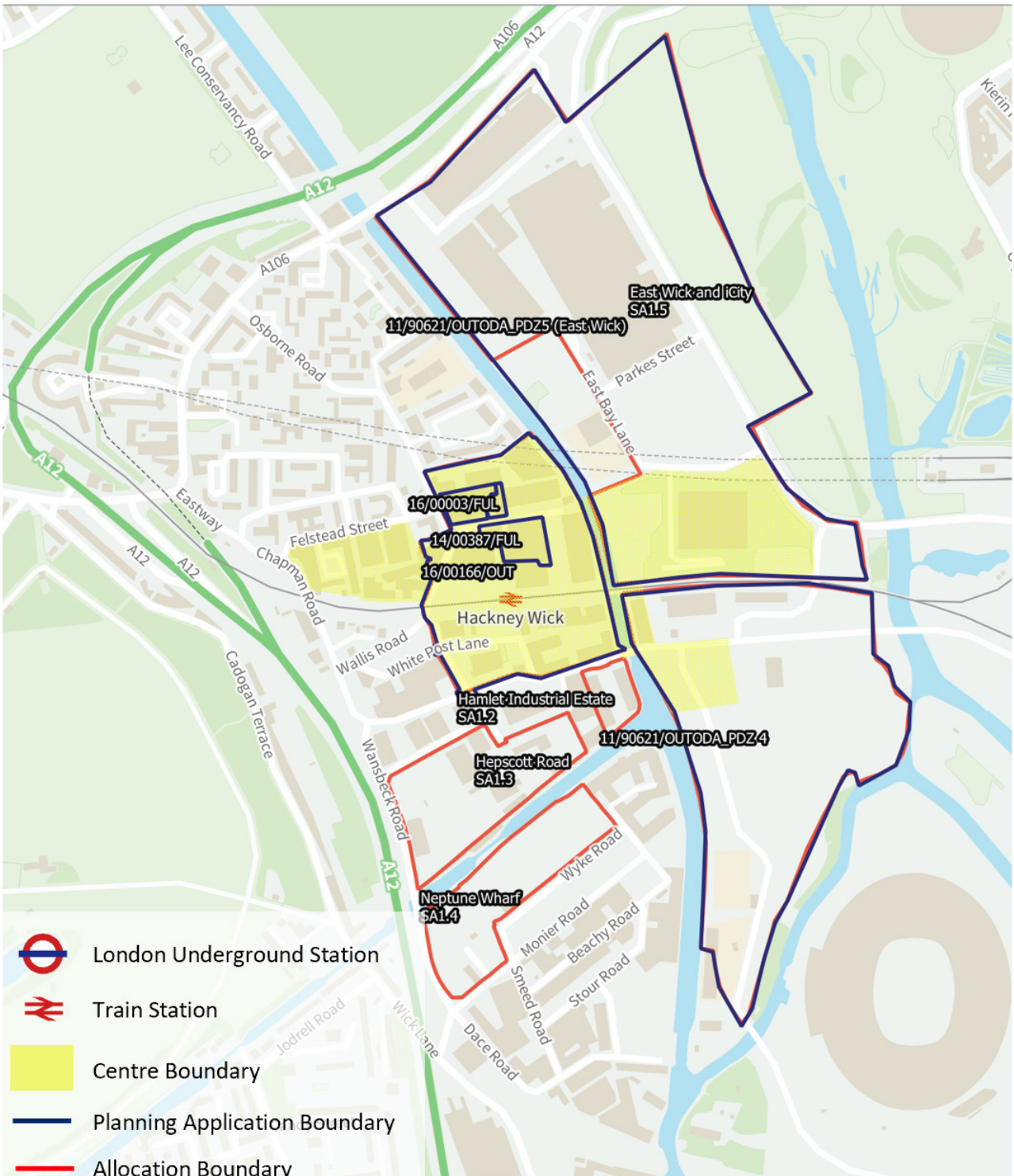
These existing late night uses are dispersed across the wider area and not centred in one location therefore, the Agent of Change will be a key tool when considered future proposals, especially with some future residential uses expected in the area.

HereEast also has a significant role to play in supporting NTE uses, outside of the Neighbourhood Centre. The NTE uses located at HereEast complement the types of businesses located at HereEast and the wider SIL designation. Future proposals that look to support both the NTE and the areas SIL designation will be encouraged. Small workshop and industrial units are home to a

growing number of street food and event catering businesses. These businesses are typically based in the Fish Island area and serve a wider East London and City of London geography, with a particular focus on street-food markets in the Shoreditch area. This demonstrates how Hackney Wick and Fish Island complements and supports wider economic activity across East and Central London and the

importance of supporting the NTE in this area. As stated earlier in this section, consideration will need to be given as to how existing industrial uses function alongside other uses such as, leisure and residential - with the agent of change principle having the potential to play an important role in protecting these types of use from new development. Dispersal Strategies and wayfinding proposals should

Figure 8.2 Hackney Wick: Planned Development & Allocations



Source: LLDC / Hatch Regeneris

also look at how to reduce and mitigate the increased risk of pedestrians coming into contact with traffic movements related to existing industrial uses.

USES

The provision of new night-time activity within A3-A4 use will be supported, according to location (see sections below), subject to the consideration of noise, vibration, odour, crime and health and safety impacts through NTE Management Plans. Where proposals create clusters of A3-A4 uses the Legacy Corporation may also request Dispersal Strategies to ensure no other unacceptable impacts on noise or amenity. Any further A1-A5 night-time uses should be carefully integrated into the streetscape to minimise customer noise and to avoid the double and illegal parking of vehicles.

In line with Policy B.2, where new A5 (hot food takeaway uses) are proposed, these should, through NTE Management Plans, demonstrate that there are no unacceptable adverse impacts on noise, vibration, odour, traffic disturbance from delivery vehicles, litter and other considerations such as location and consideration, crime and health and safety, including proximity to schools (exceed 400m). Any new A5 use should avoid closure during the day and creating 'dead' frontages, therefore proposals may be appropriate where operators will be expected to open throughout the day and evening. Takeaway provision where ancillary to the

main business of (A3) restaurants may be appropriate but proposals and schemes should also consider the impact of these on residential amenity and proximity to nearby schools (e.g. the arrival and departure of delivery providers).

Proposals for further post-midnight uses, such as late-night bars and nightclubs (sui generis), that may be appropriate subject to the relevant borough's licensing policies, should also have Dispersal Strategies in place to manage late night entrance and egress from the premises. Subject to licensing arrangement, the Legacy Corporation supports the staggering of opening hours for late night venues to assist in crowd management across the area.

As previously stated, a range of light industrial uses (B1c, B2 and B8) are located within the area, which play an important role in supporting the local economy. Consideration will need to be given as to how these existing uses function alongside other uses such as, leisure and residential - with the agent of change principle having the potential to play an important role in protecting these types of use from new development.

Additionally, with future planned development in the area, an increase in footfall and animation is expected during evening and night-time hours therefore, traffic management and road safety will become more of an issue. The traffic movements related to the industrial type uses alongside an increase in pedestrians, could augment the risk of accidents therefore, Dispersal Strategies and



wayfinding proposals should consider how to reduce and mitigate this increased risk.

Proposals for new NTE uses should also consider the guidance set out within the Hackney Wick and Fish Island SPD in promoting active frontages along key routes within the neighbourhood centre, animating the centre of the area. This will improve wayfinding and connectivity, as well as improve perceived safety have been identified as barriers within the Legacy Corporation area.

MANAGEMENT PRINCIPLES

As the NTE plays a significant role across the whole of Hackney Wick and Fish Island the Legacy Corporation encourages area-wide management initiatives which will contribute to the creation of a coherent, safe and vibrant centre.

The Hackney Wick and Fish Island Business Development Manager is a position co-funded by Hackney Council, Tower Hamlets and the Legacy Corporation. The role provides an important 'day to night-time' co-ordinating role and allows business issues and business engagement to be integrated into LLDC and council policy and projects. Developers and investors should consider engaging with this office in the preparation of planning applications to identify how their application can support the Legacy Corporation's aspirations and objectives for Hackney Wick and Fish Island.

Hackney Wick Pubwatch not only functions in the traditional Pubwatch format – focusing on exclusions, safety and information exchange. But it also acts as a forum to advance the broader aims of making the area one of London's pre-eminent night-time economy destinations. Developers of larger mixed-use schemes and new individual night-time economy venues are strongly encouraged to engage with the Pubwatch and where appropriate to become members.

The Legacy Corporation will work with partners such as developers, Pubwatch and agencies such as the Tower Hamlets and Hackney councils, police and TfL towards developing an effective Night-time Economy Management Group for Hackney Wick and Fish Island. This should address a broader range of issues than the Pubwatch alone, including issues around overall NTE management, transport, noise, crime and safety, promotion and stakeholder communication would all benefit from such a group. Where necessary, developers of new NTE uses may



be required to contribute towards the establishment and administration of such a group, or towards specific wayfinding or public realm improvement projects via S106 obligations.

Like Stratford Metropolitan Centre, the Purple Flag Scheme does not currently operate in Hackney Wick and Fish Island but, there is potential for the area to apply for the accreditation to recognise the diversity and quality of night-time economy offer in the centre, improve perceptions and drive footfall.

In line with the Local Plan Policy B.2, Policy 1.1, 1.2, and Table 4, the following 'day to night-time' uses will be considered appropriate for Hackney Wick and Fish Island.

Table 8.1 Appropriate Uses

<p>Hackney Wick & Fish Island</p>	<ul style="list-style-type: none"> • A mix of small-scale retail (A1-A2), leisure and community uses, flexible and adaptable for a range of different uses and compatible with a range of different uses • A significant contribution to the day to night time economy of the area through a varied mix of food and drink (A3-A5), cultural, community and creative offers, providing vitality over longer periods of the day • Employment uses in a range of sizes, flexible and adaptable and compatible with mixed-use development including offices and workshops and, in some cases, industrial uses • Non-residential uses dispersed throughout the centre alongside residential development which should be optimised • Active ground-floor uses and frontages, considering flooding issues • Maximised reuse of buildings of heritage value and protection of public houses of cultural or heritage value • Entertainment venues providing clear community-based function or speciality will be maintained or re-provided • Serving a localised catchment
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Source: LLDC Revised Local Plan, Table 3

RELEVANT POLICY

Relevant local policy to cross reference is summarised in the table below.

Table 8.2 Policy Cross Reference

Theme	Policy
Overarching / Spatial	<ul style="list-style-type: none"> • Local Plan Policy B.1, B.2, B.3, B.4 • Local Plan BN.1, Sub Area 1 Vision • Local Plan; Sub Area 1 / Site Allocation SA1.1 – 1.6
Wayfinding & Security	<ul style="list-style-type: none"> • Local Plan Policy 1.3 • HWFI SPD - Street furniture & lighting (SPD, p.36) • HWFI SPD Signage & creating an uncluttered environment (SPD, p. 36) • HWFI SPD Active Frontages, retail and community uses (SPD, pg. 40)
Design Considerations	<p>Local Plan Policy BN.1, BN.4, BN.6 Hackney Wick & Fish Island SPD (p. 35)</p> <ul style="list-style-type: none"> • Improve connectivity • Accessible, inclusive & safe • Simple, consistent, high quality and minimize clutter • Reflect the area’s special qualities and distinctive character • Multi-purpose and provide amenity • Sustainable
Interim Uses	<ul style="list-style-type: none"> • Local Plan Policy B.3

East Village is a designated local centre within the Local Plan. The centre is already well established however,

9. OTHER CENTRES

EAST VILLAGE

Night-time Economy Area Priorities: East Village

- Maintaining and strengthening the current vitality and offer to meet local needs
- Profile of the area

its role and identity within the wider Legacy Corporation area's night-time offer could be strengthened. It consists entirely of new development and hence is evolving in terms of its identity and offer. The modern, well maintained public realm along with the residential development and active ground floor use including; shops, bars and cafes at East Village creates a vibrant place. The area is well located close to Stratford Metropolitan Centre and major venues such as the Lee Valley VeloPark and Lee Valley Tennis & Hockey Centre and of which, the increased number of events at both the Velo Park and Tennis and Hockey Centre can drive demand for greater night-time leisure activity at East Village.

There are 18 businesses that operate during the evening or night-time. The types of business serve the

local residential population around East Village and are mainly based in the retail and food & drink sectors. The recent the Legacy Corporation Household Survey suggested that 6% of residents currently stay within East Village, for leisure and night-time activity purposes, which is relatively low considering the size of the population residing in the area.

It has been reported by businesses that some local NTE activity has been lost in and around East Village, with several retail uses being replaced by non-retail uses. Anecdotal evidence suggests the following reasons: lower than expected footfall in the area, residents choose to get better value for money (i.e. food stores outside of the independent offer at East Village) and the cost of fit-out and type of offer expected by landlords (higher-end independent) affecting viability. This uncertainty demonstrates that East Village is yet to be fully established therefore, future uses space should remain flexible in design by ease of retrofitting of ventilation, extraction etc. to meet more fluid demand, until the centre becomes more established.

Figure 9.1 East Village Centre



Source: LLDC / Hatch Regeneris

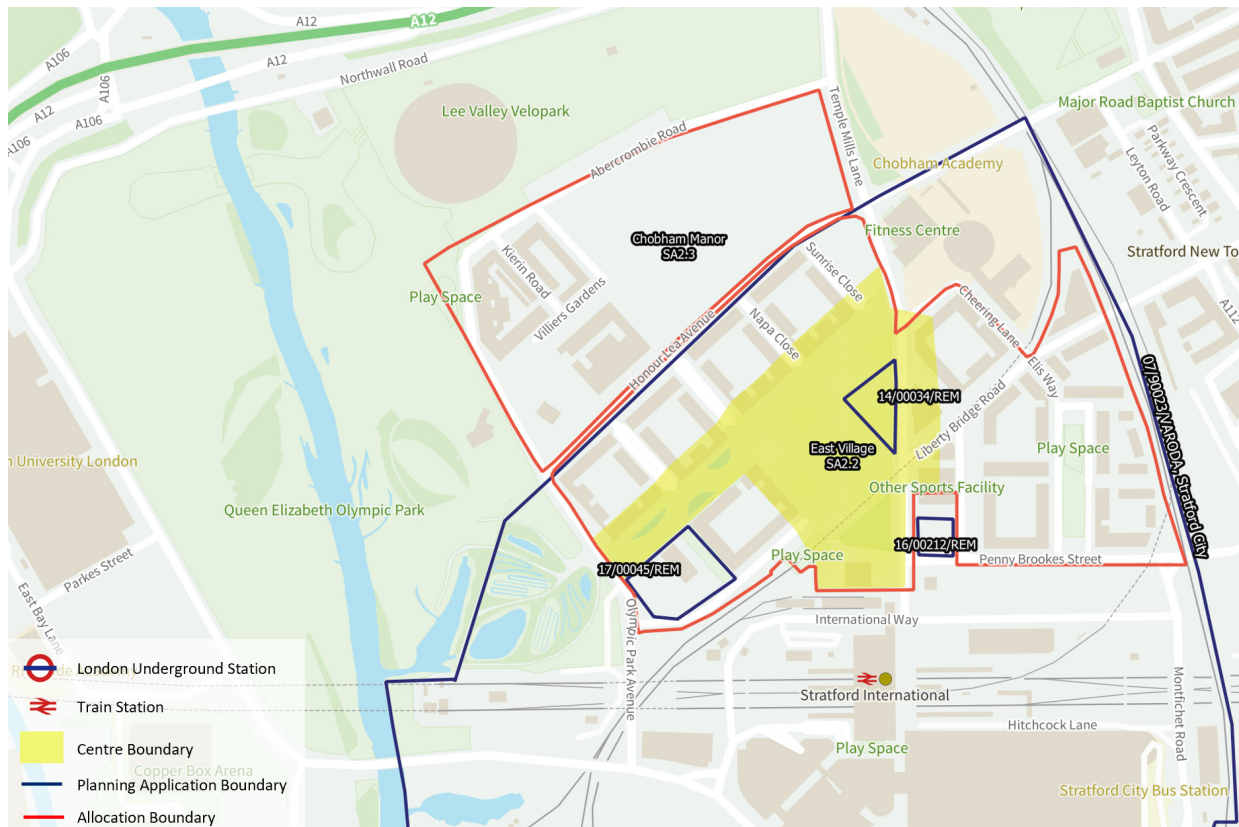
CENTRE SPECIFIC MANAGEMENT PRINCIPLES

East Village, as a privately owned and controlled centre, has its own management company, cleansing service and security provision. The continuation of this holistic management is important in maintaining its appeal and attractiveness to residents, businesses and visitors. Area-specific considerations

The principles of visual permeability, glazed frontages and activation at street level and the absence of dead frontages at night should be maintained and enhanced.

The network of outdoor spaces already delivered and in development provide important informal spaces for socialising and community activity well into the evening. There is opportunity to further develop spaces for more formal evening activity with lighting

Figure 9.2 East Village: Planned Development & Allocations



Source: Hatch Regeneris / LLDC

The parameters of new development in East Village, is already set-out within the Stratford City Outline Planning Permission therefore, the type of space to be developed is already defined. However, how that space is used and managed to attract a diverse range of occupiers who would complement and enrich East Village is an important consideration.

New proposals should create a diverse offer of uses and operators to meet the needs and requirements of the local residents, and to allow East Village to differentiate itself from the Westfield Stratford City and Hackney Wick.

The principle of ground floor activation is particularly important for maintaining and enhancing the vitality and appeal of East Village.

and infrastructure (for example, power and water) for small after work and evening events appropriate to the settings.

USES

In accordance with Policy 2.3 of the Revised Local Plan, non-residential uses operating within the NTE, including Use Class A1–A5 and B1a, within this area should be small-scale, serve localised need and be concentrated within the designated Local Centre. As with all new night-time activity within A3-A4 use the consideration of noise, odour and ventilation, crime and health and safety impacts will be important considerations and proposals will be required to demonstrate no unacceptable adverse impacts

through NTE Management Plans. Where proposals create clusters of A3-A4 uses the Legacy Corporation may also request Dispersal Strategies to ensure no other unacceptable impacts on noise or amenity.

In line with the Policy B.2, where new A5 (hot food takeaway uses) are proposed, these should, through NTE Management Plans, demonstrate no unacceptable adverse impacts on noise from delivery vehicles, vibration, odour, traffic disturbance, litter and other considerations crime and health and safety. The close proximity of a school, i.e. within 400m of Chobham Academy should be specifically included within the detail of the planning application. and will generally mean that the health impacts of the use will be a strong consideration.

Ancillary takeaway provision by A3 restaurants will be considered acceptable where appropriate. Local Centre boundary has been extended within the Revised Local Plan to include the mix of established shop frontages along West Park Walk and Prize Walk.

It is also evident that there is an existing resident market, which is set to grow further, hence it is important that there is a local function which can retain the expenditure of residents living in the area, whilst still offering something distinct from the Metropolitan Centre, as per Local Plan Sub Area 2 priorities.

As highlighted within the Retail and Town Centre Needs Assessment (2018) there is a medium-term need for new convenience floorspace therefore the introduction of convenience retail that could serve the local population and also support the day-to-evening-to-night-time economy would be supported.

Outside of the Local Centre, NTE uses should be located along key routes and/or in relation to public spaces and should be of a scale that will serve the needs of its immediate surroundings or be ancillary to a main use with which it is associated. Links and wayfinding to other nearby centres such as Hackney Wick and Westfield Stratford City should be considered when planning for future night-time activity at East Village.

Table 9.1 Appropriate Uses

East Village	<ul style="list-style-type: none"> • Small-scale retail (A1-A5) • Serving a localised catchment • Residential development on upper storeys across the site
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Source: LLDC Revised Local Plan, Table 3

RELEVANT POLICY

Relevant local policy to cross reference is summarised in the table below.

Table 9.2 Policy Cross Reference

Theme	Policy
Overarching / Spatial	<ul style="list-style-type: none"> • Local Plan B.1, B.2, B.4 • Local Plan BN.1, Sub Area 2 Vision • Local Plan; Sub Area 2 / SA2.1, 2.2, 2.3 and 2.4
Wayfinding & Security	No specific SPD
Design Considerations	No specific SPD
Interim Uses	Local Plan Policy B.3



BROMLEY-BY-BOW

Night-time Economy Area Priorities: Bromley-by-Bow

- Establishment of a new centre which includes NTE uses to meet local needs

Profile of the area

The Bromley-by-Bow area consists of large vacant derelict land and buildings. There are no residential, civic or community uses within Bromley-by-Bow at present and it is a proposed district centre. Economic activity in the area is currently dominated by the Tesco superstore located next to the A12. Whilst accessible by car and bus the centre has generally poor links to the wider the Legacy Corporation and the rest of Bromley-by-Bow.

The NTE is limited to The Bridge nightclub and the Tesco Superstore. The Bridge has a license until 5am and hosts club nights, live music, film screenings and private parties and has a capacity for up to 500 people.

The planning applications submitted in Bromley-by-Bow propose a range of uses, which include; two residential-led mixed-use development (17/00364/FUL and 17/00344/FUL) include elements of flexible retail, commercial and community space, will be key in defining the evening and night-time economy in this area.

Area-specific considerations

The Bromley-by-Bow SPD and Landowner Masterplan set out the parameters for the future of this area, an element of which now has planning permission in place. The Legacy Corporation and landowners have aspirations to develop Bromley-by-Bow in to a new mixed-use district centre which will include a range of commercial and residential development, as well as the re-provision of existing retail space

The masterplan also sets out significant improvements to local connectivity, including that across the A12 to the more established residential areas to the West. The Bromley-by-Bow SPD also highlights the linkages to the business and cultural activities at the adjacent Three Mills area and to the Sugar House Island Development immediately to the north-east.

The Legacy Corporation has aspirations to develop Bromley-by-Bow in to a new mixed-use district centre which will include a range of commercial and residential development, as well as the re-provision of existing retail space.

Site Allocation SA4.1 highlights that business space will be developed across a range of sizes and formats whilst the residential development proposed will be mixed with a significant element of family housing. It is possible that the new employment space could accommodate businesses who operate during the night-time, whilst the new resident and workforce population will create demand for leisure and night-time activity.

Figure 9.3 Bromley-by-Bow Proposed Centre



Source: LLDC / Hatch Regeneris

Figure 9.4 Bromley-by-Bow Centre: Planned Development and Allocations



Source: Hatch Regeneris / LLDC

Given the mix of residential and commercial space that will dominate the new centre, proposals are encouraged to create a network of well-signed, multifunctional public spaces, with ground floor activation, glazed frontages and outdoor seating. Solid ground level frontages that harden the environment will be discouraged.

As stated within the Bromley-by-Bow SPD, development proposals should include an appropriate mix and balance of uses that together have the potential to function as a District Centre. Such uses should include small scale retail units suitable for occupiers such as hairdressers, beauticians, cafes, newsagents, small independent shops – all of which could support the transition between a day-time to an evening time economy by extending opening hours, beyond 5pm.

As with all new night-time activity within A3-A4 use; noise, vibration, odour, safety and crowd management impacts will be important considerations and proposals will be required to demonstrate no unacceptable adverse impacts through NTE Management Plans. Where other NTE uses or clusters of A3-A4 uses are proposed the

Legacy Corporation may also request this information alongside Dispersal Strategies to ensure no other unacceptable impacts.

The Retail and Town Centre Needs Assessment, which forms part of the Combined Economy Study identified the potential for a small cinema within Bromley-by-Bow which would provide an anchor for the day-time to night-time economy in the area. This could also attract other night-time uses to the area. As the area develops, safety, connectivity and wayfinding will also need to be a priority when considering the future of the NTE, as this was identified as a key challenge within the Combined Economy Study. Connectivity to Bromley-by-Bow station and Three Mills Studio and Sugar House Lane are key priorities set out within the Local Plan and Bromley-by-Bow SPD, which will introduce footfall to the area, animating the area during the evening and night-time improving safety and also driving demand for the night-time activity.

CENTRE SPECIFIC MANAGEMENT PRINCIPLES

Bromley-by-Bow is composed of mixed land ownership but expected to be the subject of comprehensive redevelopment over time. Developers of major sites should consider setting up an overarching Bromley-by-Bow Partnership Group for the centre to ensure issues such as community engagement, security and cleansing are ensuring addressed and to attract further inward investment and promote its appeal to new residents, businesses and visitors. This should also take into account how the current and potential future uses at Three Mills are likely to complement the establishment of the Centre here.

Table 9.3 Appropriate Uses

Bromley-by-Bow	<ul style="list-style-type: none"> • Re-provision of large-scale convenience floorspace • Small-scale retail floorspace providing for comparison, convenience and service functions (A1-A2) • Small-scale, food and drink (A3-A5) leisure and community uses which also contribute towards the emergence of the night-time economy within the area • B Use Class employment and business space in a range of sizes • Residential development is to be delivered at densities appropriate to the location across the whole of the Bromley-by-Bow site allocation • Serving a local catchment, accessed via public transport, walking and cycling • Community uses that can support the local population such as schools
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Source: Revised Local Plan, Table 4

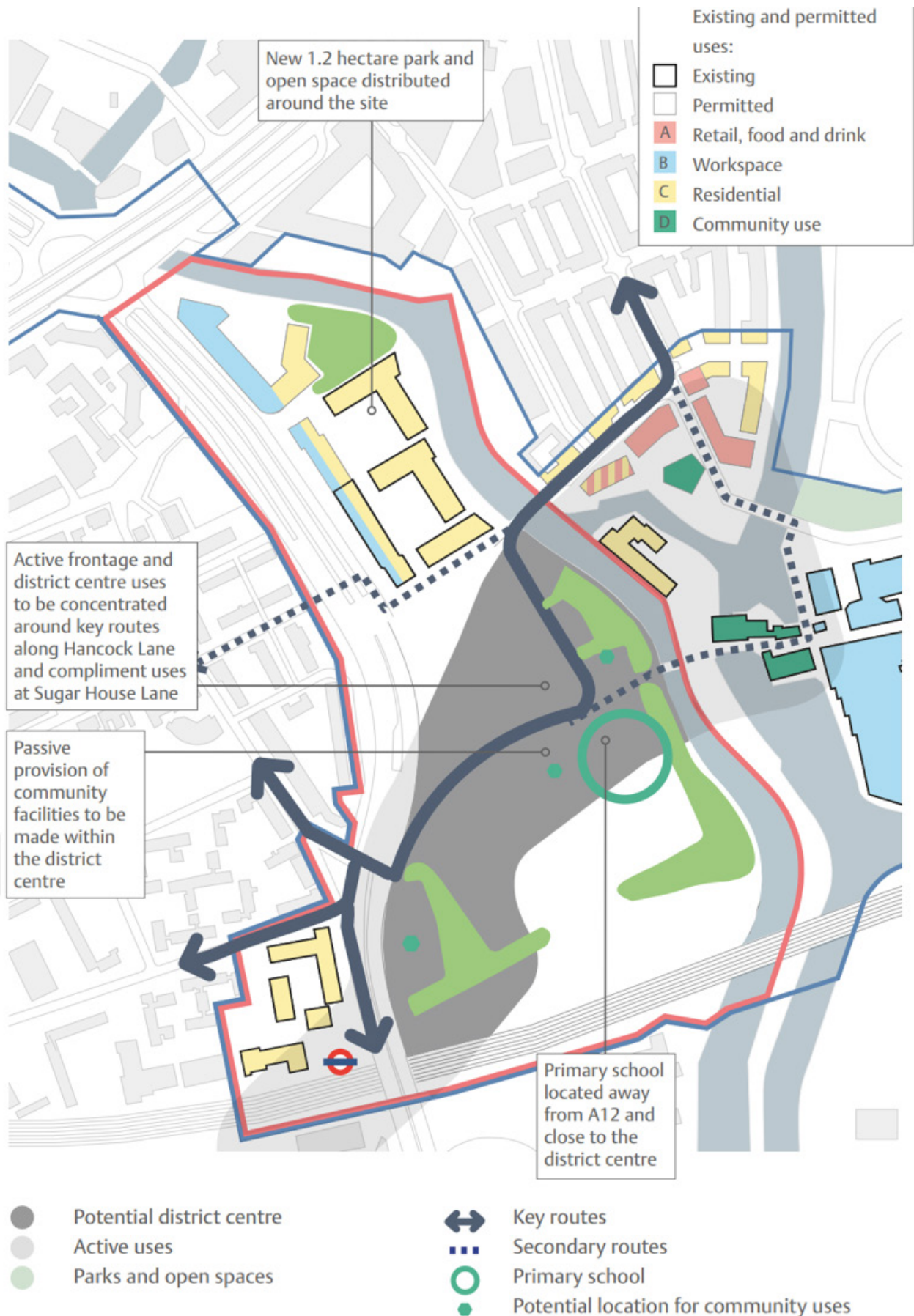
RELEVANT POLICY

Relevant local policy to cross reference is below.

Table 9.4 Policy Cross Reference

Theme	Policy
Overarching / Spatial	<ul style="list-style-type: none"> • Local Plan B.1, B.2 • Local Plan BN.1, BN.11, Sub Area 4 Vision • Local Plan; Sub Area 4 / SA4.1, 4.2, 4.4
Wayfinding & Security	<ul style="list-style-type: none"> • Local Plan Policy 4.2 • Bromley-by-Bow SPD; Part B, Policy Guidance – 7 Transport & Connecting the SPD Area (p. 32) • Bromley-by-Bow Public Realm Manual, 2.2 New Routes, 2.3 Special Places
Design Considerations	<ul style="list-style-type: none"> • Bromley-by-Bow SPD; Part B, Policy Guidance – 6 Land Use: Potential District Centre (p.17) • Part C Policy Guidance; 11. Detailed Design and Ensuring Outstanding Architecture in Future Planning Applications (p. 50)
Interim Uses	<ul style="list-style-type: none"> • Local Plan Policy B.

Figure 9.5 Strategy for Potential New District Centre (Bromley-by-Bow SPD)



Source: LLDC Bromley-by-Bow SPD

PUDDING MILL

Night-time Economy Area Priorities: Pudding Mill

- Creating a new local centre providing some limited NTE uses

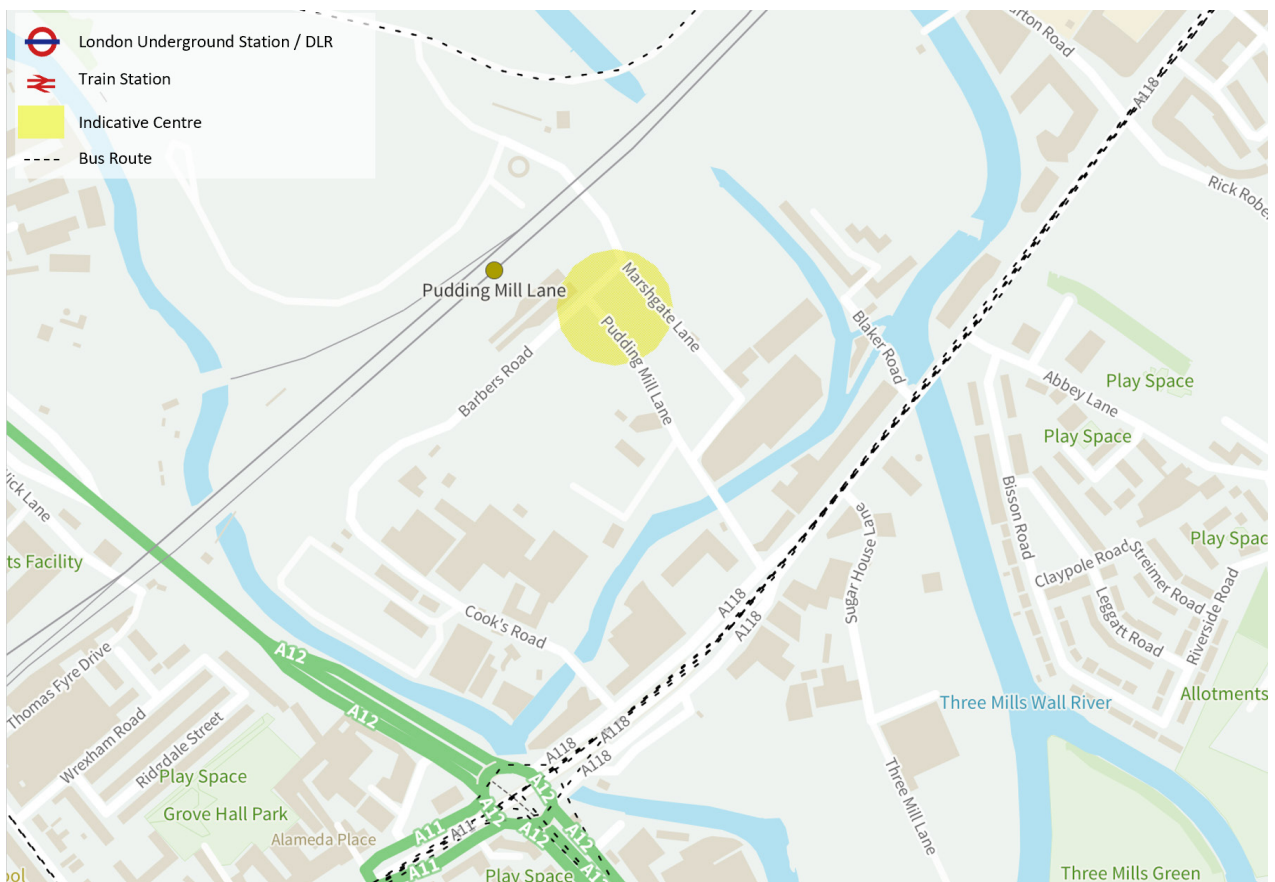
Profile of the area

Pudding Mill is largely vacant or in industrial use. There is limited night-time and leisure activity within Pudding Mill however, the site has been allocated (SA4.3), for significant redevelopment, with plans for the location to become a new local centre, with a range of mixed uses. The new centre will comprise a mix of residential, commercial and retail with its own distinctive identity.

Despite the area being served by public transport with its own DLR station, linkages to other centres within the Legacy Corporation area are limited. The NTE in this area is strictly limited to the industrial activity that is present in the area.

In accordance with SA4.3, Pudding Mill has been identified as a future mixed-use neighbourhood and local centre, which will have its own unique identity. The new development will see c. 75,000 sqm of employment floorspace re-provided, along with 10,000 sqm of new retail and leisure floorspace. The area close to Pudding Mill Lane DLR station has been earmarked to be the location for the new local centre, which currently has good pedestrian links to Queen Elizabeth Olympic Park (QEOP). It is envisaged that most of the night-time activity will be focussed around the new local centre. The Pudding Mill SPD sets out a potential spatial distribution of different uses across the site which includes a central east-west street and the Other Industrial Location on the south-western corner of the site. In these locations night time economy uses are likely to be confined to extended hours of operation of community facilities or workspaces. Within the local centre boundary this is likely to also include food and drink and other leisure uses.

Figure 9.6 Pudding Mill (Proposed Centre)



Source: LLDC / Hatch Regeneris

Area-specific considerations

The space outside Pudding Mill DLR station is at present underutilised, yet it is effectively the new centre’s ‘town square’. The possibility, as residential and employee numbers grow, will arise to stage events here both during the day and in the evening, such as markets, outdoor cinema screenings and small-scale concerts. It is important that the design of this space is adapted where necessary to offer the flexibility to respond to such community events as demand arises. In accordance with Policy B.3 interim uses may also be appropriate to add vitality in this location and will be supported as development is phased.

As the area has yet to be developed, it will be important that space remains flexible in its design and usage to be able to react to changing demand, as the centre becomes more established. New flexible uses should enable take up by a variety of uses, including NTE uses and ensure that the Agent of Change principle is applied.

Linkages and wayfinding to Stratford High Street and the Queen Elizabeth Olympic Park are key to developing night-activity in the area. Proposals should seek to enhance these links.

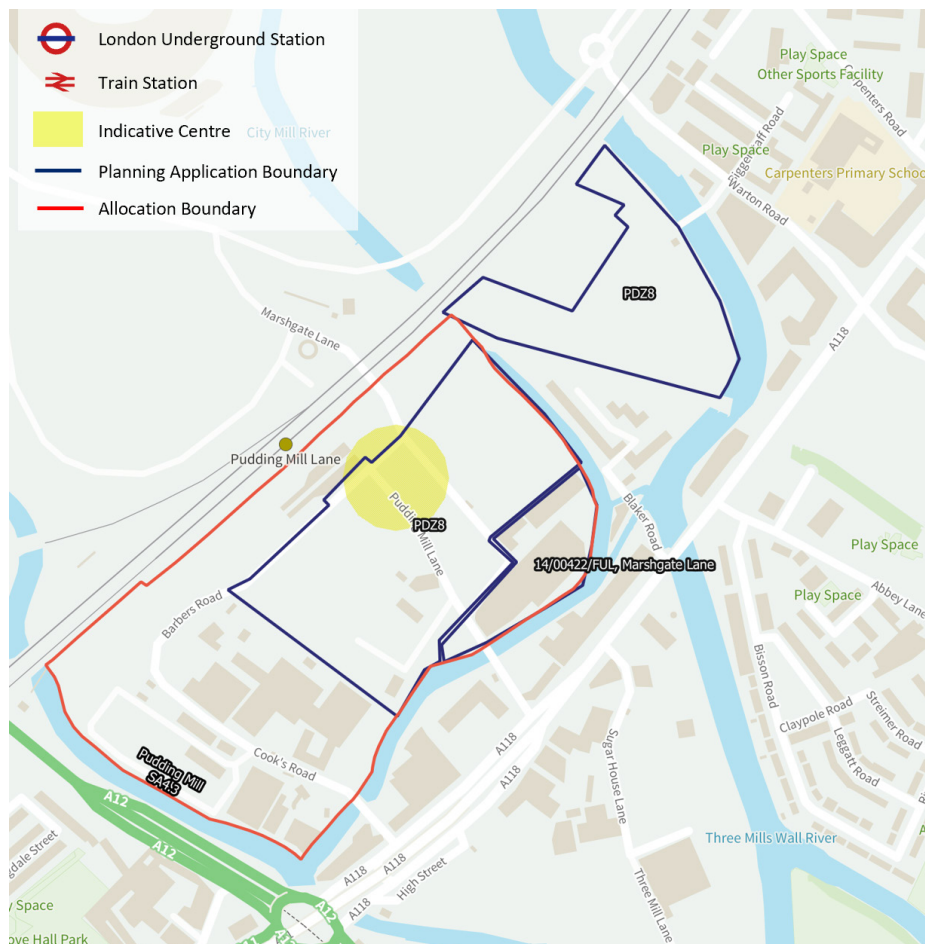
Local Centre

A mix of residential, retail and commercial space will make up the new centre and these should be connected via a series of well-signed, multifunctional public spaces. Ground floor activation, glazed frontages and outdoor seating will be encouraged where appropriate. Solid street-level frontages that harden the environment will be discouraged.

In line with the Town Centres First principle the Pudding Mill SPD supports the following uses within the local centre (as shown within Figure 10.5 below);

- A1 convenience retail (e.g. a small supermarket and newsagents), small-scale comparison retail (e.g. clothes shops)
- A2 services such as banks, hairdressers and dry cleaners
- A3 and A4 uses including cafes, restaurants and public houses
- D1 and D2 community and leisure facilities (e.g. doctors, dentists and exercise studios)
- B1a office accommodation

Figure 9.7 Pudding Mill: Planned Development and Allocations



Source: Hatch Regeneris / LLDC

Draft Night-time Economy SPD

As defined within the Pudding Mill SPD, a number of appropriate land uses have been identified for particular areas of the site. As shown in the Figure 9.4 below, the local centre is the most suitable location for night-time activity, especially those activities connected to culture and leisure. The local centre will serve the residents therefore, proposals for evening and night-time activity that will offer the local community a diverse range of amenity and leisure will be supported.

The Pudding Mill SPD states that retail and leisure use should primarily be located on the ground floor to create active frontages with some additional potential for blocks exclusively dedicated to town centre uses, subject to suitable positioning in relation to the centre and the location of other town centre uses proposed.

As with other centres, the use of retail and other community facilities to help transition the day-time to night-time economy will be supported and could be effective in ensuring the area is animated throughout the evening and into the night. During the development of Pudding Mill, interim uses could help support the area's NTE, helping to establish the location as a destination for night-time activity from an early stage in the Centre's development and evolution. As with all new night-time activity within A3-A4 use; noise, vibration, odour, crime, and health and safety impacts will be important considerations and proposals will be required to demonstrate there are no unacceptable adverse impacts through NTE Management Plans. Where proposals create clusters of A3-A4 uses the Legacy Corporation may also request Dispersal Strategies to ensure no other unacceptable impacts on noise or amenity.

Other Locations

Outside of the centre new NTE uses should generally be those associated with the proposed employment offer. Any night-time activity related to the workshops and workspaces proposed around Barbers Road West and Cooks Road, will also need careful consideration and the correct noise mitigation to protect both the businesses and residents that will present in these areas. This is also true of the Other Industrial Location (OIL) where heavier industrial activity, which may operate during the night-time, will be present.

Conversely, there could be opportunities for other forms of NTE activity within the mixed-use elements of the commercial and residential developments across other parts of the Pudding Mill area.

Centre Specific Management Principles

Pudding Mill is composed of sites of mixed

ownership, although the Legacy Corporation have a significant land holding here which forms Planning Delivery Zone 8 of the Legacy Communities Scheme. An overarching Place-making Management Plan and partnership group for the centre will assist in developing a coherent location.

Landowners and developers are strongly encouraged to take the lead on establishing such as Partnership Group (which would lead on developing and delivering the Placemaking and Management Plan) as part of bringing forward the initial schemes in the town centre. Representation on the Group should include key partners such as the Legacy Corporation, Newham Council and TfL amongst others. This may include working with TfL to ensure issues such as community engagement, security and cleansing are addressed and to attract further inward investment and promote its appeal to new residents, businesses and visitors. Proposals within the site should demonstrate how these principles can be addressed in their supporting information. Where appropriate S106 agreements will be used to facilitate such a group.



Figure 9.8 Pudding Mill Appropriate Land Uses

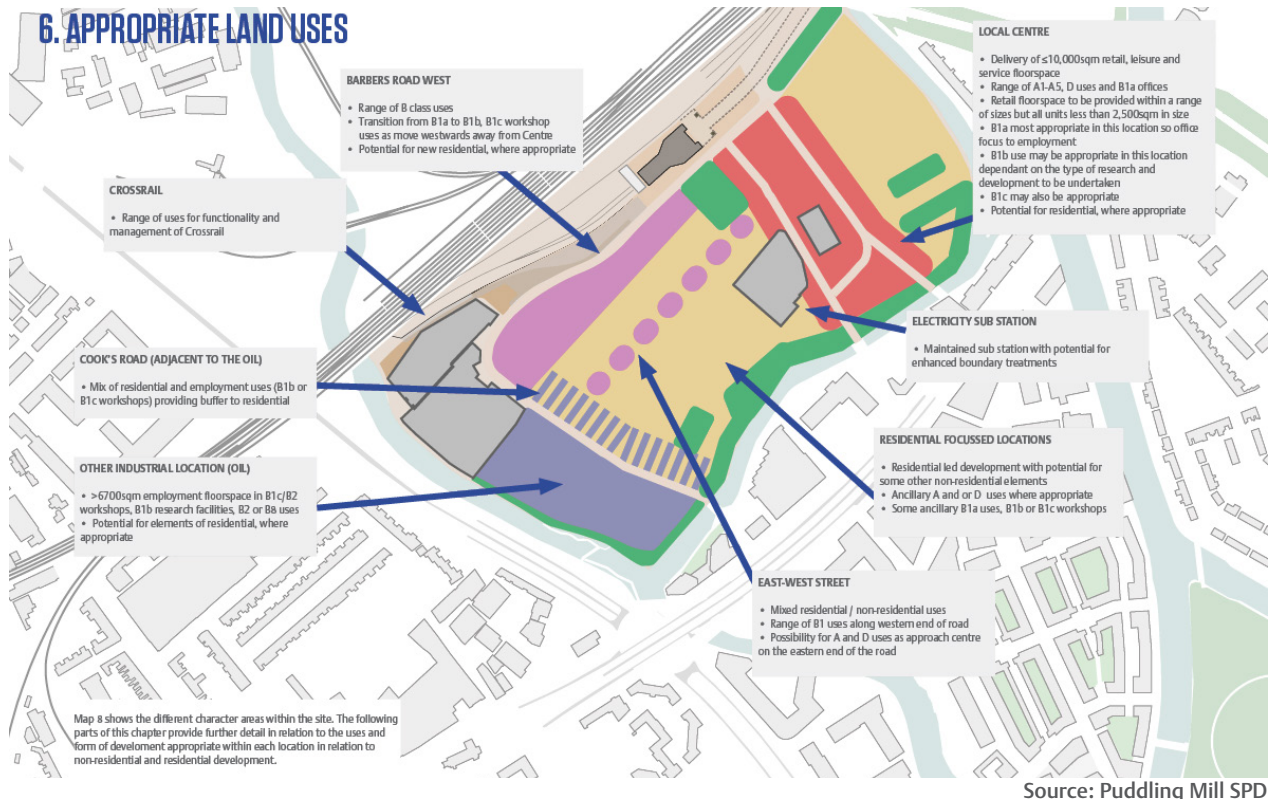


Table 9.5 Appropriate Uses

Pudding Mill	<ul style="list-style-type: none"> • Small-scale retail (A1-A5) and office/ workshop/research and development uses • Serving a localised catchment • Residential development to be delivered at densities appropriate to the accessibility levels across the site
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Source: LLDC Revised Local Plan, Table 4

RELEVANT POLICY

Relevant local policy to cross reference is summarised in the table below.

Table 9.6 Policy Cross Reference

Theme	Policy
Overarching / Spatial	<ul style="list-style-type: none"> • Local Plan B.1, B.2, B.4 • Local Plan BN.1, BN.5, Sub Area 4 Vision • Local Plan; Sub Area 4 / SA.3
Wayfinding & Security	<ul style="list-style-type: none"> • Policy 4.2 • Pudding Mill SPD; Public realm and streetscape (p.35) • Pudding Mill SPD; Street furniture, lighting and surfacing (p.36) • Pudding Mill SPD; Wayfinding (p. 36)
Design Considerations	<p>Policy BN1, BN.4, BN.6 Pudding Mill SPD;</p> <ul style="list-style-type: none"> • Create a new, mixed use neighbourhood with smaller character areas each with their own identity • Provide high-quality and sustainable development, building upon the industrial heritage, incorporating public open spaces • High quality streetscape, a network of fine grain streets and public spaces, with a clear hierarchy to promote pedestrian and cycle movement • Improve connections between the site, Olympic Park and the surrounding area
Interim Uses	Pudding Mill SPD, 9: Delivery & Implementation (pg. 47)

ANNEX 1: EMPLOYMENT SPACE STUDY FINDINGS

The following Annex contains technical information, that provides a level of detail above what is required for the main body of this SPD however, these findings are important considerations for future NTE proposals. These findings are based on the Employment Space Study Findings (2015) produced by Aecom and We Made That.

NOISE MITIGATION MEASURES

This section provides details of key measures for the mitigation of noise that are relevant to development in a mixed use environment. This can serve as the basis for discussions with planning applicants to ensure that residential amenity is maintained in areas with high levels of commercial activity. Some local authorities provide their own noise mitigation guidance to ensure that their standards are higher than those in the Building Regulations.

Glazing

The full sound insulation value of any window cannot be realised if there are air gaps. These commonly occur around frames due to insecure fixing, poor maintenance, and gaps between frames and opening lights.

Timber frames generally degrade over time and suffer acoustic degradation caused by wood shrinkage opening up joints and seals. Window manufacture for offices and apartments benefits from a 2 part metal frame construction with a thermal break. Constructed to finer tolerances with machine manufactured parts, fitments and seals provide a sealed window frame component. Gaps between frame and structure should be suitably sealed with a non-hardening mastic to prevent future shrinkage due to UV issues.

The glazing options vary. Typically, thicker glass offers better sound insulation than thinner glass, particularly when the major problem is low frequency noise such as truck engine or music noise.

Laminated glass performs slightly better than other types of glass when the major problem is high frequency noise. The improvement is due to a PVB (polyvinyl butyral) interlayer that helps to reduce the passage of sound at high frequencies. This layer is sandwiched between two panes of glass. However, laminated glass offers little improvement over other glass of the same thickness when the main problem is low frequency noise.

Small air gaps between panes of glass can provide good thermal insulation properties but only offer minimal acoustic insulation. To achieve good thermal insulation double glazed systems should have an air gap of about 12mm between each pane of glass, whereas to achieve good acoustic insulation the air gap should be between 50mm and 150mm. It is important to distinguish between thermal and acoustic insulation as some glazing suppliers may not specialise in both areas.

To maximise the glazing benefits, a double glazed unit should be manufactured using two different thicknesses of glass, for the average size of window (say 1.0m x 1.0m) an 8mm pane and a 6mm pane are more effective against varying sound waves.

There needs to be a balance struck between thermal and acoustic insulation. The optimum air gap for a vacuum sealed double glazed unit for thermal is 20mm and this should provide notional sound reduction as well.

Triple glazing is an option and this would enable thinner glass to be employed, such as 4mm pane x 3 with 16mm air gap x 2. We would expect a sound reduction similar to the double glazed unit of 38 dB Rw, though the thermal improvements would be enhanced.

In particular noisy locations the installation of a secondary window system is preferable with a minimum of 100mm air space but preferably 300mm and the sides and top lined with sound-absorbing material.

Doors

The main factors determining the sound insulation of a single door set are the mass of the door and the gaps around the edges; usually, the latter are critical. For good sound insulation, the door should form airtight joints with the frame when closed and the joints between frame and wall should be sealed.

A threshold seal is essential, and even keyhole covers should be fitted in critical situations. All doors should be supplied as door-sets (door leaf and frame supplied as a manufactured unit) and of solid core construction, with integrated seals between frame and door leaf. Single door sets providing a sound insulation greater than 35 dB Rw are specialist products and are normally supplied as complete door sets. High performance seals might make the door hard to open and close.

Ventilation

For apartments where ventilation is natural (not forced) The Building Regulations' supporting documents on ventilation recommend that habitable rooms in apartments have background ventilation. Where openable windows cannot be relied upon for this ventilation, trickle ventilators can be used and sound attenuating types are available. However, windows may remain openable for rapid or purge ventilation, or at the occupant's choice.

Alternatively, acoustic ventilation units are available for insertion in external walls. These can provide sound reduction comparable with double glazed windows. For office, and or apartments where ducted heating and ventilation systems are utilised there are noise ratings set out within the CIBSE Guide A for building services (see table opposite).

Building orientation

For guidance the developer of a mixed use development should carry out an assessment in accordance with BS4142 to determine the rating level of the new development. It is recommended that during normal daytime hours (0700 to 2300 hours), the BS4142 rating level, measured over 1 hour, should be 5dB below the background. Before any heating, air conditioning or other plant generating external noise is installed in any building, details of that plant, including any noise mitigation and predicted noise levels at any Sensitive Receptor, shall be submitted to and approved by LLDC. An assessment shall be submitted following the calculation methodology under BS4142. Where background noise level can be reliably established, noise levels from the installed plant shall not exceed 10dB lower than the background noise at any Sensitive Receptor. Where background noise cannot be reliably established, noise levels from the installed plant shall not exceed 40dB LAeq(5 minutes) (inclusive of a 5dB penalty for tonal noise as defined in BS4142) at any Sensitive Receptor.

ProPG: Planning & Noise, provides guidance on residential development including orientation of noise sensitive rooms away from the source of noise exposure, i.e. quiet façades.

Mitigation of noise generated locally can be to orientate, where possible, the building so that the main access points and window facing elevations are not in direct line of main directional noise source. Alternative, acoustic treatment of the façade, improvement to window / access specifications may be introduced. However, the acoustic issues are not the only aspects for defining the orientation of a building, be it office or industrial with mixed residential, the plot shape, access requirements, circulation, solar gain, external mechanical plant, transport requirements will all have to be balanced into the equation

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Space type	Noise rating
Apartment bedrooms	NR20
Apartment living space	NR30
Senior management offices	NR30
Offices, meeting rooms, small conference/lecture	NR35
Toilets and washrooms, office receptions, corridors	NR40
Apartment lobbies, corridors	NR40
Computer rooms, cafeteria	NR45

Source: CIBSE Guide A for building services

However, the acoustic issues are not the only aspects for defining the orientation of a building, be it office or industrial with mixed residential, the plot shape, access requirements, circulation, solar gain, external mechanical plant, transport requirements will all have to be balanced into the equation.

Walls and Floors - Sound Insulation between Spaces

If offices are directly adjoining residential properties the sound insulation requirements must meet the Building Regulation part E1 requirements as a minimum. This can also be controlled through the planning process and some local authorities may require the sound insulation to be better than the Building Regulations requirements. In the absence of any local authority guidance the minimum airborne sound insulation required from the office spaces into the residential areas is 45dB DnTw+Ctr for walls and floors. If offices are located above residential properties the impact sound insulation should be 62dB L'nTw or less.

Within the offices, the level of privacy will determine the acoustic requirements of partitions and door sets. For speculative developments partitions between small offices /meeting type rooms should be Rw 50dB, into circulation areas Rw40dB, and door sets to small occupied rooms should be Rw 30dB.

The tables overleaf set example construction types for walls and floors achieving the required Laboratory tested airborne sound insulation (Rw dB). It is important to note that construction details and workmanship are important if the levels of sound insulation indicated are to be achieved. Constructions might not achieve these laboratory performances in the field, even if correctly specified and correctly built, due to flanking transmission paths.

Acoustic Enhancement of External Facades

There are a number of ways of addressing the acoustic enhancement of the external façade, but the most important aspect is density. It should be said, the greater the material density, and of varying density build-ups to combat alternate sound waves, the better the sound reduction. Composite Cladding façades, the material of choice for a majority of industrial and office construction, due to speed of erection and thermal enhancement, is more likely to provide a performance in the region of 35dB Rw based upon the lightweight insulations.

This can be improved with the installation of a rockwool filled composite cladding system to make it compliant.

Compliant construction details would be:

- A brickwork (100mm)/blockwork (100mm) cavity wall construction with an insulated 100mm wide cavity, lined on the inside face with 12mm of plasterboard and skim. (Seen in a number of domestic and apartment construction.
- Steel framed building with an external pre- cast concrete façade, and lined internally with an insulated stud wall construction faced in a minimum of 12mm plasterboard and skim. (offices and apartments)
- A steel framed building with external composite cladding façade (120mm), lined inside with a 210mm dense blockwork liner wall (industrial for robust operations)

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- Steel framed building with composite cladding façade (120mm) and lined internally with an insulated stud wall construction faced with 25mm of plasterboard and skim. (offices and residential)
- A steel framed building with a rainscreen system on a blockwork outer leaf (210mm), lined internally with an insulated stud wall construction faced with 25mm of plasterboard and skim. (offices and residential)
- Steel framed building with a curtain walling façade, lined internally with an insulated stud wall construction faced with 25mm of plasterboard and skim below dado and above ceiling level.

Other noise sources, such as external mechanical plant areas are acoustically dealt with locally. This is normally in the form of an acoustic screen (louvred or perforated bespoke screens) to minimise the emanating noise. The level of noise reduction will be based upon the most sensitive receptor within the zone, be it the site boundary, the building or a local circulation route.

Common Areas

A typically accepted noise level in common areas is NR40. The specification of sound absorbing materials within these areas plays a vital role in reducing the noise levels and the resultant impact on neighbouring private spaces.

It is important to consider when selecting materials to aid absorption of sound, that these areas will also need to conform to the requirements of the Building Regulations Part B- Fire safety and that they will be also subject to a greater level of wear and tear.

Two ways of satisfying the building regulation requirements are as detailed below:

1. Cover and area with an absorber of an appropriate class according to BS EN ISO 11654:1997 Acoustic sound absorbers for use in buildings.
2. Determine the minimum amount of area using calculations in octave bands.

As this information is a guide, examples of typical requirements based on method 1 only are detailed:

- For entrance halls, corridors or hallways, cover an area equal to or greater than the floor area with a class C absorber or better. Generally most sensible to cover the ceiling as this is subject to the least wear and tear or physical damage in daily use.
- For stairwalls or stair enclosures: calculate the area of the treads and upper surface of landings (excluding the ground floor) and the ceiling on the top floor, and either cover an area at least equal to this with Class D absorbing material, or an area of at least 50% of this area in a Class C absorber. It is important to spread the absorbing material over all the floor levels. Often covering the underside of landings is a good area to select as again it is an area subject to less wear and tear.
- Typical materials which may be considered include British Gypsum Artec ceiling tiles, planks and boards that have a Class C rating. Suspended Ceiling tiles and wall panels by Ecophon have products with absorption class A.

Reverberation Controls

As with most modern construction, offices have a tendency to maximise the usable space either by open plan operations or cellular offices with hard walls, glazing, doors and in some cases hard ceilings. To reduce the reverberation of sound bouncing around the space, the use of noise reduction materials or products is a necessity. As a guide the quantity of absorption should follow the recommendations within 'A guide to office acoustics', which is a minimum of 0.21 per m³ of office space.

Absorbing excessive noise

The application of acoustic ceiling tiles and reverb wall panels absorbs the sound energy reducing unwanted, reflected sound from surfaces such as glass and concrete and enhances speech clarity.

Sound absorbing suspended ceiling tiles supplied by manufacturers such as Ecophon with their Focus E or Acoustic ceiling tiles. Similarly they produce a sound absorbing wall panels in suitably decorative finishes to enhance the installation. Hard ceilings (MF plasterboard ceilings) can, if the height is suitable, have sound absorbing hung baffles. These absorb and block reverberating noise and will be positioned to maximise the benefit.

Blocking emerging sounds

The use of barrier products like dividing partitions, screens and cabinets block sounds from traveling across an office workplace. For some areas a Reverb Screen which has an extra dense core and absorbent outer surface will soak up the sound even more.

Cover unwanted sounds

Using the latest computer-based technology you can cover or mask unwanted office noise with the addition of extra random sound. As unlikely as this might seem, a fully digital sound masking system is highly effective.

Example wall	Design specification options
26 to 33 Rw dB	<ul style="list-style-type: none"> • 1 mm steel sheet panels fixed to steel frame members to form demountable partition units 50 mm overall thickness. Mineral wool cavity insulation. • Plywood or wood fibre board 12 mm thick nailed both sides of (50 × 50) mm timber framing members spaced at 400 mm centres. • Paper faced strawboard or wood wool 50 mm thick panels plastered both sides. • Chipboard hollow panels 50 mm thick tongued and grooved edges, hardboard faced. Joints covered with wood trim.
33 to 37 Rw dB	<ul style="list-style-type: none"> • Lightweight masonry blockwork. Plaster or drylining on at least one side. Overall mass per unit area not less than 50 kg/m². • Timber stud partitions any size timbers greater than (50 × 350) mm, 400 mm centres, cross noggins, 9.5 mm plasterboard lining on both sides, any suitable finish. • Metal stud partition, 50 mm studs 600 mm centres, clad both sides with • 12.5 mm plasterboard, joints filled and perimeters sealed. Approximate mass per unit area 18 kg/m². • 50 mm lightweight masonry blockwork, plastered both sides to 12 mm thickness or drylined with 9.5 mm plasterboard.
37 to 43 Rw dB	<ul style="list-style-type: none"> • Lightweight masonry blockwork, plaster or dry lining on at least one side. Overall mass per unit area not less than 75 kg/m². • Either 75 mm or (100 × 50) mm timber studs (no noggins) spaced 600 mm apart, 50 mm mineral fibre quilt in stud cavity. Frame-lined on both sides • with one layer 12.5 mm plasterboard. Approximate mass per unit area 19 kg/ m². • Metal stud partition, 50 mm studs 600 mm centres, clad both sides with 15 mm plasterboard, joints filled and perimeters sealed. Approximate mass per unit area 26 kg/m².
43 to 50 Rw dB	<ul style="list-style-type: none"> • Masonry wall, joints well filled. Either plaster or dry lining on both sides. Overall mass per unit area not less than 150 kg/m². • 100 mm metal stud partition, "C" section studs not greater than 600 mm spacing, not less than nominal 50 mm web depth. Clad on both sides with two layers of plasterboard of not less than 22 mm combined thickness. Mineral fibre quilt hung between studs. Approximate mass per unit area 35 kg/m². • (75 × 50) mm timber framing using staggered studs at 300 mm spacing with 25 mm stagger forward and back. Frame clad with two layers of 12.5 mm of plasterboard on both sides. Mineral fibre quilt hung between studs. Approximate mass per unit area 36 kg/m². • (50 × 25) mm timber stud partition to form a 25 mm cavity, clad on both sides with minimum 38 mm wood wool slabs having their outer faces screeded or plastered. • Solid autoclaved aerated concrete blocks, 215 mm thick plaster or dry-lined finish on both sides, blockwork joints well filled. Overall mass per unit area not less than 160 kg/m².

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50 to 54 Rw dB	<ul style="list-style-type: none"> • Two separate frames of timber studs not less than (89 × 38) mm, or boxed metal studwork with 50 mm minimum web depth. Studs at 600 mm maximum centres. A 25 mm mineral wool quilt suspended between frames. Frames spaced to give a minimum 200 mm overall cavity. Clad on outside of each frame with a minimum of 30 mm plasterboard layers (e.g. 19 mm plus 12.5 thickness). Approximate mass per unit area 54 kg/m². • Either in situ or precast concrete wall panel not less than 175 mm thick and not less than 415 kg/m². All joints well filled. • Brick laid frogs up, wall nominal 200 mm thickness, weight (including plaster) not less than 380 kg/m². Plaster or dry-lined finish both sides. Brickwork joints well filled. “No fines” concrete 225 mm thickness, weight (including plaster) not less than 415 kg/m². Plaster or dry-lined finish both sides. • Cavity lightweight aggregate block (maximum density of block 1 600 kg/m³) with 75 mm cavity and wall ties of the butterfly wire type. Dry-lined finish on both sides. Joints in blockwork well filled. Overall mass per unit area not less than 300 kg/m². • Dense aggregate concrete block cavity wall with 50 mm cavity and wall ties of the butterfly wire type. Dry-lined finish on both sides. Joints in blockwork well filled. Overall mass per unit area not less than 415 kg/m². • Autoclaved aerated concrete block cavity wall consisting of two leaves, 100 mm blocks not less than 75 mm apart, with wall ties of the butterfly type. Plaster or dry-line finish on both sides. Joints in blockwork well filled. Overall mass per unit area not less than 150 kg/m². • Metal stud partition, 70 mm acoustic studs 600 mm centres, clad both sides with 15 mm plasterboard, joints filled and perimeters sealed. Mineral fibre within cavity. Approximate mass per unit area 26 kg/m².
54 to 60 Rw dB	<ul style="list-style-type: none"> • Two separate frames of timber studs not less than (100 × 50) mm, spaced at 600 mm maximum centres. A 50 mm mineral wool quilt in each frame between studs. Frames spaced to give a minimum 300 mm overall cavity. Each frame clad on outside with three layers of 12.5 mm plasterboard nailed to framing. Approximate mass per unit area: 51 kg/m². • Metal stud partition, 146 mm acoustic studs 600 mm centres, clad both sides with a double layer 15 mm plasterboard, joints filled and perimeters sealed. Approximate mass per unit area: 51 kg/m². • Solid masonry with an overall mass per unit area of not less than 700 kg/m², fully sealed both sides. • Dense aggregate concrete block solid wall 215 mm thick plaster finish to both surfaces. Overall mass per unit area not less than 415 kg/m². • Cavity lightweight aggregate block (maximum density of block 1 600 kg/m³) with 75 mm cavity and wall ties of the butterfly wire type. Plaster finish on both sides. Joints in blockwork well filled. Overall mass per unit area not less than 300 kg/m². • Dense aggregate concrete block cavity wall with 50 mm cavity and wall ties of the butterfly wire type. Plaster finish on both sides. Joints in blockwork well filled. Overall mass per unit area not less than 415 kg/m². • Metal stud partition, 146 mm acoustic studs 600 mm centres, clad both sides with a double layer 15 mm plasterboard, joints filled and perimeters sealed. Mineral fibre within cavity. Approximate mass per unit area 52 kg/m².
60+ Rw dB	<ul style="list-style-type: none"> • 1. Two separate frames of metal 48 mm “C” studs 600 mm centres, clad both sides with a double layer 15 mm plasterboard, joints filled and perimeters sealed. Minimum overall width of 200 mm. Mineral fibre within cavity. Approximate mass per unit area 55 kg/m².
Below 43 Rw dB	<ul style="list-style-type: none"> • Timber joist floor consisting of 22 mm tongued and grooved floor boarding or equivalent fixed directly to floor joists. Ceiling of 12.5 mm plasterboard and skim with no floor covering.

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Above 43 Rw dB	<ul style="list-style-type: none"> • A concrete floor having mass per unit area not less than 365 kg/m², including any screed or ceiling finish directly bonded to the floor slab, together with a floating floor or resilient floor covering equivalent to rubber or sponge rubber underlay or thick cork tile (e.g. carpet and underlay or sponge rubber backed vinyl flooring). • A solid floor consisting of: <ul style="list-style-type: none"> • a solid slab; or • concrete beams and infilling blocks; or • hollow concrete planks, • together with a floating floor. A ceiling finish is required for a beam and block floor. In each case the slab is to have a mass per unit area of at least 300 kg/m², including any screed or ceiling finish directly bonded to it. • Where a floating floor is laid over a floor of beams and hollow infill blocks or hollow beams along the top of the structural floor, the latter is to be sealed and levelled before the resilient layer is put down. It is also essential to have due regard for conduits and pipework to be laid and covered so as to prevent any short circuit of the floor's isolating properties. If precast units are used as a structural floor it is essential that the joints are filled to ensure that the sound insulation performance is maintained. • The resilient material is laid to cover completely the structural floor and turned up against the surrounding wall along all edges. The resilient layer is usually of mineral fibre, or a special grade of expanded polystyrene. When the screed is laid, it is important that none of the mix finds its way through the resilient layer to the structural floor, as this short-circuits the isolation between the two decks and significantly reduces the sound insulation. • A floor consisting of boarding nailed to battens laid to float upon an isolating layer of mineral fibre capable of retaining its resilience under imposed loading. With battens running along the joists, a dense fibre layer can be used in strips. The ceiling below to be of metal lath and plaster not less than 29 mm thick, with pugging on the ceiling such that the combined mass per unit area of the floor, ceiling and pugging is not less than 120 kg/ m². • A floor consisting of 18 mm tongued and grooved chipboard on 19 mm plasterboard, laid on battens running parallel to the joists and supported on 25 mm thick mineral wool of approximately 90 kg/m³ to 140 kg/m³ density; 100 mm of fibre absorbent (as used for insulation in roof spaces) laid between the joists on top of the plasterboard ceiling. The ceiling can be 19 mm plus 12.5 mm plasterboard. It is imperative that the resilient layer is not punctured by nails. • A floor consisting of 18 mm tongued and grooved chipboard on 19 mm plasterboard floating on a 25 mm thick mineral wool layer of approximately 60 kg/m³ to 80 kg/m³ density; this on a 12.5 mm plywood platform; 100 mm of fibre absorbent laid between the joists on top of the plasterboard ceiling. The ceiling can be 19 mm plus 12.5 mm plasterboard. It is imperative that the resilient layer is not punctured by nails.
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Source: BS 8233:2014, Table E.2A

External Noise Acoustics

Noise comes from a range of common sources such as including road traffic, aircraft, railways, industrial activities and people. The characteristics of the noise varies depending on its source so we have given some brief guidance below as to the likely noise levels and how these may be controlled for each of these main sources.

Typical permitted levels are as follows:

Area	Daytime dB level	Nighttime dB level
Industrial	75	70
Commercial	65	55
Residential	55	45
Silence zone	50	40

Note (Environment (Protection) Rules, 1986):

1. Daytime is reckoned in between 6am and 9pm.
2. Night-time is reckoned in between 9pm and 6am.
3. Silence zone is referred to as areas up to 100 meters around such premises as hospitals, educational institutions and courts. The Silence zones are to be declared by the Competent Authority. Use of vehicular horns, loudspeakers and bursting of crackers shall be banned in these zones.
4. Mixed categories of areas should be declared as one of the four above mentioned categories by the Competent Authority and the corresponding standards shall apply.

Part 6 Chapter 2 of the Clean Neighbours and Environmental Act 2005 covers legal responsibilities and rights in relation to external noise pollution.

The Planning Practice Guidance (PPG) provides planning guidance on noise mitigation. Whereas the previous guidance (Planning policy guidance 24) was prescriptive about threshold noise levels the PPG adopts an approach that is contextual. While Local Plans can include noise standards, Paragraph: 010 Reference ID: 30-010-20140306 cautions against fixed thresholds.

The PPG refers to the Noise Policy Statement for England which explains the importance of noise mitigation but provides little technical detail. However, the Building Standards (BS 8233:2014) provides guidance on sound insulation and noise reduction in and around buildings and directly responds to the withdrawal of planning guidance and policy statement documents on noise. Key elements of this guidance covering walls and floors are on pages 120 to 122.

With regard to a consideration of noise in a mixed-use context, of particular relevance to LLDC is the following from Paragraph: 006 Reference ID: 30-006- 20141224:

“The potential effect of a new residential development being located close to an existing business that gives rise to noise should be carefully considered. This is because existing noise levels from the business even if intermittent (for example, a live music venue) may be regarded as unacceptable by the new residents and subject to enforcement action. To help avoid such instances, appropriate mitigation should be considered, including optimising the sound insulation provided by the new development’s building envelope.”

Road Traffic

Road traffic noise generation depends upon a number of factors including meteorological conditions, topographical features and ground cover characteristics.

For a typical urban situation where road speed is around 30 miles per hour the sound energy is concentrated in the low frequency levels. At greater speeds more energy is present at higher frequencies due to the road/tyre surface interaction and aerodynamic noise. This difference in spectral characteristics can affect the nature of the noise heard within a building, and should be considered when different noise control measures are being examined.

Typical noise levels which may be experienced, measured approximately 1m from the façade of a building, are as summarised below:

Location	Summary of conditions	dB level
Residential road	Road parallel to a main road screened by the houses from the main road	58
20m from a busy main road	Through a residential area average speed 50Km/h with pavements.	68
20m from a busy motorway	Heavy vehicles, high speeds 100Km/h and turfed reservation.	78

Noise from Industry

Noise experienced as a result of industry is formed from a mix of sources which may be due to deliveries and people flow, external mechanical equipment or the operations and processes which are being carried out from within the facility.

As with all these external sources the proximity and treatment of the separating area play a key role in reducing or amplifying the noise levels experienced at the site boundary. Where industrial noise affects residential or mixed residential areas, the methods for rating the noise in BS 4142 should be applied.

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Planning applications will require a noise assessment be carried out prior to allowing new industrial activities to be carried out in order to determine the existing background noise levels and set an acceptable noise level generated by the facility in occupation.

Construction Activities

Similarly with industrial operations, construction noise levels may be dictated during the planning process. These will also control the periods of time when construction operations can be carried out in order to reduce the impact on surrounding occupants.

BS 5228-1 gives recommendations for basic methods of noise control for construction and opens sites where work/activities/operations, including demolition, generate significant noise levels.

The main factors that affect the acceptability of noise arising from construction sites are:

- site location;
- existing background noise levels;
- duration of site operations;
- hours of work;
- community involvement/ negotiation
- noise characteristics; and
- mitigation measures implemented.

The noise restriction imposed on a site will be determined by its proximity to neighbouring residents taking into consideration the site topography, orientation and wind direction as well as the current background noise levels.

As a guide it is suggested that the maximum noise levels near a construction site should be limited to 75 dB(A) Leq(1 hr.) in industrial areas and to 65 dB(A) Leq(5 min.) in other areas.

Annex drawn from and updated work from the following organisations within the Employment Space Study (2015)

AECOM Infrastructure and Environment UK Limited
6-8 Greencoat Place London
Victoria
SW1P 1PL
T+44 (0) 207 798 5000
www.aecom.com

WE MADE THAT LLP
studio@wemadethat.co.uk
30-32 Stamford Road London N1 4JL
T +44 (0)20 7249 6336
www.wemadethat.co.uk

We Made That LLP is registered in England & Wales
at the above address Reg. no. OC367789

ANNEX 2

USES

The table below provides an overview of the submission requirements for the uses that are likely to have an element of night-time activity.

NTE	Use Submission requirements
A3 - A4	NTE Management Plan covering noise, crime and health and safety
A5	NTE Management Plan covering noise, vibration, odour, traffic disturbance, litter and other considerations such as location and consideration, health and well-being including proximity to schools (exceed 400m).
B Class	NTE Management Plan covering noise, crime and health and safety
Clusters of A3-A4 uses	NTE Management Plan covering noise, crime and health and safety
A4 late night uses	Dispersal Strategy covering phasing of arrival and dispersal, existing pedestrian flows at night, transport nodes, internal management arrangements, staffing levels and staff training
D2 leisure, including nightclubs and entertainment venues	
Student accommodation (SG)	NTE Management Plan covering noise, crowd management and crime, health and safety

