local potential

Intensifying the operation of urban environment renewal by integrating new management and communication system

Msc Design as Politics
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area: HACKNEY
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[Diagram showing construction and financial elements]
Hackney / London
Density
Ethnic Diversity
SHOREDITCH
Mayor of London bypasses Town Hall to approve plans for seven storey flats on top of Dalston school

Hackney residents oppose the construction of a seven story block of flats on top of Holy Trinity Church of England Primary School.
Would Hackney’s Mayor Jules Pipe feel he had been stitched up and silenced at the Planning Committee meeting?
Through good communication between parties (currently very limited)

DIRECT COMMUNICATION - JUST BETWEEN TWO PARTIES

ignoring secondary interests

- investor / developer
- architect / planner
- local authority
- landowner
- estate agent
- social landlord
- local commerce
- corporate commerce
- students
- large family of 3+ kids
- small young family
- working professional
Therefore an additional research and communicative body is added to the council of Hackney. An institution which integrates the interests of different parties in a shared database to formulate rules of conduct as well as guidance in the planning process and the local environment.
FACILITATING FREE-MARKET

DEPENDANCE ON EXTERNAL INVESTMENT INITIATIVES

SHORT-TERM PROJECT-ORIENTED DEVELOPMENTS

DIVISION BETWEEN PUBLIC AND PRIVATE

POOR INTEGRATION - HIGH RISK

SPACE / PROJECT SHARING

VALUE INCREASE-ORIENTED INVESTMENT MODEL

FOSTERING SHARED INTEREST

ENHANCED COMMUNICATION

SHARED PROJECT COMMITMENT LOWER RISK
private sector application/proposal

consultation negotiation

DESIGN REVIEW

applying for permission

place REVIEW

environment strategy

consultation

applying for permission

environmental quality reduction

no certainty for applicants

exhausting planning resources

certainty provision

efficient use of planning resources

systematic environment development

scale use timescale budget env. impact traffic etc.

#strategies
#design codes
#development guidelines
#masterplan

#design codes
#development guidelines
#masterplan

scale use timescale budget env. impact traffic etc.

re-apply

sell ?

hold ?

? granted

? rejected
KINGSLAND SHOPPING CENTRE
DALSTON, London
REDEVELOPMENT PROJECT
Initial scheme proposal by: MK Architects
2014 06
For submission to: SPACEBANK, Hackney
disperse the mass
allow inside
connect with existing
enhance green element
arrival points
arrival points
proposed impression upon arrival
community cluster
green corridor
neighbours
connecting element impression
the street
now
splitting the mall
function additions
no “giants” !
no “promenades”!
commercial connections
multifunctional core
commercial bottom
“market” apartments
street profile