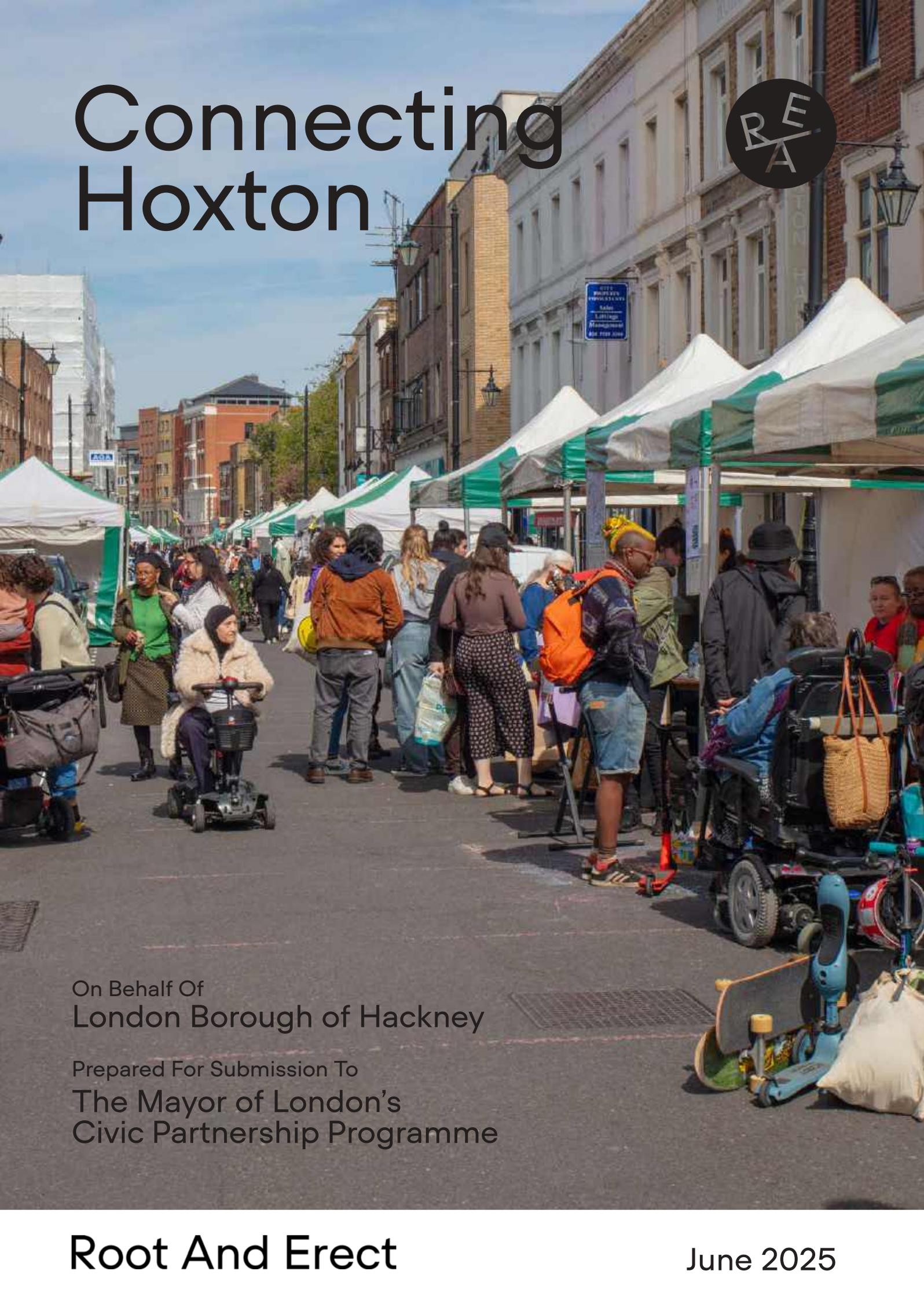




Connecting Hoxton



On Behalf Of
London Borough of Hackney

Prepared For Submission To
The Mayor of London's
Civic Partnership Programme

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Hoxton Regeneration Strategy

Executive Summary

Hoxton is known for its economic and cultural diversity, with world-renowned creative industries, including performance, arts, tech and digital, operating from its many theatres, galleries, workspaces and studios. Alongside these strengths, Hoxton is also home to areas of significant deprivation, with some neighbourhoods ranked among the 10% most deprived nationally.

The vision for Hoxton responds directly to local aspirations for a more inclusive and community-led approach to change. It seeks to strengthen Hoxton's identity by placing the community at the heart of future development, supporting a thriving and affordable high street (Hoxton Street), and market, championing local organisations and businesses that deliver social value, enhancing walkability and green spaces, and improving support for both young people and older residents.

Since 2021, the Council has worked closely with the local community to develop an in-depth evidence base through the Hoxton Socio-Economic Insights Study. This study drew on extensive community engagement to understand the lived experiences of residents, and it forms the foundation of the Connecting Hoxton Regeneration Strategy.

Hoxton's evolving economy, shaped by the vibrancy of Shoreditch, has seen growth in the creative, cultural and night-time sectors, particularly around Old Street and Regent's Canal. While these changes have brought investment and opportunity, they have also raised concerns about widening gaps between long-standing and newer communities. The strategy sets out recommendations for the Council and its partners to guide future investment and delivery, with a focus on

strengthening social ties, increasing participation in public life, improving wellbeing, and reducing isolation.

The Connecting Hoxton Regeneration Strategy, together with the Socio-Economic Insights Study, provides a regeneration framework to lead and shape Hoxton's future in line with the Council's Local Plan (LP33) and Inclusive Economy Strategy, ensuring neighbourhoods and town centres are inclusive, resilient and able to thrive.

Our engagement with local residents and stakeholders has shown that people deeply value their connection to Hoxton, both as a place and through its strong community networks. Many, especially long-term residents, express a powerful sense of belonging and pride. The strategy sets out a vision and delivery plan to guide Hoxton's development over the next 10 years, fostering a secure sense of home, creating spaces where neighbours can connect, and enhancing community wellbeing. It also focuses on supporting young people through access to skills and economic opportunity, and older residents through improved facilities, inclusive programming and accessible green spaces.

Success will be measured through increased community participation, improved health and inclusion, economic resilience, particularly for the market and youth employment, and tangible progress on equality and representation, ensuring that local people feel they play an active and visible role in shaping change.

Capitalising on change and growth

Hoxton is undergoing significant transformation. Major investment is being delivered through council-led regeneration, including over 650 new Council homes for social rent and shared ownership across the area, the ongoing Colville Estate regeneration, the Britannia Leisure Centre project, and the recently completed £2 million improvement of Shoreditch Park.

The Framework plays a vital role in providing strategic direction, informing local collaboration and future partnerships, and guiding the next phases of regeneration including projects led by local institutions such as New City College, and the NHS ensuring that new initiatives align with the council's vision and deliver lasting benefits for the Hoxton community.

We are investing in Hoxton's streets and public spaces to improve connectivity across the area, reduce isolation, strengthen local identity and promote wellbeing, and belonging for all who live and work in the neighbourhood.



Section

1

Civic Partnership Programme

Understanding Hoxton

Introduction

Hoxton Gardens Clock Tower

Introduction

Background of the Strategy

The 2021 *Hoxton Socio-Economic Insights Study* suggested that the rapidly changing identity of Hoxton, typified by the replacement of essential shops with more upmarket businesses, has had the greatest impact on the wellbeing of established residents. Feedback from older residents suggested a perception that their daily social routes were negatively affected and that opportunities to maintain relationships with neighbours were diminishing due to this.

The Connecting Hoxton Strategy aims to address local aspirations for a more inclusive approach to change in the area. The focus of the strategy is to improve social facilities around Hoxton Street, in particular, seeking to enhance the public realm which connects an existing rich network of community assets.

Throughout the development of the strategy there has been a particular focus on expanding the provision for 16-25 year olds and older generations (65+), which comes as a response to the findings of the 2021 *Hoxton Socio-Economic Insights Study*, which demonstrated gaps in provision for these groups.

Document Structure

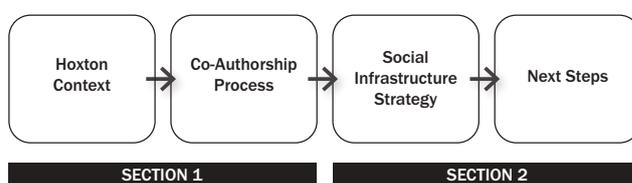
In the first instance, this document seeks to describe the existing social infrastructure network within Hoxton, including its strengths, its opportunities, as well as the challenges it faces and current shortcomings.

This network of social infrastructure is then set within its context, with an analysis of the public spaces of the area, including its routes and connectivity, opportunities for play and being active, and access to green spaces.

Before outlining the strategy in the final section, an account of the development process is given. This charts the collaboration with the

community to initially set priorities for the strategy and subsequently co-author a Hoxton Project Bank, with suggestions for improvements ranging from small to big scale ideas. The Hoxton Mini-Fair celebrated the outcomes of this process and provided an opportunity to pilot aspects of the strategy and imagine different futures for Hoxton.

Report Structure

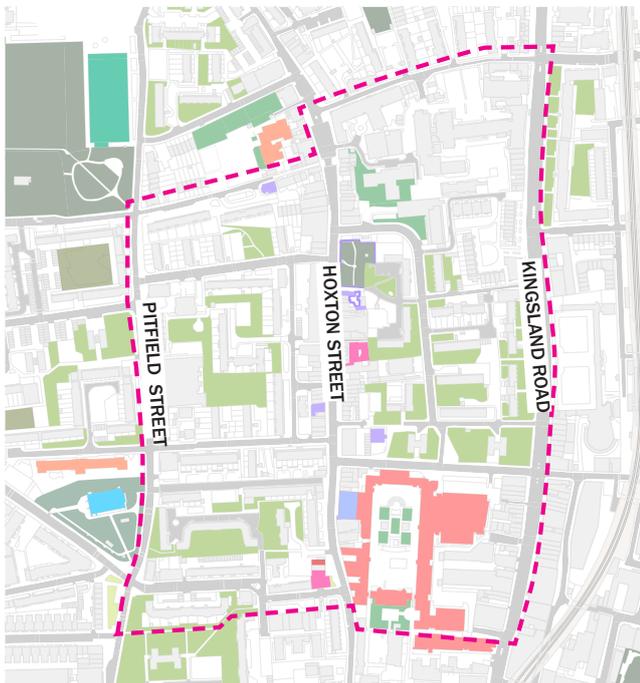


Purpose of the Connecting Hoxton Strategy

This purpose of the Connecting Hoxton strategy is to provide a shared vision for local residents, business, community and cultural organisations to work in partnership with the London Borough of Hackney, to create a better connected network of social infrastructure.

In many cases the document presents strategies which tap into existing potentials, latent within Hoxton's civic and cultural ecosystem. Realising the full potential of Hoxton's social infrastructure can enable communities to build stronger links and enhance their participation in public life. It can improve wellbeing, sense of belonging, and reduce social isolation, all of which have been put under strain by the effects of the Covid-19 pandemic and the recent cost of living crisis. Finally, Connecting Hoxton will provide a guide for place-based regeneration, with climate resilience at its core, equipping communities to address the impact of ecological emergencies through the improvements to the local area.

Hoxton Area Context



Hoxton CPP Strategy Focus Area

Connecting Hoxton Focus Area

The focus area for the strategy centres on Hoxton Street and its east-west routes, namely the connections formed between Pitfield Street and Kingsland Road by Crondall Street and Falkirk Street and by Purcell Street to the east and Nuttall Street to the west of Hoxton Street. This area lies within the ward of Hoxton East and Shoreditch, where the population is expected to grow by 17% to 15,200 by 2028, (higher than the average rate of growth in the borough). The Hoxton East and Shoreditch ward has a higher proportion (46%) of older people who live alone than the borough average (40%) and across Hackney, the proportion of the population aged over 65 is expected to grow fastest over the next 10 years.

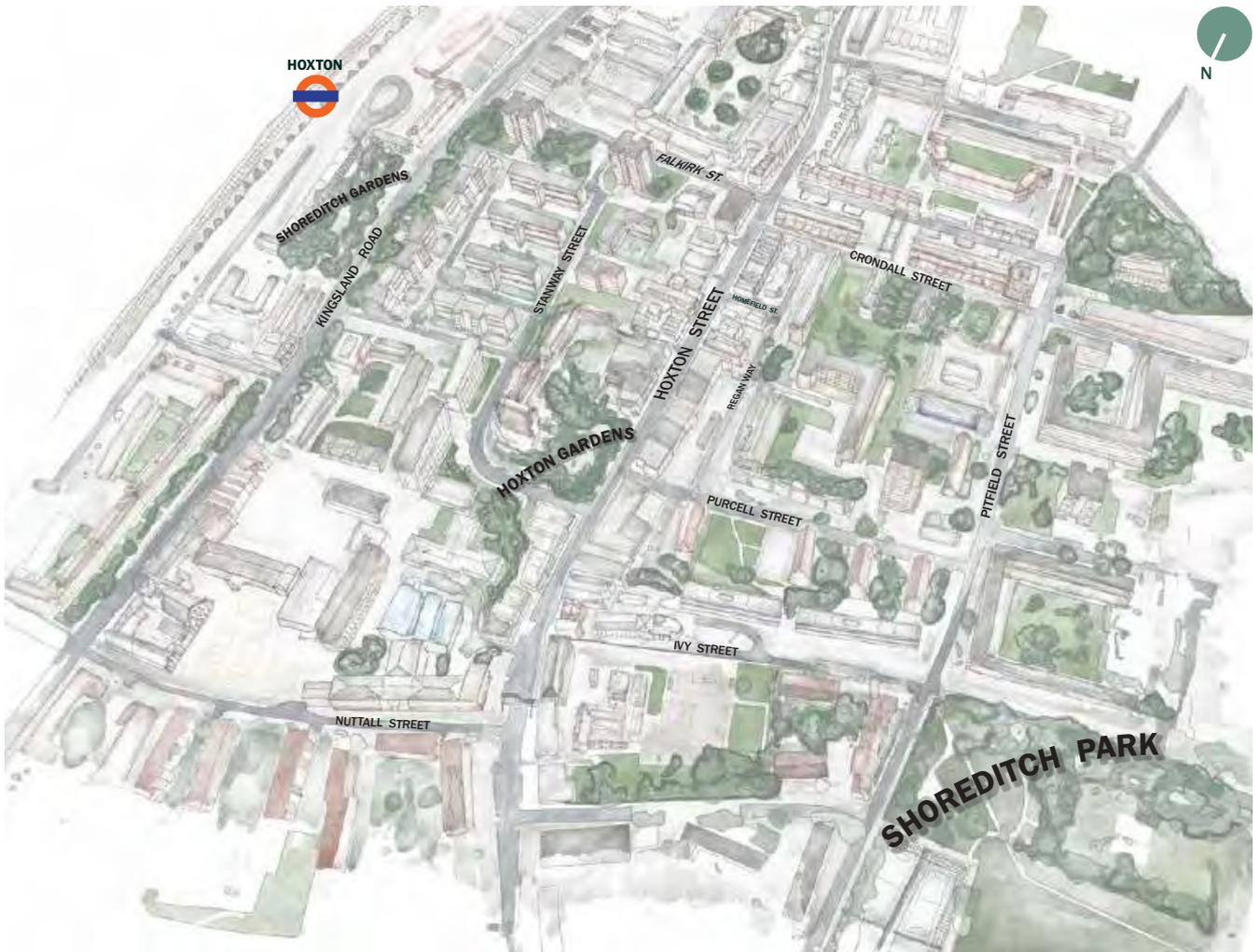
Hoxton As A Place

Hoxton is primarily residential and characterised by a high density of council owned social housing. Serving as the main shopping centre, Hoxton Street is a designated local centre and home to a vibrant mix of independent retailers and hosts one of London's oldest and largest street markets.

Hoxton benefits from good provision of cultural and community facilities, however concerns have been raised via recent community engagement about diminishing provision of services across the area for certain groups (e.g. 16-25 year olds and older people) and of some gaps in social support. Residents also highlighted the absence of events and activities for all community groups to participate.

There is major investment in Hoxton through the Council-led regeneration of the Colville Estate, Britannia Leisure Centre (which includes new homes, a new secondary school and new public square) and the recently completed £2m upgrade of Shoreditch Park.

The London Borough of Hackney's (LBH) Strategic Plan prioritises tackling inequality through a structural and systemic approach to anti-racism, with a commitment to taking action at all levels to become more inclusive and anti-racist and to develop cultural humility. Review, Rename, Reclaim is a collaboration between the Council, community leaders, cultural experts, historians, teachers and young people. As part of this work, the Cultural Development team will be looking at the renaming of Council-owned spaces and buildings in Hoxton associated with slave trader Robert Geffrye.



Hoxton Street and its surrounds - Kingsland Road to Pitfield Street

LBH's Cultural Development team is working on establishing a Creative Health Network in Hoxton, which builds on social prescribing in Hoxton's cultural spaces to address local health inequalities through a partnership approach. An area of overlap between this work and the Connecting Hoxton strategy is in the better use of cultural assets to support the wellbeing and mental health of local people, with shared key partners including Hoxton Hall and Shoreditch Trust.

The Connecting Hoxton Strategy

Development of the strategy

In November 2023, Erect Architecture were commissioned by the London Borough of Hackney to co-develop with the community a number of small scale, high impact improvements to the public realm through greening, play and place-shaping interventions.

In January 2024, with stakeholder engagement on these themes underway in the local area, Erect Architecture expanded the scope of this work to encompass the analysis and design development for a regeneration strategy as part of the Mayor of London’s Civic Partnership Programme. The below Venn diagram illustrates the synergies between these initial briefs.

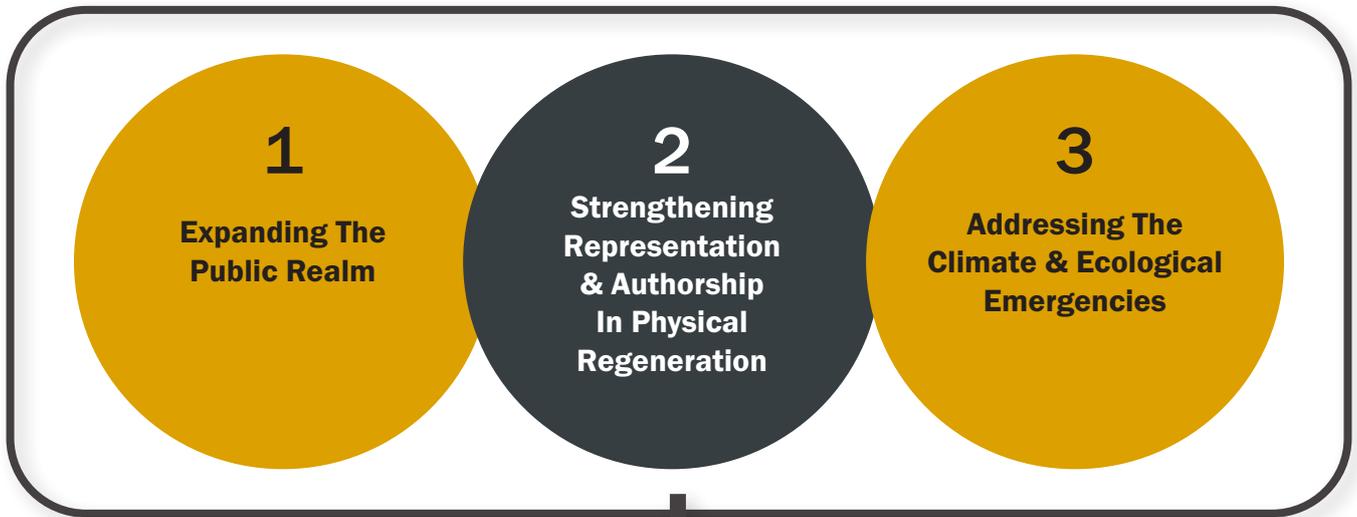
The Civic Partnership Programme objectives:

1. Expanding the public realm;
2. Strengthening representation and authorship in physical regeneration;
3. Addressing the climate and ecological emergencies;

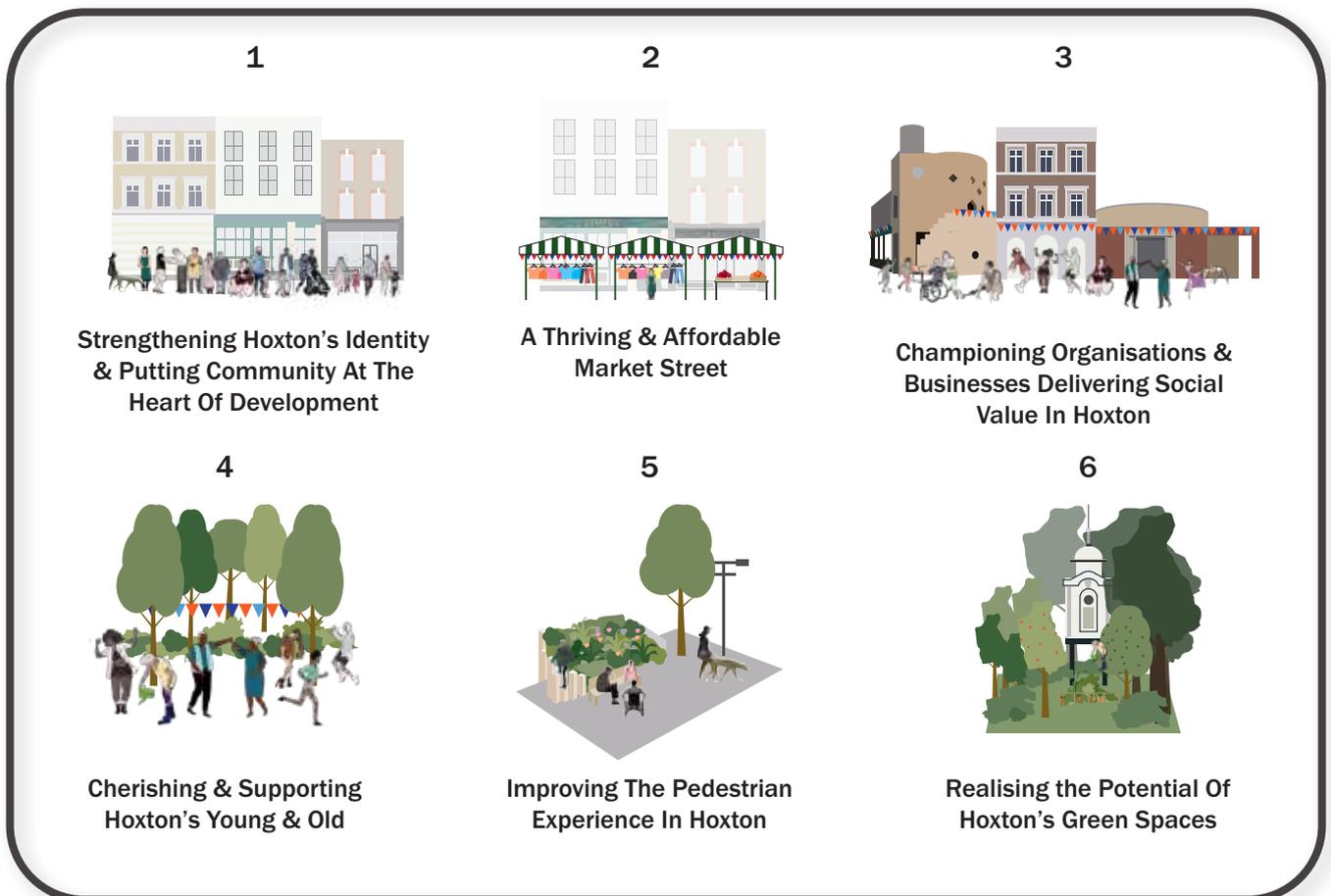
have been built upon with a further 6 place-specific themes generated through community engagement. The following page outlines these themes, and the subsequent strategy and design suggestions align to both levels of objectives.



Civic Partnership Programme Objectives



Hoxton's Community Design Vision



Policy & Research Guidance



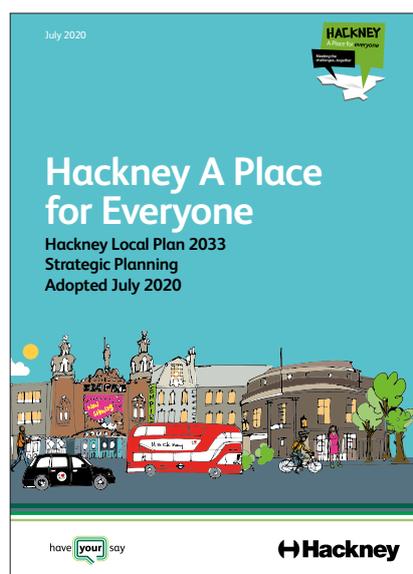
Hoxton Socio Economic Insights Study, May 2021

The Hoxton Socio-Economic Insights Study provides an in-depth evidence base on Hoxton's communities, economy and places. The report draws on a detailed review of socio-economic datasets and an extensive programme of community engagement to understand the lived experiences of local residents.



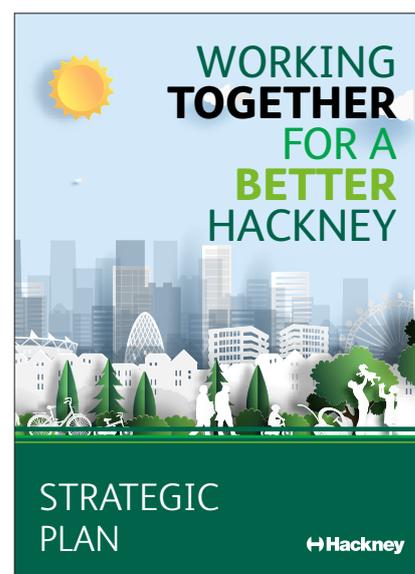
Connective Social Infrastructure, 2020

A Good Growth by Design Guide, this report focuses on what can be done to make social infrastructure more effective in supporting social integration. The actions and tactics point to ways that design and investment can drive innovation and ensure new development is better integrated into the city.



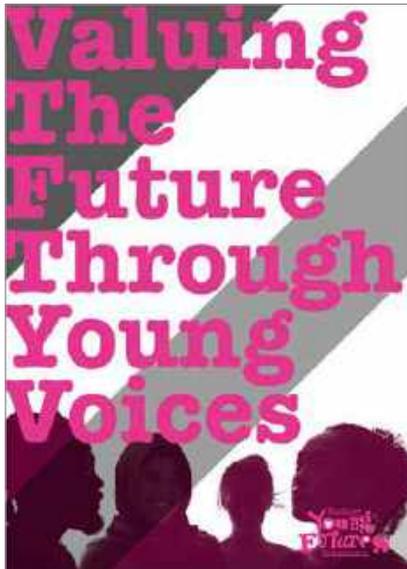
Hackney, A Place for Everyone, 2020

Hackney Local Plan 2033 provides a strategic vision and framework for the development of Hackney over the next decade. It seeks to create a sustainable, inclusive, and vibrant community by addressing key challenges, such as climate change, housing affordability, and economic growth.



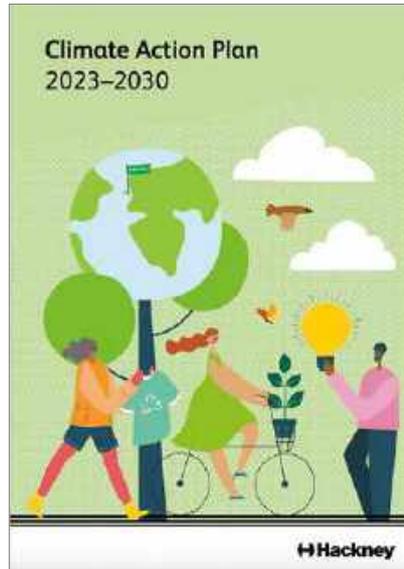
The Strategic Plan, 'Working Together for a Better Hackney', 2022-26

The Strategic Plan, 'Working Together for a Better Hackney', outlines the ambitions of the Council for the next four years and acknowledges the challenges that lie ahead. It emphasizes the need for a collaborative approach, involving residents, businesses, and partners.



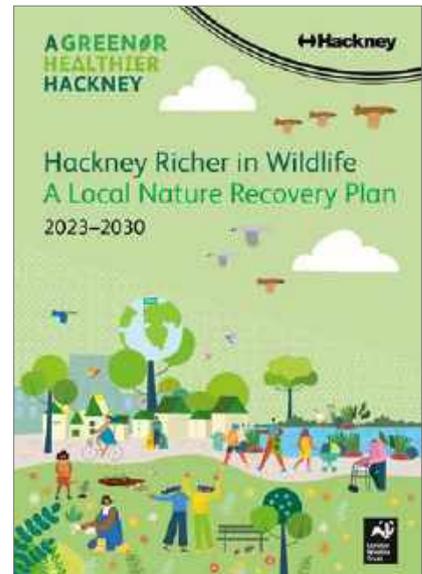
Valuing the Future Through Young Voices, 2020

This report focuses on feedback from over 2,500 children and young people about their lived Hackney experience: their thoughts, concerns and ideas. The consultation was led by Hackney Young Futures Commission, an independent, youth-led Commission, established in February 2019.



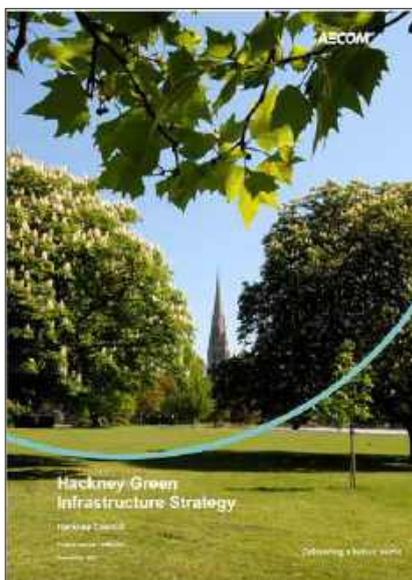
Climate Action Plan, 2023-30

The Climate Action Plan (CAP) sets out an integrated approach for tackling the climate and ecological crisis. It provides a framework for everyone to take action to reduce emissions and adapt to the climate change that is already occurring, driven by an ambitious vision for a greener Hackney in 2030.



Hackney Richer in Wildlife, A Local Nature Recovery Plan, 2023-30

The Hackney Local Nature Recovery Plan is focused on improving the borough’s ecological health to conserve nature and help wildlife flourish. As an integral part of the Green Infrastructure Strategy this will also help to ensure that planning, designing and managing space for nature can benefit people to. This continues and expands on the document ‘Hackney Richer in Wildlife A Local Nature Recovery Plan Final Draft - December 2021’.



Hackney Green Infrastructure Strategy, 2021

The Hackney Green Infrastructure Strategy brings together aims and objectives for the borough’s green infrastructure to ensure that it is planned, designed and managed to better meet the commitments to addressing the impacts of climate change, poor health and biodiversity loss.

The strategy provides a framework for decision making and resource allocation to enable the transformation of neighbourhoods in Hackney that are resilient to the effects of climate change.

Proposed Green Link 7 Crosses Hoxton Street, linking Regents Canal to Shoreditch Park and Haggerston Park, via Purcell Street and Tyssen Street.

Hoxton The Area Context



Daily Fruit and Veg Stall on Hoxton Street

Hoxton Local Context

Arts, Culture, Health & Wellbeing On the High Street

Hoxton's market street, Hoxton Street, forms the spine of the local area and a neighbourhood centre for the surrounding communities. There is a concentration of London Borough of Hackney housing estates, and as such, a large relatively stable residential population, many of whom have a long standing connection to the area.

The Hoxton Street Market dates back centuries (1687) as does the area's rich tapestry of civic and philanthropic institutions and cultural venues. Today, a host of community, arts and cultural spaces are clustered along Hoxton Street, interspersed by local shops and cafes, the weekday and Saturday market, as well as health spaces, schools, parks and estate green spaces.

The unique make-up of Hoxton presents an exciting opportunity to connect and 'stitch together' provision to create a powerful, place-based resource for local communities to form stronger links, improve wellbeing, a sense of belonging, and reduce social isolation.



- LBH Housing estates
- Hoxton Street Town Centre
- Shoreditch Employment Area
- Kingsland Employment Area
- Wenlock Employment Area



Hoxton Street Market



Community Growing and Gardening at Hoxton Gardens



Strictly Hoxton, Seniors Dancing Event at Hoxton Hall

Hoxton Local Context

Connecting Social Infrastructure

Whilst there is a rich network of social infrastructure spaces and venues within Hoxton, there are gaps in provision for younger (16-25 years old) and older people (65+).

An emerging initiative, the Hoxton Creative Health Network, has begun to meet to organise around interested organisations, keen to connect and build partnerships between each other. The expansion of activities and a presence into the public realm could have a particularly large impact in Hoxton due to the density and close proximity of arts, culture and community venues.



Troy Town Pottery Studio



New Sports Pitches at Britannia Leisure Centre



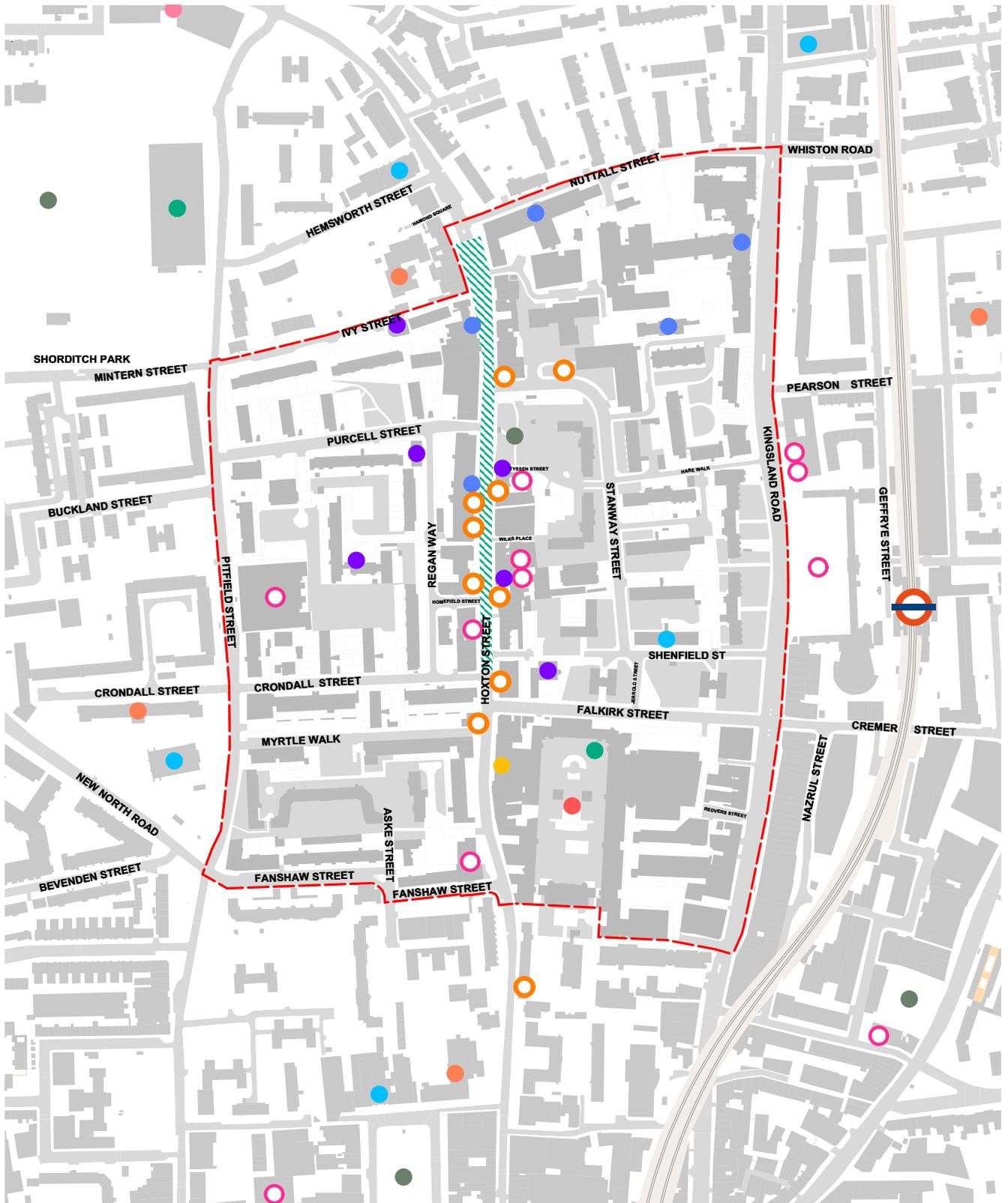
Ministry of Stories, Young Peoples Zine Making Workshop



Swimming Pool and Water Play Area at Britannia Leisure Centre



PEER Ambassadors at PEER Gallery



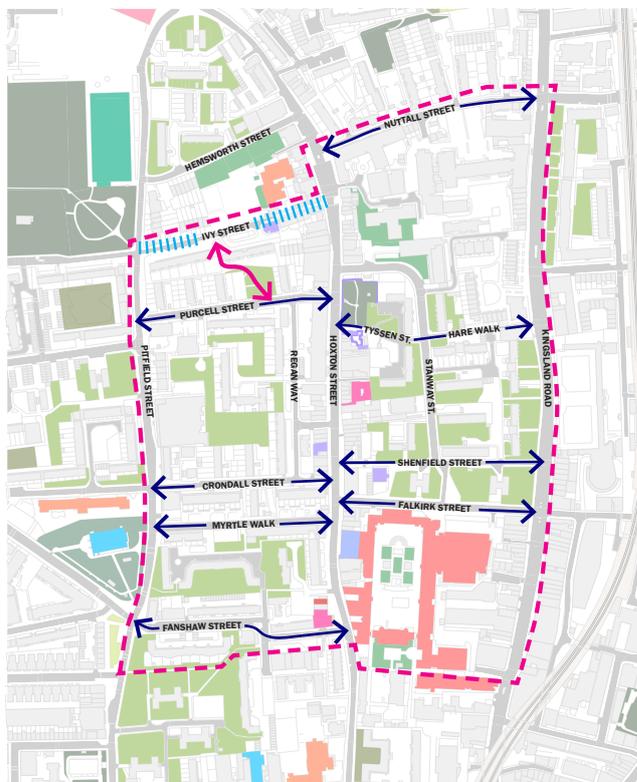
- Primary Schools
- Community spaces
- Place of worships
- Shops and businesses providing a social value
- Secondary Schools
- Arts Venues
- Sports and exercise
- Market
- Colleges
- Library
- Parks

Hoxton Public Spaces

Condition of Public Realm

Hoxton Street feels vehicle dominated with significant amounts of parking (impairing access and visibility of social infrastructure, making road crossing difficult for pedestrians, impacting air quality).

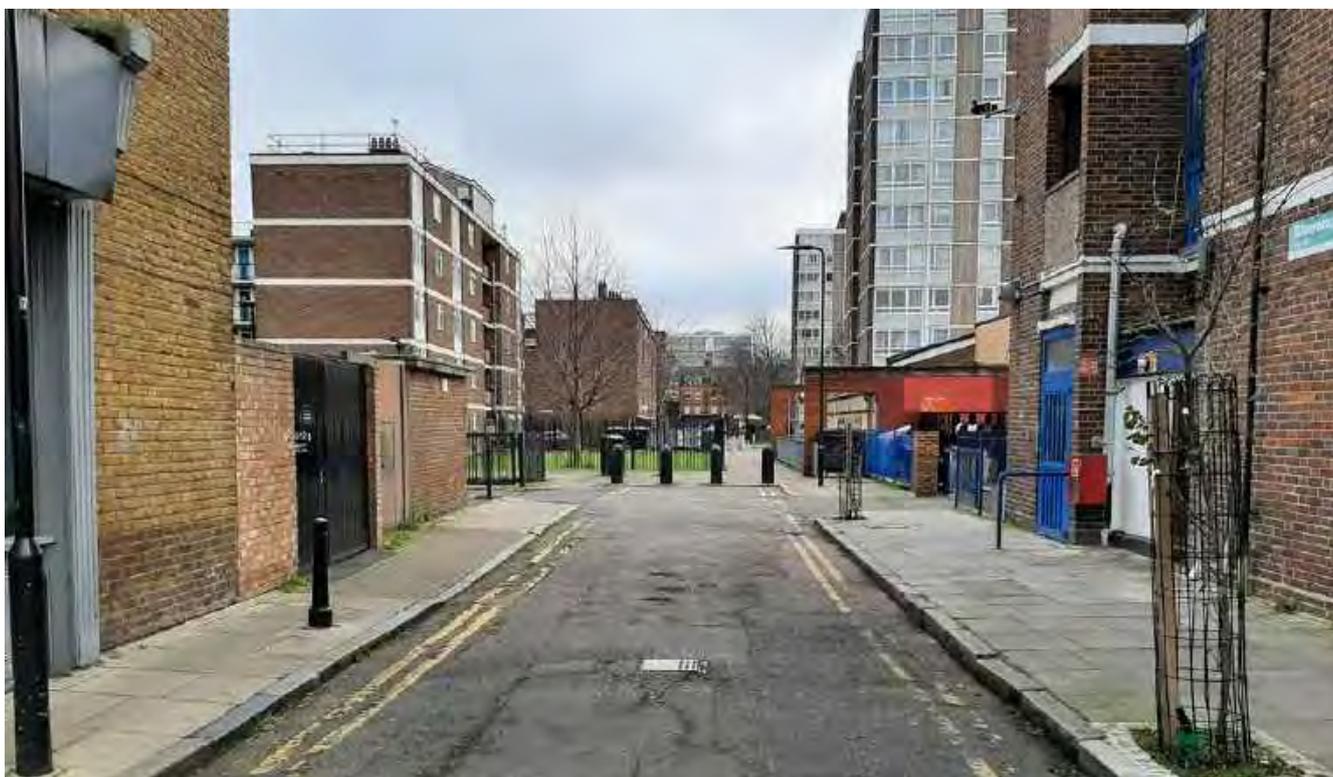
East-west routes into Hoxton from Kingsland Road and Pitfield Street are inconsistent (and often include blurred boundaries between housing estates and the public highway). This impacts legibility and feelings of safety, particularly after dark and reduces inclusion and accessibility.



View south along Hoxton Street with Shoreditch Library on left of image



View from Geffrye Estate along Hare Walk towards Kingsland Road



View along Shenfield Street towards Geffrye Estate Hall (right of image)

Places to Play and Be Active

Play Provision

The condition and quality of play spaces within the Hoxton area is generally poor. Many play areas provide little play value and the general appearance can be off-putting for families and young people.

As highlighted in the play spaces map, there are very few play opportunities catering to young people older than 12 years old. Furthermore, in many cases there is signage specifically excluding young people over 12 years old from spaces.

New facilities have been introduced as part of the major renovation of Shoreditch Park. These include sports and games areas, a junior's playground and incidental play areas.



New incidental play features within Shoreditch Park



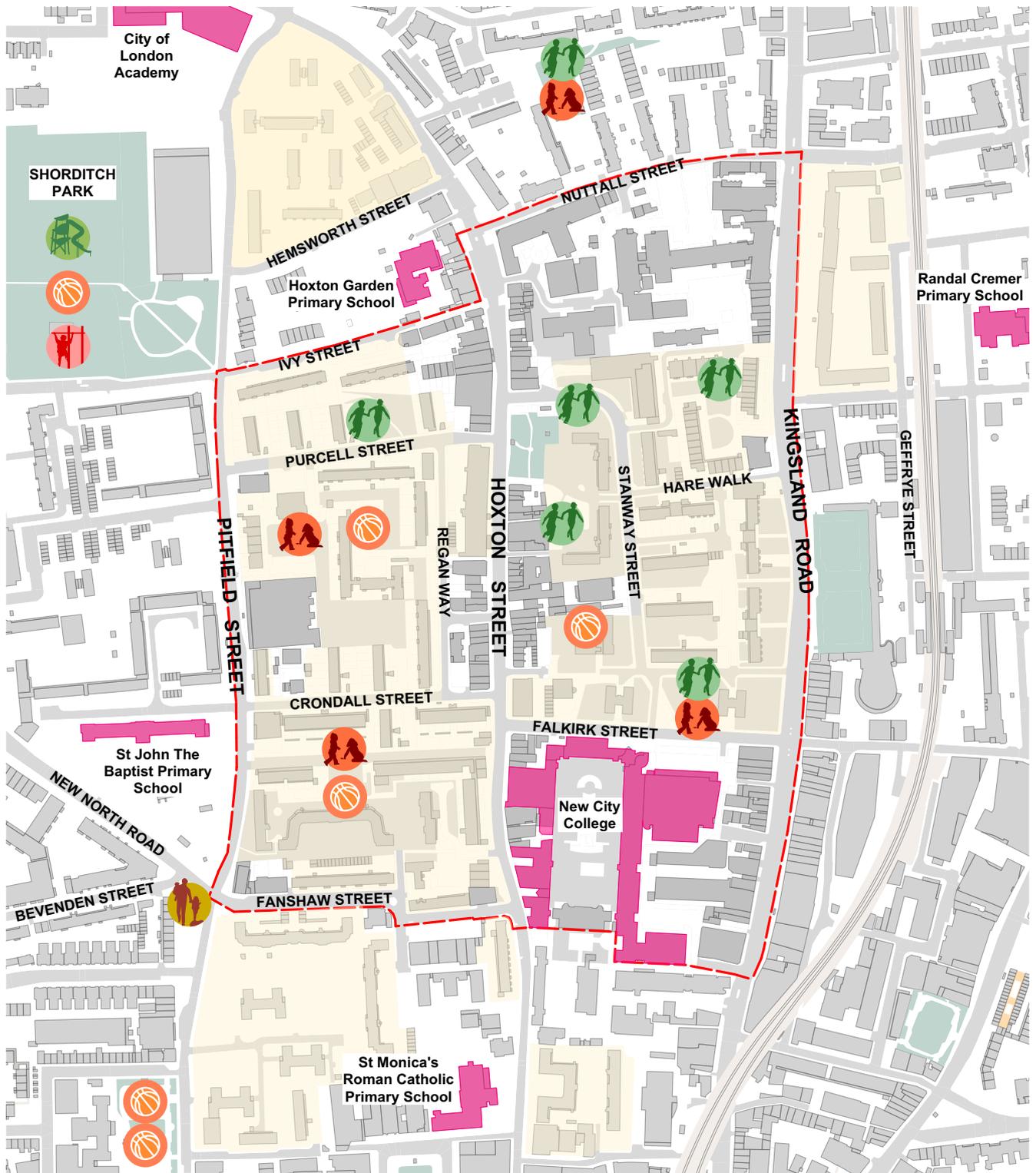
Purcell Street Playground



Hostile signage at entrance to play space on Shenfield Street



Multi-Use Games Area, Myrtle walk



-  Playspace (0-5yrs)
-  Playspace (12+)
-  Incidental Play
-  Adventure Playground
-  Playspace (5-12yrs)
-  Sports Courts / MUGA
-  Destination Play
-  London Borough of Hackney Estate

Access To Greenery

Greenery in Hoxton

A large proportion of the green spaces within the Hoxton area are estate lawns. These typically have low biodiversity value, and in many cases are not well used or accommodating to use (being overlooked, ambiguous in character, small strips or slithers of area).

Estate lawn space is often fenced and with limited access to residents (sometimes requiring a key). Estate lawns form part of the 'defensible space' of ground floor apartments, but are doing so in an inefficient manner.

Many amenities such as places to play, be active, sit, rest or socialise are linked to the estate green space. Permission and accessibility to use these amenities is inconsistent and unclear in many cases in the area.

There is limited tree cover within Hoxton's public realm, with a very limited number of trees along Hoxton Street itself.



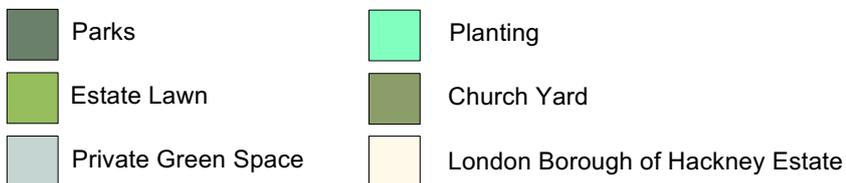
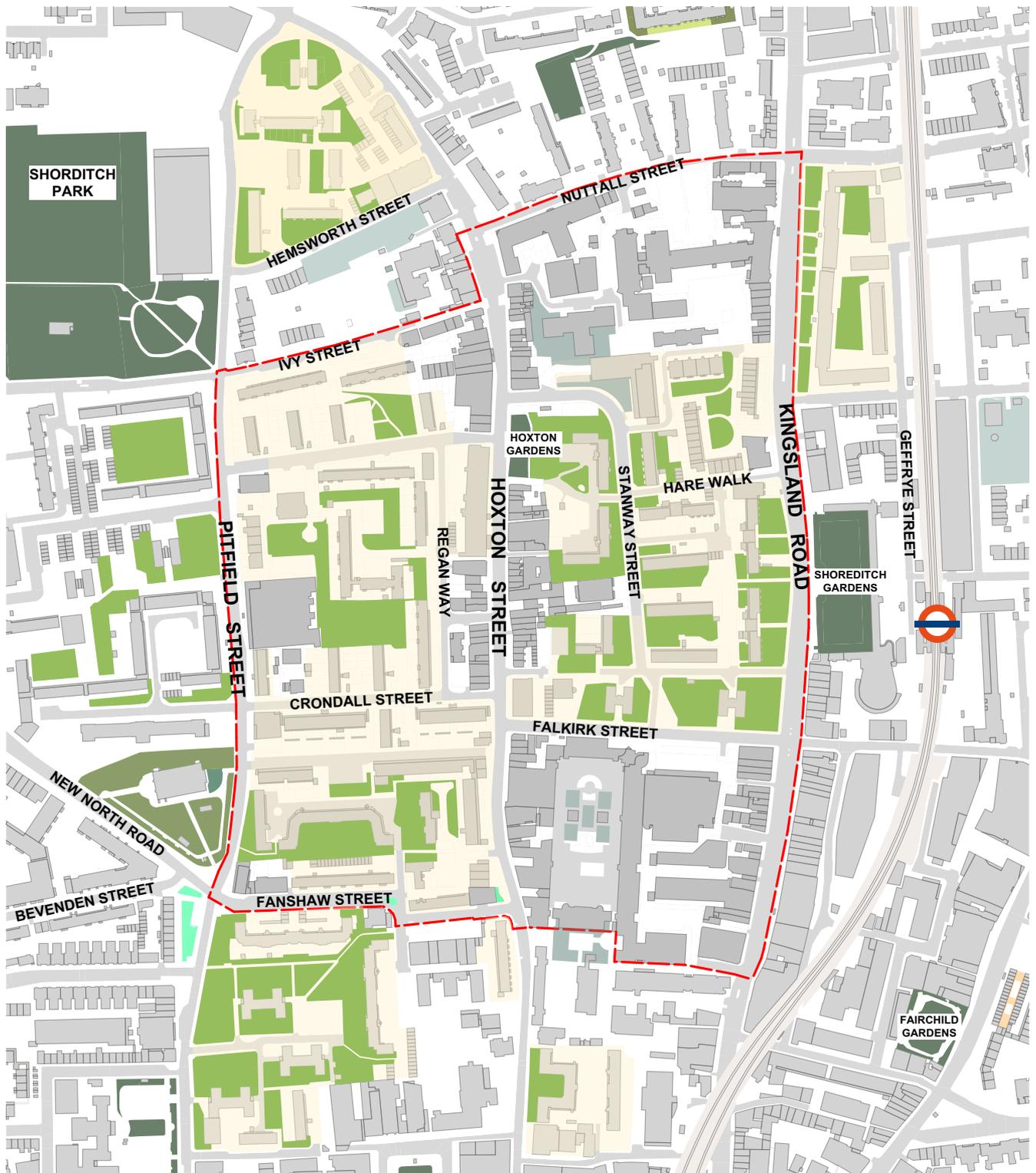
Hoxton Tree Cover Map



Lawn Strips in Front of Celia House on Purcell Street



Fenced Lawns at Stanway Court, Shenfield Street



Access To Greenery

Green Spaces Opportunities

A consistent theme throughout community engagement was the wish to make better use of estate green spaces for activities such as gardening and vegetable growing, as well as increasing their biodiversity value.

The open space on the north east side of Purcell Street is a popular cut-through for those travelling between Hoxton Street and Ivy Street. Onwards connections include Hoxton Garden Primary School, the Ivy Street Family Centre and Shoreditch Park, the Britannia Leisure Centre and City of London Academy in the north. For this reason, the route is used by families, children and young people moving through Hoxton. Beyond the useful route, we observed very little usage of the lawns and play space.

Hoxton Community Garden, managed by the Hoxton Trust, is cherished by many within the community, however there are barriers for some to access. These include a dense perimeter boundary limiting views into the green space from the surrounding street. Some local community members were not sure if they were permitted to enter. Accessibility both in terms of inclusive access and mobility with different physical features and the scheduled opening hours of the garden mean that some community members are not able to make use of the space.

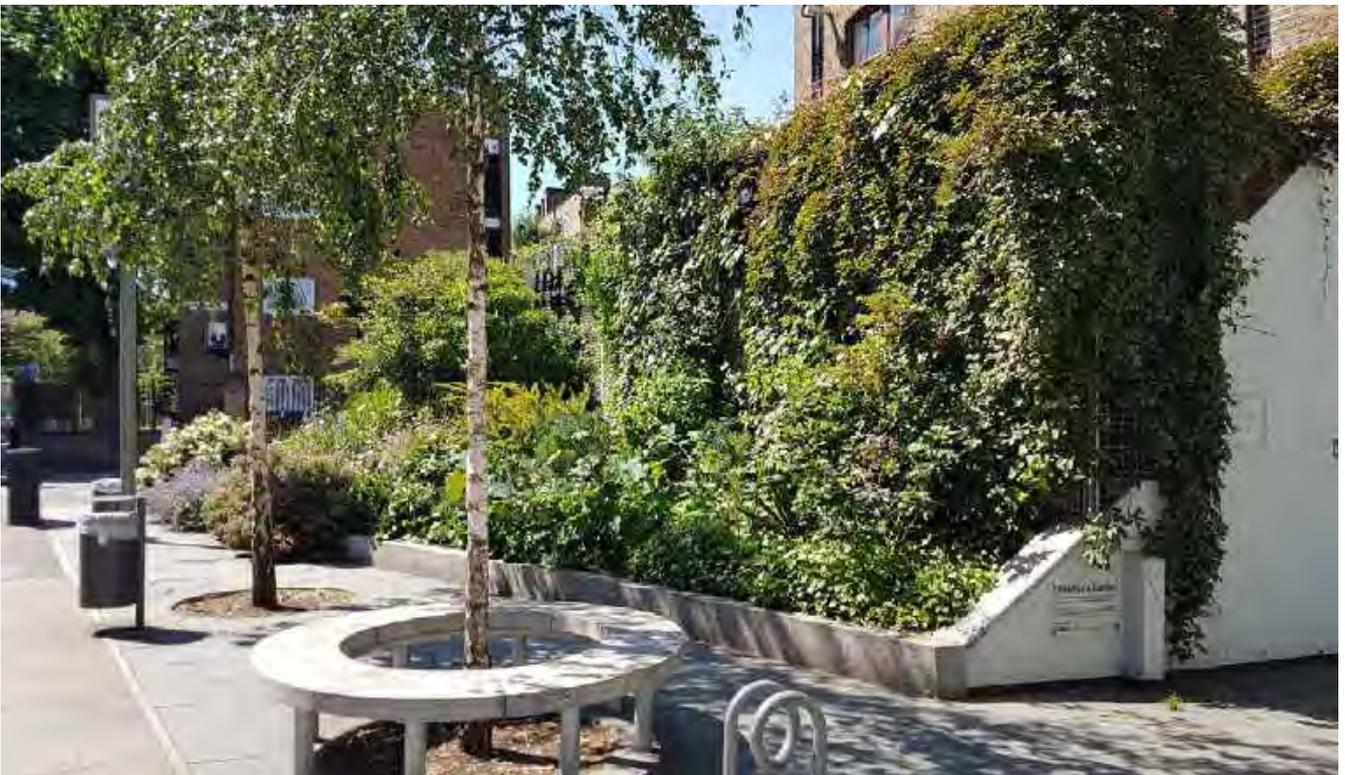
Khadija's Garden in front of PEER Gallery provides an example of the positive impact a biodiverse, natural area can have upon the immediate public realm.



Purcell Street Open Space



View Within Hoxton Gardens Towards Clock Tower



Khadija's Garden In Front of PEER Gallery

Co-Authorship: The Process



Co-Design Strategy

Approach to Engagement

The approach for the co-development of Connective Hoxton aims for designs to be developed through an inclusive, iterative participation process, which supports capacity building and enables people to co-create changes in their neighbourhood. The engagement strategy facilitates a design process that is iterative, with knowledge flowing in both directions and which aims to get stakeholders participating at all levels.

Beyond the immediate goal of co-developing ideas for improvements for Hoxton, facilitating communities to have a meaningful stake in shaping their environment can contribute to wider social value generation, including socio-economic benefits, skill building and enhanced community resilience.

Hoxton is an area rich in cultural heritage and diversity. Many established local creative organisations and voluntary sector community (VCS) groups call the area their home. These stakeholders and their established networks have played a vital part in shaping the brief and design development presented as part of the Connecting Hoxton strategy.

Hoxton Community Researchers

To best reflect the diverse communities of Hoxton within the core design team developing the strategy, a partnership was formed with two local organisations to establish a group of embedded community researchers.

Working with students aged between 16 to 19 on the Art and Design course at New City College, we formed a Hoxton Young Designers

group. Across a series of workshops we explored their experiences of studying in Hoxton and using the local area. We analysed emerging suggestions from the community for improvements and considered how proposals could be implemented and designed into the fabric of the place.

We also worked closely with Volunteer Centre Hackney, and the 'Better Together' project which is hosted at the Lawson GP Practice on Hoxton Street. The organisation facilitates volunteer opportunities, promoting social contact and creative and healthy activities.

The Hoxton Co-Design Group

The Hoxton Co-Design Group and workshop sessions allowed us to work iteratively with a committed group that represents the various needs of project users. Over a series of workshops, diverging opportunities were heard, explored and reconciled. Community researchers from New City College and Volunteer Centre Hackney attended these sessions, enriching the discussions with their insights.

As part of facilitating inclusion within the co-design groups, community participants were reimbursed for their time and contributions to the sessions in-line with the London Living Wage.

Co-Design Strategy Cont'

1-to-1 Conversations With Local Residents, Businesses and Community & Cultural Organisations.

Awareness-raising of the project and opportunity to participate in the Hoxton Co-design group started whilst in conversation with local businesses and traders, residents and visitors to Hoxton Street collecting baseline data for the community survey.

We also undertook 1-on-1 conversations at an early stage with voluntary and community sector (VCS) and arts and culture organisations to introduce the project, listen and discuss the challenges and opportunities in the area and encourage participation in the Hoxton Co-design group and sessions.

The Hoxton Mini-Fair

Following four months of engagement and prior to the drafting of the finalised strategy, the Hoxton Mini Fair took place. The fair was an opportunity to celebrate the outcomes from the co-design process and gain further feedback as to the priority projects to take forward. It was also a chance for cultural and community organisations to expand onto the street and temporarily take over the public realm immediately outside their buildings.



Hoxton Mini-Fair With Local VCS Organisations Hosting Stalls Within Hoxton Street Market

Co-Design Next Steps - Project Piloting and Main Project Delivery

Engagement and co-authorship has been built into the subsequent development and delivery of the projects.

Nine pilot projects will be delivered as part of the initial phase of the Connecting Hoxton strategy, many of which have opportunities for partnerships with local groups and for aspects of their procurement to be taken on locally.

Following their delivery, the 2025 Hoxton Mini-Fair will, like this year's edition, be an opportunity for social infrastructure partners and community members to test and evaluate the strengths and challenges of the pilot projects and consider lessons for the main projects to be delivered in the second phase. A fund will be ring-fenced to enable works to adapt and improve pilot projects following the community evaluation process.

These projects require further scoping and design development. The existing Hoxton Co-Design Group and community researchers will remain central to this process and provide continuity and stewardship according to the Hoxton community vision established.

Following delivery, opportunities for capacity-building and upskilling of local communities should be embedded into the DNA of each project, to allow people to take active roles in the custodianship and maintenance of spaces.

CO-DESIGN STRATEGY

STRATEGY DEVELOPMENT



NEXT STEPS



DESIGN & DELIVERY



Assembling The Team

A Team Reflective of Hoxton and the Borough of Hackney

One of the unique and cherished aspects of Hoxton is its diversity and a sense of cohesion between people from different backgrounds. A central part of working towards a successful strategy for Hoxton has been the assembling of a design team which reflects the make up of Hoxton and establishing opportunities for meaningful authorship by local community members.

Erect Architecture, the lead consultants for the project have been based on Broadway Market for over a decade and are a six minute cycle ride from Hoxton Street. The practice, like three other consultant teams out of the six involved with the project are female-founded and female-led.



Co-design Workshop Session Hosted in Hoxton Hall's Arts Studio Space



Community Researchers from New City College Taking Part in a Mapping Workshop at Erect Architecture's Studio on Broadway Market

Young People's Experiences In Hoxton

Reflecting the experiences of young people living and studying in Hoxton within the strategy is a vital step in addressing the lack of access and provision of social infrastructure for 16 - 25 years documented in the *2021 Hoxton Socio-Economic Insights Study*.

Beyond the partnership with students from New City College, who acted as community researchers for the project, we worked with various local groups supporting young people. These included sessions with Hoxton Hall Young Leaders and Inclusive Young Women groups (13 - 17 year olds), a meeting with members of the Hackney Youth Parliament (14 - 19 year olds) and a workshop with young people attending Ministry of Stories Thursday club (8 - 12 year olds).

Connecting Hoxton Design Team

Root And Erect
Architecture, Landscape
Design



Noo Thinking: Workshop
Facilitator & Mediator



Making Access Work:
Accessibility Design

earnscliffe
making access work



Civic Engineers:
Transport & Civil Engineering



Hoxton Design Team

New City College - Art & Design:
Young Design Champions



HUNTLEY CARTWRIGHT
CHARTERED QUANTITY SURVEYORS

Huntley Cartwright:
Quantity Surveyor



Volunteer Centre Hackney:
Access & Inclusion Champions



STUDIO DEKKA

Studio Dekka:
Lighting Design



Engagement Process So Far

Community Co-Design Workshops

Community Co-Design workshops were held during the development of the Connecting Hoxton strategy, with the first hosted at Hoxton Hall and the second at the Ivy Street Family Centre.

Attendees to the sessions included local residents, students from New City College and Bridge Academy, organisers from local arts, cultural and community organisations, Ward Councillors and members of various Hackney Council teams (including Regeneration, Culture, Heritage and Markets).

The first Community Co-Design session acted as a visioning workshop, with prompts exploring how participants would like to hear Hoxton described by others. The workshop explored the theme of intergenerational connections, safety



March Co-Design Workshop at Ivy Street Family Centre

in the public realm and social infrastructure provision. Project suggestions from the session were collated with those received through online and on street surveys, and 1-to-1 interviews and fed into the formation of six community design themes.

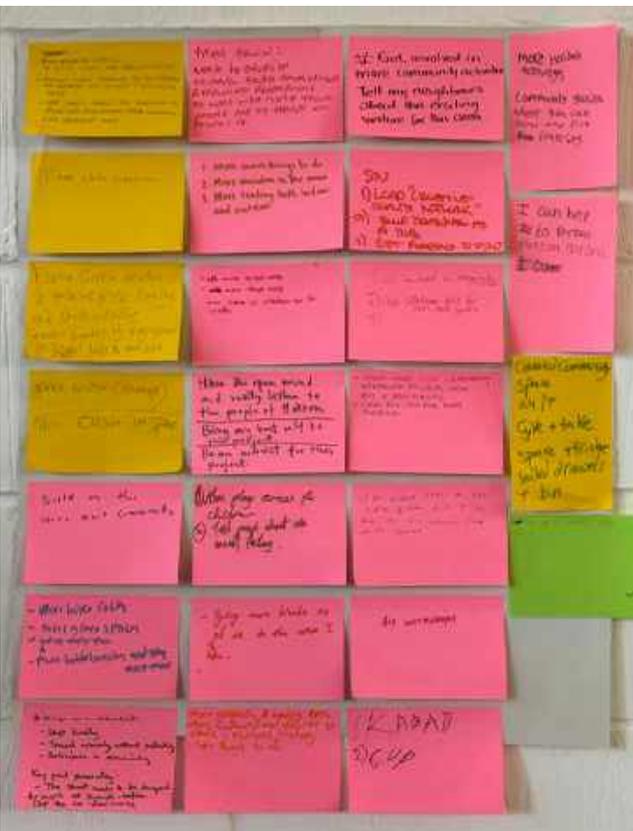


Co-Design Workshop - "Deep Dive" Question Discussions



February Co-Design Workshop at Hoxton Hall

With a list of community suggestions underneath each of the six community design theme headings, the second workshop sought to explore the priorities for change and improvements. A series of 'Deep Dive' questions prompted discussion around the challenges and opportunities of proposals gathered so far and led to the formation of a Hoxton Project Bank and shortlist.



Community Suggestions from Initial Workshop



Play Street Temporary Pilot prior To Co-Design Workshop At Ivy Street Family Centre

Engagement Process So Far



Young Designers Workshop at New City College

Community Researcher Workshops

Art and Design students based at New City College's Hackney campus on Falkirk Street acted as community researchers for the project, championing the experience of young people within the design development process. As part of a mapping workshop, we explored active travel and public transport routes to and from the college. A lack of public spaces where young people are welcome to spend time out of the college was highlighted. As well as this, with few programmed activities, events or clubs, students highlighted that there was little on offer for young people to attract them to stay within the area beyond their time spent studying. In a subsequent design workshop, we co-developed ideas in accordance with the community design vision targeting improvements students themselves would like to see.



Mapping routes to and from college

Focus Group Sessions

Throughout the co-design process, 16 focus groups were held with the variety of stakeholders including estate residents and management teams, local organisations, parents and carers at Hoxton Garden Primary School and Ivy Street Family Centre and advocates for local young people including Hackney Youth Parliament, young people attending programmes at Hoxton Hall and Ministry of Stories.



GLA Mayor's Design Advocate Workshopping Session

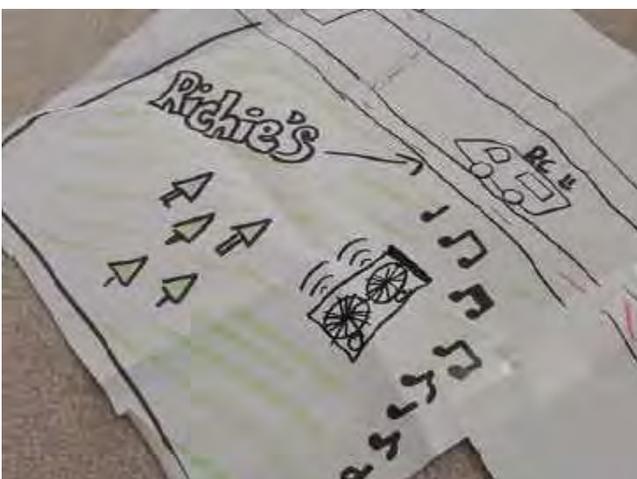
A number of sessions with teams at Hackney Council were held to explore project delivery and feasibility of emerging suggestions. Future management, maintenance and custodianship were among key topics discussed. A site walk with members from the MET Police Neighbourhood Policing Team came as a result of the first Community Co-Design session and gave an insight as to how public realm improvements could go towards enhancing safety and feeling comfortable when spending time in Hoxton.



On Site Workshop with Representatives From Hoxton Trust, Museum of the Home, Arden Estate TMO and LB Hackney Regeneration



Focus Group Session at Hoxton Garden Primary School Parents' Coffee Morning



Ministry of Stories Thursday Club Mapping Workshop Outcomes



Art and Design students from New City College hosted a screen printing workshop, inviting members of the public to create a limited edition Hoxton shopper bag.



Members of Volunteer Centre Hackney (VCH) hosted a stall with live music, arts and crafts and face-painting for children. The Mini-Fair allowed VCH to showcase the range and spirit of volunteer activities available at their base in the Lawson GP Practice.



Museum of the Home's Discovery Garden Project hosted an adobe brick-making workshop, bringing a prototype brick maker created with local school children.



The Ministry of Stories facilitated a children's writing workshop, *The Time Travellers Guide to Hoxton*, with young people invited to describe Hoxton Street in the future to a friend.



Performers and acrobats from Brainfools Circus temporarily took over Hoxton Gardens, hosting a series of shows aimed at children and families. The event activated the gardens as a venue for local arts and culture, highlighting its potential, as well as a green oasis, to be an outdoor location for performances hosted by local organisations.

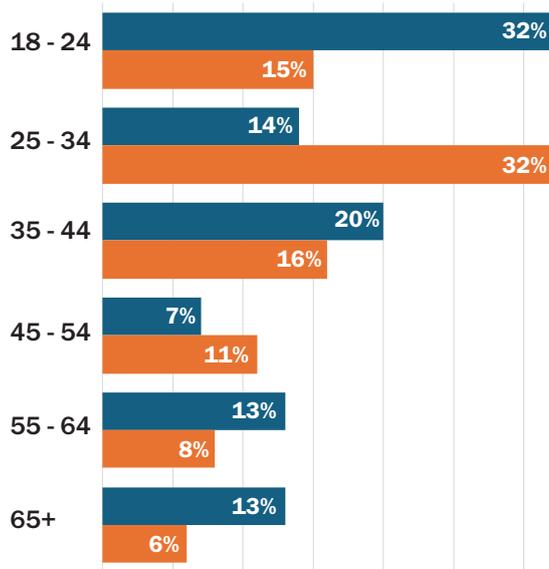


The Co-Design mini-exhibition showcased 21 short listed public realm pilot projects and invited feedback from local residents and visitors to Hoxton Street Market.

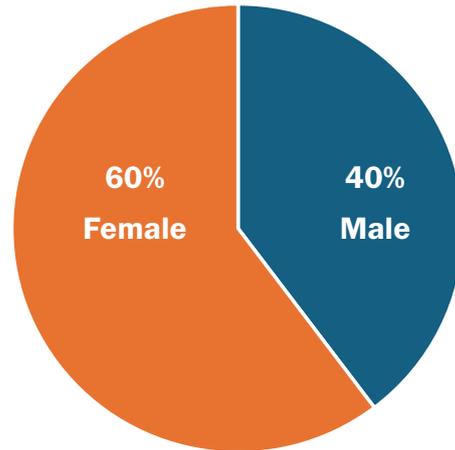
Community Survey

76 Surveys Completed

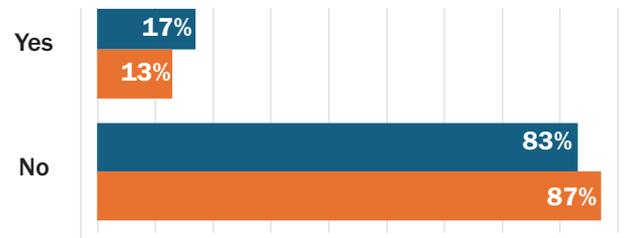
Age



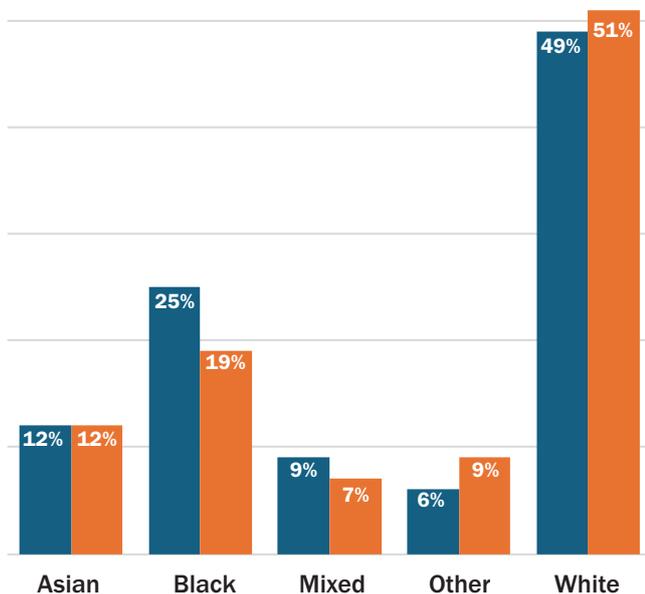
Gender



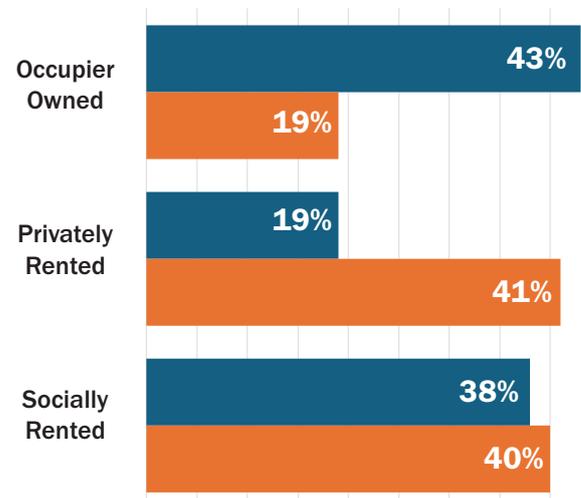
Disability



Ethnicity



Tenure





82% of respondents live, work or study in Hoxton
(17% of respondents often visit Hoxton)

Community Cohesion

75% of respondents agreed that Hoxton is a place where people from different backgrounds get along.

Sense of Belonging

64% of respondents felt that they belong to the local Hoxton neighbourhood

Influence Over Local Decisions

Only **28%** of respondents felt that they could personally influence decisions affecting their local area

“The community has momentum. If something is not right, they will get together and speak out. However, most often nothing comes of it.”

Legend:



2021 Census,
Hoxton & Shoreditch Ward



Community Survey
Results

Business Survey

30 Surveys Completed

Hoxton Street acts as a local centre for surrounding communities and its shops and street market are part and parcel of the area's identity. Many market traders have been operating stalls for a number of years and as such are part of the social network of residents with a long-standing connection in the area.

Many shops and café owners described the function they play within the network of social infrastructure. Venues such as the Hoxton Barrel and Paula's Cafe are important spaces for older residents, particularly as a place to meet friends. A majority of the businesses reported sign-posting customers to events and activities taking place in the area.

The effects of the Covid-19 pandemic and the cost of living crisis have hit Hoxton Street businesses and street market traders particularly hard both with staff and customers making reference to a much reduced footfall as compared to pre-pandemic levels. The impact of the Iceland supermarket closing was mentioned by a number of businesses, with the knock-on effect this had on footfall along Hoxton Street.



Richie's Caribbean Spices Food Truck, adjacent to Hoxton Gardens

80% of the businesses asked 'sign-post' people towards events, activities or organisations within the local area.

93% of the businesses asked have connections or partnerships with other businesses or organisations in the area.



Business Survey



Hoxton Street Market - An Important Component of Hoxton's Social Infrastructure



Paula's Cafe - An Example of the Affordable Cafes Along Hoxton Street Which Are Well Used By Older Local Residents

“No point in us doing the survey, we are closing in a few weeks..

Cost of living is killing us. On the one hand our bills are crazy, on the other, our customers aren't spending..”

Shop Owner, Hairdressing Salon

“This is the place for gossip, I know everything, that's why people come..

The prices of eggs and of sausages have gone up massively but I can't put up my prices, my customers just wouldn't let me.”

Shop Owner, Cafe

“The Iceland going has had a big effect. It was a place where you could get cheap, everyday items...

Things have been quiet since that's gone and what is going to come in its place? Luxury flats?”

Shop Owner, Dry Cleaner

“I've been doing this market for 40 years, I took the stall over from my dad..

I know all traders, we're friendly, we look out for each other”

Market Trader

“I've been doing the stall here for 25 years. We serve local people, people with tight budgets or 'lower incomes' shall we say. ”

Market Trader

“We have established partnerships with several local cafés and restaurants, providing them with fresh, organic ingredients. These partnerships contribute to the local economy and promote community collaboration.”

Shop Owner, Grocer

Community & Cultural Organisations

At the outset of the project, we conducted over 20 semi-structured interviews with local Voluntary and Community Sector (VCS) organisations based in and around Hoxton. A common theme that emerged from these conversations was the pressure that services and programmes are facing, affecting all institutions, large and small. Leaders from these organisations described hosting a mixed programme of activities with small teams, in many cases at capacity. These services and activities are relied upon by local young and older people, providing an important resource for mental health, wellbeing and social contact.



Hoxton Hall's Inclusive Young Women's Group Provides a Space on Tuesday Evenings for Girls Aged 13 - 17 to Take Part in Drama, Games, Arts, Relaxing and Chatting



Members and Facilitators from Volunteer Centre Hackney at the Lawson GP Practice



Hoxton Gardens Gardening Group Facilitated by the Hoxton Trust

Since the Victorian era, Hoxton has had a strong culture of civic and cultural provision, with leaders within the community historically championing public health and leisure activities to support a dense residential community. Today there is a density of VCS organisations unique for central London.

Many organisations interviewed described similar challenges with their venues and premises, including scale and capacity, accessibility and inclusiveness and connections between inside and out. A common theme was the notion of an 'Aladdin's Cave' or 'Tardis' - spaces full of activities and amenity on offer but hidden to potential users from the street.



Children's Story Corner at Shoreditch Library Hosting Students from Shoreditch Park Primary School



Parents, Carers and Children at the Ivy Street Family Centre



Young People at Ministry of Stories. The Entrance to the Main Workshop Space is Accessed Through the Monster Supplies Shop, a Curious Gift Shop, Attracting Visitors on Hoxton Street.

Hoxton Creative Health Network



Shoreditch Town Hall Tea Dance, a Collaboration Between the Hall and Hackney Circle (An Initiative to Promote Activities for Local Residents 55+ Years Old)

There is great potential within Hoxton’s rich tapestry of social infrastructure provision. An emerging initiative, The Hoxton Creative Health Network, seeks to activate this by better linking Hoxton-based arts and cultural institutions and community organisations, to enhance the impact of activities and programming. Through the mapping of social prescribing and cultural referrals taking place in and around Hoxton, the initiative seeks to find partnerships and identify gaps, creating a joined-up approach to creative health and wellbeing provision for the local community.



Residents Meeting as Part of the Arden Gardeners, a Creative Health Art Project from Jane Heather and Finn Thomson Hosted by PEER Gallery.

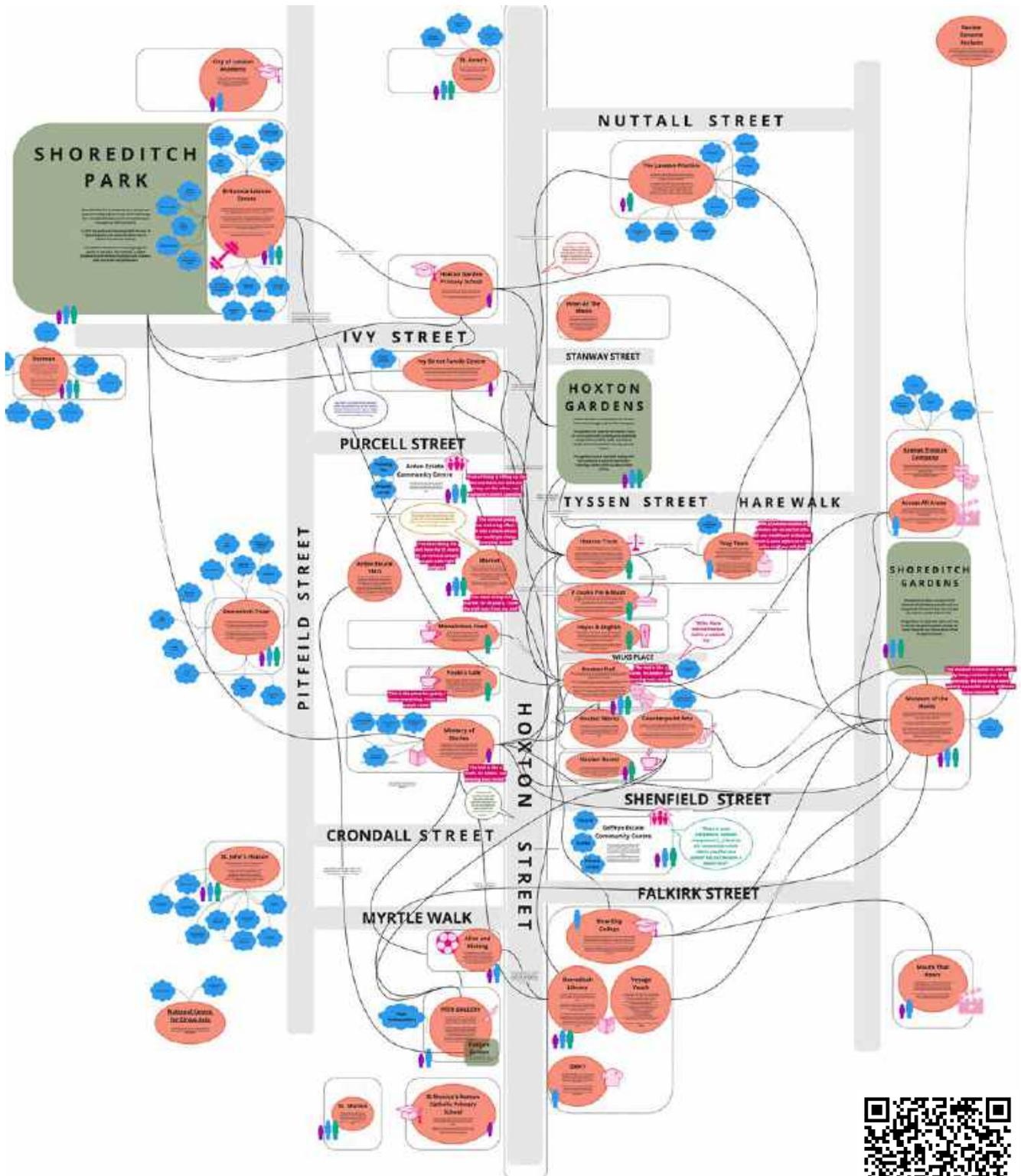
Examples of partnerships between organisations and groups broadening the impact and reach of arts-based health and wellbeing activities include PEER Gallery’s collaboration with Arden Estate residents, for the Arden Gardeners project, refurbishing green spaces within the estate with reference to the site’s former life as the Britannia Theatre. The Museum of the Home has also partnered with the Arden Estate TMO team as part of the ‘What’s your Cup of Tea’ art programme, engaging residents in conversations over a cup of tea on a mobile tea wagon.

Hackney Circle, a free membership and information service for older Hackney residents has successfully partnered with both Shoreditch Town Hall and Hoxton Hall to host the Tea Dance and Strictly Hoxton respectively, ballroom dancing inspired events which have been popular and well-attended.



Sharing Tea and Stories Between Artists Yara + Davina and Residents from the Arden Estate. The Mobile Tea Wagon Was Commissioned by the Museum of the Home in Collaboration with the Arden Estate TMO.

Connective Social Infrastructure Map



Link to interactive web version:

https://miro.com/app/board/uXjVNnpUFLk/=/?share_link_id=231309353073



Scan QR Code to view and scroll left

HOXTON

COMMUNITY DESIGN VISION

1



Strengthening Hoxton's Identity & Putting Community At The Heart Of Development

— AIMS —

Facilitate An Open & Transparent Process For Change

Enable Local Community Co-Authorship In Improvements

Protect and Enhance Hoxton's Special Character

2



A Thriving & Affordable Market Street

— AIMS —

Contribute To A Vibrant Market Street With Affordable & Varied Offer

Put The Market At The Heart Of Hoxton's Future

Establish Hoxton Street As A Resource for the Community & A Local Destination

3



Championing Organisations & Businesses Delivering Social Value In Hoxton

— AIMS —

Nurture The Network Of Organisations and Businesses Serving The Community

Build Social Cohesion

Boost Mental & Physical Wellbeing

Reduce Social Isolation

Enable Connections Between Young and Older People

4



Cherishing & Supporting Hoxton's Young & Old

— AIMS —

Increase The Variety Of Activities Available To Young And Older People

Strengthen Connections Between Different Age Groups

Enhance Existing Activities With Improved Facilities

5



Improving The Pedestrian Experience In Hoxton

— AIMS —

Make Public Spaces Safe, Accessible & Welcoming For Hoxton's Diverse Community

Improve Access To Hoxton's Local Community Resources, Including Organisations, Local Shops & Businesses

Improve Routes & Connections For Active & Healthy Traveling

6



Realising the Potential Of Hoxton's Green Spaces

— AIMS —

Activate Green Spaces For Wellbeing & Community Connections

Make Hoxton More Resilient To Address The Affects Of Climate Change

Biodiversity & Enable Contact With Nature

Hoxton's Community Design Vision

Establishing the Themes

- Through the course of the community co-design process, a multitude of suggestions, ideas and feedback on place, spaces and organisations were captured. The full record of community suggestions can be seen in the appendix to this document.
- Analysing these, six key themes emerged, all of which came through strongly across feedback and input from various stakeholder groups. These were:
 - Strengthening Hoxton's Identity & Putting Community At The Heart Of Development
 - A Thriving & Affordable Market Street
 - Championing Organisations & Businesses Delivering Social Value In Hoxton
 - Cherishing & Supporting Hoxton's Young & Old
 - Improving The Pedestrian Experience In Hoxton
 - Realising the Potential Of Hoxton's Green Spaces
- Foremost across the feedback received and the first theme as part of the community vision is the desire to place Hoxton's identity and community at the centre of processes for change. Regeneration should be aimed at strengthening Hoxton's heritage and character, enhancing the special and unique aspects of the local area.

64% of people asked found it difficult to find somewhere to stop, sit or rest along Hoxton Street*

- Many respondents highlighted the lack of provision of both younger people (particularly teenagers) and older people within the Hoxton Area. This was mentioned in reference to social infrastructure, events and activities but also in the design and quality of the public realm. Both of these groups can feel excluded or their needs unconsidered in certain public spaces.

59% of respondents felt there are not enough places to play or be active in Hoxton

- A lack of opportunities to play, be active and come into contact with nature were also key themes throughout the engagement process. There is a wish to see existing provision improved and enhanced, as well as increasing levels of access to these spaces.

..and **45%** rated the current amount of green spaces and street trees as poor.

*Figures taken from the Hoxton Community Survey undertaken as part of establishing this strategy

Section

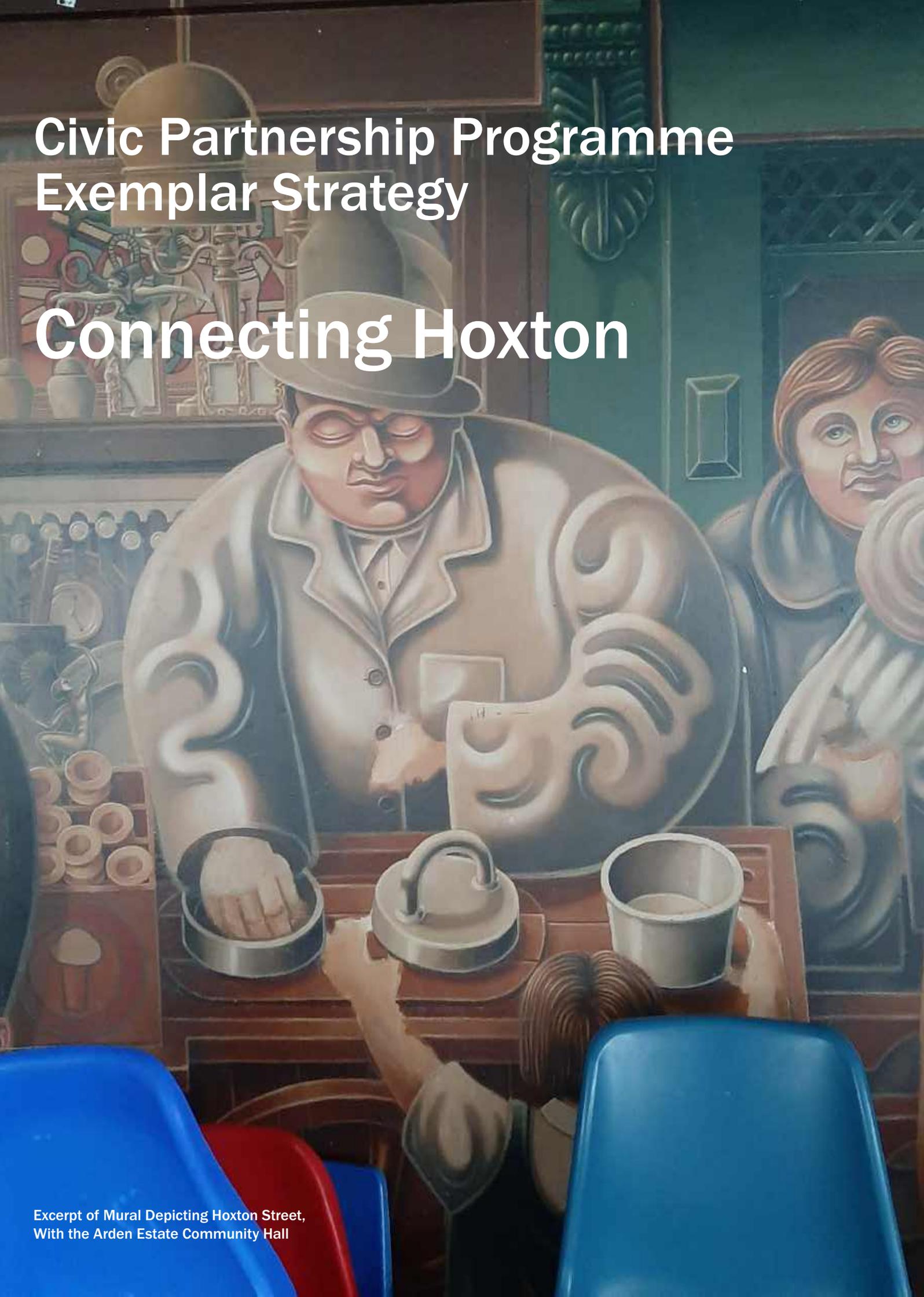
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The Connecting Hoxton Strategy

Prepared as part of the
Mayor of London's
Civic Partnership Programme

Civic Partnership Programme Exemplar Strategy

Connecting Hoxton



Civic Partnership Programme

Exemplar Strategy

Connecting Hoxton

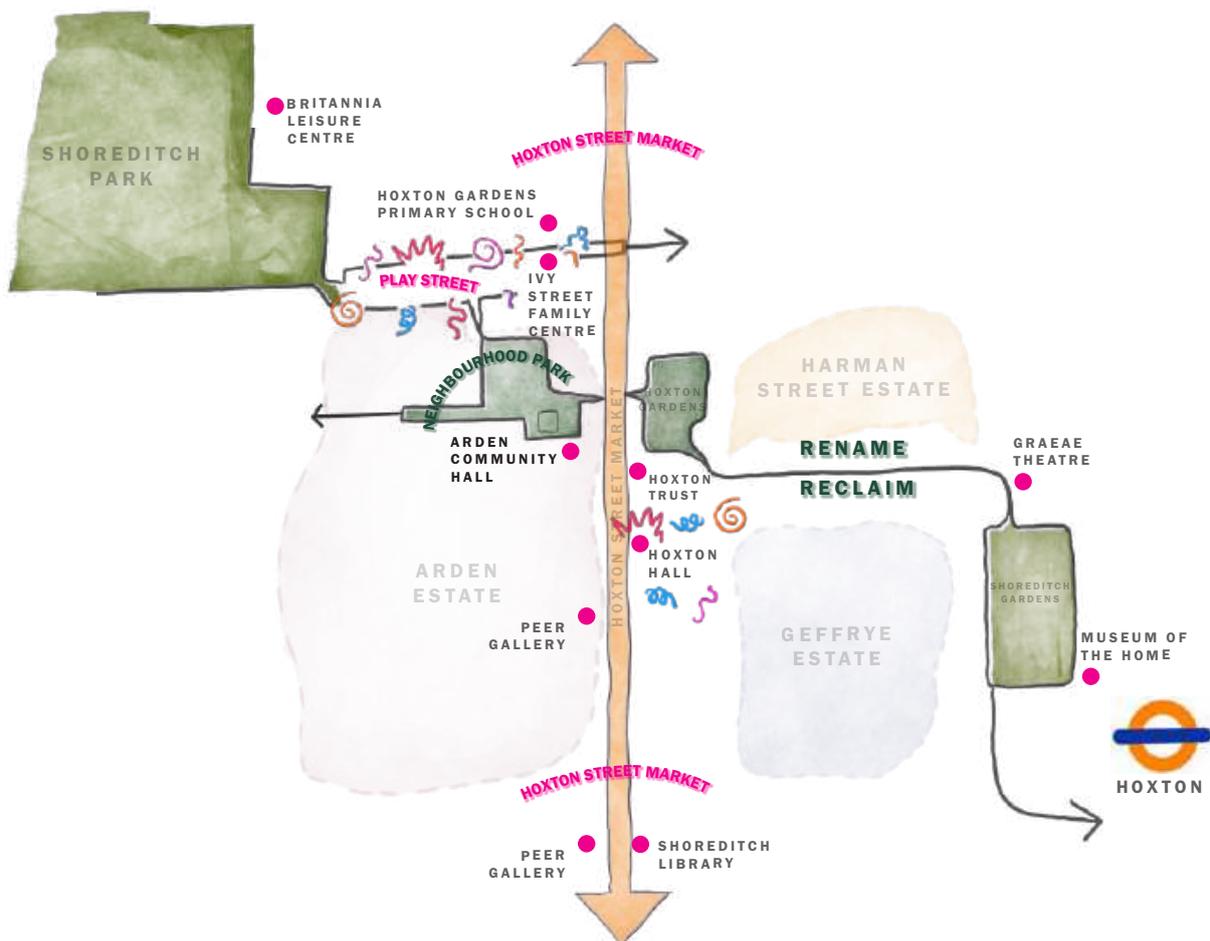
The community design vision established through the co-design process places an emphasis on better green infrastructure, public spaces and opportunities for younger and older people within Hoxton. A desire to see more support for community and cultural organisations - who make up the social infrastructure of the area - also came through strongly.

The Connecting Hoxton strategy created as part of the Civic Partnership Programme focuses on connections; connecting the local community to the existing strong network of social infrastructure; connecting organisations within

their public realm; and connecting residents with door step and neighbourhood opportunities for contact with nature, play and socialising. Together, the projects form an enhanced, east - west connection, linking from Shoreditch Park and Pitfield Street through Hoxton Street to Kingsland Road and Hoxton Overground Station.

The projects range in scale, cost and impact and address the six key themes of the Hoxton Community Vision in different ways. The strategy is grounded in the belief that coordinated, targeted interventions have the potential to create big impact with Hoxton's identity and community at the centre of regeneration and improvements to the area.

Strategy Diagram



HOXTON

CIVIC PARTNERSHIP PROGRAMME STRATEGY

SHOREDITCH PARK



Legend

- | | | |
|--|--|--|
|  Enhancing biodiversity |  Play |  Expanding social front doors |
|  Power Infrastructure |  Theatre |  Wayfinding points |
|  Community Growing |  Parklet |  East-West connection |
|  Improved Lighting |  Pharmacy | |



- | | | | |
|---|---|----|--|
| 1 | Arden Estate - Community Growing | 10 | Purcell Street Neighbourhood Park |
| 2 | Hoxton Garden - Enhancing Access | 11 | Arden Estate Community Hall & Public Realm |
| 3 | Market Infrastructure - Power & Gazebo | 13 | Wilks Place Transformation |
| 4 | 12 Hoxton Hall Forecourt & Social Lobby | 15 | Ivy Street Playstreet |
| 5 | Arden Estate Wayfinding | 17 | Howl at the Moon - Pocket Park |
| 6 | 18 Hoxton Green Link | 19 | Tyssen Street - Hare Walk |
| 7 | 16 Estate Lawn into Habitat | 20 | Inclusive Hoxton - Seating & Paving Upgrades |
| 8 | 14 Hoxton Gateways | | |
| 9 | Shoreditch Library Entrance | | |
-
- Legend
-  Pilot Projects
 -  Main Projects



Project Phasing & Piloting Approach

Phased Approach - Testing Delivery Through Piloting

The Connecting Hoxton Strategy is formed of a series of interconnected, targeted projects which activate specific places and their opportunities within Hoxton. The delivery of the projects is phased across two stages;

Phase 1 - Project Piloting: 9 projects delivered in 2024 - 2025

Phase 2 - Main Projects: 11 projects delivered by spring 2027

The purpose of the two phased approach is to initiate a series of smaller scale test projects which allow for experimentation and community evaluation to inform the development and delivery of the major interventions.

Each pilot project falls under one of the six Hoxton Community Vision themes and are delivered and managed by a range of partnerships and in different locations (public highway, housing estate land and privately managed spaces of organisations). Implementing these on a small scale will provide an opportunity to reflect on the opportunities and challenges of each in order to calibrate the following projects, which build upon similar areas of the Hoxton Community Vision.

As well as enabling testing, the Phase 1 projects will allow for community capacity building and for relationships to form between the partners and local residents, laying the groundwork for stronger support and awareness for the Phase 2 projects.

Hoxton Mini-Fair 2025 - Community Evaluation of Pilots

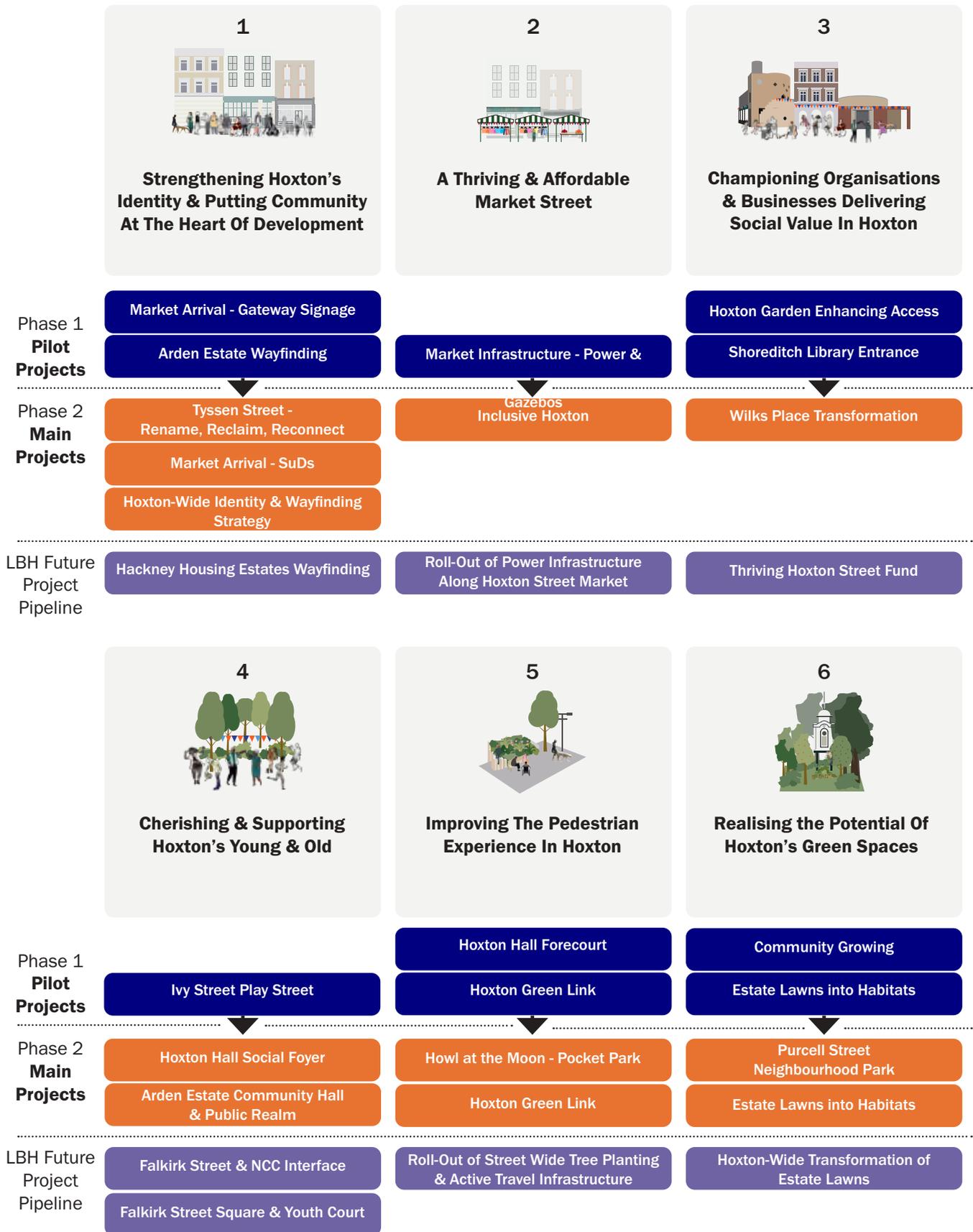
Programmed to be held between the two phases of the Connecting Hoxton Strategy, the Hoxton Mini-Fair 2025 will be a celebration of the pilot projects delivered and an opportunity to reflect upon and evaluate their impact with the community.

As with the 2024 edition, the Hoxton Mini-Fair will activate these spaces, showing their potential to host community events, arts and cultural programming and health and wellbeing activities. The purpose of the fair is to encourage community and stakeholder engagement with the wider project, raising awareness of opportunities to participate and shape forthcoming projects, as well as provide feedback on what has been realised so far.

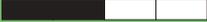
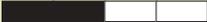
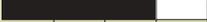
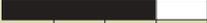
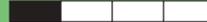
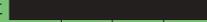
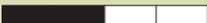
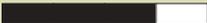


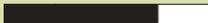
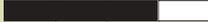
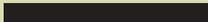
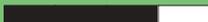
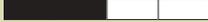
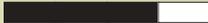
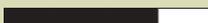
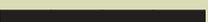
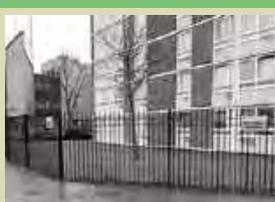
Hoxton Mini-Fair 2024, Hoxton Gardens

Overview of Project Phasing

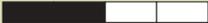
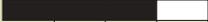
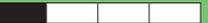
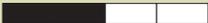
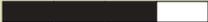
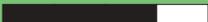


Connecting Hoxton Projects List

Pilot Projects		
1	<p>Arden Estate - Community Growing</p> <p>Cost </p> <p>Impact </p> <p>S M L XL</p>	
2	<p>Hoxton Garden - Enhancing accessibility</p> <p>Cost </p> <p>Impact </p> <p>S M L XL</p>	
3	<p>Market Infrastructure - Power & Gazebos</p> <p>Cost </p> <p>Impact </p> <p>S M L XL</p>	
4	<p>Hoxton Hall Forecourt</p> <p>Cost </p> <p>Impact </p> <p>S M L XL</p>	
5	<p>Arden Estate - Wayfinding</p> <p>Cost </p> <p>Impact </p> <p>S M L XL</p>	
6	<p>Hoxton Green Link - Street trees</p> <p>Cost </p> <p>Impact </p> <p>S M L XL</p>	
7	<p>Geffrye Estate - Transforming Amenity Lawn into Habitat</p> <p>Cost </p> <p>Impact </p> <p>S M L XL</p>	
8	<p>Hoxton Gateways - Welcome Mural</p> <p>Cost </p> <p>Impact </p> <p>S M L XL</p>	

<p>9</p>	<p><u>Shoreditch Library Entrance</u></p> <p>Cost </p> <p>Impact </p> <p>S M L XL</p>	
<p>Main Projects</p>		
<p>10</p>	<p><u>Purcell Street - Neighbourhood Park</u></p> <p>Cost </p> <p>Impact </p> <p>S M L XL</p>	
<p>11</p>	<p><u>Arden Estate Community Hall & Surrounds</u></p> <p>Cost </p> <p>Impact </p> <p>S M L XL</p>	
<p>12</p>	<p><u>Hoxton Hall - Social Lobby</u></p> <p>Cost </p> <p>Impact </p> <p>S M L XL</p>	
<p>13</p>	<p><u>Wilks Place - Transformation</u></p> <p>Cost </p> <p>Impact </p> <p>S M L XL</p>	
<p>14</p>	<p><u>Hoxton Gateways - SuDs planting</u></p> <p>Cost </p> <p>Impact </p> <p>S M L XL</p>	
<p>15</p>	<p><u>Ivy Street Play Street</u></p> <p>Cost </p> <p>Impact </p> <p>S M L XL</p>	
<p>16</p>	<p><u>Pitfield Estate - Transforming Estate Lawn into Habitat</u></p> <p>Cost </p> <p>Impact </p> <p>S M L XL</p>	

Connecting Hoxton Projects List Cont

<p>17</p>	<p><u>Howl At The Moon</u></p> <p>Cost </p> <p>Impact </p> <p>S M L XL</p>	
<p>18</p>	<p><u>Hoxton Green Link - Regan Way</u></p> <p>Cost </p> <p>Impact </p> <p>S M L XL</p>	
<p>19</p>	<p><u>Tyssen Street to Kingsland Road</u></p> <p>Cost </p> <p>Impact </p> <p>S M L XL</p>	
<p>20</p>	<p><u>Inclusive Hoxton - Seating & Paving Upgrades</u></p> <p>Cost </p> <p>Impact </p> <p>S M L XL</p>	

Connecting Hoxton Projects Locations



Connecting Hoxton

Strengthening the Social Infrastructure Network

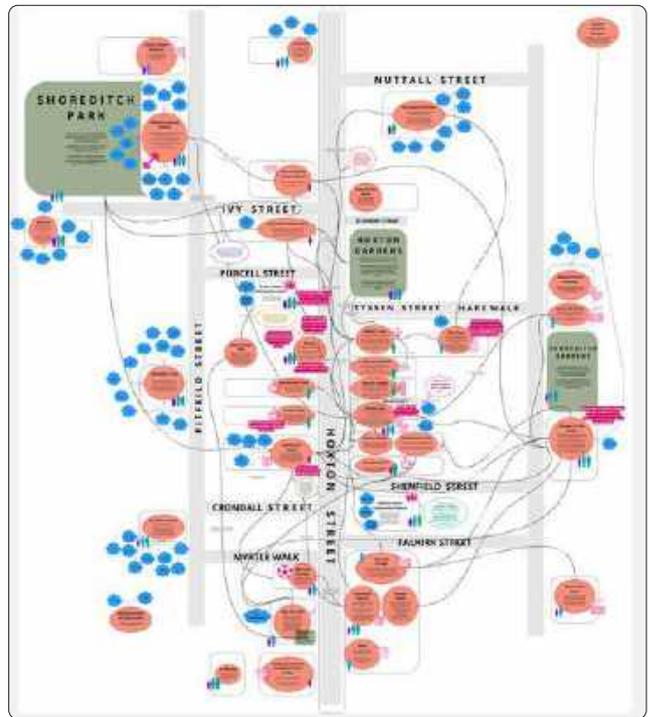
Forming Partnerships Around Existing & New Sites of Social Infrastructure

From the discussions and engagement so far, a rich picture of Hoxton’s social infrastructure ecosystem has emerged (page 49). The Connective Social Infrastructure map represents the links and collaborations existing between locally-based Voluntary & Community Sector (VCS) organisations, social-value focused businesses, public spaces and green assets.

The Connecting Hoxton Strategy seeks to introduce and enhance social infrastructure in a targeted way, building upon existing collaborations and creating new common ground. Around these sites, stakeholders can generate new links and expand the impact of activities and programming, nurturing support, the sharing of knowledge and resources.

Projects will embed physical infrastructure and build capacity within Hoxton’s community to support the evolving Hoxton Creative Health Network (page 48). Cultural referrals and social prescribing will be facilitated by investment made to improved and new community spaces.

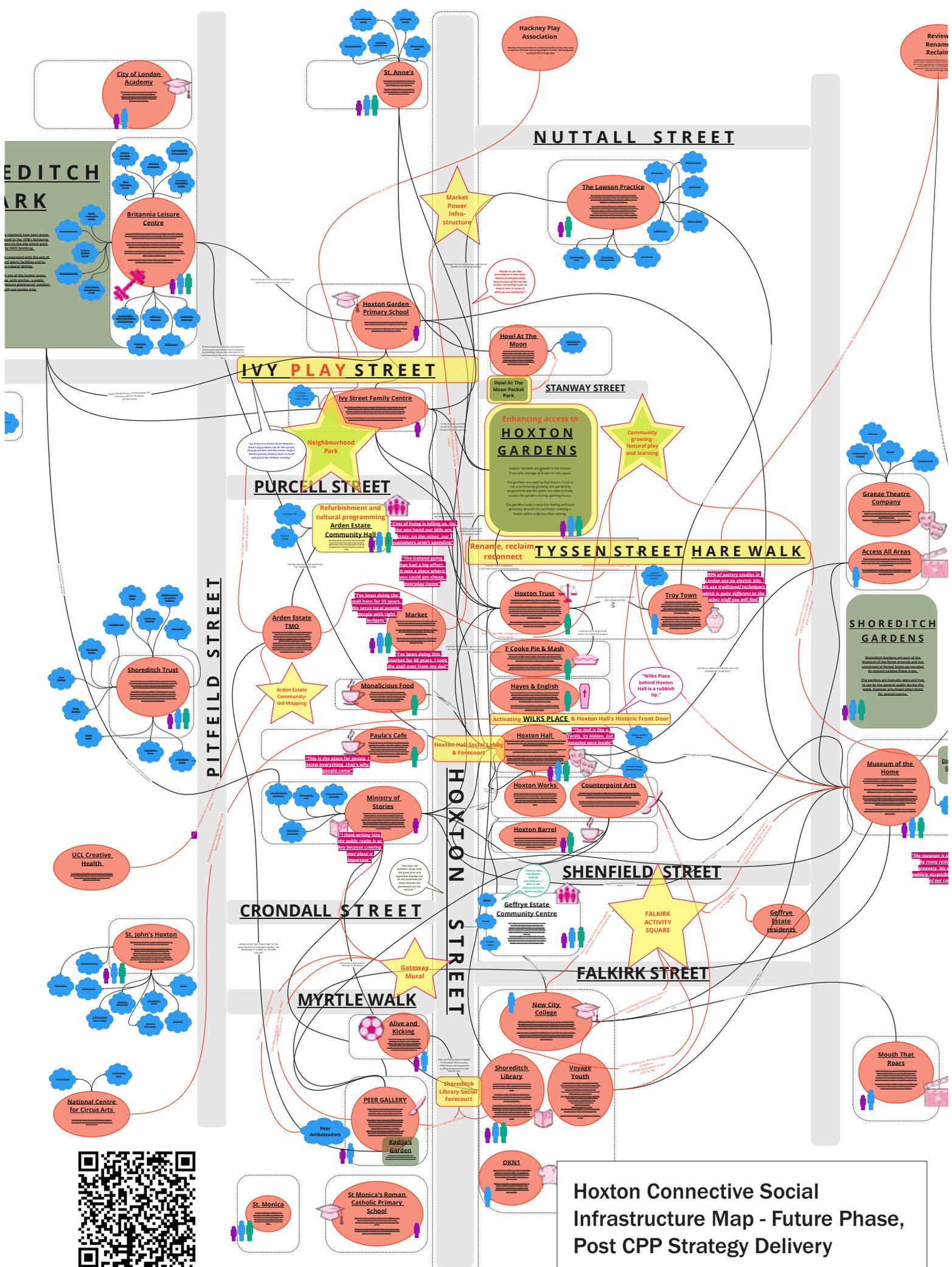
The map overleaf represents the integration of the Connecting Hoxton Strategy within the existing the social infrastructure network highlighting new links created and new groups served by improvements.



Hoxton Connective Social Infrastructure Map - Current Network and Interconnections.

Social Infrastructure Map Legend





Scan QR Code to view
https://miro.com/app/board/uXjVN9cJ7Lk=?share_link_id=505805405986

Hoxton Connective Social Infrastructure Map - Future Phase, Post CPP Strategy Delivery

1 Arden Estate - Community Growing

Growing & Learning

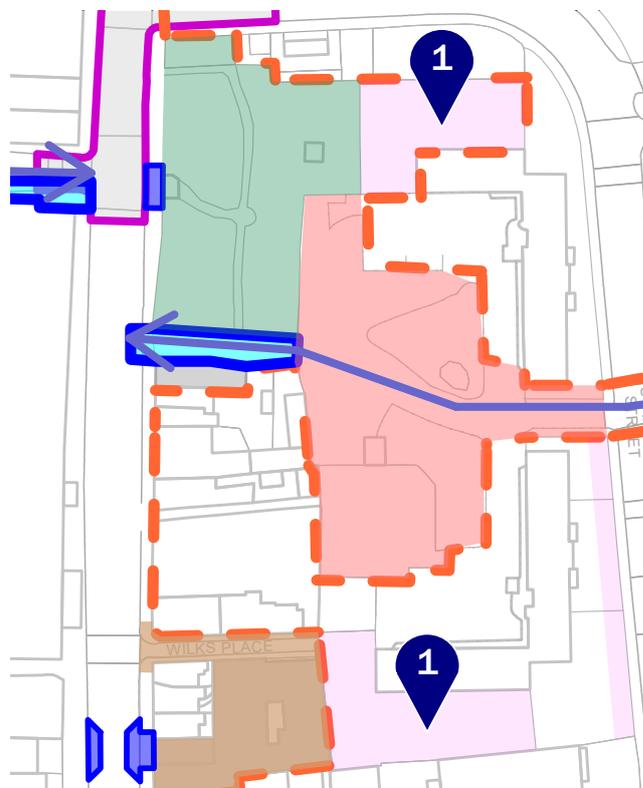
Synopsis

Hoxton Trust's community gardening groups provide local residents with the opportunity to garden, grow and come into contact with nature. This can be a valuable resource for wellbeing and mental health.

The areas adjacent to Cordelia and Rosalind House on Arden Estate were highlighted by some residents as being under-used and uninviting.

These areas have the potential to be programmed with community gardening, facilitated by expanding the Hoxton Community Garden growing area. The spaces could also include natural play features to create family friendly, inviting community spaces.

Opening hours would align with the opening hours of the Hoxton Community Garden.



Alignment With Vision

- The amenity lawn areas adjacent to Cordelia and Rosalind House could be transformed into spaces for growing and planted to encourage new and diverse habitats for wildlife.
- As community gardens, the reappropriation of the space would be led by the community in partnership with the Hoxton Trust Community Garden.



Key Community Principle



Partnerships & Delivery

- The sites suggested for the community gardens is within the grounds of Arden Estate East and as such, the delivery of the community garden should be led by residents.
- Following the capital funding allocation, Hackney Regeneration and the Arden Estate TMO could develop the initial stages, including relocating some of the existing play features.
- The Museum of the Home's Discovery Garden are keen to partner with local residents and could host monthly gardening workshops within the community garden to upskill residents, who would like to be involved.
- Similarly, Hoxton Trust's Gardener could provide support and advice to residents as the garden develops

Realising the Potential Of Hoxton's Green Spaces



Play features within green space at rear of Cordelia House to be relocated to Rosalind House

Council Teams

Area Regeneration

Partners

Arden Estate Residents, Arden Estate TMO Management, Hoxton Trust, Museum of the Home - Discovery Garden, Hoxton Co-Design Group



The Discovery Garden Project at The Museum of the Home, aims to co-create a child-friendly garden within the grounds of the museum and partner with Hoxton residents to explore gardening and growing within neighbouring housing estate sites.



Forest Gate Community Garden, a community-led growing space in Newham

2 Hoxton Garden

Enhancing Access

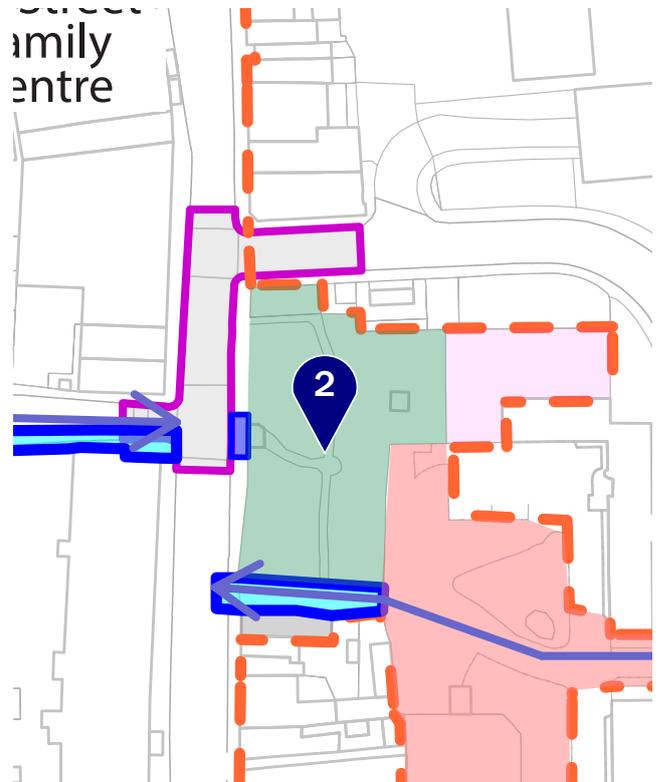
Synopsis

Hoxton Garden provides an oasis of green in Hoxton, where a majority of residents do not have access to a private garden. The garden celebrated its 40th anniversary in 2024. The garden is open in winter from 10am to 4pm and until 6pm in the summer months.

Small, targeted upgrades could improve access to the gardens. These should include replacing and widening the paths to accessible widths and introducing more accessible seating and picnic tables for all to enjoy.

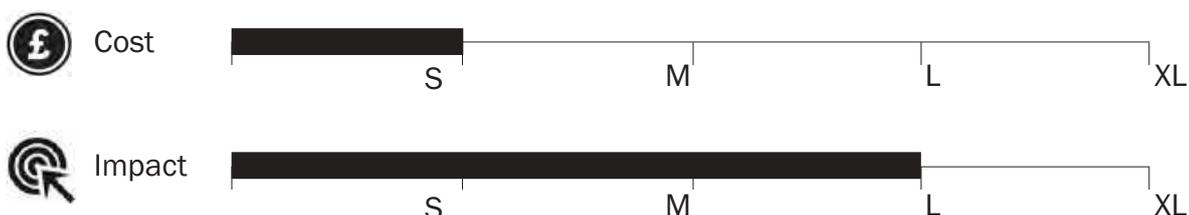
The Garden's main entrance could be given more prominence by extending the mosaic treatment to the pavement on Hoxton Street, addressing feedback from the community that the gardens can feel hidden from the street.

Simple infrastructure to support community events taking place in the gardens, such as folding chairs and marquees would enable Hoxton Trust to expand their ability to host local organisations within the space.



Alignment With Vision

- Hoxton Gardens is an existing, treasured green space within the community, and improvements aim to increase access and reach in line with the council's Hackney an Accessible Place for Everyone manifesto commitment.
- The Gardens have the potential to be further utilised by local organisations as part of social prescribing and facilitating outdoor activities.





Brain Fools Circus Arts Performance in Hoxton Garden for families as part of the Hoxton Mini-Fair



Recovered and repurposed clock tower within the gardens, forms an important landmark and part of the identity of the space

2 Hoxton Garden Cont'

Enhancing Access



Hoxton Garden's main entrance from Hoxton Street. When the gardens are open, the pavilion at the entry provides sheltered seating underneath



Top left, & above, members of Hoxton Garden's Gardening Club



Current main path into the gardens, in need of repair and widening to improve access

Key Community Principle



Partnerships & Delivery

- With the upgrades suggested being targeted and light touch, the delivery of this project would be a quick win.
- Design for the special paving treatment in front of the main entrance to the gardens could be co-developed with a local school and offer an opportunity to explore the gardens history as part of the 40th anniversary of the space and Hoxton Trust.
- The relaying on the paths to create accessible routes within the garden could be undertaken by apprentices with the nature of the work offering a chance for practical experience in landscape construction.
- Liaise with Market team to ensure entrance to Gardens is not blocked on Market days.

Council Teams

Area Regeneration, Streetscene, Markets

Partners

Hoxton Trust, Hoxton Trust Gardening Club, St. Monica's Primary School, Hoxton Co-Design Group, Identity/ Wayfinding Workstream

Realising the Potential Of Hoxton's Green Spaces



Mosaic at entrance of Hoxton Garden



Accessible picnic table and benches



Accessible planter in Hoxton Garden

3 Market Infrastructure

Power Supply and Gazebos

Synopsis

Introduce pop up or in-ground power infrastructure units for market related events and/or street food stalls. Consider layout options.

At the moment, power is provided to some market stalls from sockets mounted to lamp posts via overhead wires. This project could be a pilot to upgrade infrastructure along the full length of the street market. The northern end of Hoxton Street benefits from generous width which could support a public square-type arrangement for stalls.

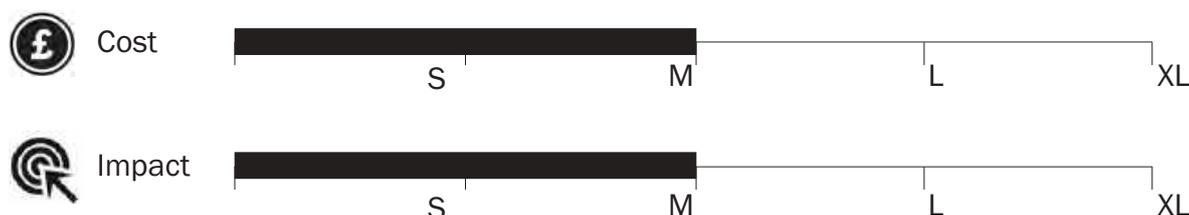
Pilot an enhanced identity with new colour scheme for gazebos informed by Hoxton Identity Strategy to improve appearance for traders and visitors.



Hoxton Market with unsafe power infrastructure and aged gazebos

Alignment With Vision

- Hoxton Street Market plays a significant role within the local area’s social infrastructure provision.
- A reliable, safe, power supply is a key requirement for market traders and infrastructure is needed to support Hoxton Street Market’s sustainability and growth
- As part of Hackney Council’s Market Strategy there is an initiative to encourage traders away from a reliance on gas to using electricity, a less carbon intensive power source.
- When not in use by the market, infrastructure can be used for EV charging.
- New, colour coordinated gazebos would improve the market’s appearance and attract more traders and visitors.



Key Community Principle



Partnerships & Delivery

- Hackney Council has a contract with Zest to provide and operate 2,500 charge points within the borough.
- Power points for the north end of Hoxton Street could be ordered and installed under the contract with Zest.
- Following the outcomes of the initial pilot in the northern area, power infrastructure could be introduced elsewhere along the street to support traders and cultural activities planned for the Saturday Market.

A Thriving & Affordable Market Street

Council Teams

Area Regeneration, Streetscene, Markets, Shop Fronts and Street Trading

Partners

Hoxton Street Market Traders
Identity/ Wayfinding Workstream



Concealed power unit raised for use, Greenwich. London



Hackney Play Bus creating 'public square' at northern end of Hoxton Street Market



Hoxton Hall Forecourt & Social Foyer

Opening Up & Creating a Welcoming Front Door

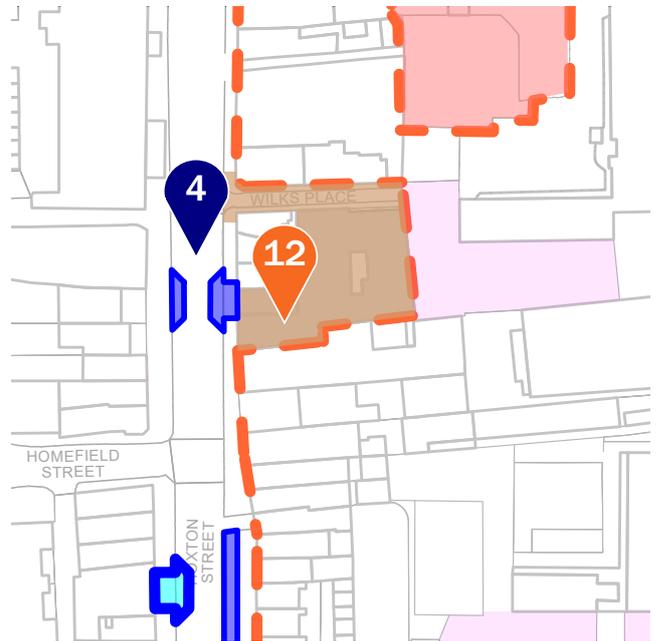
Synopsis

The present entrance of Hoxton Hall is unassuming and easy to miss. Widening the pavement outside the Hall would provide a more generous forecourt, better linkage with the lobby and the opportunity for functions to spill out.

Together with a pavement build-out on the opposite side of the street, this project will improve pedestrian crossings.

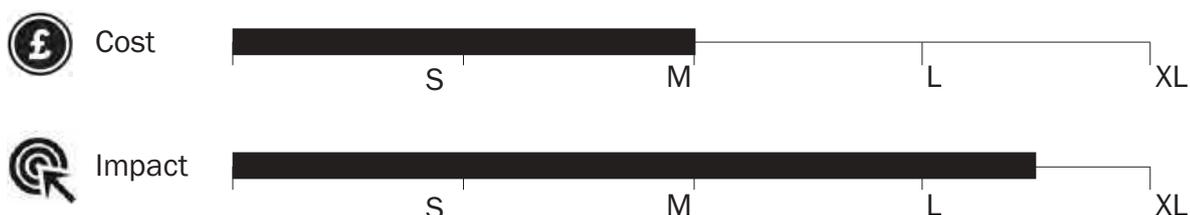
Greening opportunities opposite the Hall could be explored with a loss of market pitches to be avoided.

The public realm improvements would compliment improvements to Hoxton Hall’s entrance and lobby, which could be transformed into a social space for Hoxton, offering a welcoming, free to use room encouraging intergenerational usage.



Alignment With Vision

- Hoxton Hall is an important part of Hoxton’s social infrastructure network, acting as a hub for young and older people, as well as championing connections between organisations, businesses and residents in the area. Expanding the hall’s presence on Hoxton Street and providing a public room which is free to use would be an impactful project for the key user groups targeted.



Key Community Principle



Partnerships & Delivery

- Hoxton Hall would be the champion for this project. The initiative aligns with the 5 year strategy of the Hall, which focuses on opening up its heritage and social programme to more visitors and local communities.
- The project could be realised through a combination of funding streams, including LBH secured funding for public realm improvements, CPP funding and a National Lottery Heritage Fund bid.

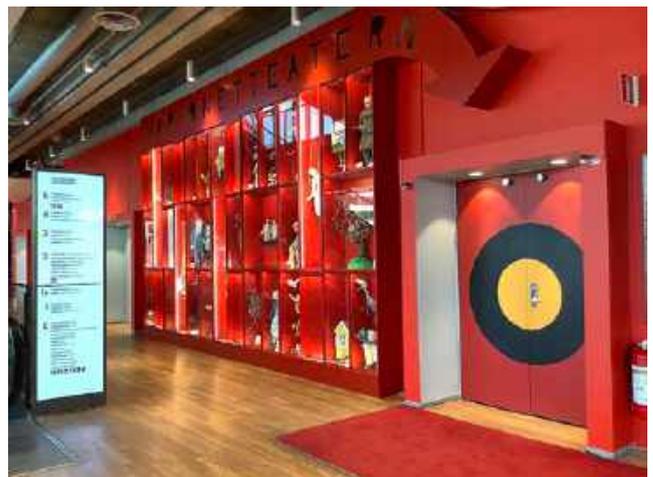
Championing Organisations & Businesses Delivering Social Value In Hoxton

Council Teams

Area Regeneration, Streetscene, Libraries, Culture and Heritage

Partners

Hoxton Hall, National Lottery Heritage Fund, Hoxton Co-Design Group, Identity/ Wayfinding Workstream



Colourful and engaging foyer area within Kulturhuset cultural centre in Stockholm, Sweden.



Hoxton Hall frontage on Hoxton Street. Currently obscured by parking along both sides of the street.



Current foyer of Hoxton Hall has the potential to become a public room for free use by the local community.

Hoxton Hall - Intergenerational Hub



Youth performers in rehearsals in the Palmer Room of Hoxton Hall for Wind/Rush Generation(s), as part of the National Theatre Connections Festival 2024

Strong Heritage & Contemporary Programming

The history of Hoxton Hall is intertwined with the communities of the local area, offering a community programme since the mid nineteenth century. Now one of only two surviving music halls in London, Hoxton Hall has a diverse programme of activities, performances and workshops, which are geared towards all ages. Ongoing collaborations with organisations such as Young Hackney and Hackney Circle (promoting activities for those over 55) and the hall's varied facilities including the main hall itself, rehearsal rooms and recording studios, have seen Hoxton Hall become an intergenerational hub and a cherished community resource.



Hoxton Hall music rehearsal and recording studio space



Brain Fools circus arts performer outside entrance to Hoxton Hall on Hoxton Street



Guests at the Strictly Hoxton ballroom dancing event hosted at Hoxton Hall in collaboration with Hackney Circle

Expanded Public Realm

Hoxton Hall, like many cultural organisations in the area are considering how they can open up their buildings to encourage wider access and participation. At the centre of the Museum of the Home's 2018 renovation was the wish to open up facilities and make access more inclusive to the surrounding diverse communities. Similarly, Shoreditch Town Hall has recently launched the 'Local Lounge' project as part of the organisation's ongoing initiative to remove barriers to participation and use of facilities.



Shoreditch Town Hall's 'Local Lounge' project attempts to open up the imposing and grand exterior of the building and welcome local residents and groups to make use of the facilities within.

5

Arden Estate Wayfinding

Community-Led Mapping



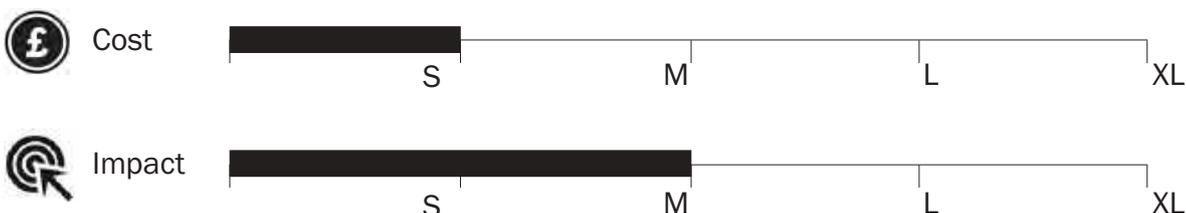
Synopsis

Navigation and wayfinding through the housing estates surrounding Hoxton Street can be difficult. Visitors can experience routes as ‘maze-like’, particularly those from East to West or vice versa. A way to address this could be to pilot new, coordinated estate maps, which place

each block within the wider context of the area. Examples of this include the Legible London Map scheme used throughout London. If successful the signage can be made permanent and installed throughout Hoxton and borough-wide.

Alignment With Vision

- Co-produced, initially as a pilot to test and experiment with alternatives to the standardised estate map.
- Opportunity to introduced story-telling from local residents and research and to discover and celebrate histories of the area. This could also be linked with the Review, Rename, Reclaim Initiative and support open discussions around the renaming of streets and spaces within Hoxton. There is an option to include a hidden street gallery on back side of maps.
- Improving wayfinding and legibility for pedestrians and cyclists can ‘unlock’ public realm and increase access for all.



Key Community Principle



Partnerships & Delivery

- The redesign and delivery of a coordinated set of maps would be carried out in phases. A period of workshops and co-design with the community would be followed by an experimental, trial phase. During this period, reprinted prototype maps would be introduced at existing map points, and wider consultation could be undertaken. Following the outcome of the trial, the permanent maps and wayfinding signs would be installed across all proposed locations.
- The redesign of the maps could be undertaken in partnership with University College London and the Hoxton Creative Health Network as part of the ongoing 'Footways' project.

Strengthening Hoxton's Identity & Putting Community At The Heart Of Development

Council Teams

Area Regeneration, Housing, Resident Engagement, Libraries, Culture and Heritage

Partners

University College London, Voyage Youth, Hoxton Co-Design Group, Residents of Arden Estate, Arden Estate TMO, Identity/ Wayfinding Workstream



D'Eynsford Estate map, Southwark. London



Existing Arden and Geffrye Estate Map on Hare Walk



Lettsom Estate map, Southwark. London

Key Community Principle



Improving The Pedestrian Experience In Hoxton

Partnerships & Delivery

- Consultation with the Markets Team and market traders around tree positions and specification will be important to avoid creating any conflict between new trees and the operation of Hoxton Street Market.
- Tree planting in locations close to the Arden Estate, shops and cafés and community and cultural venues along Hoxton Street present an opportunity for learning and engagement with stakeholders. Careful species selection is key to address the climate emergency and presents a learning opportunity.

Council Teams

Markets, Area Regeneration, Streetscene

Partners

Businesses, organisations and residents



Tree planting along Queensbridge Road, Hackney, London



Tree planting in Pitfield Street

Street Tree Planting in Hackney

Introduction

Hackney Council outlined their 2019 strategy to transform the north-London borough into a greener, cleaner and healthier place to live and work. To contribute to this borough-wide environmental scheme, Hackney Council committed to planting 5000 trees across the district, providing shelter, shade, habitat and transforming the visual landscape to support green spaces for London.

The planting proposal targets to increase canopy cover in Hackney by 50%, whilst also reducing air pollution; contributing to quieter streets; controlling storm-water runoff, managing carbon and CO2 storage and producing and releasing healthy and positive Oxygen levels in urban spaces. The proposal also intends to contribute to a significantly improved quality of life, as urban planting can positively impact the mental health and wellbeing for all residents, workers and visitors of Hackney.



Tree Planting in Pitfield Street



Map Showing Tree Canopy Cover in Hoxton

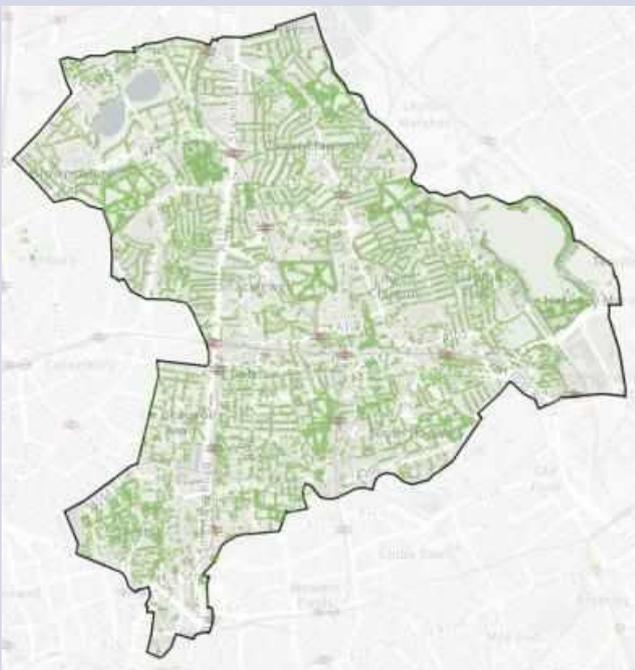
Details

Within the bold strategy, Hackney discussed their science-based approach to tree selection, distribution and justification, explaining how a 50/50 mix of native and non-native trees will create a biodiversity within the borough appropriate for setting and growth, whilst also resilient to pests and climate changes.

As part of their ongoing commitment to this policy, Hackney has published a live tree map that locates more than 45,000 council maintained trees, to provide residents, workers and visitors with detailed information regarding species, common name and age. The map allows for members of the public to feel closely involved with the strategy to positively transform their borough of Hackney going forward.



Street Tree Planting on Residential Streets In Hackney



Online Hackney Tree Map Launched in 2023, Recording the Trees of Hackney by Species and Age



Tree Planting Along Mare Street



Estate Lawn into Habitat

Geffrye Estate (pilot) & Pitfield Estate (main project)

Synopsis

Housing estates contain a large percentage of fenced, underused amenity lawn, which is of very low biodiversity value and offers a substantial opportunity for improvement.

High maintenance shrubs and planting introduced to the estate grounds during the era of uncontrolled glyphosate weed killer use are now, following its discontinuation by Hackney, no longer possible to maintain and manage as before. These areas of planting often have limited biodiversity value.

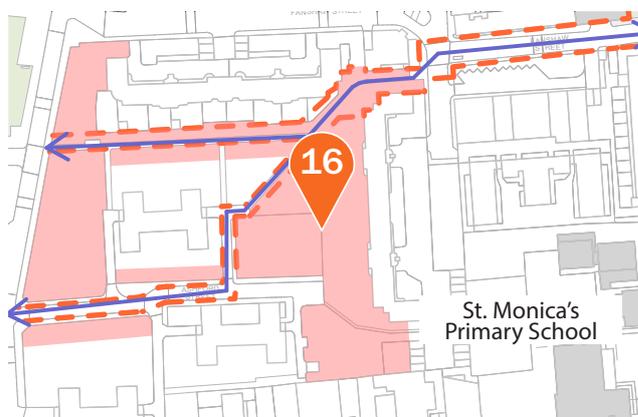
A pilot project to improve the biodiversity of estate green spaces in Hoxton could be undertaken on Geffrye Estate. Designs would be in line with the Hackney Local Nature Recovery Plan, including perennial bulbs and wildflower sown into existing lawns, native and fruiting hedges, fruit trees, bee posts, bug hotels and log piles. These low cost interventions could significantly increase the biodiversity levels within the estate by providing much needed habitats. This project might offer an opportunity to connect and open up currently unused green spaces to the wider environment and each other, increasing amenity value and creating green links.

Designs will be developed in collaboration with local residents and other interested groups and organisations.

The pilot project could be followed by further biodiversity enhancements in Pitfield Estate, including an orchard, mini woodland and others.



Geffrye Estate lawns areas for enhancement



Pitfield Estate lawns areas for enhancement



Cost



Impact



Key Community Principle



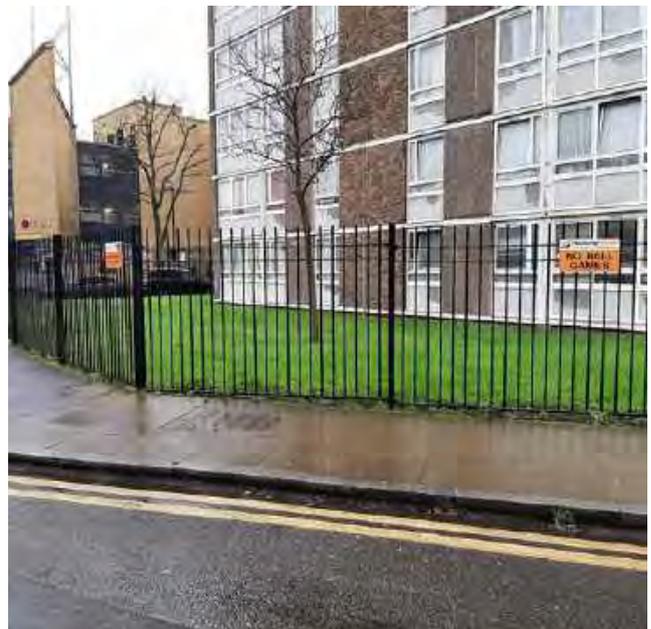
Alignment With Vision

- This project has great potential to dramatically increase the biodiversity and climate resilience of the Hoxton Area. If successful, the scheme could be rolled-out neighbourhood-wide, profoundly increasing residents contact with nature and powering up Hoxton's response to the biodiversity and climate emergency, by moving from low value, disconnected lawns to high value, linked biodiverse planting and habitats.

Realising the Potential Of Hoxton's Green Spaces

Partnerships & Delivery

- Engagement with residents on planned enhancements and interventions to ensure designs are sensitive to existing uses and the privacy and safety of residents.
- This project provides an opportunity to partner with students from New City College. The relationship between estate residents and students has been fractious in the past, with efforts on all sides to encourage a positive relationship. The upgrades to the lawns will have a hugely positive impact on those using Falkirk Street and the newly created habitats could provide an opportunity for learning and upskilling for interested students.
- Learning can be shared with the management of Arden Estate to hopefully inspire wider improvements in the area.



Existing fenced lawn areas on Geffrye Estate



Wild flower planting, Woolstone House, Hackney

Council Teams

Area Regeneration, Housing and Grounds Maintenance, Housing, Resident Engagement

Partners

Residents of Geffrye Estate, Residents of Pitfield Estate, New City College

Lack of Biodiversity/ Habitat

Amenity Grassland

The predominant habitat typology across the Hoxton area is amenity grassland, which lies within housing estates. This habitat type consists of frequently mowed lawn, managed for human recreational use and is of little or no ecological value. It does have some green infrastructure value, as it acts as a carbon and water sink and does not contribute to the heat island effect.

There is considerable scope to increase biodiversity within Hoxton. Amenity grassland can be significantly improved, by turning areas into species-rich grassland e.g. meadow and successional bulb planting and a tree planting program. At the very least altering maintenance regimes can also have an impact, such as introducing relaxed grass areas.

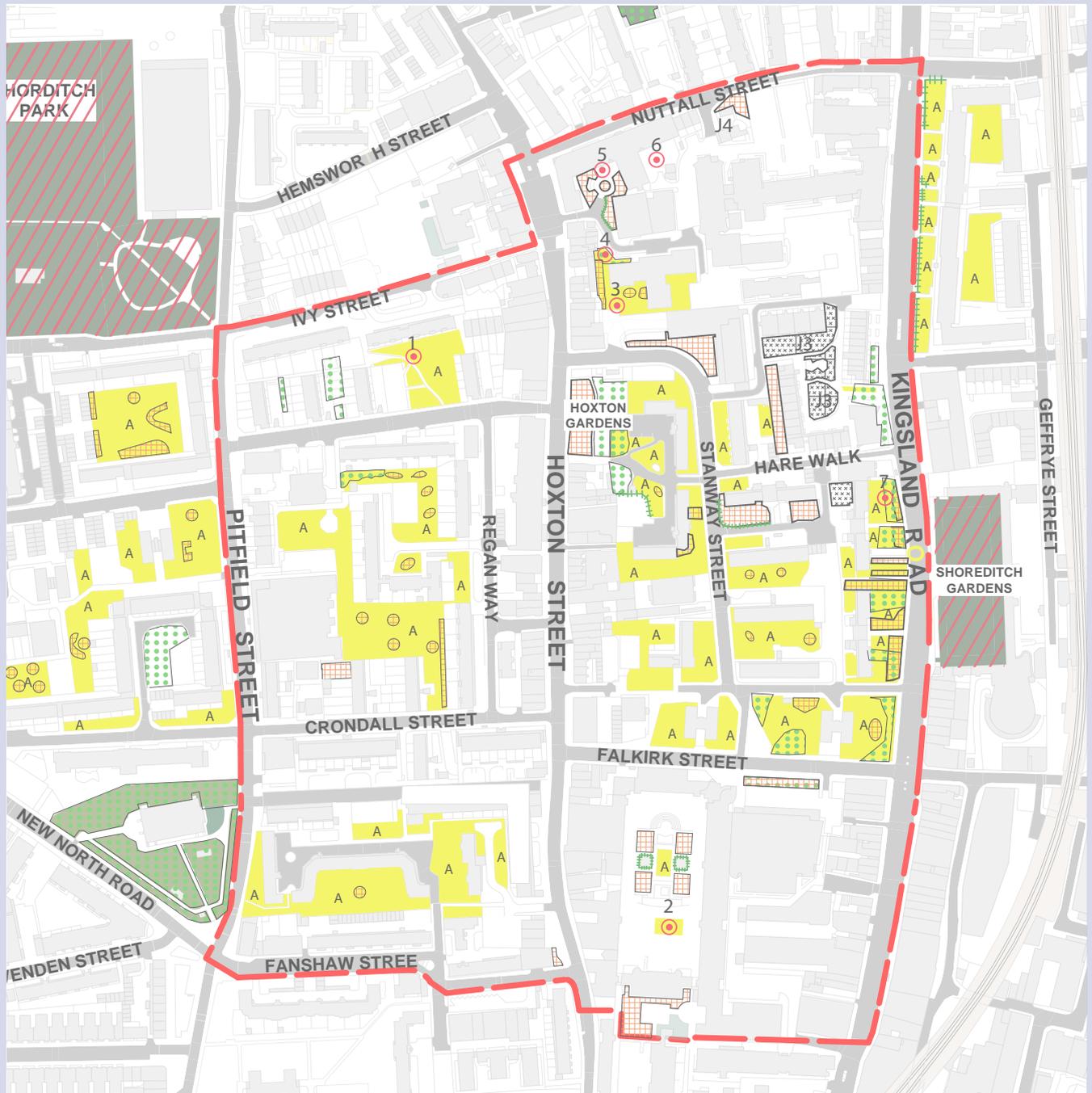


Amenity grassland surrounding estate blocks and MUGA at Shenfield Street



Amenity grassland, creating buffer between pavement and estate space on Purcell Street

Hoxton Phase 1 Habitat Survey



- | | |
|--|---------------|
| Site boundary | Target Note |
| Broad-leaved parkland/scattered trees | Hard standing |
| Amenity Grassland | Buildings |
| Ephemeral short perennial (JNCC Code J3) | Roads |
| Introduced Shrub (JNCC Code J4) | Unserved area |
| Semi-natural woodland | |

7

16

Estate Lawn into Habitat Cont

Geffrye Estate (pilot) & Pitfield Estate (main project)



Mown grass provides routes through.



Relaxed grass around tree with crisp mown edges



Perennial bulb planting - Happy Bee Mix in Feb/March (Left) and April (Right)



Mixed native species hedge



Mixed flowering species hedge



Single species hedge



Loggeries



Habitat in structures

Gateway projects

Southern Welcome Mural & Northern Gateway SuDs



Hoxton Street Market sign at Northern End of Hoxton Street



Blank wall off Crondall Street seen on arrival at the Southern end of Hoxton Street From Falkirk Street

Synopsis

- The Hoxton Street Market sign at the north of the street is a recognisable landmark and plays an important role in wayfinding and giving visitors a sense of their bearings.
- Adding lighting to this sign could help to improve navigation after dark and enhance the sense of place at night-time.
- The Falkirk Street facing blank facade of no. 260 Crondall Street offers an opportunity for an artwork/ signage to welcome people arriving to the High Street.
- This proposal is inspired by Bob & Roberta Smith's text pieces 'SHOP LOCAL' painted on to blank walls along Hoxton Street. The art works were commissioned by Peer Gallery in 2006 and celebrate the importance of the local entrepreneur as a key part of any thriving community.
- The project could be co-developed with the community, embracing the heritage and identity of Hoxton as told by the local community.
- The recycling bank could be screened or relocated as part of this proposal.



Carnaby Street, Lighting of Wayfinding Signage



Hoxton Street Market Sign at Night



Wayfinding Mural - Global Street Art, Stratford. London



Marcus Garvey Park Mural - Jacob V Joyce, Hammersmith. London



Burnt Oak Mural - Accent London, Barnet



Dad's Mural - Bob and Roberta Smith, Hoxton

PEER Ambassadors



PEER Ambassadors Spring/Summer 2024 Cohort

Young People Accessing Cultural Production

The Peer Ambassador programme was launched by PEER Gallery in 2017 and is a creative programme for young people from Hackney and Tower Hamlets, aged between 17 and 25 years old. The initiative seeks to give opportunities specifically to local young people from historically under represented and lower socio-economic backgrounds and runs on a 6 month cycle.

PEER Ambassadors receive paid work and training as assistants within the public-facing gallery, as well as a programme of professional development and learning opportunities. Across the placement, Ambassadors work with the gallery's current Artist-in-Residence to co-produce a new public commission in Hoxton.

The Ambassador Artist-in-Residence for 2023/24 is interdisciplinary art practitioner, youth worker and community organiser, Meera Shakti Osborne.



Artist Fungai Marima giving a talk to Ambassadors as part of the Artist Talks series

Key Community Principle



A Thriving & Affordable Market Street

Partnerships & Delivery

- A local partner like PEER Gallery could lead a process with the local community to develop the mural.
- The Hoxton Co-design Group could be used as a forum to discuss and develop designs.
- PEER Ambassadors would have a role in community engagement and design.
- Spot lighting can be incorporated with the mural and existing Hoxton Street Sign to mark these and improve wayfinding.

Council Teams

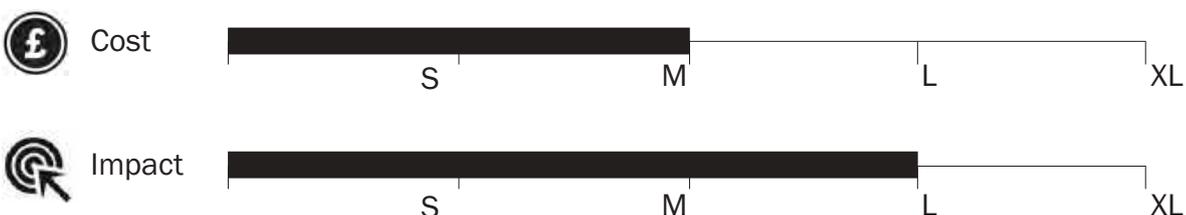
Area Regeneration, Housing, Streetscene (Lighting and Traffic Safety), Libraries, Culture and Heritage

Partners

PEER Gallery, Hoxton Co-Design Group, Ministry of Stories, Arden Estate TMO and residents, Police

Alignment With Vision

- The process of developing the mural with local stakeholders will allow for strong community authorship and direction.
- The mural can capture elements of Hoxton's unique history and identity - a wish and vision which came through the community engagement done to date.
- Improved wayfinding and arrival gateways into Hoxton Street will help to support a thriving market street and enhance the experience of pedestrians and cyclists





Shoreditch Library Forecourt

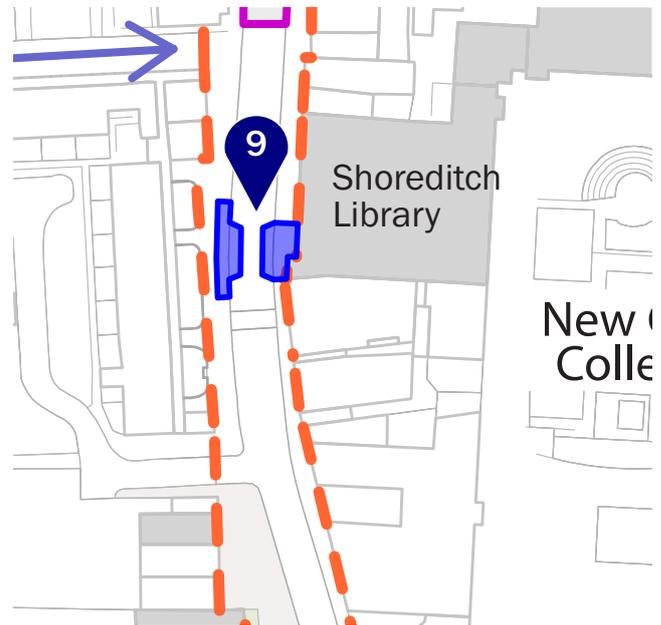
Creating a Social Front Door

Synopsis

Shoreditch Library at 80 Hoxton Street is located in the southern, narrower stretch of Hoxton Street which, with vehicles parked on both sides of the street, is car-dominated and difficult for pedestrians to cross.

The entrance into the library is difficult to see and a pedestrian barrier outside interrupts a desire line across the street. Extending the pavement in front of the library and on the opposite side would offer opportunities for external seating, greening and improve pedestrian crossing.

An eye-catching motif could be applied to the columns of the library entrance to give it more prominence from the street.



Alignment With Vision

- Targeted improvements to the entrance and surrounding area of Shoreditch Library could improve visibility and encourage greater use by the local community. Improved safety when crossing to the library is an important element of expanding the venue’s public realm.
- The reconfigured setting around the library offers the chance to introduce tree planting, seating and bicycle parking, all of which support and encourage active travel along the high street.
- The painting of the columns would be an opportunity to co-design and create an artwork with the local community.



Cost



Impact



Key Community Principle



Partnerships & Delivery

- The primary partnership for this project would be with the management team of Shoreditch Library, ensuring public realm upgrades contribute and align with the future agenda of the place.
- Library users could contribute and vote on the selection of a new trees outside the building, using this as an opportunity to educate on climate resilience.
- A local arts organisation could take a leading role in the development of the artwork for the library columns, working in partnership with the local community.

Championing Organisations & Businesses Delivering Social Value In Hoxton



Frontage of Shoreditch Library

Council Teams

Area Regeneration, Streetscene, Libraries, Culture and Heritage

Partners

Shoreditch Library Users, Hoxton Co-Design Group



Nikodem Nkdm, Boulogne-sur-Mer. France



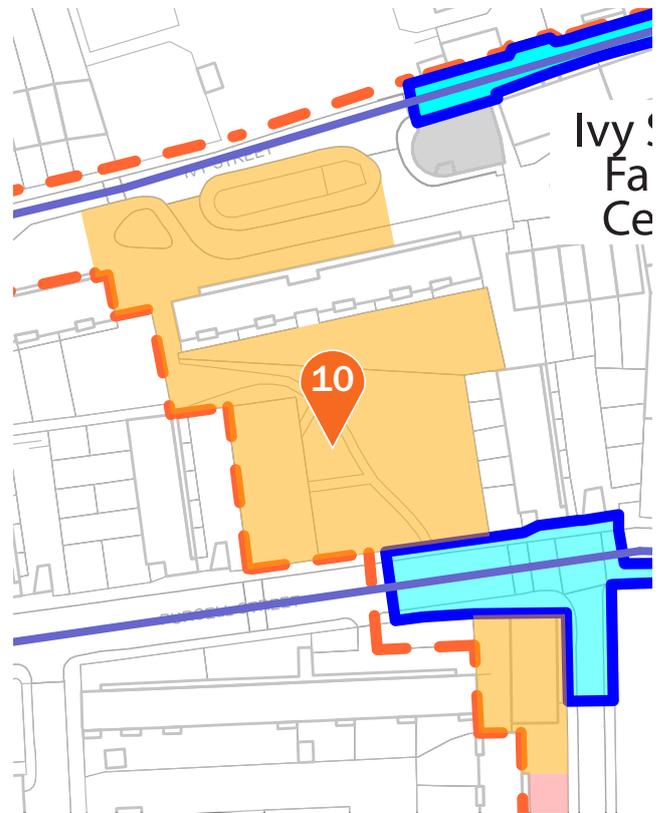
Purcell Street Garden

Neighbourhood Garden with Play & Enhanced Biodiversity

Synopsis

The green open space bounded by Purcell Street to the south and Macbeth House to the north is a well used cut-through. This route links between Hoxton Street and Ivy Street leading to Shoreditch Park, Britannia Leisure Centre and Hoxton Garden Primary, the Ivy Street Family Centre and City of London Academy in the north.

This space could be transformed into a neighbourhood park, with a greatly increased Urban Greening Factor achieved through tree planting, meadow and wild flower areas and nectar rich perennial planting. The existing infant and junior play provision could be upgraded and integrated with family friendly socialising space. Wayfinding, lighting and improved visibility along the north-south route should be improved to create a coherent, safe connection between the street and amenities beyond.



Alignment With Vision

- The transformation of the Purcell Street green space into a neighbourhood park would create a public amenity on the doorstep of local residents and businesses along Hoxton Street.
- The current amenity lawn could be replaced with a rich palette of biodiverse planting to encourage new habitat and wildlife.
- Arden Estate residents could have a leading role both during the process of design and delivery as well as with ongoing custodianship.



Cost



Impact



Key Community Principle



Partnerships & Delivery

- The Arden Estate TMO Management Team and residents board will have a leading role in the project delivery.
- Careful balancing management of public provision and estate residents needs for privacy and access will be required throughout the project development.
- Growing areas within the neighbourhood park could provide an opportunity for a community growing group.
- The nearby Ivy Street Family Centre and Hoxton Garden Primary School are within a 1 minute walk of the space and could host classes and outdoor learning activities within the park.
- Work with Arden TMO on design that can be incorporated in existing maintenance budget.
- Transferable learning from Kings Park Moving Together, a community project supporting people to be more active, which is funded by Sport England, can apply.

Council Teams

Area Regeneration, Streetscene (Lighting)

Partners

Arden Estate Residents, Arden Estate TMO, Hoxton Gardens Primary School, Ivy Street Family Centre, Hoxton Co-Design Group

Realising the Potential Of Hoxton's Green Spaces



Woodhouse Urban Park, Brent, Erect Architecture



Open, green space on Purcell Street



Nectar-rich perennials, Elephant Park, Gillespies



Arden Estate Hall & Surroundings

Refurbishment & Cultural Programming

Synopsis

The Arden Estate Community Hall is a dedicated space for residents, which is currently underutilised. Within the hall there is a hidden treasure, a mural depicting scenes from a bustling, historic Hoxton Street.

As part of the strategy, the external space surrounding the hall should be upgraded, with a welcoming, accessible public realm created at the front and main entrance to the hall to include a pocket park on Regan Way.

To the rear, a pocket of hard-landscaped, impermeable paving between the hall and Macbeth House could become an ancillary garden, expanding the functionality of the hall and creating a pleasant setting for residents.

The hall itself is in need of refurbishment and would benefit from thermal improvements to the envelope, window, doors and services.

Within the hall, new equipment such as a projector, music PA system and an upgraded kitchen would support events and activities.



Alignment With Vision

- Upgrades to the hall could have a particular benefit to older and younger members of the community, revitalising a community space for programming and special events.
- The current 'front door' to the hall is not inviting and anonymous. Expanding and improving the public realm of the space will add value to an existing community asset and can offer benefits to neighbouring residents through an uplifted, greened environment.



Cost



Impact



Key Community Principle



Cherishing & Supporting Hoxton's Young & Old

Partnerships & Delivery

- As with the Purcell Street Neighbourhood Park (Project 4), collaboration with residents and leadership on the Arden Estate will be vital for this project.
- The Arden Estate Residents' Board would have a role in representing residents' voices from across the estate.
- A resident engagement officer working on behalf of the TMO could have an important role raising awareness of opportunities to contribute and shape the design process.

Council Teams

Area Regeneration, Streetscene, Community Halls Team

Partners

Arden Estate Residents, Arden Estate TMO Management Team and Board, Hoxton Co-Design Group, Hoxton Trust with match-funding for mural refurbishment



The 'Front Door' to Arden Estate Community Hall from Purcell Street



Hoxton Street mural on internal wall within the Arden Estate Community Hall



The current rear of the hall, a potential location for an extension



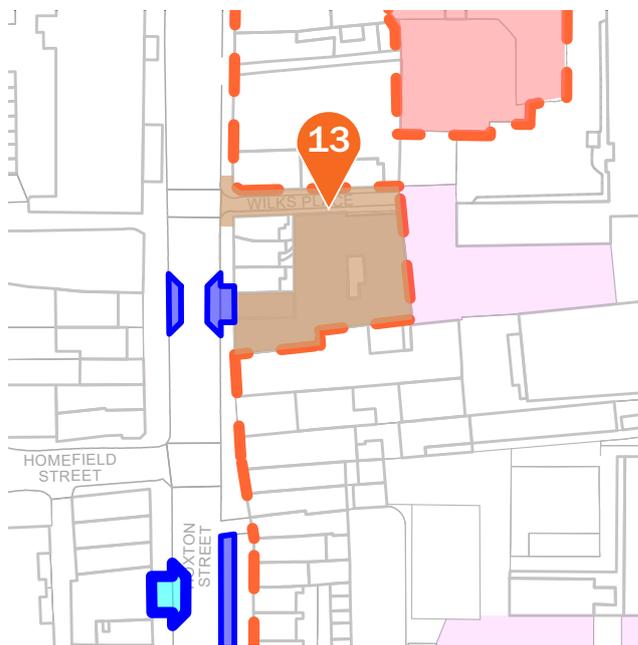
Wilks Place Transformation

Reactivating The Historic Front Door to Hoxton Hall

Synopsis

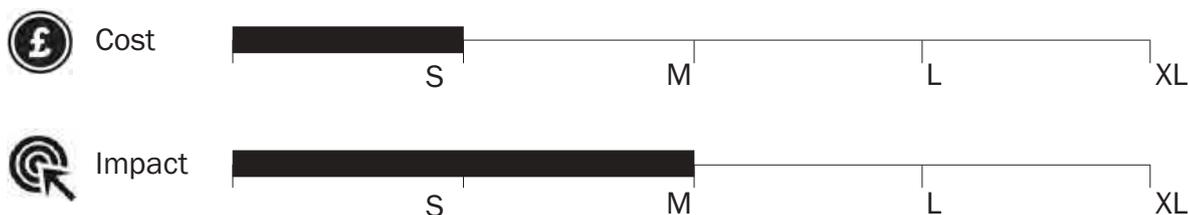
Wilks Place is a narrow cul-de-sac off Hoxton Street, which operates as a servicing street often dominated by wheelie bins and parked vehicles. Historically, however, Wilks Place was the main entrance and arrival to Hoxton Hall, as can be seen in the grand side elevation of the Hall and in historic maps.

Small, targeted improvements to Wilks Place could reinvigorate it as a new arrival point for audiences, with direct access to May Scott Studio, which lends itself to a variety of performances including circus arts, scratch theatre and dance. The narrow dimensions of Wilks Place could be turned into a strength, with opportunities for characterful lighting and infrastructure for temporary events and performances, extending the creative space of the Hall.



Alignment With Vision

- Wilks Place is currently an underutilised, narrow secondary street and proposals would uncover and showcase its historic importance as an arrival point to the Hall.
- Small upgrades to the street would enable programming of the space by Hoxton Hall and for an expansion of their creative arts and performance offer.



Key Community Principle



Partnerships & Delivery

- Hoxton Hall would be the key partner for this scheme and designs for an upgraded public realm along Wilks Place should align with the organisation's five year business plan for increased access for audiences and creatives.
- Given the great heritage value of Hoxton Hall and the importance of Wilks Place as the original point of access, Historic England will likely be keen to have an involvement in the project.
- The National Centre for Circus Arts, located close to Hoxton Square could be a partner for the project given the potentials of opening up the May Scott Studio for circus and acrobatic rehearsals and performances.

Championing Organisations & Businesses Delivering Social Value In Hoxton



Council Teams

Area Regeneration, Streetscene (Highways, Lighting), Libraries, Culture and Heritage

Partners

Hoxton Hall, Historic England, National Centre for Circus Arts, Arden Estate TMO and residents



View from Wilks Place towards original main entrance to Hoxton Hall



Map of Hoxton area from 1875, showing Hoxton Hall accessed from Wilks Place



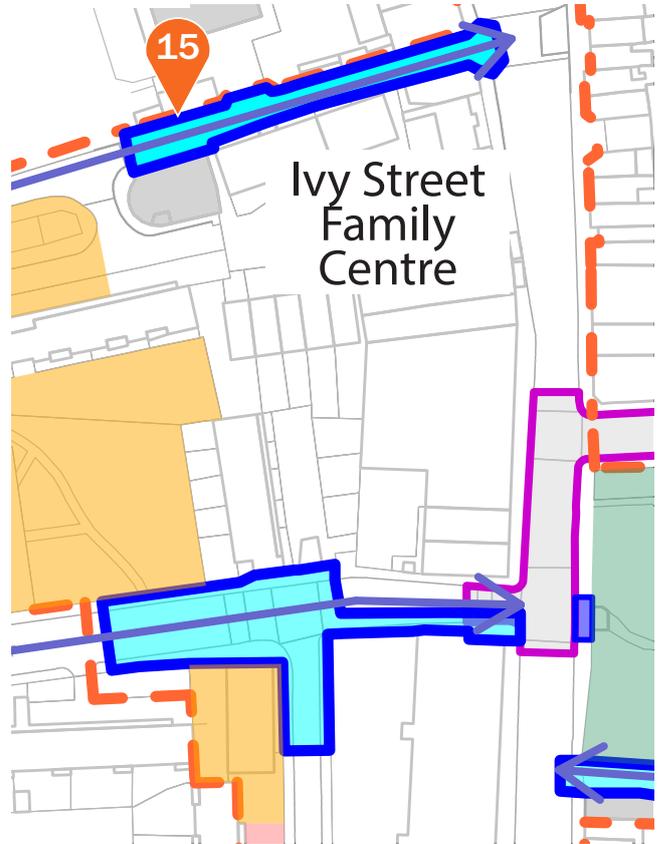
Ivy Street Play Street

School Street Enhancements

Synopsis

Both Hoxton Garden Primary School and Ivy Street Family Centre are located on Ivy Street. A School Street scheme was implemented in 2020 prioritising pedestrians and cyclists at school start and finish times. The eastern part of Ivy Street is a shared surface, closed to vehicular access from Hoxton Street (except occasional use by traders on market days). There are existing pavement build-outs and a raised table crossing Hoxton Street. The street is already designated as a play street, but not used as such.

Parents have raised that cyclists travel through Ivy Street too quickly and are a risk to children. To address this and add play value a ‘pop-up’ play street during School Street times is proposed. The play street could be protected by temporary cycle gates creating chicanes, go slow features and play markings inviting play and encouraging cyclists to dismount. Funding would also cover street games for the school and family centre to put out at opening and closing times.



Alignment With Vision

- Introducing measures to slow down cyclists and encourage them to dismount would enhance Ivy Street and enable a safer, playful, more social public realm for children, carers and staff at the beginning and end of school days.
- The activation of the play street and the design of play markings could be led by Hoxton Garden Primary School, with local children and families directly involved in the design process.



Cost



Impact



Key Community Principle



Partnerships & Delivery

The school and family centre could put out games at the start and end of the school day.

Council Teams

Area Regeneration, Streetscene, Markets

Partners

Hoxton Gardens Primary School, Ivy Street Family Centre, families attending these facilities, Hackney Play Association, Hoxton Co-Design Group

Cherishing & Supporting Hoxton's Young & Old



Ivy Street - temporary play street 'pop-up' as part of the second community co-design workshop

Hackney Play Streets

Play Street Impact

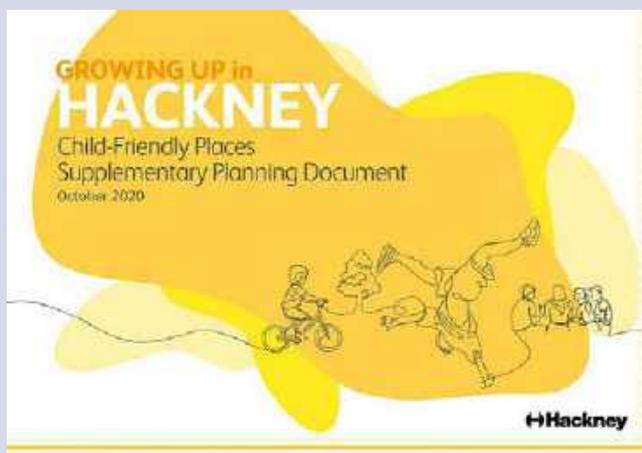
In 2012, Hackney were the first London borough to introduce play streets within their public highway network. The scheme supports local communities to close-off streets to through-traffic and temporarily host play, games and child-friendly spaces.

The play street initiative encourages social contact between children, parents and carers and local communities meeting in public spaces transformed from vehicular routes, to places to dwell and spend time.

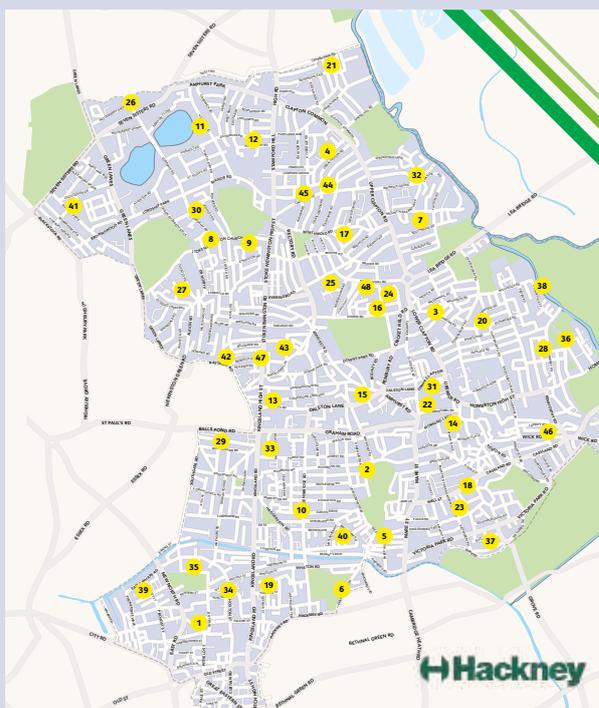
As of 2020, Hackney hosts more than 60 play streets across the borough. Hackney's Child-Friendly Places SPD provides designers, developers and decision-makers with a tool kit to support young people's access to play and includes play streets as part of the section exploring opportunities for door step play.



Permanent play street at King's Crescent Estate, Hackney. MUF Architecture



Growing Up in Hackney, Child-Friendly Places SPD, 2021



Map showing school streets implemented across the Borough of Hackney



Hackney Play Bus on Hoxton Street as part of the Hoxton Mini-Fair hosted in April 2024



Example of Hackney play street in action - low cost, temporary interventions creating spaces for young people

17 Howl at the Moon

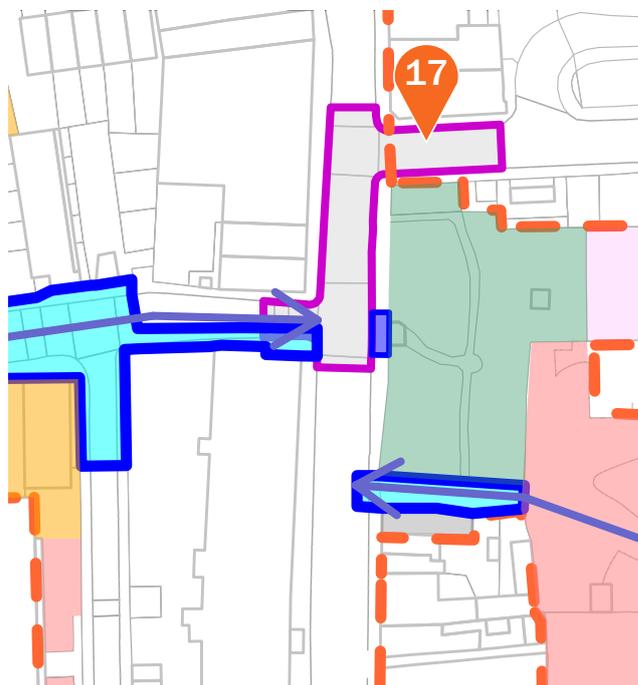
Pocket Park

Synopsis

The vehicular environs on Hoxton Street can feel unsafe for pedestrians and there is a higher than average number of collisions occurring. Hotspots include locations where drivers cross Hoxton Street, for example at the junctions with Falkirk/Crondall Street and Stanway/Purcell Street.

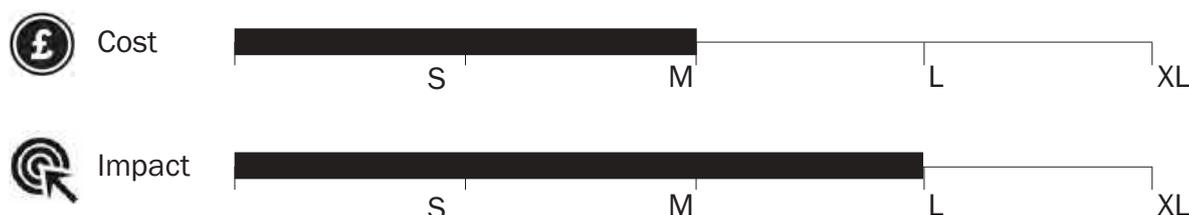
There is currently consultation underway to gather more feedback on driver behaviour and perceptions of safety on the roads in and around Hoxton.

The western end of Stanway Street could be improved in front of the Howl at the Moon public house by introducing a green pocket park and pleasant spill out for customers, which would be managed and looked after by the pub. On the southern side of the street, rain gardens could contribute to alleviating surface water flooding in the area.



Alignment With Vision

- Pocket greening would be focused towards sustainable urban drainage and would bolster Hoxton Street's climate resilience.
- The improved safety and green setting delivered as part of this project would contribute to an expansion of Howl at the Moon's public realm and role as custodian of this part of the street.



Key Community Principle



Partnerships & Delivery

- Focused workshops with Howl at the Moon management team would establish a practical design and layout for the widened pedestrian space immediately outside their premise.
- Consideration as to how the pocket greening can be managed and be shared and enjoyed by patrons and the wider public will be an important aspect of the workshop process.
- As with the projects including new seating, this scheme should be reviewed and discussed with Hackney's Community Safety team and MET Neighbourhood Policing.

Improving The Pedestrian Experience In Hoxton

Council Teams

Area Regeneration, Streetscene, Community Safety, Licensing.

Partners

Howl at the Moon Management, MET Neighbourhood Policing



St. Patrick's Day event at Howl At The Moon public house on Starway Street.



Howl at the Moon Pub on junction of Hoxton Street and Starway Street



Landseer Arms public house outdoor area

17 Tyssen Street to Kingsland Road

Rename, Reclaim, Reconnect



Synopsis

The east-west route along Tyssen Street and Hare Walk is a well used connection between Hoxton Street and Kingsland Road, though for some the route feels unsafe and uncomfortable to use, particular after dark.

Applying consistent and coordinated upgrades along this route could go towards addressing this perception. Resurfacing the pedestrian route with a coherent material treatment along the length would improve legibility and accessibility. Lighting and wayfinding could be added along the route consistently to give

confidence to pedestrians using the route. Opening up or removing where possible masonry walls along Tyssen Street would increase visibility and enhance passive surveillance.

The renaming of Tyssen Street, as part of Hackney’s Review, Rename, Reclaim initiative could be at a central feature of transforming this key route and provide an opportunity for engagement with residents and the wider community.

Alignment With Vision

- Creating a coherent, safe and legible route between the transport infrastructure along Kingsland Road and Hoxton Street aligns with the notion of expanding the public realm.
- The renaming of Tyssen Street will be community led, with local residents and stakeholders steering the decision making process.



Key Community Principle



Partnerships & Delivery

- The route along Tyssen Street and Hare Walk interfaces with three housing estates, Arden Estate East, Harmen Estate and Geffrye Estate. A thoughtful process of engagement and co-design with residents will be central to successful delivery.
- Museum of the Home have recent experience of addressing racist histories and legacies associated with their institution. This experience and lessons learned could be shared with communities considering the renaming of Tyssen Street as part of the Hackney's Review, Rename, Reclaim project.
- Work with Markets team to ensure Tyssen Street is not blocked on Market days.

Council Teams

Area Regeneration, Housing, Resident Engagement, Streetscene (Highways, Lighting), Libraries, Culture and Heritage, Community Safety and Designing Out Crime, Markets

Partners

Residents of Arden Estate East, Geffrye Estate and Harmen Estate, Arden Estate TMO, Museum of the Home

Improving The Pedestrian Experience In Hoxton



View along Hare Walk with a 'patchwork' of surface materials



View along Tyssen Street from Hoxton Street, poor lighting and visually blocked route



View along Hare Walk with poor wayfinding

Review, Rename, Reclaim Initiative



Kit Crowley Gardens, the first public space in Hackney to be renamed as part of the Review, Rename, Reclaim initiative.



Kit Crowley, local resident and community hero, pictured in 2006

Introduction

Review, Rename, Reclaim (RRR) is a collaboration between the London Borough of Hackney, community leaders, cultural experts, historians, teachers and young people. The review identified names symbolic of Afrophobic racism.

The initiative was begun in June 2020, as part of a review to listen and understand the views of residents, partners and others about what is memorialised and how this was no longer appropriate in an anti-racist borough where equality for all is a priority.

This project adds to the wider ambition to make shared spaces more inclusive and representative of Hackney's diverse histories.

The memorialisation of those who profited in the trafficking or ownership of enslaved African people in public spaces within Hackney does not make sense in an anti-racist borough.

Hackney's RRR is an open, inclusive, and democratic approach to help residents rename public spaces and make local history more accessible to communities.

Kit Crowley Gardens was renamed in 2021, with the new name replacing the former Cassland Road Gardens. Kit Crowley Gardens remembers a local role model and community figure, Kathleen 'Kit' Crowley. The name was chosen by democratic vote from a shortlist of four suggested names. This process enabled a reflection on local histories and the celebration of stories and figures which are representative of the diverse communities of Hackney.



Voyage Youth, Based at New City College Hackney Campus. The charity seeks to empower young people from historically disadvantaged and under-represented communities.

The Museum of the Home went through a process of reflection and renaming from 2018, following the closure of the buildings for major renovations. Formerly known as The Geffrye Museum, steps were taken during the period of closure to assess the racist histories associated with Robert Geffrye and the decision was made to reflect a more inclusive and welcoming name.

The Museum of the Home is continuing to address this topic through an ongoing process to consider an appropriate location for a statue of Robert Geffrye, which currently stands above the entrance of the alms house buildings facing Kingsland Road.



The Museum of the Home entrance adjacent to Hoxton Overground Station



18th Century Alms Houses, part of the Museum Estate



Inclusive Hoxton

Seating and Paving Upgrades

Synopsis

The only public seating on Hoxton Street is located at the southern end outside PEER Gallery. During opening hours there is also public seating available in Hoxton Community Garden. Accessible seating could be added in key locations where a place to stop and rest may be most beneficial.

Ministry of Stories, an organisation which helps young people develop writing skills is seeking a build-out or parklet outside its shopfront Hoxton Street Monster Supplies to cater for parents and children attending workshops.

Some pavements are difficult to navigate, too narrow or of poor quality.

Alignment With Vision

- The lack of seating and places to rest along Hoxton Street was raised frequently in feedback from the local community. Providing regular opportunities to stop and rest is a key component of making Hoxton Street more inclusive and social.
- Localised footway widening to accommodate new seating can also allow for added greening and tree planting to offer shade and cooling.
- Localised improvement to the condition of footpaths, widening or surface repairs, will make the public realm more pedestrian-friendly and inclusive.



Cost



Impact



Partnerships & Delivery

- The design of a build-out/ parklet could be developed in collaboration with Ministry of Stories and their young clients.
- Ensuring concerns around potential anti-social behaviour are considered from the outset, dialogue with the neighbourhood Policing team and Hackney Council's Community Safety team are crucial.
- Hackney Streetscene would work with local people on identifying and enhancing poor pedestrian environments.

Council Teams

Area Regeneration, Streetscene, Community Safety Team

Partners

Ministry of Stories, other businesses and organisations along Hoxton Street, MET Neighbourhood Policing, Hackney Circle

Key Community Principle



Cherishing & Supporting Hoxton's Young & Old

Extract from Hackney Labour 2022-26 Manifesto

'We want to encourage people to keep healthy by walking and to combat social isolation by meeting up with friends. Having somewhere to sit on our streets and in our parks plays an important role in tackling loneliness allowing people to stop, rest and chat. We will review all existing public benches and seating, ensuring they are easy to use in the right places ensuring that new and replacement seating is accessible and safe for all to use.'

Inclusive Hoxton Cont'

Build-out or Parklet Outside Hoxton Ministry of Stories



Hoxton Street Monster Supplies/ Ministry of Stories



Community Parklet Hammersmith & Fulham



Seating and SUDs Planting, Castlegate Park. Sheffield



Places to Rest, Sheltered by Street Tree, Selsdon Road, South Croydon. London

Other Seating Ideas



Example of Fold-Down Seating Outside
Climpson & Sons, Broadway Market, London

Potential locations



F Cooke Pie and Mash



Frontage of Hoxton Works

Example of Poor Quality Pedestrian Environments



Conclusion



Hoxton Mini-Fair on Hoxton Street Market

Conclusion

The approach underpinning this strategy focussed on identifying and building on place-specific potential. The co-authorship process sought out opportunities to strengthen and grow connections between underutilised social infrastructure to positively impact people's lives and the environment.

The vision, themes and initiatives introduced are shared among the Council, local organisations, businesses, and communities based in Hoxton who have all participated and contributed to shape this strategy.

As funding becomes available there is a strong collective will to define and develop co-responsible solutions through creative partnership working to collectively work towards a connected Hoxton.

