

15 June 2010

Dear Ian

**Planning application: 2010/0662
Grampul House, Tyssen Street**

The Hackney Society strongly objects the proposed housing scheme on Tyssen Street. The proposed development is low quality and has a negative impact on the streetscape. Overall, we feel the industrial heritage of Tyssen Street has been destroyed in the last two to three years with low quality housing developments. The existing industrial Grampul House is a building of local merit and makes a positive contribution to the remaining heritage of the street. Opposite the site is the imposing Springfield House, formerly occupied by the Shannon Factory, an impressive former factory building that was built in 1902 for a cabinet manufacturers. It is a shame that this buildings setting has been destroyed.

Location, scale and massing

The scale and massing is inappropriate and poorly considered in relation to the other housing developments along the street. The height and proportion makes no reference to the buildings on either side of it, and it does not respect the street line at both ground floor and upper levels. The building also does not address the public realm with the location of refuse bins and car parking located at the front of the scheme. We believe that the location and position of the building needs to be set back and in line with the other developments. Perhaps a smaller footprint over more storeys would be more appropriate and attractive.

Materials and colour

The proposed scheme indicates the use of poor quality materials in poorly chosen colours.

Mixed development

We would like to see a review of the proposed mix of one and two bedroom units. Larger three to four bedroom units (for families) would be more appropriate as there is a distinct lack of this type of accommodation in Hackney.

Conclusion

The Hackney Society strongly objects to this scheme and believes it should be refused planning permission. As the proposals currently stand, they do not offer sufficient improvement to the borough's housing stock, nor to the physical environment of Dalston and Tyssen Street to offset the environmental and social price we will pay for the

demolition of the building currently on the site. Overall, we think the scheme needs to be redesigned and resubmitted to planning as it is deeply flawed.

Please confirm receipt of these comments.

Best wishes

Lisa Rigg
On behalf of the Planning Sub-group