

# Ramsgate Street

Where: 15 Ramsgate Street, Dalston. Who For: Telford Homes / MHT. What: 66 residential units, 1117 sqm commercial floorspace



15 Ramsgate Street, E8

Architect: Waugh Thistleton

Ramsgate Street (also known as Kinetica) is a new 14 storey mixed use building in Hackney, providing both private and affordable housing as well as commercial space for Telford Homes, with MHT being responsible for the affordable homes.

The building features vertical wind turbines to produce renewable energy, with the form of the plan seeing the tower acting as an aerofoil, concentrating the greatest wind speed to the spine of the building, maximising the potential of the turbines to harness the available wind energy.

The principle of redevelopment of the site to provide a high density, mixed use development, providing employment and residential use with affordable housing was supported by both the GLA and the London Borough of Hackney, who recognised the potential of this scheme to contribute to the ongoing regeneration of Dalston, led by the East London Line extension.

CMA Planning advised on the approach and planning strategy to the process, including presenting the scheme personally to the then Mayor of London, Ken Livingstone. Planning approval was secured from the London Borough of Hackney in May 2007. CMA also provided assistance to the project team in discharging planning conditions. In 2011, CMA secured approval for change of use of one of the commercial units within the scheme.



**CMA Planning**

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