

PRESS RELEASE

Merrick submits proposal to redevelop key Shoreditch site

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After extensive investigative work, design and engineering analysis and reports, Merrick has submitted a full and formal planning application to the London Borough of Hackney to redevelop the historic property and site at 92-96 Curtain Road in Shoreditch, London.

The current property and site comprises three mixed use buildings with substandard accommodation, and the buildings, although locally listed, have been extensively altered and enlarged over time.



Merrick's 13,000 sq ft proposal represents an opportunity to improve the existing commercial and residential accommodation through carefully considered alterations, and provide some densification to optimise the site's development. It comprises:

- Retention, reconfiguration and expansion of the existing commercial floorspace to provide flexible commercial space with level access (288 sq m GIA to comprise 1, 2 or 3 commercial units)
- Part retention, part reconfiguration and part redevelopment of 9 existing residential dwellings and addition of 4 new residential dwellings



The scheme offers a number of significant benefits:

- retention of those elements of the locally listed building of heritage value - in particular no. 96 Curtain Road in its entirety (apart from the removal of the roof to accommodate an upward extension) and its architectural detailing in a way.
- restoration of the frontage of the existing buildings to that dating from the 1800's and acknowledges the properties past association and uses in the Shoreditch furniture trade
- improved quality of accommodation and natural light levels across the 13 residential units
- landscaping enhancements within the shared courtyard;
- heritage benefits relating to the scheduled monument such as a plaque, public art, programme of public engagement, digital leaflet and a publication dedicated to any archaeological finds discovered on the site;
- increased quantity and quality of the commercial floorspace;
- improved townscape quality and cohesiveness of the 92-96 Curtain Road frontage;



- 82% improvement in carbon emissions, lighting, noise levels and air quality, and reduced CO2 emissions, in the existing properties;
- affordable homes contribution to the local area
- the introduction of secure cycle storage for 36 bicycles.

Merrick's archaeological investigations at the site have informed the design, structure and construction of the proposed development, so as to avoid the remains of the original 'Shakespeare Theatre', a Scheduled Monument, and thereby ensure that the archaeological remains are protected and promoted.

This will include the creation of a 'Shakespeare Garden' where members of the public will be able to appreciate the history of the property and site.

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