


# Start here

## Buckland Court is part of the Hackney New Homes Programme





### What is the purpose of this event?

We want to show you where we’ve got to with our designs and hear your thoughts. Tell us what you think, what you want, what your concerns are,

what’s great about the place, who lives here that deserves recognition, what you want from the new development and anything else you can think of.







### What have we been asked to do?

We’ve been asked by Hackney Council to design 90-100 new homes across two sites at Cropley and Buckland Courts. The new homes should be set in existing and improved landscaped and public spaces. The sites are 300m apart and sit just south of Shoreditch Park.

75% of the housing programme will be Social Rent homes and will meet the highest standards for energy efficiency.

### The design team: who we are and what we do?

The multi-disciplinary design team is composed of:

 Sergison Bates architects Architecture	 FARRER HUXLEY Landscape	 MOMENTUM structural engineers Structure engineer
 hta Planning consultant	 exigere Cost consultant	 XC@2 Sustainability engineer





# What you've told us so far

## Buckland Court community engagement

### Previous engagement

From the very early stages of the project we have been working with people in the community and with Councillors, maintenance staff and housing officers to understand how to make the best project possible together. Today is an opportunity for you to give us your feedback!



Door knocking and informal conversations - 19.03.2024



Open invite event - 30.04.2024



Work experience week - 15.07.2024



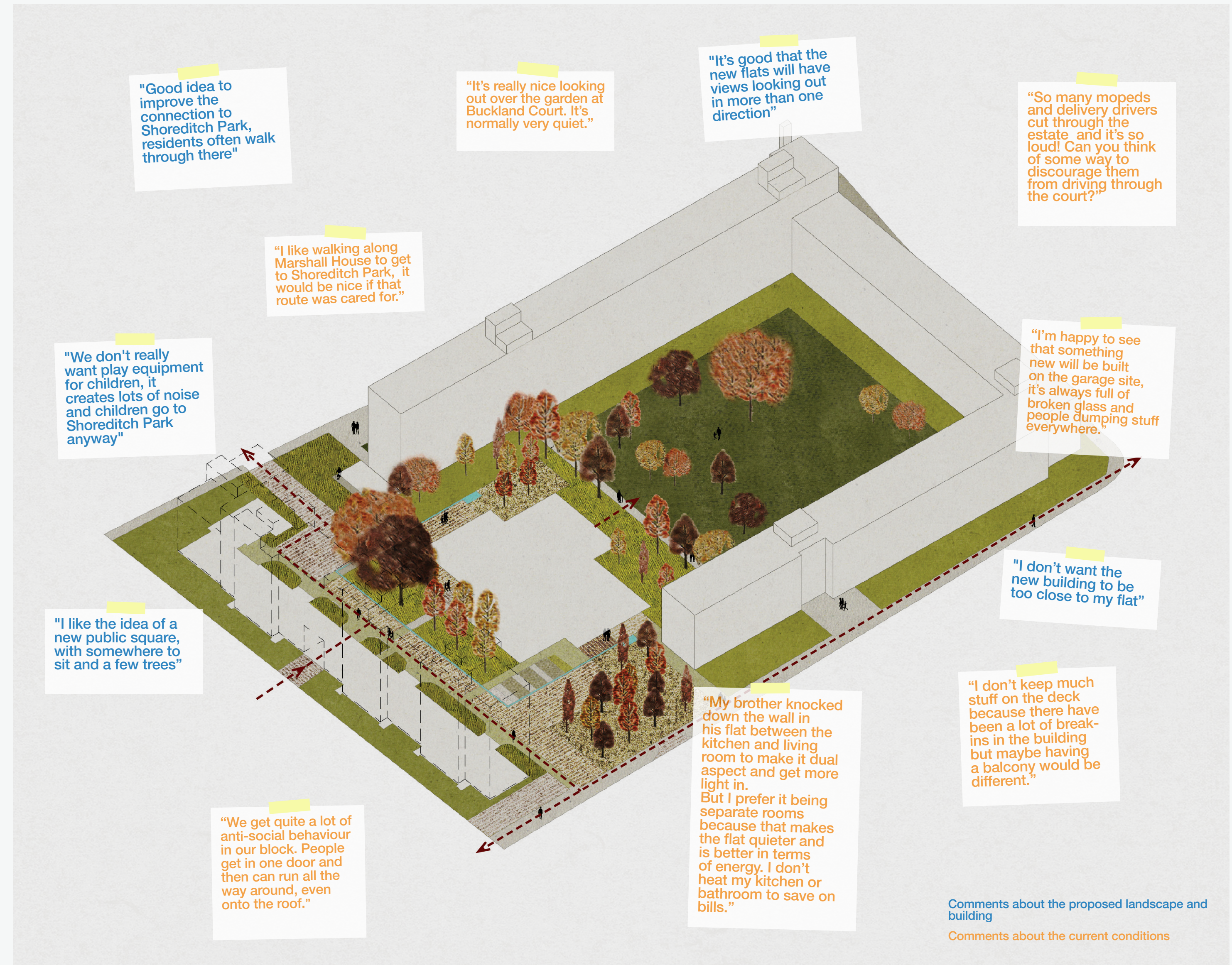
Working group meeting - 25.07.2024

### Your feedback is important

Let us know what you think by:

- Discussing with a design team member at our event
- Leaving a post-it note on the boards
- Responding to the online questionnaire

by scanning the QR code or visiting:  
<https://bit.ly/3XHxD9j>





# The developing designs

## How we've responded to your comments

### Key themes we've heard so far

We took careful notes from all the conversations we had and organised the feedback into categories. We found that the comments fell into seven key themes, set out here:



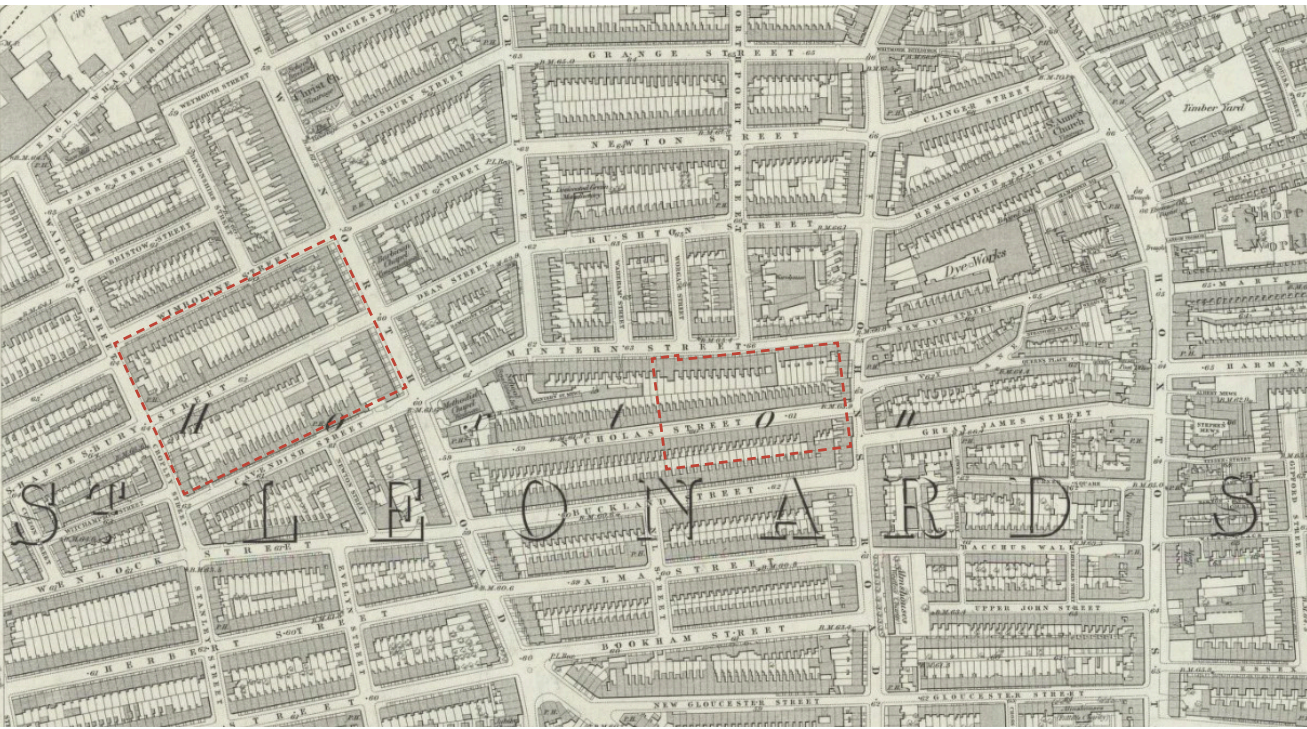


# The developing designs

## Understanding what’s here

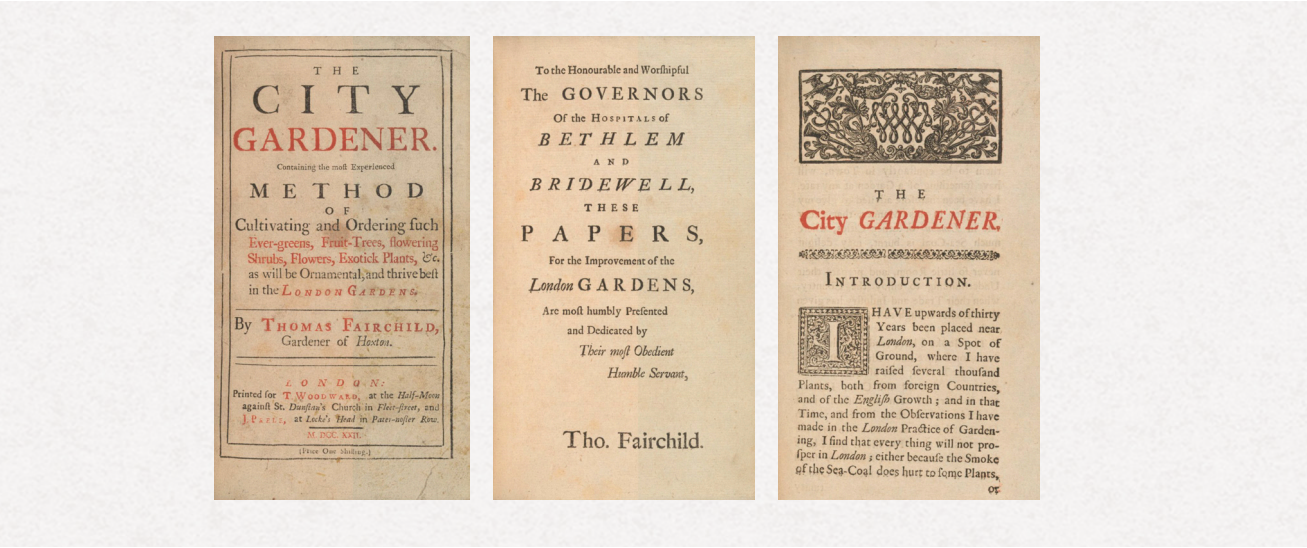
### (Hi)stories that caught our attention

Maps dating from late 1800s show Hoxton as a tightly knit neighbourhood with dense rows of terraced houses and street patterns, interspersed with larger buildings along main streets like New North Road. Following the war, the dense area that would later be transformed into Shoreditch Park underwent clearance and hosted temporary prefab houses until the early 1980s.



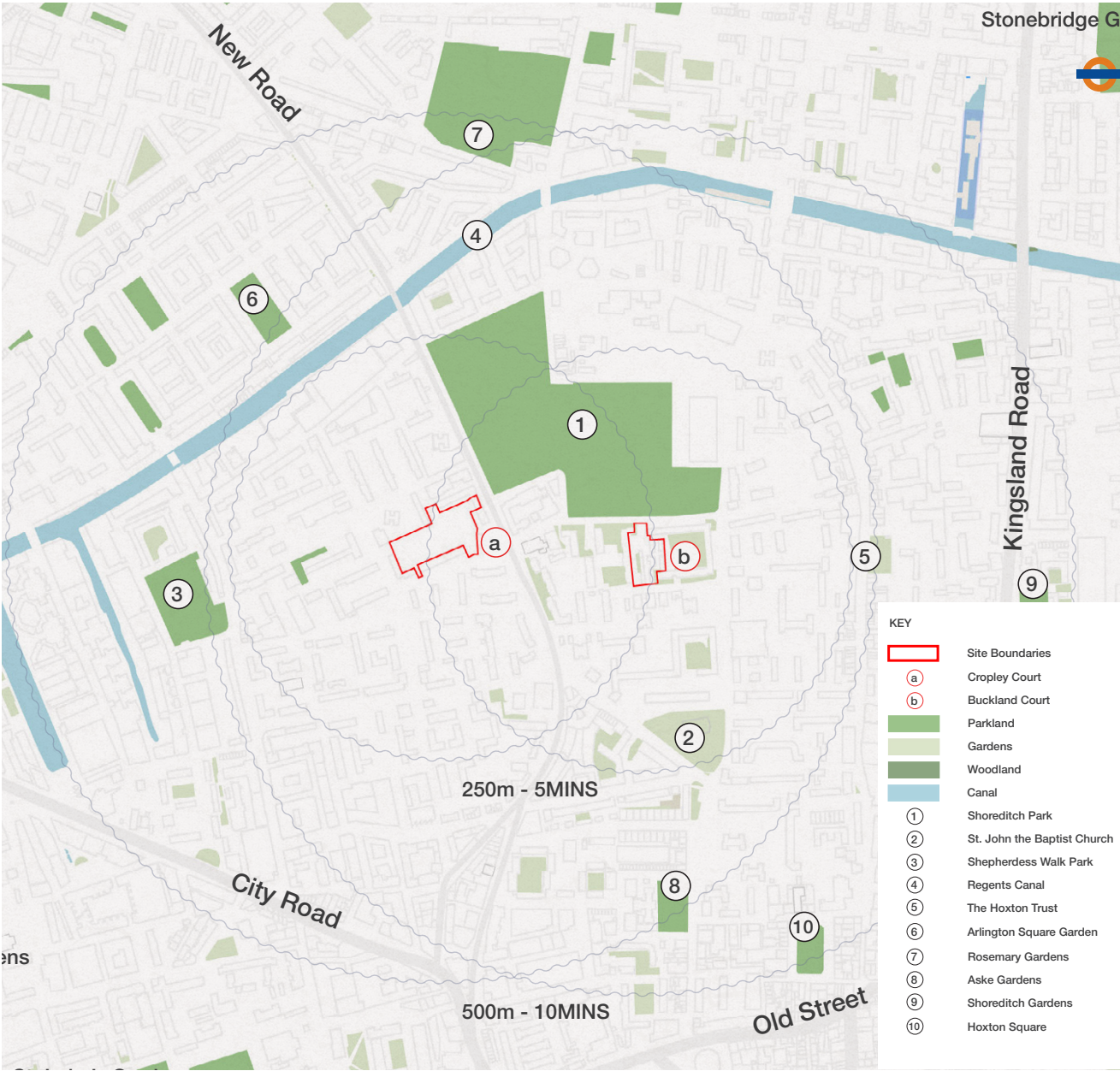
1877 - Ordnance survey

Thomas Fairchild was an influential gardener from hoxton and published the popular “the city gardener” book which reveals the most appropriate plants to grow in London. This is an example of the rich history of gardening in Hoxton which continues today.

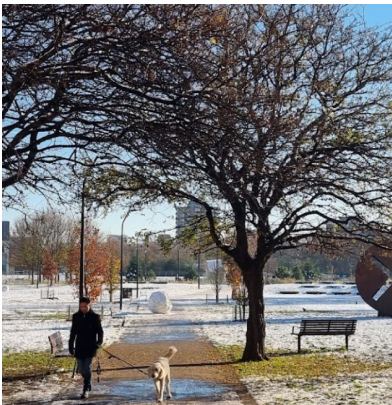


### Looking at Hoxton

Both sites sit within Hoxton, south of the Regents Canal and Shoreditch Park. They are two of the widest open spaces in Hackney (excluding parks). The wider investigation of Hoxton reveals a web of different open and green spaces which serve various purposes and character.



Wider map of green spaces



Shoreditch Park



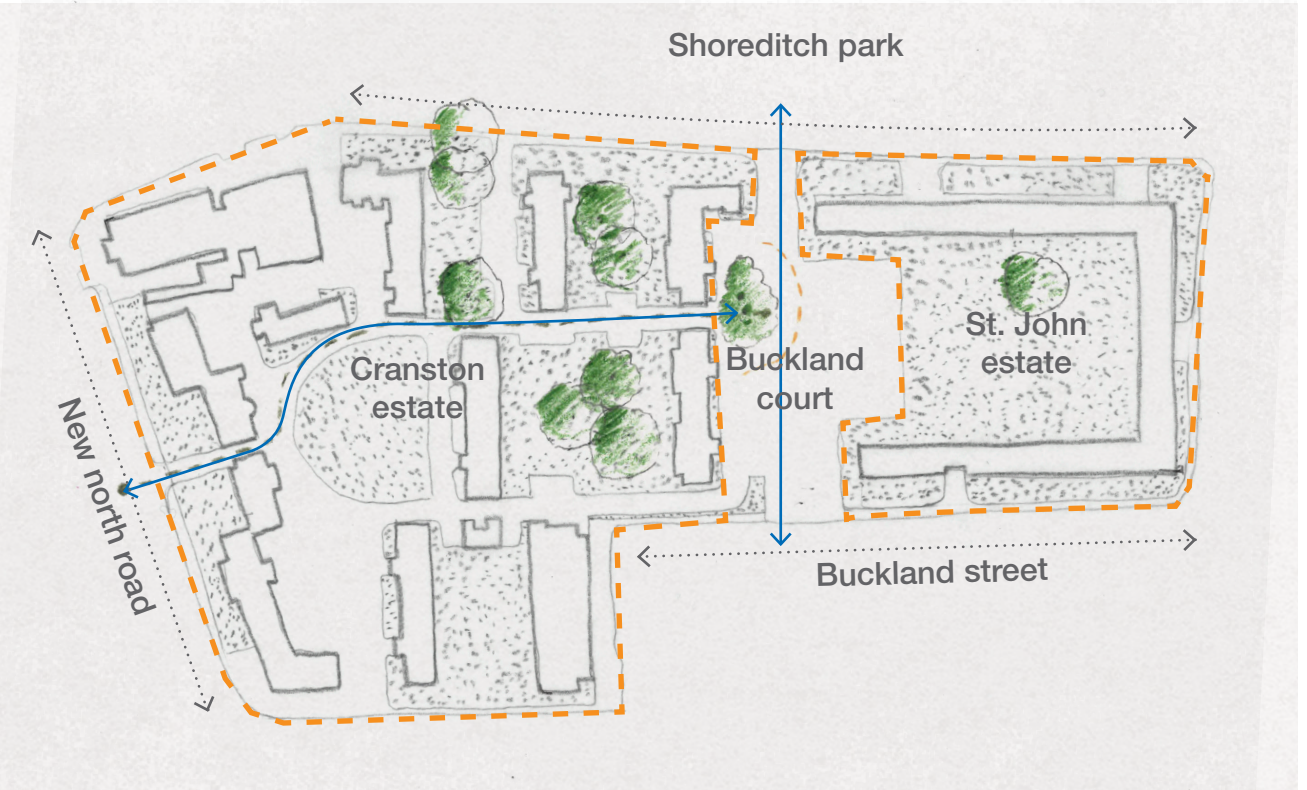
St. John Baptist church



Regents canal

### Looking at the existing context

The site at Buckland Court is similar to past mid-century estates developments in London at that time. The site is embraced by linear blocks and deck access and offers a large open space. The site is located between two estates. Their separation is visible by a tall fence running north south at the back of the garage site, which are proposed to be developed for the purpose of this proposal.



Location diagram



View towards the garage site from St. John communal garden



# The developing designs

## Knitting into the existing place

### Key landscape design principles

- 1 Creating clear public realm spaces with different uses and character
- 2 Well overlooked open spaces creating passive surveillance
- 3 Improved south-north route from Buckland street to Shoreditch park.
- 4 Doorstep (and informal) play accessible for all
- 5 Preserving trees

### Site Photographs



Continuity of rich landscapes



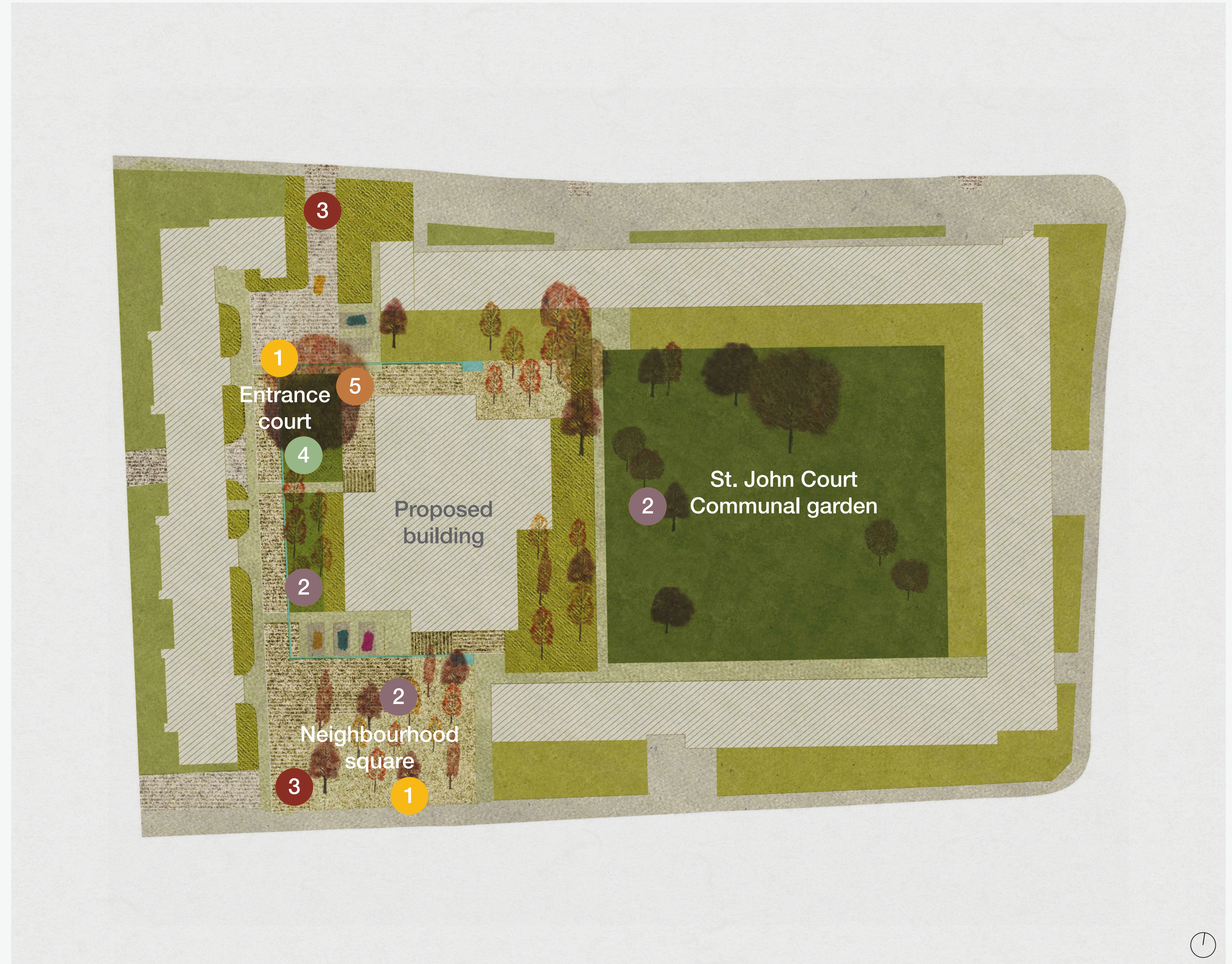
Under-used garage site



Local amenities



Tall fence separating both estates





# The developing designs

## Potential landscape ideas

### Questions for you

- 1 What can you tell us about the open spaces?
- 2 How do people use these different spaces?
- 3 Are there any interesting plants or animals in these spaces?
- 4 Looking at the landscaping interventions to the right, are there any examples that you like or dislike?
- 5 Are there any interventions that you would like to see which are not included?

Please sticker your likes and dislikes



Please leave your comments

Entrance Court



Delicate interactions between vehicles and pedestrians in close proximity require careful design



Informal play opportunities



Contrast to define the boundary between pedestrian and vehicles



Playful signage to contribute to place making

Neighbourhood Square



Social hub for the wider neighbourhood



Flexible, playable, multifunctional spaces



Informal arrangement of trees promotes flexible use



Seating and paving integration

St. John communal garden



Whilst keeping this garden secure and private, could this garden be shared with new residents?

Please let us know your thoughts, feelings and experiences on this space

If any, what landscape interventions could better the use of this space



# The developing designs

## Movement and access

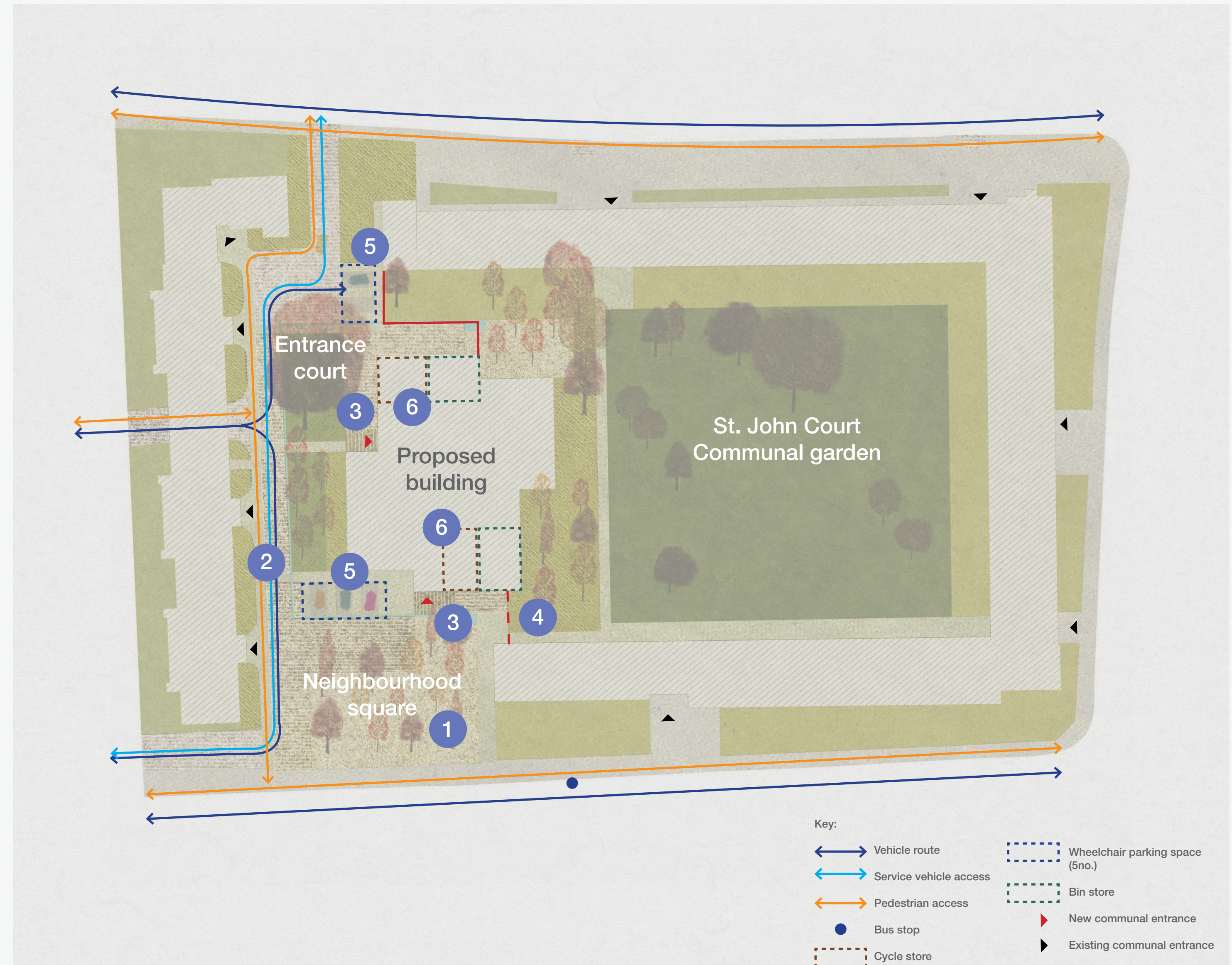
### Key access design principles

- 1 Opening up access from Buckland Street via south facing square
- 2 Well lit and overlooked pedestrian route from Buckland Street to Shoreditch Park
- 3 Communal entrances addressing a public space
- 4 Controlled access for the new residents into St. John court's communal garden
- 5 Provision of wheelchair parking spaces
- 6 Well sized bin and bulky waste stores located inside the new building to avoid flytipping

### Car and cycle parking

The project is a car-free development as required by LBH guidelines. Resident's who park their cars here will be able to park elsewhere on the estate, where parking spaces are underused. Five new wheelchair parking spaces will be provided on site for the wheelchair adaptable apartments proposed.

All bikes will be stored in dedicated cycle stores inside the new building, with the exception of a small number short-stay cycle spaces within the surrounding public realm.



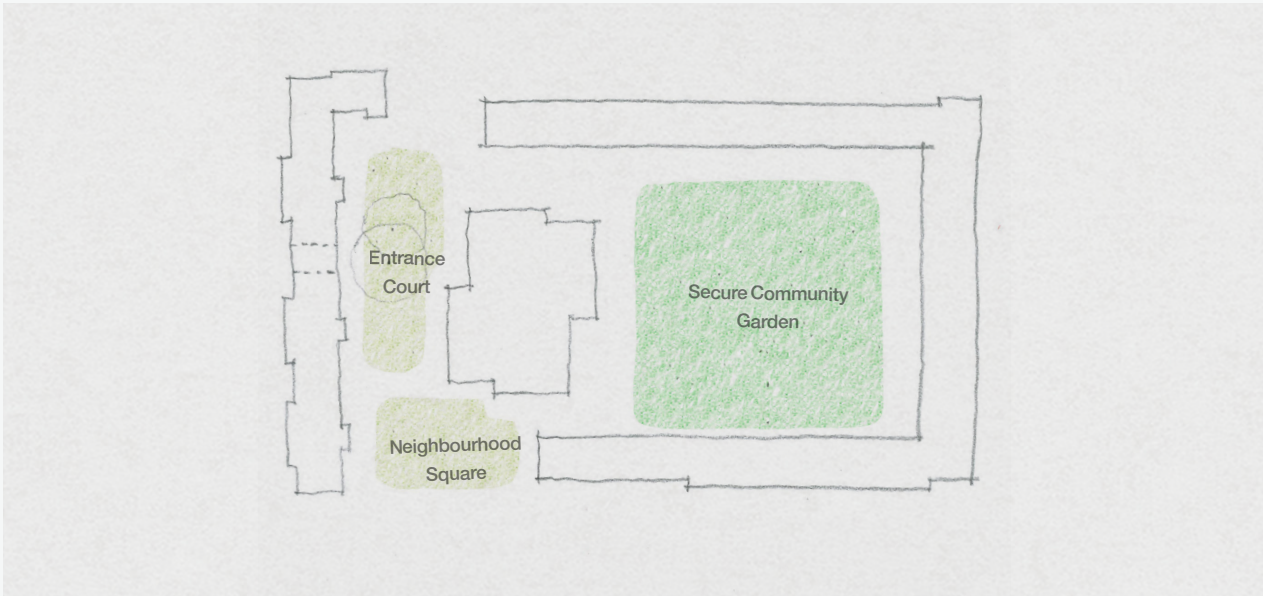


# The developing designs

## Height and volume

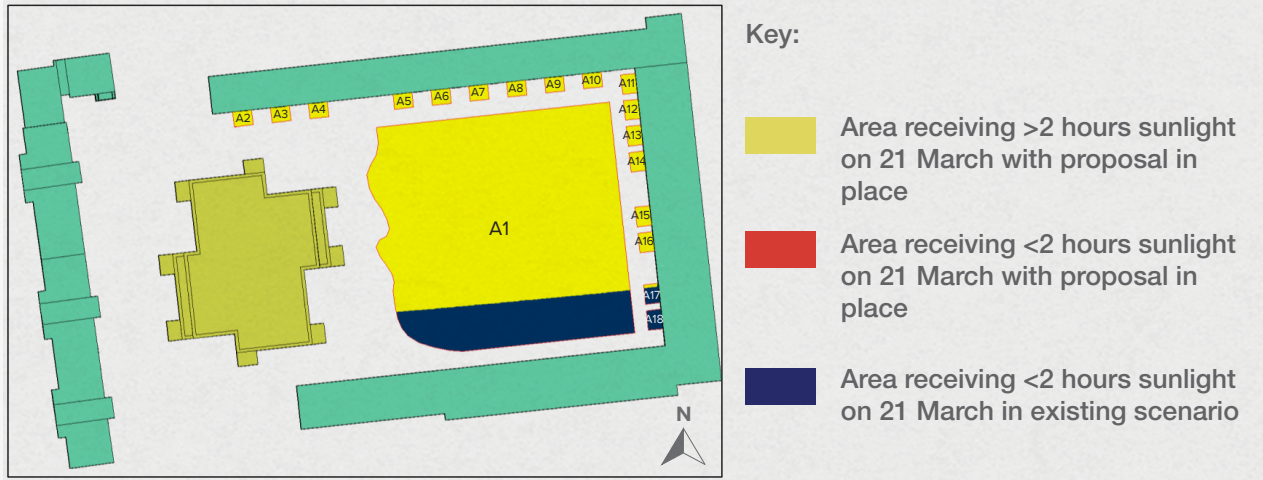
### A centrally located compact building

The building is placed in the middle of the available site, to keep as clear of the surrounding buildings as possible. It has 8 dual aspect apartments on a typical upper floor, with balconies at each corner. Making the building as compact as possible means more space for landscape and more space between buildings. It will be set in newly planted gardens on all sides.



### Daylight / Sunlight impact on neighbours

The daylight and sunlight consultant have tested the overshadowing to gardens and open spaces and have concluded that the proposed development will not have significant impact on neighbours.





# The developing designs

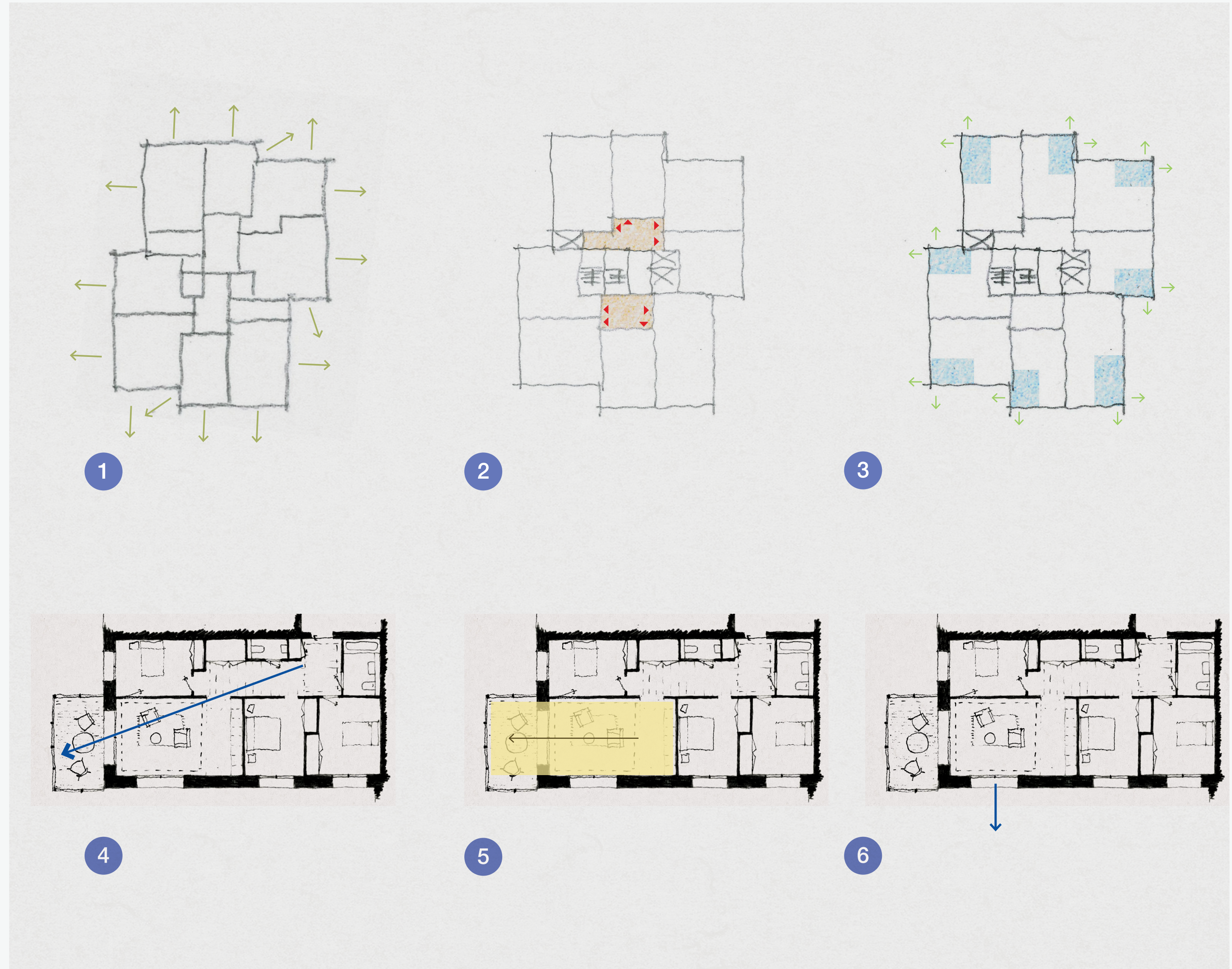
## Making good homes

### Key new homes design principles

- 1 Maximizing dual aspects flats
- 2 Small neighbourly lobbies to enhance informal social interactions and improve security
- 3 Living rooms on corners to maximize daylight and good views
- 4 Long views through the home making it feel more generous
- 5 Balconies designed as an extension of the living spaces
- 6 Windows positioned to reduce overlooking issues with neighbouring buildings



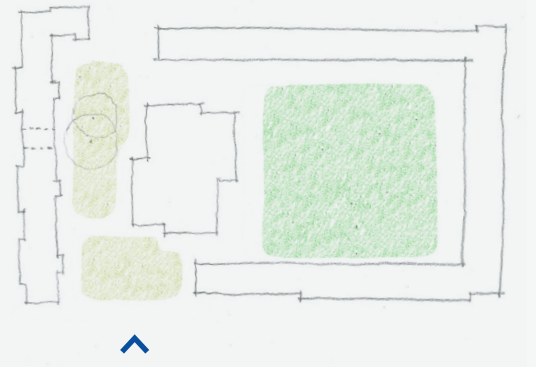
Reference image: visual permeability through a home





# The developing designs

## Architectural character

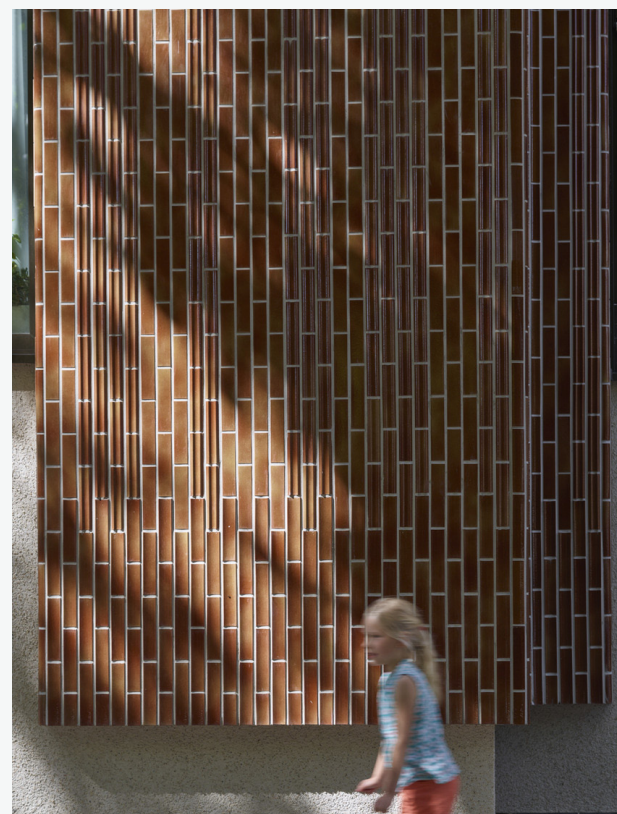


### The making of a garden building

- 1 A building set in landscape with lush greenery around it.
- 2 Balconies designed as outdoor rooms fronting onto tree canopy.
- 3 Robust and characterful facade materials
- 4 Taller ground floor
- 5 Visible and dignified entrances

### Early materiality ideas

We are interested in materials for the facade that last and are characterful. We are exploring the idea of colourful tiles or bricks sitting in a lush green landscape.



Reflective coloured tiles



Rich coloured bricks




Illustration of the proposal seen from the southern neighbourhood square, subject to further design and public consultation

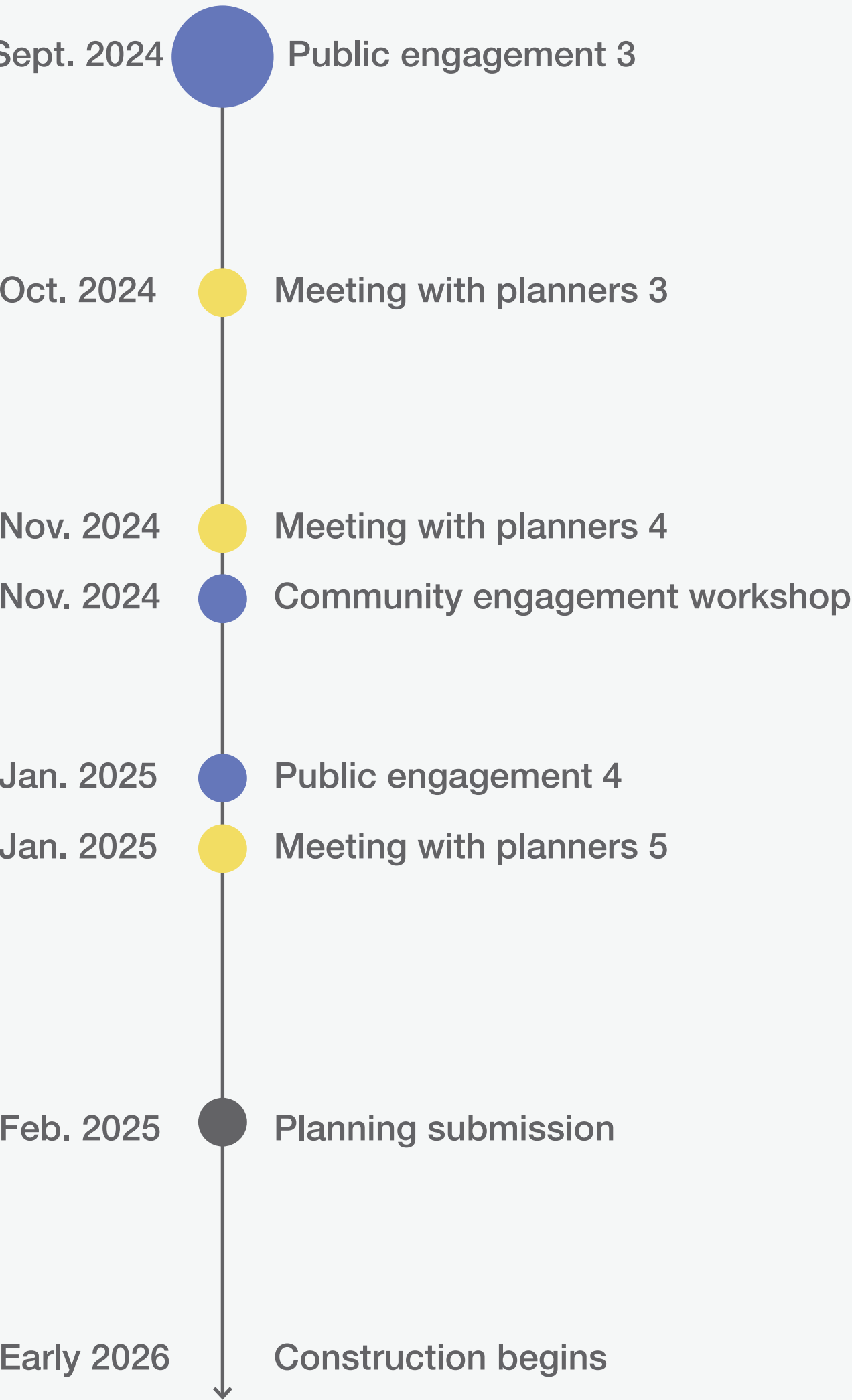


# Have your Say

## We want to hear more from you !



What's next



What can we do better? Who should we be speaking to? What problems need solving?  
Which interesting stories deserve telling? What do you love about the place?  
What do you want to see more of?

Please leave your comments

Leave a post it note with your feedback or you can scan the QR Code to respond to the online questionnaire

