

# 1

## Welcome

# New Homes for the De Beauvoir Estate

Thank you for attending this 2<sup>nd</sup> public exhibition for the proposed new homes across the De Beauvoir Estate. Architects Henley Halebrown and Stephen Taylor Architects are working with Hackney Council to design much-needed new homes.

We will be presenting developed designs to give you the opportunity to ask any questions you may have. You can also raise any concerns and make comments to help inform the way the designs progress.

We welcome everyone's thoughts so please fill out a feedback form or ask one of the team to help you with this.

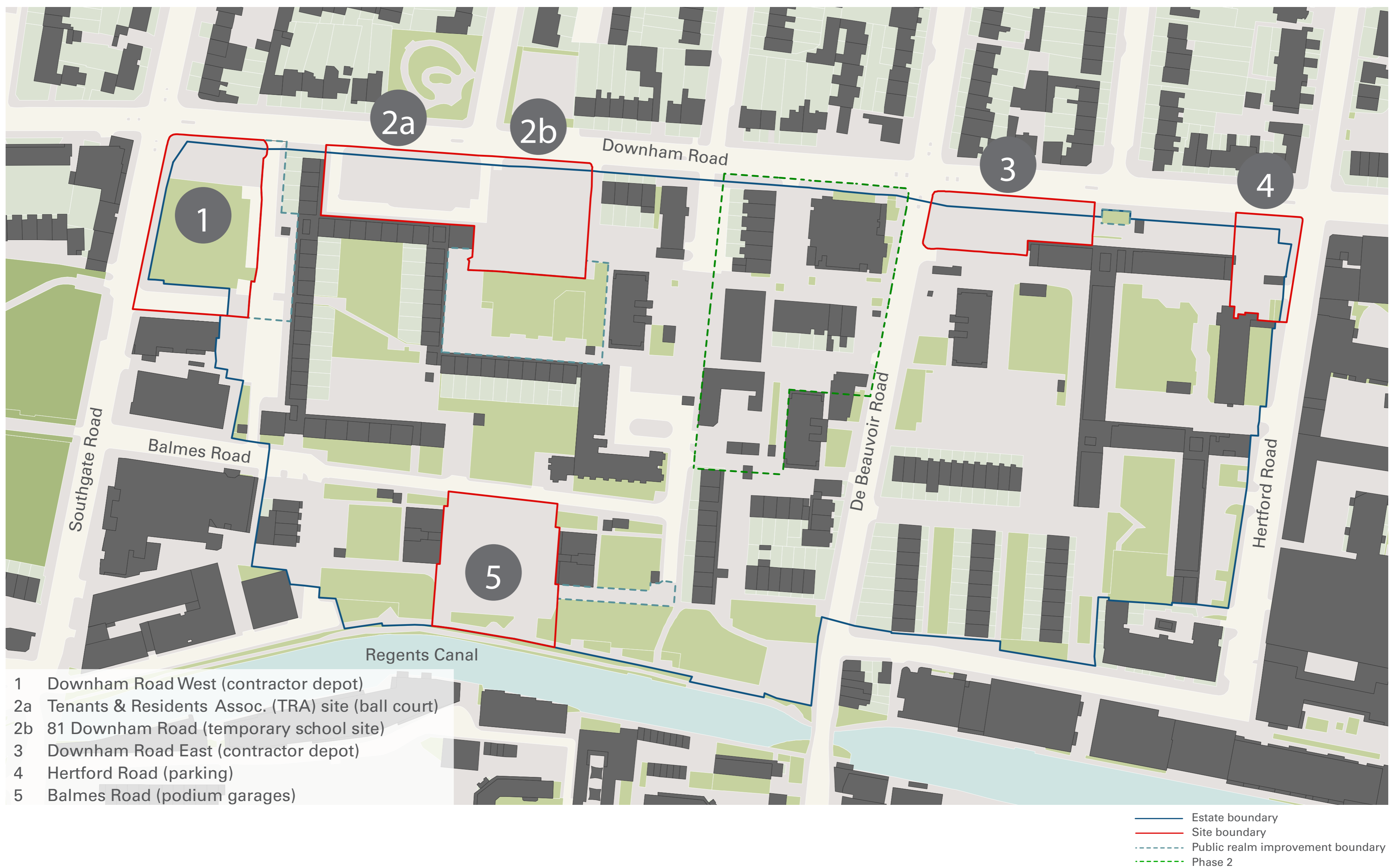
### Why Hackney is Building

Nearly 13,000 households in Hackney are waiting for a new Council home, including 3,000 families living in temporary accommodation. That's why Hackney is Building much-needed new Council homes for local people on the De Beauvoir Estate.

We're proposing to build around 185 well-designed homes across the five sites shown on the map below as well as 900 square metres of non-residential spaces.

### Objectives:

- A To build much needed homes
- B To repair Downham Road
- C To improve green spaces located next to the site



- 1 Downham Road West (contractor depot)
- 2a Tenants & Residents Assoc. (TRA) site (ball court)
- 2b 81 Downham Road (temporary school site)
- 3 Downham Road East (contractor depot)
- 4 Hertford Road (parking)
- 5 Balme's Road (podium garages)

## Meet the design team

### architects Henley Halebrown

Henley Halebrown is a Hackney-based architectural practice which has built a strong reputation for designing a range of projects across London including social housing. They have acted as the architects for the Kings Crescent Estate development for Hackney Council, winning a collection of architecture and design awards. As well as designing high-quality housing, they have also won awards for a range of community buildings.

### STEPHEN TAYLOR ARCHITECTS

Stephen Taylor Architects is an award-winning architectural practice who have operated in Hackney for more than twenty-five years, in which time they have completed various projects across the UK and Europe specialising in housing. They have recently delivered the Aikin Court development in Stoke Newington for Hackney Council, and are currently working on a number of social housing projects for local authorities across London.



Kings Crescent Estate, Hackney



Aikin Court, Hackney

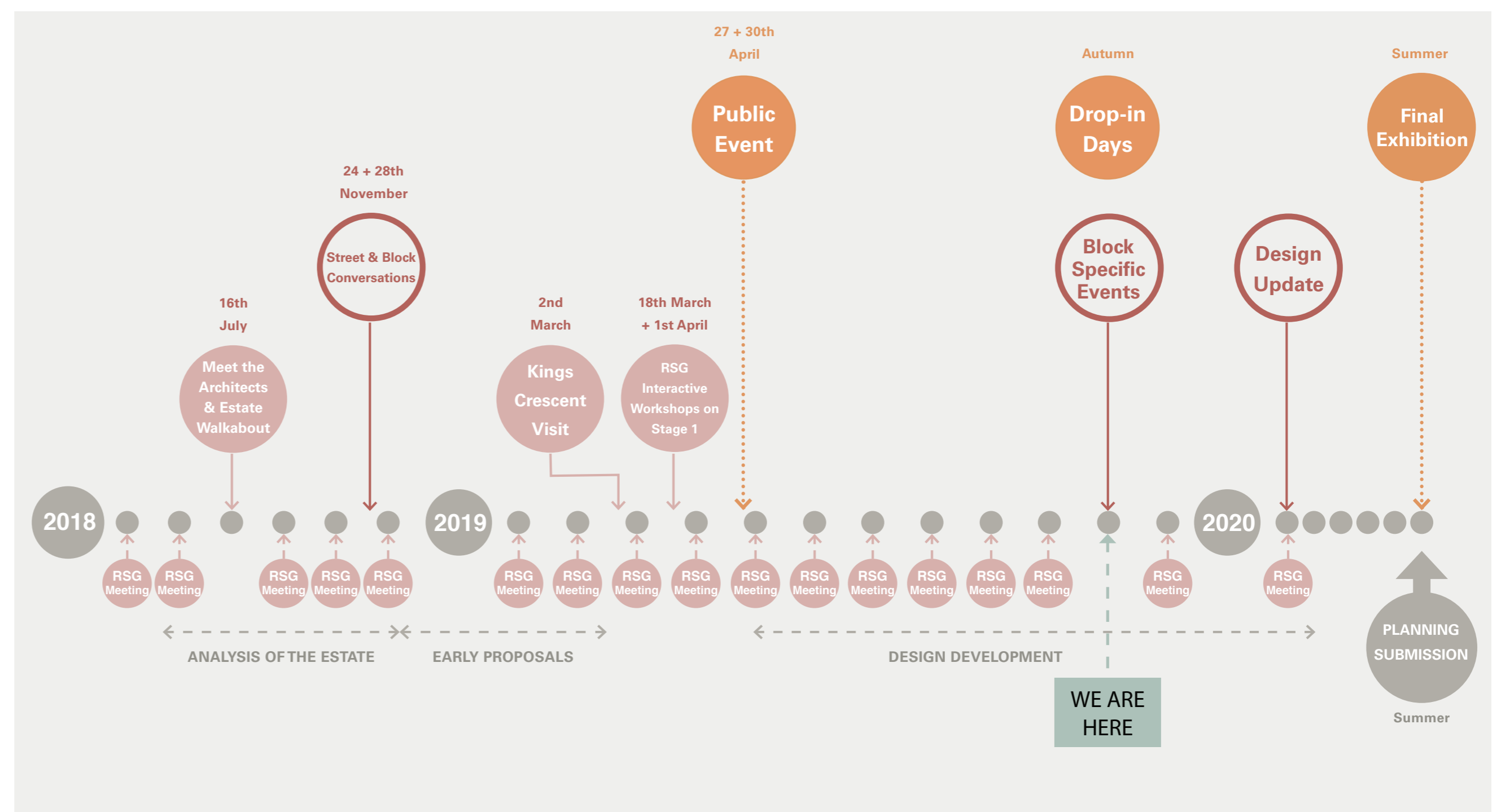
## 2 Learning from the previous consultation

# New Homes for the De Beauvoir Estate

The first consultation exhibition took place in the main hall of the Rose Lipman Building on Saturday 27th April and Tuesday 30th April 2019.

The main objectives of the event were to:

- Inform all residents on the estate, those in immediately surrounding homes and key stakeholders about the project and its scope.
- Give people the chance to raise any comments or concerns with the project so far
- Provide interactive opportunities to gain meaningful feedback to inform the next steps



Consultation programme

The feedback about the direction the design and brief, and the design team's developments in response have been summarised below.

### What we heard:

If more homes are required, a preference for looking at more sites instead of taller buildings

Concern about density and loss of open space

The blocks are defensive, and are cut off from the rest of the estate

Concern new buildings will block light and views

Concern Balmes Road proposals will overshadow the Grow Your Own area

The park off Southgate Road is a neglected green area that needs revamping

The TRA site is an eyesore and serves little function - it's a large space that could be developed

Concern that works across the estate are not being coordinated

### How we've responded:

The building heights have remained unchanged at 6 storeys. Two of the site areas have been extended to repair Downham Road along with the surrounding public space.

The proposed building shapes have been designed to minimise the impact on their neighbours while delivering the number of new homes needed. The current design proposal involves no net loss of green space, with additional space following the removal of the Balmes Road parking structure. Please see board 4 for more information.

Blocks are now three-sided, improving light conditions and reinforcing their openness to the rest of the estate

Daylight / Sunlight analysis has led to further development of building form, limiting daylight/sunlight impacts on existing estate residents.

Daylight / Sunlight analysis has led to further development of Balmes Road massing to further reduce overshadowing of Grow Your Own.

We are proposing a pocket park that is overlooked and sheltered from Downham Road

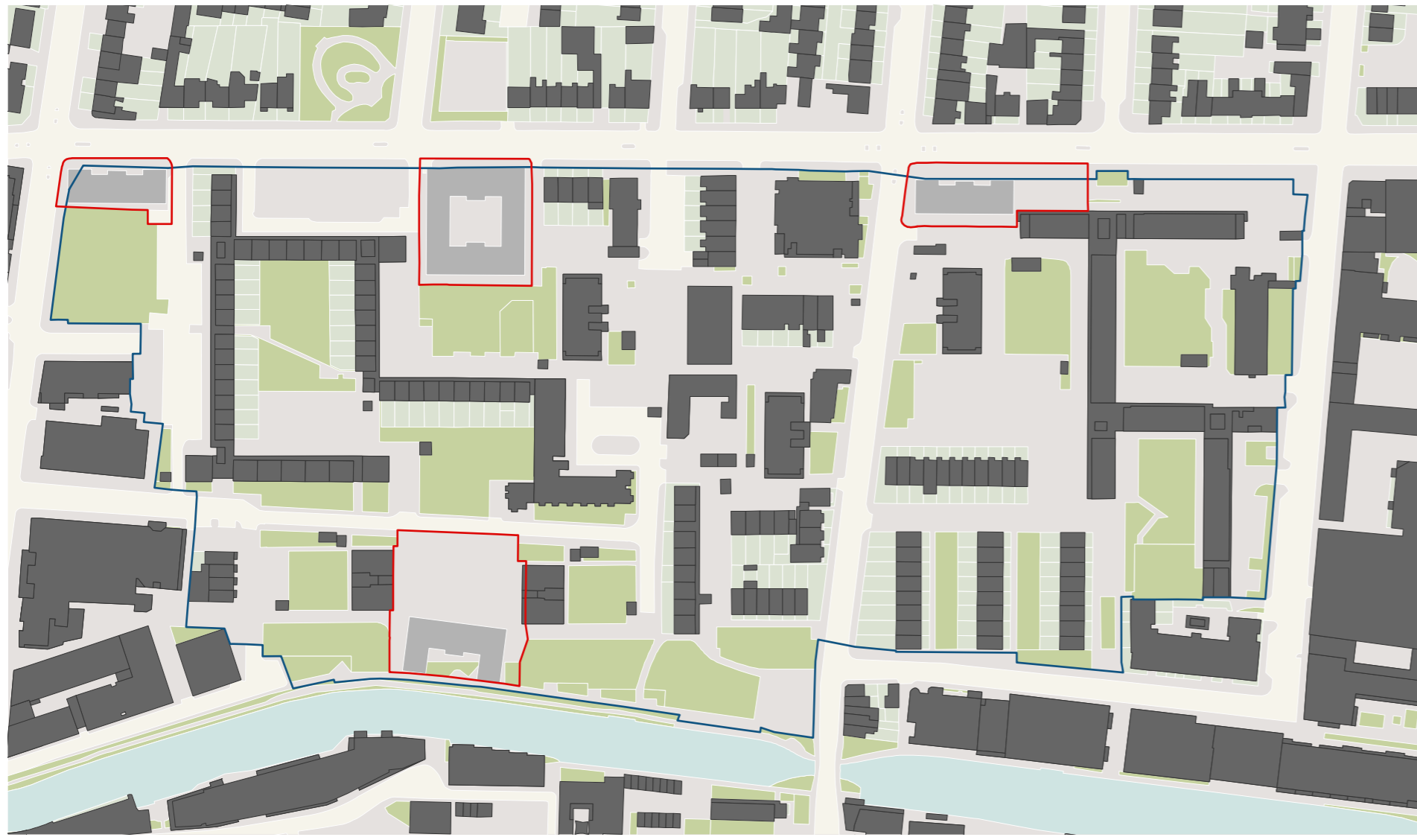
New townhouses are proposed for this site, defining the street edge and creating a clear estate boundary. Please see board 5.

There are a range of proposed maintenance and estate improvement works across the estate. These are discussed at regular coordination meetings attended by all project leads including Housing Services.

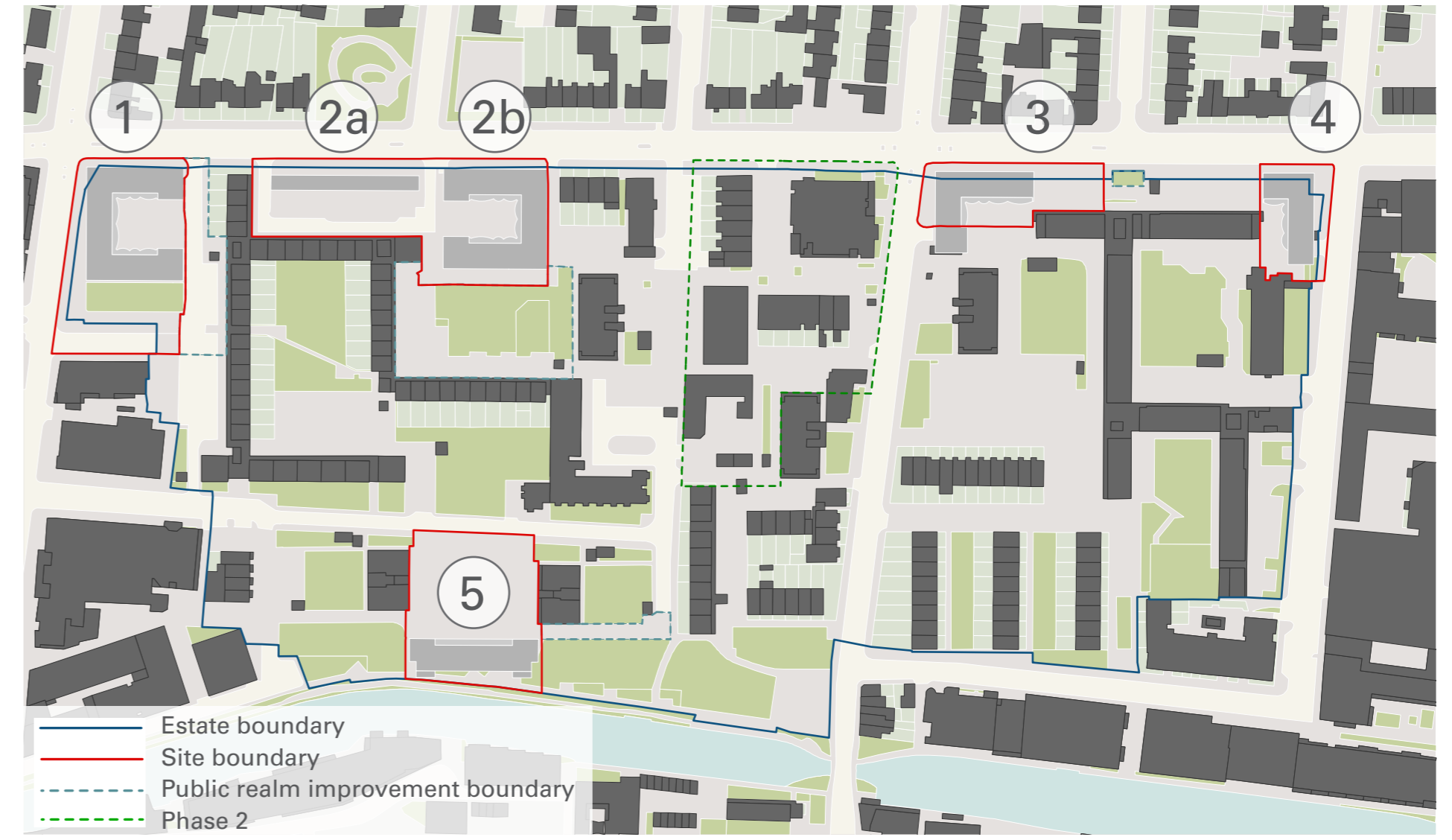
# 3 How the design has evolved

# New Homes for the De Beauvoir Estate

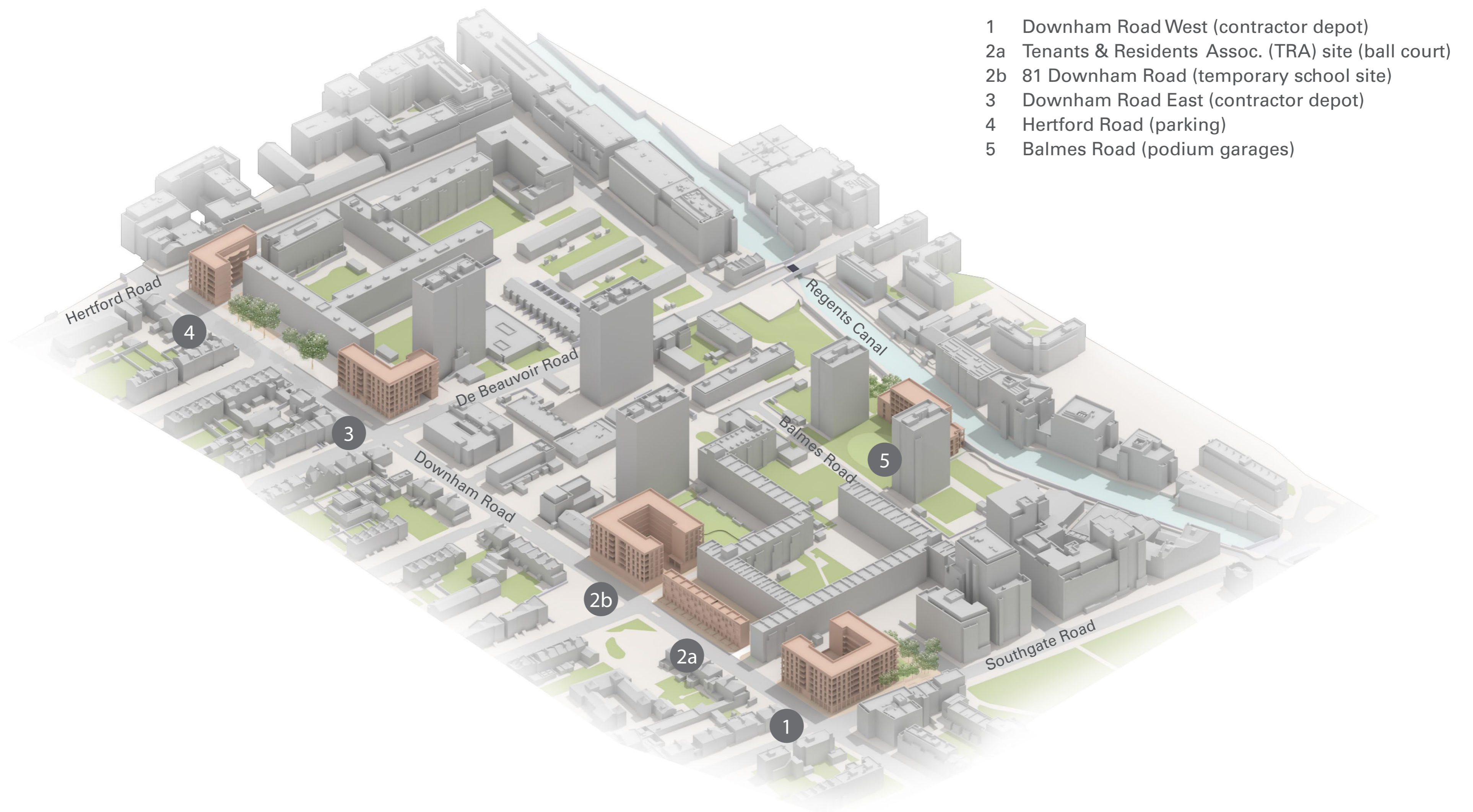
## Initial plan



## Current plan



## Aerial view of current proposal



- 1 Downham Road West (contractor depot)
- 2a Tenants & Residents Assoc. (TRA) site (ball court)
- 2b 81 Downham Road (temporary school site)
- 3 Downham Road East (contractor depot)
- 4 Hertford Road (parking)
- 5 Balmes Road (podium garages)

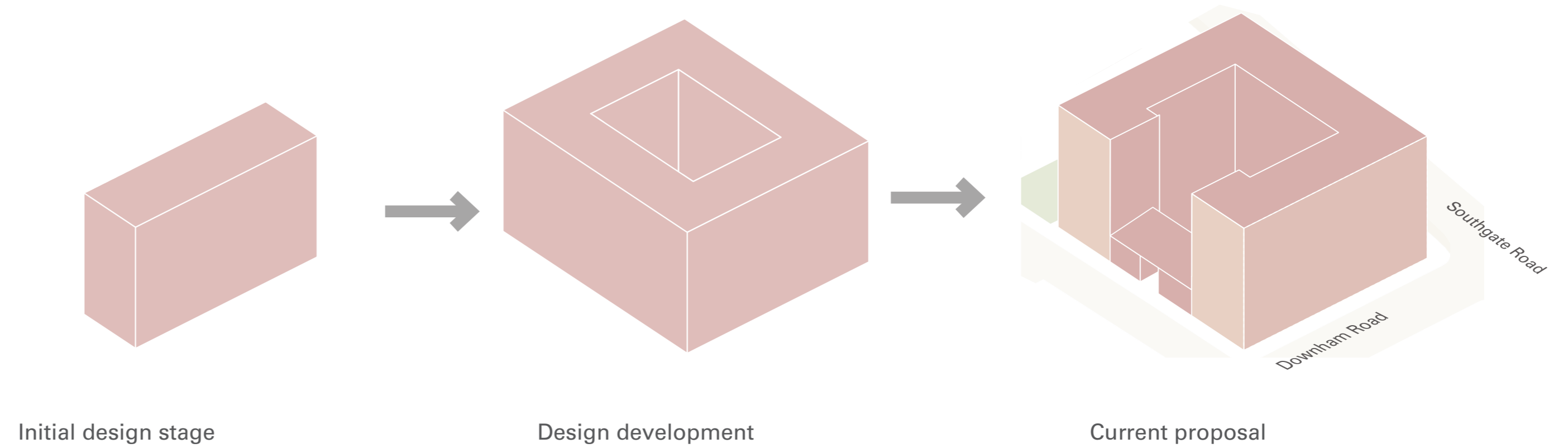
Project Start	Investigation Stage	Stage 1	Design Stage 2 Start	Design Stage 2
May 2018	March 2019	April 2019	June 2019	November 2019
133-169 homes	136-138 homes	122 homes	170 homes	185 homes
Aiming to provide 70% affordable homes, with the remaining 30% for outright sale to help pay for them				
4 sites	4 sites	4 sites	5 sites and additional public spaces	5 sites and additional public spaces
Estimated height	6 storeys	6 storeys	6 storeys	6 storeys

## How the building forms have changed

## New Homes for the De Beauvoir Estate

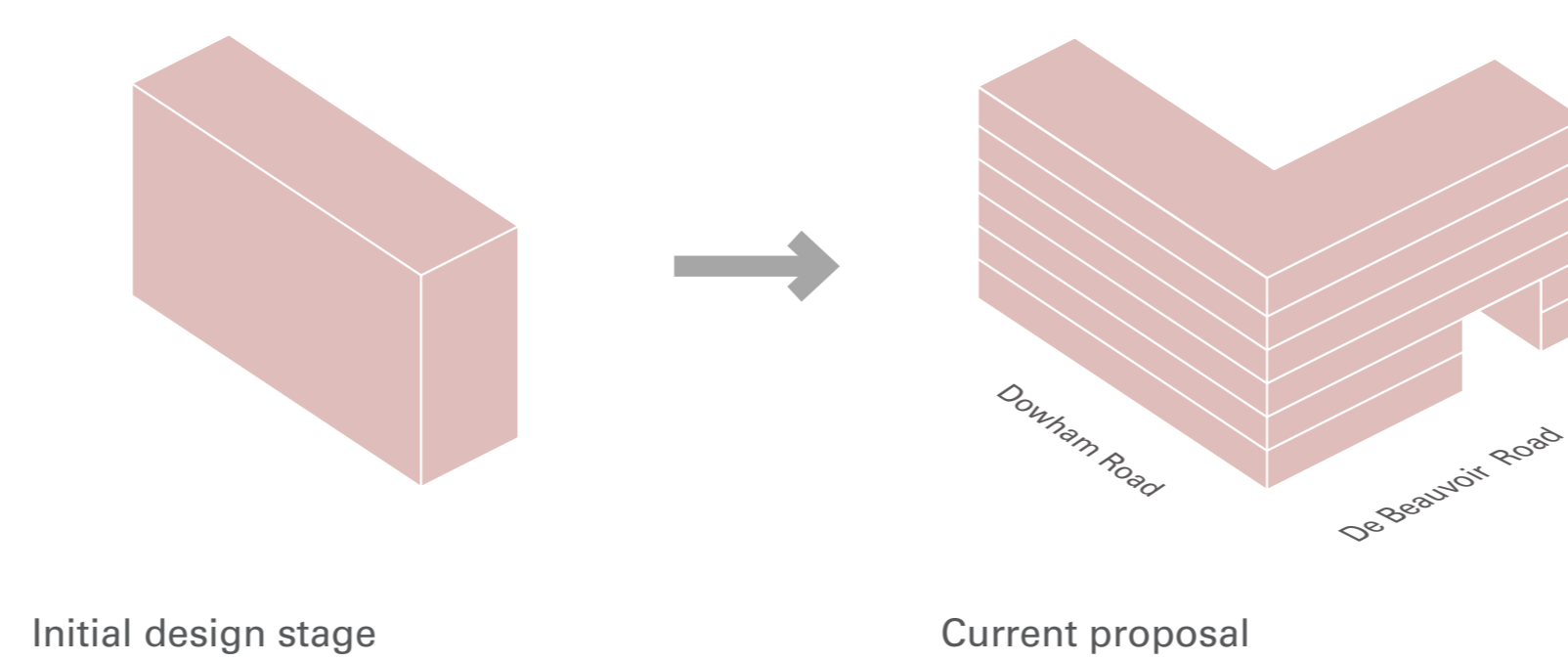
### Downham Road West & 81 Downham Road

- Change from courtyard to "horseshoe" to create an open courtyard



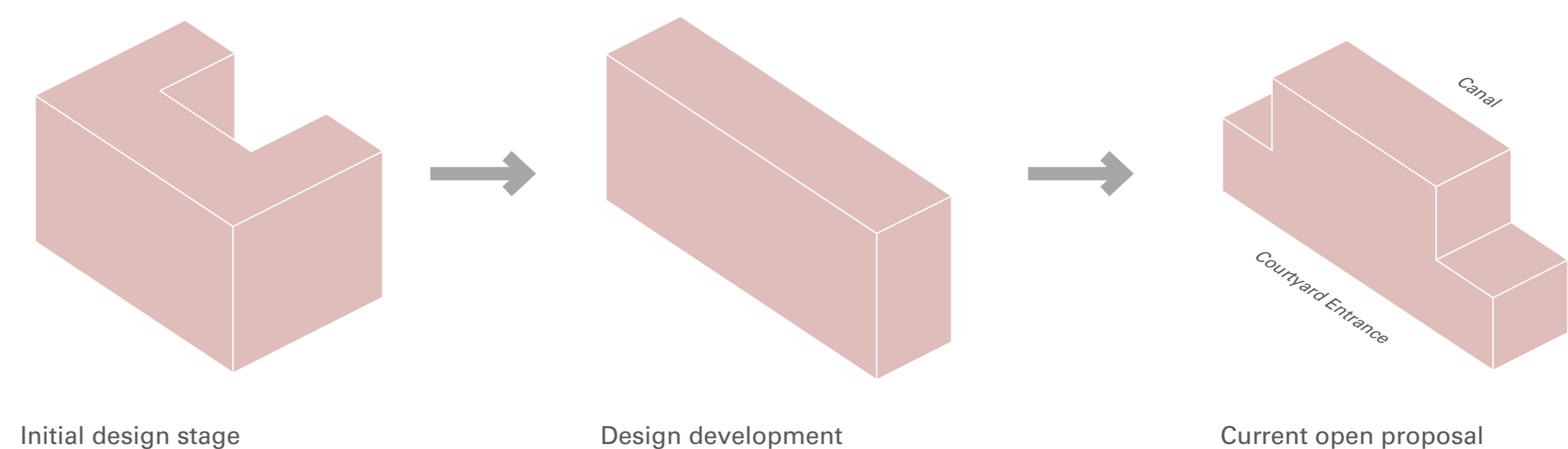
### Downham Road West & 81 Downham Road

- Change from straight block to corner shaped block



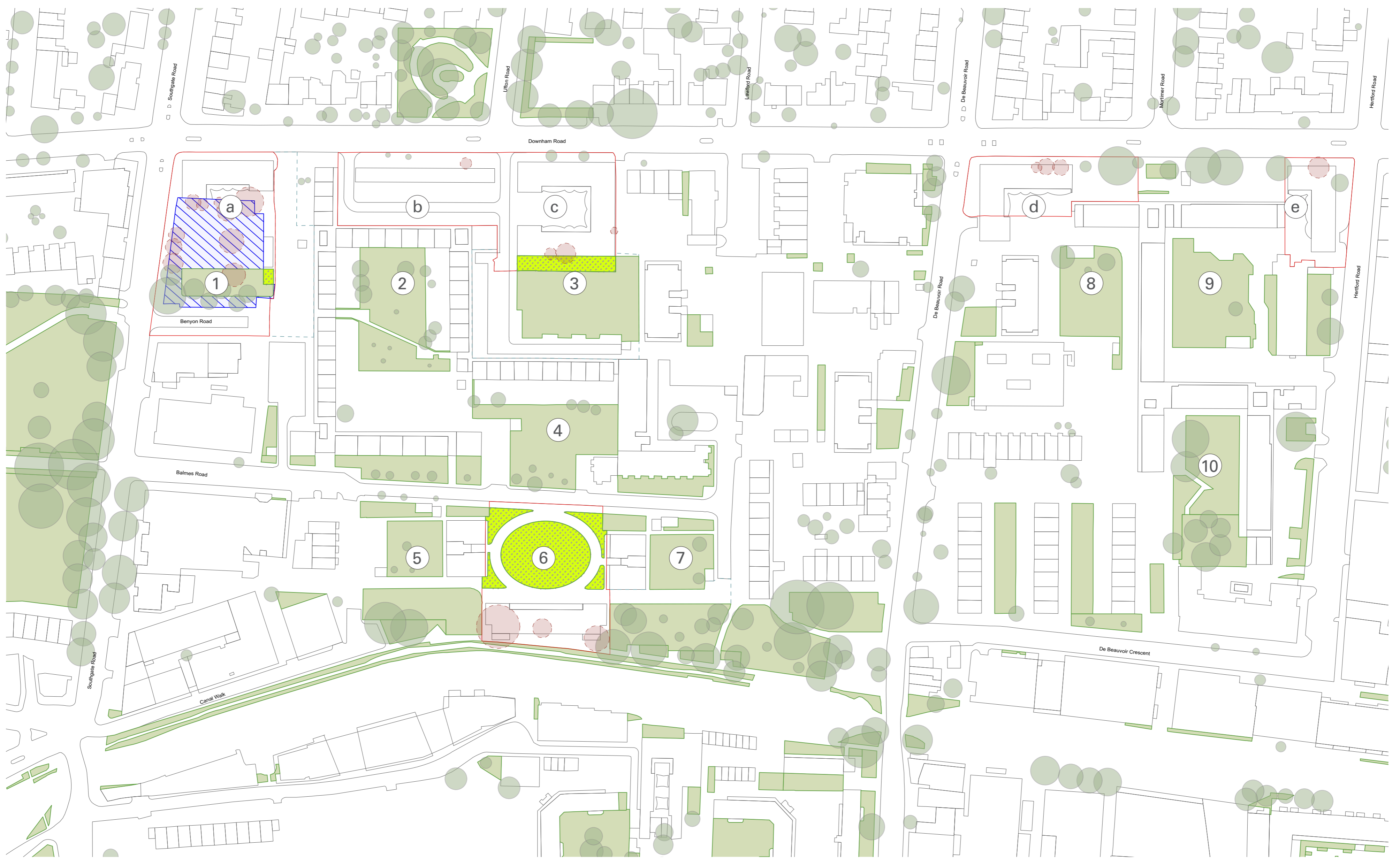
### Balmes Road

- Change from "horseshoe" to straight block.
- Corners removed to reduce overshadowing

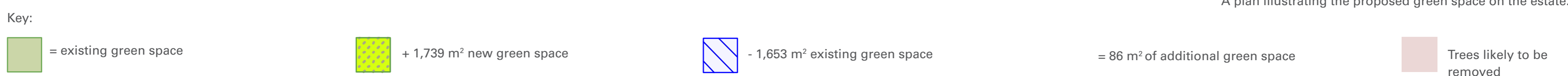


## Green space area

The current designs show how new homes can be built on the estate whilst retaining the total area of green space. Green space which is redeveloped - like on Downham Road West - is reprovided elsewhere, e.g on Balmes Road. In total there is actually a net increase of green space. We are also improving the quality of green space within the red and dotted blue site boundaries. The new green space on Balmes Road (number 6 on the map below), for example, will be planted with new trees and filled with new play equipment.



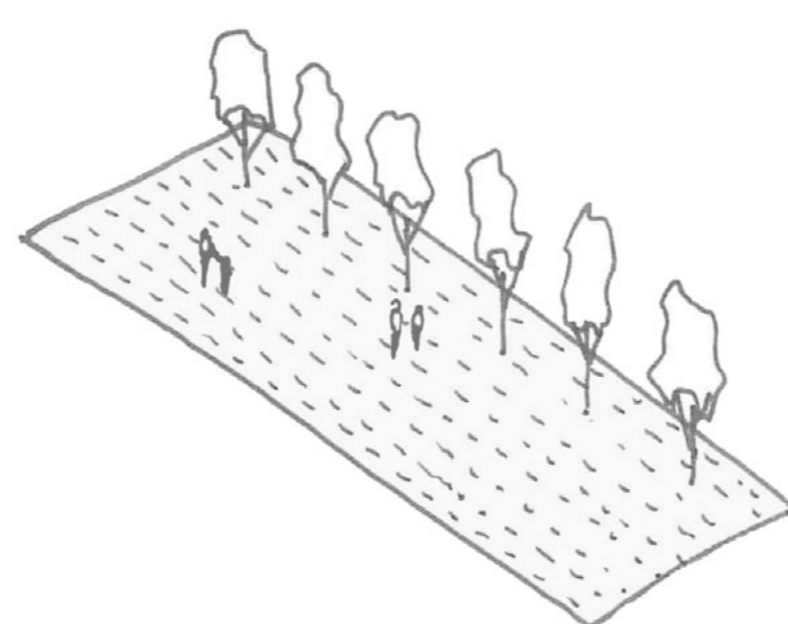
A plan illustrating the proposed green space on the estate.



## There are two types of open space on the estate

### Urban Courts

- Are framed on four or three sides by buildings.
- Urban courts are hard landscaped and contain parking.
- These are indicated on the map above using the letters a-e.



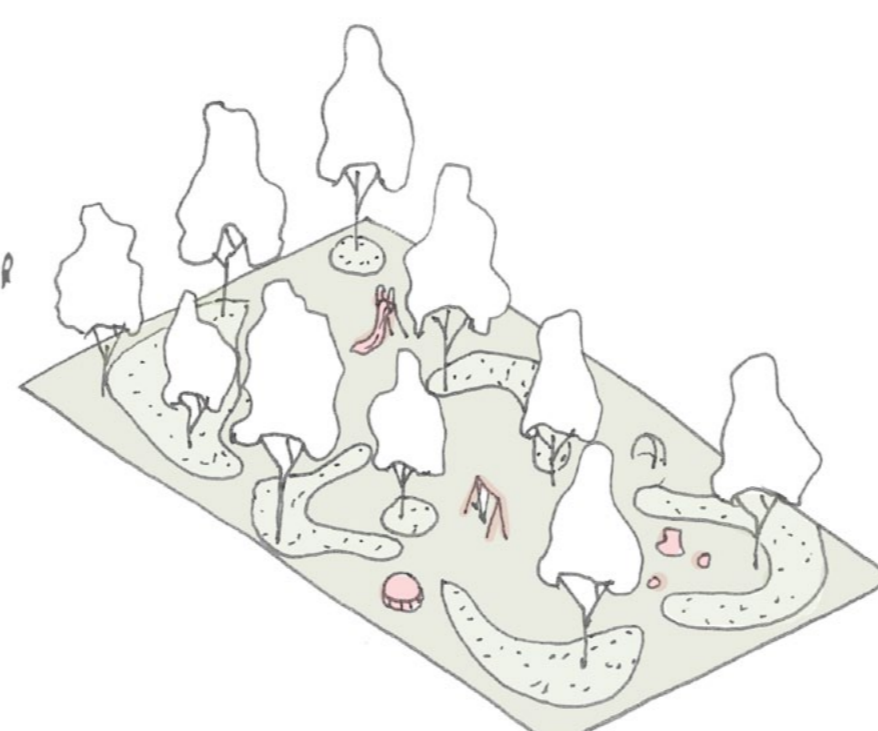
Sketch illustrating possible urban court example



Existing space beside the TRA office on Downham Road

### Garden Courts

- Are also framed on four or three sides by buildings.
- Garden courts have green space, planting and play equipment.
- These are indicated on the map above using the numbers 1-10.



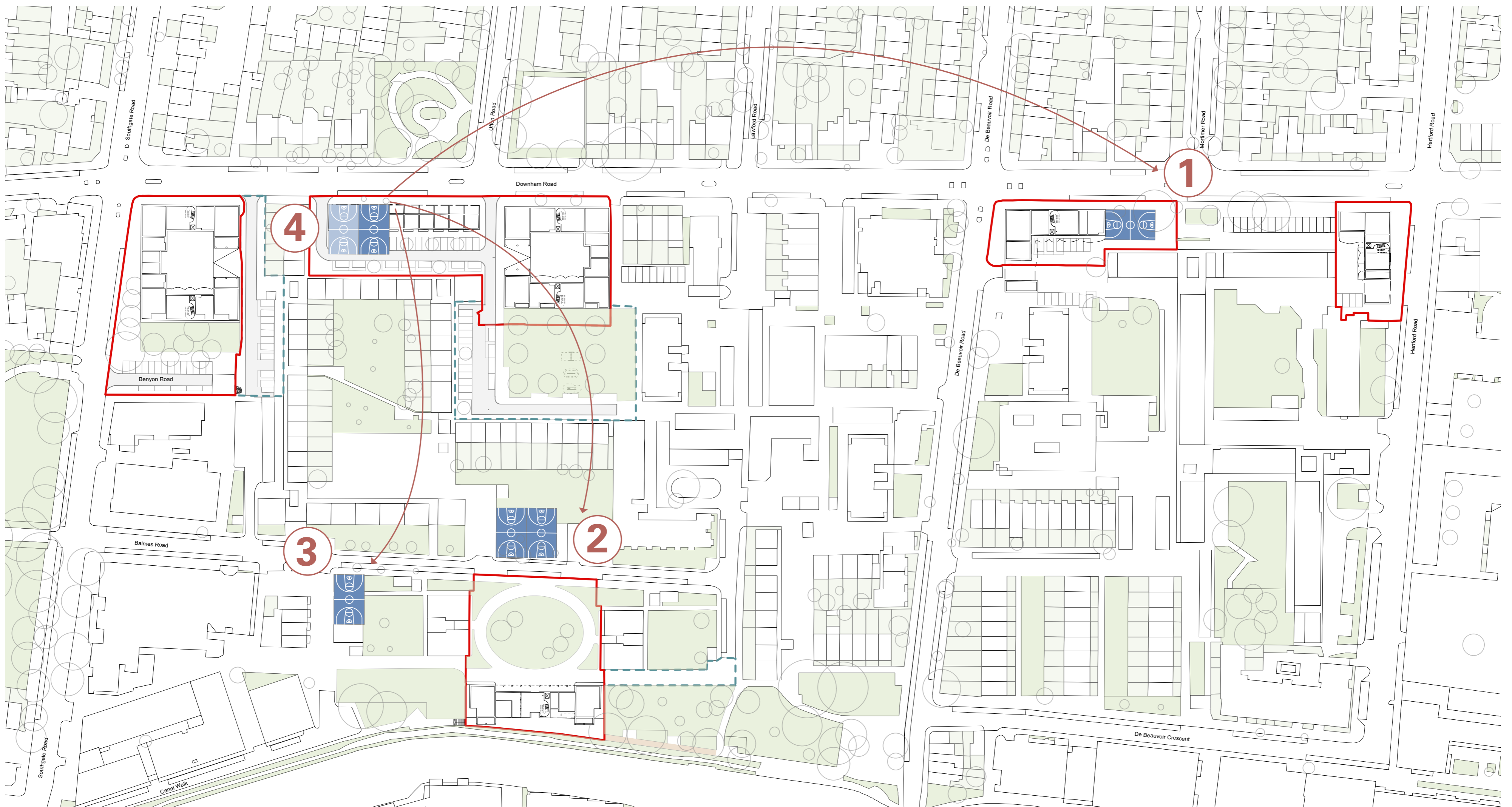
Sketch illustrating possible garden courts example



Existing space the south of 81 Downham Road

## Why move the courts?

This stretch of Downham Road is in need of improvement. The blank wall here has been agreed as unsightly, and the new terraced homes we are proposing will remove this wall and overlook the spaces around it, making them feel safer. This will require the two basketball courts to be relocated. They would also be improved on, possibly incorporating other forms of play. We have suggested three suitable locations where the improved ballcourts can go. What do you think? Please complete a feedback form.



A site plan showing the potential sites for the basketball court relocation.

### Option 1

- A strategy which redefines the space in front of Fermain Court for play, which will replace parking spaces.

- pros:
- Potential to transform this stretch of the estate as a large mixed games area
- cons:
- Full development of this scheme relies on long-term planning
  - Some parking is relocated

### Option 2

- Courts are moved in front of the Crib building
- Loss of lawn space in favour of playspace.
- Option for a single court is also possible

- pros:
- Both courts could be re-provided at once.
  - Proximity to Crib
  - Faces new central green space (Balmes Road)
- cons:
- Potential noise for existing residents
  - Loss of lawn space

### Option 3

- One court could be located here.
- Existing play equipment moved to the new green space by Balmes Road.

- pros:
- No loss of green space
- cons:
- Only one court provided
  - Less supervised play for parents who use the Grow Your Own

### Option 4

- Retain one or both courts in existing location.

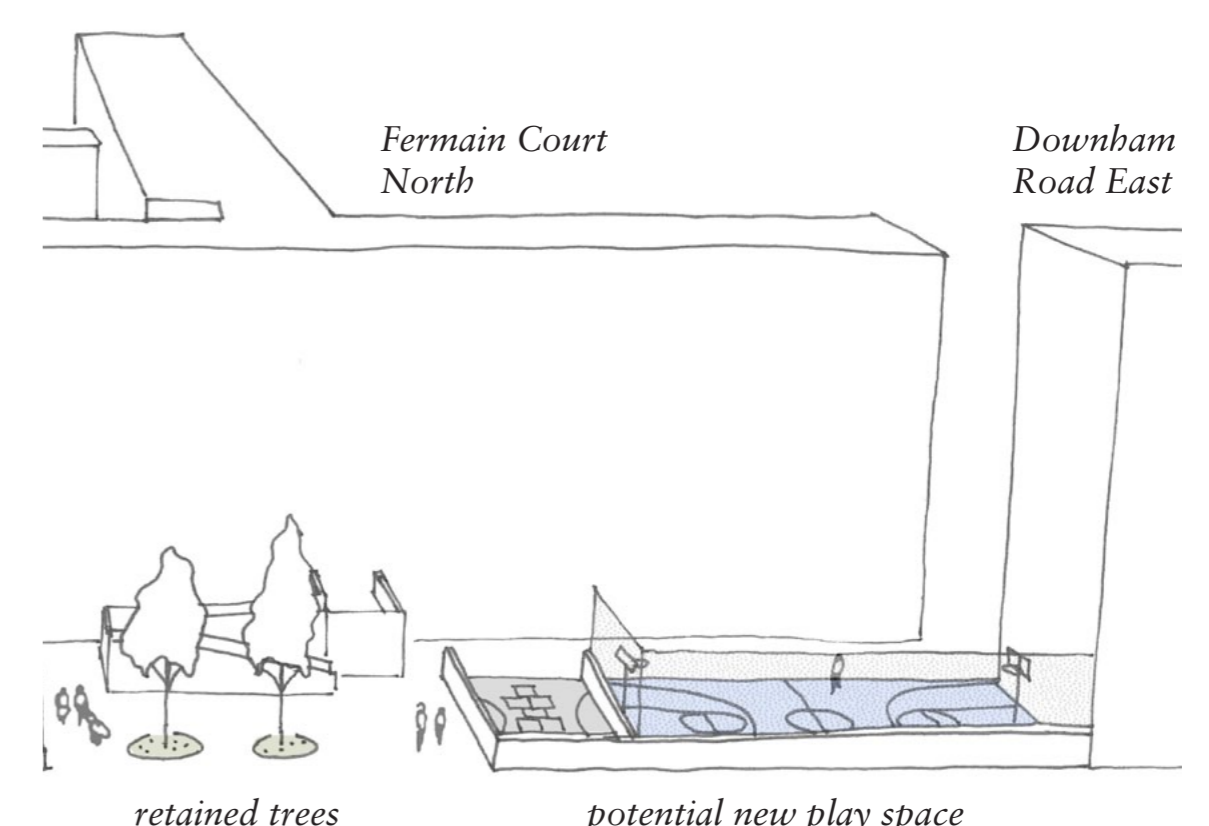
- pros:
- Potentially no change to existing courts
- cons:
- Less homes can be provided,
  - Arrangement of homes with retained court is an awkward compromise



Existing ball courts with high solid walls to Downham Road



Example of unfenced MUGA set away from busy streets



Example of how play space could fit in front of Fermain Court



## Parking strategy

This is our initial proposal for reproviding existing car parking spaces on the estate, if necessary. The scheme is a car free development which is in line with Hackney's current policy for new housing, some additional parking will be required for new wheelchair accessible homes. We would like your feedback on the suggested parking strategy. Please complete a feedback form if you'd like to share your comments.

## Existing parking



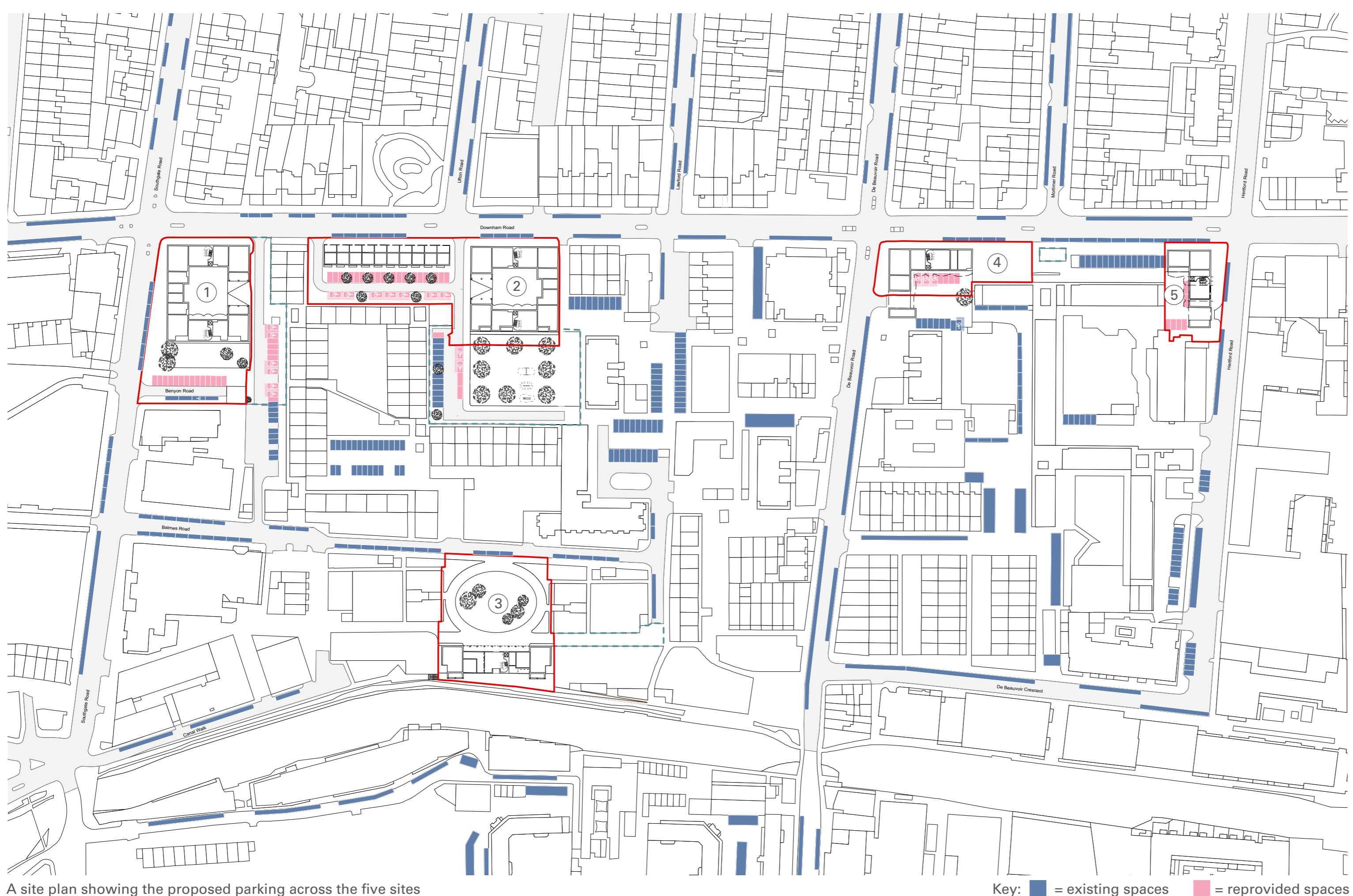
Existing number of parking spaces across the five sites

-  73 parking spaces
- +
-  4 accessible spaces



Number of spaces within the red line of each proposed site:

1. Downham Road West
  - 28 parking spaces
  - 1 accessible space
2. 81 Downham Road
  - 27 parking spaces
  - 0 accessible spaces
3. Balmes Road
  - 0 parking spaces
  - 0 accessible spaces
4. Downham Road East
  - 9 parking spaces
  - 1 accessible space
5. Hertford Road
  - 11 parking spaces
  - 0 accessible spaces

## Proposed parking



Proposed number of parking spaces across the five sites

-  73 parking spaces
- +
-  20 accessible spaces (16 new spaces)

Number of spaces within the red line of each proposed site:

1. Downham Road West
  - 22 parking spaces
  - 7 accessible spaces
2. 81 Downham Road
  - 32 parking spaces
  - 9 accessible spaces
3. Balmes Road
  - 0 parking spaces
  - 0 accessible spaces
4. Downham Road East
  - 13 parking spaces
  - 4 accessible spaces
5. Hertford Road
  - 6 parking spaces
  - 0 accessible spaces

# 8 Downham Road West

# New Homes for the De Beauvoir Estate

The proposed Downham Road West building completes the corner of Southgate and Downham Road, adding activity to Downham Road with non-residential units and signalling a new entrance to the De Beauvoir Estate.

The proposed scheme also aims to retain the majority of trees to the south. These trees also further ensure privacy between the Bakery and Downham Road West, with the two buildings already set over 30 metres apart.

**53 homes proposed**  
(social rent, shared ownership & outright sale)



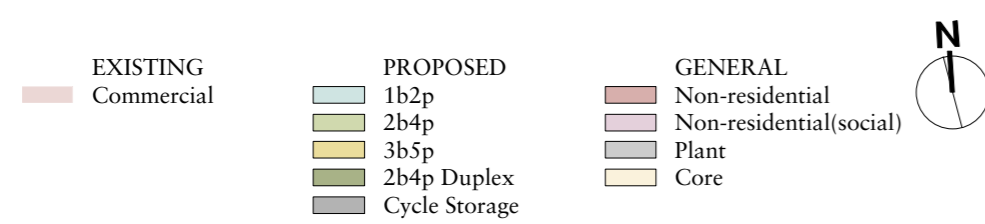
View from Southgate Road looking East towards the Downham Road West proposal



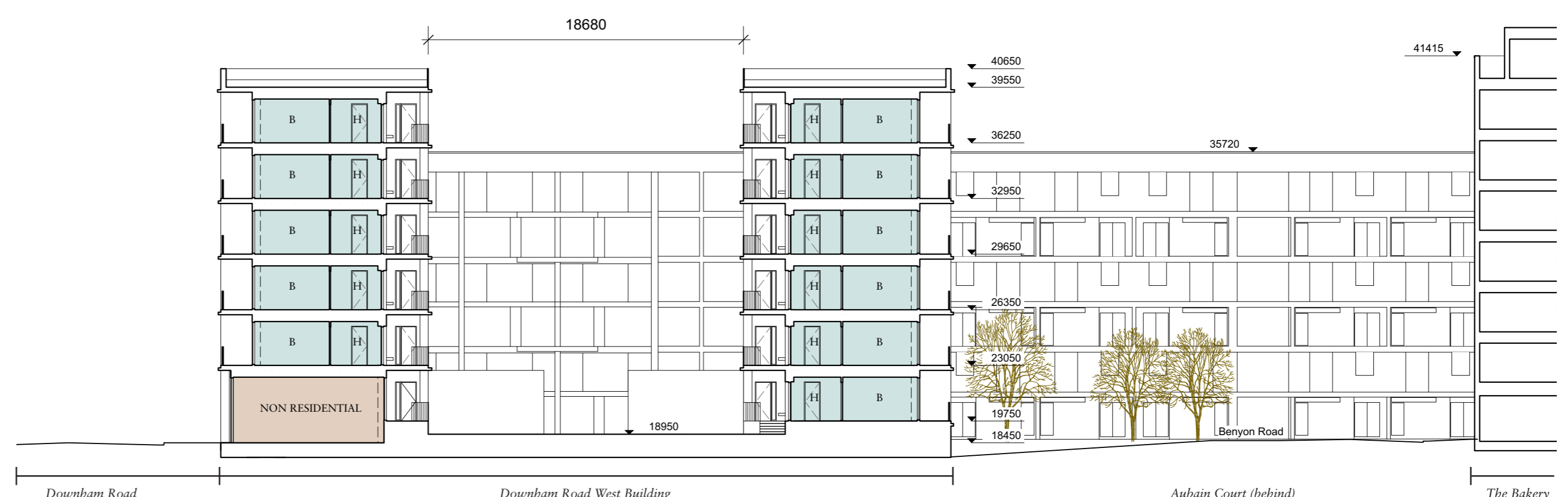
Proposed typical upper floor plan



Proposed Dowham Road West Aerial view



A view from Downham Road looking south towards the Downham Road West proposal



Proposed section showing relationship to the Bakery building



# 81 Downham Road, The TRA & Basketball court

# New Homes for the De Beauvoir Estate

The current site of the Tenants & Residents Association (TRA) office and the former temporary school are good locations for new homes. Building here will help bring new activity to Downham Road and will help improve the green spaces behind.

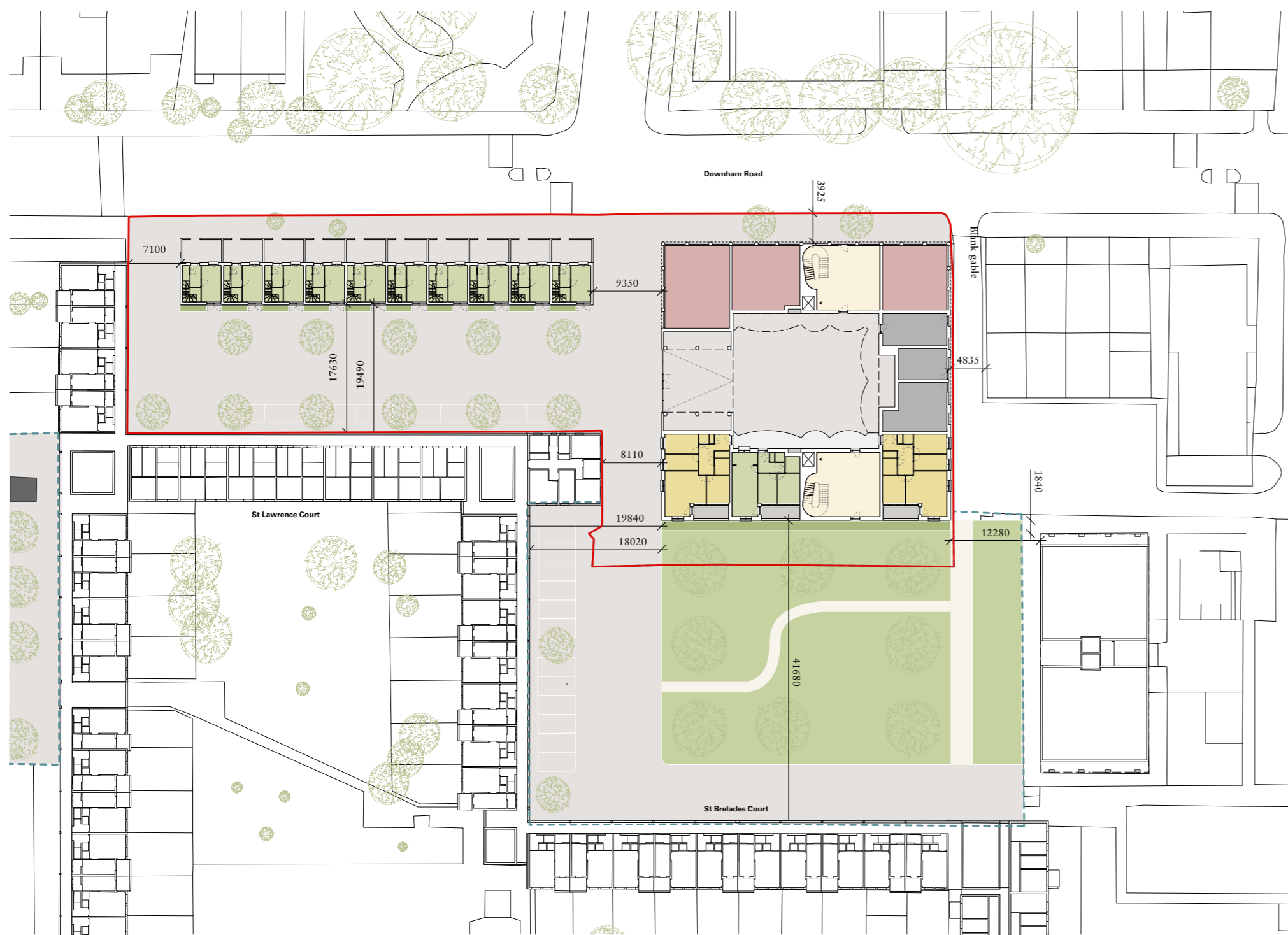
The proposal is for a six storey horseshoe-shaped apartment building with non-residential space on the ground floor. Further to ongoing discussions we propose the existing TRA office and neighbourhood office will be re-located here facing Downham Road.

On the TRA site to the west a four-storey terrace of houses is introduced, framing a tree lined mews behind. The existing basketball courts will be relocated as explained on board 5.

**TRA site: 10 homes**  
**81 Downham Road: 53 homes**  
**(social rent, shared ownership & outright sale)**



A sketch view between 81 Downham Road and TRA terraced houses.

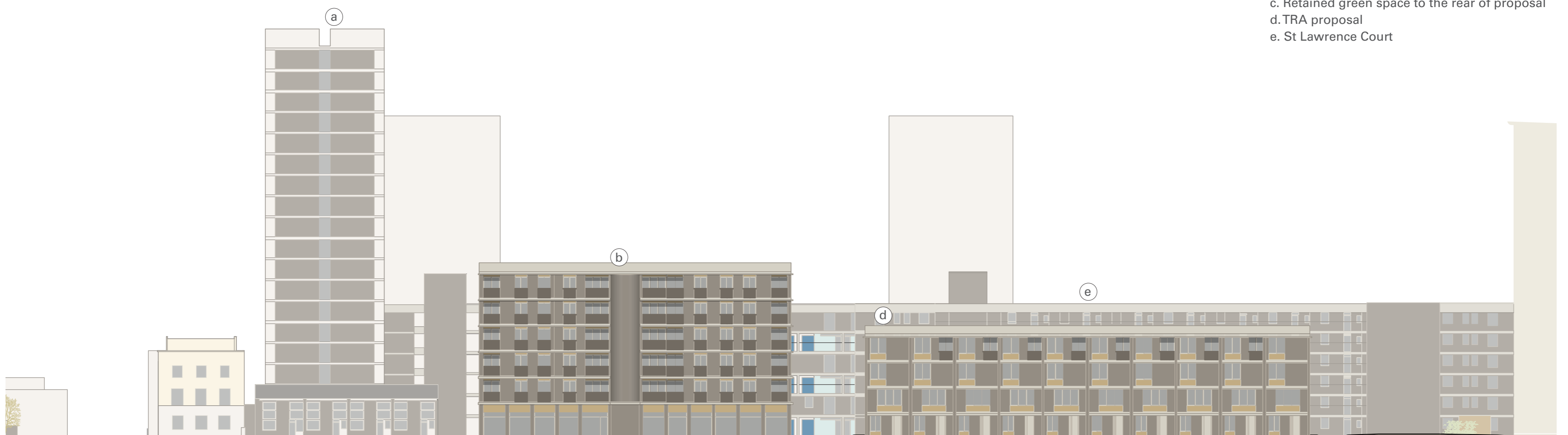


A ground floor plan showing the two development proposals on Downham Road East and Hertford Road



Aerial view looking south at the two development proposals

- a. Portelet Court
- b. 81 Downham Road proposal
- c. Retained green space to the rear of proposal
- d. TRA proposal
- e. St Lawrence Court



An elevation view looking south at the proposals from Downham Road

# Hertford Road & Downham Road East

# New Homes for the De Beauvoir Estate

The proposal at Hertford Road and Downham Road East strengthen their respective street corners and repair Downham Road by introducing both new homes and non-residential space.

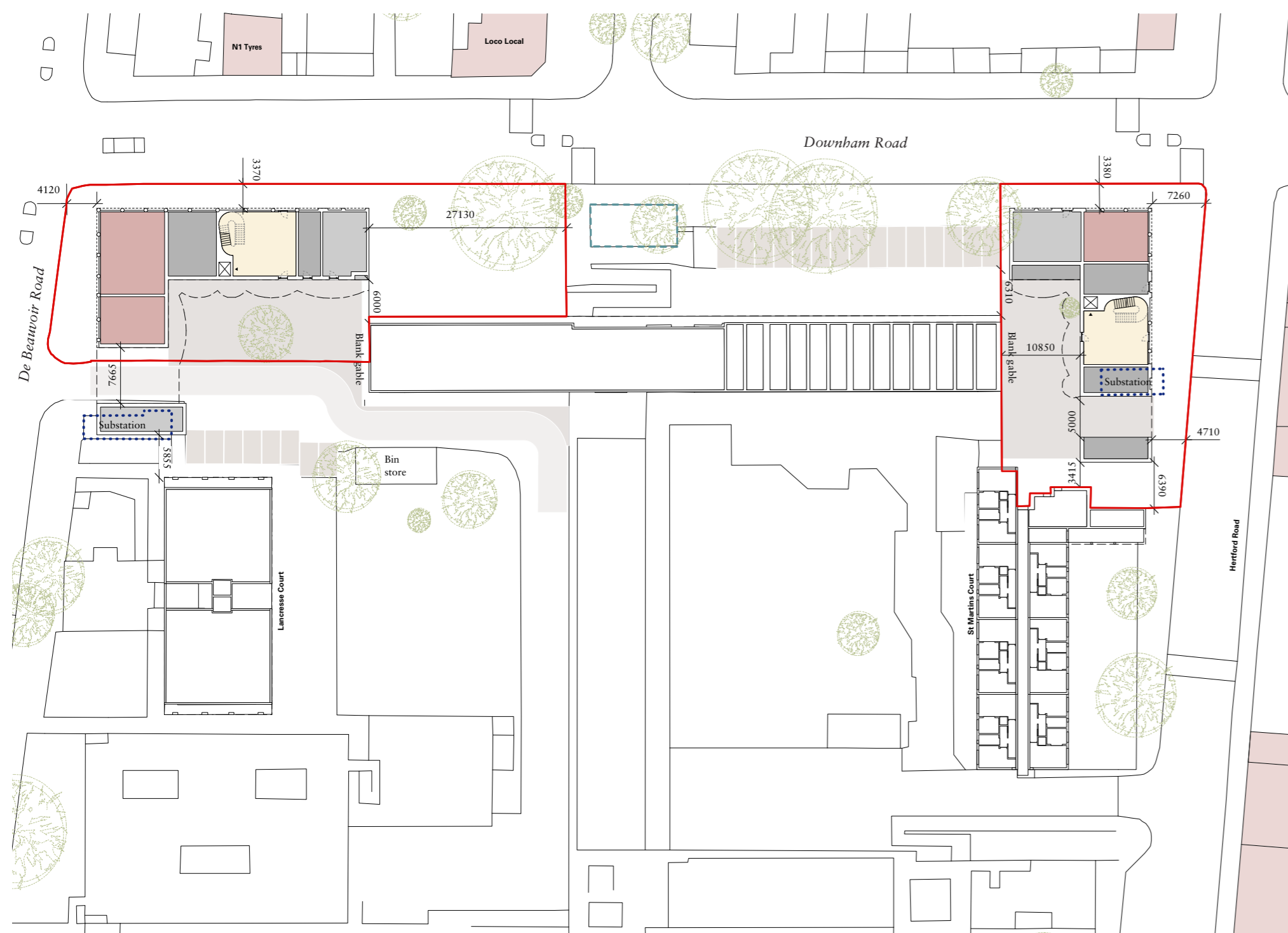
By aligning with Fermain Court, the buildings frame a space off Downham Road for planting and play. This could be developed into a new public space as suggested on board 5, or it could remain as a parking space.

Non-residential spaces are located on the corners of each building on the ground floor. These could be developed into new workspaces or cafes depending on the need.

**Downham Road East: 29 homes**  
**Hertford Road: 19 homes**  
**(social rent, shared ownership & outright sale)**



A sketch view showing the two proposals on the Hertford Road and Downham Road East site. Commercial uses on the ground floor add more life to Downham Road.

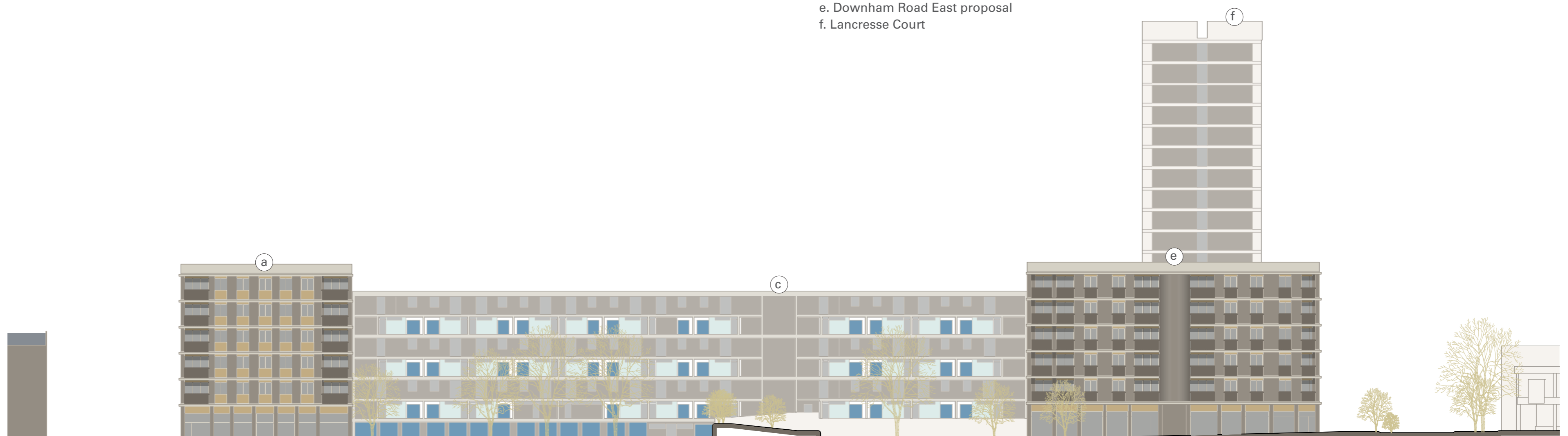


A ground floor plan showing the two development proposals on Downham Road East and Hertford Road



Aerial view looking south at the two development proposals, access points east and west into the existing estate from Hertford and De Beauvoir Road.

- a. Hertford Road proposal
- b. Existing trees retained
- c. Fermain Court
- d. Potential court relocation
- e. Downham Road East proposal
- f. Lanresse Court



An elevation view looking south at the proposals from Downham Road

# 11 Balmes Road

# New Homes for the De Beauvoir Estate

The Balmes Road building aims to improve east-west connections to the south of the towers and act as an entrance point to the estate from the canal.

It will create more activity to the canal, and improve on the appearance of the public space between Granville Court and Corbiere House.

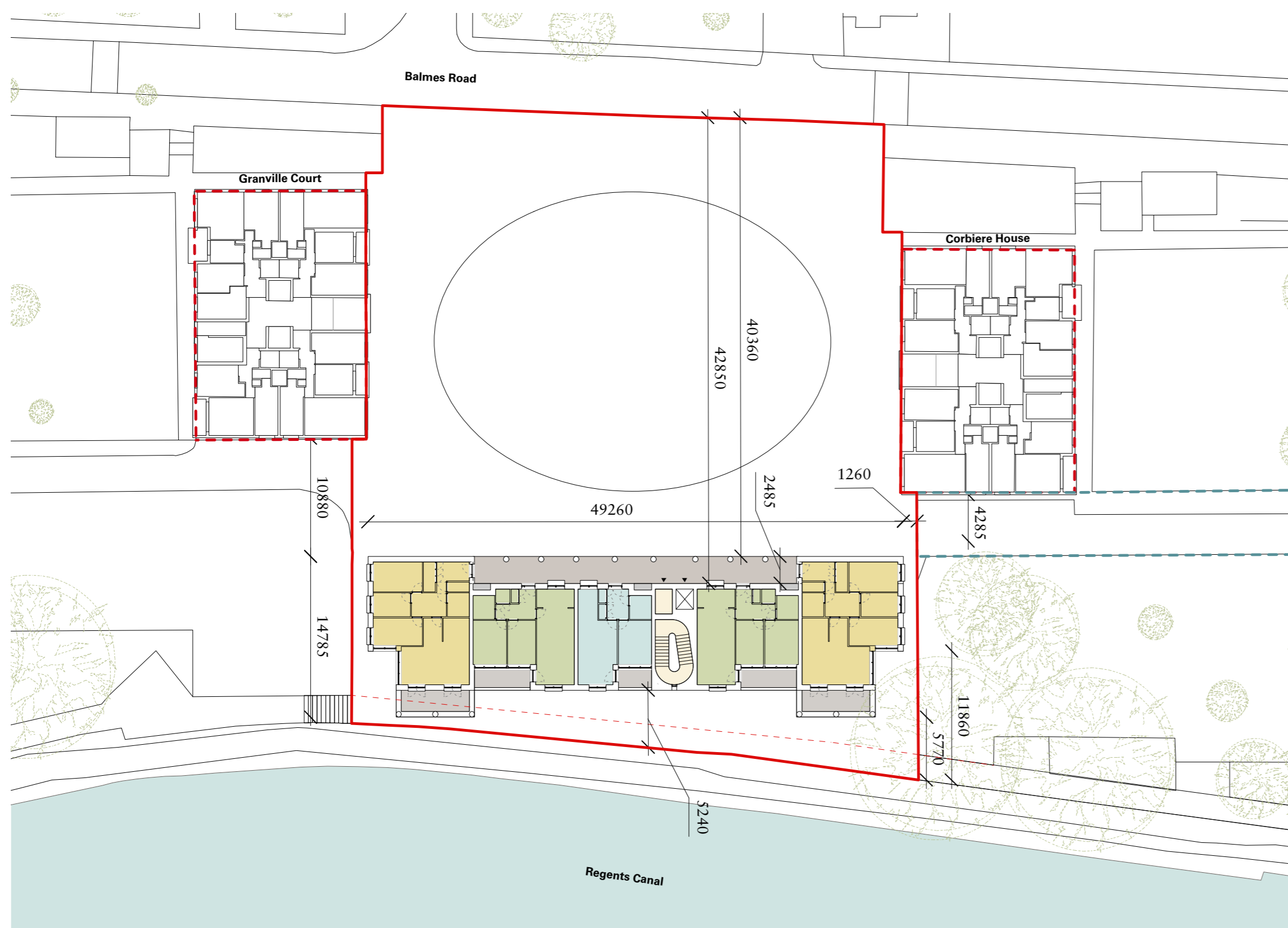
Removal of the existing concrete podium will also improve the estate's connection and access to the canal at this point.

The site is on a prominent bend in Regents Canal - offering opportunity for long views and a potential kiosk to connect non-residential activity along the towpath. What do you think? Please complete a feedback form.

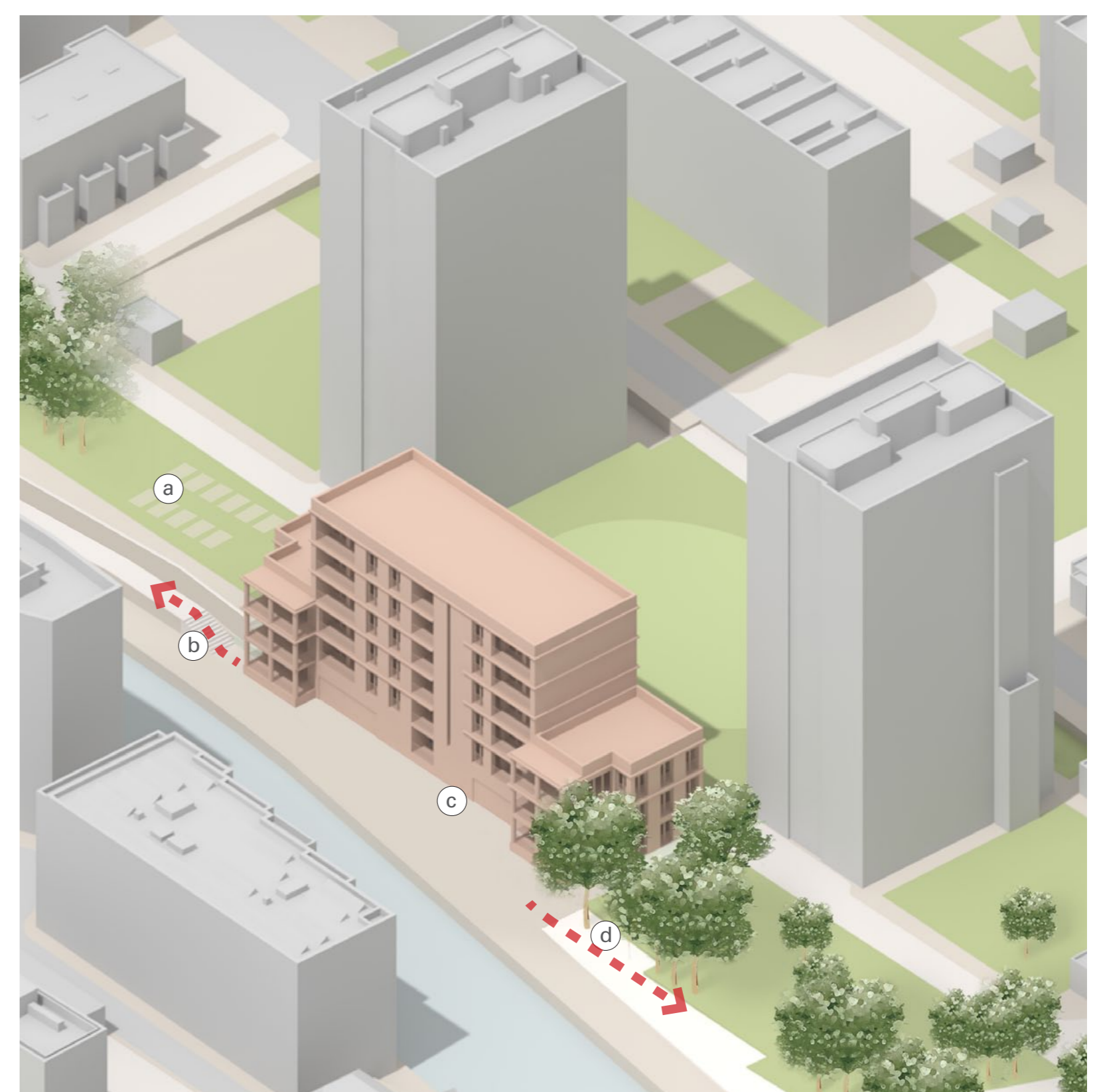
**21 homes proposed**  
(social rent & shared ownership)



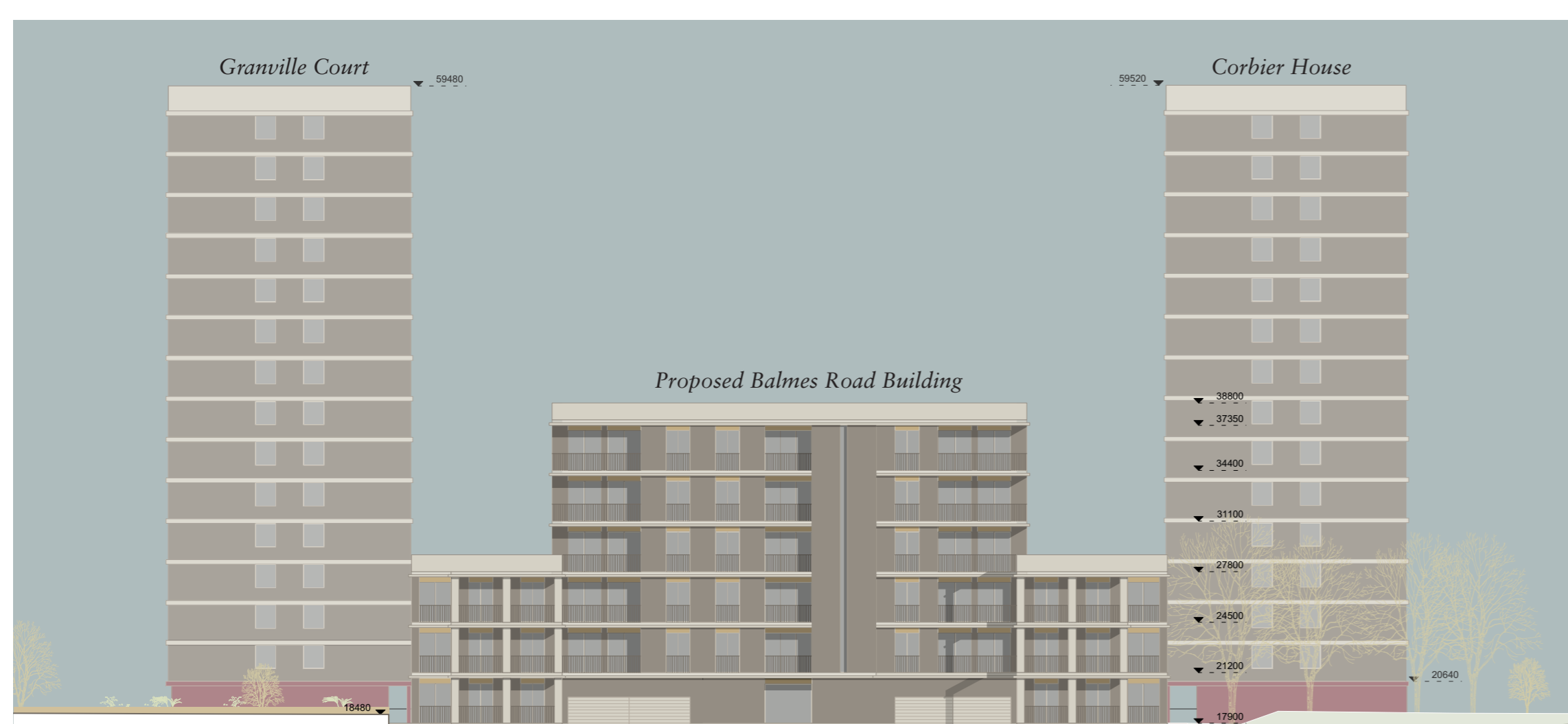
Perspective view of proposed Balmes Road site



Proposed Balmes Road upper floor plan



Proposed Balmes Road axonometric



Proposed Balmes Road south elevation

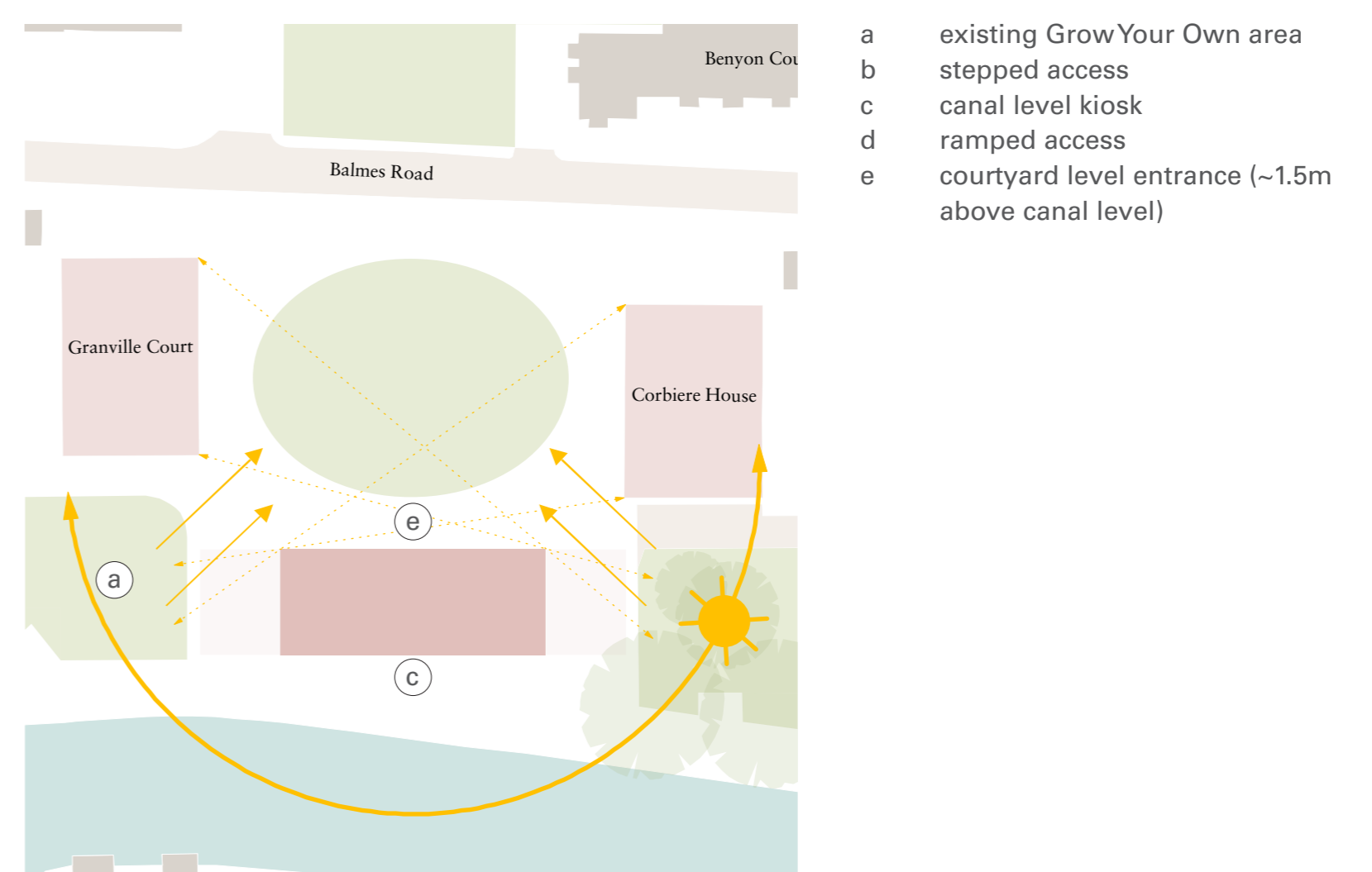


Diagram illustrating how the building steps to allow sunlight into the courtyard

## 'Grow Your Own' Balmes Road

### What's happening

In order to build the proposed new homes, the existing podium car park in front of Corbiere House and Granville Court will need to be demolished, opening up the space for redevelopment as a new garden court and new homes. The space to the south facing the canal minimises any overlooking to the neighbouring towers.

The site is adjacent to the Grow Your Own. In order to minimise the impact on daylight and sunlight we have stepped back the ends of the building from six to three storeys which enables the GrowYour Own space to receive high levels of sunlight throughout the day.

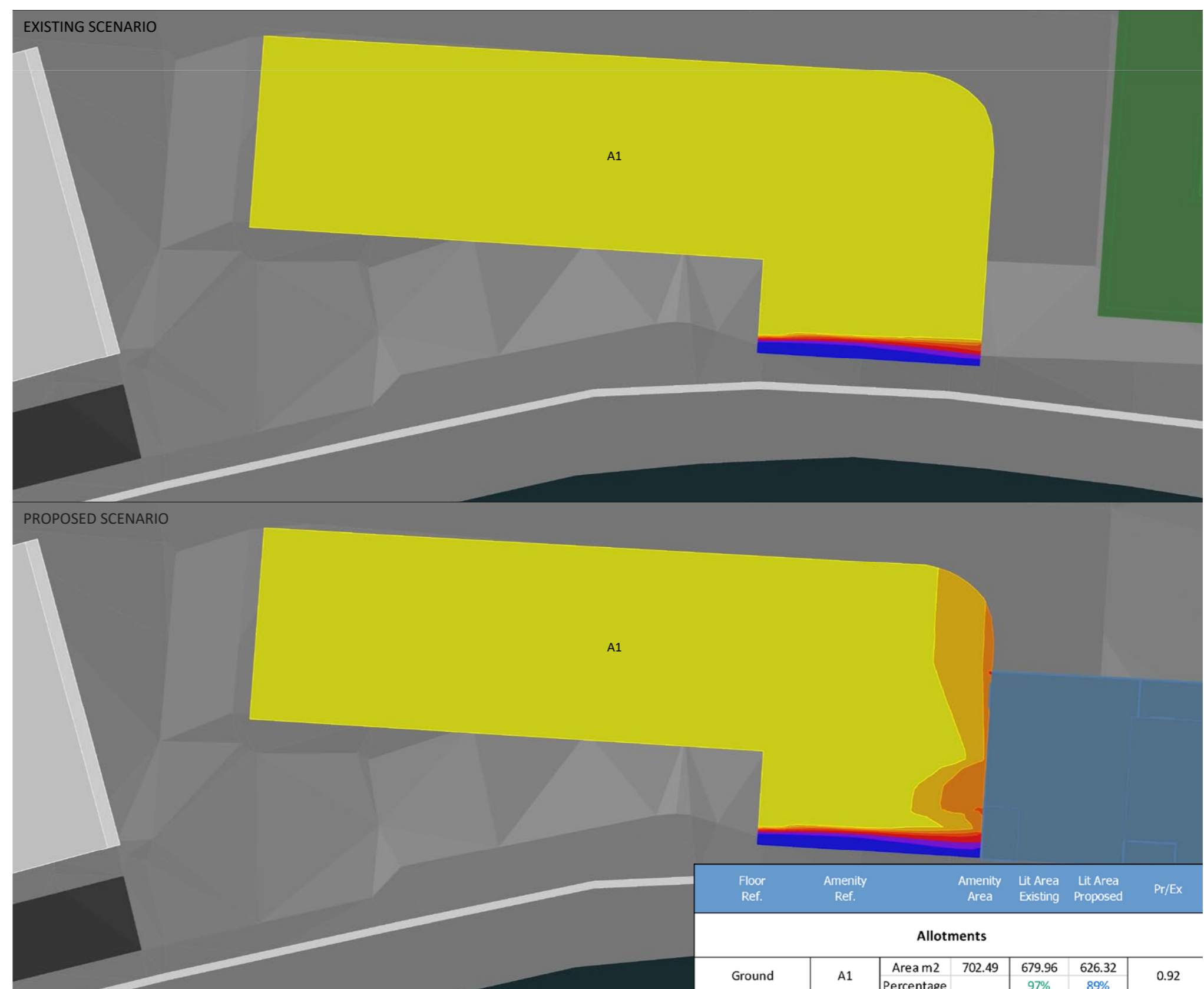


Existing Grow Your Own condition

### Daylight impact

The plans to the right demonstrate that the Grow Your Own garden will continue to receive good levels of daylight with the proposed building in place. Five hours of sunlight on the 21<sup>st</sup> March (Spring Equinox) are shown in orange which presents an 8% decrease in these locations only. This is a standard test required for planning and the results shown are well above minimum guidelines.

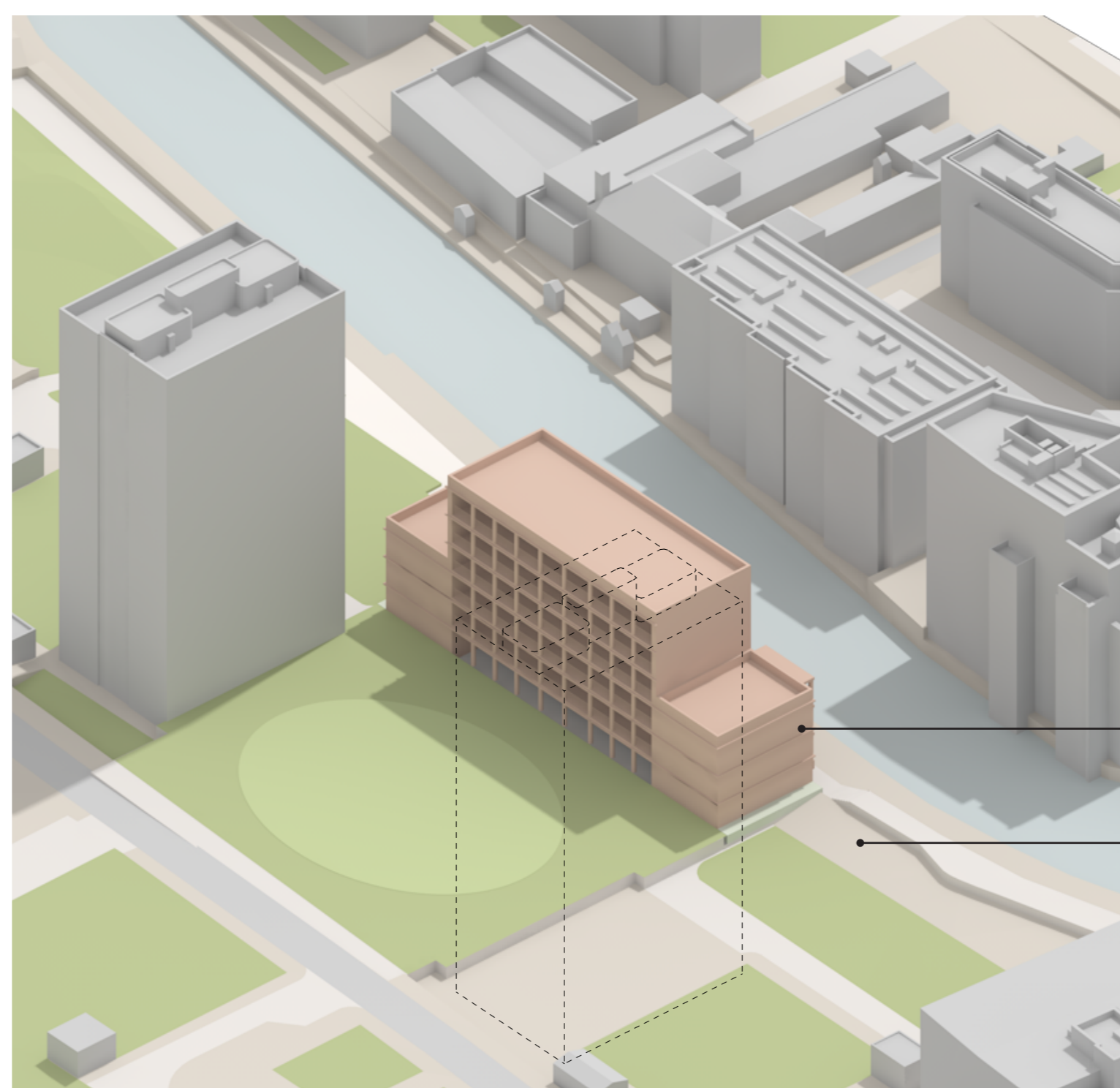
Shade-friendly vegetables including beets, carrots, potatoes, radishes, rutabaga and turnips will still grow at a normal rate in the areas marked orange on the plans.



A technical diagram showing the amount of sunlight the GrowYour Own garden will receive. The above diagram was used to test an earlier, larger proposal. The current proposal has stepped 1.4m away from the boundary which will increase the sunlight levels shown.

### Minimising disruption

Like all of the development sites, the Balmes Road proposal will likely require a Construction Management Plan which will include a description of steps which can be taken to minimise disruption during construction.



An axo image looking south-east, showing the Balmes Road proposal