

1 Why are we consulting?

Welcome to our online presentation about the regeneration of the Nightingale Estate. We want to update you on what we have been doing and explain some changes that we are proposing to make to the design which will also require temporarily moving the community centre.

If you know anyone who needs help accessing information online, or requires translation, please get in touch with Ruth Angel or Junior Kegnia:

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Why is Hackney 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 Nightingale Estate.

New Homes for the Nightingale Estate



View of Block E from Olympus Green

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What do we have permission for?

Plans to build new homes on the Nightingale Estate were given planning permission in 2017 which included:

- 400 new homes
- A community centre
- Two commercial units (non-residential spaces for businesses)
- A cafe

As well as new and improved:

- Roads and pavements
- Play spaces
- Landscaping and tree planting
- Lighting
- Signage

What has been done so far?

- Demolished the shop units in Olympus Square
- Invested in new kitchens and bathrooms for tenants in Seaton Point
- New roof and safer fire doors in Seaton Point
- Working to provide new external wall insulation at Seaton Point

New Homes for the Nightingale Estate



Approved masterplan for the Nightingale Estate

We had planned to build a new energy centre that could power homes more efficiently, using the existing flue fixed to the side of Seaton Point. This required changing the raised podium to make room for the new power unit.

What has changed?

- Surveys show the existing flue would need to be replaced
- The communal system for providing hot water and heating the new homes isn't green enough
- Work has taken longer due to rising construction costs from the impact of Brexit, new fire safety rules and the challenges of coronavirus

New Homes for the Nightingale Estate

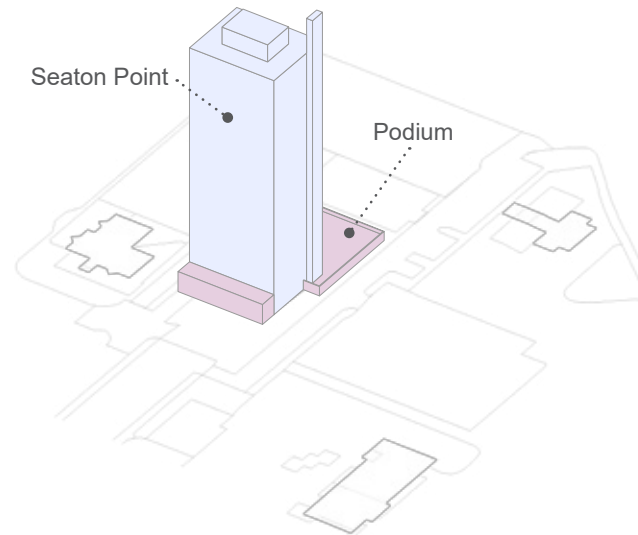


Existing flue fixed to the side of Seaton Point

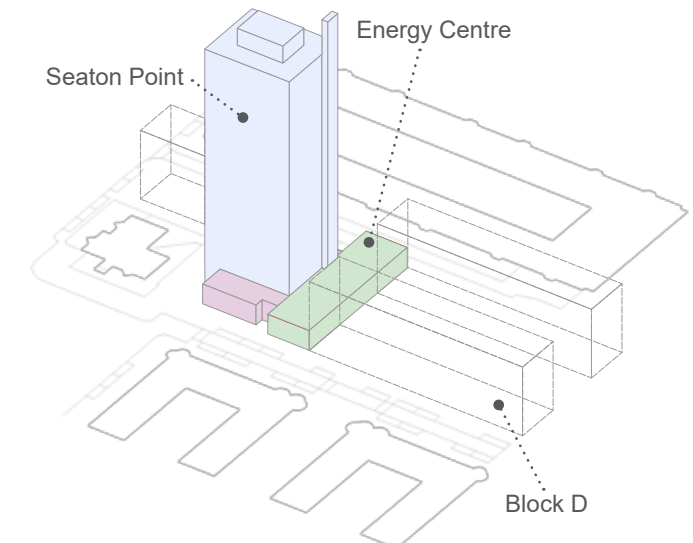


The raised podium at Seaton Point

Existing



Approved changes to Seaton Point

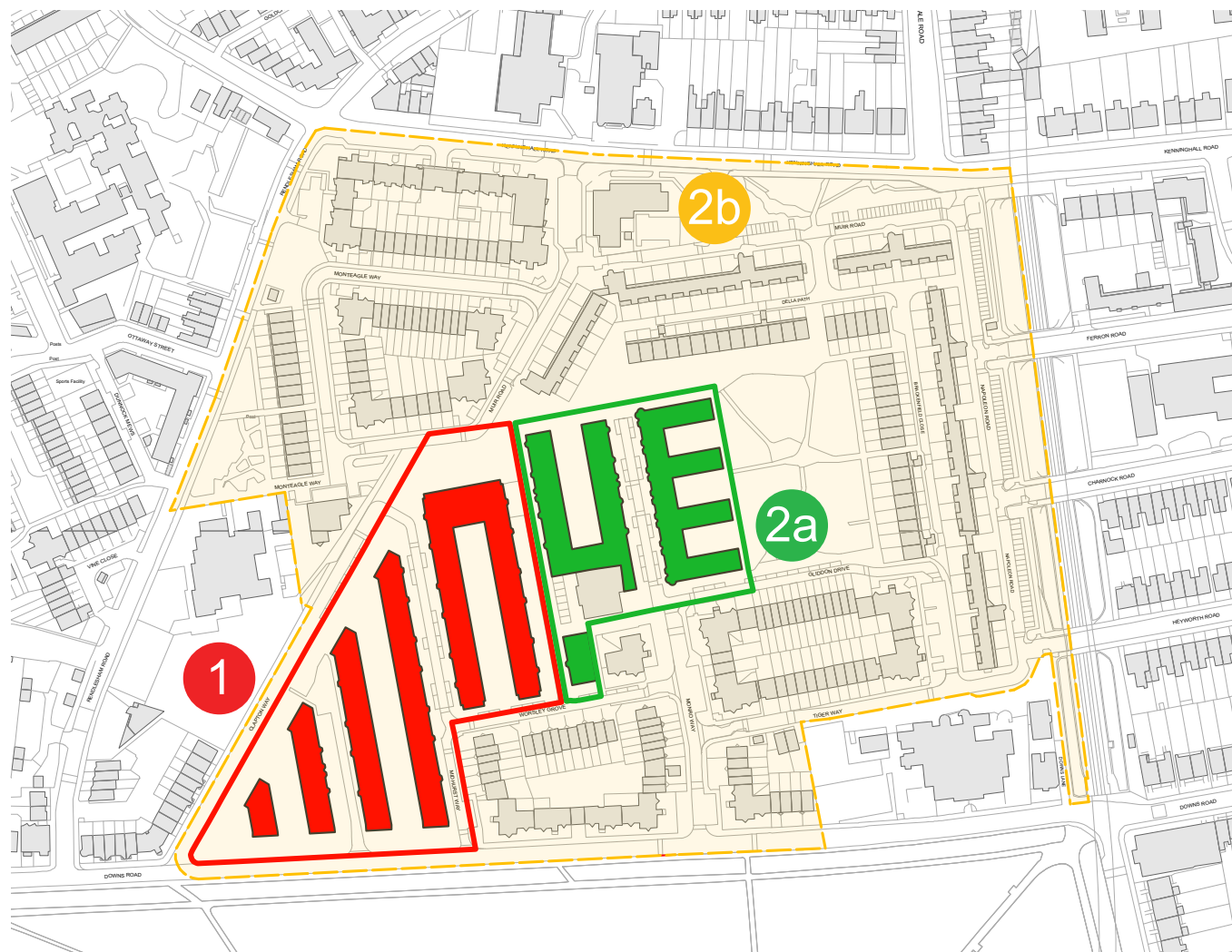


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What do we want to do?

The previously approved phasing is for Blocks A, B and C to be built first, followed by Blocks D and E and improvements to the estate's wider public realm.

New Homes for the Nightingale Estate



Previously Approved Phasing

Phase 1:
Block A
Block B
Block C

Phase 2a:
Block D
Block E

Phase 2b:
Wider public realm

5 What do we want to do?

To provide new Council homes sooner, we want to prioritise social rented homes before private sale, and to do so will need to change the order the new homes will be delivered.

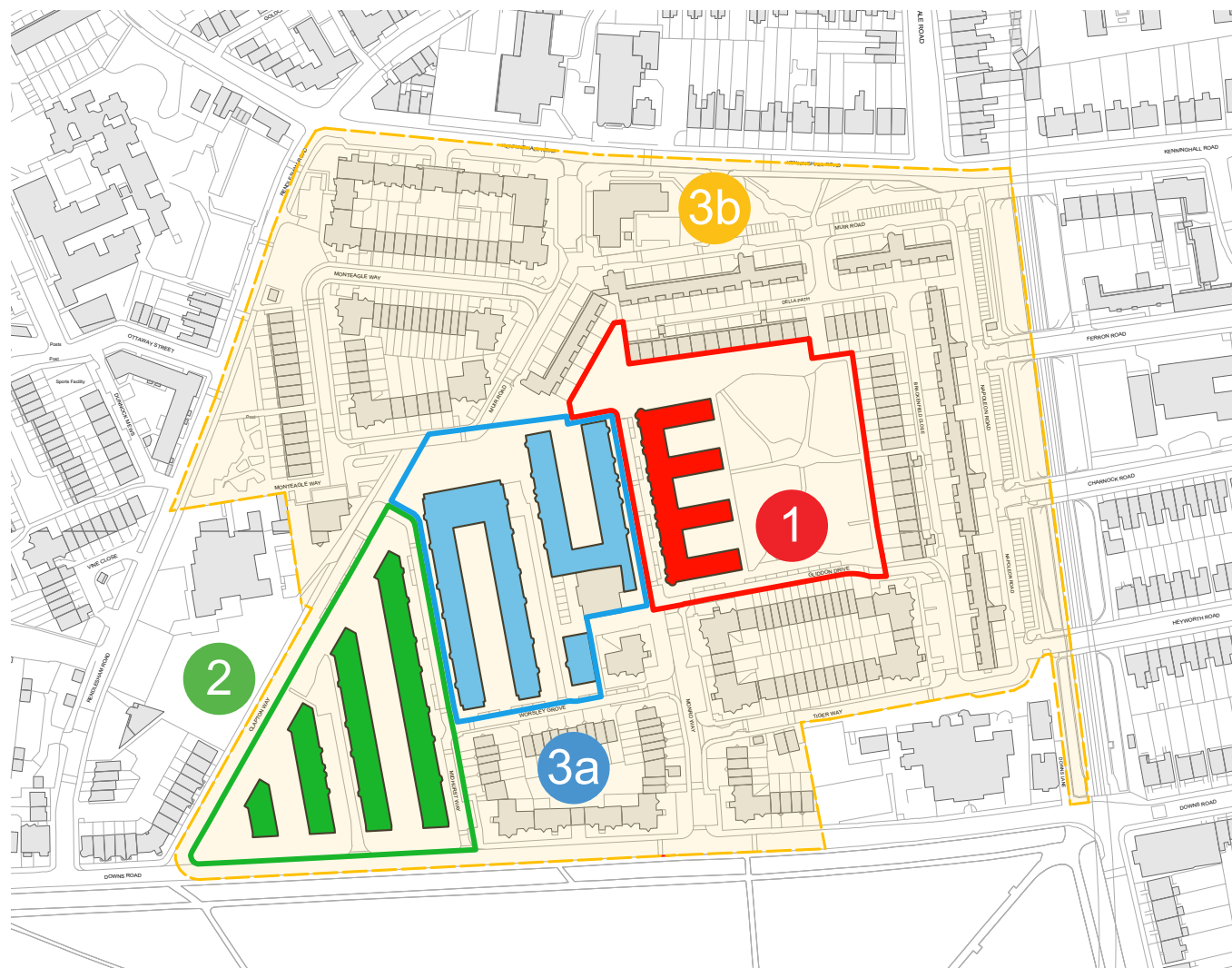
With some changes to the energy strategy, Blocks A, B and E can be built without any work to the podium or flue fixed to the side of Seaton Point.

Block E will be delivered first and includes 70 new homes that we are now proposing will all be social rent rather than shared ownership.

Delivering Block E will require temporarily moving the community centre, lunch club and community garden.

If the planning amendment is given planning permission, we are aiming to be on site to start works on Block E in early 2022 and complete in 2024.

New Homes for the Nightingale Estate



Proposed Phasing

Phase 1:
Block E
Olympus Green

Phase 2:
Block A
Block B

Phase 3a:
Block C
Block D

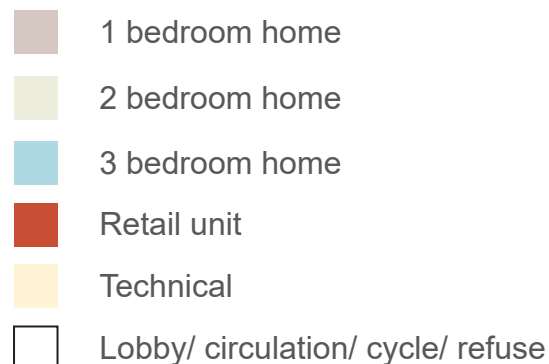
Phase 3b:
Wider public realm

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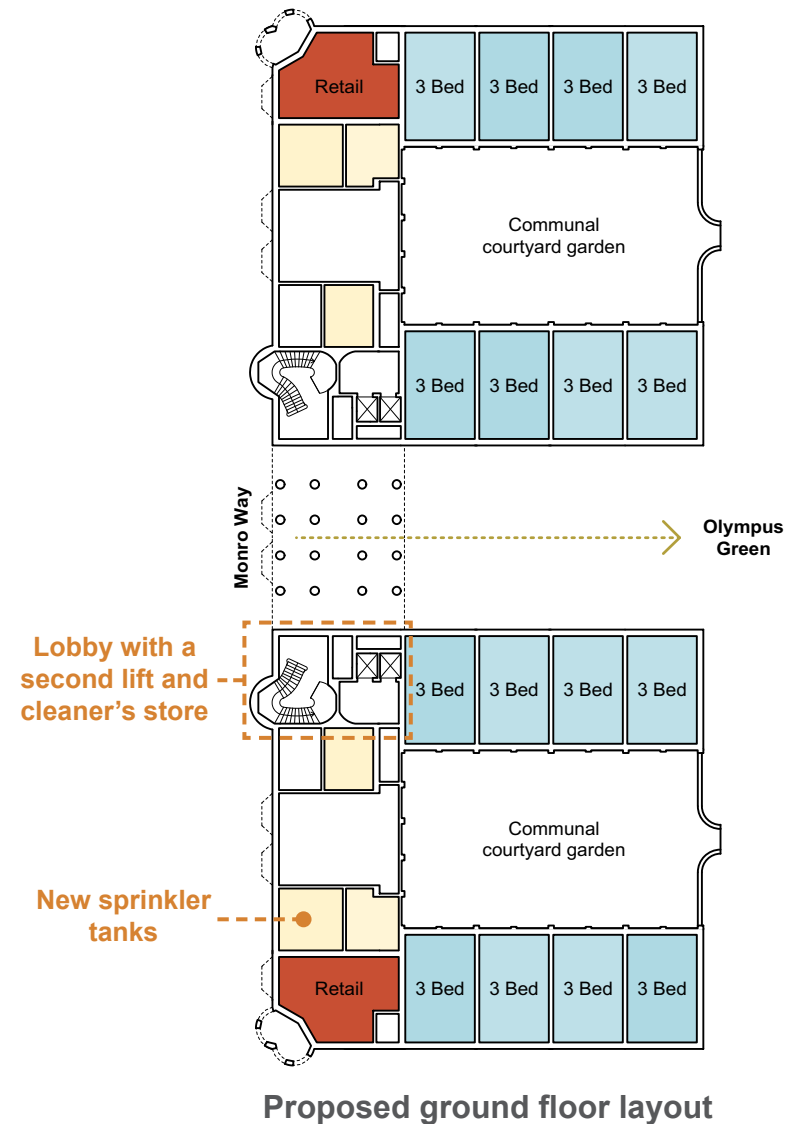
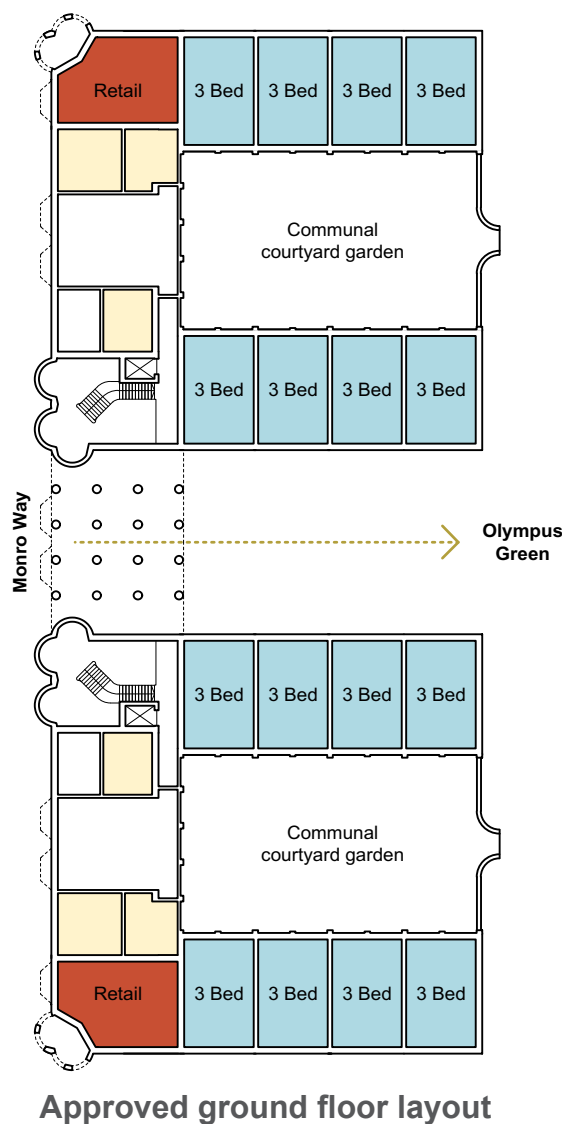
What do we want to do?

We need to make some changes to the social rented homes in Block E. On the ground floor these include:

- A new heating system
- Sprinklers in every home
- A second lift to help elderly and disabled residents
- A cleaner's store
- Secured by Design (SBD) safety features. SBD is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.

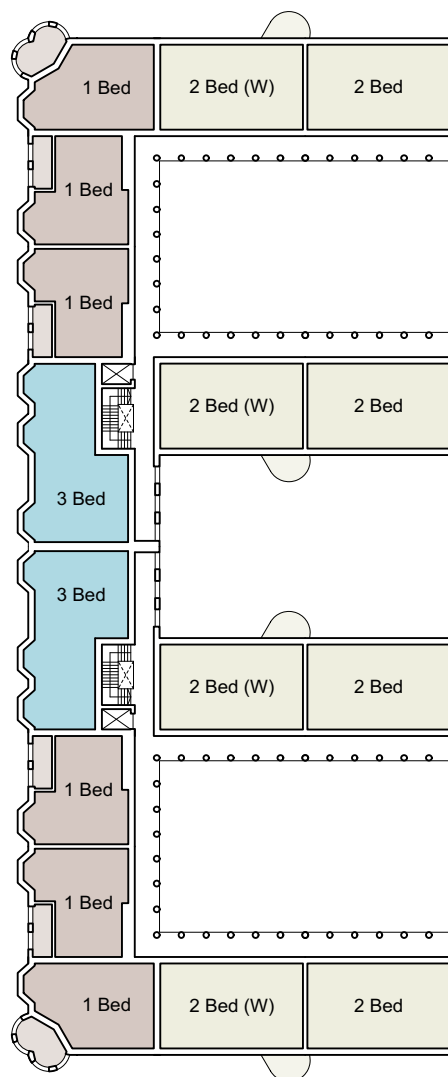


New Homes for the Nightingale Estate

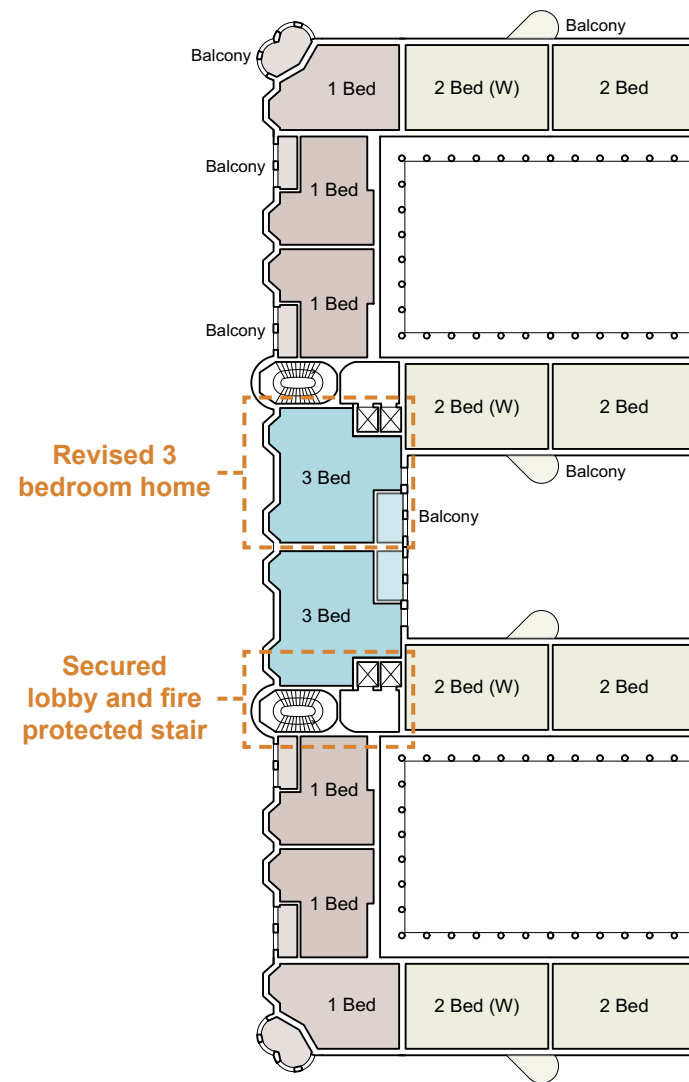


On the typical upper floors these include:

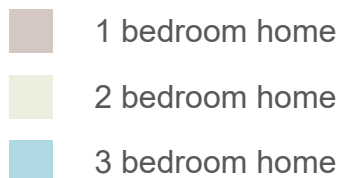
- Sprinklers in every home
- A secured lobby and fire protected stair
- Revised three bedroom homes



Approved typical floor layout



Proposed typical floor layout



The plans for Olympus Green include:

- More planting at the edges of the Green
- More benches, picnic tables and areas of seating
- New play equipment including natural play features, logs and stepping stones
- Urban gym equipment
- New and improved paths and surfaces

Please let us know what you think about these proposals by filling out our feedback form.



New layout of Olympus Green

- | | |
|----|---------------------|
| 1 | Open area of lawn |
| 2 | Fenced play area |
| 3 | Enclosed adult gym |
| 4 | Enclosed junior gym |
| 5 | Woodland play area |
| 6 | Central area |
| 7 | Table tennis area |
| 8 | Picnic tables |
| 9 | Seating edge |
| 10 | Bench/chairs |
| 11 | Planting |

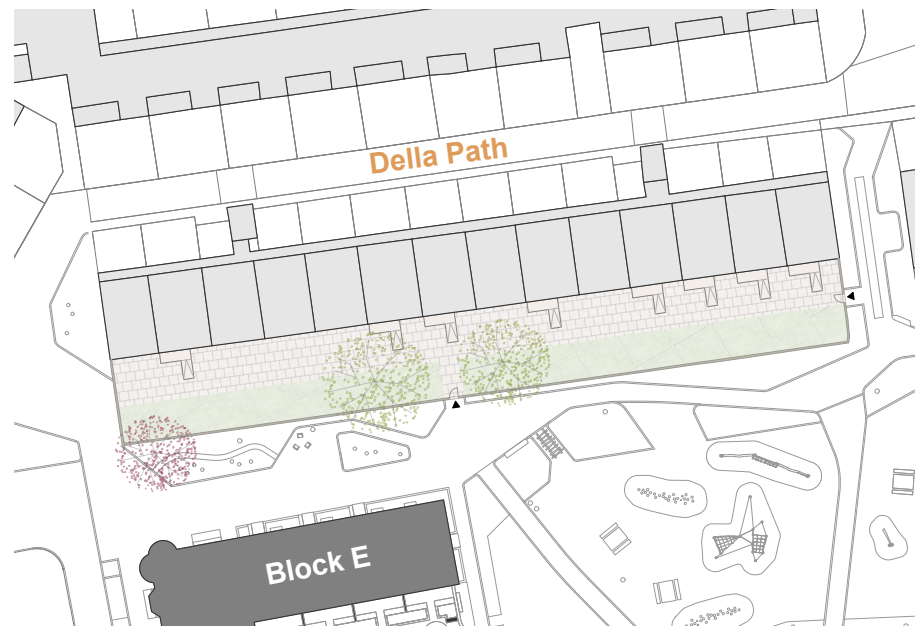
Block E will face Della Path to the north and in order to provide a walkway between the two we will need to move the wall at the rear of the existing garden, reducing its size.

The properties along Della Path will still have access to a garden and this could be either:

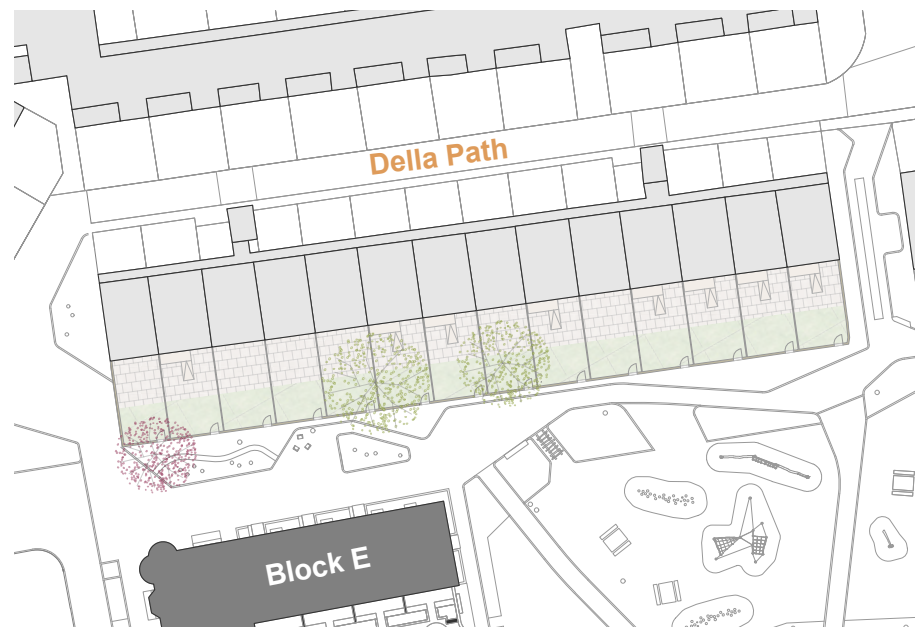
- A communal garden (**option 1**)
- Individual gardens (**option 2**)

If you live on Della Path, please let us know which option you prefer by filling out our feedback form.

Communal garden (option 1)



Individual gardens (option 2)



10 Temporary Community Centre

In order to build Block E, we will need to temporarily move the community centre, lunch club and community garden. The Council will make sure that alternative facilities are provided before the existing community centre is demolished.

We are proposing to locate the temporary community centre and garden on the vacant site next to Seaton Point.

Please let us know what you think about our plans for the temporary community centre. We're also keen to find out what you'd like to see at the community centre in the future.

The site



New Homes for the Nightingale Estate



Indicative site layout

11 Next steps

Please fill out an online or hard copy feedback form so that we can make sure your feedback is taken on board.

If you are interested in working with the Council and making your views heard then please join the Residents' Steering Group.

Residents' Steering Group

- Monthly meetings between a group of estate residents, local ward councillors and council officers
- Includes representatives from Southern Housing and Hackney Blocks
- Works closely with architects to help shape the design
- Has been successful in securing an additional 70 social rented homes
- Supported by a specialist advisor with experience of housing regeneration

New Homes for the Nightingale Estate

