

1 New Homes for the De Beauvoir Estate: Phase 1

Introduction

This online public exhibition outlines our vision for new homes on part of the De Beauvoir Estate. The purpose of this exhibition is to:

- Present our proposals for new housing and landscape, showing how we have incorporated and responded to your feedback.
- Outline the impacts and benefits for the De Beauvoir Estate, including improvements to the open space.
- Present an opportunity to showcase the proposals before we submit a planning application in the coming weeks.

Key information

- No existing homes will be demolished as part of the Phase 1 developments.
- The proposal is for six new buildings providing 189 new homes.
- At least half will be Council homes for social rent and homes for shared ownership, with the remainder for outright sale to help pay for them.
- The existing ball courts will be removed and reprovided as mixed use games spaces at two separate locations with a larger total area.
- The existing parking podium at Balmes Road will be demolished to create new green space.
- New landscaped areas with play equipment and planting will be provided.
- Commercial and work space will be included in the ground floor of some of the new buildings.



Phase 1 ●

- 1 Downham Road West (contractor depot)
- 2a Tenants & Residents Assoc. (TRA) & (basketball courts)
- 2b 81 Downham Road (now a vacant site)
- 3 Downham Road East (contractor depot)
- 4 Hertford Road (parking)
- 5 Balmes Road (podium garages)

Phase 2 ●

- 6 Phase 2 Site (Trinity Court, Housing Office, Cleaner's Depot and current project hub)

2 The Existing Site

New Homes for the De Beauvoir Estate

These are some observations gathered through consultation about the existing De Beauvoir Estate



Aerial of existing estate



A) View of Downham Road west site with 26-30 Southgate Road (The Bakery) in the background.

- This space is neglected and under-used
- It feels unsafe after dark



B) View south towards St Lawrence Court and the existing ball courts

- Blank frontage of ball court to Downham Road is uninviting
- Access and routes are unclear in this area



C) View north towards the 81 Downham Road play area

- This play area is underused and difficult to access
- It can attract antisocial behaviour, and feels unsafe after dark



D) View east to the Depot from De Beauvoir Road

- Blank frontage to Downham Road and De Beauvoir Road is uninviting
- The access route connecting De Beauvoir Road and Hertford Road is under-used and feels unsafe after dark



E) View south to Hertford Road from De Beauvoir Road

- Access to this part of the estate is generally unclear
- The access route connecting Hertford and De Beauvoir Road is under-used and feels unsafe after dark



F) Views of the existing parking podium at Balmes Road

- The parking podium creates a blank frontage to Balmes Road
- The podium creates a barrier between the estate and the Regents Canal

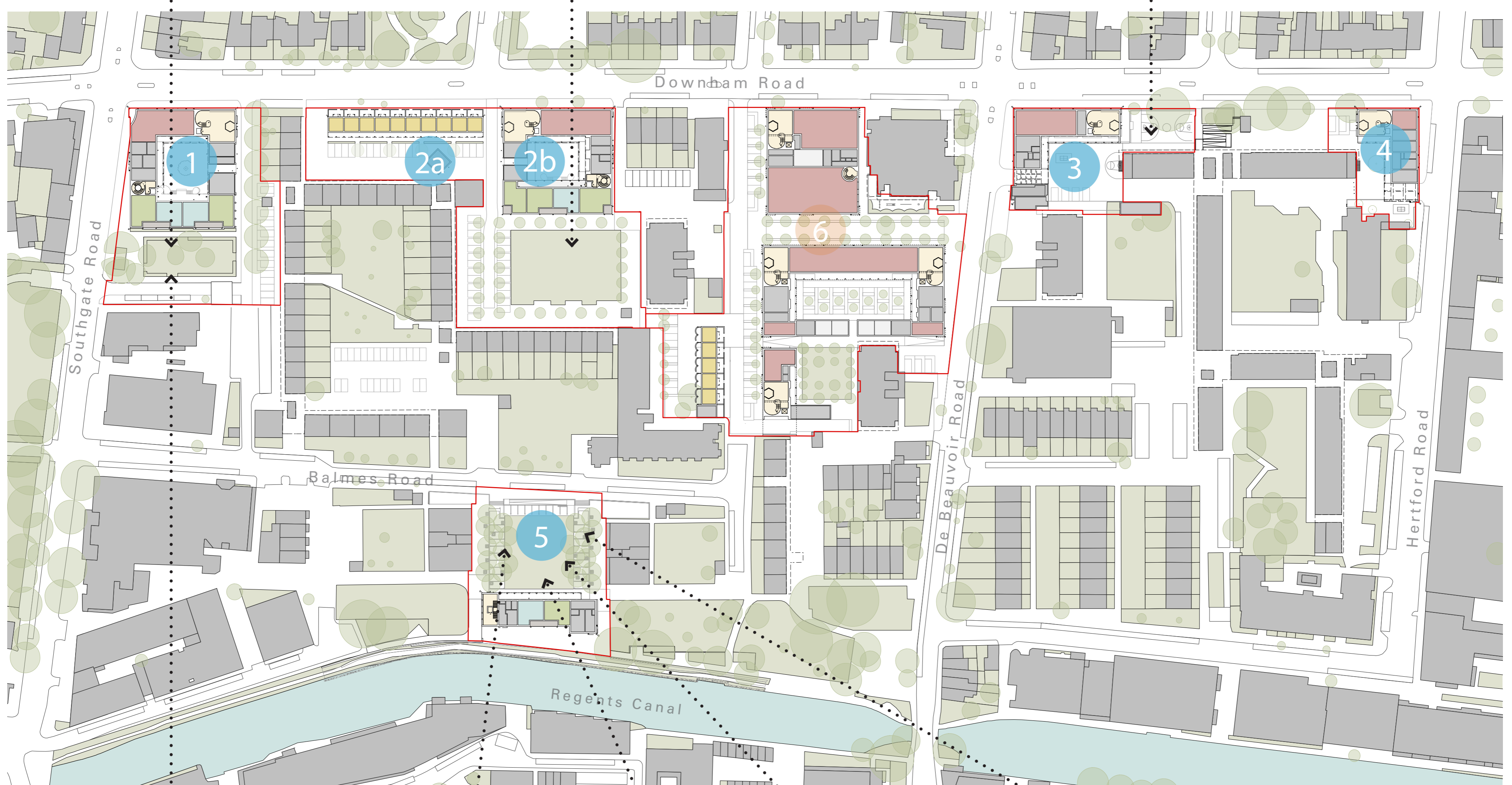
We have held three stages of consultation on these plans in April 2019, November 2019 and September 2020. You can view the information from the consultation so far online at hackney.gov.uk/de-beauvoir-estate

The last stage of consultation in September included:

- Leaflets delivered to all households in the consultation area, advertising the online public consultation
- Four socially-distanced in-person events held at the 'Project Hub'
- Two online consultation workshops
- 20 phone calls taken on a consultation phonenumber
- Nine worksheets completed by young people
- 65 people attended either socially-distanced in-person or online events

What you told us

- Add an all-ages play space and provide lighting to improve safety at night
- Provide quiet areas of respite for relaxation
- Provide seating and spaces for group meetings suitable for all ages
- Provide new play equipment suitable for all ages.
- Make this area easier to access, and provide lighting, seating and improved access to the wider estate
- Ensure games area surface/size is suitable for a range of team sports including basketball, volleyball and football.



Provide quiet spaces of respite, better seating and areas suitable for picnics

Provide spaces for group exercise and games including football

Add swings suitable for all ages play

Don't build on the upper canal path, and don't add new paths connecting the canal and estate in this area

Ensure spaces are shaded with trees during the day and well-lit after dark

Most residents had a neutral response to the potential loss of parking across the whole estate

- Key:**
- Non-Residential
 - Entrance Lobby
 - 1B2P Flat
 - 2B4P Flat
 - Plant, bins & cycle storage
 - Phase 1
 - 1 Downham Road West (contractor depot)
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 - Phase 2
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4 How we've responded

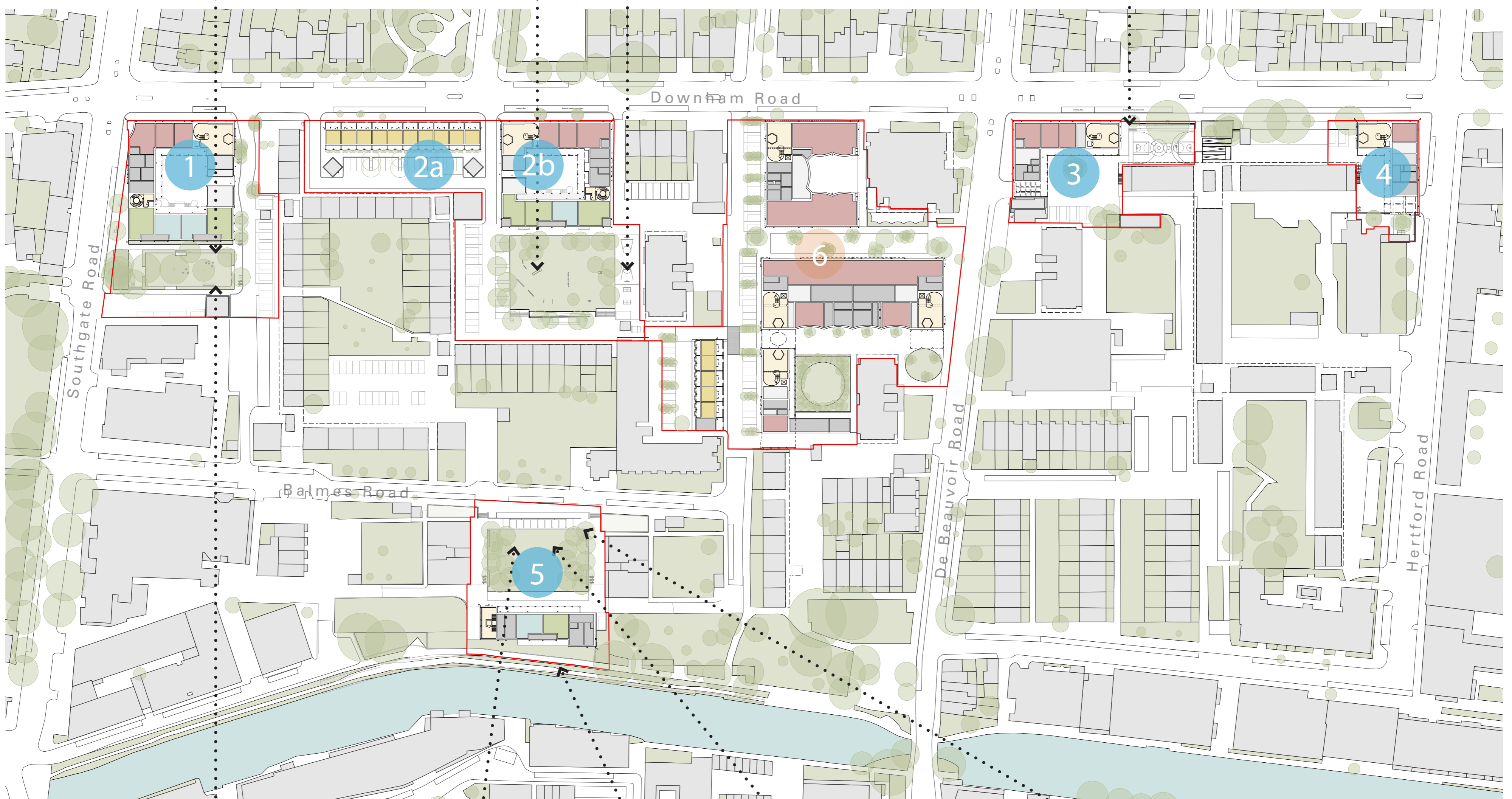
New Homes for the De Beauvoir Estate

- A 'city garden' with a combination of retained and new trees and a variety of spaces for people of all ages to enjoy.
- New furniture and play equipment

- Good lighting and overlooking from proposed and new buildings
- New ramp and stairs improves access to the existing play area

New games area with a variety of equipment suitable for all ages.

Versatile and permeable Mixed Use Games Area surface



We changed the zoning of the space to allow a quiet area for adults and a play section children supervised by parents

Spaces for group exercise and games including football

New swings suitable for all ages play

Upper canal walk is retained with visual link between canal and estate

Leafy, shaded spaces with adequate lighting at night and additional planting for increased biodiversity

Parking will be retained on the estate for existing permit holders. As presented at the last consultation, some excess parking spaces identified through a formal survey will be removed; this is necessary to allow for improvements to the surrounding public realm

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5 Final Proposals

New Homes for the De Beauvoir Estate

Key project facts



189 new homes distributed across six new buildings on existing infill sites in De Beauvoir Estate.



693 m² of non-residential area.



A parking-free development, incorporating 12 Wheelchair accessible spaces - some existing permit spaces will be relocated, but none will be lost.



437 new cycle parking spaces.



Ensuring no net loss of green area. By converting the Balmes concrete podium to a tree-lined green space.

Key objectives

1. Provide high quality housing across a range of tenures and incorporate non-residential uses along Downham Road.
2. Early and regular consultation to ensure meaningful design evolution between the phases and improve understanding of the proposals.
3. Provide high quality public realm that successfully integrates into the existing estate.
4. Integrate the new buildings into the estate to create a successful piece of city
5. Minimise disruption to existing residents during construction.



Schematic view looking into the Downham Road West courtyard entrance



Schematic view of Downham Road West looking east across Southgate Road



Schematic view of Downham Road West looking south along Southgate Road



Schematic view of 81 Downham Road and the TRA Terraced Houses, looking south across Downham Road

6 Final Proposals

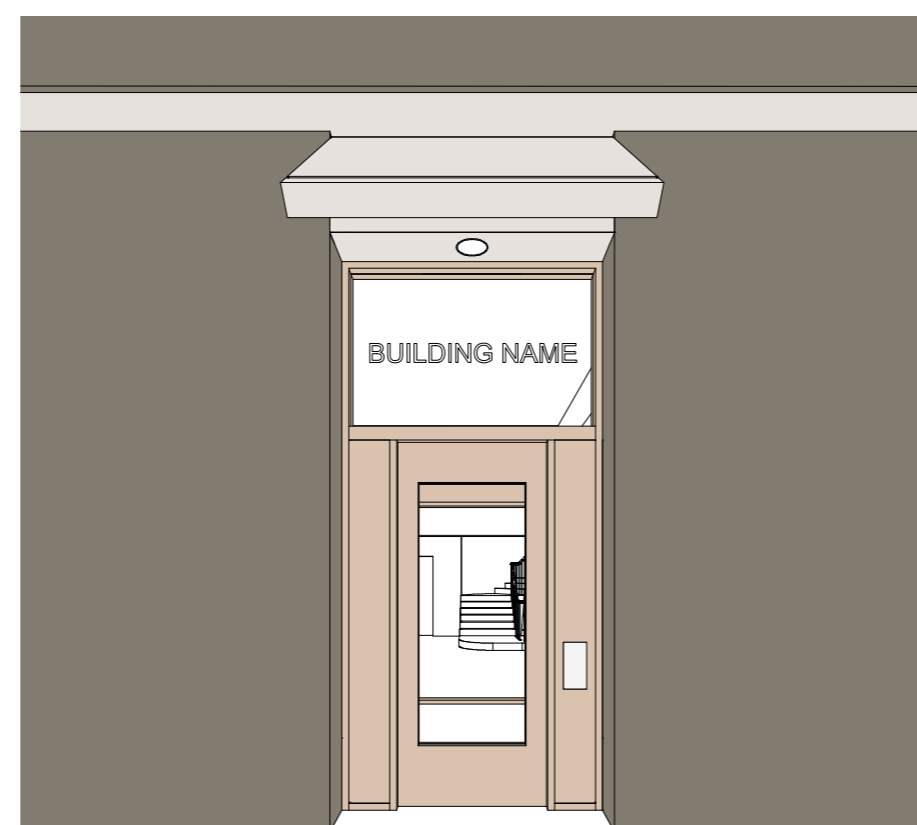
New Homes for the De Beauvoir Estate

The latest proposals include:

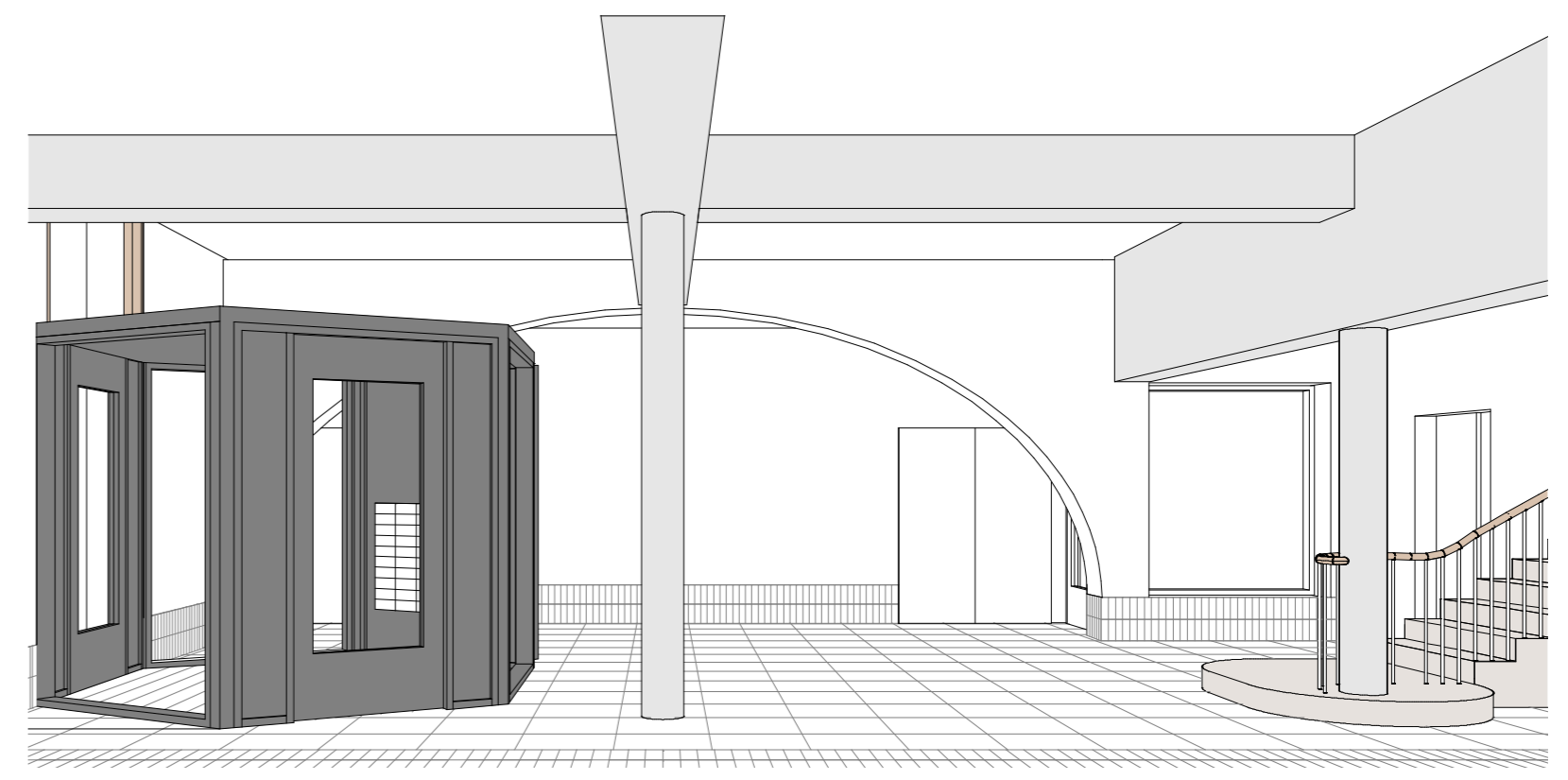
- 189 one, two and three bed homes, including 57 for social rent 39 shared ownership and 93 for outright sale.
- These will be “tenure-blind”, meaning that social rent, shared ownership and outright sale homes will look the same.
- A rich variety of new building types, including courtyard, L-shaped and a linear block, in addition to terraced houses.
- All homes are designed to have good levels of day light, and buildings are designed to minimise impacts to the existing buildings.
- All new flats will have generous balconies and will be dual aspect with windows in two directions.
- The ground floors will be used for residential entrances, bin stores, bike stores and a variety of potential commercial and workspace uses. The ground floors will also accommodate technical equipment known as “plant” that helps the building to function properly.
- Improved play spaces including two new Mixed Use Games Areas
- More green areas for all-ages play and leisure and enhancement of biodiversity.



View looking west along Downham Road towards the Proposed Hertford Road building



View of typical front entrance



View of typical lobby interior

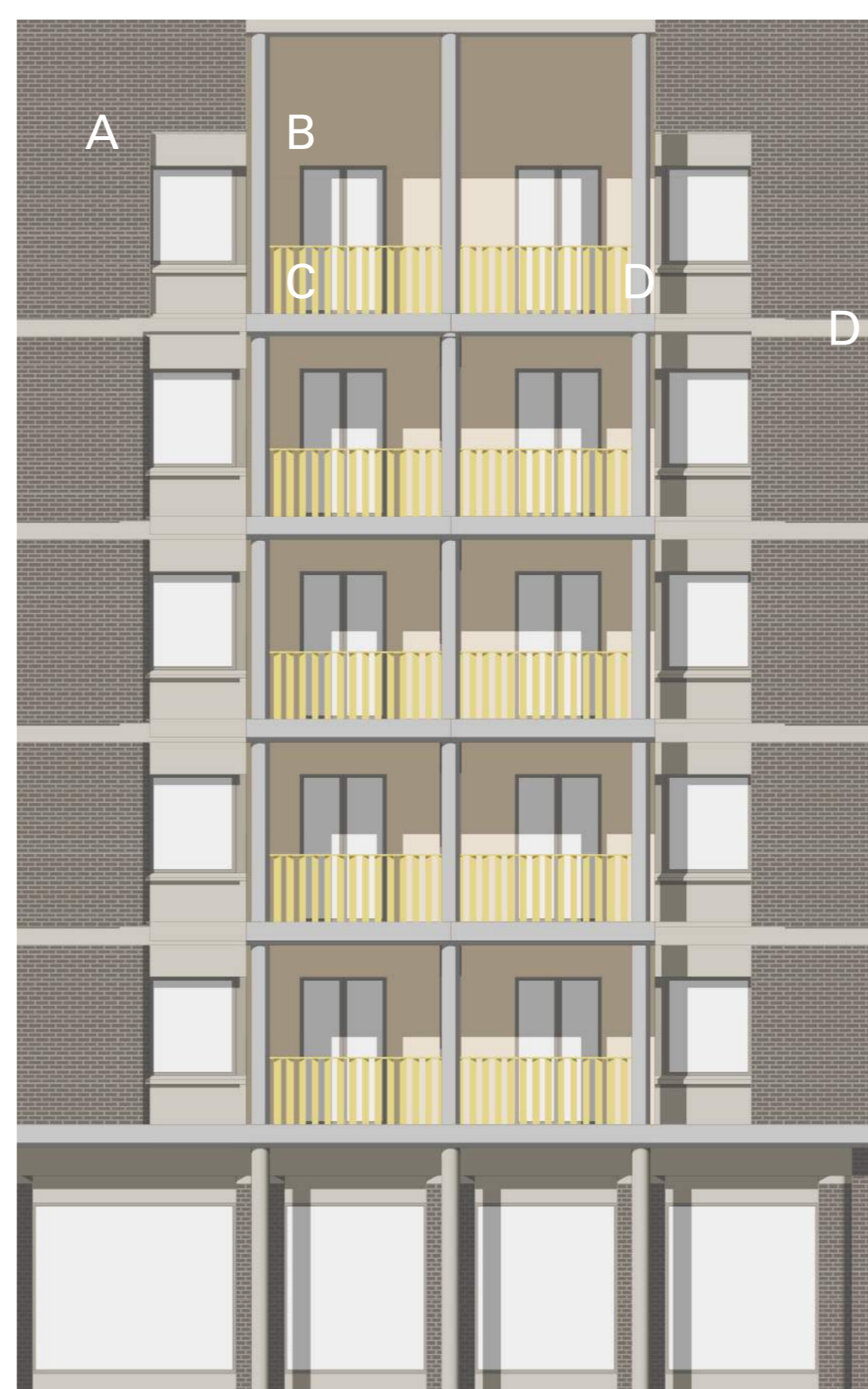
Proposed materials

We are proposing materials that are similar to those on the estate to create a sense of continuity between existing and new.

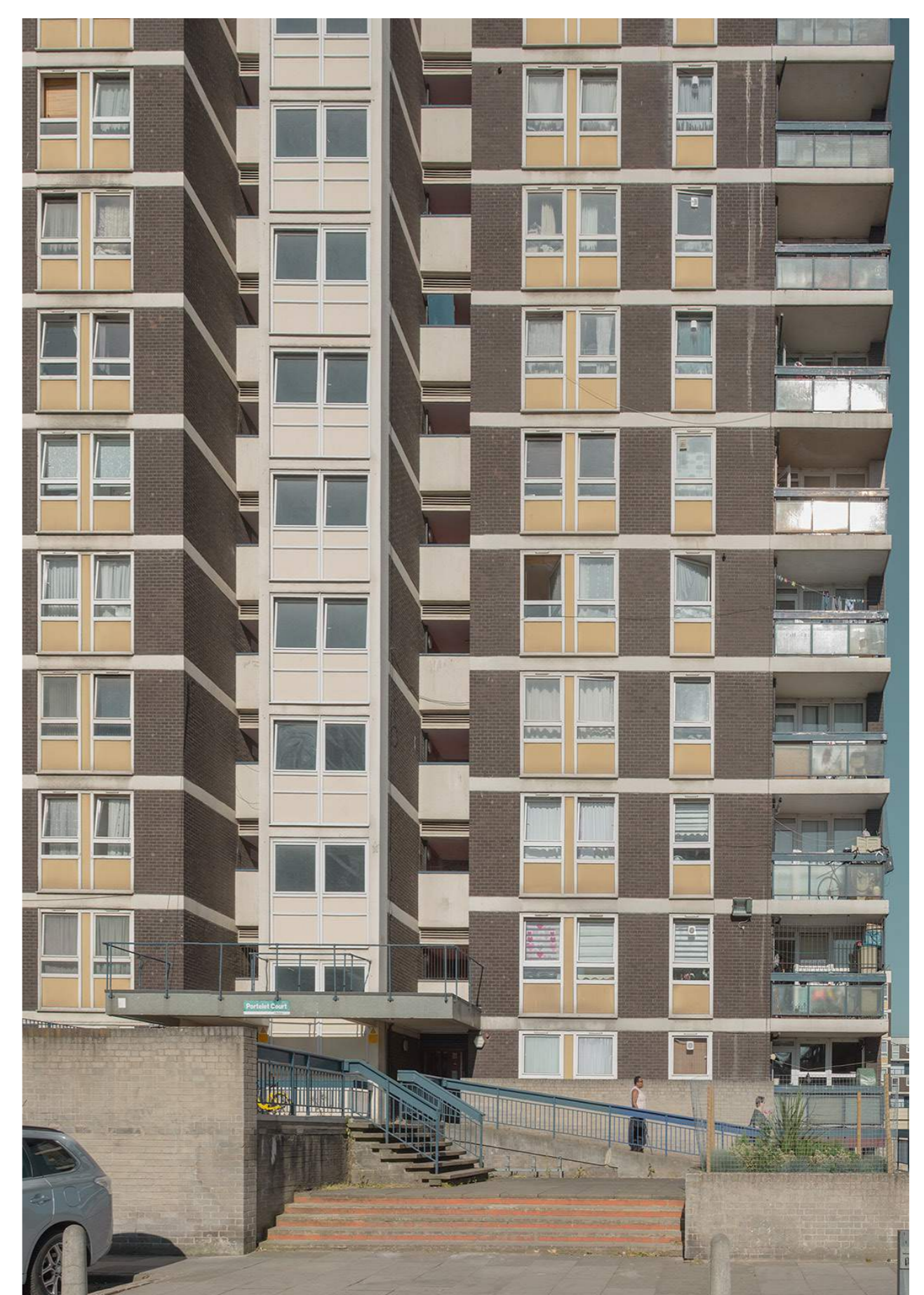
- A) Dark coloured brick for the faces of the buildings.
- B) Pale brick for the recessed balconies and covered routes
- C) Yellow coloured balustrades.
- D) Light concrete banding and columns.



Proposed material palette



Proposed building material palette



Existing building material palette

7 Final Proposals

New Homes for the De Beauvoir Estate

Public realm views

Below are some key views of the public realm proposals



A) Downham Road West public realm

- Creates a 'city garden' with a combination of retained and new trees and a variety of spaces for people of all ages to enjoy. Existing parking is retained.
- Adds new furniture and play equipment
- Improves biodiversity with more and varied planting



B) Balmes Road public realm

- Replaces existing parking podium with leafy spaces suitable for group exercise and games including football
- Additional planting for increased biodiversity
- New swings suitable for all ages play



C) 81 Downham Road public realm

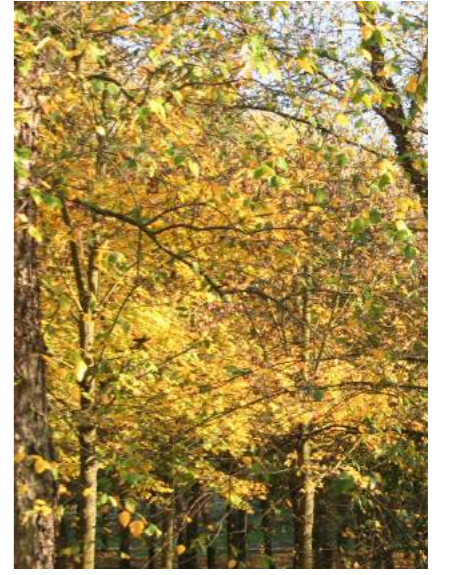
- New ramp and steps improve access to existing play area
- Improved lighting and seating. Existing play equipment is retained.
- New games area beside Portelet Court, with a variety of equipment suitable for all ages.

Proposed planting species

Below are some examples of plant species proposed for the new public realm areas



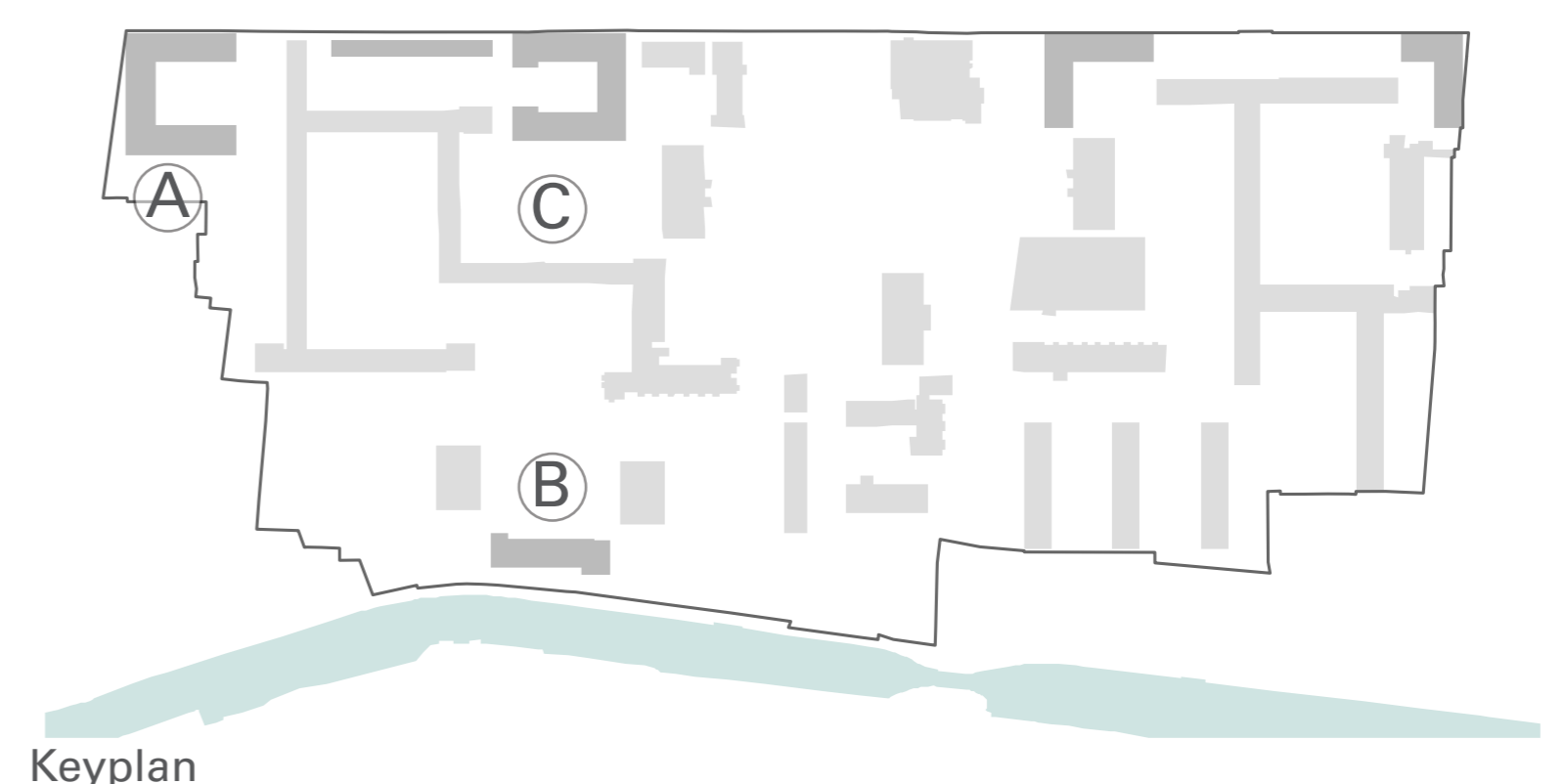
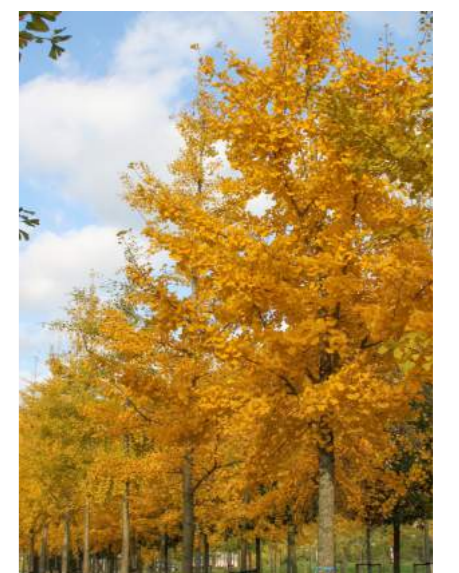
Betula nigra (single stem)



Robinia pseudoacacia, Robinia pseudoacacia: foliage, autumn colour, flower, bark



Ginkgo biloba Lakeview



Keyplan

8 Final Proposals

New Homes for the De Beauvoir Estate

Schematic views of the latest proposals for the Terraced Houses, 81 Downham Road and Hertford Road

The TRATerraced Houses



Schematic view looking west along Downham Road towards the TRATerraced Houses, which will define a clear edge to the estate.



Schematic view of the TRATerraced Houses with the existing St. Lawrence Court behind

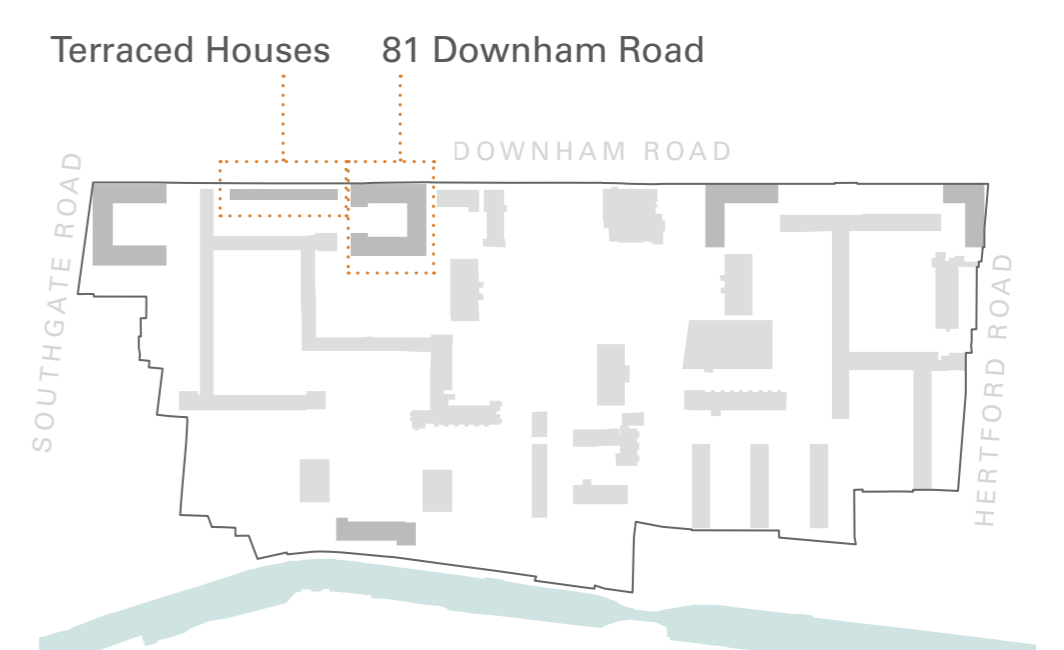
81 Downham Road



Schematic view east along Ufton Road with St. Lawrence Court behind. Parking is consolidated along a north side adjacent new hedge planting and trees, with the proposed 81 Downham Road courtyard block beyond.



Schematic view looking north towards 81 Downham Road with the existing play area in the foreground and Portelet Court to the right.



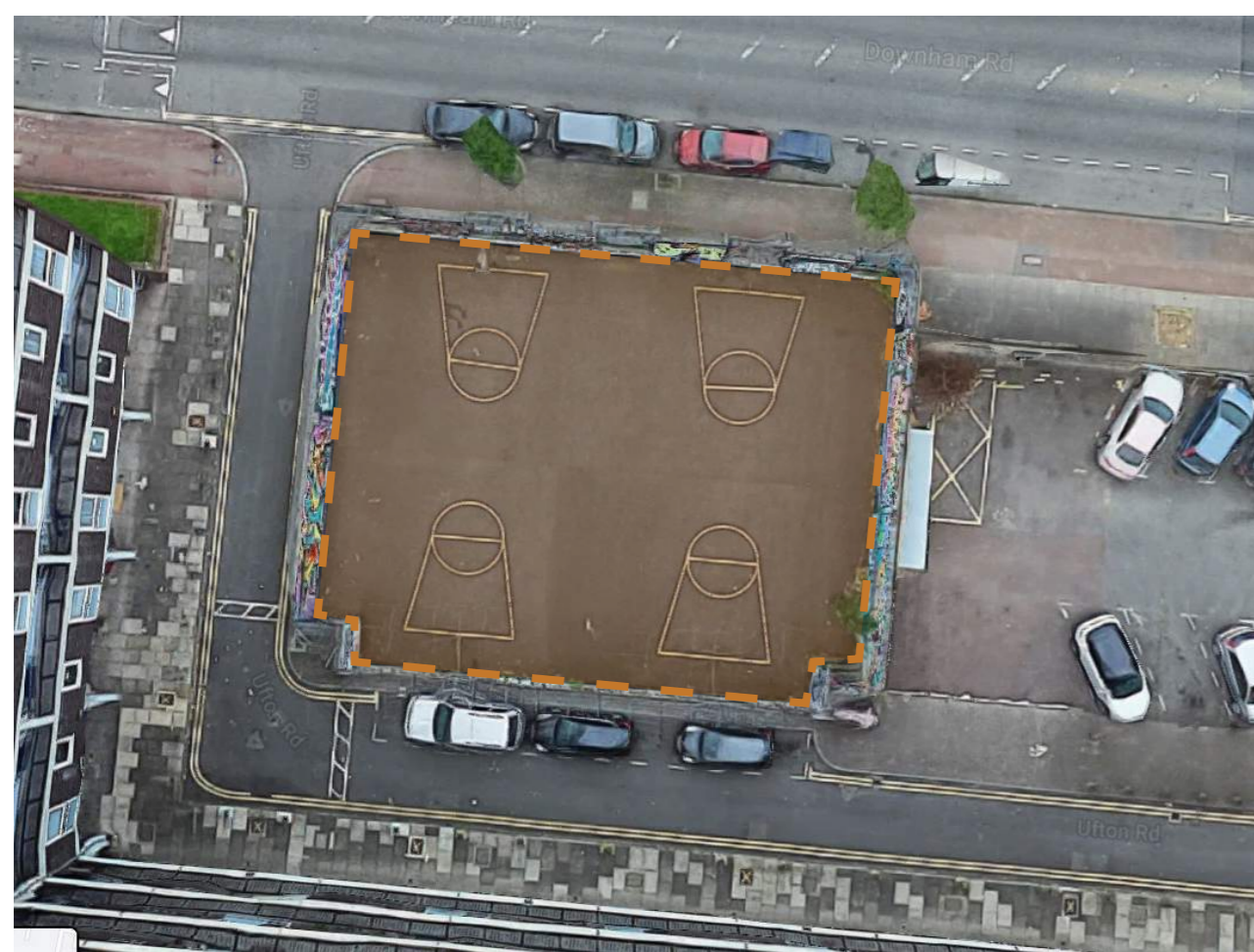
9 Final Proposals

New Homes for the De Beauvoir Estate

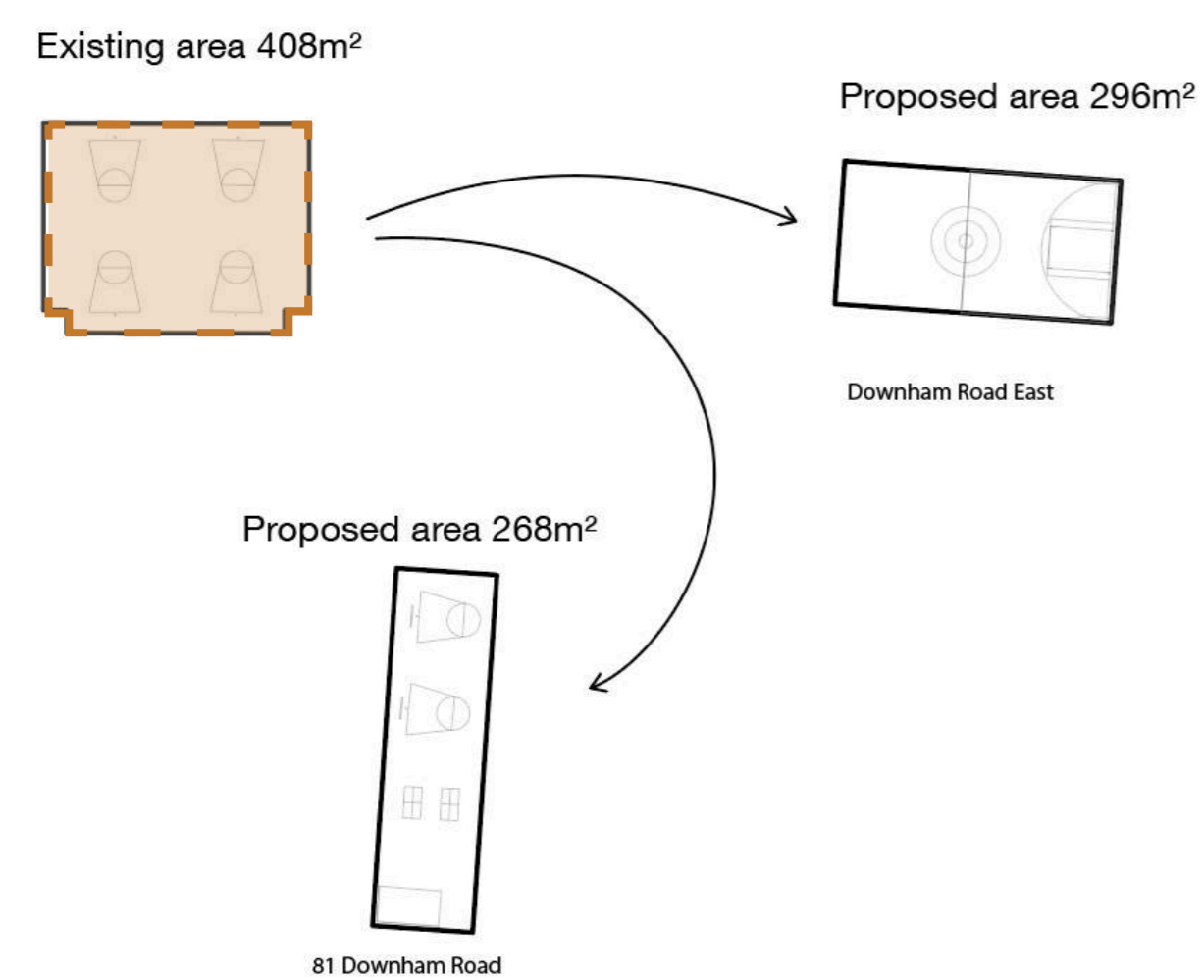
Schematic views of the latest proposals for Downham Road East and the Mixed Use Games Area



Above: section showing proposed 81 Downham Road Mixed Use Games Area in context with the existing play area and the proposed 81 Downham Road building behind



Aerial view of existing basketball courts adjacent St Lawrence Court

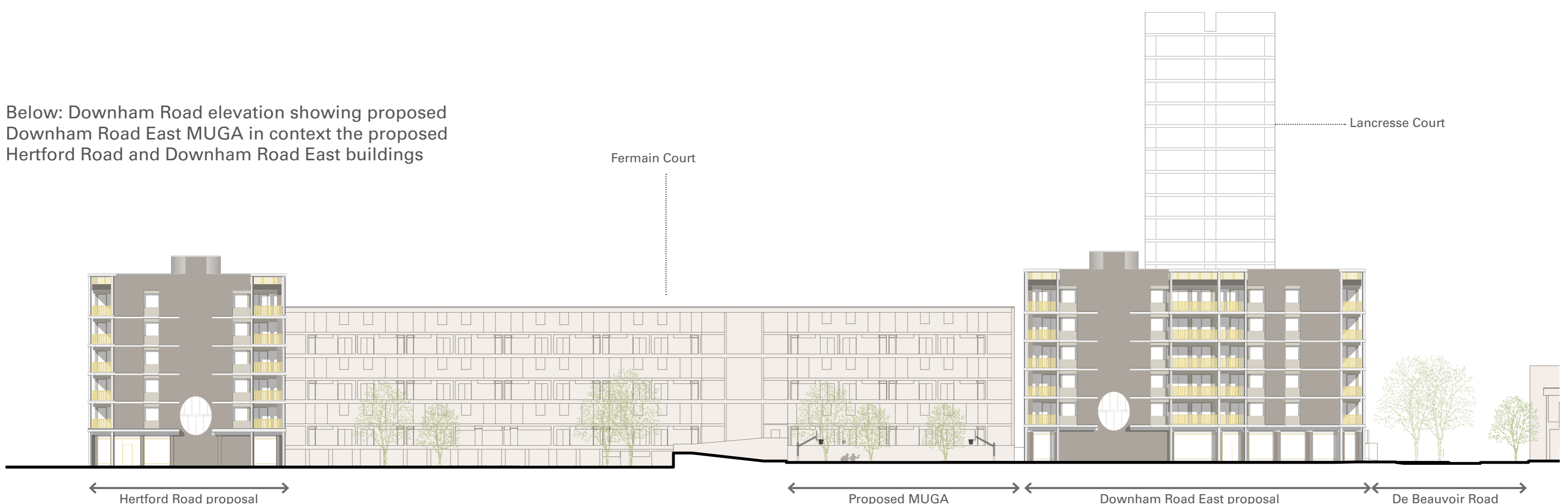


We are proposing to remove the existing basketball courts in exchange for two new games areas, the combined area of which is 156m² larger



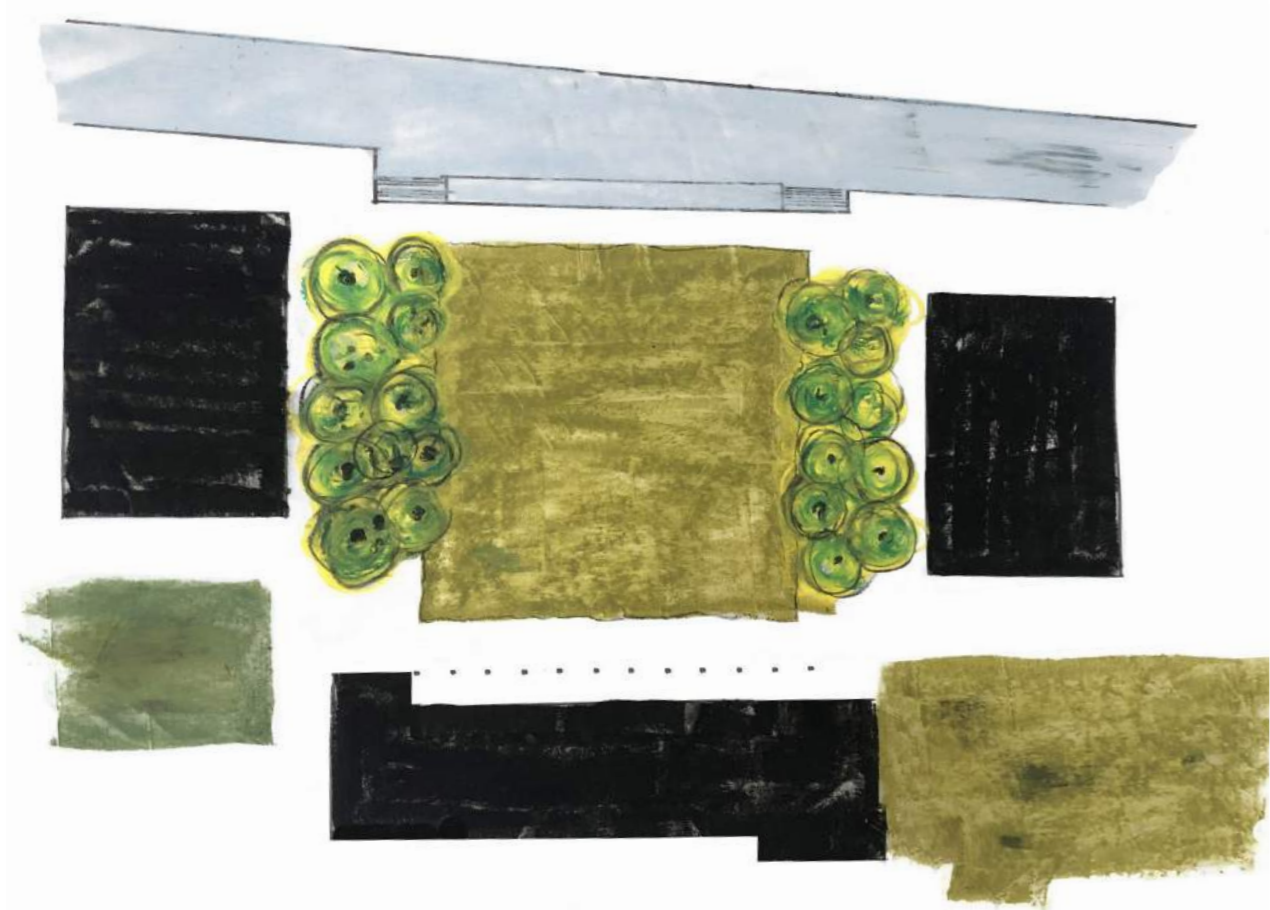
Schematic view of Downham Road East with the proposed Mixed Use Games Area visible

Below: Downham Road elevation showing proposed Downham Road East MUGA in context the proposed Hertford Road and Downham Road East buildings



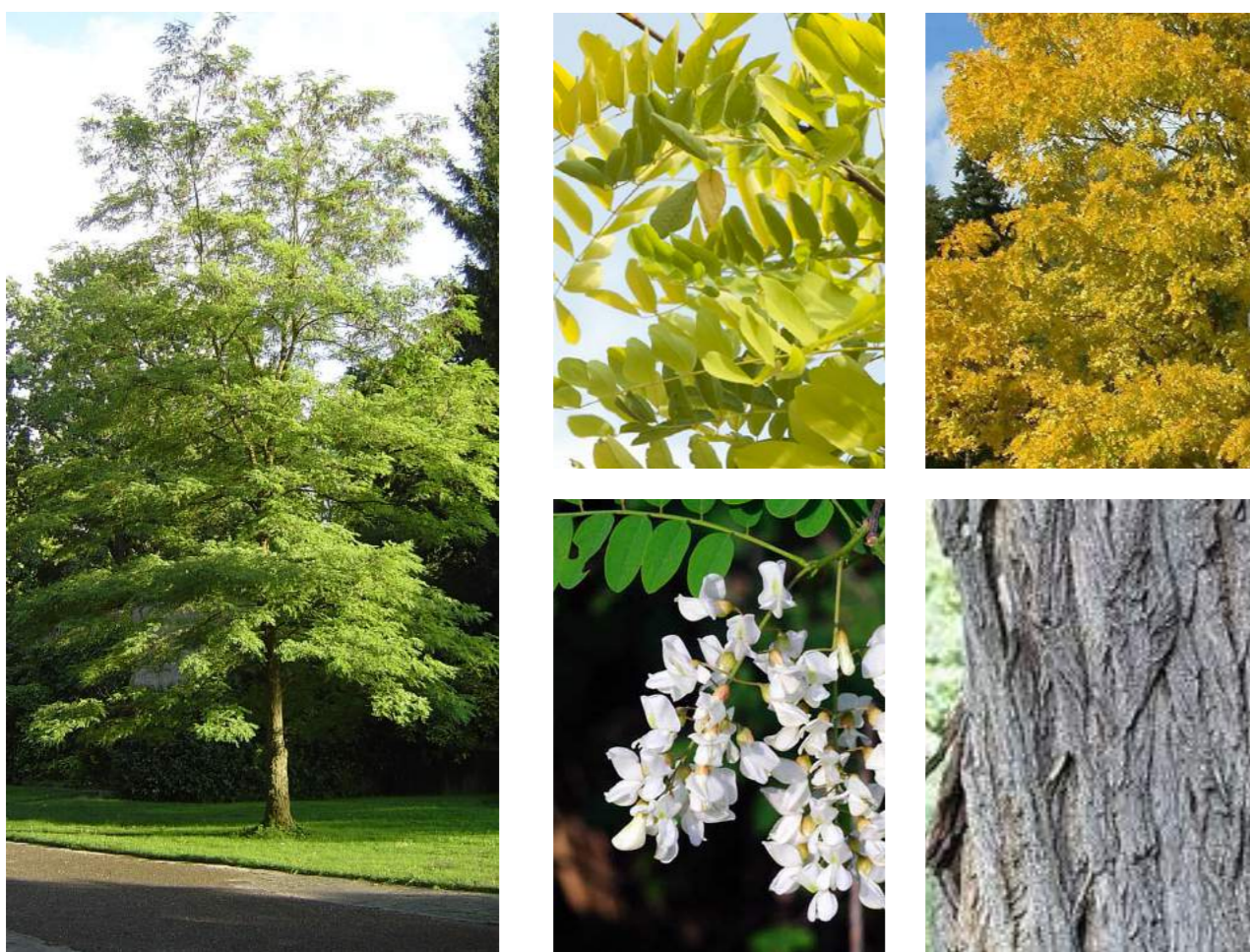
Schematic views of the latest proposals for Balmes Road

The Balmes Road proposal replaces the existing parking podium with a six-storey linear block of flats and a large new tree-lined garden and open area for group exercise and play



Above: Concept diagram; a clearing with groves of trees

Below: Robinia pseudoacacia, Robinia pseudoacacia: foliage, autumn colour, flower, bark



Indicative planting strategy for Balmes Road



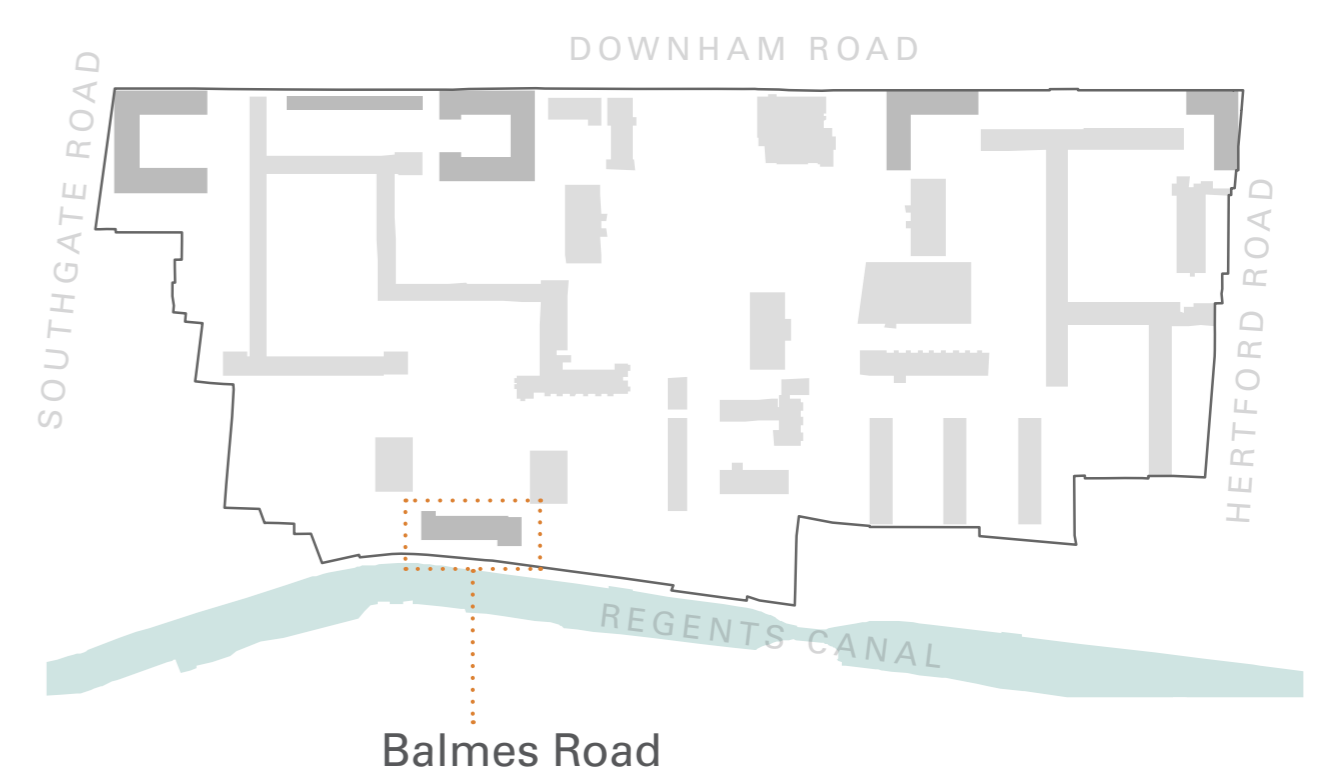
Schematic view of Balmes Road looking south



Schematic view of Balmes Road as seen from the Grown Your Own area



Schematic view of Balmes Road as seen from the Regents Canal



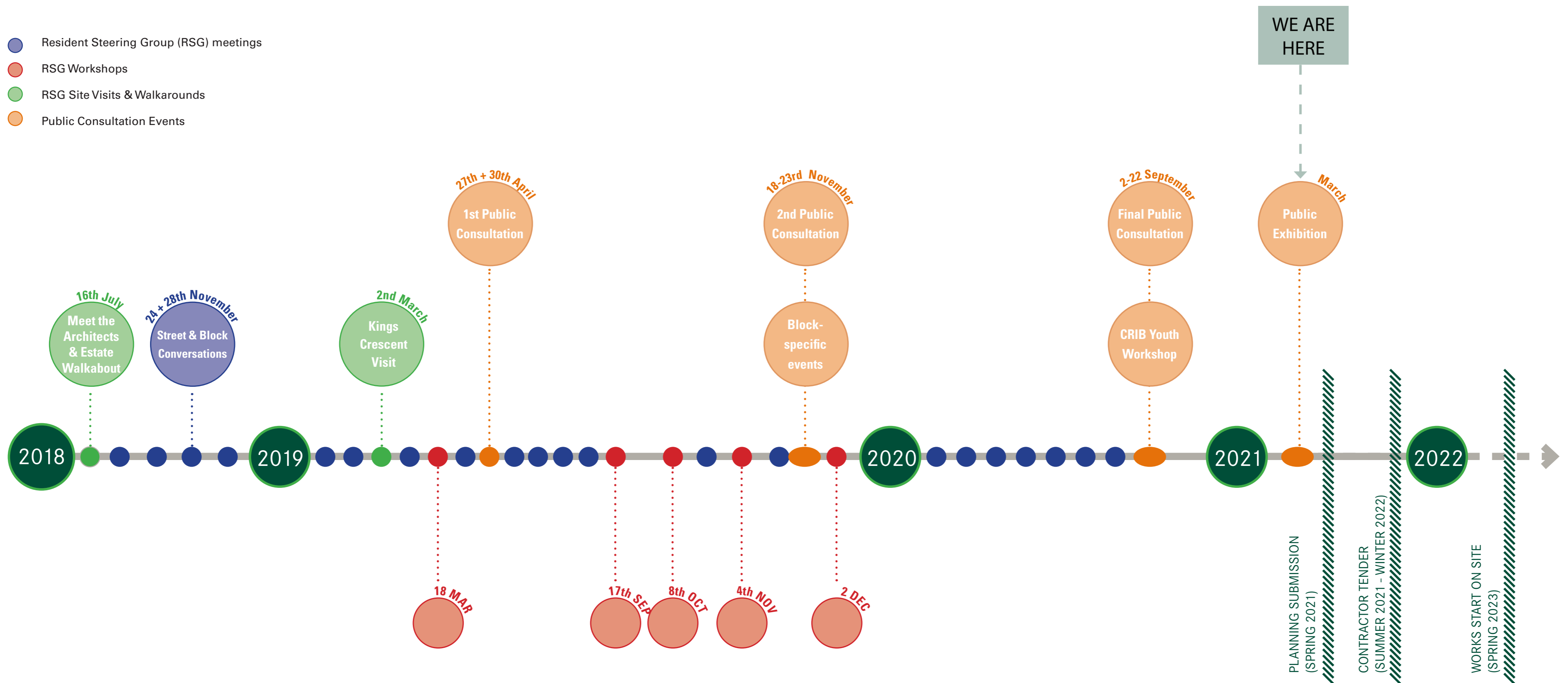
11 Key Contacts / Next Steps

New Homes for the De Beauvoir Estate

Thank you for taking time to view this exhibition

Further information, including the online feedback form, can also be found on the Council's website: hackney.gov.uk/de-beauvoir-estate

If you have any questions, or wish to leave a comment, please complete the online contact form or contact: debeauvoir.consultation@hackney.gov.uk



Next steps

The Council aims to submit a full planning application in April 2021, and you will be able to comment on the planning application online.

The design team:

architects Henley Halebrown

Lead Architect

Henley Halebrown is a Hackney - based architectural practice that has built a strong reputation for designing a range of projects across London including social housing. They were 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.



Kings Crescent Estate Phases 1&2 by Henley Halebrown

STEPHEN TAYLOR ARCHITECTS

Architect

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.



Urban Housing, Antwerp and Aikin Court, Hackney by Stephen Taylor architects

VOGT

Public Realm & Landscape Architects

VOGT Landscape Architects are working as public realm and landscape architects on the project. They are an award-winning practice that have developed a set of tools and a working methods that incorporate all the different dimensions of the human-designed environment, from the large-scale landscape to the small-scale urban public space.



Belvoir park public realm by Vogt Landscape Architects