

# Marian Court Estate Regeneration

## What is this project? What have the architects been asked to do?

This is the final stage of Hackney Council's regeneration of the former Bridge House and Marian Court Estate. Designs must provide:

- 165-175 new homes that meet current space and energy-efficiency standards, replacing ageing blocks that are uneconomical to repair
- New community space, such as a community centre
- Commercial space, including workspace (of which at least 10% will be affordable)
- High-quality, well-landscaped open spaces
- Playspace, helping with local under-provision

The design must:

- Create a clear and specific 'sense of place'
- Encourage a sense of community and shared identity
- Improve residents' perceptions of safety and security
- Relate positively to the area's existing architectural character
- Support connections between the site and wider neighbourhood

This process is an opportunity to rethink a previous (2012) scheme for the estate, increasing the amount of social housing provided.



Marian Court in its neighbourhood



The architecture of the immediate local area

## What are we showing today?

This will be our final 'drop-in' before our planning application, so designs are quite advanced.

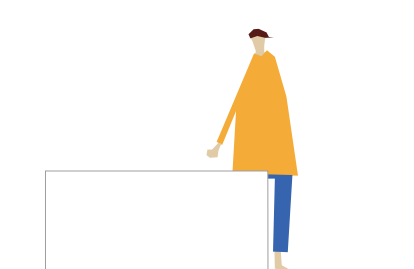
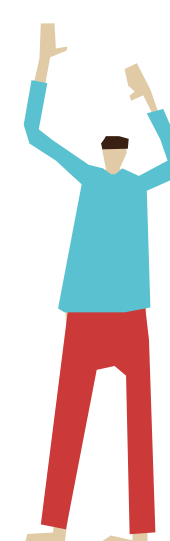
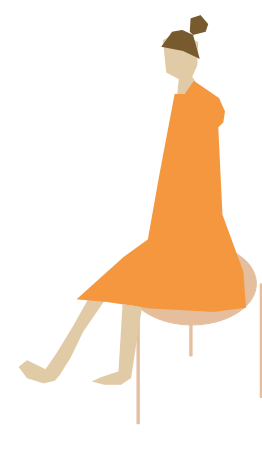
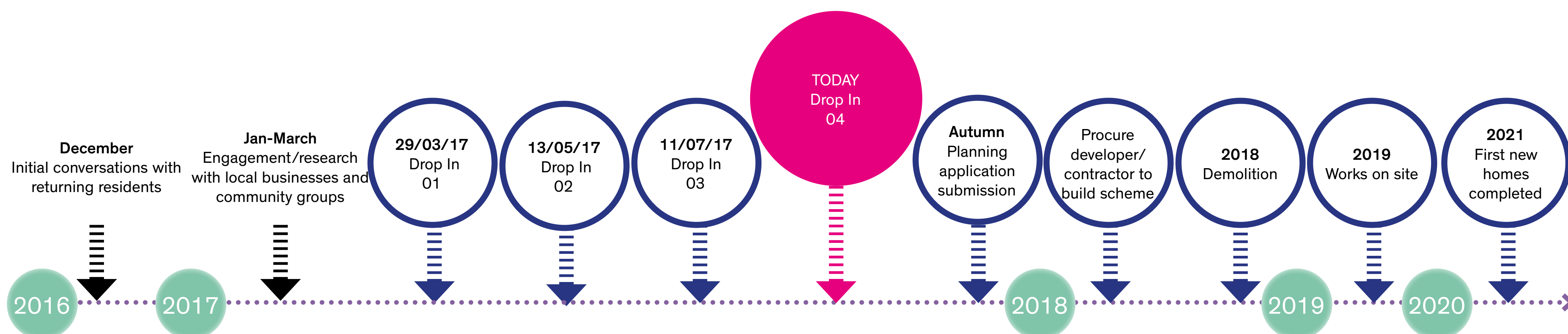
Today we're showing a further developed and refined version of proposals shared at July's Drop-in 3. Your feedback from July has been one important factor in this process - the display highlights areas where we've responded.

As requested, we're also giving more detail on materials and colours, on trees and shrubs we propose to plant, and on the nature of the workspace.

Although we hope changes will now be minimal, it is still very useful to have your feedback - via the Feedback Form - to inform the final stages!

## What happens next?

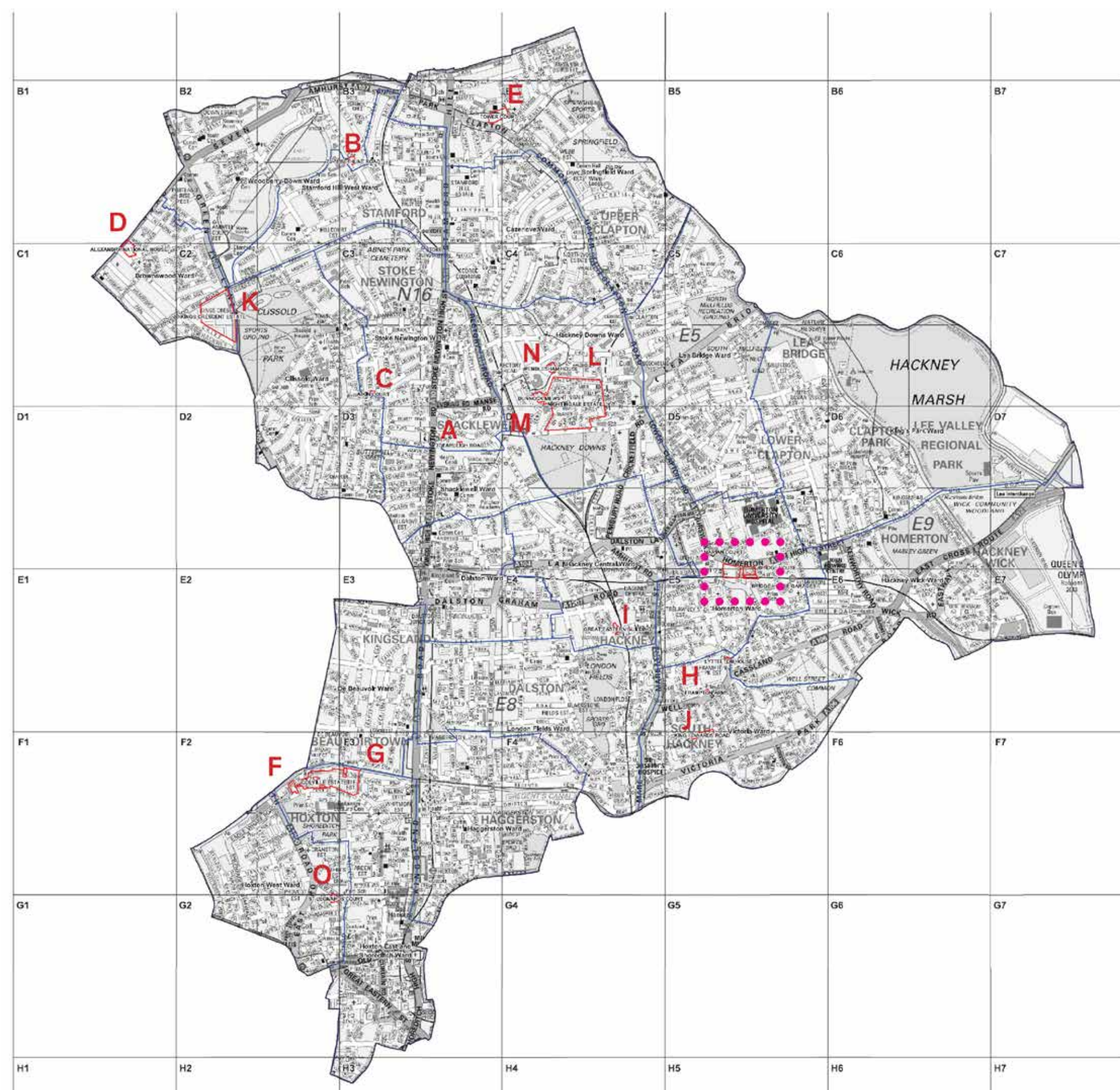
- We will submit a planning application later this Autumn.
- We'll then send an e-newsletter to everyone for whom we have contact details, presenting the final designs, explaining how we have responded to community feedback, and setting out next steps.
- We'll continue to work with Marian Court residents who intend to return to the estate, focusing on the details of their new homes.
- Questions about the project? Contact Claire Lindsay Project Officer at Hackney Council on 020 8356 1166 or [claire.lindsay@hackney.gov.uk](mailto:claire.lindsay@hackney.gov.uk)





## Hackney Council Estate Regeneration

Marian Court is part of the Council's 18-site regeneration programme, building 2,760 homes, including 900 for social renting and 500 for shared ownership. With no government funding for new social-rented homes, the Council is paying for these by building properties for private sale and shared ownership. Council tenants have a Right to Return to a newly-built home on their estate, with shared ownership and shared equity options for leaseholders.



Hackney Council Estate Regeneration with numbers of units for Bridge House and Marian Court as per the 2012 approved outline planning application

Site	New homes	Site	New homes
A 37 Farleigh Road	3	H Frampton Park Arms & Lyttleton House	29
B 73-75 Bethune Road	2	I Great Eastern Buildings	18
C Aikin Court	7	J King Edwards Roads	32
D Alexandra Nation House	109	K Kings Crescent	765
E Tower Court	132	L Nightingale	350
F Bridport House	41	M Ottoway Court/Dunnock Mews	30
G Colville Masterplan	487	N Rendlesham House	43
Colville Phase II	209	O St Leonard's Court	72
Colville Phase III	198	Bridge House and Marian Court (all phases)	234
		Marian Court (Phase 1 & 2)	119

### Who will the new homes be for?

This 2017 re-design allows us to increase the number of socially-rented homes across the whole Bridge & Marian Estate by including more than was possible with the agreed 2012 designs.

**2011**  
Prior to regeneration

	Bridge House	Marian Court	Total
Social Units	39	27	66
Total Units	60	75	136

**2017**  
Proposed configuration

**2012**  
Previously consented scheme

	Bridge, Brooklime & Chervil	Marian Court	Total
Social Units	48	16	64
S/O Units	59	51	110
Private Units	8	52	60
Total Units	115	119	234

**2017**  
Current proposals

	Bridge, Brooklime & Chervil	Marian Court	Total
Social Units	48	32	80
S/O Units	59	59	118
Private Units	8	69	77
Total Units	115	160	275

- Blocks are tenure-blind i.e. impossible to know from the outside which homes are which tenure.
- Courtyards are shared by different tenures.
- Homes are mostly 2 beds across all tenures, with some larger family units and some 1 beds.
- Existing secure Marian Court Council tenants prioritised for social-rented homes.
- Homes owned and managed by the Council, not a housing association, ensuring they remain at social rents.



## Community priorities established at start of project

### IMPORTANT TO EVERYONE

- **Homes of appropriate tenures, on good terms:** truly affordable and 'social' housing to meet local need, with former residents not getting a worse deal.
- **Space for everybody:** change seems to happen TO some communities locally, rather than FOR them. Can the design bring people together and offer something for everyone?
- **Sustainable design and construction:** buildings that 'stand the test of time'.
- **A place with its own identity:** that captures the best of the old Marian Court and feels specific to Homerton.
- **Better connections to the neighbourhood:** make it easier to move East / West, and to get to shops on Homerton High Street; reconnect the site to the older street pattern.
- **But not too many:** too open would make the estate less safe for play. And no-one wants a 'rat run' for cars avoiding the High Street.

### PARTICULARLY IMPORTANT TO MARIAN, BRIDGE, BROOKLIME & CHERVIL RESIDENTS

- **Good new homes ASAP:** 12 years on, something needs to happen, and ideally better than what is there now e.g. no damp!
- **Better space for play:** this should build on the way Marian Court children already play together. Good play space is lacking locally.
- **Flexible homes for today's households:** rooms that are usable in different ways or adaptable with time, and that accommodate modern furniture and appliances
- **Safety and security:** safe stairs and hallways, estate entrances, and outside spaces.
- **Learn from previous phases:** make sure lessons from Brooklime, Chervil and Bridge inform designs for Marian Court.



Views from Marian Court



Mehetabel Road

### PARTICULARLY IMPORTANT TO WIDER LOCAL COMMUNITY

- **Better relationship to Homerton High St.** The north block is an 'eyesore', set back from the road, with little positive connection to other local architecture.
- **Height and density:** people don't want to feel loomed over or have private spaces overlooked and a new building should feel in proportion to existing ones.
- **Joined-up infrastructure:** as the number of people increases, adequate provision needs to be made - schools, doctors etc.

Throughout the display, pink boxes like this highlight points that matter to local people and explain how we have responded to feedback.

## What you said about the designs shown in July (Drop-in 03)

Changes to access road are great - no more risk of a rat-run from cars. But what about motorbikes?

Unsure about proposed changes to Link St: moving the bollards and introducing play. Would that be safe? What would be the benefit?

Good to see that the social housing is now in prime locations - good views and away from busy road

What measures are you taking to ensure that homes right next to the railway will be pleasant to live in?

Really like the balconies: the 'inset' style, the thought given to how they will be used, and the patterns they create across the building facades.

Don't like the proposed new tree on Link St - won't it spoil a historic view?

Overall the layout and shape of the blocks works well and makes good use of space. But we're still a bit worried about the scale of the corner tower.

Need more detail on the colour and materials of buildings.

Need more information the ground floor workspace/ How affordable is 'affordable'?

Great to see a commitment to 'dual aspect' (homes with windows on two sides) - nice flexible home layouts too

Really like the open feel of the entrances, and the public spaces: generous and green.

Planting looks good in principle, but need more detail re proposals: which species will thrive in this environment?

Not sure about the enclosed bin stores? Won't they get smelly and dirty?



## ✳ Significant changes since July - addressing community feedback

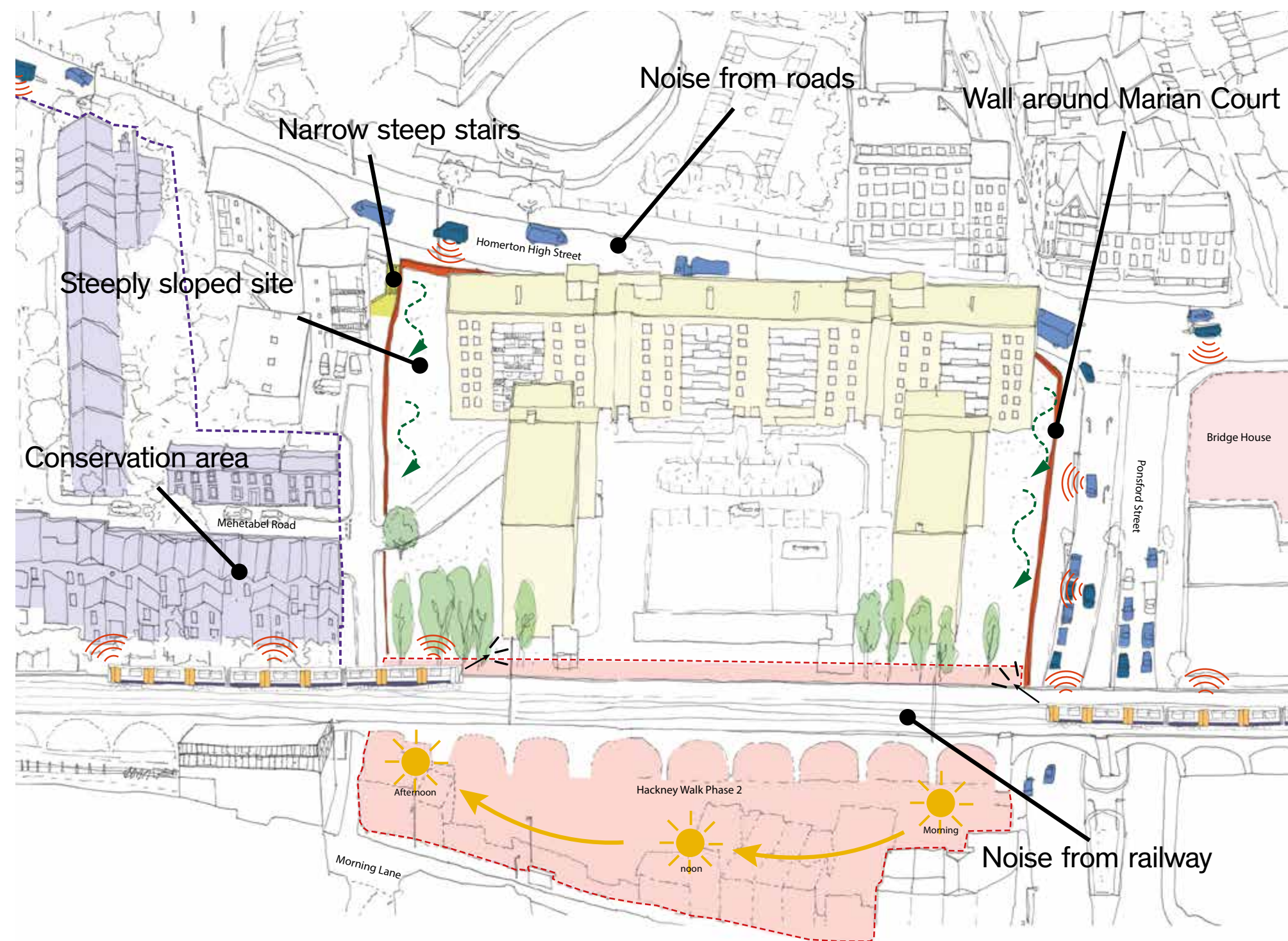
**(A)** All motor vehicle access is now from Ponsford St. - no cars or service lorries will enter the scheme via Mehetabel Rd. other than those serving Link St. townhouses. The bollards have now been moved to the edge of the site, at the junction with Link St., to enforce this.

**(B)** Play space on the Link St. edge has moved back within the site boundary: improving safety for children, as well as cyclists and pedestrians.

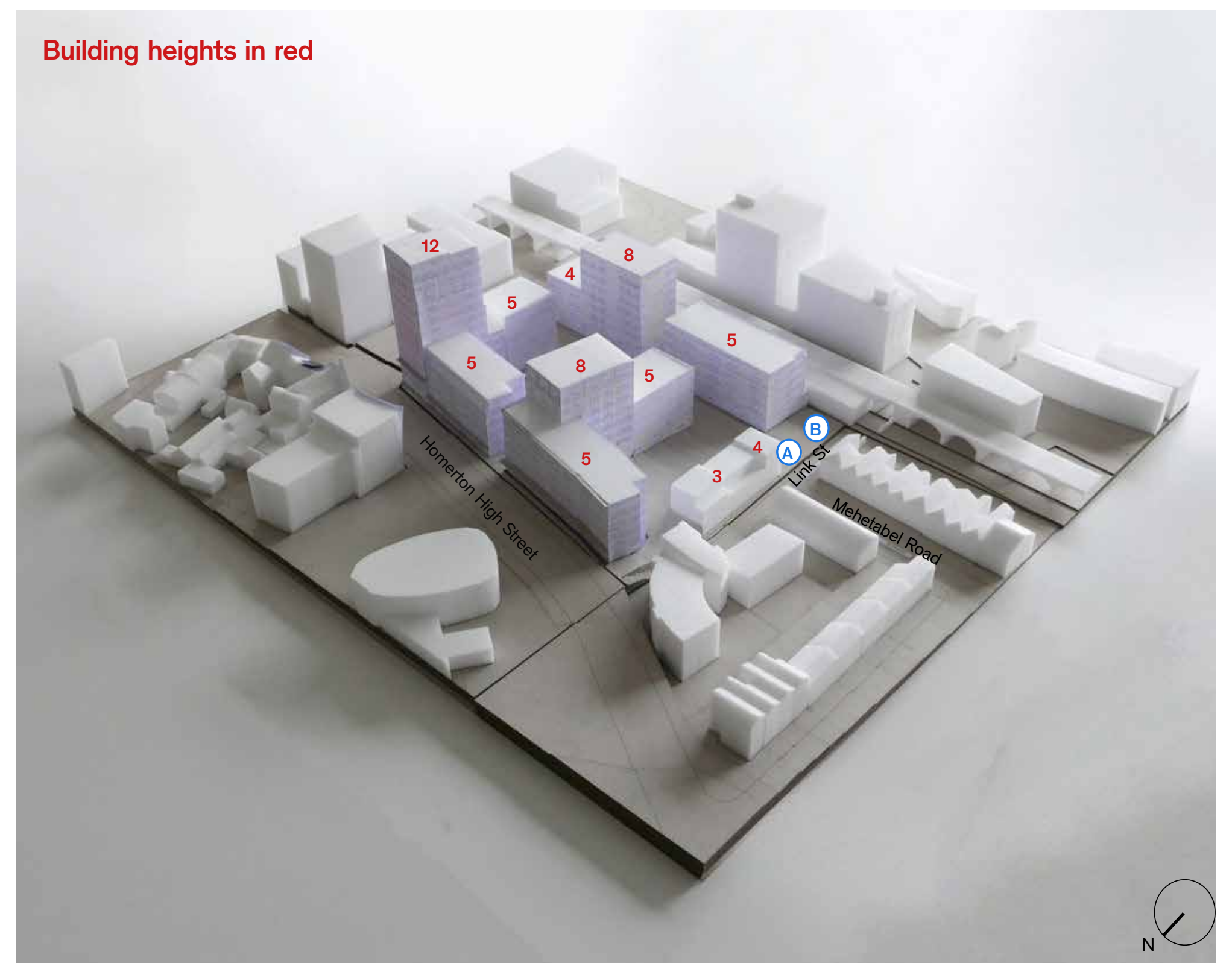
**We have also:**

- refined the top floor of the 12-storey tower to make it more elegant (see Board 6)
- reshaped the line of the buildings on Link St. and Homerton High St. to improve routes and views through (see Boards 11 for more detail on Link St.)
- re-worked flat layouts to accommodate an additional socially rented home, increasing total homes provided to 160.

### The site today: what we are responding to?



### Current proposals: height and massing



### Current proposals: servicing and access

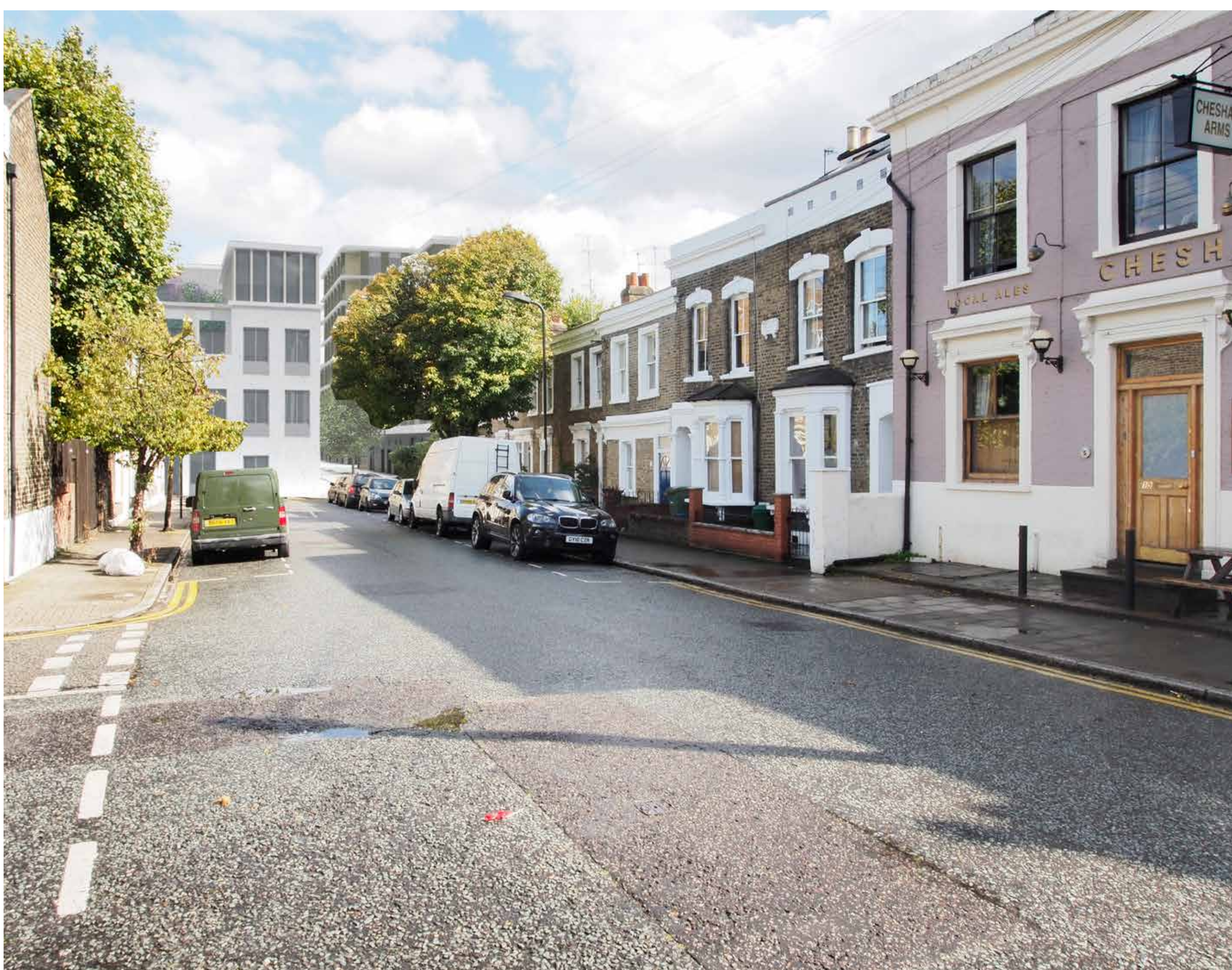




## Proposed view along Homerton High Street



## Proposed view along Mehetabel Road



### Approach to architectural character

We aim to create a 'family' of buildings that looks contemporary, but that sits well within existing local architecture. All blocks share common features, but each has its own identity. We have used different materials - within a carefully-chosen range - and varied the depth of windows and balconies, to create texture and pattern, stopping the scheme feeling monolithic.

On Homerton High Street, the new buildings come right up to the street edge, creating a more civic ground floor than today's Marian Court, with workspace and shared residential entrances.

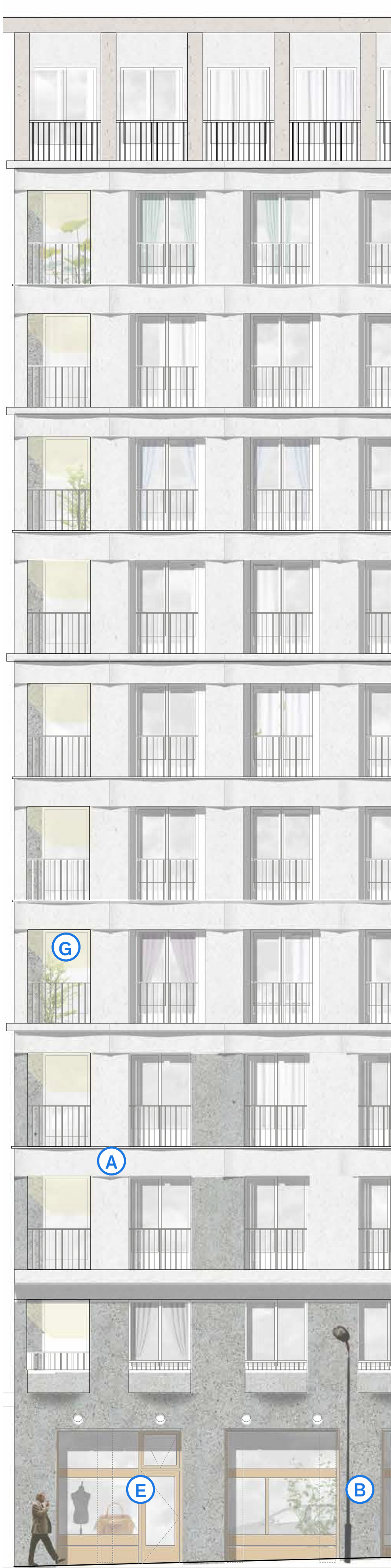
On the Clapton Conservation Area side we have designed the houses to be in keeping with the character of Mehetabel Road. Front doors opening directly onto the street and the windows on the upper floors are generous and vertically proportioned.



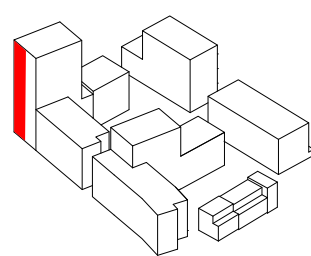
Mehetabel Road today



## Homerton High Street



Homerton High Street  
Corner of tower

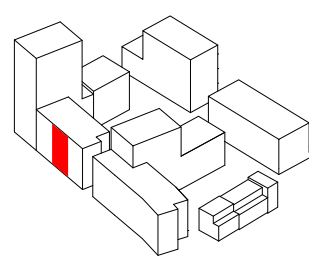


In response to community feedback, we have reworked the top of the tower to make it more elegant. In contrast to the regular 'grid' on floors below, we have given the top floor openings a more vertical emphasis.

We also propose 'scalloping' the facade, as in the image below, to give the top of the tower an ornamental feel.

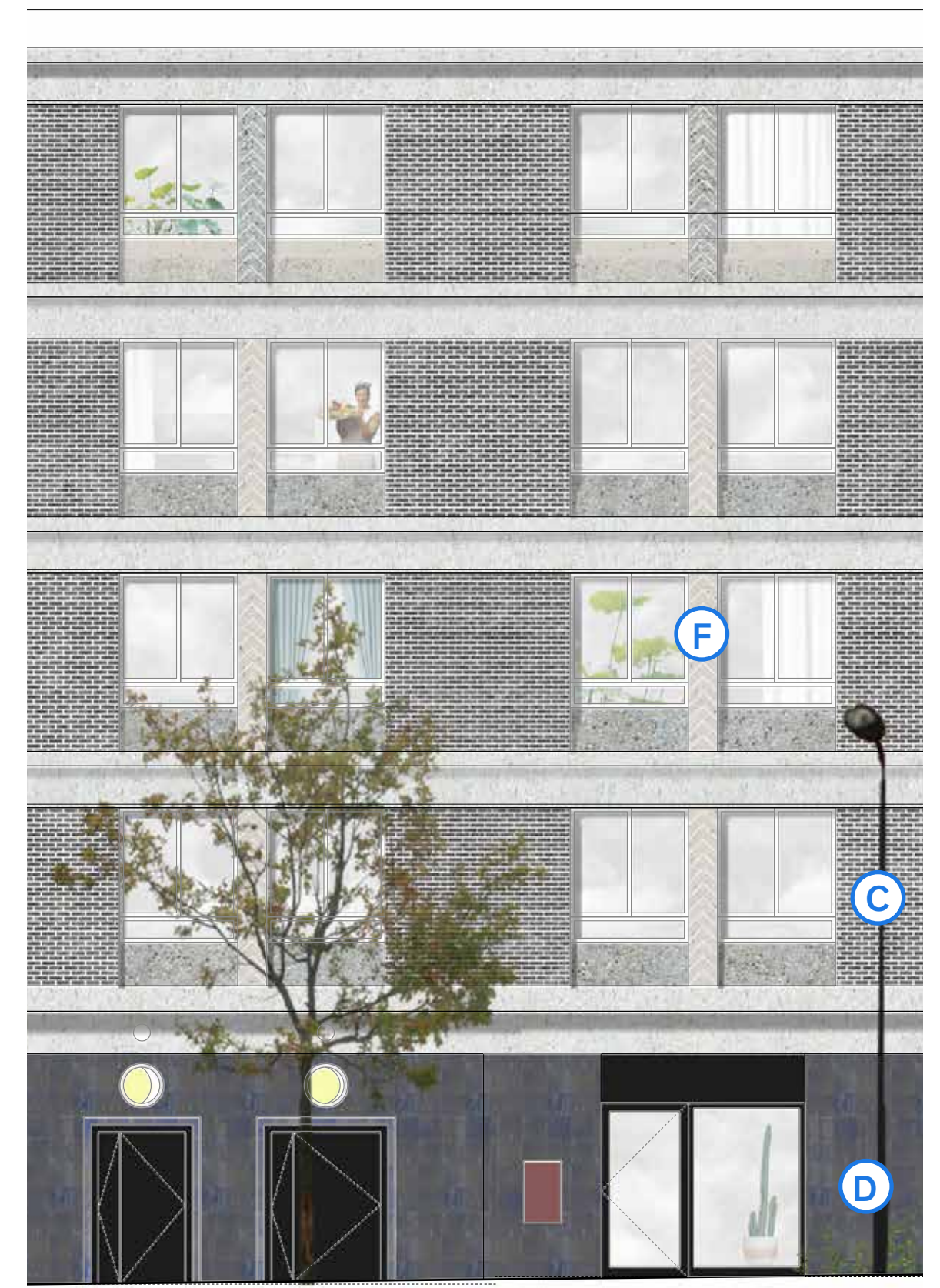


Homerton High Street  
Facade bay of building  
next to tower

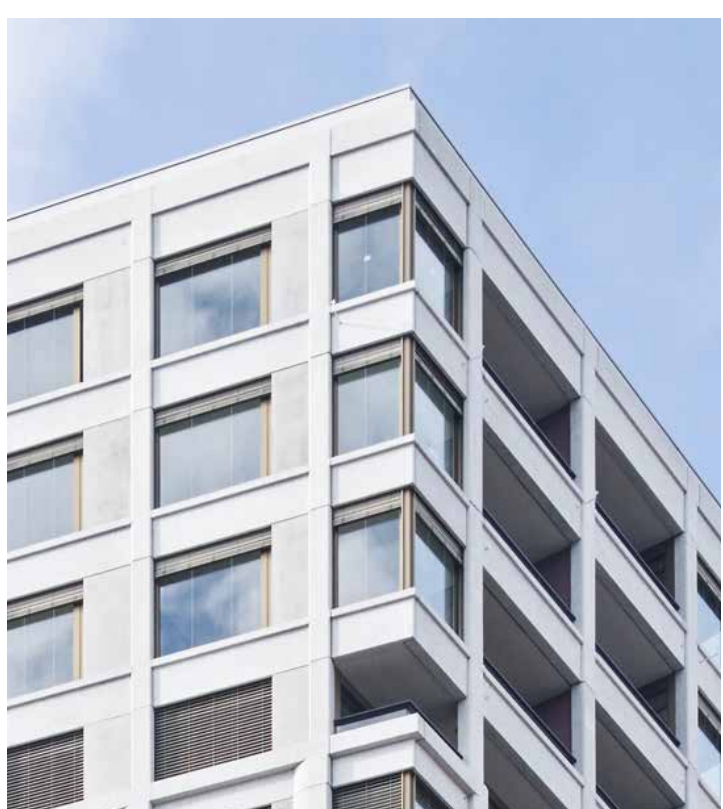
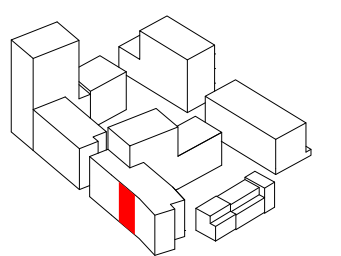


Proposed facade materials

- A 'Scalloped' concrete facade panel
- B Polished concrete facade panel
- C Characterful brick
- D Glazed tiling
- E Robust and luminous window frames
- F Glazed terracotta
- G Glazed tiling
- H Metal balustrade



Homerton High Street  
Facade bay of building  
next to stair down to Link Street



An articulated and refined grid of facade openings



Paired windows to the apartments with an expressed roof and first floor cornice



A rich material palette with a communality of colour provides a calm backdrop, with trees, hedges and planting appearing bright and luminous against it.



Paired windows with a column in between windows which is more delicate and special





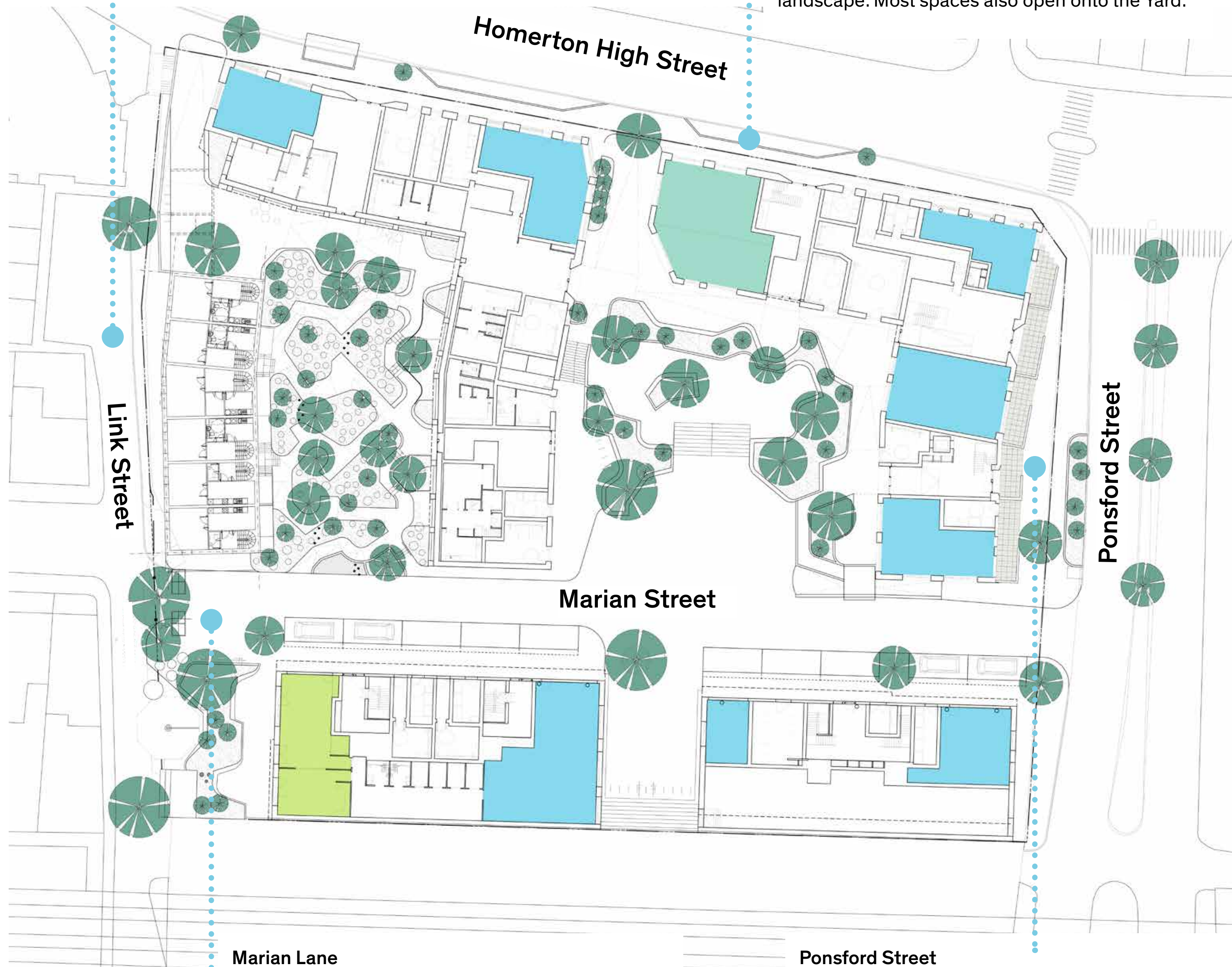
### Link Street

Here all ground floors are residential, as they belong to the town houses. These have front doors opening directly onto the street, where pavements have been widened and trees planted.



### Homerton High Street

Ground floor work spaces with generous floor to ceiling height and good daylight. On the corner these could be shops or cafes. Opening onto wider pavements than present, planted with new trees. Views through to carefully placed trees and landscape. Most spaces also open onto the Yard.



### Marian Lane

A new E/W route. Marian Lane is envisaged as a continuation of Mehetabel Road, an everyday play street for all ages. Opening onto the Cascading Garden, the Yard and Patio, with its table tennis tables as an invitation to all users.



### Ponsford Street

Ground floor work spaces with generous floor to ceiling height and good daylight. Each with their own 'porch' with cycle parking and somewhere to put plants. Opening onto widened pavements with space for tree planting and rain gardens (planted areas that absorb excess rainwater helping prevent flooding).



**What you've told us**

- "This is a residential area." If commercial space is going to keep increasing locally it needs to be informed by careful strategic thinking.
- You are also concerned about small businesses leaving the area and the effect of rising rents on existing local businesses.

**What you've asked us**

- "How much affordable workspace will there be?"
- "How can an active ground floor help make the streets around the site feel safe and inviting?"

**Our response**

Hackney Council have policies to protect and create new business floorspace and affordable workspace. At Marian Court there will be 7600 sq ft. of new purpose built workspace. It will be a planning condition that 10% of new workspace be offered at 80% of market rate. At Marian Court there is a guarantee for 760 sq.ft of affordable workspace.

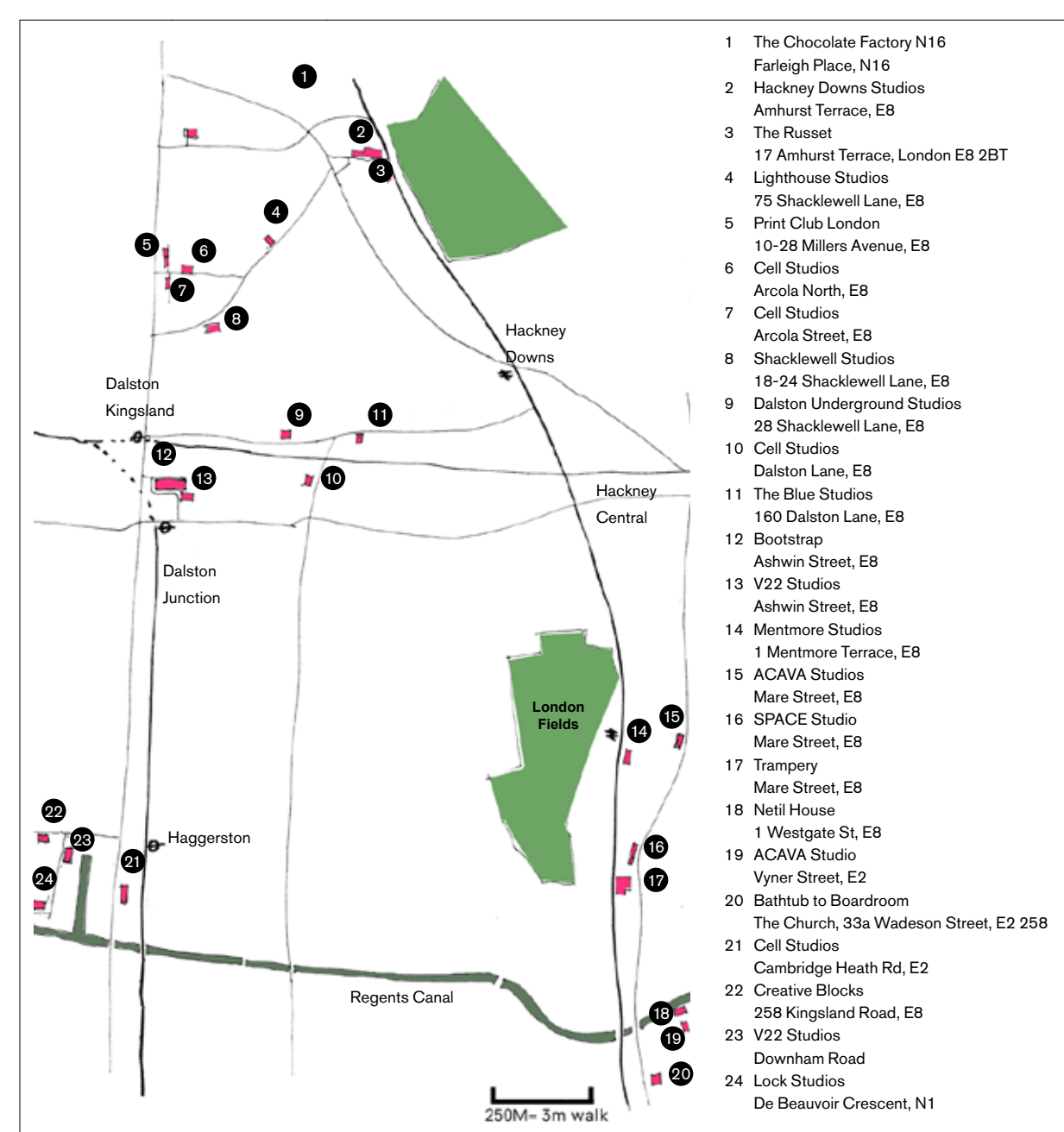
**How will the scheme offer more to local businesses than is required by planning?**

By...

- Understanding successful models of workspace provision across Hackney
- Ensuring specifications meet tenants' needs, so small business have minimal start-up costs
- Exploring how social enterprise tenants can benefit from rate relief on the community hub
- Limiting the number of commercial/retail units in favour of increased provision of



## How the workspace could work



Hackney has a growing network of workspace providers, often with an emphasis on creative and social enterprises.



Bootstrap Dalston brings life to the Street



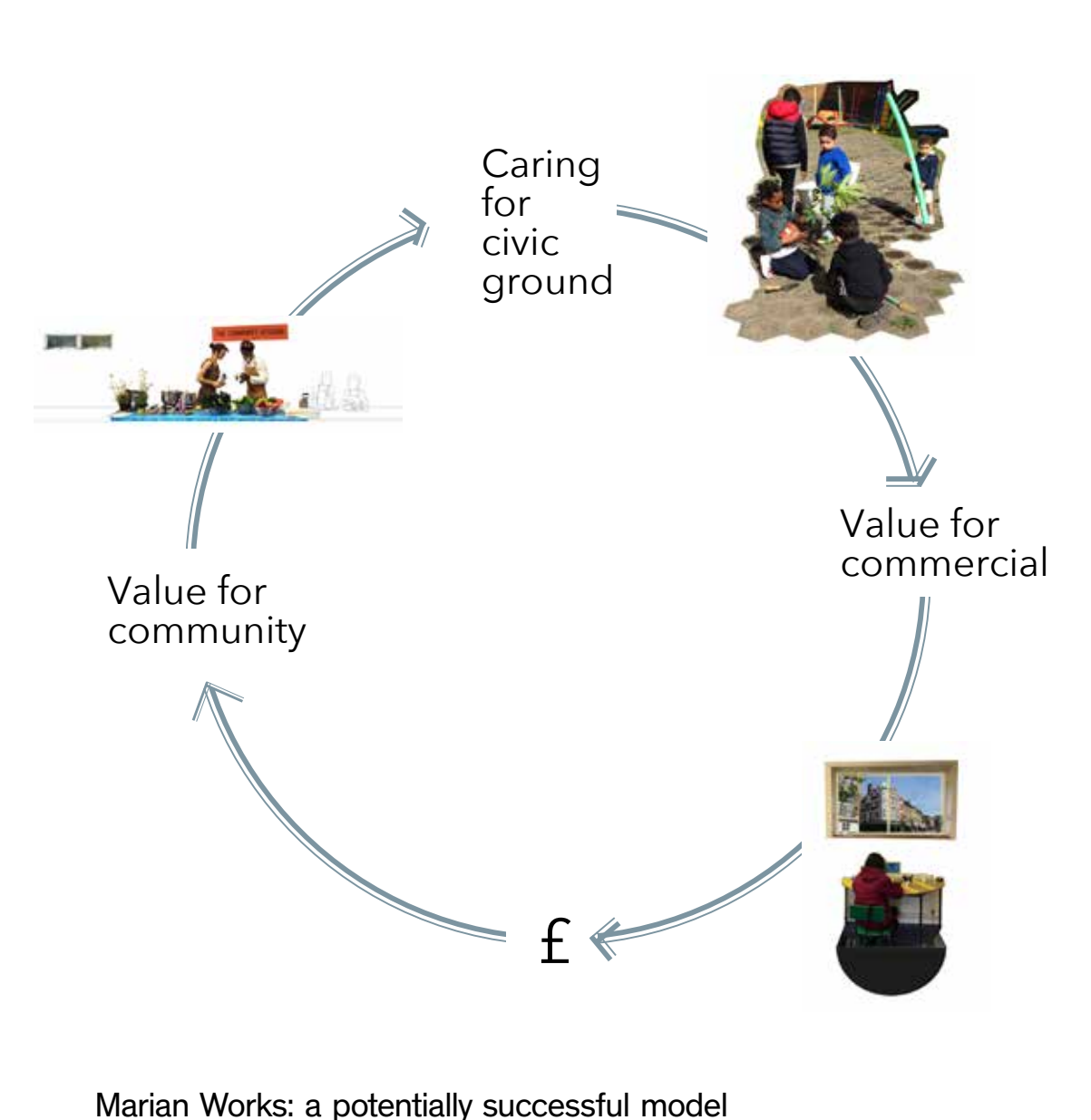
Westgate Street scheme near Broadway Market A mixed use scheme with 8,000 sq ft new workspace. Leased by Hackney Council at £27.50 per sq ft to creative businesses.

### What we've learned

1. Through consultation with Hackney Council's approved workspace providers we've explored management models that enable affordable, flexible space provision to a cross section of businesses while also providing wider public benefits.



2. Simple 'turnkey' specifications save money for both tenant and developer. For example (above): false ceilings removed by tenant.





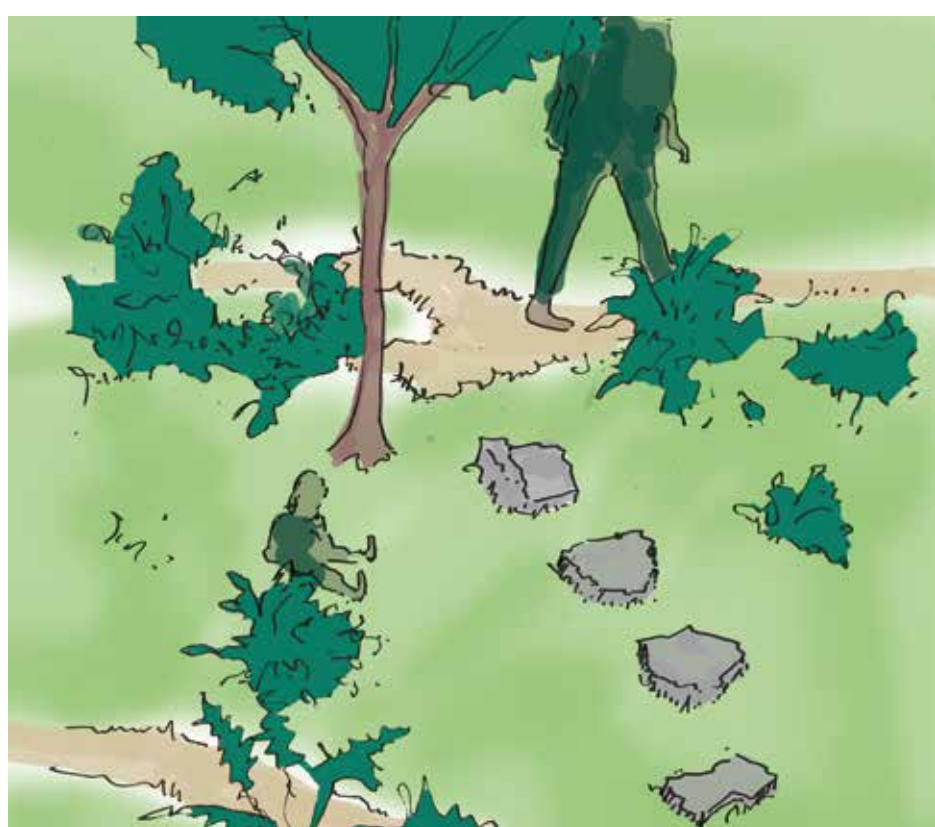
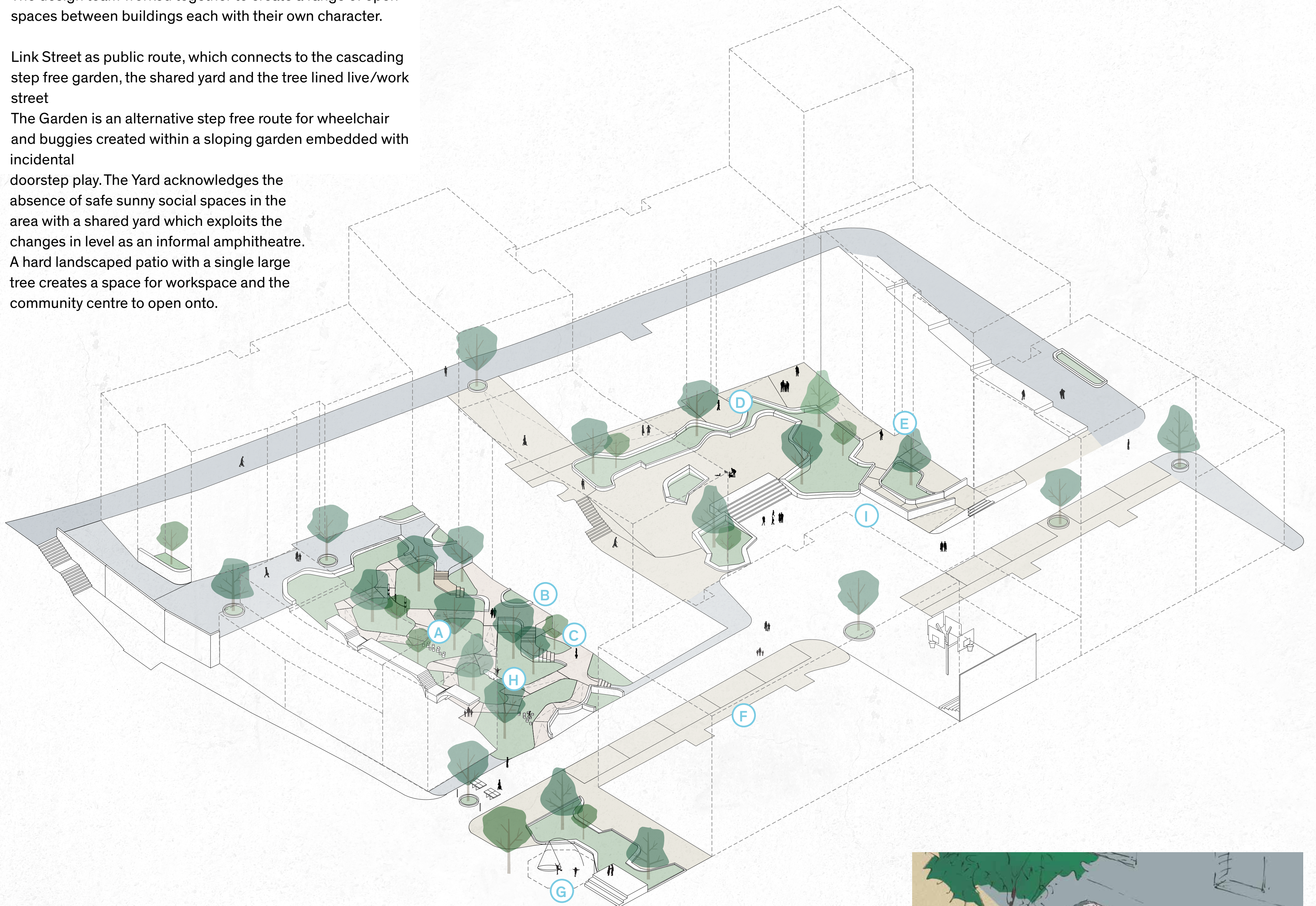
The design team worked together to create a range of open spaces between buildings each with their own character.

Link Street as public route, which connects to the cascading step free garden, the shared yard and the tree lined live/work street

The Garden is an alternative step free route for wheelchair and buggies created within a sloping garden embedded with incidental

doorstep play. The Yard acknowledges the absence of safe sunny social spaces in the area with a shared yard which exploits the changes in level as an informal amphitheatre.

A hard landscaped patio with a single large tree creates a space for workspace and the community centre to open onto.



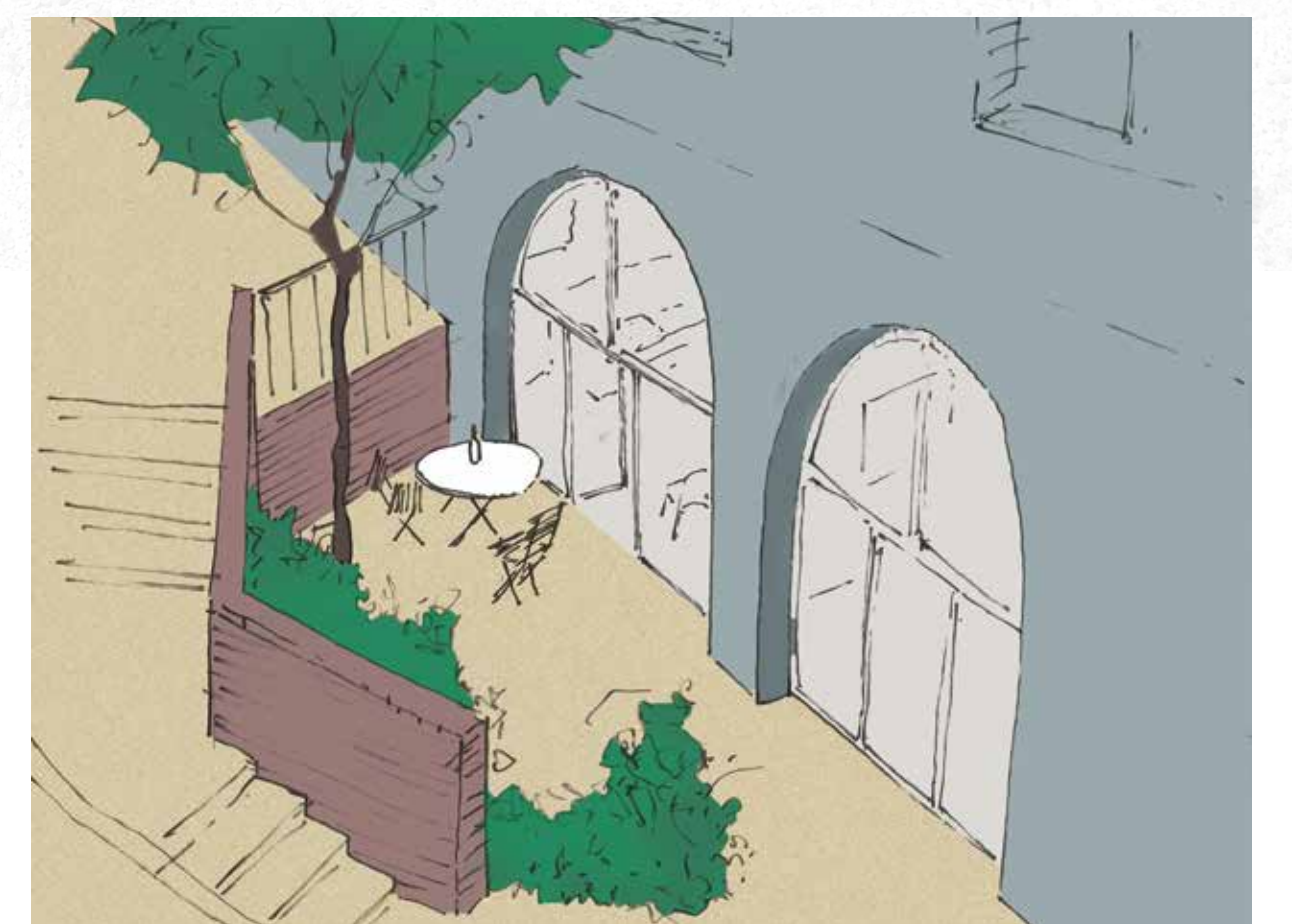
**A** Architectural fragments as play in the Cascading Garden



**I** Space for informal ball games in the yard



**B** View of private garden from ground floor maisonette



**C** Defensible outdoor spaces for ground floor maisonettes



**G** Link Street play, basket swing



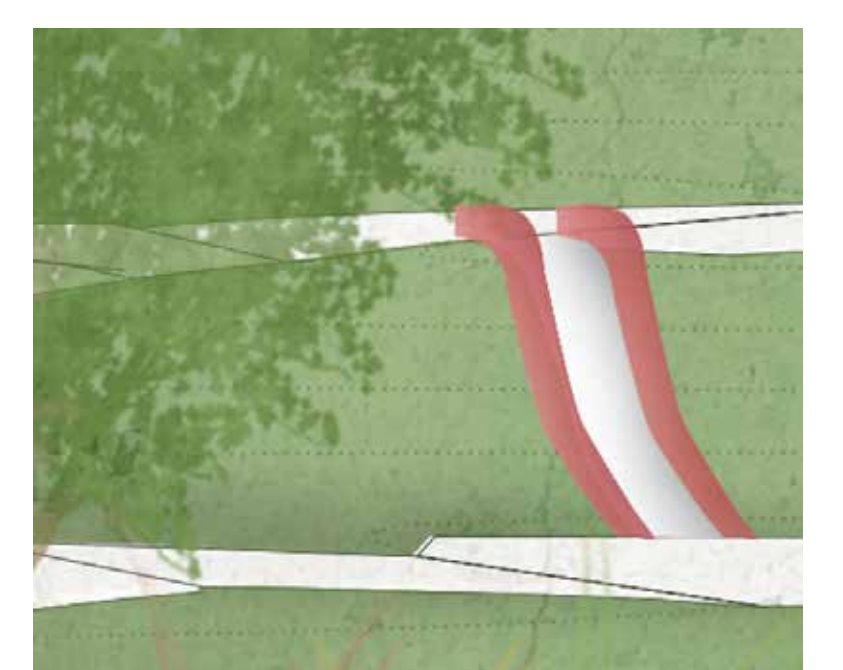
**D** Shared seating outside workspace



**E** Shared residential lobby with view to the landscape



**F** Bin stores with both natural light and ventilation



**H** Cascading Garden slide



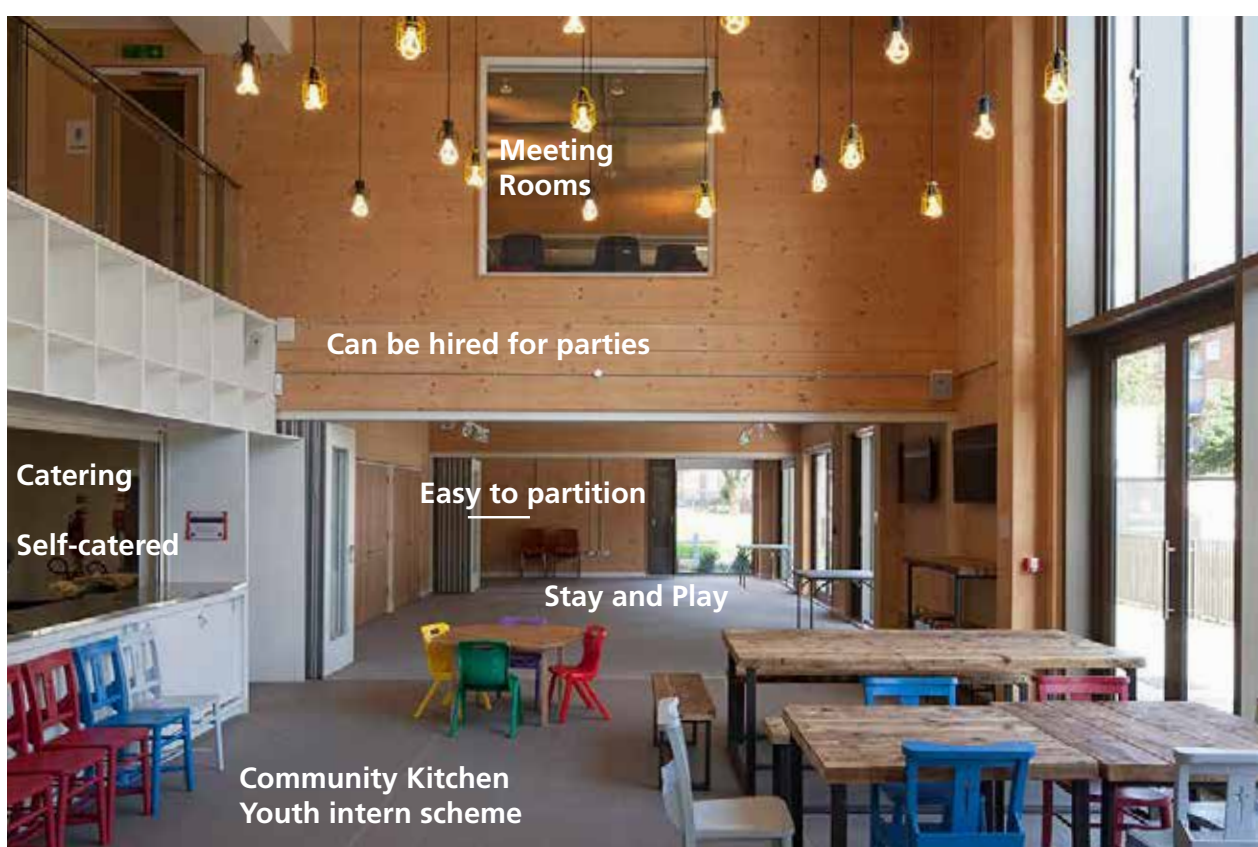
# How would you use your community hub ?

On the south-west corner of Marian Court there are plans for a 'community hub': a place of meeting for all members of the community.

Three interconnected rooms - a hall, kitchen and storage/circulation space have been designed to enable a mix of possible uses by both commercial and community tenants and to provide flexible space that you (the community) can decide how to best use.



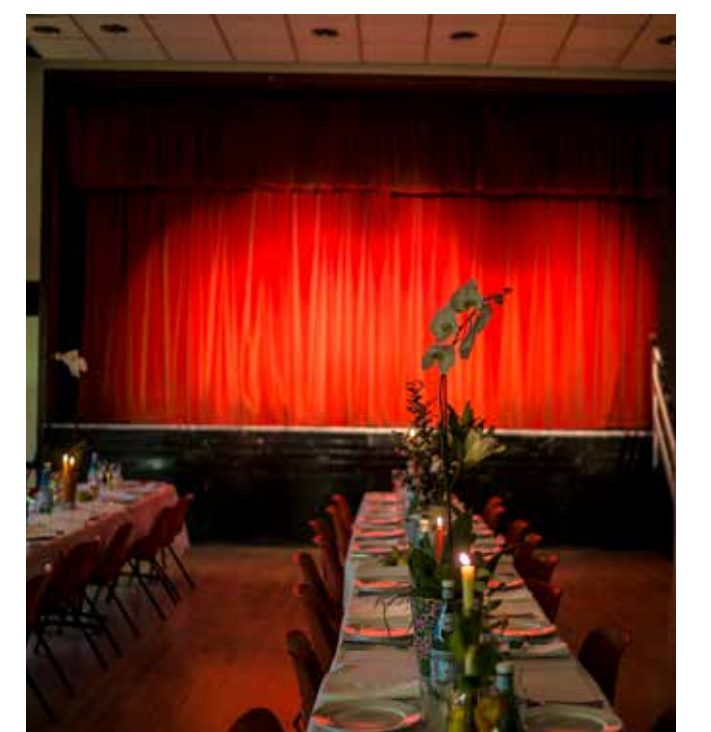
## What kind of space might this be?



Mosaic Community Cafe:  
A community built around food and drink



Redmond Community Centre:  
A 'platform' for everything

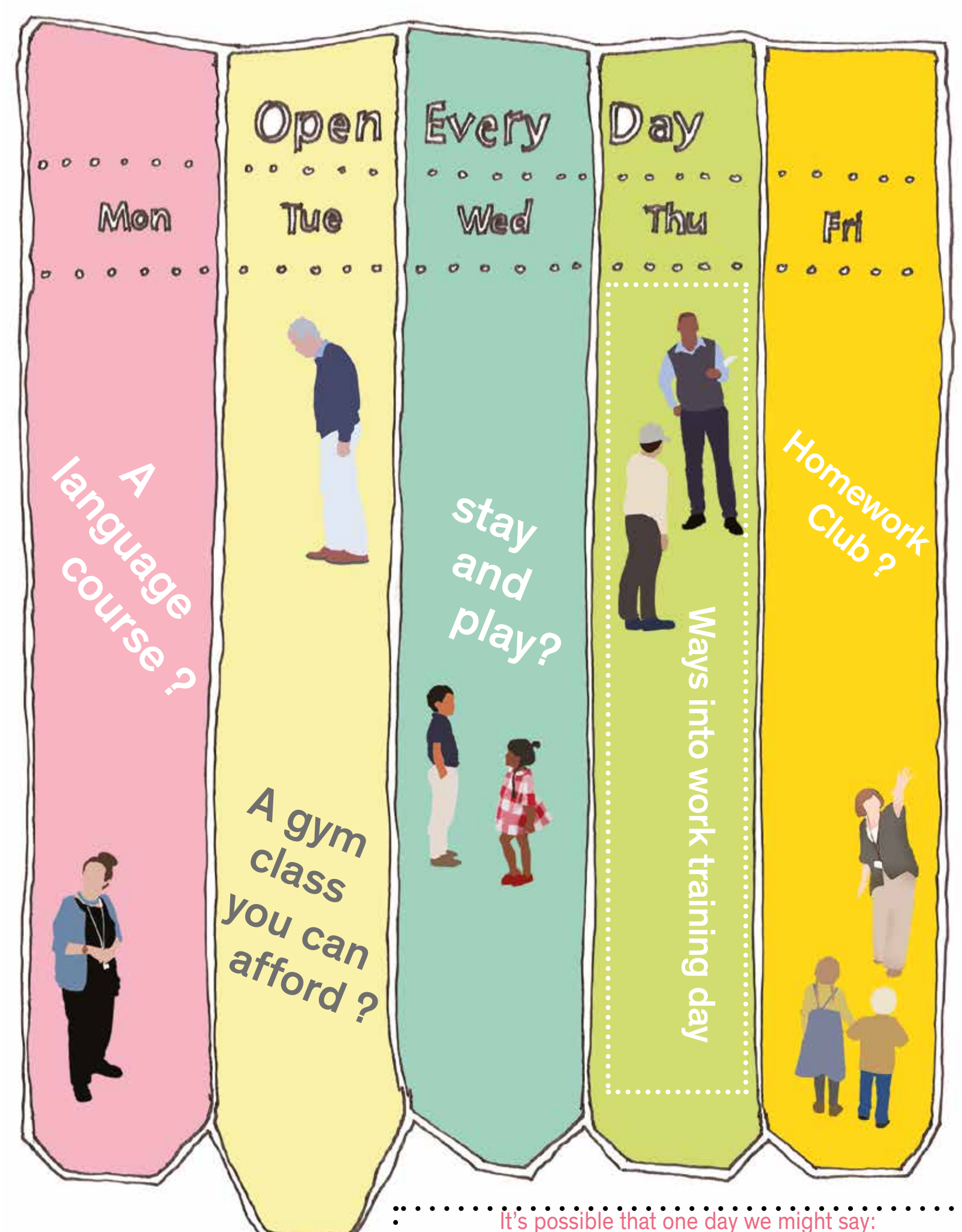


What we have learnt from others:  
A Multi-Use Hall is both a drop-in play space for under 5s and a place to hold a wedding lunch



- **What you've told us**
- A community centre should be alive, used regularly and have a sense of purpose
- Not a generic 'community space'
- **You've asked us**
- How can a community centre genuinely support and encourage community use and bring a community together?
- **In response**
- We are exploring how a mix of commercial and community facilities, including a kitchen and flexible hall, can create a multifunctional space. One that has a core purpose, but that can also function as a 'platform' for different activities at different times.

## What for and when would you visit the community hub ?



It's possible that one day we might say:  
"To book a cookery class or hire the community kitchen contact: kitchen@mariancourt"



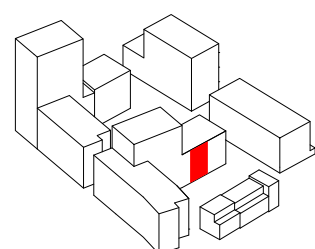
# A garden for Marian Court and the neighbourhood



View of the Cascading Garden (the western courtyard)



Facade bay of building facing garden



## Planting and Trees



Trees eg: Cornus Eddie's White Wonder, Prunus Tai Haku, Sorbus commixta



Shrubs including Ceanothus Lilac, Choisya ternata, Azalea



Ground Cover such as Tellima grandiflora, Alchemilla mollis, Vinca major

## How would it be cared for?



There are examples in East London such as "Friends of Arnold Circus" where funds are found for care of community garden spaces.

Could you imagine a "Friends of Marian Court"?

We are planning a site visit to Arnold Circus this Autumn to meet and learn from the community gardeners/ friends' there. Please let us know on your Feedback Form if you would be interested in joining us and we will get in touch with more details.





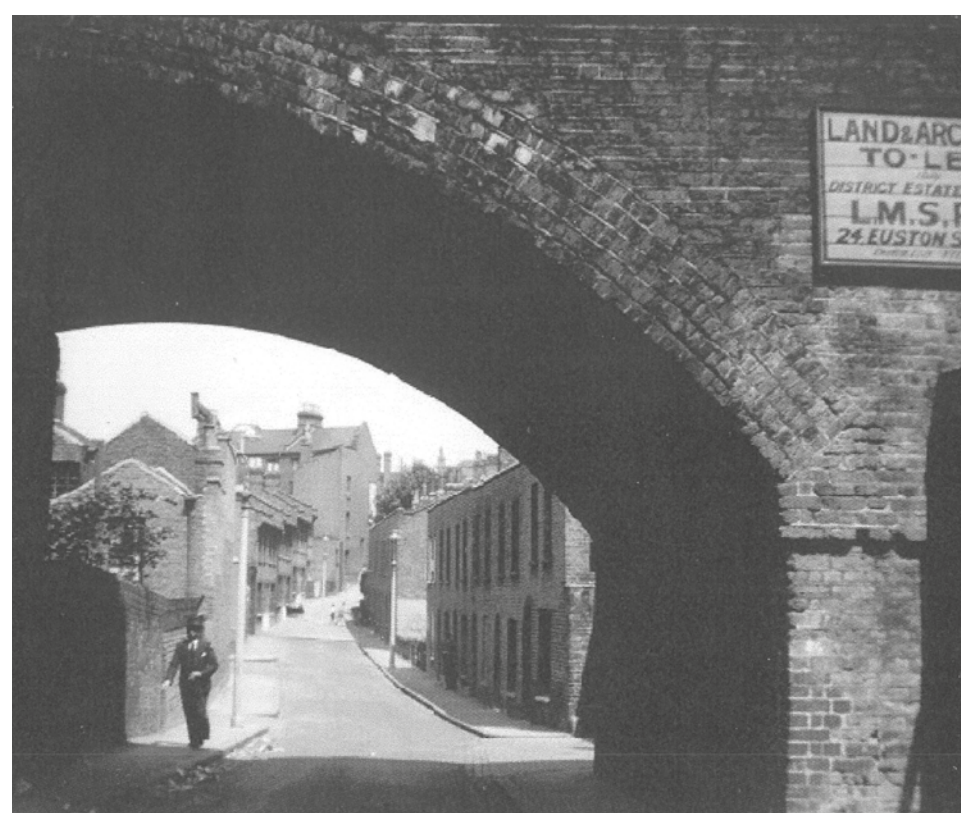
View looking down from Link Street towards Ponsford Street



Link Street looking south, circa 1930



Link Street looking south, proposed

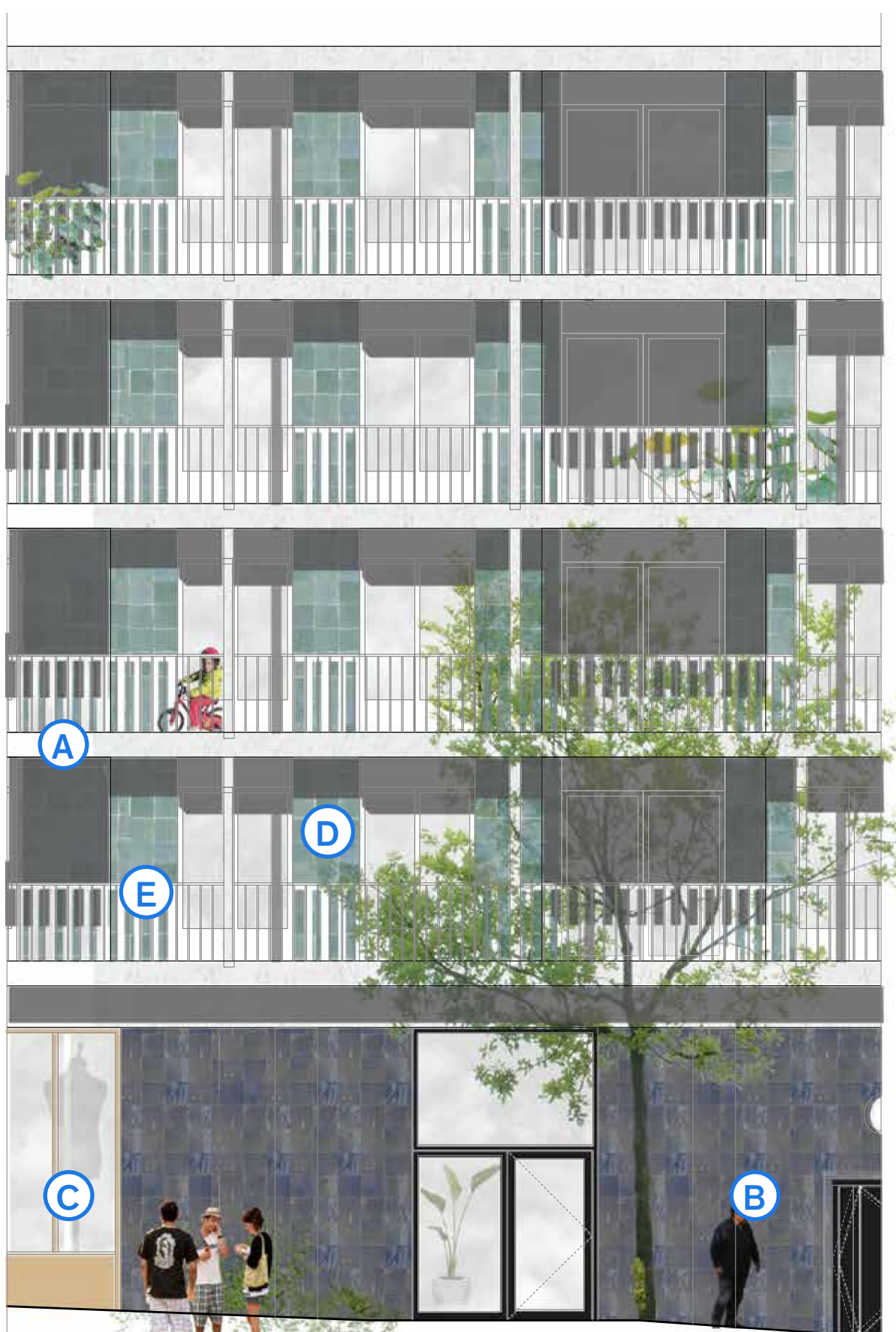


Link Street looking north, circa 1930

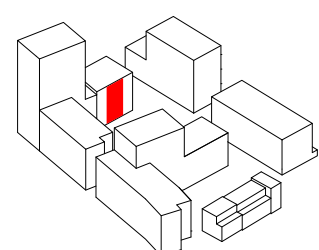


Link Street looking north, proposed





Facade bay of building facing the Yard

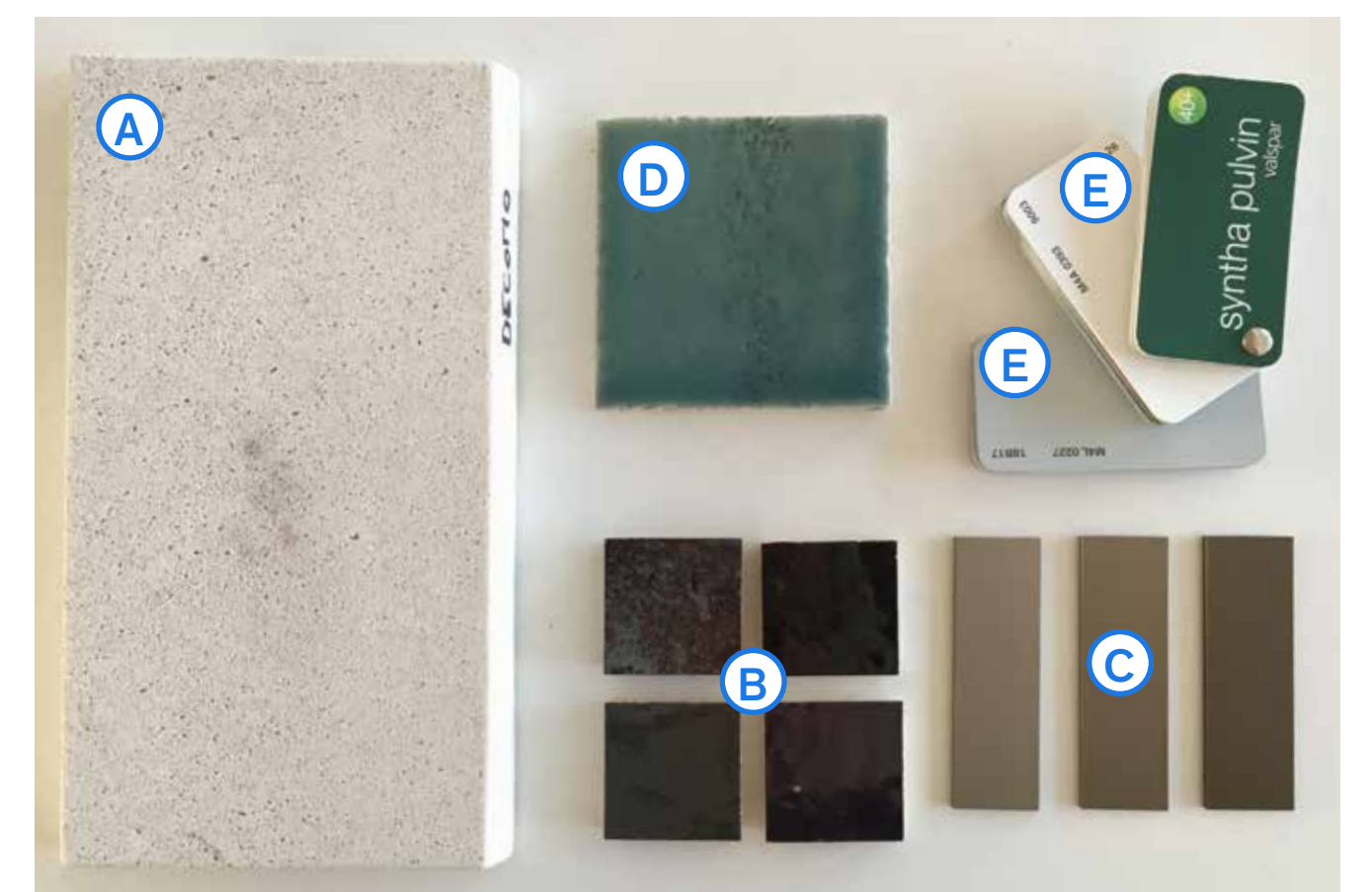


The Yard, designed to be shared by residents with the wider local community, aims to help address a current absence of safe, sunny, social spaces locally.

By creating an informal amphitheatre, we are able to make a positive out of the steeply sloping site.

We want the Yard landscape to feel like an outside lobby, mirroring the qualities of the communal entrance halls, and offering places to sit.

The Yard is overlooked by flats with deep balconies. The walls of these are lined with coloured tiles, giving character and visual interest to the buildings, and to the space as whole.



Proposed facade materials

- A Concrete edge to balcony
- B Glazed tiling
- C Robust and luminous window frames
- D Glazed tiling
- E Metal balustrade



Historic drawing of a galleried coaching inn



A delicate and deep facade with linear balconies



Opportunities for landscaping along linear and generous balconies





## RESPONSE TO RESIDENT FEEDBACK

In July you asked how we would ensure that homes by the railway would be pleasant to live in:

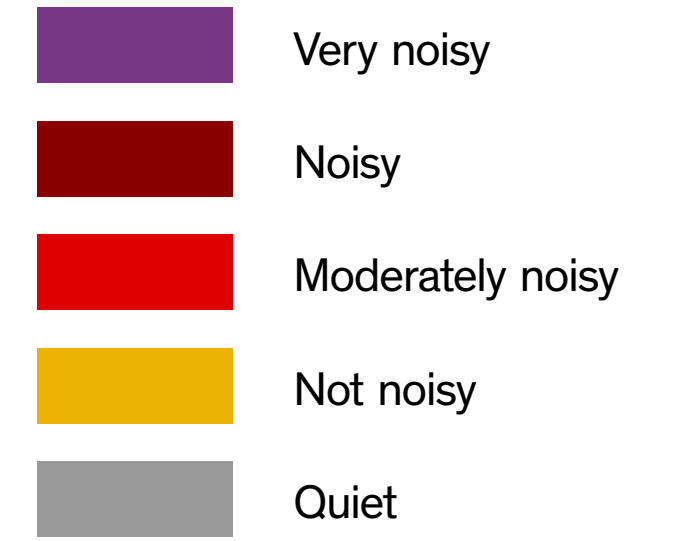
- All south facing balconies next to the railway have been set into the facade giving more privacy and protection
- Building materials and glazing have been chosen and positioned to ensure that the level of noise coming from the railway is at a comfortable level within homes.
- The overall shape and location of buildings has been designed to give the new Marian Court as a whole better protection from noise than the existing layout.



Marian Court existing



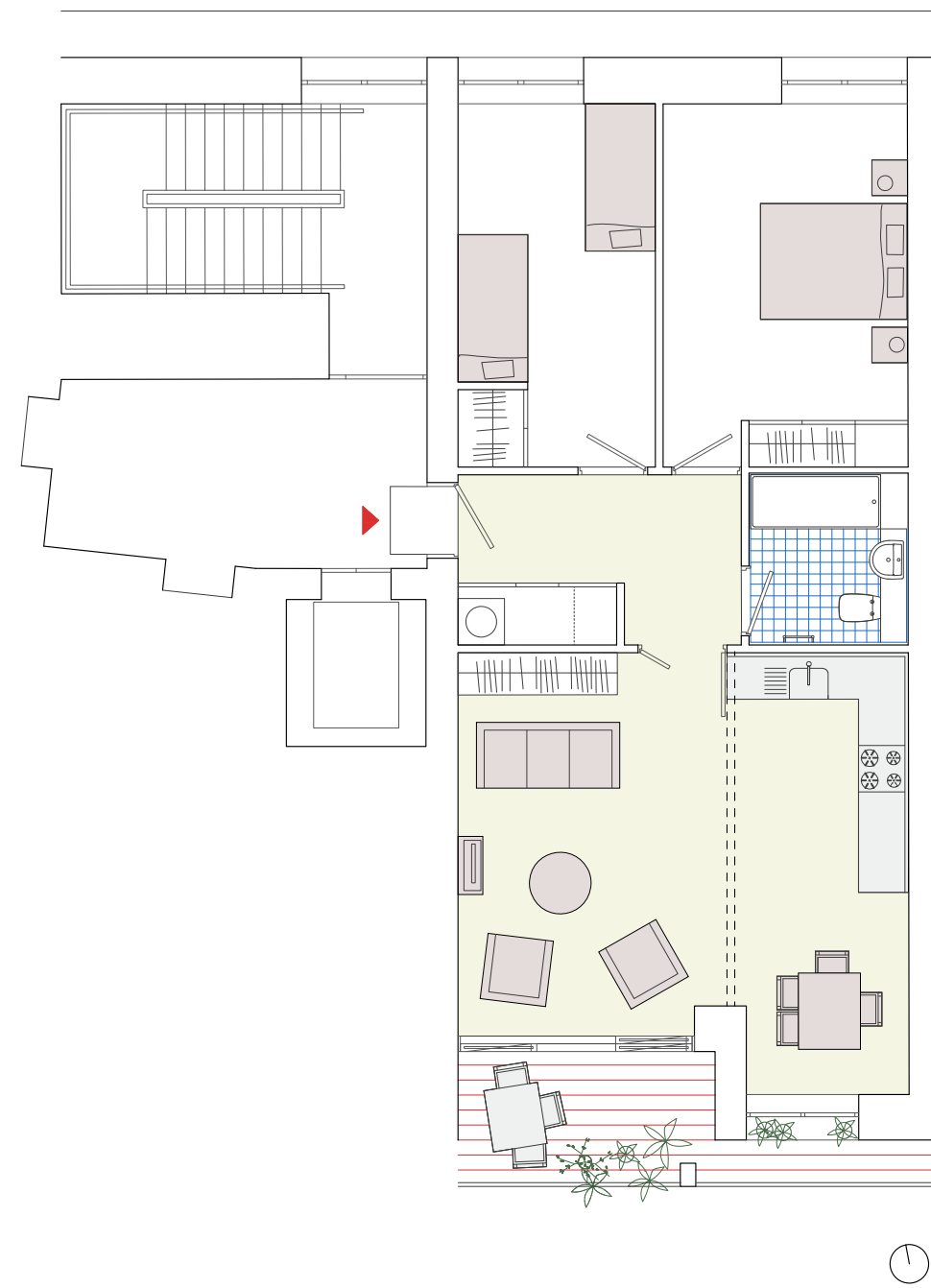
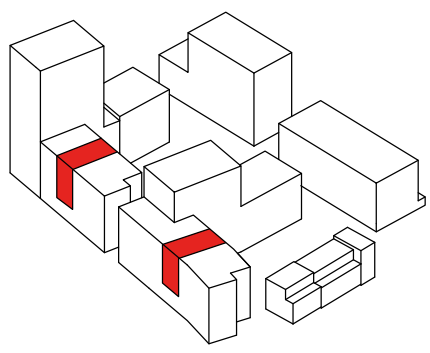
Marian Court proposed



Acoustic modelling shows an improvement in sound levels across the whole site, making the conditions of the new homes better than those of existing ones.

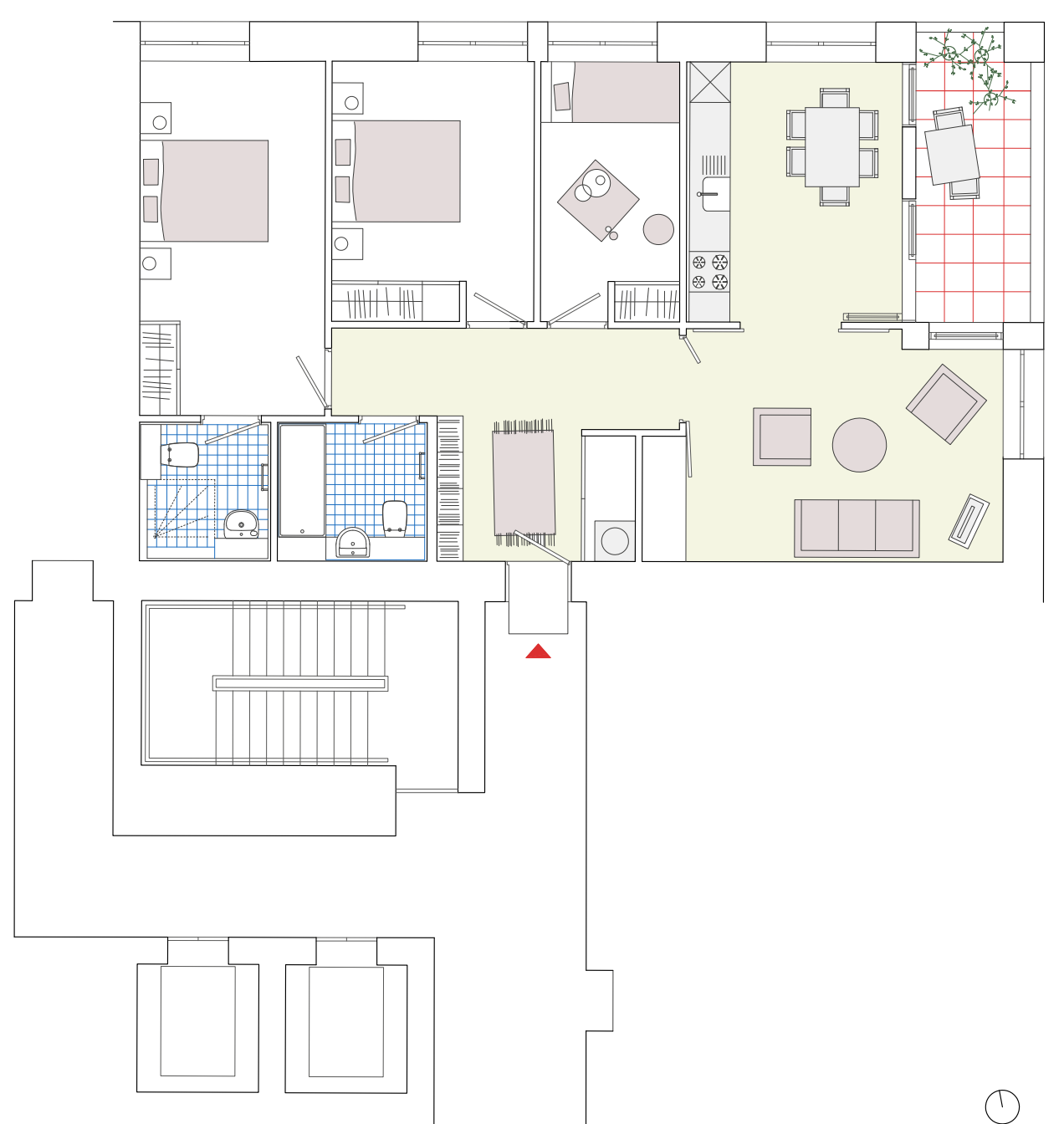
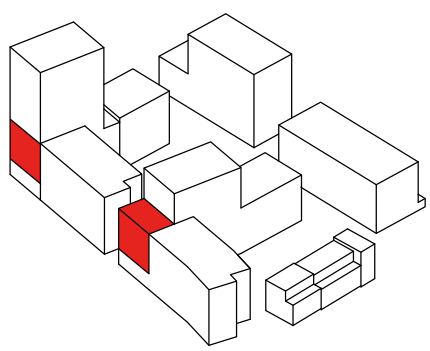
## 2 bed 4 person

- Double aspect: windows on 2 sides
- Flexibility
- South facing balcony



## 3 bed 5 person

- Double aspect: windows on 2 sides
- Flexibility
- Inset balcony
- Big storage space
- Generous entrance hall



## 3 bed 5 person Wheelchair

- Triple aspect: windows on 3 sides
- Flexibility
- Generous west facing balcony
- Big storage space and space for wheelchair
- Generous entrance hall

