

Karakusevic Carson Architects

421_Colville Estate Phase 2c

File Note

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Presentation page	Main points:
Page 1	Welcome and thank you for watching. My name is Eimear Egan. I am one of the architects working as part of Karakusevic Carson Architects team on Phase 2c of the Colville Estate Regeneration Masterplan. The purpose of this presentation is to give you an update on the next steps of the Colville Estate Regeneration programme.
Page 2	<p>What is this about? The Colville Estate Regeneration Programme is one of Hackney's biggest building projects. We are replacing the 432 original homes with over 900 high quality new homes – allowing all of Colville's social rent tenants to move into brand new Council homes on the estate alongside much needed additional new Council homes.</p> <p>In March 2011 the masterplan for the estate regeneration was approved by the London Borough of Hackney planning authority. In August 2012 the detailed planning application for Phase 2 of the masterplan was approved. Karakusevic Carson Architects now work with Hackney council on a planning amendment to incorporate some changes.</p>
Page 3	<p>We have been meeting with the Colville Estate Tenants and Residents Association regularly to keep them updated on progress and proposed changes. We are also meeting with residents that have been allocated to move into this next phase of the masterplan to get their feedback. In January 2021 estate wide consultation events will be held.</p> <p>We anticipate submitting amendments to the planning department in spring 2021 and are working towards a moving-in day in spring 2024.</p>
Page 4	<p>Phase 2c will complete Phase 2 of the Colville Estate Regeneration Masterplan. It will provide around 90 new homes over two plots, a new energy centre which will provide heating and hot water for the whole of the Colville Estate as well as a new Community Centre on Penn Street.</p> <p>As part of Phase 2c we will also deliver a communal courtyard garden for residents in Plot C, a communal podium garden for residents in Plot E and new landscaped pedestrian routes with pocket parks and play features for children.</p>
Page 5	<p>Some of the changes we make are necessary due to updates in building regulations.</p> <p>Plot E houses the Energy Centre. Updates are required to provide a more modern, low carbon solution to comply with the current standards and Hackney's commitment to tackle the climate emergency.</p> <p>We are also incorporating sprinklers in line with current building regulations.</p>

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	Both the energy centre and the sprinkler tank require more room. The diagram on this page indicates the possible plant space increase on the ground floor and additional space on the roof.
Page 6	Why are we making additional changes? In 2019 Hackney undertook a post occupancy survey which asked residents living in Clift House and Dorchester House what they thought about their new homes. Whilst most of the feedback received from residents was positive, the review of the planning application gives us an opportunity to incorporate some of the comments and suggested improvements from residents.
Page 7	What changes are we making? We are hoping to make a number of changes to the homes provided as part of Phase 2c to address residents' comments. This will include: <ul style="list-style-type: none"> • Aiming to provide both open plan and separate kitchen layouts for flats. • Review the sizes and types of windows used for ease of operating and cleaning. • Incorporating underfloor heating to all homes. • Reviewing balconies to increase privacy and minimise overlooking. • Making the shared gardens and surrounding streets as green as possible.
Page 8	This is an example of a 1 bedroom flat with an open plan living / kitchen / dining arrangement. A sliding partition can be used to separate the kitchen area for built-in flexibility.
Page 9	This is an example of a 1 bedroom flat with a separate kitchen and living room arrangement. Like the previous example it uses a balcony that is partially recessed into the building for increased privacy.
Page 10	This diagram gives an overview of the types of public and outdoor spaces we are developing as part of Phase 2c, which are the areas we'd like to get your feedback on: <ul style="list-style-type: none"> • Dark green identifies opportunity areas for more tree planting. • The lighter green highlights areas where more planting and greenery can be added. • Pink notes the communal gardens for residents to enjoy together. • Orange shows location of front gardens and buffer planting to increase a sense of privacy as well as making streets greener.
Page 11	<p>The pedestrian street and pocket park will be located between Atrium Apartments. Clift House and Plot C as shown on the key plans on the left hand side of the page.</p> <p>We aim to create a local pocket park to increase planting. On the right are some examples of what we'd like to achieve. The central image is a sketch illustrating early ideas. We'd like to include a range of fruit trees, play elements, wildflowers and raised beds.</p> <p>It is important to note that we still need more information on underground services before we can be sure where can plant trees for example.</p>
Page 12	<p>The new community centre will be located on Penn Street as per the key plan in the top left corner.</p> <p>The original planning application included a garden to the East of the community centre that is publicly accessible most of the time but that can be secured as a private garden for events at the community centre. The sketch on the right illustrates the original proposal for this garden including some natural play features.</p>

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	Recent resident feedback suggests residents want to see more greenery, so we are looking to increase planting to both the communal garden and along Penn Street.
Page 13	<p>Plot C includes a shared garden for residents to enjoy as per the key plans in the top left corner.</p> <p>We aim to create a very green communal garden which can accommodate a range of uses. We propose adding more variety of planting and a more playful courtyard environment.</p> <p>The 2 central images are sketches illustrating early ideas. We'd like to include flowering trees, a central grass area, opportunities for food growing and play that engages young people. In the bottom right are some examples of what we'd like to achieve.</p>
Page 14	<p>Plot E includes a shared podium garden as per the key plans on the top left corner.</p> <p>We aim to create very green communal gardens for residents. We propose more biodiverse and playful courtyards which bring people into contact with nature. In the bottom right are some examples of what we'd like to achieve.</p> <p>The 2 central images are sketches illustrating early ideas. We'd like to include trees to provide a sense of privacy, natural play and woodland planting to create buffers zones to adjacent homes.</p>
Page 15	<p>Some post occupancy feedback from residents mentioned that they did not feel front gardens to Clift House were private enough.</p> <p>On the left are some examples of what we'd like to achieve. On the right are some early sketch ideas which show 2 different approaches. Option 1 uses a tall raised planter to create a secure edge to front gardens. Option 2 includes additional buffer planting outside of the front gardens.</p>
Page 16	<p>Thank you for getting this far, we would love to get your feedback on what we are proposing.</p> <p>You can find a link to an online questionnaire below this video on the Colville page.</p> <p>If you are a resident on Colville Estate you will have received a booklet and questionnaire in the post. You can use the freepost envelope to post the questionnaire back to us. We would like to receive your feedback by the 31st of January 2021.</p>
Page 17	Thank you for taking the time to watch this presentation.