

# 1 Proposed Council Homes on Fairbank Estate



Site Boundary

Aerial View of Fairbank Estate Site

## Introduction

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

- Present updated plans for proposed new housing and landscape, showing how we have incorporated and responded to your feedback.
- Identify the impacts and benefits for the Fairbank Estate, including improvements to the open space.
- Present the final design that will be submitted to Planning Committee for approval

## Project Team



LYNCH  
ARCH  
ITEC  
TS  
+

muf



Client

Architect

Public Space

Landscape

## Key Information

- The site is currently occupied by two-storey garages and a car park.
- The proposal is for three new buildings providing 73 new homes.
- More than half will be Council homes for social rent and shared ownership, with the remainder for outright sale to pay for them.
- The existing two-storey garages would be demolished as part of the development.
- The sunken area around Thaxted Court will be filled in to ground level.
- New landscaped areas with play equipment and planting would be provided.
- Commercial and work space in the ground floor of the new buildings.

## 2 Introduction to the Design Team

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Kings Gate in Victoria



Our first office in Hoxton



Oak house in Greenwood Road

### **muf architecture/art**

We are designers, concentrating on the spaces around buildings and how the ground floors work with them. We create multi-use spaces for all ages. muf have worked on three Hackney estates - Kings Crescent, Marian Court and Tower Court. We have designed public spaces throughout East London including Barking Town Square, Dalston Eastern Curve garden and Altab Ali Park in Whitechapel.

### **Lynch Architects**

We are architects living and working in Hackney. Since starting at home in Hoxton the practice has grown and now has a range of large and small projects across London. We specialise in designing buildings that are carefully integrated into their surroundings and we believe that the spaces around buildings are as important as the buildings themselves.



Barking Town Square



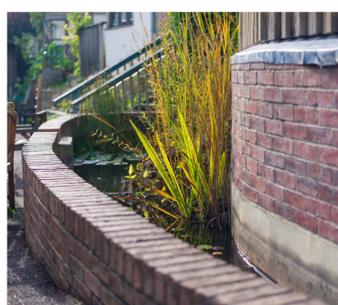
Tower Court



Barking Town Square



Bridget Joyce Square



Springhill



Water garden in Bridget Joyce Square

### **Robert Bray Associates**

We are landscape architects who create places that respond to the needs of existing communities. We are always looking for ways to make our projects more environmentally-friendly. We like to integrate water into our designs, managing and using rain water, to prevent pollution and flooding, while using water to enhance the landscape.

# 3 The Existing Site

These are some of our observations of the Fairbank Estate

Pedestrian entrance to Fairbank Estate from East Road

Halstead Court - faces access road, sheds and cars

Thaxted Court - much taller than its neighbours and cut off from the ground

Existing No 394 bus stop

Ramp to lower ground parking

Local shops on Murray Grove



Established rose garden

Fenced in grass - well kept but not able to be used

Existing storage sheds

Existing two storey garage building with underused ball court

Mature trees at the street corner



① Estate cut off from East Road by two-storey car park



② Thaxted Court disconnected from the ground by the sunken area



③ Fairbank Estate dominated by cars



④ Access road directly in front of Halstead Court



⑤ Limited open space, well maintained but not usable



⑥ Murray Grove access ramp not designed for pedestrians

# 4 Feedback

Hackney Council held a first round of public consultation on the 26th and 30th March 2019, and a second round of consultation on 26th September 2019.

We obtained a great deal of feedback from residents at these events which we have incorporated into our proposals.

Who we have spoken to:

In September:

- 450 homes received newsletters outlining our plans
- 300 homes on the Fairbank and adjoining estates were door-knocked to invite them to attend the consultation.
- 28 residents attended the consultation event on Thursday 26th September

## What have you told us at the September consultation event?

You welcomed the re-provision of 29 car parking spaces.

You were concerned about noisy active play being located in the centre of the estate by the entrance of Thaxted Court and would prefer it to be moved to the edge of the estate.

You were concerned about the provision of a basketball hoop on the estate.

You were concerned about existing anti-social behaviour within the estate and you want us to make sure the new landscape doesn't encourage further anti-social behaviour.

During the construction period you want us to ensure that access to Thaxted Court and other nearby homes remain open and safe.



## Plan showing the Initial Proposal

You were concerned with the maintenance of a grow garden in this location and would prefer to see the space used for storage.

You wanted the storage sheds lost at the base of Thaxted Court to create a new safe, secure waste and recycling bin store, to be re-provided elsewhere.

You would like a room in the new buildings where you can hold residents meetings and other events.

You were supportive of the amended height proposals for the new buildings.

There was support for the proposed new planting and trees, but you want us to make sure that these are in the right places so they don't encourage antisocial behaviour.

# 5 What we have changed



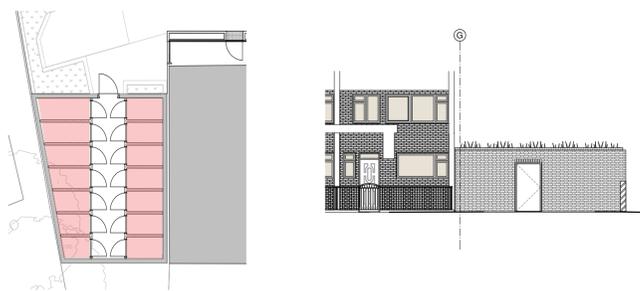
Of the 29 car parking spaces being retained, 6 will allow for charging of electric vehicles.



We have removed the basketball playspace and moved the tables tennis table to the edge of the site and surrounded it with new planting, and rope play equipment for younger children.



We have created a residents room in the centre of the estate, opening onto the central courtyard, which residents can use for meetings or events.



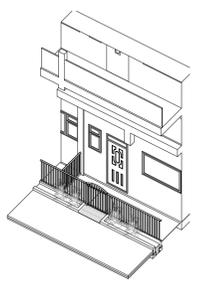
We have created a new storage block with 14 secure individual sheds to replace those lost around the base of Thaxted Court to provide a new safe, secure waste and recycling bin store. The individual storage sheds can be used for bikes or general storage. 7 new storage sheds are also proposed around the base of Thaxted Court.



We have replaced the table tennis tables with more planting with an informal route through the planting for children to play.



We have removed the low wall that was proposed in-front of the ground floor Halstead Court homes. In response to feedback we propose a new railing, gate and planter to each home.



# 6 The Final Proposals



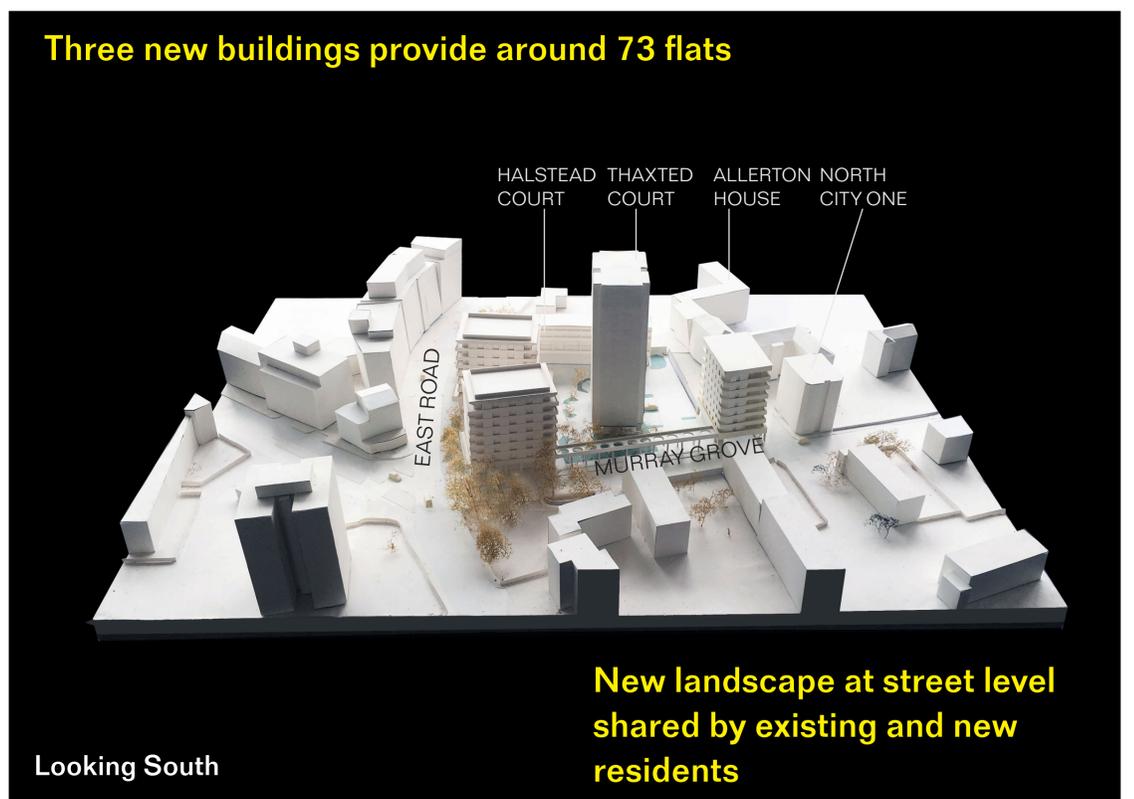
Proposed views from East Road

Proposed view looking up East Road

## Key objectives for the final proposals at Fairbank Estate

- ① To provide much needed new Council homes for social rent and shared ownership.
- ② To transform the public spaces on the Fairbank Estate, to make them more attractive, more accessible and more enjoyable.
- ③ To increase security for existing and new residents.
- ④ To complement the existing buildings and to integrate Thaxted Court into a cluster of buildings

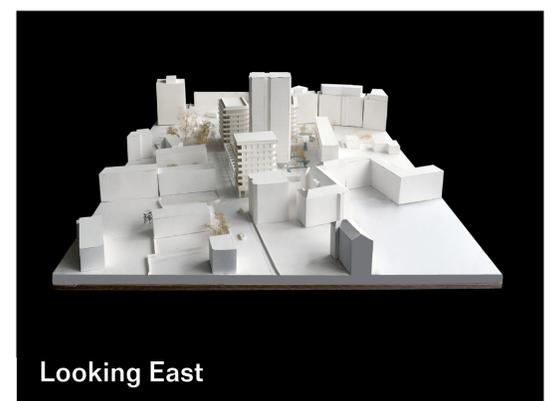
### Three new buildings provide around 73 flats



Looking South



Looking North



Looking East

# 7 The Final Proposals



Proposed view from Murray Grove



Proposed view from New North Road



Photo of material samples

## Proposed materials

We propose materials that are similar to those in the existing buildings:

- Light coloured brick for the façades
- Light textured concrete for the columns
- Warm red-brown clay paving

## The buildings will provide

- Three updated buildings provide 73 one, two and three bed homes, including 28 for social rent, 9 shared ownership and 36 for outright sale.
- These will be “tenure-blind”, meaning that social rent, shared ownership and outright sale homes will look the same.
- All flats 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 corner balconies and will be dual aspect with windows in two directions.
- The ground floors will be used for residential entrances, bin stores and a variety of commercial and workspace uses.
- Distances between all buildings are 14 metres or more.
- Thaxted Court will be set within a group of new buildings and landscape, and will no longer be cut off from the ground.
- There will be secure space for bikes below the buildings for new residents .
- A new secure bin store for the residents of Thaxted Court and Halstead Court.
- There will be a new block of 14 secure storage sheds for existing residents.
- A room for residents to meet, with a small kitchen and toilet.



Three new buildings add to Fairbank Estate



East Road New buildings Thaxted Court New building

# 8 The Final Proposals

These images are showing the proposed buildings from different view around the estate



Proposed view looking north along East Road (image above looking south)

Proposed view looking south west from East Road towards Thaxted Court



Proposed view from the new central courtyard looking north towards the North Building and Murray Grove

# 9 Final Landscape Proposal

## Proposed landscape improvements include:

- The sunken area around Thaxted Court will be filled in to ground level.
- New landscaped outdoor spaces for the estate with paved and planted areas.
- Planting around the new buildings.
- New landscaping around Thaxted Court and in front of Halstead Court.
- New play areas and tree planting.
- Space for 29 car parking spaces, including 6 electric car charging points
- Improved lighting in the new landscaped areas.
- A sustainable way of collecting rainwater from buildings and paved areas.

## Site opportunities and ground floor uses

|   |                                |   |  |
|---|--------------------------------|---|--|
|  | Shared block entrances         |  | Pedestrian routes  |
|  | A range of commercial uses     |  | Vehicle access (emergency services, refuse and recycling collection, deliveries) |
|  | A range of workspaces          |  | Sunny areas  |
|  | Basement access to bike stores |   |  |
|  | Residents Room                 |   |  |
|  | Existing residents storage     |   |  |
|  | UKPN Substation                |   |  |



# 10 New Planting

A combination of soft and hard landscaping that benefits all residents



Proposed view from the ground floor of Halstead Court



Proposed view along colonnade on Murray Grove

## Planting Strategy

- A range of planting styles reflect the varying uses of each space.
- A mix of evergreen and flowering plants and herbs provide year-round interest.
- Species that thrive in drought and wet conditions for rain gardens.
- Robust plants which create a colourful and sensory experience around play spaces.
- The spaces between the existing and new buildings become accessible and usable.
- Trees, low level planting and climbing plants provide pleasant views and a healthier environment.
- Places for sitting, gardening and playing for all ages are located throughout the estate.
- The access road for refuse and emergency vehicles is disguised as a generous pedestrian area.
- Low planters in front of the ground floor homes in Halstead Court provide more privacy and a nicer outlook.

## Some examples of the proposed plants for the gardens and play planters



# 11 Thank You and Next Steps

## 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:

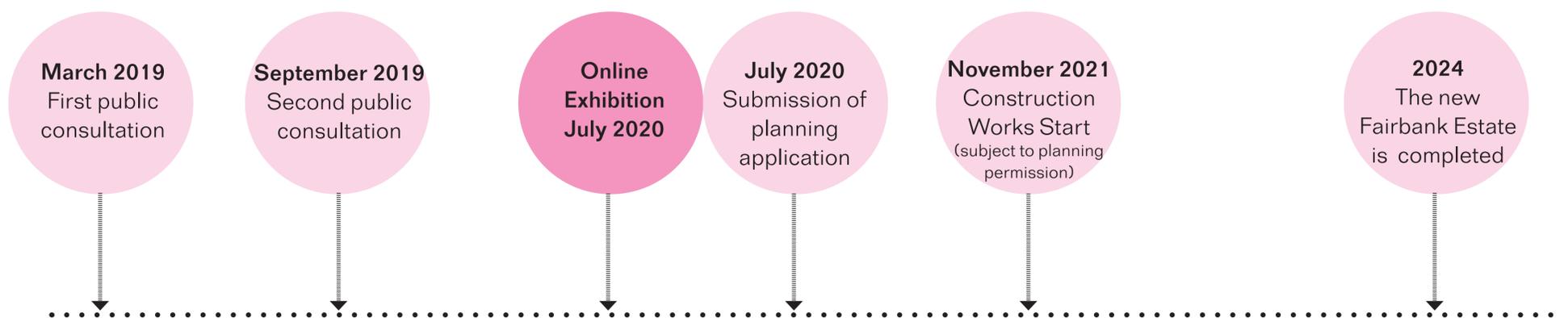
[hackney.gov.uk/hoxton-west](https://hackney.gov.uk/hoxton-west)

If you have any questions, or wish to leave a comment, please complete the online contact form or contact:

[sophia.bromfield@hackney.gov.uk](mailto:sophia.bromfield@hackney.gov.uk)

## Next Steps

- The Council aims to submit a full planning application in July 2020.



Proposed view into the Fairbank Estate from Murray Grove