

# WELCOME

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Thank you for reviewing this online public exhibition for the planned new homes on Frampton Park Estate. As you may be aware, East architects are working with Hackney Council to design much needed new homes on the Frampton Park estate, including many for social rent.

This online exhibition explains the design development since the last consultation event in September 2019. We want to show how we have incorporated and responded to your feedback in the design, as well as provide an opportunity for you to ask any questions or give further feedback before we submit the planning application. We also want to show you the work we have done so far on the Elsdale Hall improvements and provide an opportunity for you to feedback.

To keep staff and residents as safe as possible during the coronavirus pandemic, we have made some changes to how we hold our public events.

You can:

- View all this information and submit your feedback on our website: [hackney.gov.uk/frampton-park](https://hackney.gov.uk/frampton-park)
- Request an information pack containing all the materials be sent to you by post including a freepost envelope to submit your feedback
- Attend our online drop-in sessions to speak to the project team about the proposals and ask any questions
- Request a telephone session

If you or anyone you know needs help accessing this information, or requires translation, please do get in touch with Anna Guelzow, the Project Manager, for assistance on [anna-elisabeth.guelzow@hackney.gov.uk](mailto:anna-elisabeth.guelzow@hackney.gov.uk) or 020 8356 7346, or Will Owen, the Project Officer, on [william.owen@hackney.gov.uk](mailto:william.owen@hackney.gov.uk) or 020 8356 8720.



## PROJECT BRIEF

We are proposing to build 51 homes on the site of the current Frampton Park Community Hall and the adjacent depot, as well as 18 homes to replace the garages in front of Tradescant House, and in the undercroft of Tradescant House.

- KEY
- 1 Tradescant House garages site
  - 2 Frampton Park Community Hall site



WHAT WE HEARD SO FAR

AND HOW WE ADDRESSED IT

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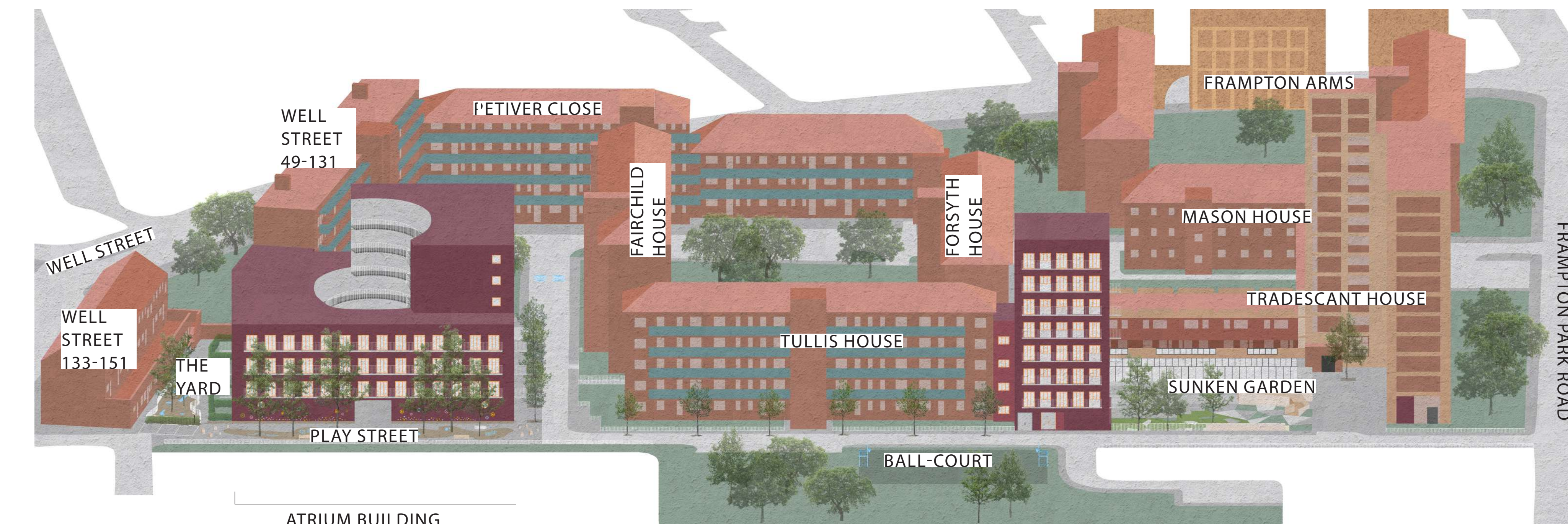
Previous consultation events were held in March and September 2019. These followed a couple of informal ‘Walk and Talk’ afternoons in September 2018.

This board presents what we have heard from you during consultation and how we have responded to and incorporated your comments.

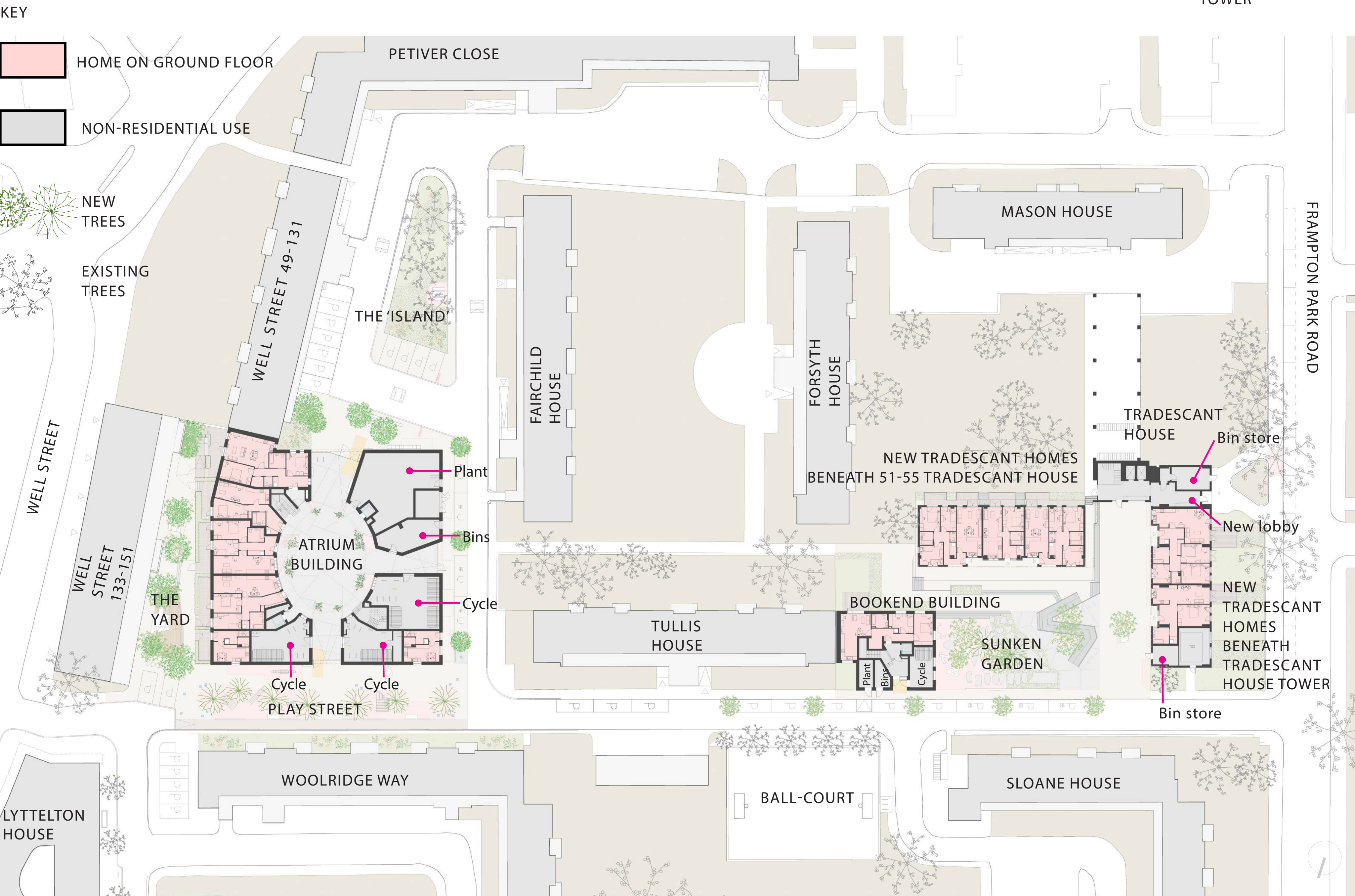




This board presents an overview of the scheme. The Atrium building (Manton House), a new play street, and other improvements to the landscape are proposed for the Frampton Park Community Hall site. At the Tradescant House garages site, a Bookend building (Arber House) adjacent to Tullis house and a new Sunken Garden are proposed. New homes are also proposed in the undercroft of Tradescant house (New Tradescant Homes), and improvements to the ground floor of Tradescant House itself.



PROPOSED NORTH ELEVATIONS



PROPOSED SITE PLAN



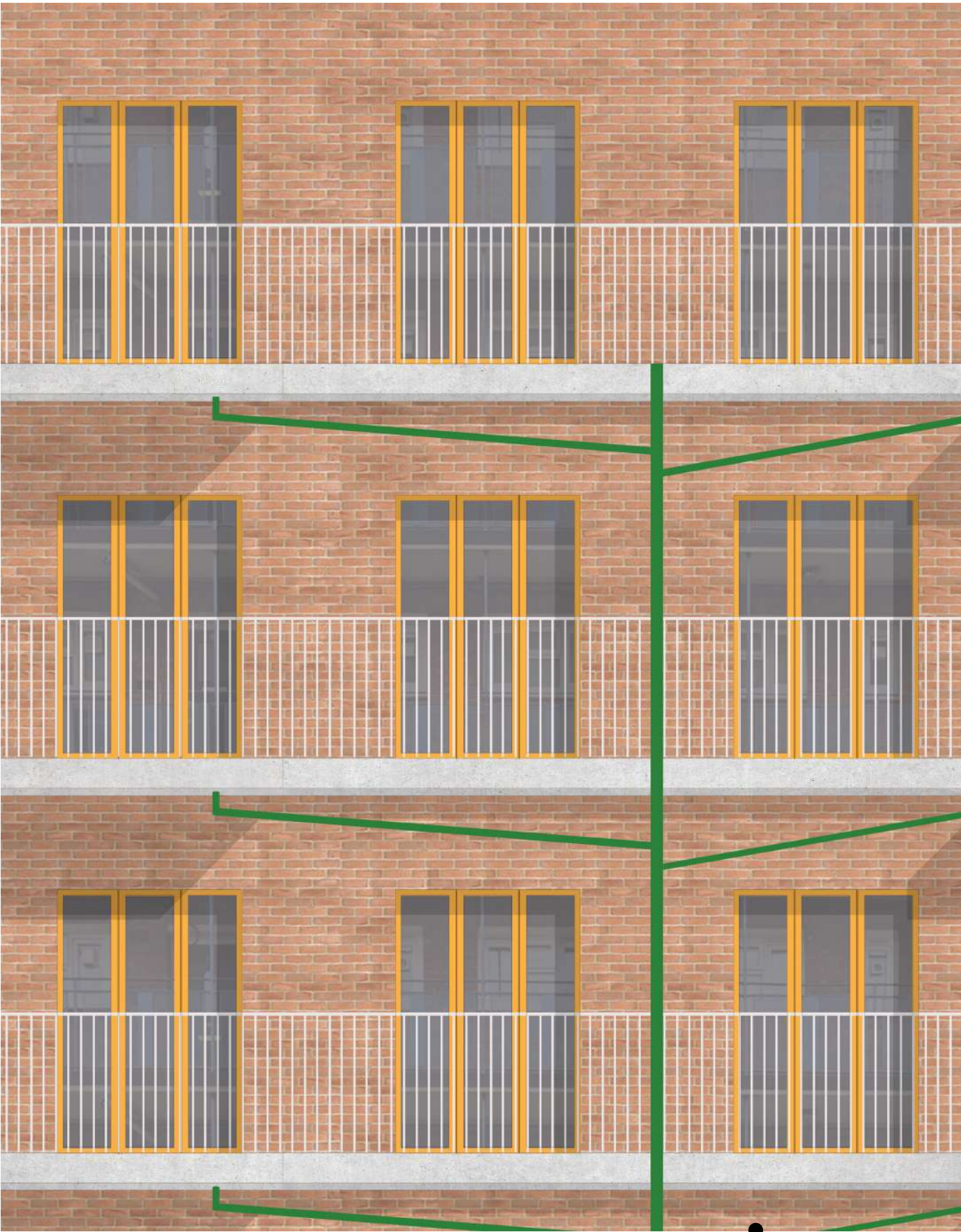
# APPEARANCE AND MATERIALS –

## 4

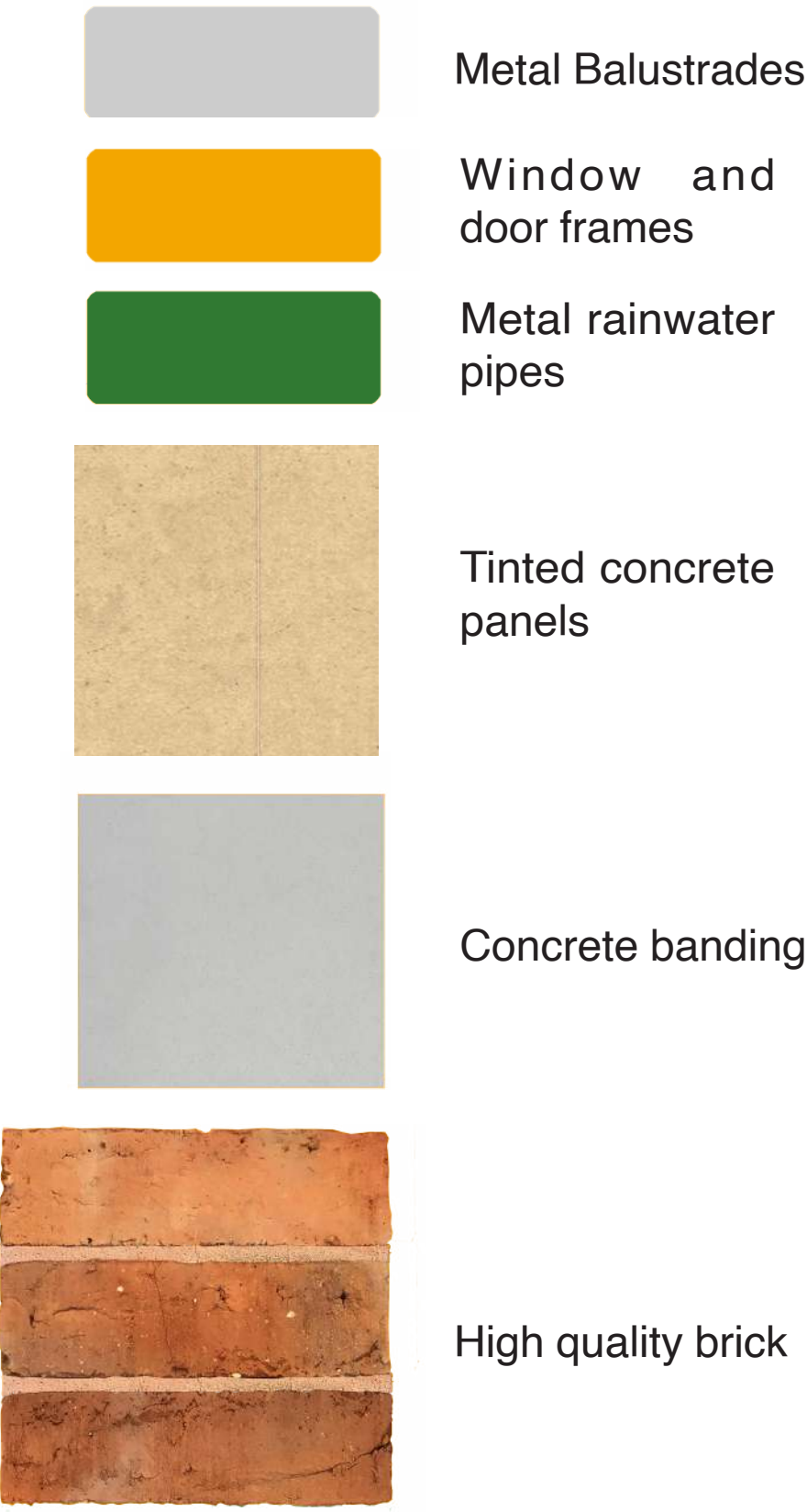
# ATRIUM AND BOOKEND BUILDINGS

The Atrium and Bookend buildings have been designed to fit in with the existing blocks and complement the existing architectural features in the estate. We are proposing high quality, durable and simple materials. The brick buildings will have large full height windows and balcony doors. There will be a horizontal band made of concrete that will support the balcony railings. Yellow window frames and green rain water pipes will add colour.

The Bookend building is related to the Atrium Building, but with slight variations due to the different proportions and layout of the building. For example, tinted concrete panels are proposed to the north facade, where windows are smaller than the rest.



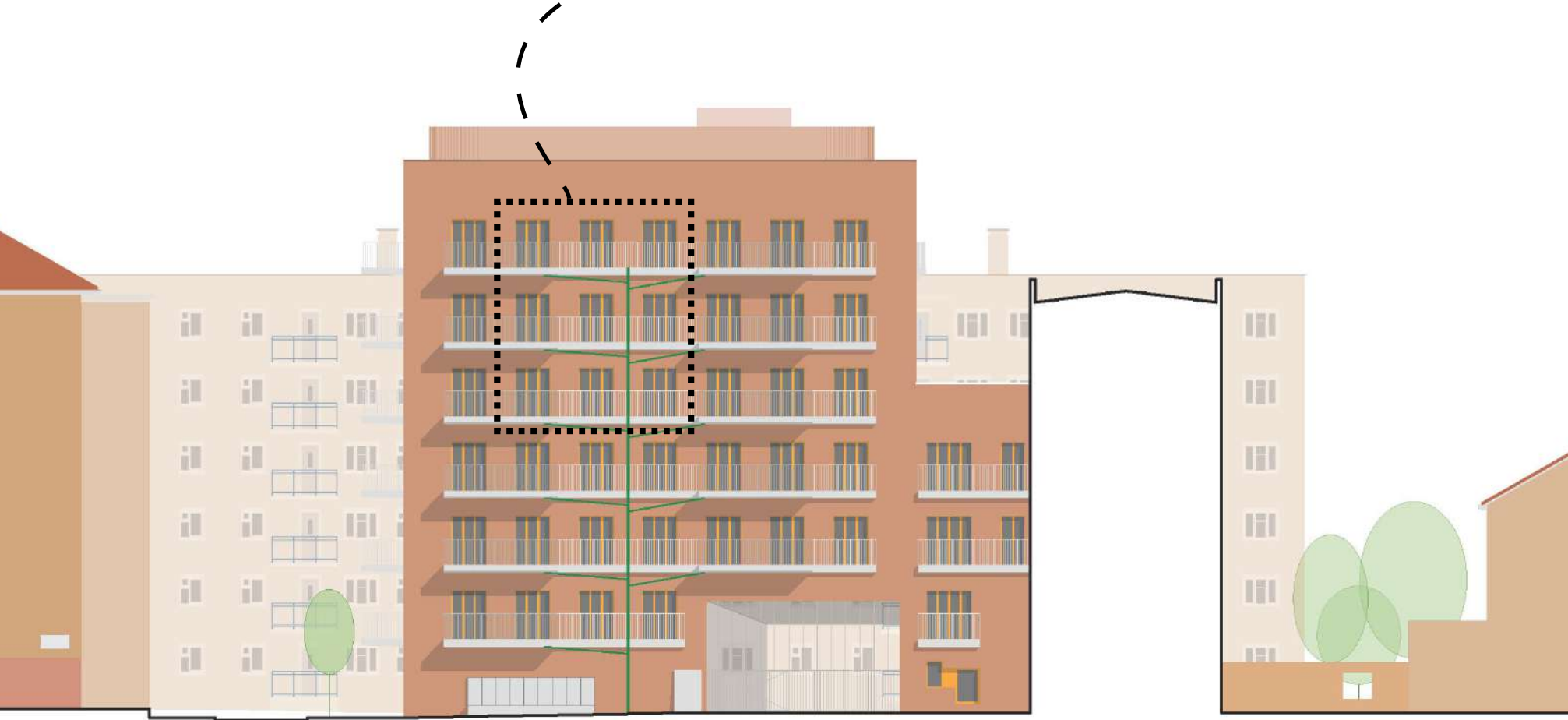
ATRIUM BUILDING ELEVATION DETAIL



MATERIAL PALETTE



BOOKEND BUILDING ELEVATION DETAIL



ATRIUM BUILDING SOUTH ELEVATION



BOOKEND BUILDING NORTH ELEVATION



APPEARANCE AND MATERIALS –

NEW TRADESCANT HOMES

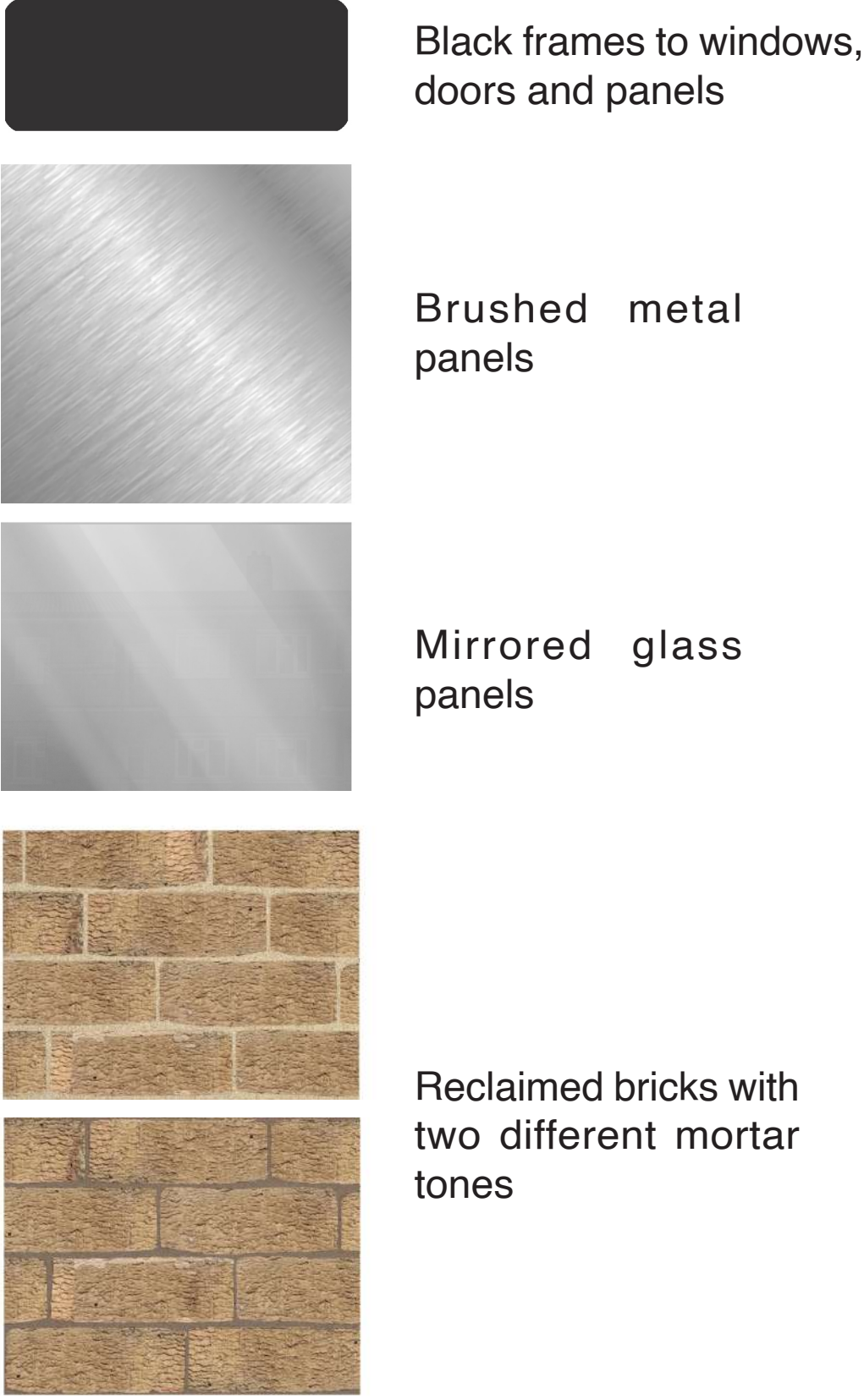
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The facades of the New Tradescant Homes which face the sunken garden have been designed to fit with the architecture of the existing building above. This includes brushed metal and mirrored glass panels on the ground floor which will blend in with the existing glass panels on the upper floors.

The other facades will be constructed using recycled bricks taken from the demolished garages. We propose using two tones of mortar between the bricks to create a horizontal banding. This relates to the different tones of brickwork found in the existing buildings around the estate.



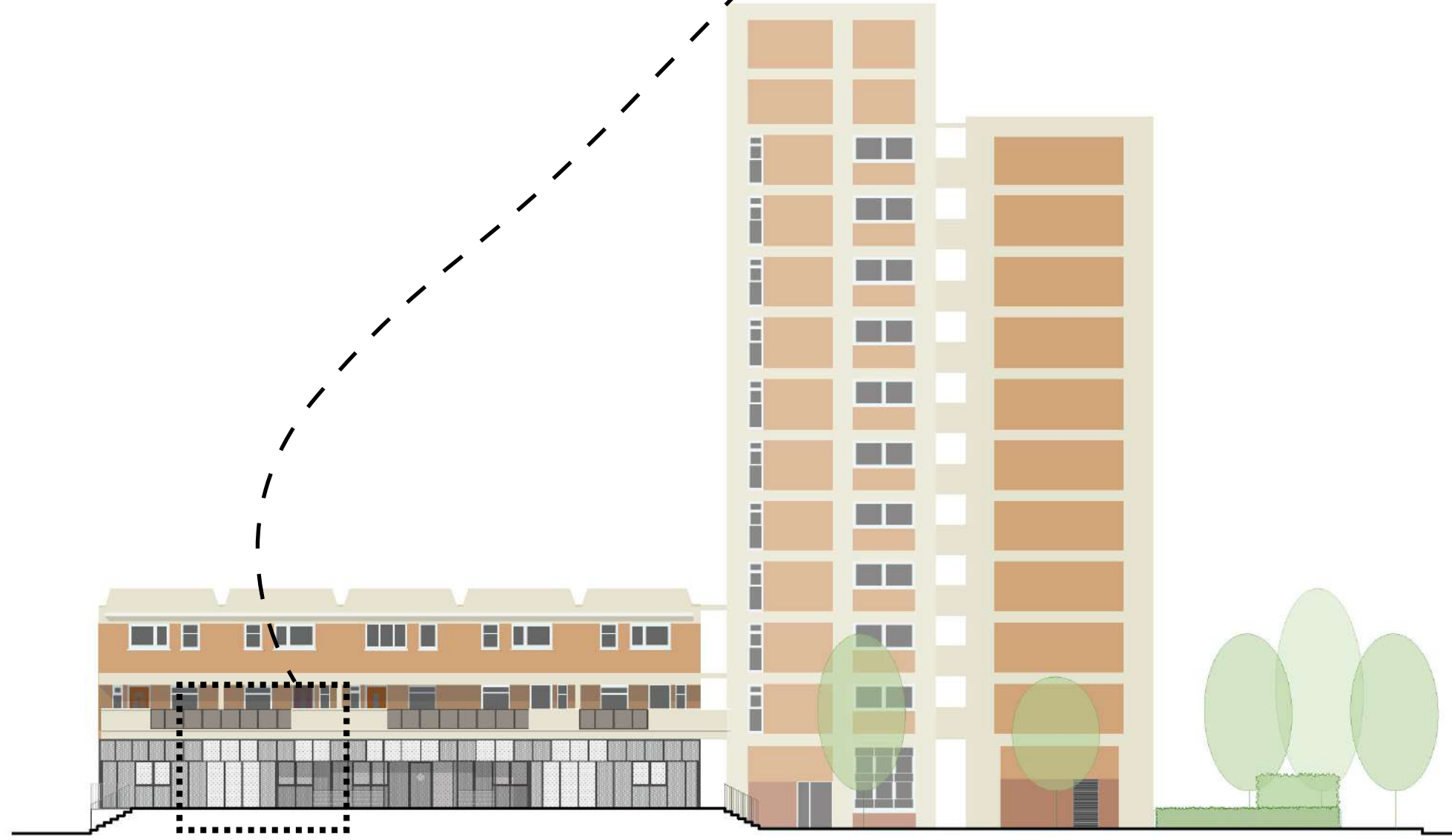
NEW TRADESCANT HOMES ELEVATION DETAIL



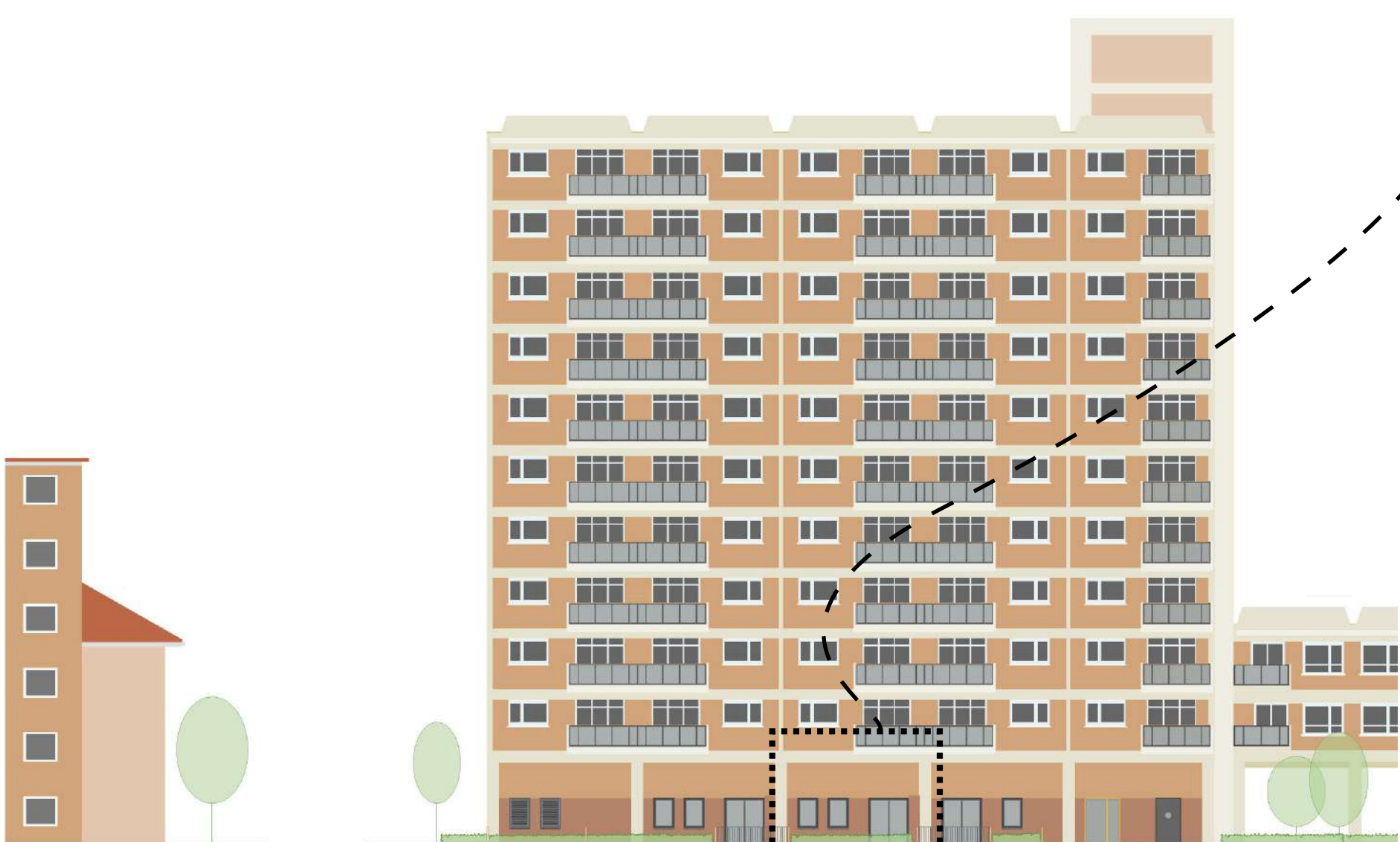
MATERIAL PALETTE



NEW TRADESCANT HOMES ELEVATION DETAIL



NEW TRADESCANT HOMES NORTH ELEVATION



NEW TRADESCANT HOMES WEST ELEVATION



# IMPROVEMENTS TO TRADESCANT HOUSE

Tradescant House will benefit from an extended lobby entrance, an improved yard with a new entrance facing it and new bin stores.



The improved yard space and the new Tradescant Homes.

## An Improved Yard

The yard will become a friendly and more pleasant space. All free standing bins will be relocated into bin stores and new bulk waste storage will be available for residents to use. An additional entrance to Tradescant House along with the front doors and kitchen windows of the new Tradescant Homes help to make the yard feel much safer. A new tree will be planted as the yard will be car-free. The bin relocation and the additional secondary entrance are subject to additional survey work.



The existing Tradescant House yard space.



The proposed main entrance and the new Tradescant Homes.

## An Improved Entrance

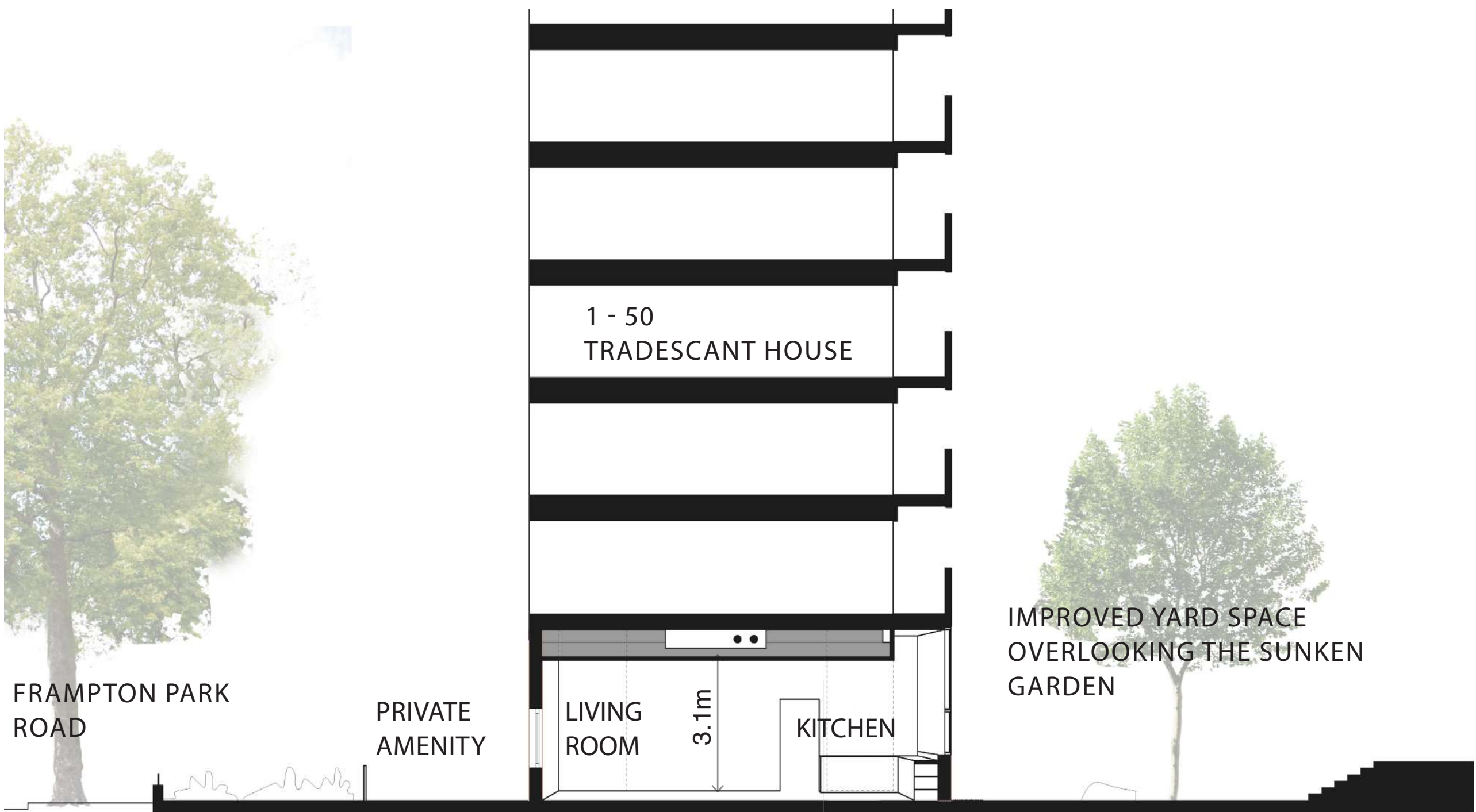
The existing lobby entrance facing Frampton Park Road will be extended to the line of the building above, and will have new lighting and a new building sign. This will also be the location for one of the new bin stores. The existing cycle lockers will be relocated beneath 56-65 Tradescant House.



The existing main entrance to Tradescant House.

## Two new homes

Two new homes are proposed beneath Tradescant House tower. Kitchens and entrance halls will face onto the improved yard, while most bedrooms and living rooms will have west facing windows looking onto the existing green space along Frampton Park Road. Private amenity spaces will extend into the existing green space, and will be surrounded by new enhanced planting.



Proposed section of the new homes beneath 1-50 Tradescant House.



# NEW TRADESCANT HOMES BENEATH 51-55 TRADESCANT HOUSE

Five new homes are proposed – three beneath 51-55 Tradescant House, and two beneath the tower. We have designed these homes together with the wider landscape improvements.



Proposed view looking east, between the new homes and the Sunken Garden.

## A New Sunken Garden and Enhanced East - West Route within the estate

The well used east - west route will be opened up and made more usable and enjoyable. It will join the new garden space, which is at street level, to allow existing shortcuts to continue through. The lower level of the new garden will be a green space with a wider range of biodiversity benefits. It will also act as a swale, which stores and releases surface water when excessive rain occurs. Three of the new homes will be located on the existing raised plinth, offering better views and privacy for the residents.



Proposed balconies of the new homes facing the green.

## Activating the Existing Garden

We want to improve access and usability of the existing green space behind Tradescant House. The new homes beneath 51-55 Tradescant House will have balconies overlooking the existing green space with steps to allow informal access, while also providing a place to sit or keep pot plants.



Photo of the existing green space.



Proposed section of new homes beneath 51-55 Tradescant House.

## Three new homes

The new homes will be facing the sunken garden and the existing green space. They will be elevated and have an informal porch which means they will have greater privacy. Internally, the homes will have different ceiling heights in different rooms so they can accommodate the existing services and structure, and therefore they can be built with minimal disruption to residents above.

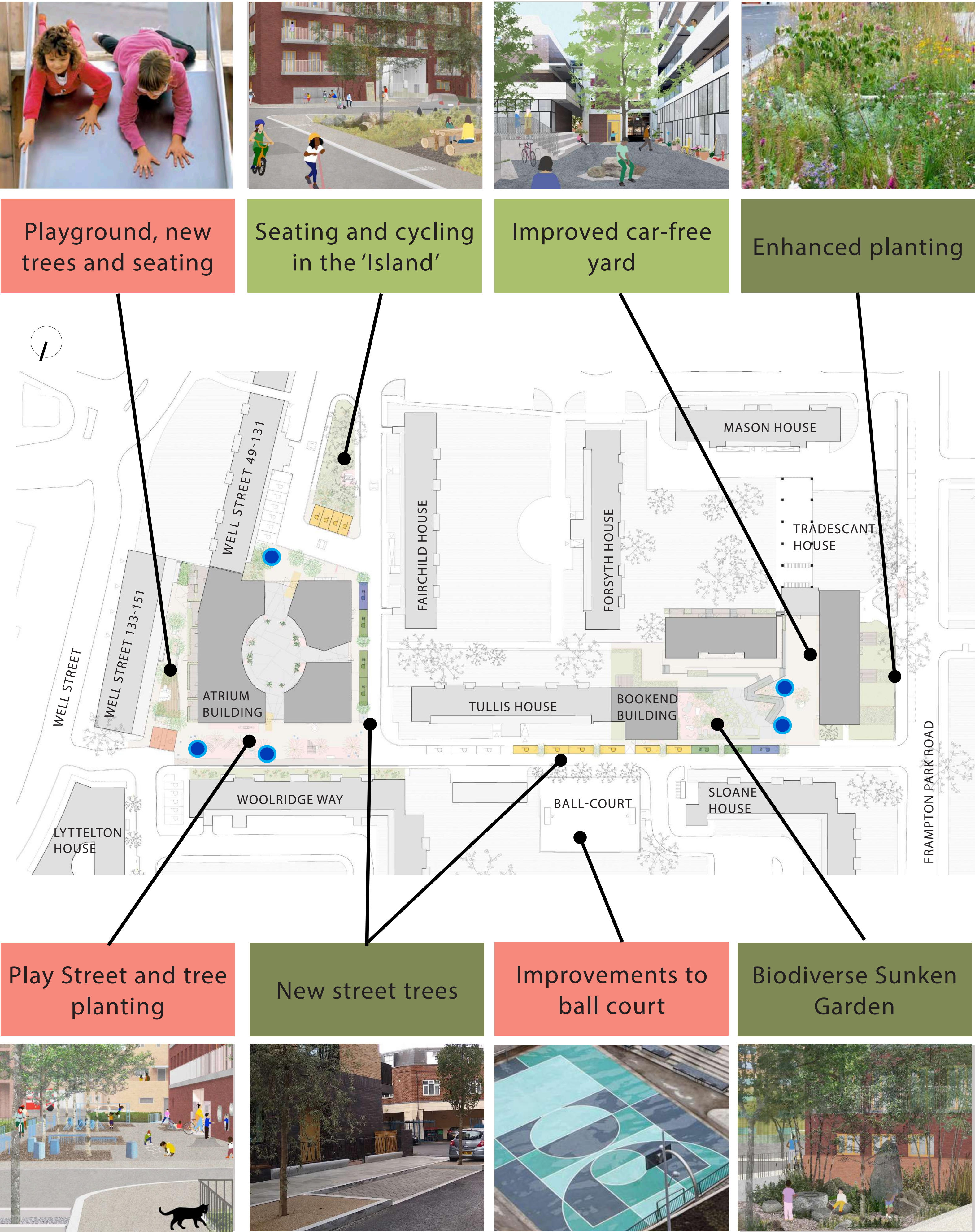


LANDSCAPE, ACCESS AND PARKING

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Throughout this part of the estate, there will be extensive landscape improvements, creating new or improved spaces for play, socialising or just passing through. These include a new play street, a biodiverse sunken garden, improved car-free yard spaces, and many new trees and planting. We will also be making improvements to the existing ball court, including repainting the court.

In order to enable us to build new homes, provide safe access, and deliver the landscape improvements, some parking spaces will be slightly moved, while 15 spaces will be removed. The council has carried out parking stress surveys to check that there will be sufficient parking spaces for current residents.



**PARKING**  
We are proposing a 'car-free' development. This means that aside from wheelchair user bays, no new parking spaces will be provided and new residents will not be given new parking permits. Any tenants who move home within the estate will not lose their existing permit. Secure cycle parking spaces will be provided to all new residents, alongside cycle parking stands around the estate for visitors to use.

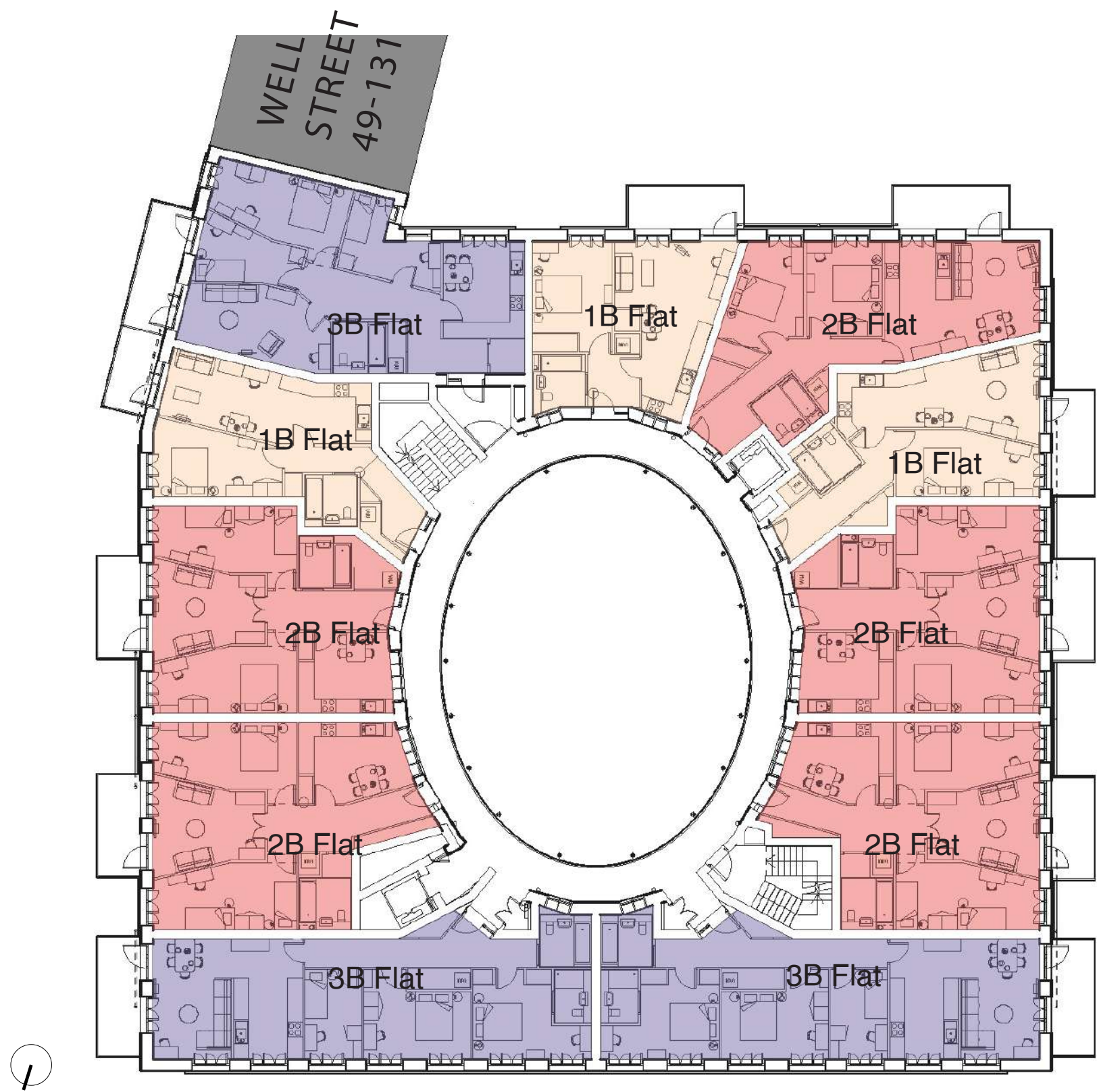
- KEY TO PARKING
- Wheelchair parking space
  - Parking space which can be adapted to wheelchair spaces if needed
  - Locally relocated parking space to enable landscape improvements
  - Parking space as part of Lyttelton House development
  - Proposed cycle stands for visitors



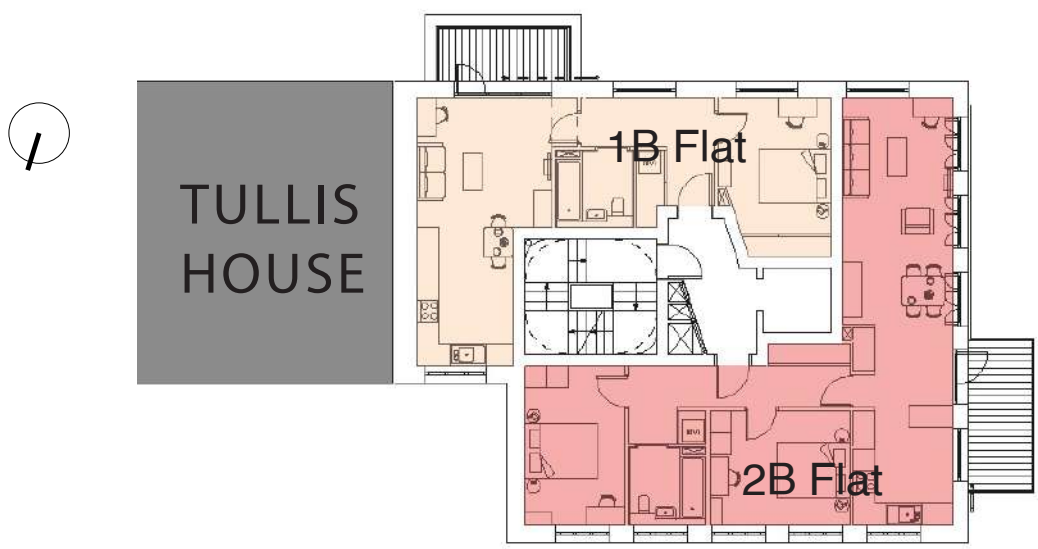
The following tables show the breakdown of homes by building, size, and tenure. More than half of the new homes will be for social rent or shared ownership. The Atrium building will house 51 new homes including a mix of tenures and sizes while the Bookend building will house 13 new homes for sale. All five of the new Tradescant Homes will be for social rent and they will be a mix of 3-bedroom and 1-bedroom homes. Of the 69 homes in total, 7 will be fitted for wheelchair users.

Home size mix

	Atrium	Bookend	New Tradescant Homes	Total
1 Bedroom Home	15	7	2	24 (35%)
2 Bedroom Home	28	4	-	32 (46%)
3 Bedroom Home	6	2	3	11 (16%)
4 Bedroom Home	2	-	-	2 (3%)
Total Homes	51	13	5	69



Below: A view from a hallway into the living room and the balcony beyond in a typical 2 bedroom home in the Atrium building

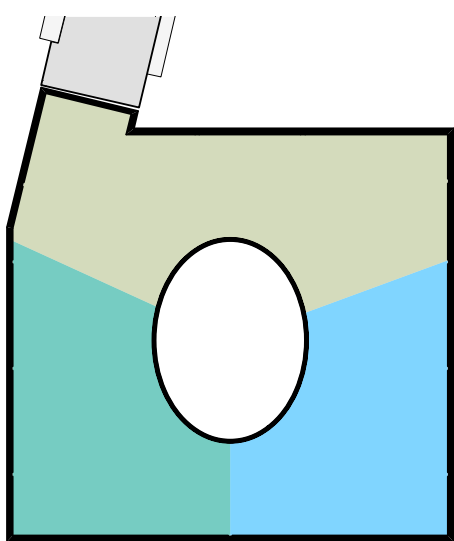


Right: A view of the west facing living room in a typical 2 bedroom home in the Bookend building

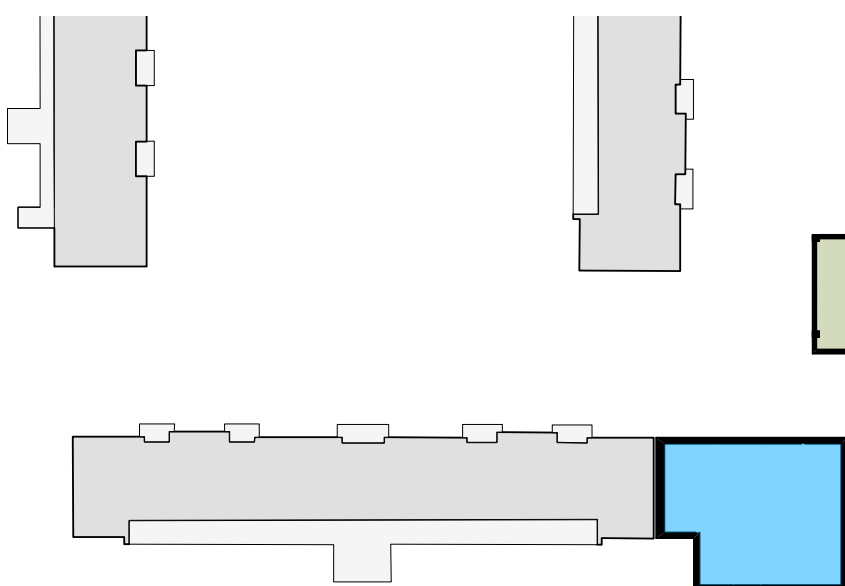


Tenure Mix

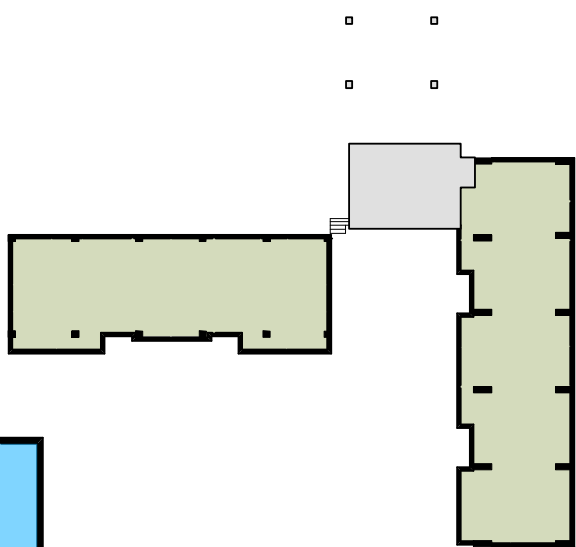
	Atrium	Bookend	New Tradescant Homes	Total	%
Social Rented Homes	18	-	5	23	33%
Shared Ownership Homes	12	-	-	12	17%
Outright Sale Homes	21	13	-	34	49%
Total Homes	51	13	5	69	



ATRIUM BUILDING – SOCIAL RENTED, SHARED OWNERSHIP AND OUTRIGHT SALE HOMES



BOOKEND BUILDING – OUTRIGHT SALE HOMES



NEW TRADESCANT HOMES – SOCIAL RENTED HOMES



At our first consultation event, residents were concerned about the loss of the Frampton Park Community Hall. We heard from you that the Elsdale Community Hall is the most used of the other two halls on the estate so we met with users of the hall and set up a workshop in November 2019 to discuss potential improvements. The purpose of the workshop was to meet and hear each other’s thoughts, consider future uses and to consider physical improvements to the hall.

Since then, £250k funding for the works has been secured by the Council, with the support of the Mayor.



Photos taken at the workshop

Using your feedback from meetings, workshops and events, we have started to consider some potential options for the improvements to the hall, which we are showing on the next board. A second online workshop is scheduled for 17 March 2021, 7pm-8:30pm.

If you would like to be involved in the second workshop please contact Anna, the Project Manager, whose contact details are on the final board.

Following this, we will then use your feedback to complete the detailed design and submit a planning application for the improvement works. This planning application would be linked to the planning application for the Tradescant House and the Frampton Park Community Hall sites as a condition within the planning process.



A physical model and large format tables were used to prompt a discussion and to gather thoughts.



In preparation for the workshop, we contacted all current user groups of Council owned community spaces at Frampton Park Estate and have met with most of these stakeholders to better understand their requirements. We mapped our observation and listed what we heard.



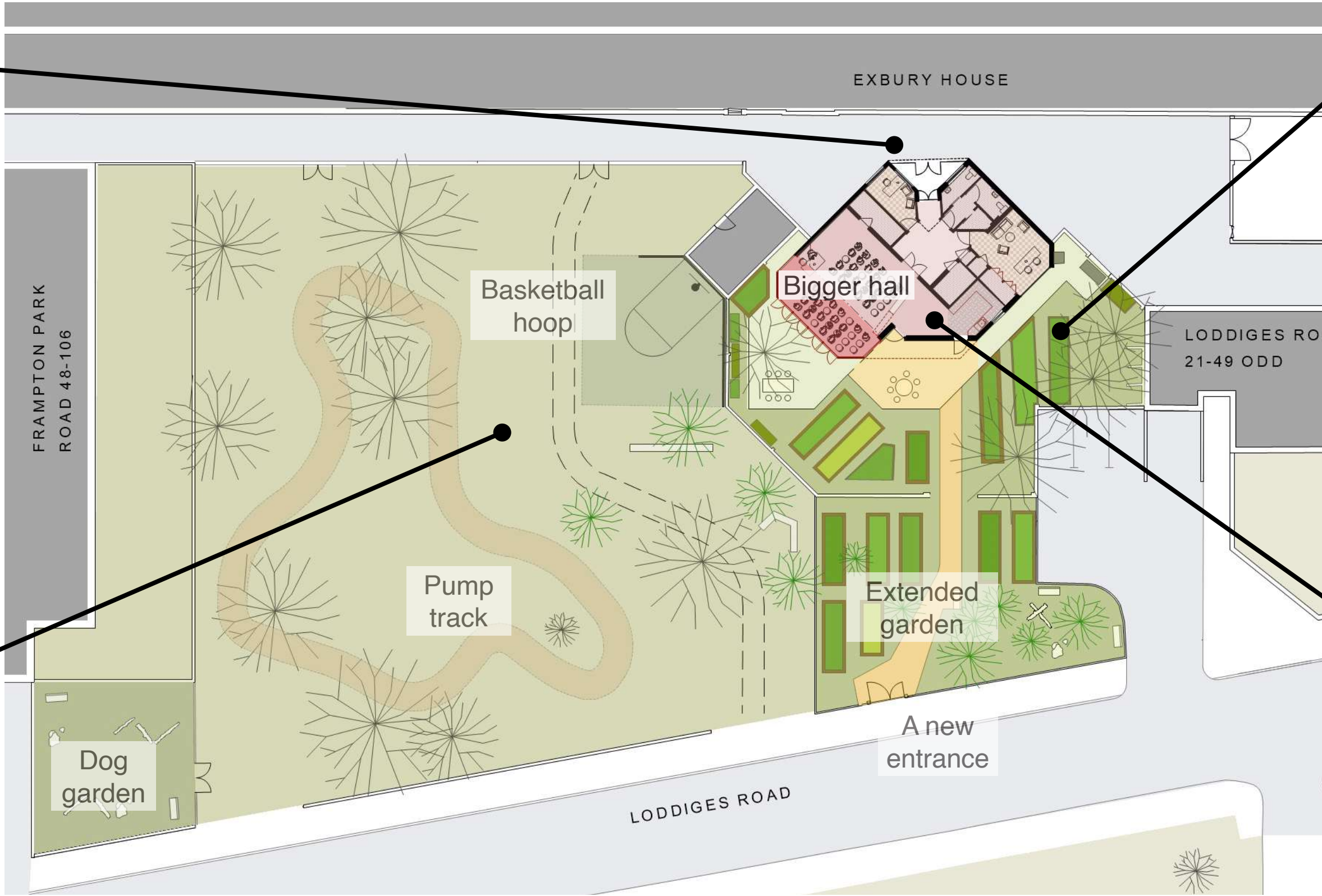
We listened to what you felt was most important in making the hall better and attracting new users. This board presents some possible physical improvements to the hall and its garden. While we might not be able to deliver all these improvements within the given budget, we would like to hear what your priorities are. In addition, we have shown a number of potential ideas for the adjacent green space that could be delivered if third party funding is secured and we would like to also hear your view on these. Let us know what you think by filling in a feedback form at [hackney.gov.uk/frampton-park](http://hackney.gov.uk/frampton-park) or request a paper copy from the team.



1 The current entrance feels hidden and unsafe, especially after dark. A new additional entrance off Loddiges Road could make the hall more visible and accessible for everyone.



4 If additional third-party funding is secured, new uses that help making the adjacent green space more usable could be explored.



2 The growing garden is very popular, and we heard you wanted to extend it.



3 There are a lot of small rooms in the hall, and some are in poor condition. Refurbishing and restructuring the building would make the spaces more useful to community groups. The proposals include a larger hall, a new kitchen, a shared office space with lockable cupboards, a small new meeting room and refurbished toilets.

1 A new entrance and signage at Loddiges Road, providing a visible and safer access.

2 An extended garden with more planting beds and lit or covered areas to socialise outside.

3 For the building we are proposing:

- Extending the main hall so that more activities can take place more comfortably.
- Upgrading the remaining spaces, to include a new kitchen and toilets, a shared office space with lockable cupboards and a small new meeting room for flexible uses.
- General maintenance of the building, including fixing the heating and lighting, addressing the damp and painting the walls.

4 Making the adjacent green more usable. Introducing a basketball hoop, a cycle pump track, a dog-park, picnic seats and just making it easy to shortcut through.



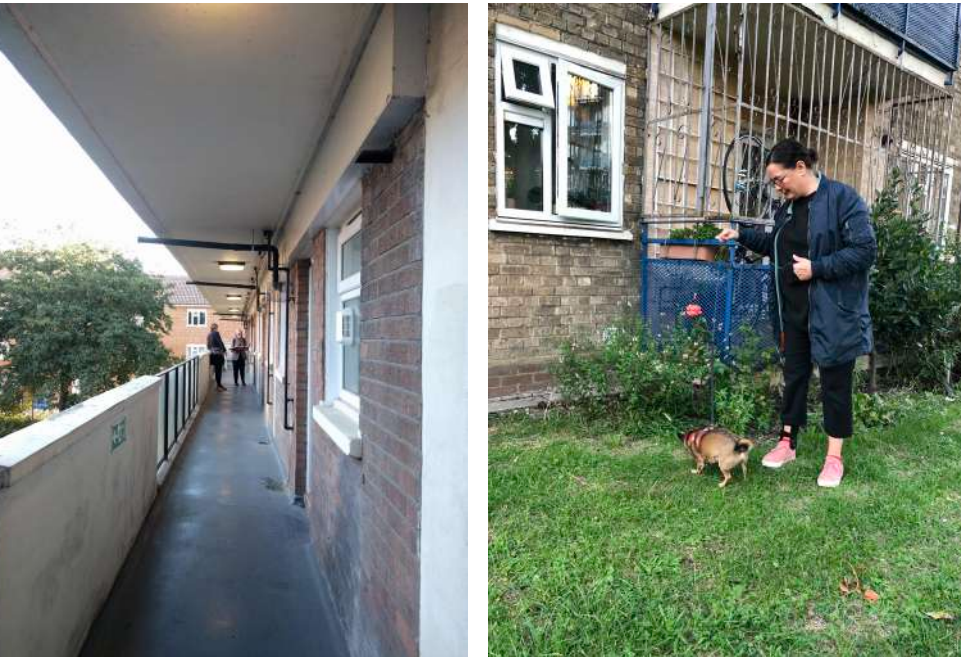
As our budget of £250k will not cover all the proposed works, we would like to hear your priorities, using the feedback form. Should the works focus on the entrance, the garden or the building? We would also like to hear ideas of how we could raise more money to improve the adjacent green space, for example through match-funding or crowdfunding.



PROJECT TIMELINE

AUTUMN 2018	MARCH 2019	SEPTEMBER 2019	NOVEMBER 2019	NOW	SPRING 2021	2022 – 2023
Early engagement  Door knocking and Walk & Talk events	Initial design work  1st Public Drop-in Exhibition	Design Development  2nd Public Consultation	Elsdale Community Hall engagement  Workshop 1	Presentation of final designs before a Planning Application submission	Submission of a Planning Application  & Elsdale Community Hall Workshop 2 (17th March)	Estimated construction (subject to planning approval)

ENGAGEMENT MATRIX



Door knocking and Walk and Talk events with local residents took place over two days in September 2018.



We have presented at TRA open meetings in November 2018, January 2019, and in October 2019.



The first consultation event occurred on Thursday 14 March and Saturday 16 March 2019 at the Frampton Park Baptist Church.



The second consultation event occurred on Thursday 19 September and Saturday 21 September 2019 at the Elsdale Community Hall.



FEEDBACK FORMS

We are keen to hear your thoughts on what you have seen here today. Please take the time to fill in the feedback form with your comments - you can do this online, by phone or by post.

CONTACT

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