### WELCOME

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: <u>hackney.gov.uk/frampton-park</u>
- 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 or 020 8356 7346, or Will Owen, the Project Officer, on

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
- Wider project area
- Tradescant House garages site
- 2 Frampton Park Community Hall site



### WHAT WE HEARD SO FAR AND HOW WE ADDRESSED IT

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.

#### WHAT YOU SAID ABOUT THE NEW BUILDINGS OR HOMES

Support for new social homes within the estate.

Support for new uses placed in existing undercroft spaces, and avoiding new undercroft spaces that may feel unsafe.

We need big private external spaces for hanging and drying washing.

#### HOW THE COMMENT WAS ADDRESSED

- The scheme includes as many social homes as possible.
- New homes are proposed to infill the undercroft spaces of Tradescant House.
- We have designed gates to all three entrances of the proposed Atrium Building, to avoid any spaces that could attract antisocial behaviour.
- We have tested the building distances with daylight and sunlight consultants to make sure they meet planning policy. We have also avoided locating any balconies on the facade facing Woolridge Way.

All new homes have private amenity spaces ranging between 5m<sup>2</sup> for 1 bed homes and 8m<sup>2</sup> for 3 bed homes. They are all at least 1.5m wide so that they fit furniture, a drying rack and allow for space to grow plants.

Concerns about overlooking and overshadowing of existing buildings, in particular Woolridge Way.

#### WHAT YOU SAID ABOUT THE LANDSCAPE AND PLAY

Interest in understanding more about the design of the different play spaces.

We need more allotment spaces on the estate.

Requests for improvements to the existing ball-court.

#### WHAT YOU SAID ABOUT THE CHANGES WITHIN THE ESTATE

Concerns that no alternative was put forward for the loss of the community hall.

There are drainage issues on the estate causing flooding on the roads – can you look into it?

Have you considered anti-social behaviour, pest control, street lighting, and fire situations? We developed designs for formal and informal play for all age groups, ranging from a new play street to improvements to the existing ballcourt.

A grove of birch trees is proposed along the Play Street to screen views between new and existing buildings and enhance play.

The sunken garden, with its biodiversity planting and rain water attenuation (storing and slowly releasing rainwater), has been particularly popular and we have designed this in more detail to include even more pollinator friendly flowers and hedgehog shelters, as well as natural play.

If you would like to get involved in looking after the planting, please let us know or contact the council using the details on the final board.

A commitment has now been made to improve Elsdale Community Hall and more details are on board 10. Further engagement workshops will focus on possible improvements including adding more growing beds in the garden.

 We have a drainage engineer as part of the design team helping us design the new buildings and landscape to improve drainage of the wider area, using principles of Sustainable Urban Drainage.

We have been discussing the proposals with the police, the emergency services and building control to make sure that the buildings and landscaped areas are safe. Existing free standing bins will relocated to bin stores which should help with issues with rats. We have also designed out dead ends and added new windows which will help to increase passive surveillance and make the estate feel safer.

We have put forward potential names for the new buildings at the previous consultation. We are proposing to name the two new buildings Manton and Arber, as these were the most popular names.



At the last consultation we asked for your feedback on some of the potential names for the buildings. Arber and Manton were the most popular names. This is because of their rich background as botanists but also have easy names to remember and pronounce.



Interest in being part of naming the buildings.



plants like grasses, cereals, orchids and conifers that have single seed leaves. In 1909, she worked at Newnham College, one of the two women's colleges in Cambridge, until the laboratory's closure in 1927. Arber then moved her research to her laboratory at the back of her home from where she published papers on botanical research. During World War II Arber found it difficult to maintain her laboratory and she published books on philosophy and the 'unity' of all things. • We propose to celebrate their work and raise awareness of the estate naming with two information plaques in the vicinity of the new buildings. These are what the plaques could look like.

<sup>on</sup> Frampton Park Estate are named after botanists. All of these, such as Petiver and Forsyth, are named after men. This new building is named after Irene Manton, a botanist born in London in 1879.

Manton had a special interest in ferns and algae. As the first female professor at University of Leeds she pioneered the use of the electron microscopes which she located in the basements of the university buildings, to avoid vibration from traffic. She also gathered an extensive art collection, including works by Picasso and Matisse, stating that her collection 'should not be thought of primarily as fine art, but as working tools with which a scientist endeavours to comprehend certain aspects of the world which are not science'.

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### NEW BUILDINGS AND SPACES

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 SITE PLAN

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### APPEARANCE AND MATERIALS – 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.





Metal Balustrades



Window and door frames

Metal rainwater pipes



Tinted concrete panels



Concrete banding

High quality brick



MATERIAL PALETTE







**BOOKEND BUILDING NORTH ELEVATION** 

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#### ATRIUM BUILDING SOUTH ELEVATION

### **APPEARANCE AND MATERIALS -**NEW TRADESCANT HOMES

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.





Black frames to windows, doors and panels









Mirrored glass panels



Reclaimed bricks with two different mortar tones

MATERIAL PALETTE











#### NEW TRADESCANT HOMES NORTH ELEVATION

#### NEW TRADESCANT HOMES WEST ELEVATION

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### 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.



#### 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 improved yard space and the new Tradescant Homes.



The proposed main entrance and the new Tradescant Homes.



The existing Tradescant House yard space.

#### 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.

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### 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.



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



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.



#### 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.

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

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### LANDSCAPE, ACCESS AND PARKING

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 'carfree' 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.





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### LAYOUT OF HOMES AND TENURE MIX

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.





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



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



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



X New Tradescant Atrium Bookend Homes Total %

#### Tenure Mix

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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

East



### ELSDALE COMMUNITY HALL

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.

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

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.





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.



### ELSDALE COMMUNITY HALL

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 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.





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





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

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## NEXT STEPS

### **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 Anna Guelzow T: 020 8356 7346 E: anna-elisabeth.guelzow@hackney.gov.uk W: hackney.gov.uk/frampton-park

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