

#HACKNEYISBUILDING

Frampton Park Newsletter

In this edition: • Feedback • Final proposals • Timeline and next steps. *FIND OUT MORE INSIDE*



Turn to page 2 for an invitation to our online and telephone sessions!

The first residents began moving into the brand new Council homes at Frampton Park at the beginning of this year – the first phase of much needed new housing that Hackney is building to help tackle the borough’s housing crisis and support local families in housing need.

But it doesn’t stop there. We’re now finalising our plans for a further 69 new homes alongside wider improvements to the estate including a big investment in community facilities.

This newsletter outlines our latest proposals, how your feedback has helped shape the designs, and how you can still share your views before we submit a planning application in the coming months.

Cyberattack

Council services continue to be significantly disrupted due to a serious cyberattack, and you may experience difficulty contacting us or using our services.

Key essential services, including our coronavirus response, continue to operate, but some of our services may be unavailable or disrupted for some time.

Our phone lines remain open for essential help, advice and emergency support. However, we are asking you to avoid contacting us unless absolutely necessary, and to be patient if your call takes longer than normal or we have difficulty providing you with the information you need straight away.

If you have coronavirus symptoms, even mild ones, please isolate yourself from other people for 10 days and get a test. If you are asked to self isolate, regardless of symptoms, you must do so to keep from possibly passing it onto others. You can book a test online by downloading the **NHS COVID-19 app**, or calling **119**.

Coronavirus symptoms are:

- A high temperature
- A new, continuous cough
- A loss or change to your sense of smell or taste

Coronavirus:

check the latest advice at hackney.gov.uk/coronavirus

Final Exhibition

Invitation to the final exhibition

We would like to invite you to our final exhibition, which will be taking place on Tuesday 16 February, Thursday 18 February and Saturday 20 February. In order to keep both the community and staff safe, we have made some changes to how we would normally hold our events. We will be holding our exhibition sessions online via Zoom and by telephone.

Our objectives

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 underpass of Tradescant House.

Later this month we will be holding sessions online and by telephone, so that you can find out more about how we incorporated your feedback from the last consultation into the final designs.

The sessions will provide:

- Update on how your feedback has been incorporated
- Update on timeline
- Opportunity to ask any questions about the finalised proposals
- Opportunity to comment on the proposals for Elsdale Hall

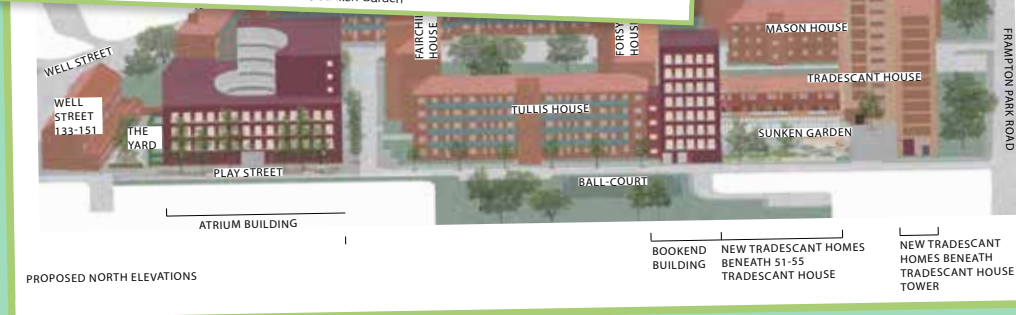
All the materials are available online, but you can also request a printed copy.

We have included an overview of all the proposals in this newsletter, however, to view the full exhibition boards, please visit

 hackney.gov.uk/frampton-park



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



PROPOSED NORTH ELEVATIONS

The feedback form will be open until Sunday 28 February. If you have any problems accessing the exhibition boards online, please contact Anna Guelzow on anna-elisabeth.guelzow@hackney.gov.uk or call **020 8356 7346** or Will Owen on william.owen@hackney.gov.uk or **020 8356 8720**.

Online drop-ins

The online drop-ins will be held on the following dates and times:

- **Tuesday 16 February, 3pm-4pm**
- **Thursday 18 February, 7pm-8pm**
- **Saturday 20 February, 10am-11am**


Please **RSVP** to the online sessions using the form on bit.ly/Frampton-Park or by contacting **Will Owen** on william.owen@hackney.gov.uk or **020 8356 8720**. We will then send you further details including joining instructions and the joining link for the session you have booked.

When booking your session, please let us know if you require a translator.

Telephone call sessions

If you aren't able to join online sessions, we will also be holding sessions via telephone. You can book a session to discuss the project with the team. In advance of the session, we will send you the information pack (via post or email). Please get in touch with Will Owen using the details below to book a convenient time for a telephone session. When booking your session, please let us know if you require a translator.

Information packs

 If you would like to request a hard copy of the materials that we will be using at the event, please get in contact with Will Owen using the details above and we will deliver these items directly to you. Following this, if you would like to speak to someone or provide any feedback, please do get back in contact.

You said, we did

We held public consultations in March and September 2019 and 'Walk and Talk' afternoons in September 2018. Your feedback has provided us with helpful insights into what residents and the community want to see from our proposals.

New Buildings and Homes

You said



There was a lot of support for new Council homes on the estate.

There was support for new uses in the existing undercroft spaces.

Some concerns were raised about an increase of antisocial behaviour around the new buildings

Residents were keen to include big external spaces for hanging and drying washing.

Some concerns were raised about overlooking and overshadowing of existing buildings, in particular Woolridge Way.

We did

We have included as many Council homes as possible.

The proposals include new homes to fill 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

All new homes have private amenity spaces. They are all at least 1.5m wide so that they can fit furniture, a drying rack and allow space to grow plants.

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 facing Woolridge Way. We have proposed a row of birch trees along the play area to screen views between new and existing buildings.

Landscape and Play

You said

Residents were keen to see more allotment space included on the estate.

There was support for improving the existing ball-court.

We did

We are planning further engagement and workshops to focus on possible improvements to the current estate including adding more growing beds in the garden of Elsdale Community Hall.

We've developed designs for formal and informal play for all age groups, ranging from an improved play street to improvements to the existing ball court.

All consultation materials are on the website and you can have your say by visiting hackney.gov.uk/frampton-park or request a hard copy of all of the materials by contacting Anna Guelzow on **020 8356 7346** or anna-elisabeth.guelzow@hackney.gov.uk or Will Owen on william.owen@hackney.gov.uk or **020 8356 8720**.

Changes within the estate

You said

There was a concern that no alternative was put forward for the loss of the community hall.

Some residents discussed some issues with drainage on the estate that causes flooding and asked the project team to look into this.

Attendees asked how current designs have considered anti-social behaviour, pests and fire safety.

Residents asked what the process is for naming the new buildings on the estate.

We did

We have made a commitment to invest in Elsdale Community Hall and improving community facilities on the estate overall, and have included more details on this in the newsletter.

We now have a drainage engineer as part of the design team helping us design the new buildings and landscape to improve drainage of the wider areas, using 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 be relocated to bin stores which should help with issues with pests. We have also designed out dead ends and added new windows which will help to increase surveillance from neighbours and make the estate feel safer.

At the last consultation, we asked for your feedback on some of the potential names. We are proposing to name the two new buildings Manton and Arber, as these were the most popular names.



New buildings and spaces

We're now finalising plans for 69 new homes on the Frampton Park estate. These include 51 homes in a new atrium building where the Frampton Park Community Hall currently stands, and 18 next to Tradescant House, including 13 homes in a new building adjoining Tullis House, and 5 homes in the undercroft of Tradescant House.

But it's not just about housing – all our proposals will include investment in public spaces to improve the estate for both new and existing residents.

Improvements to Tradescant House

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

An improved yard

The yard will become a friendly and more pleasant space, and free standing bins will be relocated into bin stores. We are proposing an additional entrance to Tradescant House along with new front doors and kitchen windows in each home to make the yard feel much safer. A new tree will be planted as the yard will be car-free.

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. The existing cycle lockers will be relocated beneath 56-65 Tradescant House.

Five new homes

Five new homes are proposed - three beneath 51-55 Tradescant House, and two beneath the tower. Beneath the tower, the kitchens and entrance halls will face onto the improved yard. Private amenity spaces will be extended into the existing green space, and will be complemented by new landscaping and planting.



The new homes under 51-55 Tradescant House



The new homes beneath 1-50 Tradescant House

Landscaping improvements

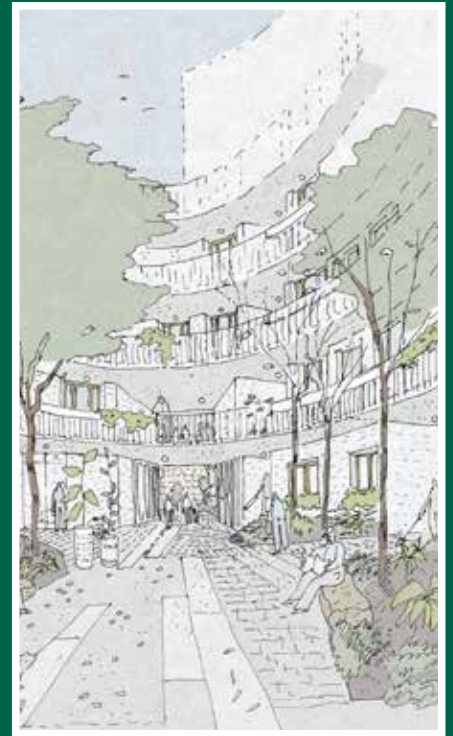


Playground, new trees and seating

Seating and cycling in the 'Island'

Improved car-free yard

Enhanced planting



Tenure Mix

The Atrium and Bookend buildings will house 64 new homes with a mix of tenures, including:

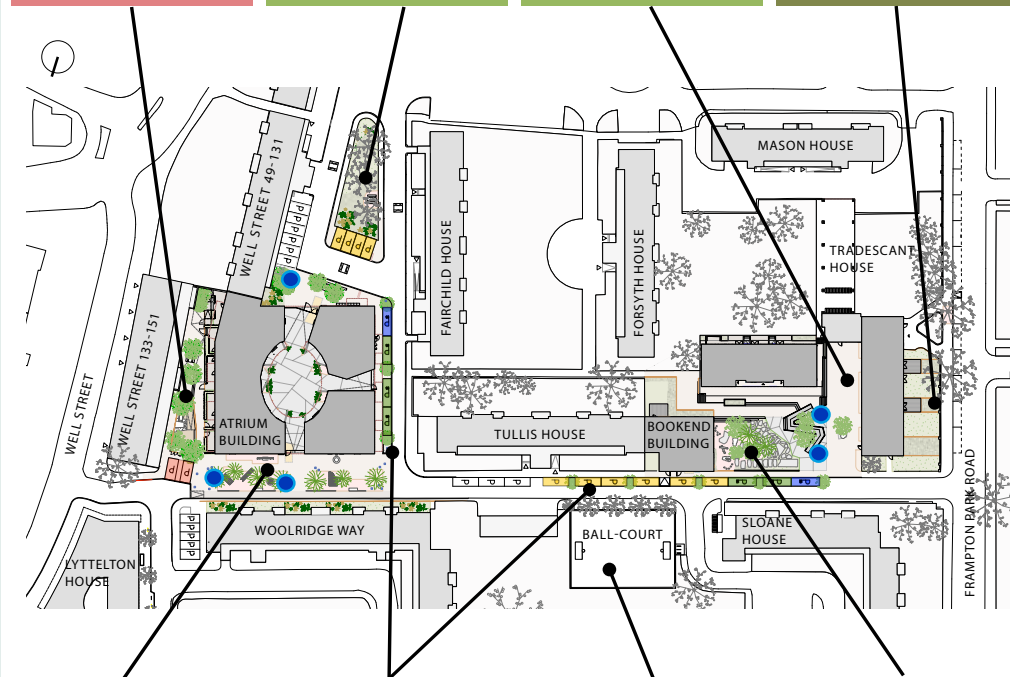
- 18 Council homes for social rent
- 12 shared ownership homes
- 34 homes for outright sale through our in-house team, Hackney Sales.

More than half of the total 69 new homes will be for social rent and shared ownership.

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 tenants will not be given new parking permits. With the new development, a total of 15 spaces will be lost. **Any tenants who move home within the estate will not lose their existing permit.**

Instead, secure cycle parking spaces will be provided to all new residents, alongside cycle parking stands around the estate for visitors to use. As well as this, electric charging points and a car club bay will be included.



Play Street and tree planting New street trees Improvements to ball court Biodiverse Sunken Garden



A new sunken garden and enhanced east-west route

The well used east-west route will be opened up and made more useable 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 wide range of biodiversity. Three of the new homes will be located on the existing raised plinth, offering better views and privacy for the residents.

Activating the existing garden

We want to improve access to the existing green space behind Tradescant House, and encourage residents to use this space. 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.

Elsdale Community Hall

At our first consultation event, residents expressed concerns about the loss of the Frampton Park Community Hall. We heard from you that Elsdale Community Hall is the most used of the two other halls on the estate, so we met with residents to discuss how we can create a better facility for the estate.



We've committed £250,000 to invest in Elsdale Community Hall.

Using your feedback from meetings, workshops and events, we have started to consider some potential options for the improvements to the hall and a second workshop **is scheduled for Wednesday 17 March, 7pm - 8.30pm**. If you would like to be involved in the second workshop please contact **Anna Guelzow**, the Project Manager, on **020 8356 7346** or **anna-elisabeth.guelzow@hackney.gov.uk** or **Will Owen**, the Project Officer, on **william.owen@hackney.gov.uk** or **020 8356 8720**.

Some of the potential improvements are included on the page opposite and we would be grateful for your feedback on these.

Once we have held the second workshop, we will finalise the plans for the hall and submit a



planning application. This planning application will be linked to the planning application for the Tradescant House and the Frampton Park Community Hall sites as a condition within the planning process.

We have listened to what you felt was most important to make Elsdale Hall better and attract more people from the estate. While we might not be able to deliver all of these improvements within the given budget, we would like to hear what your priorities are. In addition we have shown a number of potential improvements to 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.

We really want to understand what you think are the most important aspects so that we can prioritise and deliver the improvements that local people want.

These are some of the changes that we have been looking into, and we would like to hear what you think is a priority. You can let us know your thoughts by filling in our feedback form at



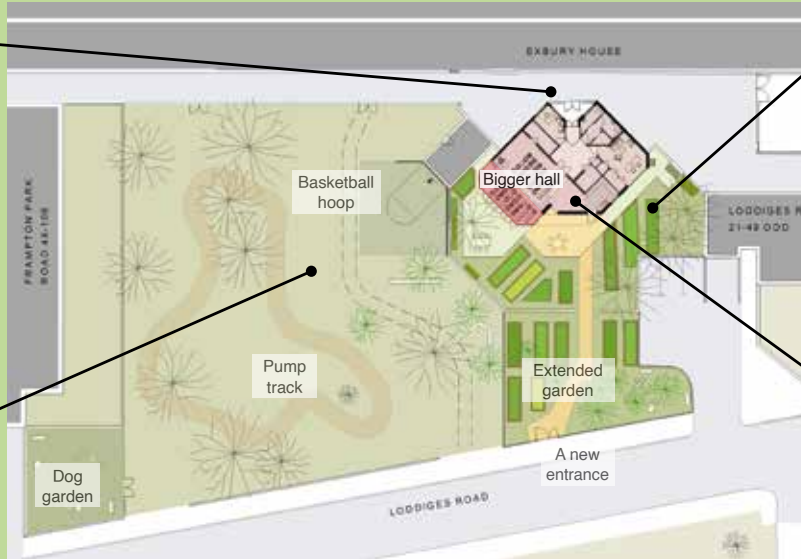
hackney.gov.uk/frampton-park



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



We're also keen to hear if you have any ideas of how we could raise more money, for example through match-funding or crowdfunding.



Frampton Park Estate Homes Completed!

As you will know, the first sites for the Frampton Park regeneration were the former Frampton Arms pub on the corner of Well Street and Frampton Park Road, which closed in 2002 and was demolished in 2012, and Lyttelton House, a small block of 6 bedsits that didn't meet modern standards. **These homes have now been completed with the first tenants moving into their new homes!**

The new Frampton Arms and Lyttelton House sites **include:**

16 Council homes for social rent

19 Council homes for shared ownership

10 homes for outright sale to help pay for them

The social rent homes have been allocated to families on our housing waiting list, with first priority for people in housing need living on the Frampton Park Estate.

The shared ownership and outright sale homes have been sold by our in-house sales team, Hackney Sales, in accordance with our sales and marketing principles.

The Frampton Arms site includes a shared courtyard for both new and existing residents, with new play facilities too.

Project timeline and next steps

Hackney is facing a severe housing shortage, with more than 3,000 families living in hostels and other temporary accommodation. That's why Hackney is building. Frampton Park Estate is just one of these sites. 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.

KEY CONTACTS

Frampton Park
hackney.gov.uk/frampton-park

Anna Guelzow, Project Manager

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Will Owen, Project Officer

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Translation of this Newsletter

If you, or someone you know, need this newsletter translated please contact consultation@hackney.gov.uk or call **020 8356 1895**.

Autumn 2018

Early engagement
Door knocking and
Walk & Talk
events

March 2019

Initial design work
1st Consultation

September 2019

Design Development
2nd Public
Consultation

NOW

Final exhibition of
designs before a
Planning Application
submission

Wednesday 17 March

7pm - 8.30pm
Elsdale Community
Hall workshop

2022 - 2023

Estimated
construction (subject
to planning approval)

COUNCIL-LED

Hackney is building without private developers or selling off Council land. Our homes and developments are built, owned and managed by the Council, and any homes that we need to sell to pay for this are done in-house through our sales and marketing team, Hackney Sales.

COUNCIL LAND

Hackney is building on Council-owned sites to make the most of public land to help tackle the housing crisis. Rather than selling our land, that means making the most of what we already have available.

NOT FOR PROFIT

With little government funding for social housing, building homes for outright sale is the only way of paying for these. We never sell homes to make a profit.

WORKING TOGETHER

Hackney is building together with the local community. All our projects are delivered through close collaboration with local residents from start to finish.

FIRST DIBS FOR LOCAL PEOPLE

Hackney is building for local people, and it's only fair that those who are most affected by the changes taking place are the first to benefit.

That's why we always put local people first in our new developments, which for Frampton Park Estate means current residents here with established housing needs would get first preference for new Council rented homes, with any homes for sale marketed to local people.

**BRAND NEW
COUNCIL HOMES
PRIORITISED FOR
LOCAL PEOPLE!**

