



# **Lincoln Court London Borough of Hackney**

**PUBLIC CONSULTATION | DEC 2020**



# CONTENTS OVERVIEW

## 1. BRIEF & TIMELINE

**Why are we proposing to build at Lincoln Court?**

- High level of housing need in Hackney
- Over 13,000 families on the housing waiting list
- Over 3,000 families living in hotels and other temporary accommodation
- Opportunity to provide wider improvements to the estate

**Who is on the project team?**

- Hackney Council has appointed Alison Brooks Architects as the architects for the scheme. Churchman Thornhill Finch as the landscape architects, and Tibbalds as our planning consultant

**Hackney's project brief**

- Add 85-90 homes with at least 50% affordable
- High quality play space and landscaping
- Retain, improve or replace the community hall
- Car free except for the re-provision of c. 25 car parking spaces for users of the existing parking plus blue badge parking
- Integrate the new homes with the existing estate and community

**Tentative timeline**

- The first public consultation with residents will be in December 2020 and the second in March 2021
- The Residents' Steering Group (RSG) is a group of residents, local ward councillors and council officers that meet regularly. They make sure that the perspective of existing residents is at the heart of the project, and give advice from residents' perspective.

**Timeline:** Competition scheme selected (2nd March) → STAGE 1 SCHEME (7th September) → Public Workshop (18th October) → RSG Meeting (18th November) → PUBLIC CONSULTATION 1 (December) → RSG Meeting (February 2021) → PUBLIC CONSULTATION 2 (March 2021) → RSG Meeting (April 2021) → PUBLIC EXHIBITION (June 2021) → PLANNING SUBMISSION (June 2021)

## 2. PROJECT APPROACH

The proposed buildings reinstate the experience of the street that characterised Bethune Road before its post-war redevelopment. The new buildings would be a medium size, a middle ground between the tower height and the neighbouring terraced houses. We are proposing to position the new buildings along Bethune Road, which would maximise the amount of open space in the communal garden at the back.

**Project Goals for the Proposal:**

- Reinforce connection to the wetlands
- Maximise the amount of green open space
- Enhance communal gardens
- Integrate new housing with existing towers
- Connect the new housing to the street
- Relate to both towers and terraced houses
- Define public & private areas

## 3. OVERVIEW & UNIT MIX

**Types of Homes**

- 30% Social Rent
- 20% Shared Ownership
- 50% Affordable Sales
- Blocks are mixed tenure

**New Home Constraints**

- Lack of Government funding
- 85-90 homes needed to fund affordable homes
- Current proposal is for 86 new homes
- Tenure mix must meet or exceed planning requirement of 50% affordable housing
- New homes will be a range of sizes to meet planning requirements
- Will provide more social rented homes if possible

**Open Space Constraints**

- The quantity of open space is lower than Hackney (London plan recommendations)
- Focus on improving the quality of the open space & increasing the amount of green space

**Parking Constraints**

- New homes will be car-free other than disabled parking for blue badge holders

**Design Steps to get to the Proposal:**

- Existing Scheme
- Return to the terraced houses
- Create entrance openings
- Build up & step back the new homes

**Unit Mix:**

- New Block D: 15 homes
- New Block C: 27 homes
- New Block C: 27 homes
- New Block C: 20 homes
- Under Northern Tower C: 3 homes
- Under Middle Tower D: 3 homes
- Under Southern Tower A: 3 homes

## 4. LEARNING FROM LINCOLN COURT

In the Autumn we held workshops, focusing on the garden and play space, the street and entrance to the estate, and the community hall and wider neighbourhood. Some of the comments from the workshops are written in the speech bubbles shown here and further comments can be found in speech bubbles that appear throughout the rest of this document.

**Comments:**

- Concerned about the impact of the new buildings on daylight, sunlight and privacy
- Suggested multiple areas for garden activities (BBQ areas, grow gardens)
- Residents described the different identities and characteristics the gardens currently provide and the experience of offering different games
- Suggested creating opportunities for residents to stop and chat with neighbours as they pass by
- Concerned with the condition of communal areas (entrance, lobby, cycle parking, location of the bin store and fly tipping)
- Highlighted the play decks and the importance of an inclusive space where children can play together
- Concerned about the increase in parking on the street
- Suggested play, exercise and social spaces that all ages can enjoy, including teenagers and adults
- Discussed the safety of the play decks, as parents can watch children play from their homes
- Concerned about the loss of open space and existing trees
- Suggested creating a more multi-dimensional space in the community hall that could be used by residents

## 5. EXISTING BUILDINGS

The Lincoln Court Estate, originally built in 1959 by architects Howes, Jackson and Partners, is composed of three towers each 16 stories high. The towers house 158 homes and are attached together by three concrete structures comprising garages at ground floor and large play decks above at first floor level. There are three communal gardens behind the play decks next to the reservoir and a small garden with a small play area is located to the north of the site.

**Existing Estate Aerial View Looking West**

**Existing Estate Ground Floor Plan**

## 6. PROPOSED BUILDINGS

There are 4 proposed new buildings, Block A, B, C, and D. The new buildings are one apartment deep, facing towards the street and the reservoir.

**Level 05**

**Level 4**

**Level D3**

**Proposed Aerial View Looking West**

**Proposed Ground Floor Plan**

## 7. PROPOSED BUILDINGS VIEWS

The proposed brick buildings are designed to fit in with both the towers and the terraced houses. The proposal includes covered entrance 'porches' on the street side, inset balconies that do not stick out, and green-roofs.

**Design allowed parents to continue to oversee play spaces**

**The new homes will have greenery along the street**

**Views:**

- Lincoln Court Towers' Proposed Facade
- Reference Point: City Court, London
- Neighboring House on Bethune Road
- Surrounding Existing Terraced Houses

## 8. ENTRANCES & LOBBIES

The entrances to the towers will host trees and greenery, play spaces by the entrances, space to turn into a neighborhood or wait for a lift, and secure cycle parking. The recycling will be returned to the side of the tower to allow for 150 communal square in front. The lobbies will keep the 3rd ground floor.

**Entrances they currently have, one to the street, one to the gardens, and one free exit to the parking area.**

**Please refer to the question form to share your thoughts on the ground floor entrance spaces!**

**Views:**

- VIEW 1 Looking into the Entrance Porchways from the east side of Bethune Road
- VIEW 2 Looking from the lobby to the Communal Garden

## 9. GARDEN

We are proposing to connect the sunny south facing communal garden with paths and greenery that host different activities along the way. We are proposing different levels across the garden so you could enjoy the views to the reservoir in some moments but other places would feel more private.

**We're keen to know what you think about connecting the new gardens. Please fill in a feedback form and let us know your thoughts.**

**Initial ideas for garden activities and locations**

**Existing Condition:** 7,500 sqm open space

**Stage 1 Scheme:** 8,000 sqm open space

## 10. GARDEN PLAY, EXERCISE, & ACTIVITY SPACES

**We'd love to know which activities you want to see in the communal garden and where you want them to be, such as play spaces, BBQ areas, grow gardens, and exercise areas. Please let us know your thoughts in the feedback form.**

**You shared your vision about the role of the Lincoln Court community hall in the future. We're keen to know what you think about connecting the new gardens. Please fill in a feedback form and let us know your thoughts.**

**Proposed Ground Floor Landscape Plan**

## 11. COMMUNITY HALL

The existing community hall is indirectly accessed from the street so visitors must go under the tower and into the communal garden to reach it.

**There were mixed reviews on how accessible the community hall should be from the street.**

**Phase 6B in a feedback form and let us know your thoughts about the community hall.**

**Many people expressed they do not like the way the hall is currently accessed as they think it encourages fly tipping and loitering.**

**Several residents highlighted the need for more secure cycle parking.**

**Many residents were supportive of the idea to put a new entrance on the community hall to the play area of the reservoir.**

**The play decks currently offer views to the reservoir.**

## 12. REFUSE, RECYCLE, CAR & CYCLE PARKING

The proposal locates the refuse and recycle to the north side of the towers, secure cycle parking for existing residents at each entrance, and 25 car parking spaces spread across the forecourts and the southern car parking areas.

**Phase 6B in a feedback form and let us know your thoughts about moving the recycle to the side of the towers.**

**Many people expressed they do not like the way the hall is currently accessed as they think it encourages fly tipping and loitering.**

**Several residents highlighted the need for more secure cycle parking.**

**Many residents were supportive of the idea to put a new entrance on the community hall to the play area of the reservoir.**

**The play decks currently offer views to the reservoir.**

## 9. GARDEN

## 10. GARDEN ACTIVITIES PLAY & EXERCISE SPACE

## 11. COMMUNITY HALL

## 12. REFUSE & RECYCLE CAR & BIKE PARKING



## 1. BRIEF & TIMELINE



ALISON BROOKS  
ARCHITECTS

Churchman Thornhill Finch

Tibbalds

### Why are we proposing to build at Lincoln Court?

- High level of housing need in Hackney
- Over 13,000 families on the housing waiting list
- Over 3,000 families living in hostels and other temporary accommodation
- Opportunity to provide wider improvements to the estate

### Who is on the project team?

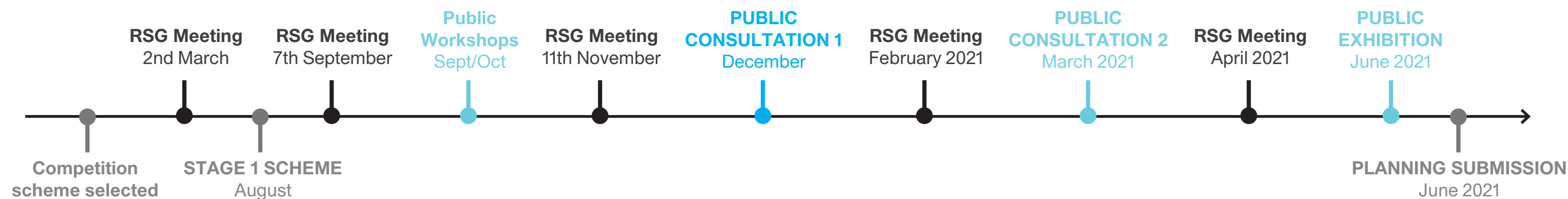
- Hackney Council has appointed Alison Brooks Architects as the architects for the scheme, Churchman Thornhill Finch as the landscape architects, and Tibbalds as our planning consultant

### Hackney's project brief

- Add 80-90 homes with at least 50% affordable
- High quality play space and landscaping
- Retain, improve or replace the community hall
- Car free except for the re-provision of c. 25 car parking spaces for users of the existing parking plus blue badge parking
- Integrate the new homes with the existing estate and community

### Tentative timeline

- The first public consultation with residents will be in December 2020 and the second in March 2021
- The Residents' Steering Group (RSG) is a group of residents, local ward councillors and council officers that meet regularly. They make sure that the perspective of existing residents is at the heart of the project, and give advice from residents' perspective.

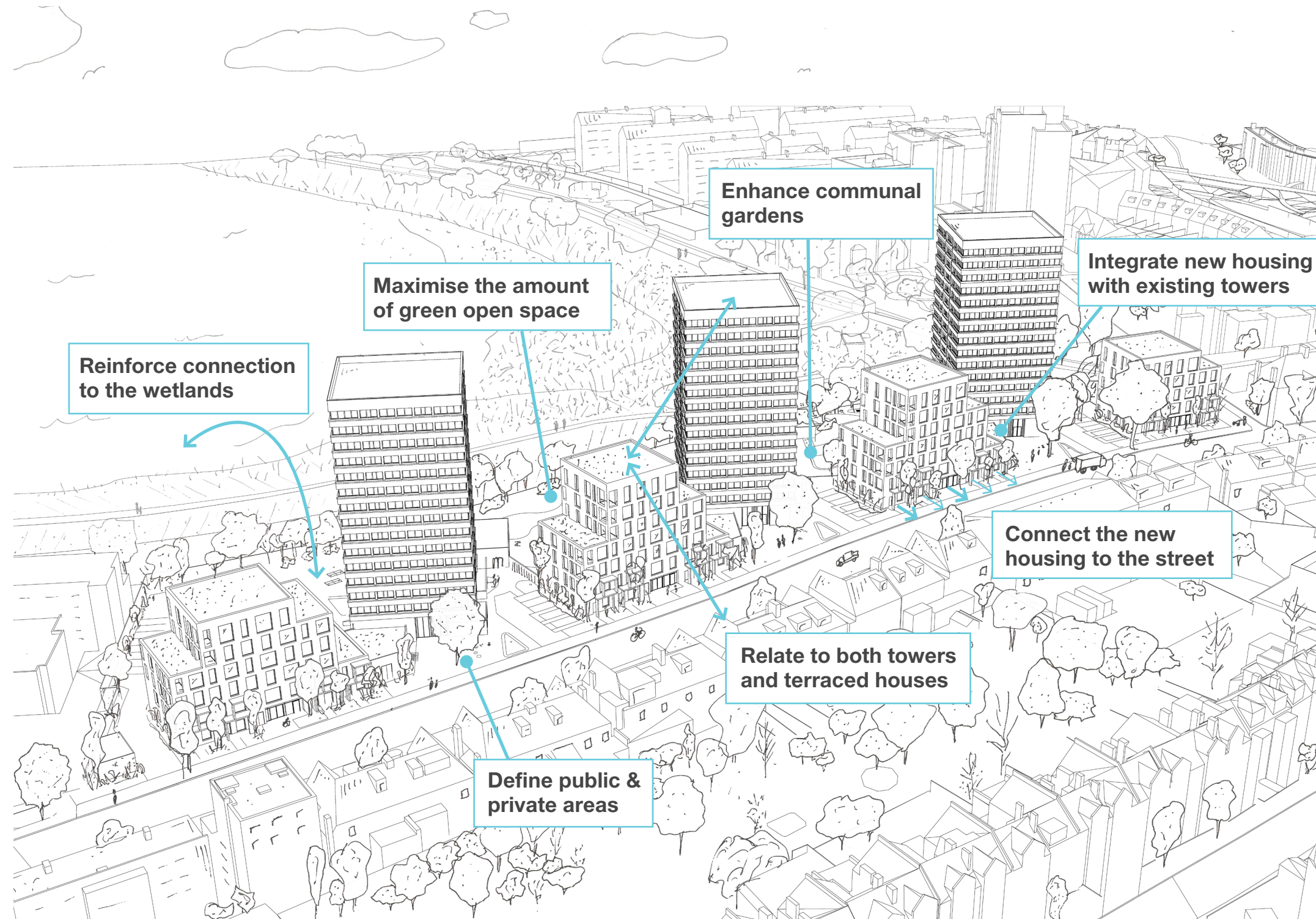




## 2. PROJECT APPROACH

The proposed buildings reinstate the appearance of the street that characterised Bethune Road before its post war redevelopment. The new buildings would be a medium size, a middle ground between the tower height and the

neighbouring terraced houses. We are proposing to position the new buildings along Bethune Road, which would maximise the amount of open space in the communal garden at the back.



Project Goals for the Proposal



Site circa 1800's OS plan



Existing Site



Proposed scheme



### 3. OVERVIEW & UNIT MIX

#### Types of Homes

- 30% Social Rent
- 20% Shared Ownership
- 50% Outright Sale
- Blocks are mixed tenure

#### New Home Constraints

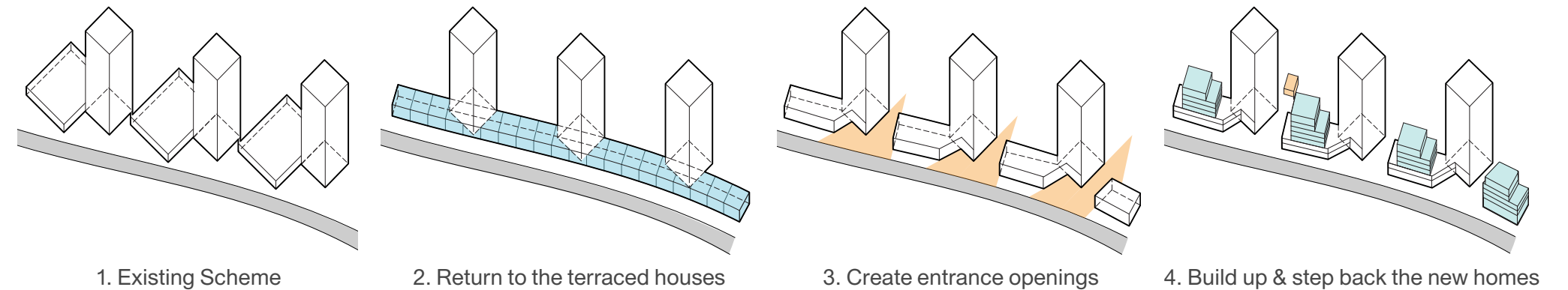
- Lack of Government funding
- 80-90 homes needed to fund affordable homes
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- New homes will be a range of sizes to meet planning requirements
- Will provide more social rented homes if possible

#### Open Space Constraints

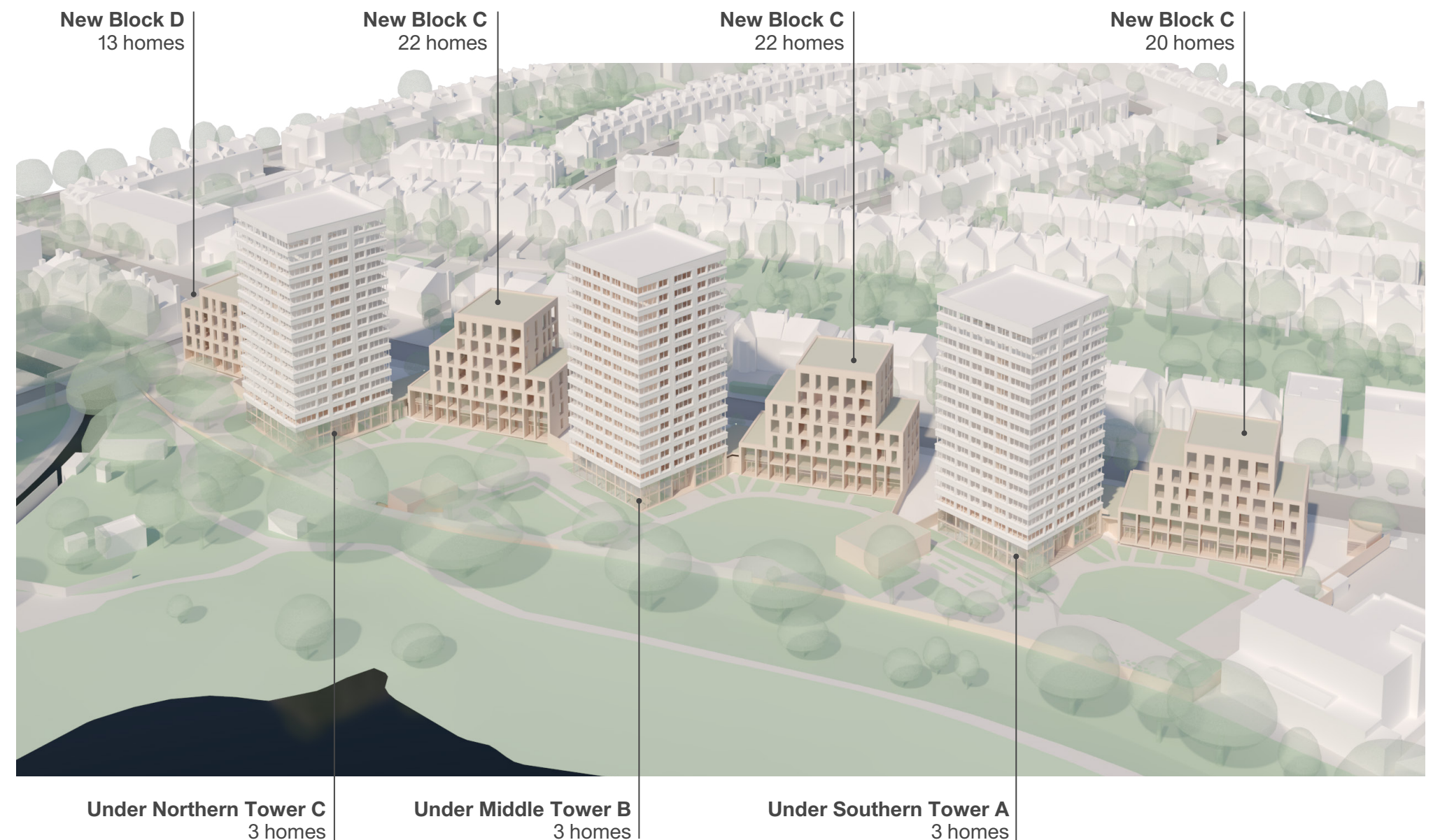
- The quantity of open space is lower than Hackney / London plan recommendations
- Focus on improving the quality of the open space & increasing the amount of green space

#### Parking Constraints

- New homes will be car-free other than disabled parking for blue badge holders



#### Design Steps to get to the Proposal





## 4. LEARNING FROM LINCOLN COURT

In the Autumn we held workshops, focusing on the garden and play space, the street and entrance to the estate, and the community hall and wider neighbourhood. Some of the comments from

the workshops are written in the speech bubbles shown here and further comments can be found in speech bubbles that appear throughout the rest of this document.





## 4. LEARNING FROM LINCOLN COURT

Following the workshops and analysis of feedback, the team developed these key priorities for the proposals. These were also shared with the workshop participants and the RSG for comments and a finalised version will be shared on the website.



**Make the landscape and gardens inclusive so that they work for residents of all ages.**



**Improve opportunities for children, teenagers and adults to play and exercise on the estate, by providing flexible spaces and equipment.**



**Maintain sightlines to play spaces to keep children safe.**



**Make improvements to the existing ground level facilities for residents, including recycling & refuse, lobbies and cycle parking.**

**Provide a variety of spaces where residents and the community can meet each other and socialise.**



**Highlight the connection to the reservoir whilst maintaining privacy.**



**Provide greenery and planting that are easily maintained.**

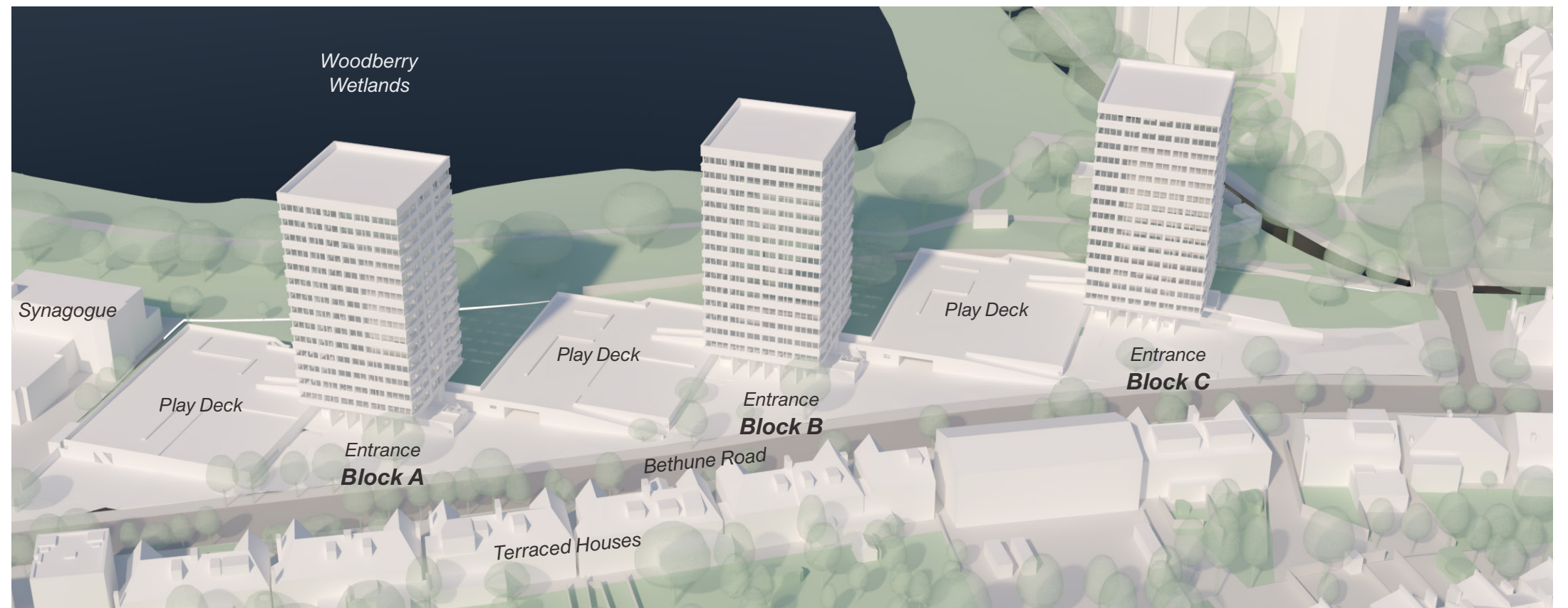


**Increase the connection between the gardens whilst allowing for different areas for different activities.**

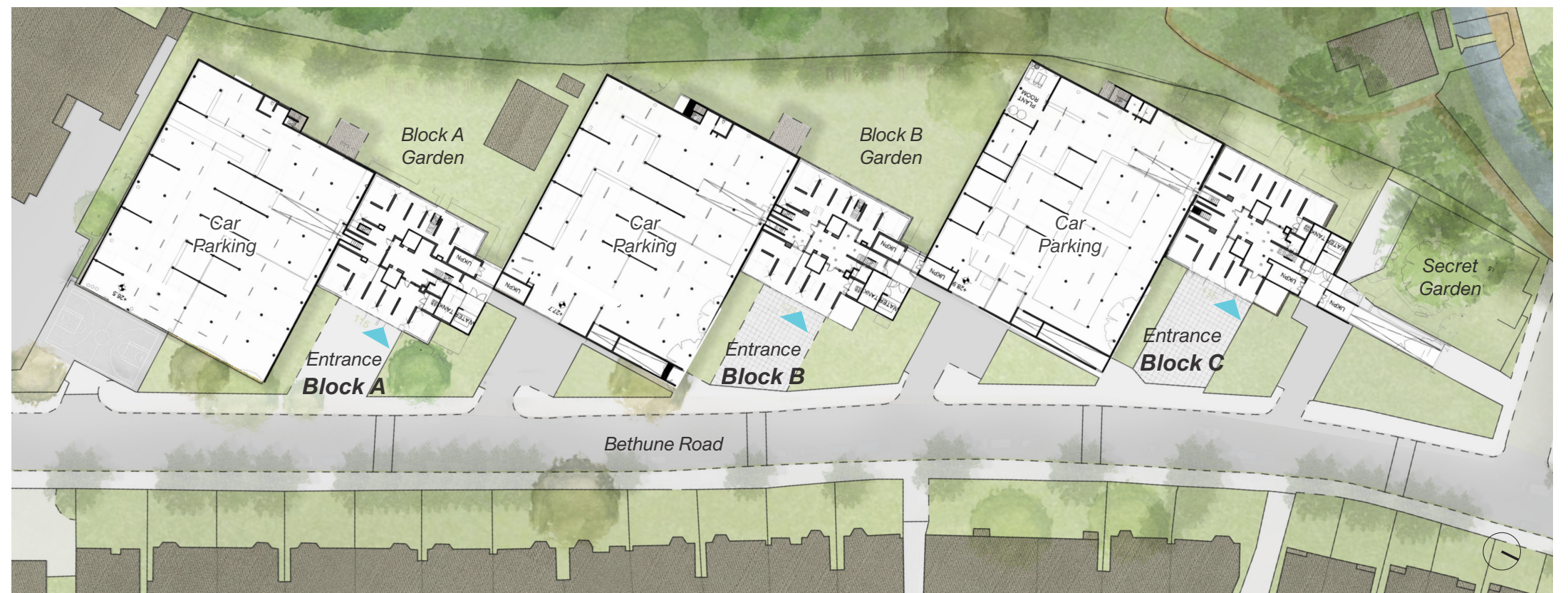


## 5. EXISTING BUILDINGS

The Lincoln Court Estate, originally built in 1969 by architects Howes, Jackman and Partners, is composed of three towers each 16 storeys high. The towers house 198 homes and are stitched together by three concrete structures comprising garages at ground floor and large play decks above at first floor level. There are three communal gardens behind the play decks next to the reservoir and a secret garden with a small play area is located to the north of the site.



Existing Estate Aerial View Looking West

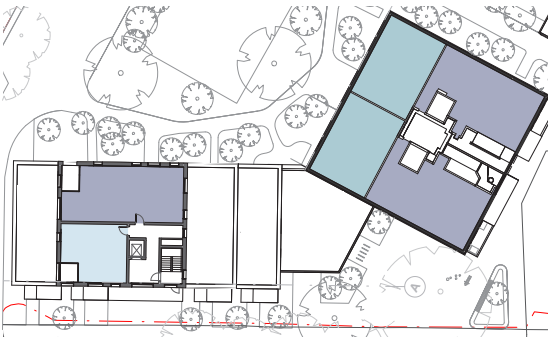


Existing Estate Ground Floor Plan



6. PROPOSED BUILDINGS

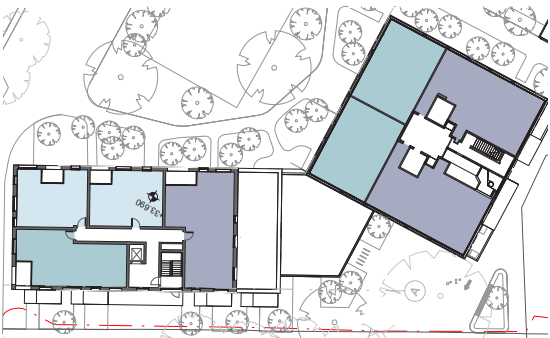
There are 4 proposed new buildings, Block A, B, C, and D. The new blocks are one apartment deep, facing towards the street and the reservoir.



Level 5/6



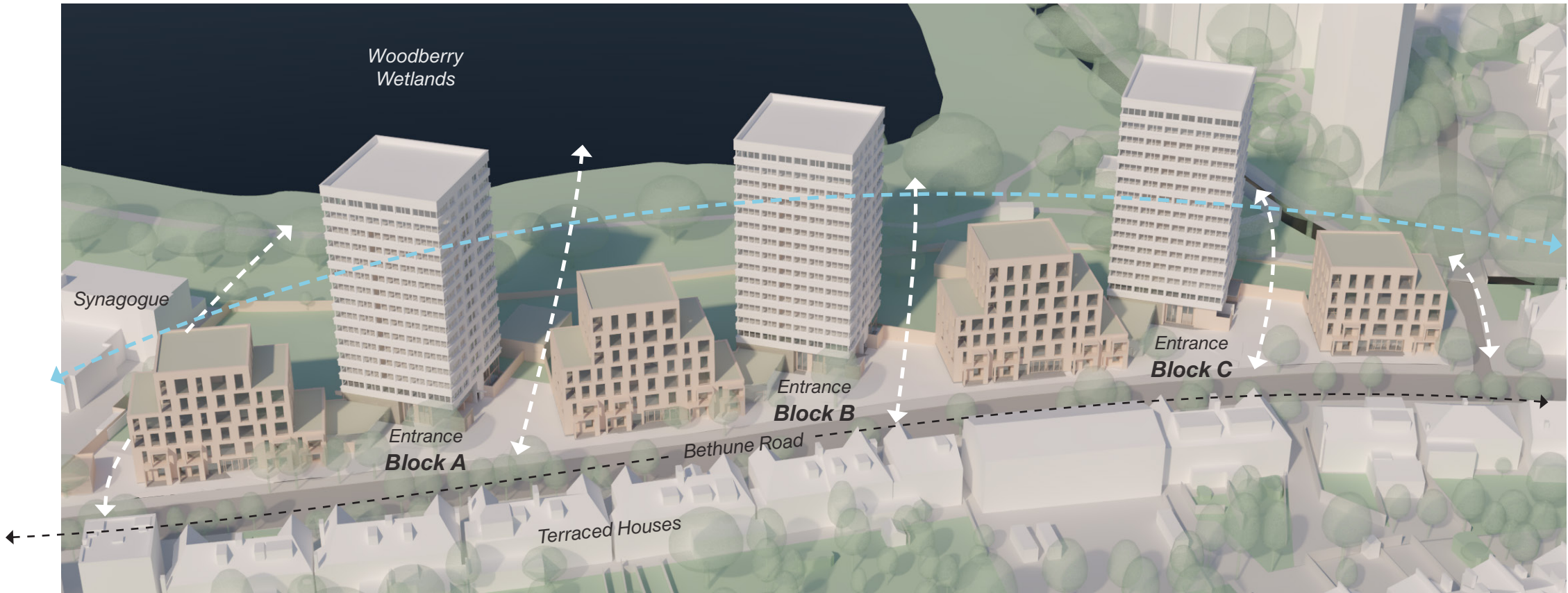
Level 4



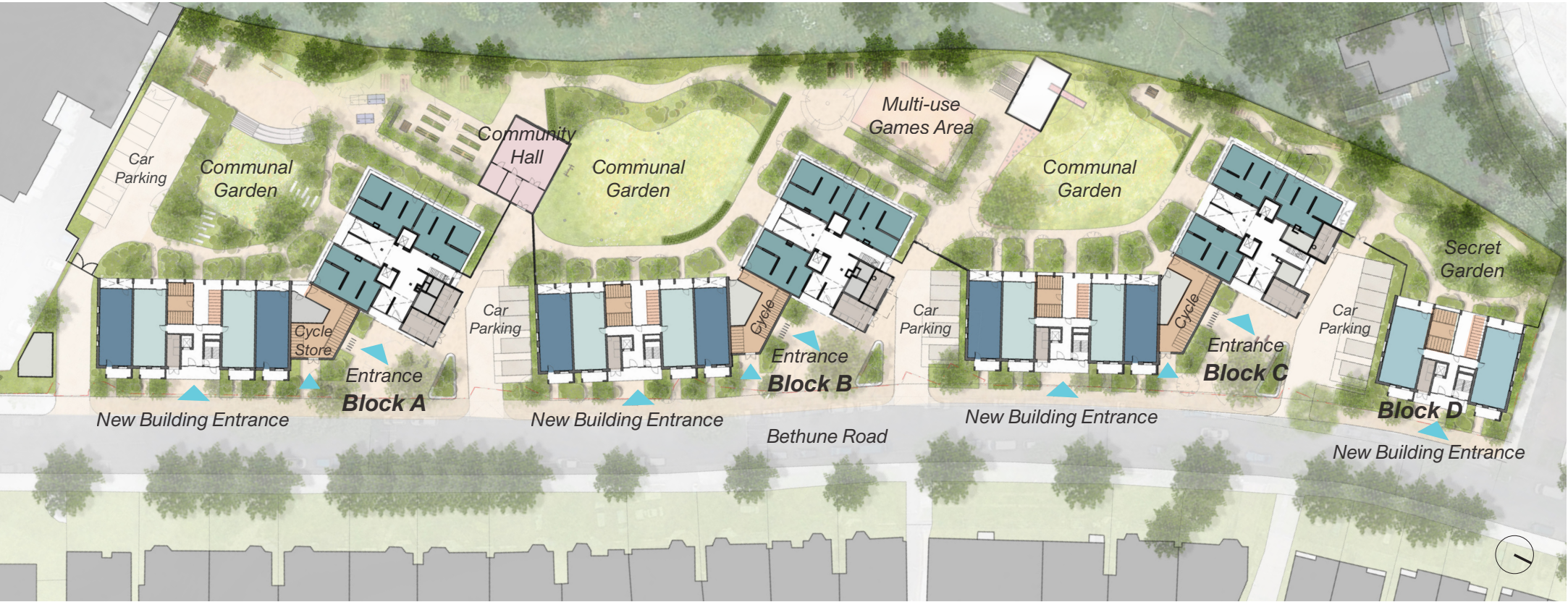
Level 2/3

KEY

- 3 bed 5 person Duplex
- 2 bed 4 person Duplex
- 2 bed 3 person Apartment
- 3 bed 5 person Apartment
- 2 bed 4 person Apartment
- 1 bed 2 person Apartment



Proposal Aerial View Looking West

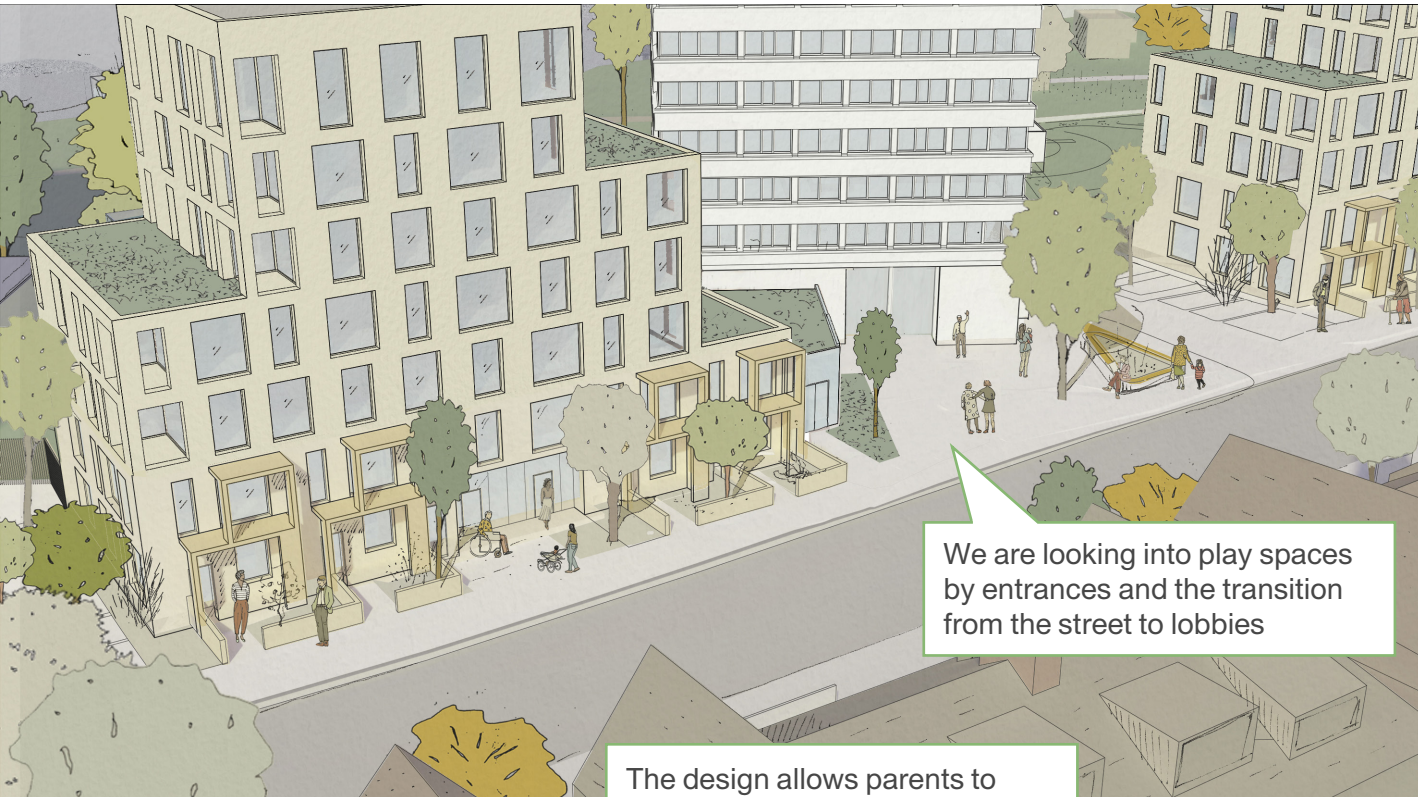


Proposal Ground Floor Plan



7. PROPOSED BUILDINGS VIEWS

The proposed brick buildings are designed to fit in with both the towers and the terraced houses. The proposal includes covered entrance ‘porticos’ on the street side, inset balconies that do not stick out, and green roofs.



Garden view (bottom) and street view (top) of proposal



Lincoln Court Towers:  
Renovated Facade



Reference Project: Ely Court  
London



Nearby Listed House on  
Manor Road



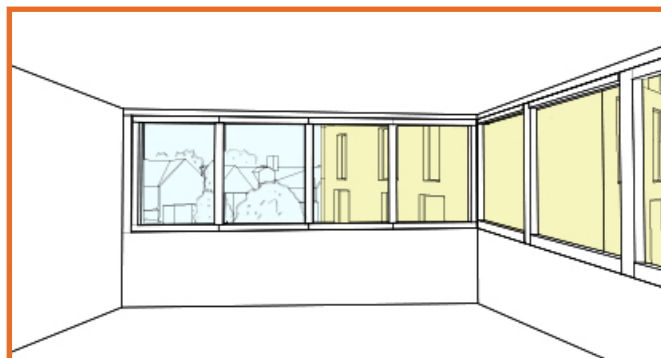
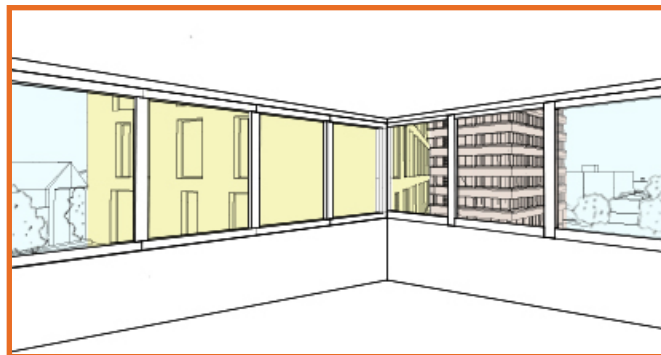
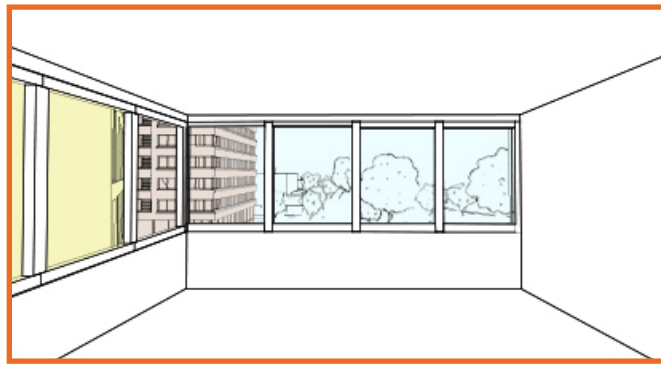
Surrounding Edwardian  
Terrace Homes



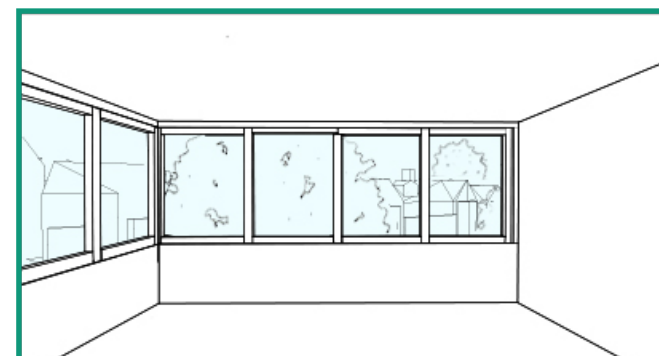
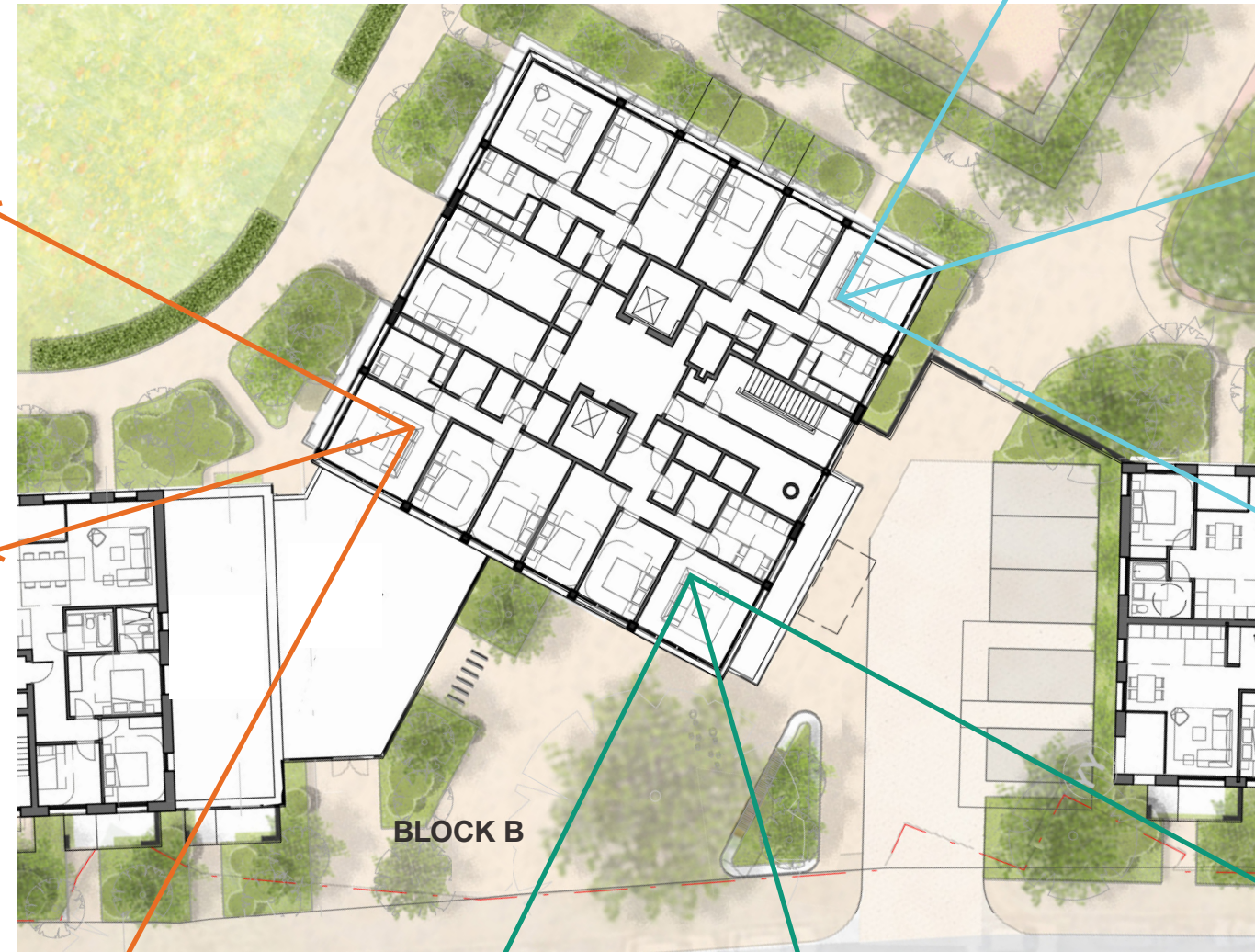
## 7. PROPOSED BUILDINGS VIEWS

The proposed buildings will impact the views of some lower level homes in the towers. These views show the position of the new buildings as seen from the living room of three homes on Level 3 of Tower B.

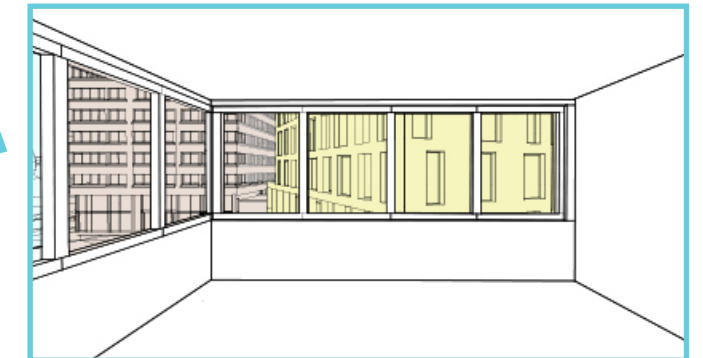
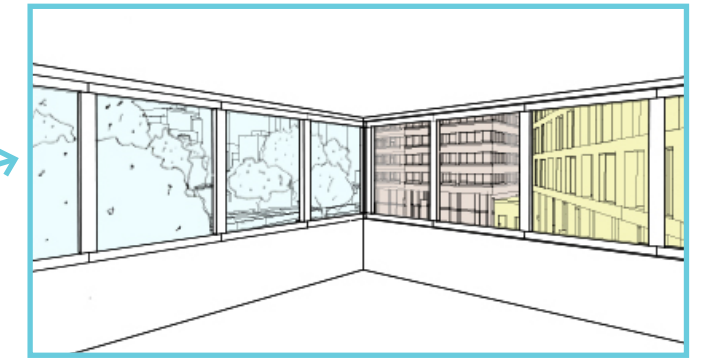
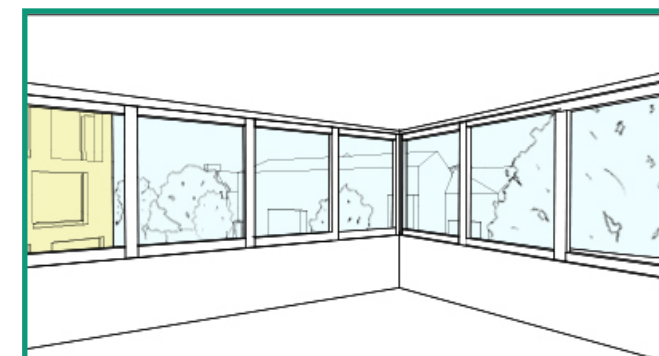
The views from homes in the South West corner will not be impacted. Studies will be undertaken to better understand the impact of the new buildings on daylight and sunlight.



Views from South East Corner Living Room



Views from North East Corner Living Room



Views from North West Corner Living Room





## 8. ENTRANCES & LOBBIES

The entrances to the towers will host trees and greenery, play spaces by the entrances, space to bump into a neighbour or wait for a lift, and secure cycle parking. The recycling will be returned to the side of the tower to allow for more communal space in front. The lobbies will keep the 3 ground floor

entrances they currently have, one to the street, one to the gardens, and one fire exit to the parking area.

**Please refer to the question form to share your thoughts on the ground floor entrance spaces!**

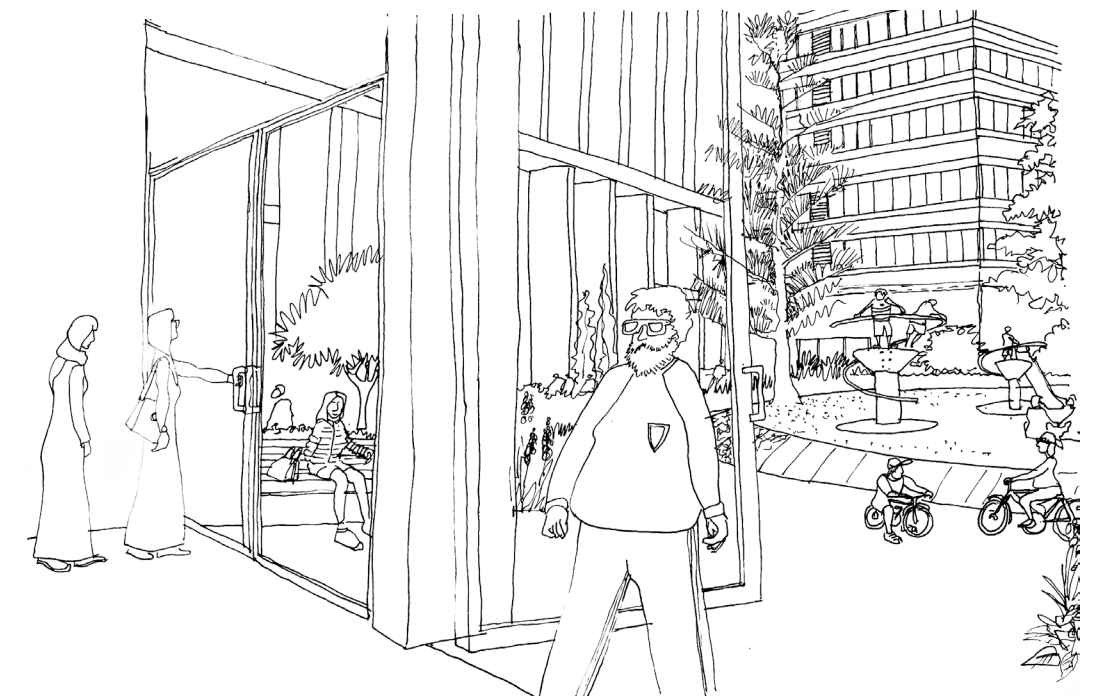


### Proposed Ground Floor Plan

← - - → *Path through lobbies*



**VIEW 1:** Looking into the Entrance Forecourts from the east side of Bethune Road



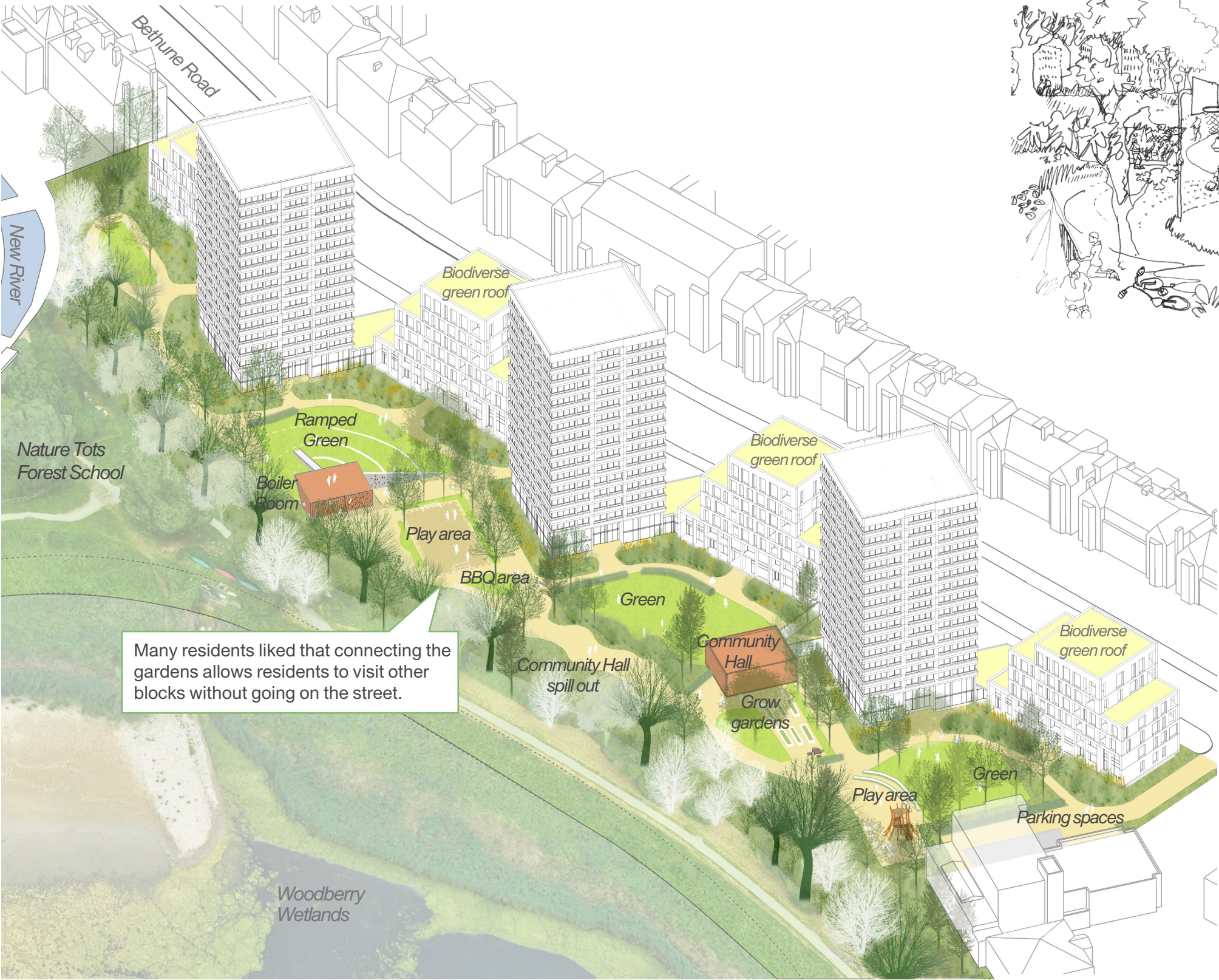
### VIEW 2: Looking from the lobby to the Communal Garden



9. GARDEN

We are proposing to connect the sunny south facing communal garden with paths and greenery that host different activities along the way. We are

proposing different levels across the garden so you could enjoy the views to the reservoir in some moments but other places would feel more private.



**We're keen to know what you think about connecting the new garden. Please fill in a feedback form and let us know your thoughts.**



**Existing Condition**  
7,900 sqm  
open space

**Stage 1 Scheme**  
6,000 sqm  
open space

Initial ideas for garden activities and locations



10. GARDEN PLAY, EXERCISE, & ACTIVITY SPACES

**?** We'd love to know which activities you want to see in the communal garden and where you want them to be, such as play spaces, BBQ areas, grow gardens, and exercise areas. Please let us know your thoughts in the feedback form.



Proposed Ground Floor Landscape Plan

You like the idea of more grow gardens and BBQ areas throughout the garden.



Allotments / Grow Gardens



Barbeques



Raised Landscape & Nature Play



Door Step Play & Exercise Stations



Areas for Teens

You suggested spaces for teens to hangout and exercise areas for adults

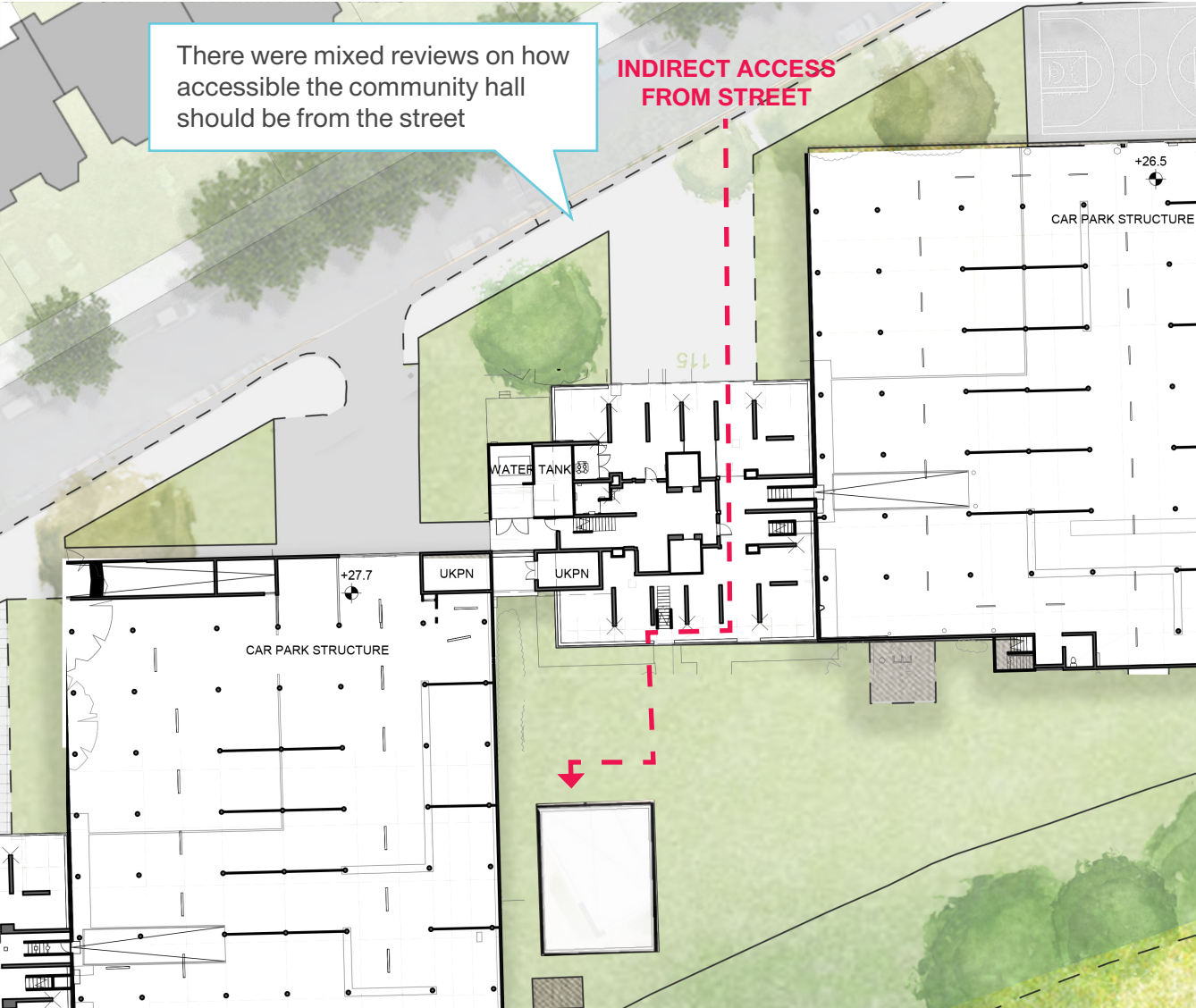


11. COMMUNITY HALL

Please fill in a feedback form and let us know your thoughts about the community hall.

The existing community hall is indirectly accessed from the street so visitors must go under the tower and into the communal garden to reach it.

The proposed community hall could be more visible and offer direct access from the street, keeping non-residents who hire the hall separate from the communal gardens.



The existing community hall is not visible from the street



The hall hosts consultation events and local surgeries with Ward Councillors



It is home to the Grasshoppers Nursery



Gatherings & parties can be booked



There is a local drumming group that meets regularly

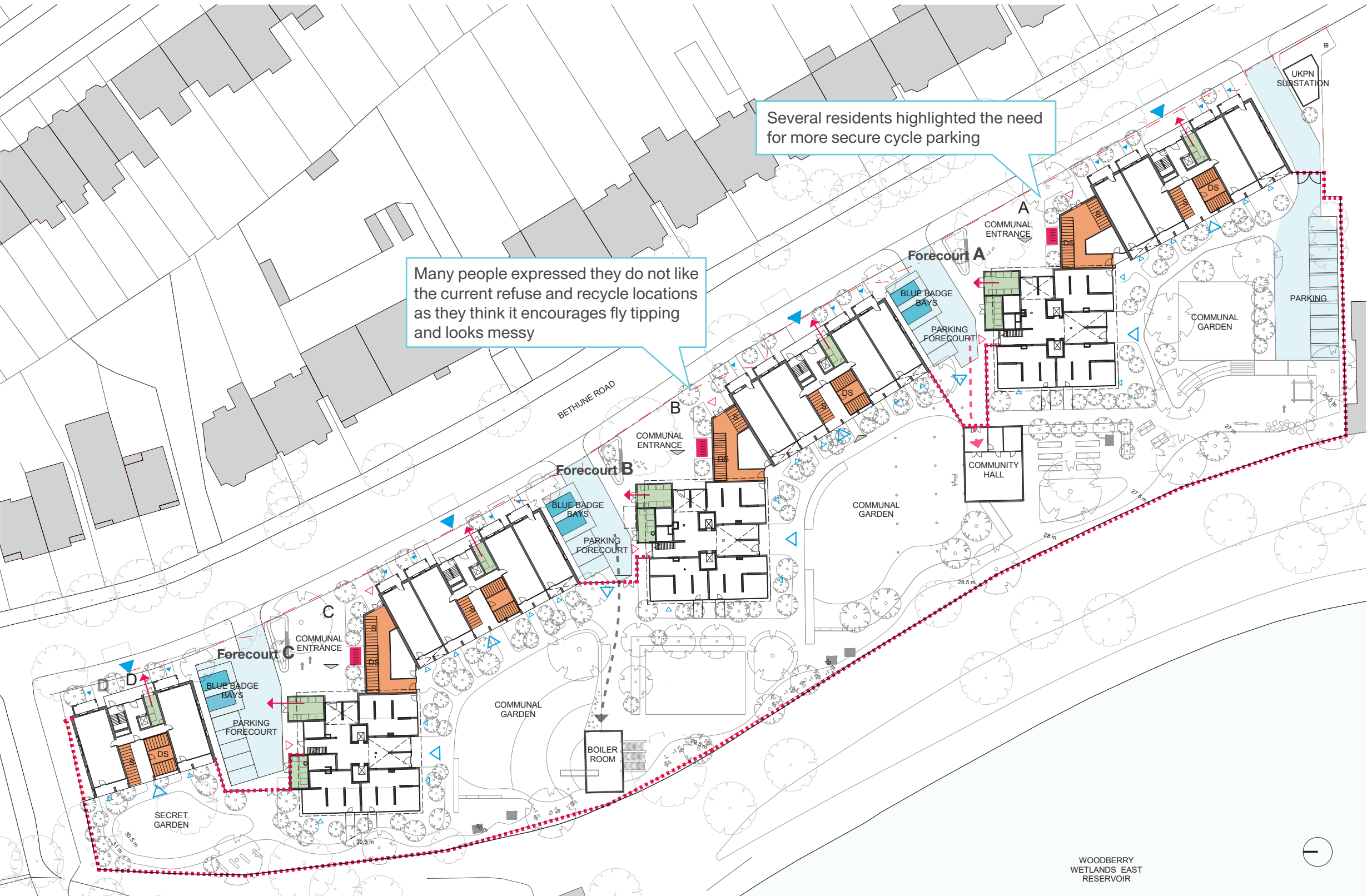


The playdecks currently offer views to the reservoir



# 12. REFUSE, RECYCLE, CAR & CYCLE PARKING

The proposal locates the refuse and recycle to the north side of the towers, secure cycle parking for existing residents at each entrance, and 25 car parking spaces spread across the forecourts and the southern car parking area.



**Please fill in a feedback form and let us know your thoughts about moving the recycle to the side of the towers.**

- KEY**
- ▶ Main Entrance
  - ▶ Garden Entrance
  - ▶ Cycle Store Entrance
  - ▶ Refuse Collection
  - Fence
  - Route to Community Hall
  - Access to Plant Room
  - Blue Badge spaces
  - Car Parking
  - Cycle parking
  - Short stay cycle parking
  - S Sheffield Stand
  - DS Double Stack
  - Refuse & Recycle

Proposed Ground Floor Plan



## THANK YOU & FEEDBACK

Thank you for reading these slides or coming along to our online sessions!

Please fill out an online feedback form at: **[bit.ly/Lincoln-Court-Dec2020](https://bit.ly/Lincoln-Court-Dec2020)** or a hard copy feedback form so that we can make sure your feedback is taken on board.

If you have any questions about the proposals or you would like to join our e-newsletter mailing list, you can contact Angela, the project officer, using the details below.

**[angela.jones@hackney.gov.uk](mailto:angela.jones@hackney.gov.uk)**  
**020 8356 1165**

**[hackney.gov.uk/lincoln-court](https://hackney.gov.uk/lincoln-court)**

