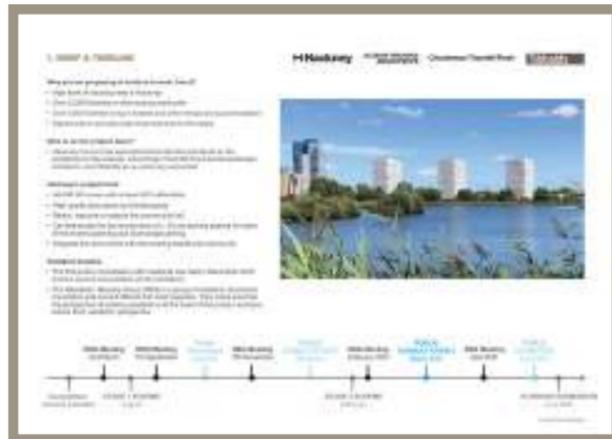




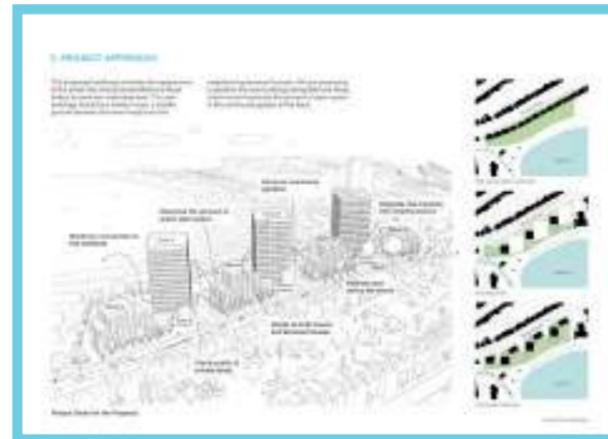
Lincoln Court London Borough of Hackney

PUBLIC CONSULTATION | MARCH 2021

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11. COMMUNITY HALL



**12. REFUSE & RECYCLE
CAR & BIKE PARKING**

1.0 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 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

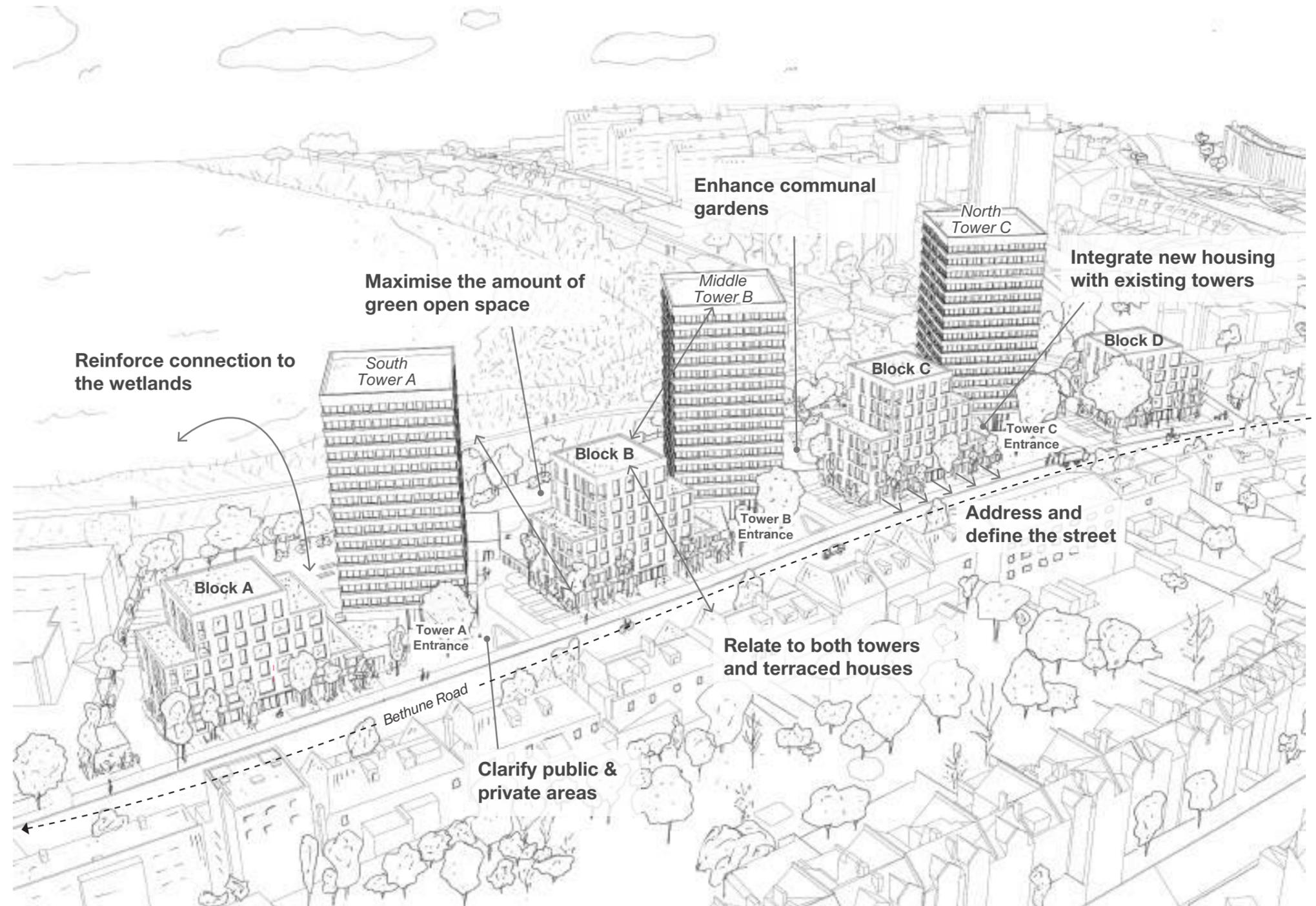
- Workshops were held in September 2020
- First public consultation was in December 2020
- Second public consultation is currently ongoing
- A Residents' Steering Group was formed to ensure the perspective of existing residents is at the heart of the project
- They work with the project team to give advice from residents' perspective



2.0 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

3.0 OVERVIEW

New Home Constraints

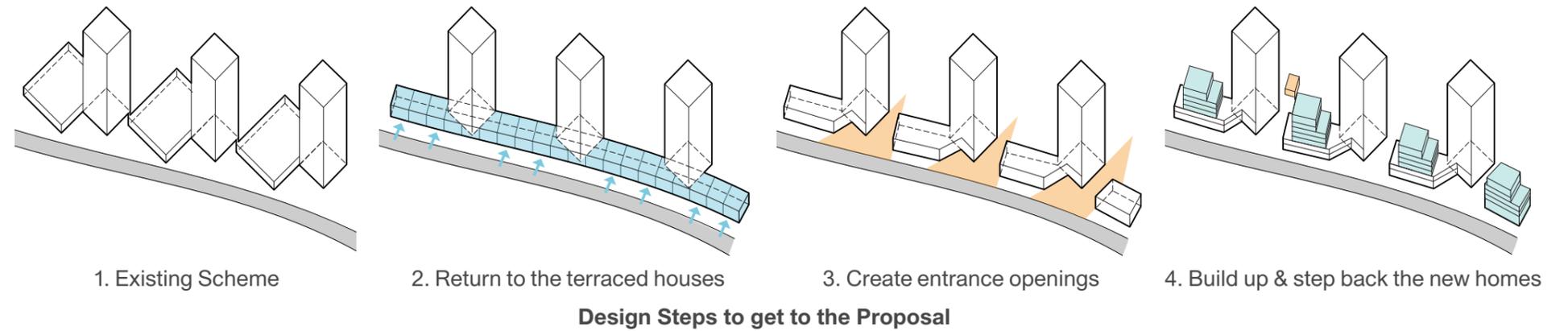
- Lack of Government funding available to build council housing
- 80-90 homes needed to fund affordable homes
- Current proposal is for 86 new homes
- Tenure mix must meet or exceed planning requirement of 50% affordable housing
- New homes will be a range of sizes to meet planning requirements and the needs of the community
- Will provide more social rented homes if the financial situation improves and makes this possible
- We will always provide the highest possible number of social rented homes
- All the money made from the outright sale homes is used to build affordable homes

Open Space Constraints

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

Parking Constraints

- New homes will be car-free other than disabled parking for blue badge holders
- The development must be car-free to comply with planning requirements, but existing permits will be re-provided



4.0 LEARNING FROM LINCOLN COURT

The comments shown here summarise some of the concerns and suggestions from residents and neighbours of Lincoln Court during the autumn

workshops and December. Further comments can be found in speech bubbles that appear throughout the rest of this document.



1. BRIEF & TIMELINE



2. PROJECT APPROACH



3. OVERVIEW & UNIT MIX



RESIDENTS

You said we should host a consultation focused on children's feedback and ideas.
We have scheduled events specifically for children during the March consultation.

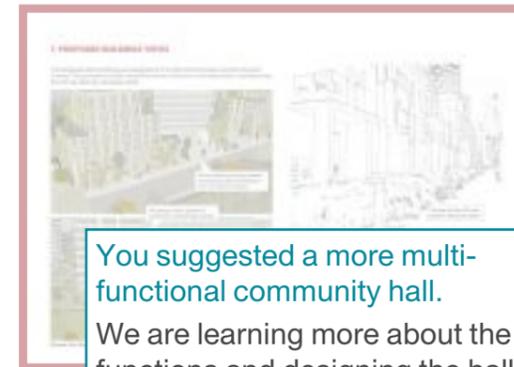


5. EXISTING BUILDINGS



BUILDINGS

You are concerned about the impact of the construction and demolition.
We are commissioning a Health Impact Assessment and Construction Environmental Management Plan in an effort to minimise the impact on amenity, traffic, and the environment.



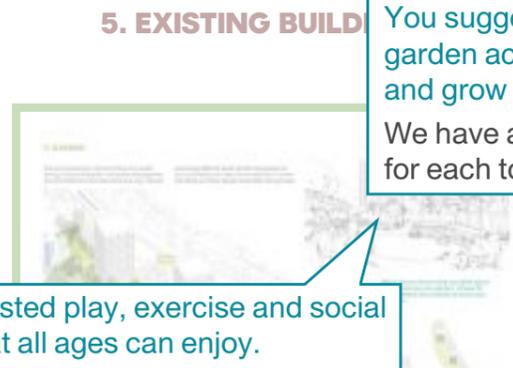
7. COMMUNITY HALL

You suggested a more multi-functional community hall.
We are learning more about the functions and designing the hall to work for different users. We'll be holding workshop sessions with users to make sure we understand their requirements.



8. ENTRANCES

You suggested a stronger sense of transition at the entrances.
We extended the low wall from the new build and added a green planted buffer.



9. GARDEN

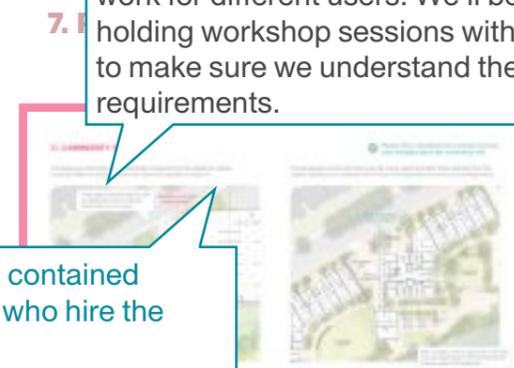
You suggested play, exercise and social spaces that all ages can enjoy.
We have added a variety of play and exercise spaces with benches throughout.



10. GARDEN ACTIVITIES
PLAY & EXERCISE SPACE

You suggested multiple areas for garden activities such as BBQ areas and grow gardens.
We have added these throughout for each tower and new block.

You suggested a contained garden for those who hire the community hall.
We added this sunny contained garden.



11. COMMUNITY HALL



12. REFUSE & RECYCLE
CAR & BIKE PARKING

You said you were concerned about the lack of blue badge spaces.
After undertaking a parking survey we have added more blue badge spaces for existing residents with blue badges.

5.0 BUILDING ORGANISATION: CURRENT ESTATE

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.

In terms of access to transport, the estate is equal distance between Manor House Station and Stamford Hill Station. A synagogue borders the site to the south and a church further south. The Woodberry Wetlands East Reservoir is situated just west of the site.



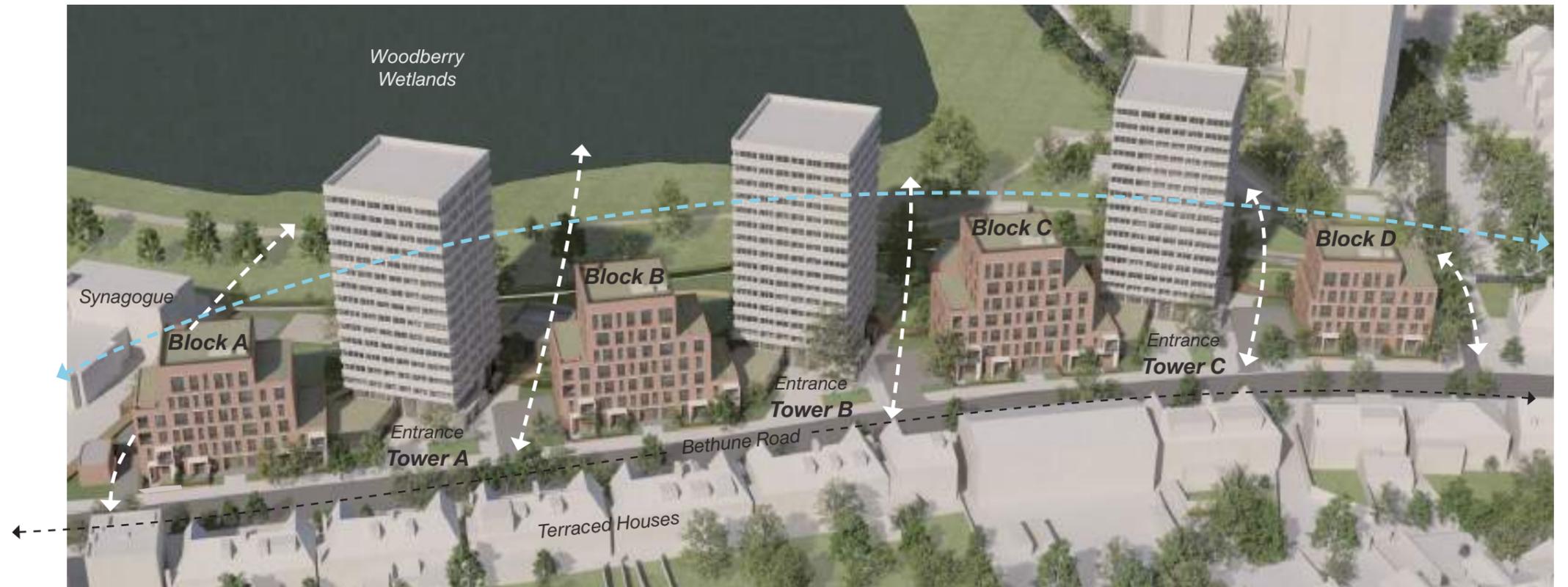
Existing Estate Aerial View Looking West



Existing Estate Ground Floor Plan

5.1 BUILDING ORGANISATION: PROPOSED HOMES

There are 4 proposed new buildings, Block A, B, C, and D. Block A has 20 homes over 6 storeys, Block B has 22 homes over 7 storeys, Block C has 22 homes over 7 storeys, Block D has 13 homes over 5 storeys. There are 3 proposed new homes under each existing tower. The new blocks are one apartment deep, facing towards the street and the reservoir.



Proposed Aerial View Looking West

- KEY**
- Refuse
 - Plant
 - Cycle
 - Amenity
 - Social 1 bed 2 person
 - Social 2 bed 3 person
 - Social 2 bed 4 person
 - Social 3 bed 5 person
 - Shared Ownership 1 bed 2 person
 - Shared Ownership 2 bed 3 person
 - Shared Ownership 2 bed 4 person
 - Shared Ownership 3 bed 5 person
 - Private 1 bed 2 person
 - Private 2 bed 3 person
 - Private 2 bed 4 person
 - Private 3 bed 5 person

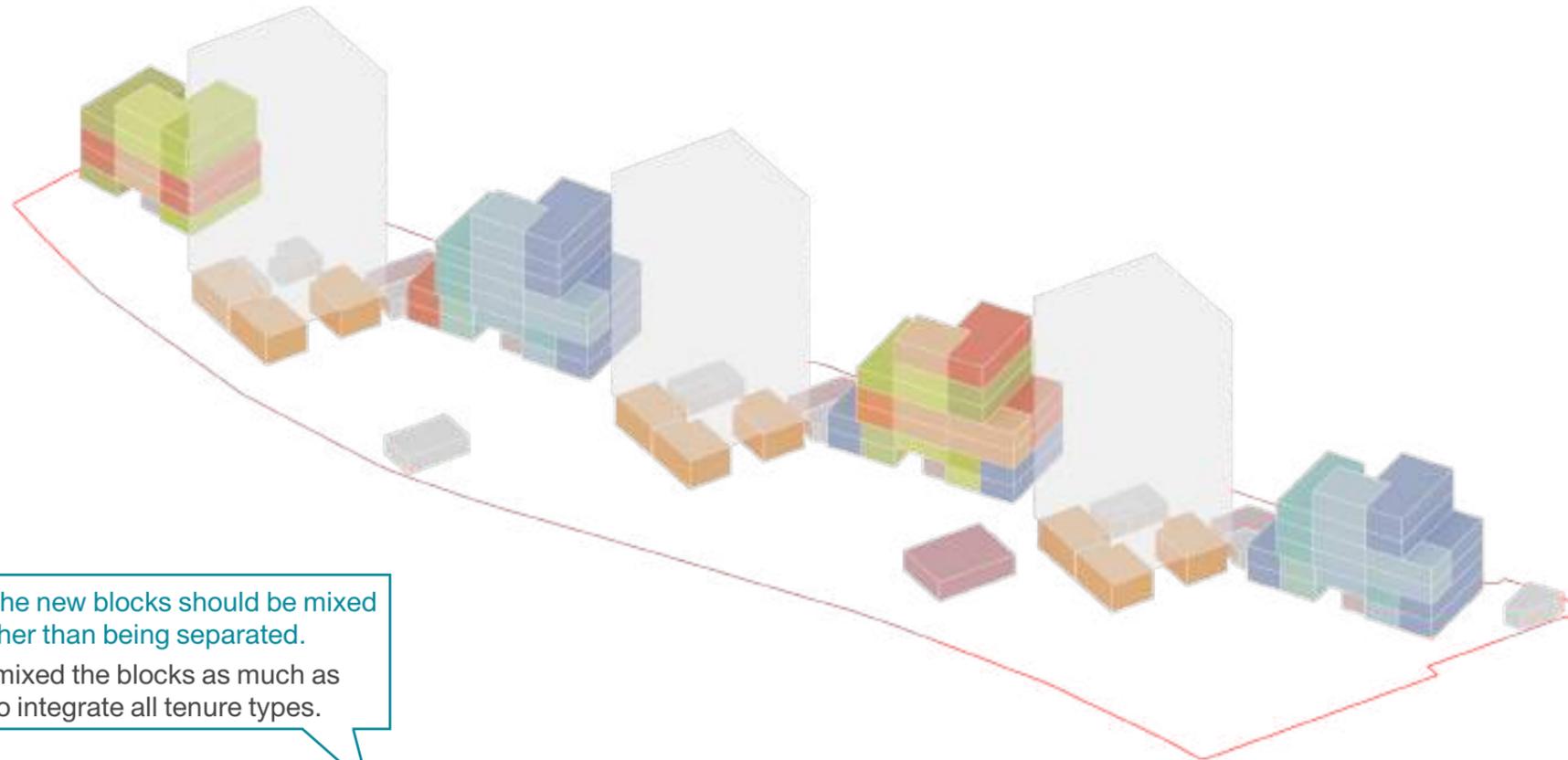


Proposal Ground Floor Plan

5.2 BUILDING ORGANISATION: PROPOSED TENURE & UNIT MIX

Types of Homes

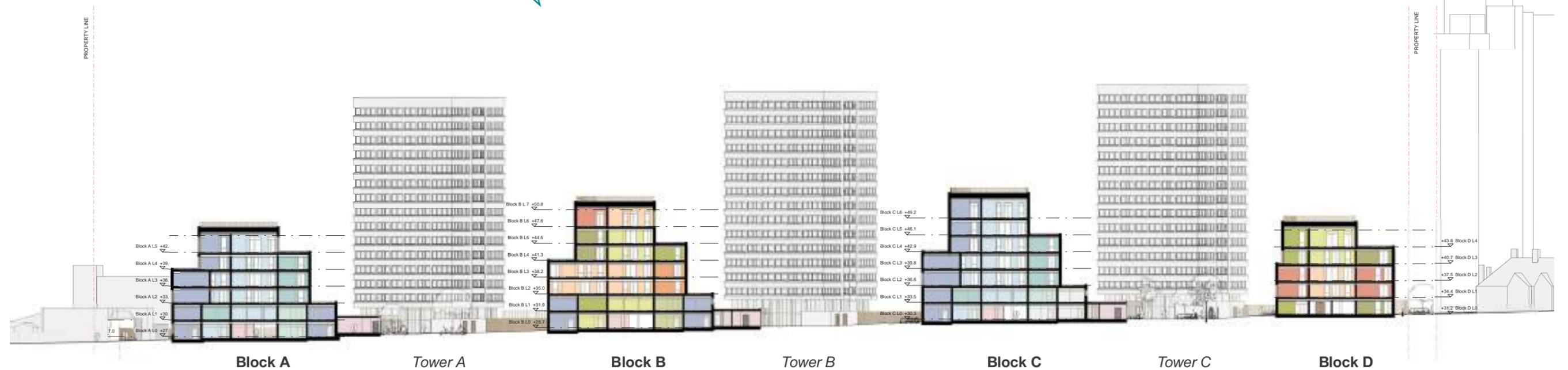
- 30% Social Rent
- 20% Shared Ownership
- 50% Outright Sale
- Blocks are mixed tenure
- New homes are a mix of 1, 2, and 3 bed homes



You said the new blocks should be mixed tenure rather than being separated. We have mixed the blocks as much as possible to integrate all tenure types.

KEY

- Refuse
- Plant
- Cycle
- Amenity
- Social 1 bed 2 person
- Social 2 bed 3 person
- Social 2 bed 4 person
- Social 3 bed 5 person
- Shared O. 1 bed 2 person
- Shared O. 2 bed 3 person
- Shared O. 2 bed 4 person
- Shared O. 3 bed 5 person
- Private 1 bed 2 person
- Private 2 bed 3 person
- Private 2 bed 4 person
- Private 3 bed 5 person



5.3 BUILDING ORGANISATION: PROPOSED HOMES

This section drawing below and the plans of the proposed Block B building show the relationship between the towers and the new building. As the new building goes up, the floorplate decreases to distance itself from the towers (resulting in a stepped shape).

Blocks A and C are similar to Block B, while Block D is smaller in size and height.



Proposal Section Block B



Proposal Level 5/6 Block B



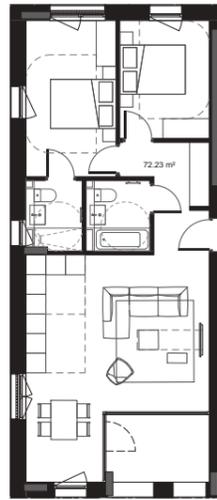
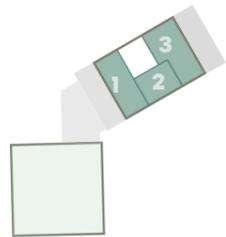
Proposal Level 4 Block B



Proposal Level 2/3 Block B

5.4 BUILDING ORGANISATION: PROPOSED HOMES

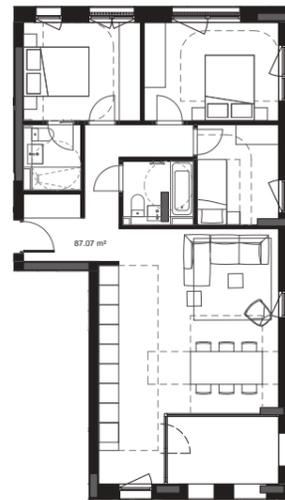
These plans show the proposed layouts for the typical floors of the new homes for Blocks A, B and C. All homes will feature inset balconies, juliet balconies and views to the reservoir.



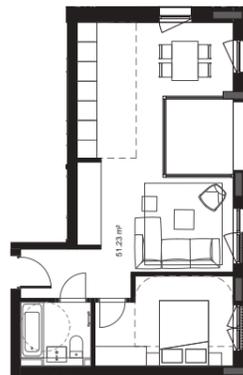
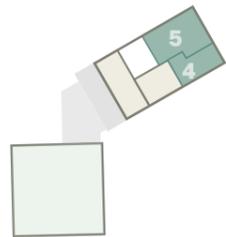
1
Two Bed Four Person
Apartment
(all tenures)



2
One Bed Two Person Apartment
(all tenures)



3
Three Bed Five Person
Apartment
(all tenures)



4
One Bed Two Person
Apartment
(all tenures)



5
Three Bed Five Person
Apartment
(all tenures)



Upper Typical Floorplate



Middle Typical Floorplate



Lower Typical Floorplate

5.5 BUILDING ORGANISATION: PROPOSED MATERIAL

We have undertaken a material study of the street showing the reds, greys and whites of the buildings in the area. During the last consultation, we were suggesting a buff brick colour, similar to the houses further down Bethune Road.

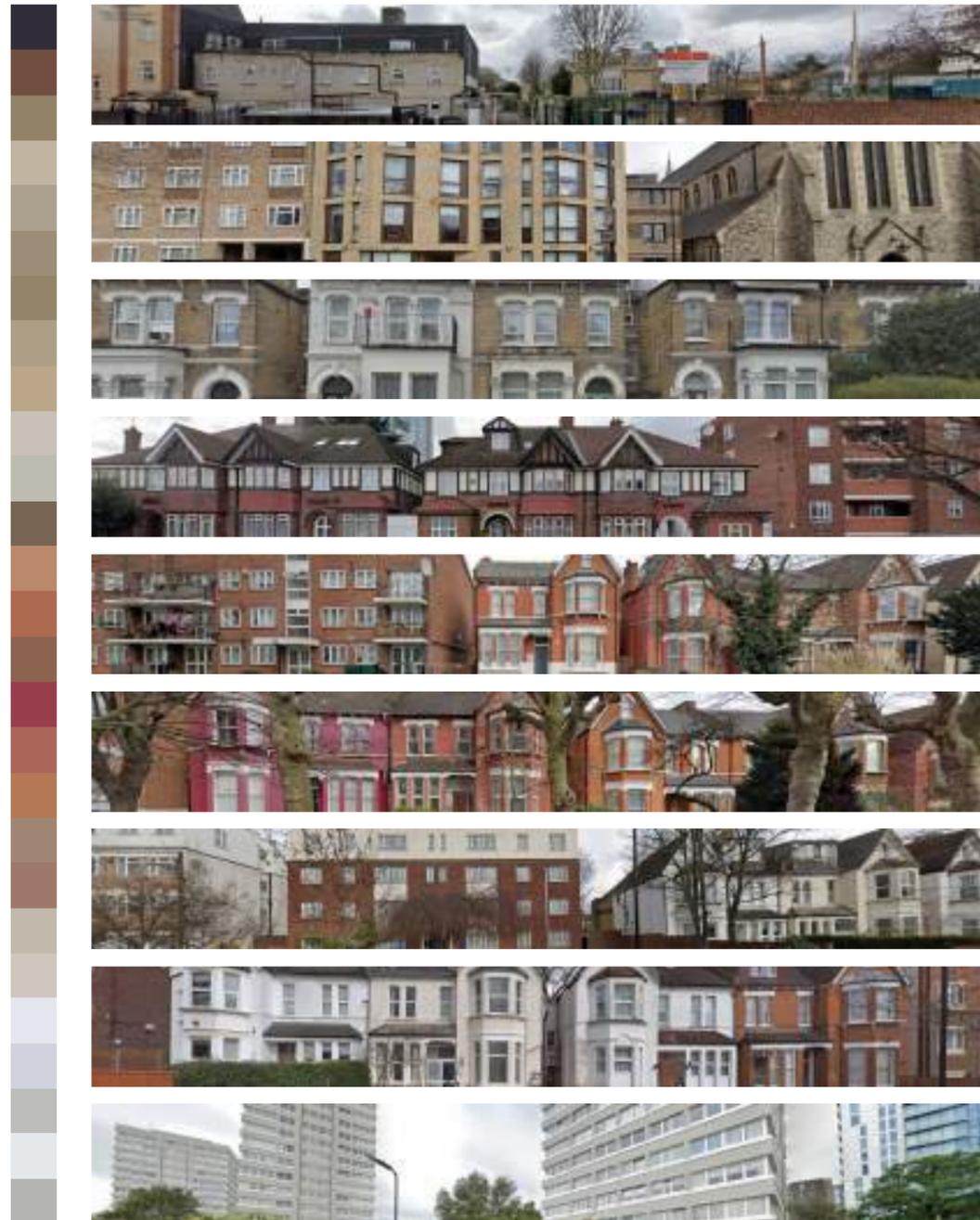
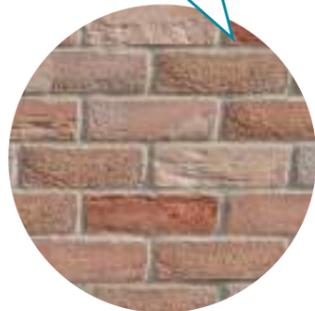
Following your feedback, we have revised the proposal to be a light red brick. We think that this will fit in with both the white/grey colour of the towers and the red of the terraced houses along Bethune Road.

? We're keen to know what you think of using light red brick for the new homes. Please fill in a feedback form and let us know your thoughts.



Street Elevation

You said the buff brick colour referenced listed buildings that are far away from the estate. We changed the brick to light red to bridge between the towers and terraced houses.



6.0 PROPOSED BUILDINGS: STREET SIDE

The four buildings along the streetside of Bethune Road find a middle size between the towers and the terraced houses. The buildings step back on the upper floors to create more distance from the towers and allow light through to the street.



Aerial view looking West

6.1 PROPOSED BUILDINGS: STREET SIDE

The outer Blocks (Block A and Block D) are lower to relate to the lower terraced buildings neighbouring the estate.

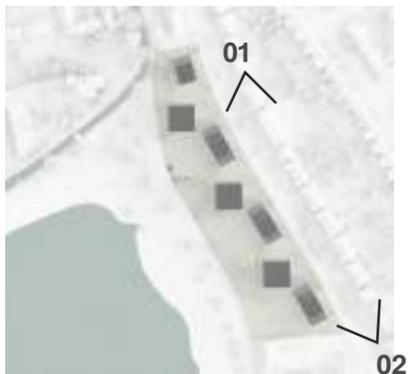
? We'd like to know how you think the new buildings look from the street. Please fill in a feedback form to let us know your thoughts.



View 02

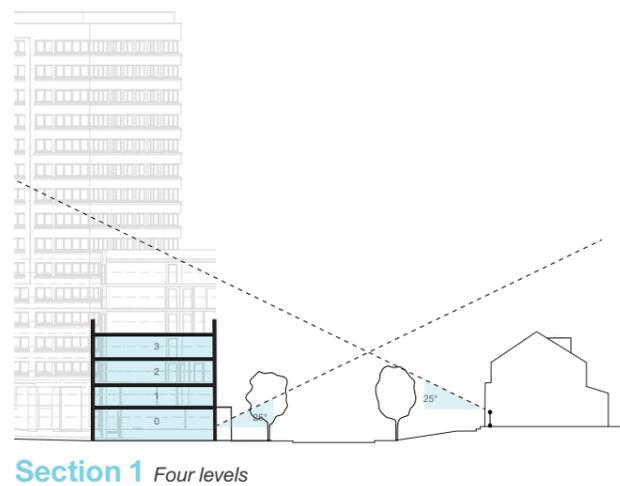
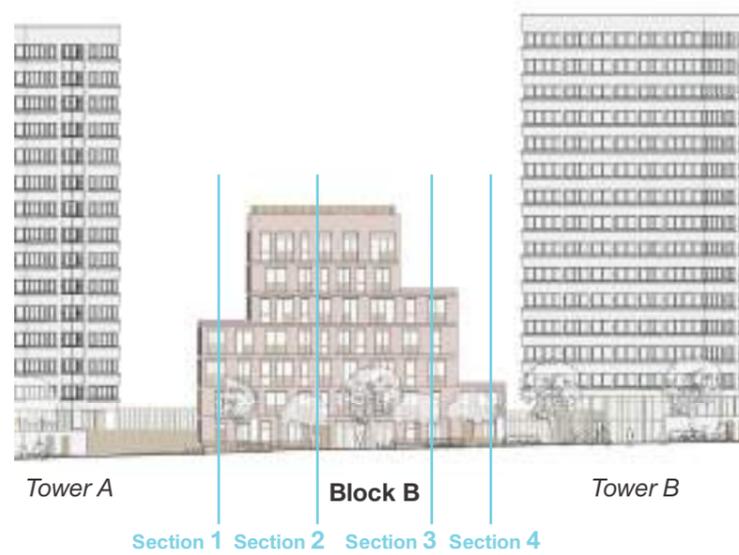


View 01

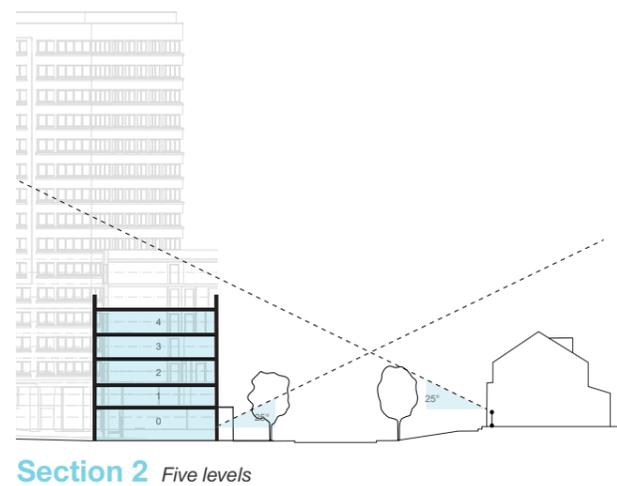


6.2 PROPOSED BUILDINGS: STREET SIDE

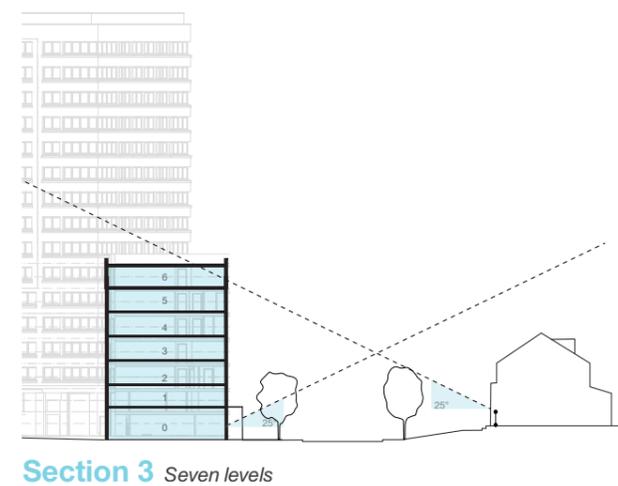
The four buildings step back and get smaller as they get taller to create more distance from the towers and allow light through to the street. The numbers below (1,2,3 and 4) show the sections of the new buildings along the street, indicating the different heights proposed.



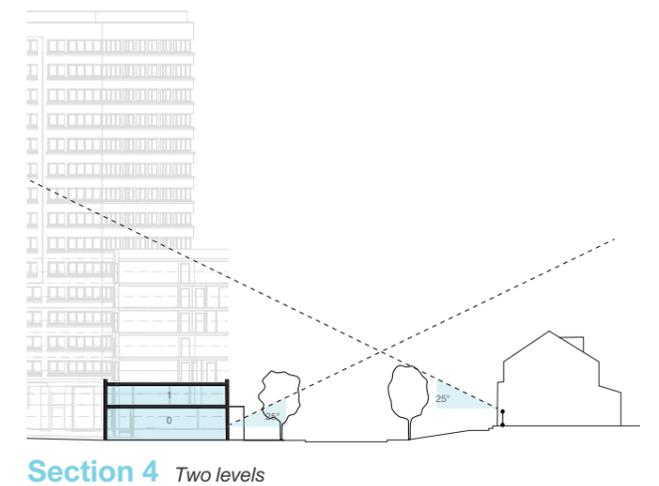
Section 1 Four levels



Section 2 Five levels



Section 3 Seven levels



Section 4 Two levels

7.0 PROPOSED BUILDINGS: GARDEN SIDE

The garden side of the proposed building is inspired by the columns of the towers and includes columns on the bottom two levels of the new home blocks.

By pushing the new blocks to the street, the communal garden is made as large as possible.



Aerial view looking East

7.1 PROPOSED BUILDINGS: GARDEN SIDE

The new homes have inset balconies to avoid overlooking into the communal garden or tower homes.

Play spaces, grow garden and barbecue areas have been placed throughout the garden.

 Please fill in a feedback form to let us know your thoughts on how the new buildings look from the communal garden.



Garden View 1



Garden View 2



8.0 GARDEN ORGANISATION

We are proposing to connect the sunny south facing communal garden with paths and greenery that host different activities along the way. There are 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 the proposed garden organisation. Please fill in a feedback form and let us know your thoughts.



Proposed Ground Floor Landscape Plan

8.1 GARDEN ORGANISATION: ACTIVITY AREAS

? We'd love to know what you think about the activities proposed in the communal garden. Please let us know your thoughts in the feedback form.



- Communal activities**
 - Gathering space
 - Incidental meeting space
 - Barbecue area
 - Picnic areas
- Recreation**
 - Play area
 - Incidental play space
 - MUGA
 - Climbing wall
 - Table tennis area
- Health & wellbeing**
 - Dog walking area
 - Outdoor gym
 - Grow gardens
 - Opportunities for seating
- Other**
 - Viewpoint
 - Bike stands
 - Parking area

You suggested multiple areas for garden activities such as BBQ areas and grow gardens. We have added these throughout for each tower and new block.

Proposed Activity Landscape Plan

9.0 GARDEN IDENTITIES: SOUTHERN GARDEN

The southern garden is made up of a large ramped lawn open space with **Barbecue** and **Seating** opportunities for communal gatherings and individual use.

Separated by dense vegetation is a **Multi-Use Games Area (MUGA)** pitch for young and active residents of Lincoln Court and serves as an additional

gathering space when required.

Grow gardens are placed along the main path and barbecues along the secondary nature path.

Play equipment is dotted around the garden to provide a varied and dynamic experience for its youngest users.



Section A



Variety of play equipment



MUGA pitch



- | | | | |
|-------|-----------------------|----|--------------------------|
| KEY 1 | Ramped lawn | 7 | Community Hall garden |
| 2 | MUGA (Play Area) | 8 | Grow gardens |
| 3 | Barbecue area | 9 | Incidental play elements |
| 4 | Picnic tables | 10 | Parking spaces |
| 5 | Seating opportunities | 11 | Nature trail |
| 6 | Community Hall | 12 | Cycle stands |

9.1 GARDEN IDENTITIES: CENTRAL GARDEN

The central garden is the most generously sized open area, creating a **natural centre point** between all four gardens.

The **oval shaped lawn** contains a path that spirals to the top of the mound where **views of the reservoir** can be enjoyed, comparative to the views from the

existing play decks. This ramped lawn forms a playful element and provides for occasional gatherings.

There is **seating** throughout the garden and **barbecues** on the western edge. A separate **playground area** has been allocated near the tower.



Section B



Central mound



Space to come together



- KEY
- 1 Ramped lawn with a spiral path
 - 2 Barbecue area
 - 3 Seating opportunities
 - 4 Grow gardens
 - 5 Incidental play element
 - 6 Play area
 - 7 Nature trail

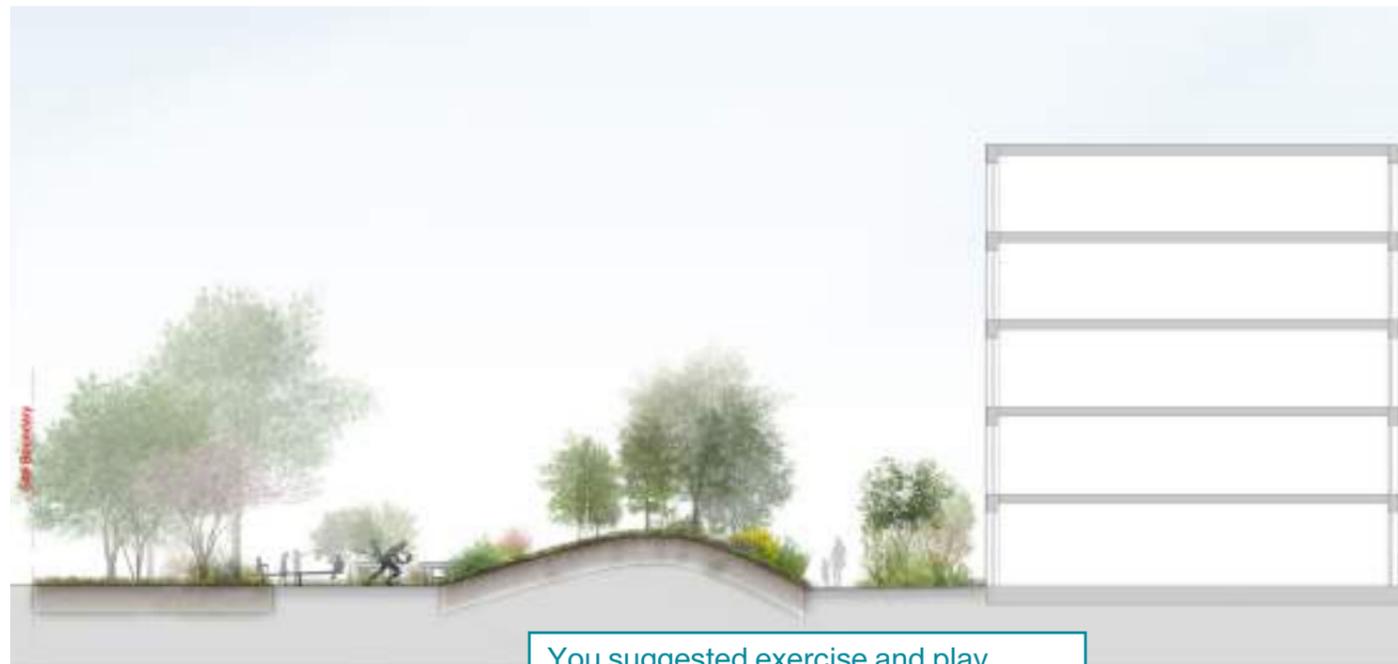
9.2 GARDEN IDENTITIES: NORTH GARDEN

Health and exercise is the overarching theme of the Northern garden. There are lots of opportunities to be active and engage in various individual and group **sports activities**.

The lawn provides a space for group exercise at one end, and individual retreat area at the other. This is separated from

the exercise area and table tennis space by a path and dense vegetation.

We have included **play equipment** on the western edge and the street entrance to the garden. These areas are in clear view of the open lawn, increasing safety and security for children.



Section C

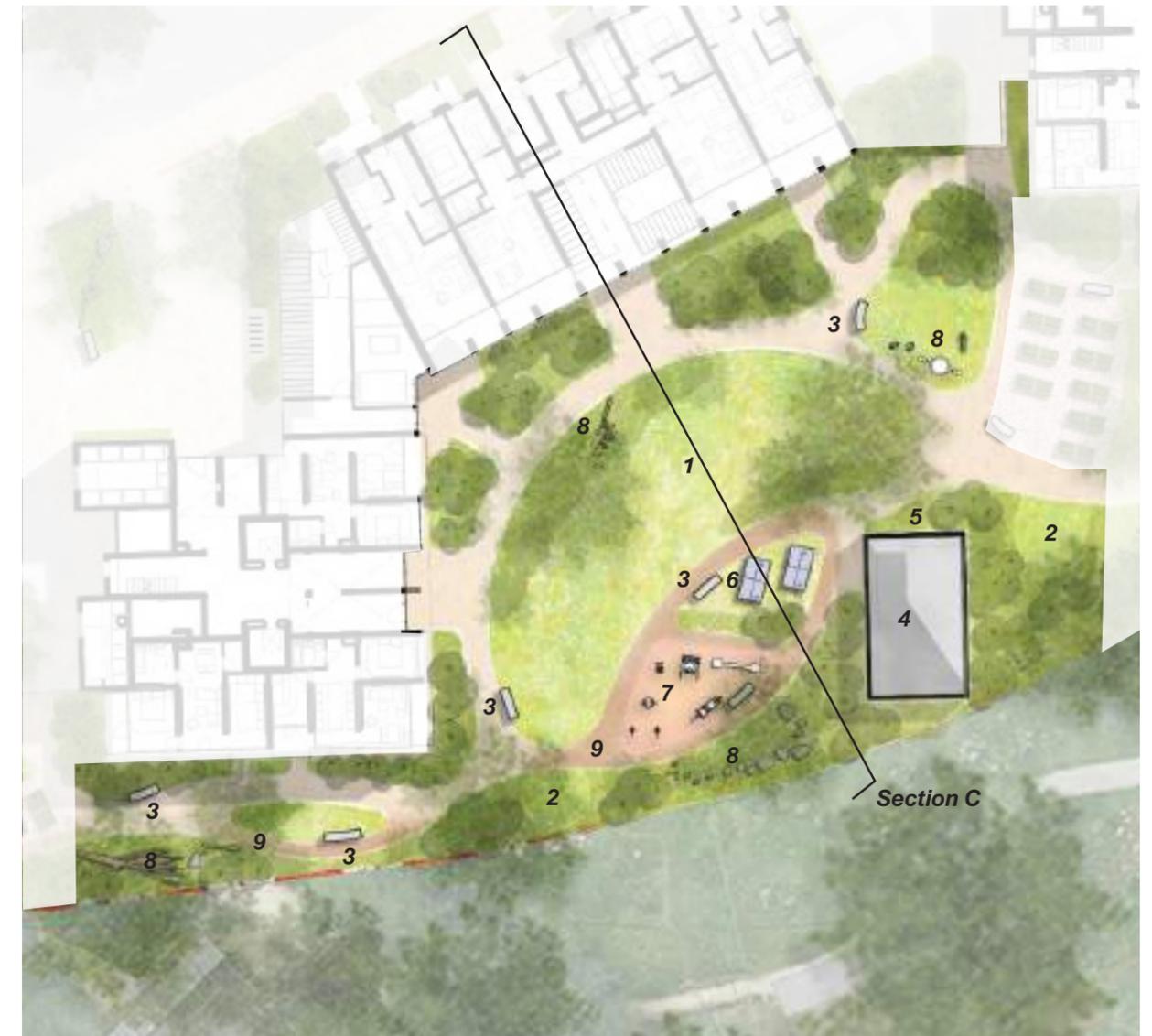
You suggested exercise and play areas for a range of ages. We have added a variety of exercise & play areas for different ages to enjoy.



Outdoor gym equipment



Table tennis area



- KEY
- 1 Ramped lawn
 - 2 Barbecue area
 - 3 Seating opportunities
 - 4 Boiler room with accessible roof
 - 5 Climbing wall
 - 6 Table tennis area
 - 7 Outdoor gym area
 - 8 Incidental play element
 - 9 Nature trail

9.3 GARDEN IDENTITIES: SECRET GARDEN

The Secret Garden replaces the current Secret Garden at the northern end of the estate. It includes a **ramped lawn** with a **barbecue** and **seating areas**.

It is enclosed by dense vegetation that gives it its mysterious character. It can offer quiet contemplation and social interaction on its open banks.

Grow gardens are placed to encourage contemplative gardening and enhance the health and well-being of the community.

The secret garden proposals also include a range of **play elements** including to encourage young people to play and explore the garden.



- KEY
- 1 Ramped lawn
 - 2 Barbecue area
 - 3 Seating opportunities
 - 4 Grow gardens
 - 5 Incidental play
 - 6 Nature trail

Section D



Planted lawn edges with play elements



Playful natural elements



Contemplative spaces



Contemplative gardening

9.4 GARDEN IDENTITIES: REUSE OF EXISTING COLUMNS

Some columns from the existing car park could be kept and used as play areas, tables, and other fun features in the landscape.

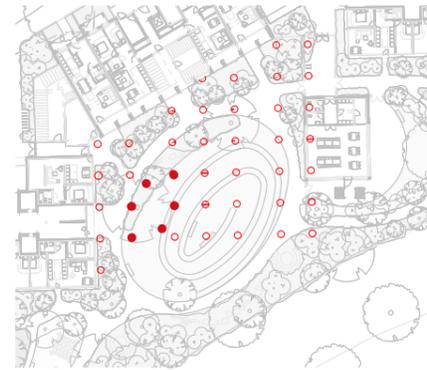
? Please fill in a feedback form and let us know your thoughts about using the columns in the garden.



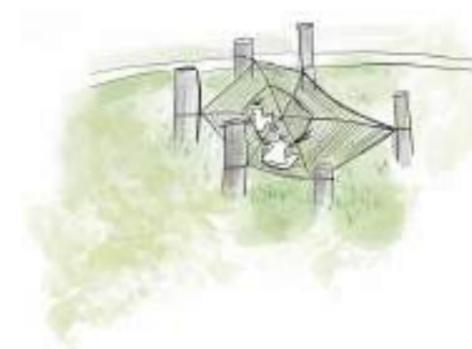
Existing Car Parking Columns



Section of possible columns in the landscape



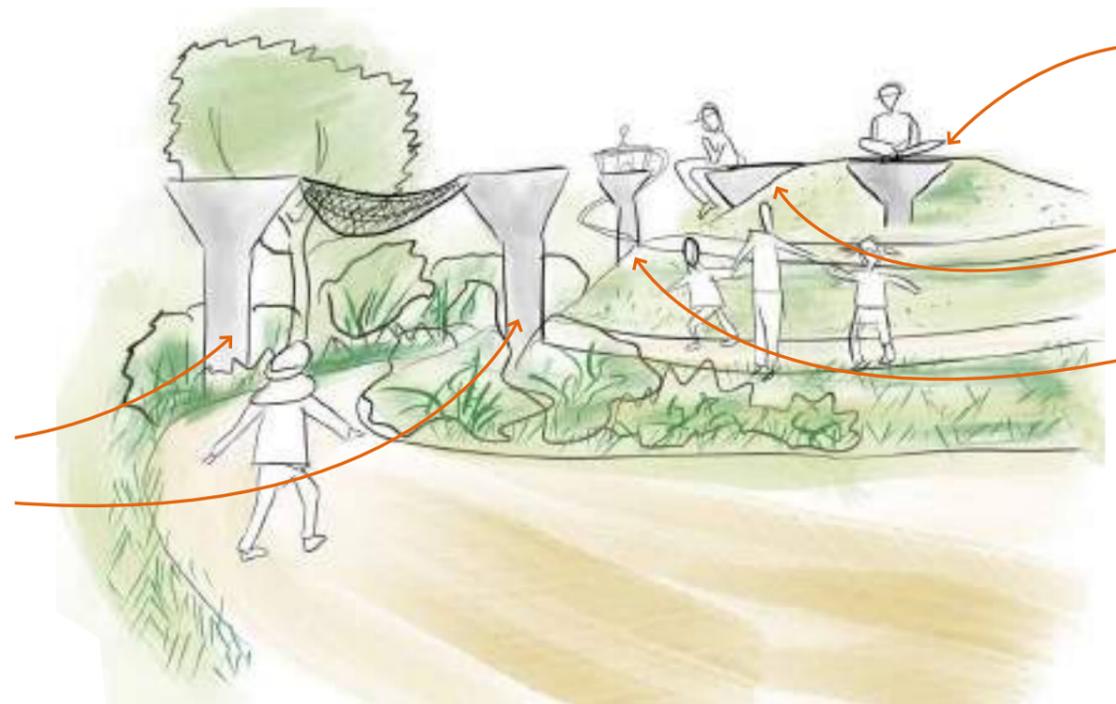
Proposed column locations



Sketch of Ideas



Example of Ideas



Sketch of Idea

10.0 ENTRANCE FORECOURTS

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 entrance areas!



Green buffer



Play features along the way

You suggested a stronger sense of transition at the entrances.
We extended the low wall from the new build and added a green planted buffer.



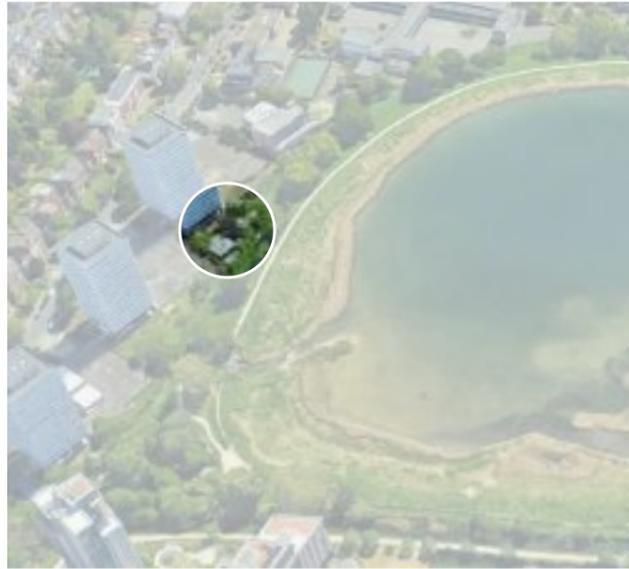
KEY

- 1 Entrance court
- 2 Seating opportunities
- 3 Incidental play area
- 4 Path leading to bin store
- 5 Defensible zone
- 6 Climbers
- 7 Short stay cycle stands
- 8 Parking spaces

11.0 COMMUNITY HALL

The Lincoln Court Community Hall sits across the reservoir from the Coal House Cafe. The Coal House is a Listed Heritage Building with a roof terrace where people

can look across the reservoir. The Lincoln Court community hall can be an inclusive place for residents and neighbours to enjoy and look back across the reservoir.

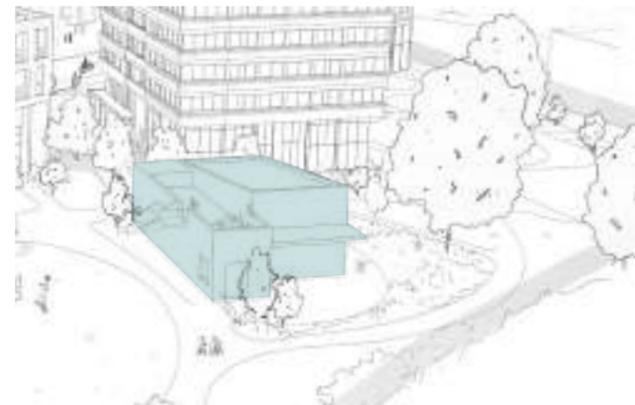
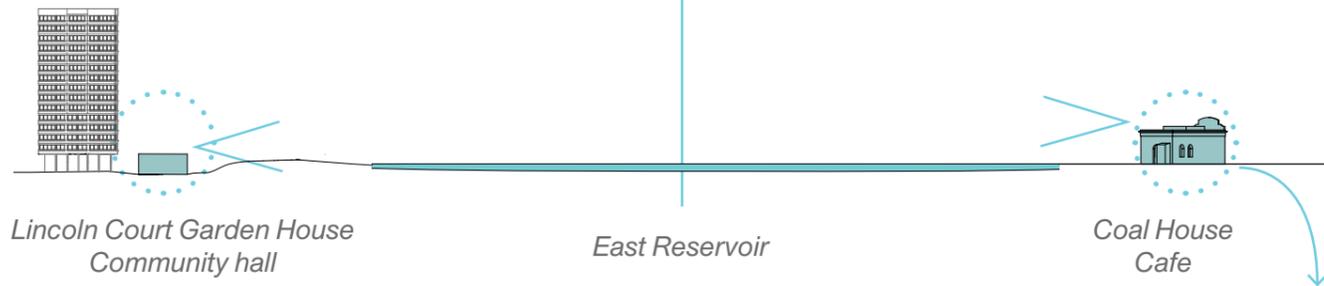


Lincoln Court Community Hall



Coal House Cafe

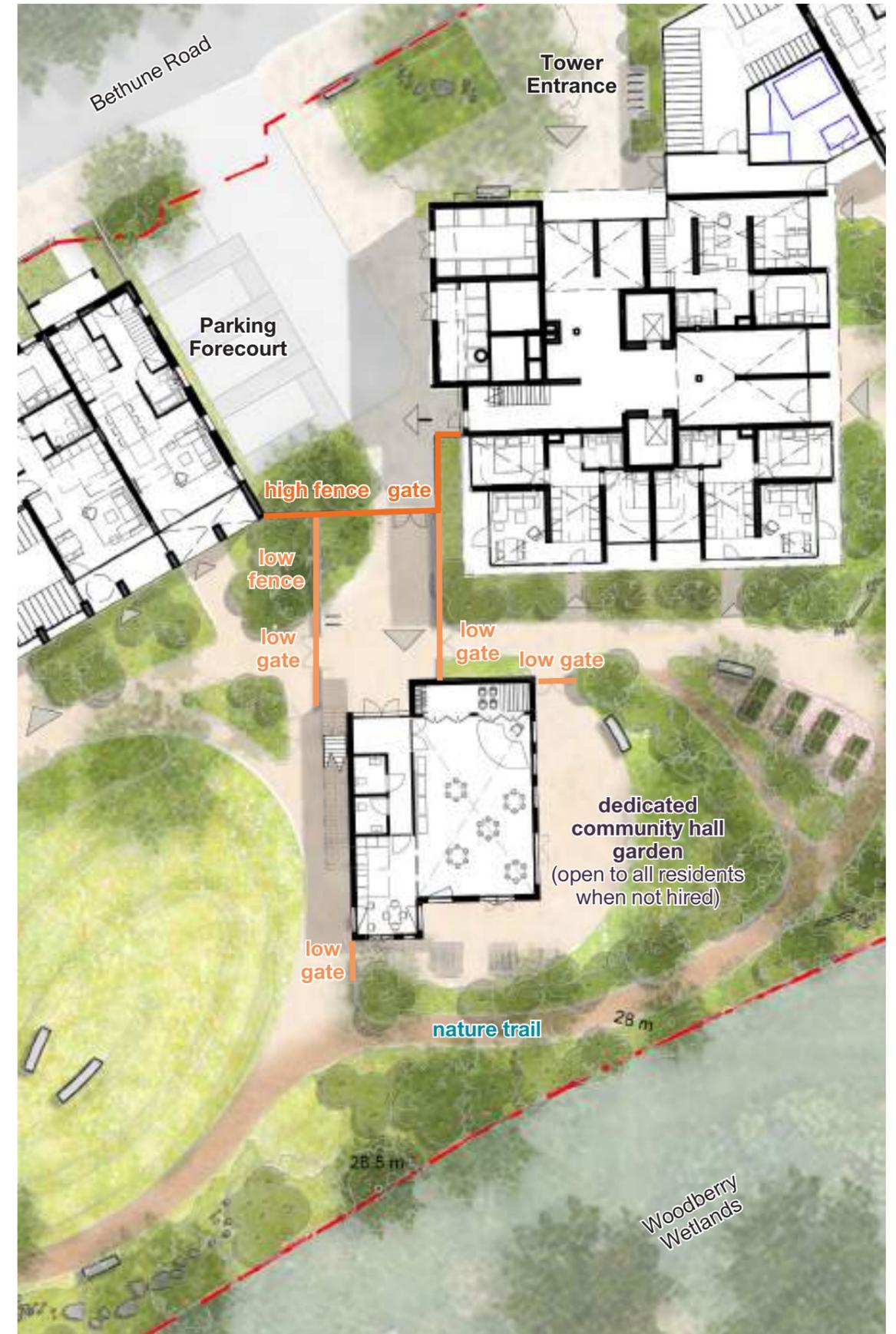
reflected across the reservoir



Sketch of Proposed Hall



Coal House Cafe



11.1 COMMUNITY HALL

The proposed community hall looks to reprovide space for the many events and activities that usually take place, as well as offer flexibility for future uses.

The **entrance** will welcome people under a covered canopy.

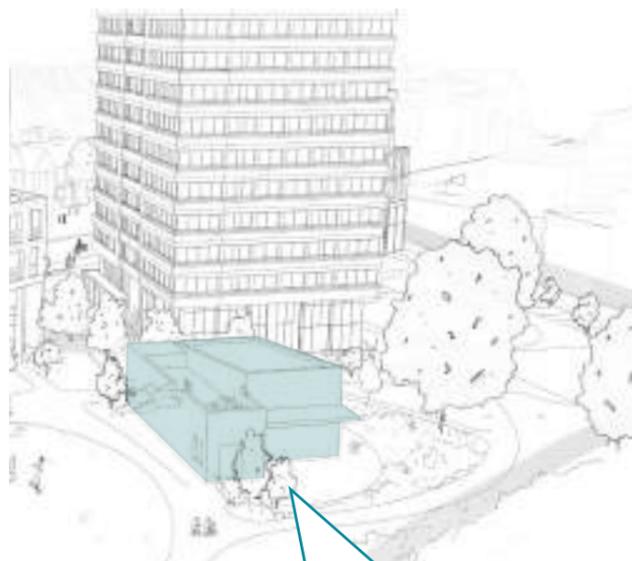
The **main hall** will be a sunny space with high ceilings.

The **kitchen** will have a window hatch that opens to the outside so people can easily pass food through the window during events or parties.

The **dedicated garden** will be for use by groups who hire the hall, and it will be secured by planting and low gates. When the hall is not in use, the gates will remain open for all residents to enjoy this space.

The **roof terrace** will similarly be open to all residents when not being hired, so residents can enjoy the view out over the reservoir.

? Let us know what you think about these features of the community hall!



We have positioned the roof terrace towards the reservoir side so it is not next to homes.

We don't have windows on the side facing the existing and new homes



welcoming entrance in garden

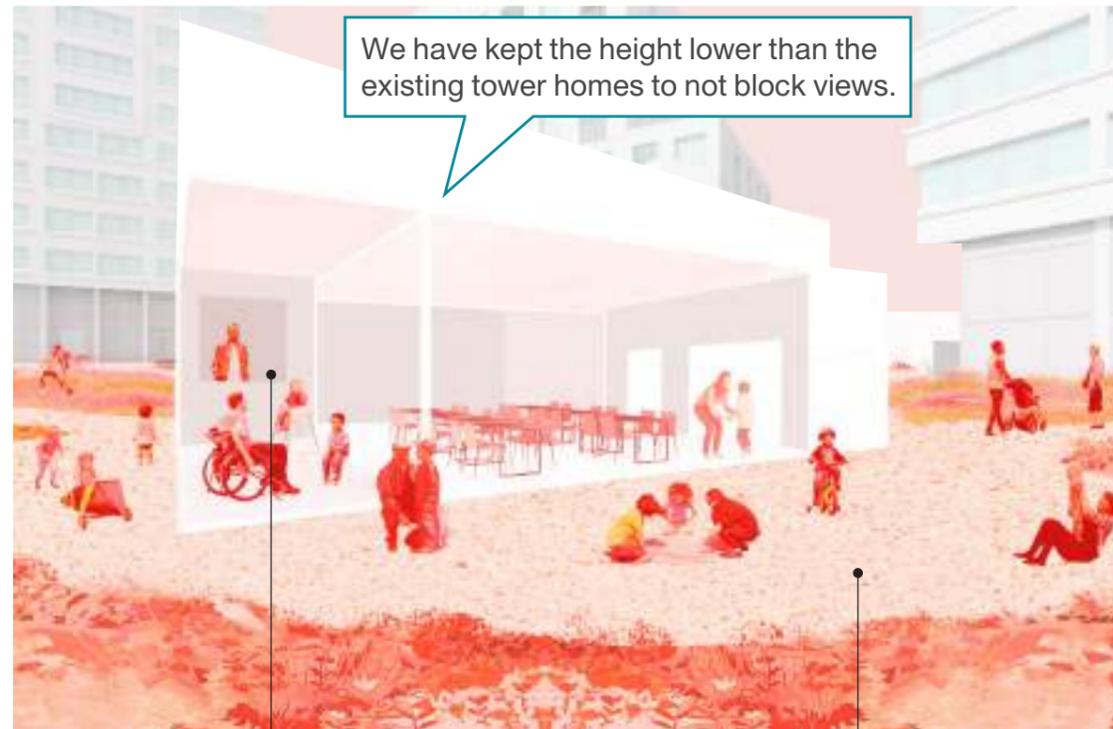
We have improved the views out of the community hall on the reservoir side.



views to garden from hall

tall ceilings with light from above

We have kept the height lower than the existing tower homes to not block views.



kitchen window opens to outdoors

dedicated garden



views of reservoir

11.2 COMMUNITY HALL

We are designing the community hall to work well for many different uses.



Grasshopper's Nursery



Fish n Chips Meal



Drumming Group

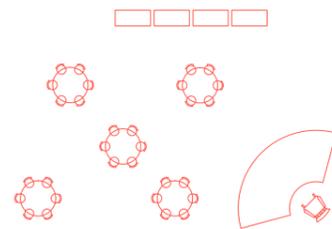


Hackney Nerd Nite

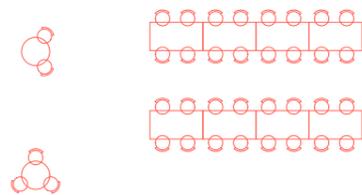


Views to the reservoir

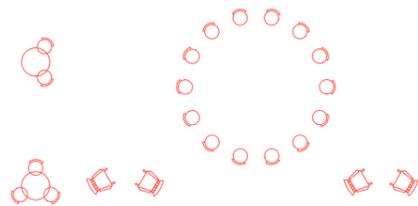
Here are some examples of activities that already take place and new ones that could happen:



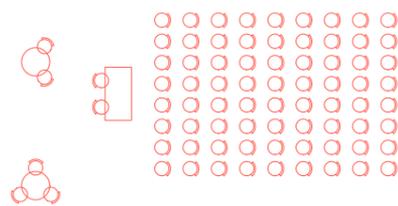
Grasshopper's Nursery



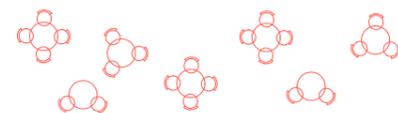
Parties & Community Meals



Drumming Group or Discussions

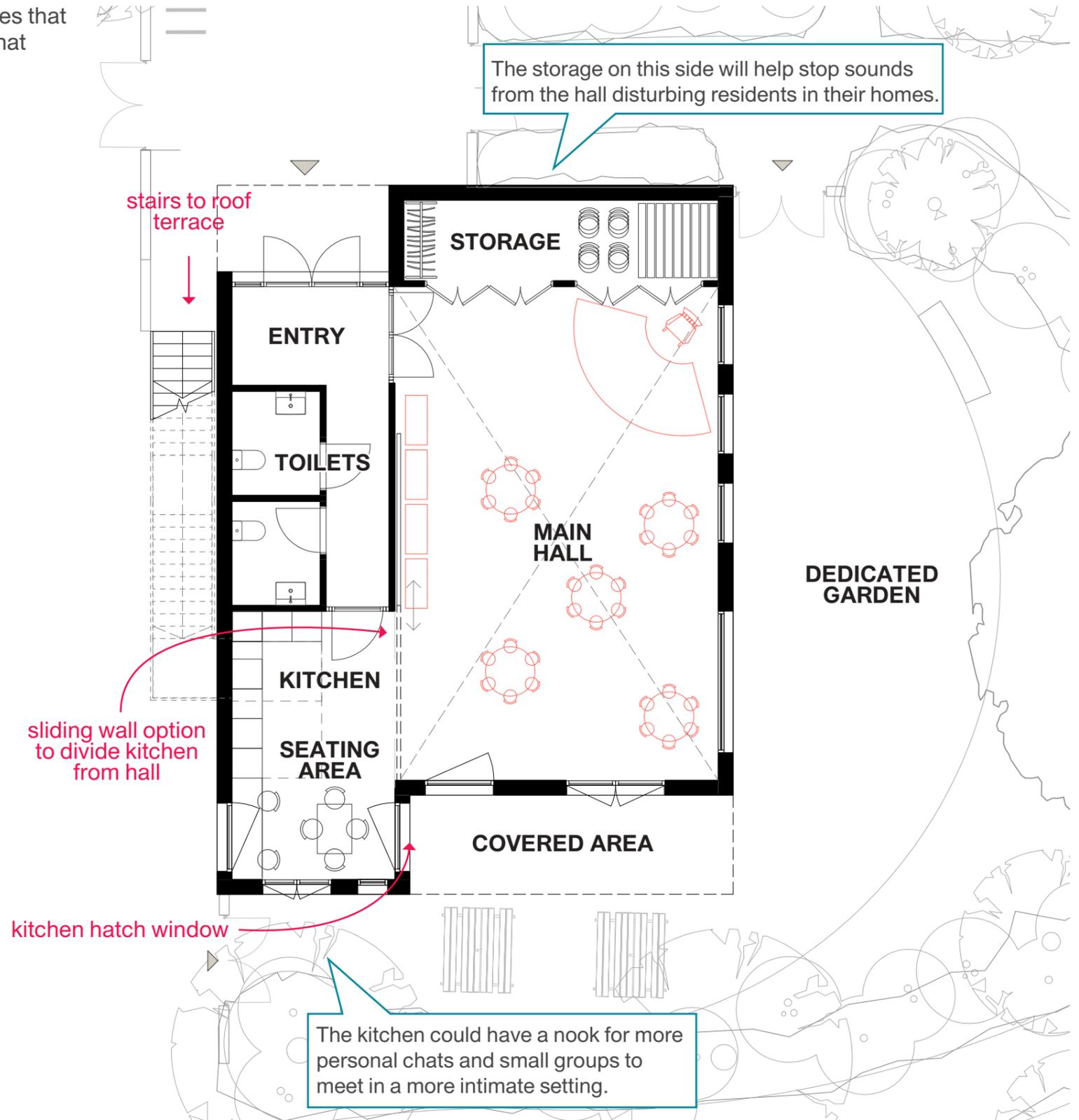


Talks or Performances



Terrace Gatherings

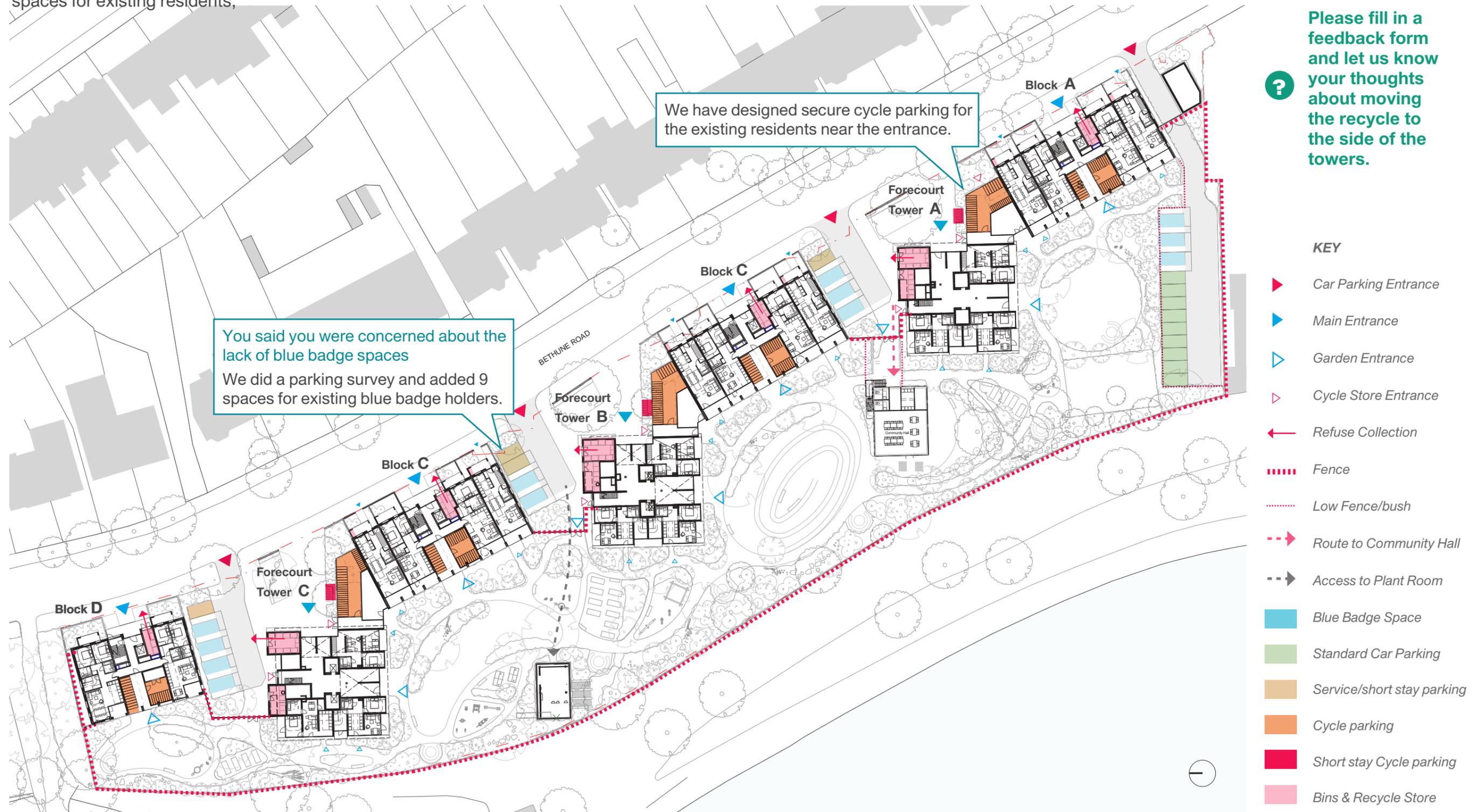
? Please fill in a feedback form and let us know your thoughts about the community hall.



Ground Floor Plan

12.0 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: 9 blue badge spaces for existing residents,



We have designed secure cycle parking for the existing residents near the entrance.

You said you were concerned about the lack of blue badge spaces
We did a parking survey and added 9 spaces for existing blue badge holders.

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

KEY

- Car Parking Entrance
- Main Entrance
- Garden Entrance
- Cycle Store Entrance
- Refuse Collection
- Fence
- Low Fence/bush
- Route to Community Hall
- Access to Plant Room
- Blue Badge Space
- Standard Car Parking
- Service/short stay parking
- Cycle parking
- Short stay Cycle parking
- Bins & Recycle Store

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: hackney.gov.uk/lincoln-court 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
020 8356 1165

hackney.gov.uk/lincoln-court