

Welcome

Thanks to everyone who visited our public exhibition in the old supermarket last November and commented on our plans for the areas marked 1-5, which are known as Phase 1.

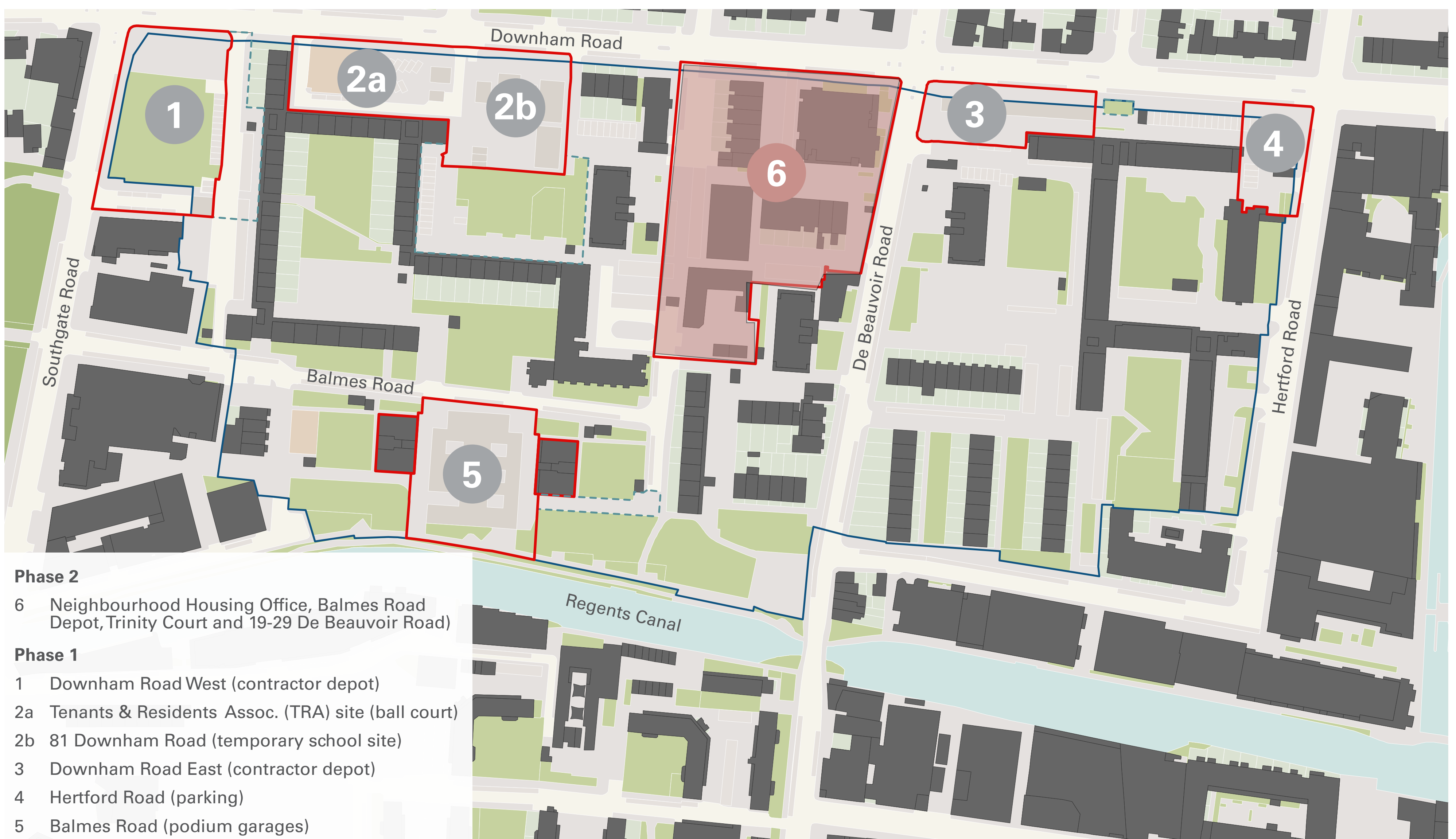
We are making good progress on the designs for Phase 1 and a further site on the estate has been identified as suitable for redevelopment, shaded and marked as No.6, on the map below. This is known as Phase 2.

Today's event introduces our early ideas for this Phase and we would welcome your feedback. We are particularly interested in finding out your views on the public spaces in the Phase 2 area, there is more detail on board 6 which directs you to a feedback form to fill in. Please also use the map and place a flag and pin to tell us a bit more about what the spaces are like at the moment in the Phase 2 area. (See separate map on additional board).

Why Hackney is Building

Nearly 13,000 households in Hackney are waiting for a new Council home, including 3,000 families living in temporary accommodation. That's why Hackney is Building much-needed new Council homes for local people on the De Beauvoir Estate.

We're proposing to build around 185 well-designed homes in Phase 1 and 120 in Phase 2 across the six sites shown on the map below as well as 2,100 square metres of non-residential spaces. We aim to deliver at least 25% of the new homes for social rent and 25% for shared ownership, with the remaining 50% for outright sale to pay for them.



Plan showing Phase 1 and Phase 2 proposed development sites

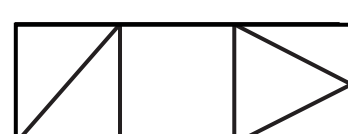
Meet the design team

architects Henley Halebrown

Henley Halebrown, a Hackney-based architectural practice that has built a strong reputation for designing a range of projects across London including social housing. They have acted as the architects for the Kings Crescent Estate development for Hackney Council, winning a collection of architecture and design awards. As well as designing high quality housing, they have also won awards for a range of community buildings.

STEPHEN TAYLOR ARCHITECTS

Stephen Taylor Architects is an award-winning architectural practice who have operated in Hackney for more than twenty-five years, in which time they have completed various projects across the UK and Europe specialising in housing. They have recently delivered the Aikin Court development in Stoke Newington for Hackney Council, and are currently working on a number of social housing projects for local authorities across London.



ZCD Architects

ZCD Architects are working as engagement specialists on the project. They are based locally and have completed a number of projects in Hackney. They worked with De Beauvoir Primary School in 2017 and published their report Neighbourhood Design about that project. ZCD Architects' research with children and young people puts them at the forefront of thinking about how we design for all ages in new residential developments.



Kings Crescent Estate, Hackney, by Henley Halebrown



Aikin Court, Hackney by Stephen Taylor Architects



Neighbourhood Design report by ZCD Architects

Phase 1 Summary

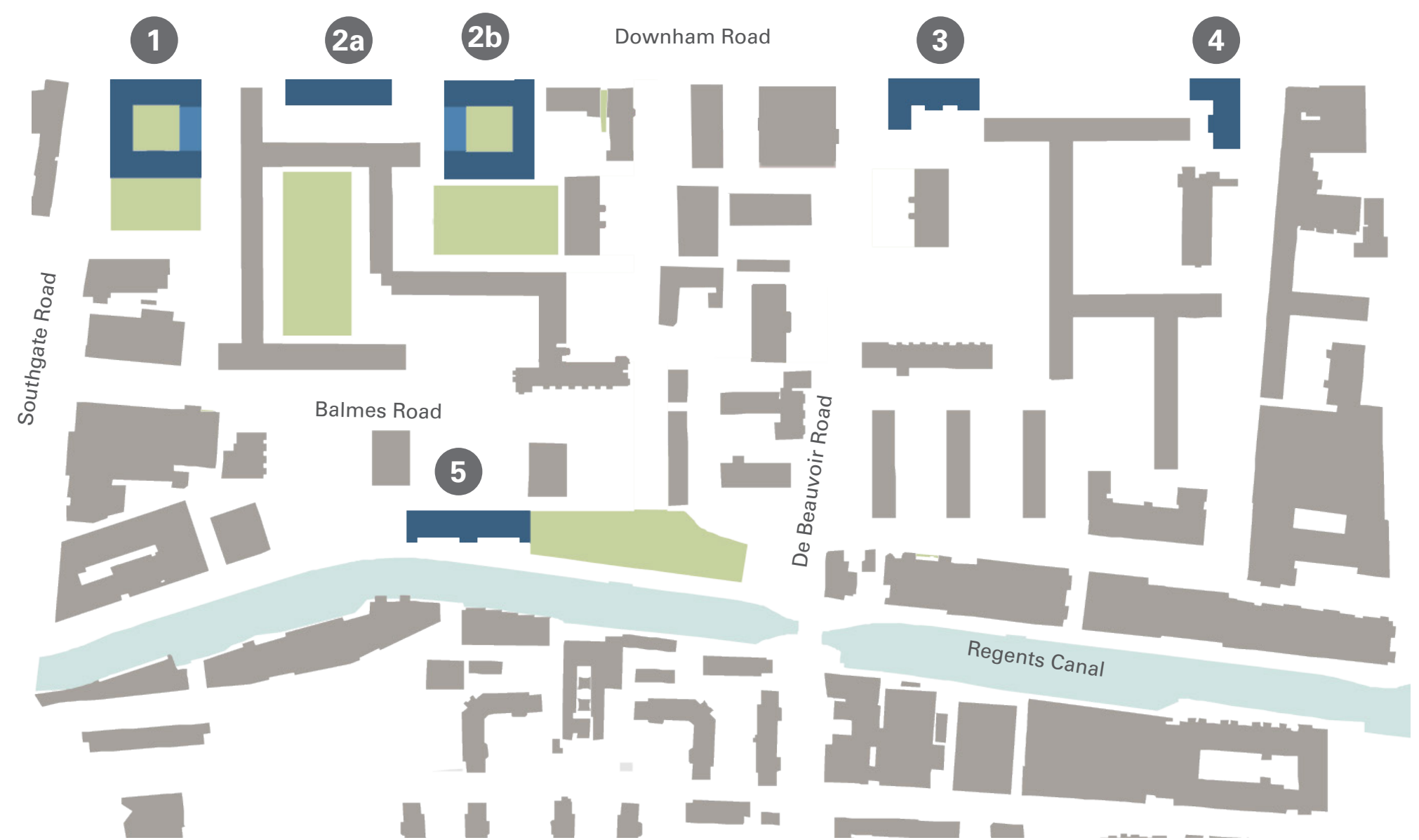
Phase 1 of the project could deliver around 185 new homes, and around 900 sqm of non-residential space along with public space improvements, split across five sites.

Key objectives of Phase 1:

1. To build much needed homes
2. To improve green spaces located next to the sites
3. To improve the appearance of Downham Road

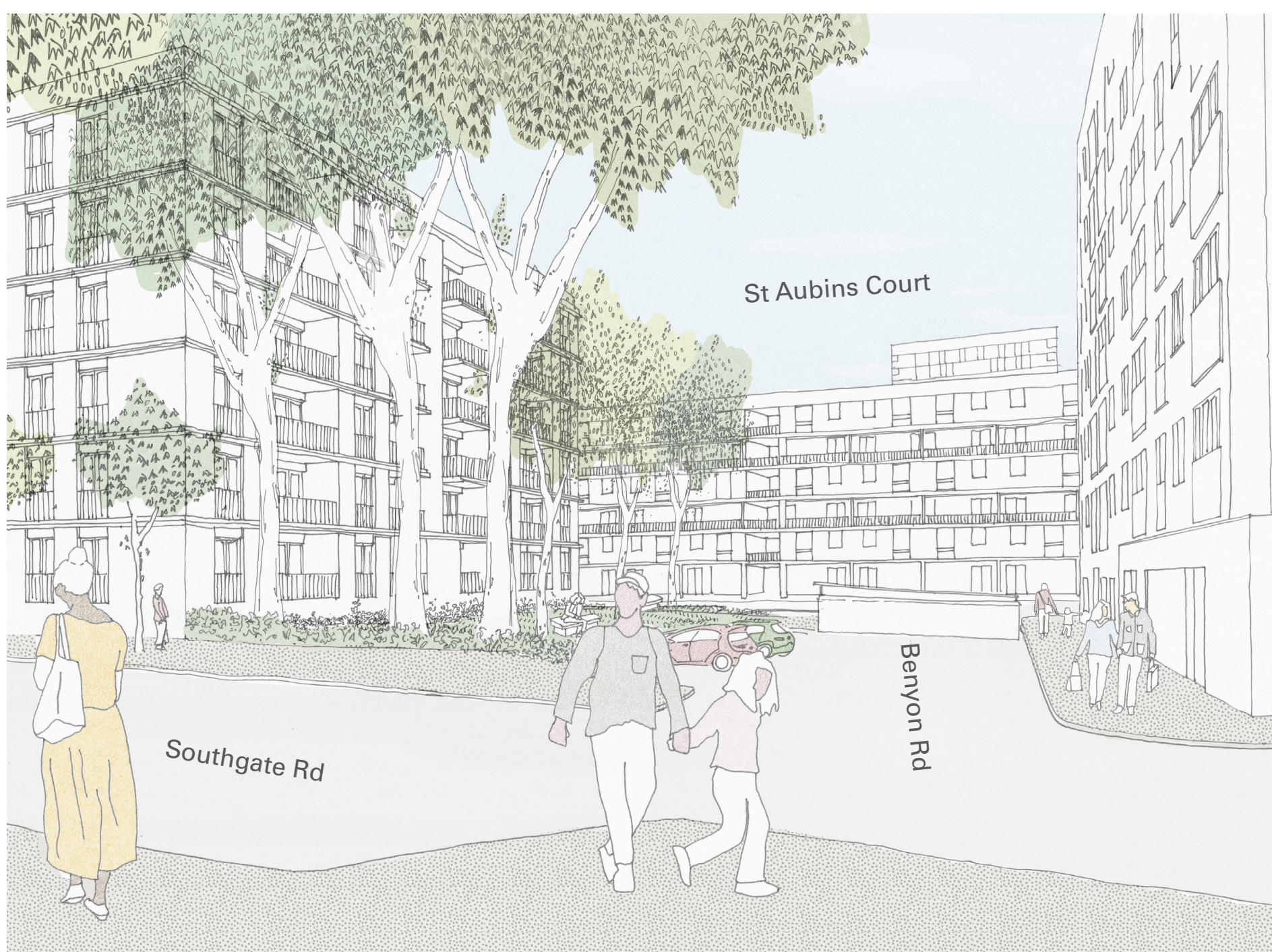
Approach

Phase 1 could provide new homes and facilities to the De Beauvoir estate by building on 5 under-utilised sites. The new buildings will be similar to existing buildings in their height and appearance, while maintaining the look of the estate as a whole.



Phase 1 - Proposed new development

- | | |
|----|--|
| 1 | Downham Road West (contractor depot) |
| 2a | Tenants & Residents Assoc. (TRA) site and ball court |
| 2b | 81 Downham Road (temporary school site) |
| 3 | Downham Road East (contractor depot) |
| 4 | Hertford Road (parking) |
| 5 | Balmes Road (podium garages) |



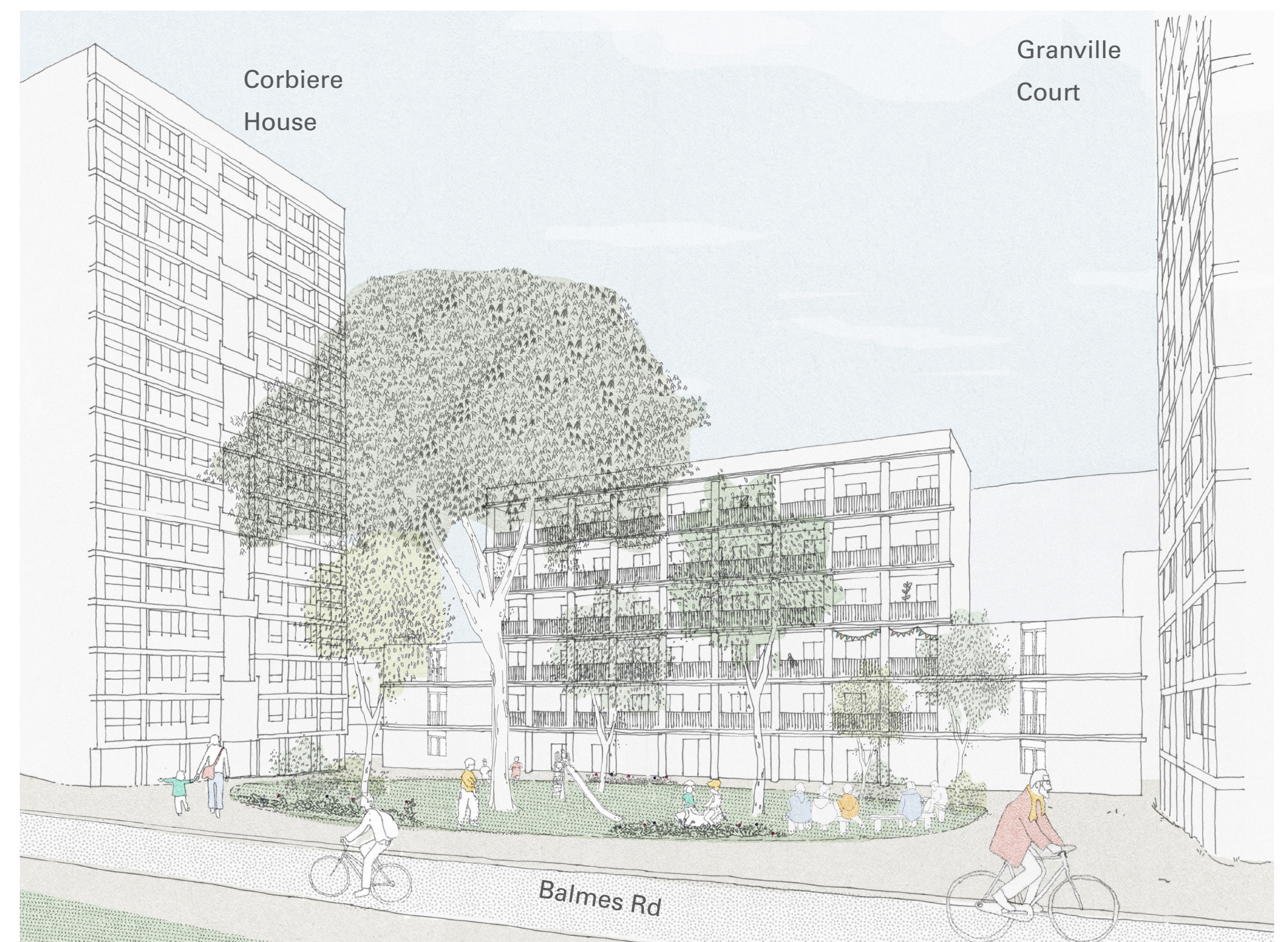
① View from Southgate Road looking East towards the Downham Road West proposal.



②b View looking north towards Downham Road showing the new 81 Downham Road proposal.



③ & ④ View showing the two proposals on the Hertford Road and Downham Road East site.



⑤ View looking south from Balmes Road toward the proposed building.

Introduction to Phase 2

Phase 2 of the project is site 6, marked on the drawing and shown as red blocks. This Phase could deliver roughly 120 new homes, and around 1200 sqm of non-residential space along with public space improvements. The layout of Phase 2 will be similar to the housing blocks on either side

Key objectives of Phase 2:

1. Build new council homes
2. Provide better commercial and community spaces. These might include shops, cafes, workspace or community spaces and we would welcome your thoughts
3. Improve appearance along Downham Road
4. Improve public spaces in the Phase 2 site area
5. Improve east-west and north-south connections

1 - The character and materials of the existing estate will be echoed in the new buildings



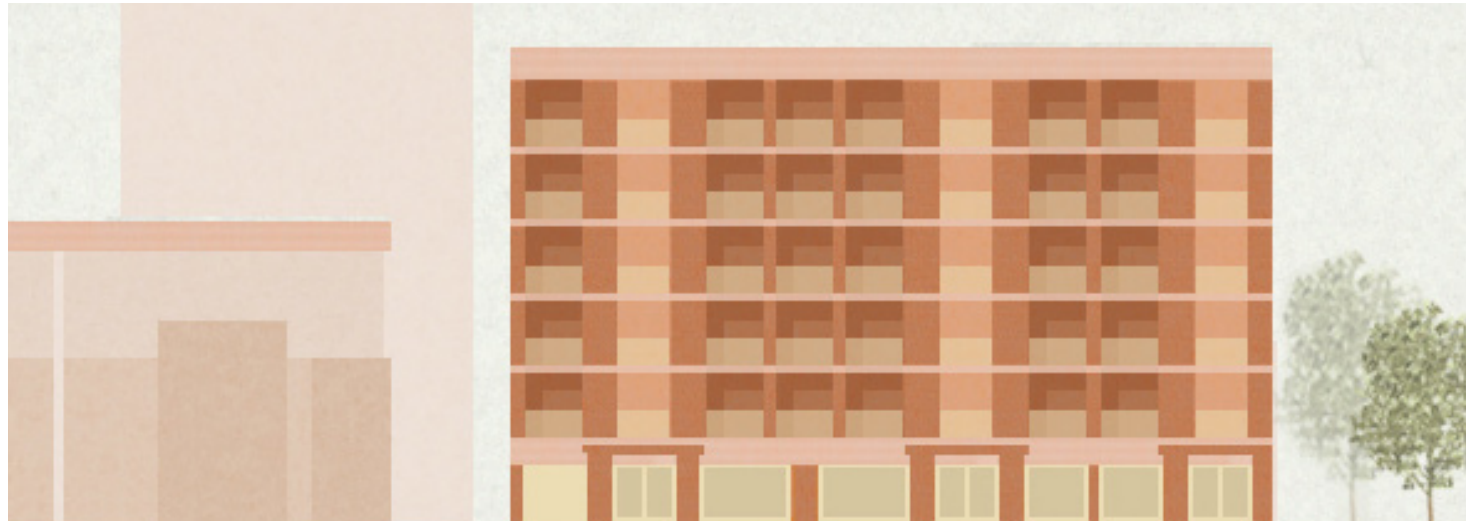
Existing brickwork



Proposed brickwork



Proposed precast concrete

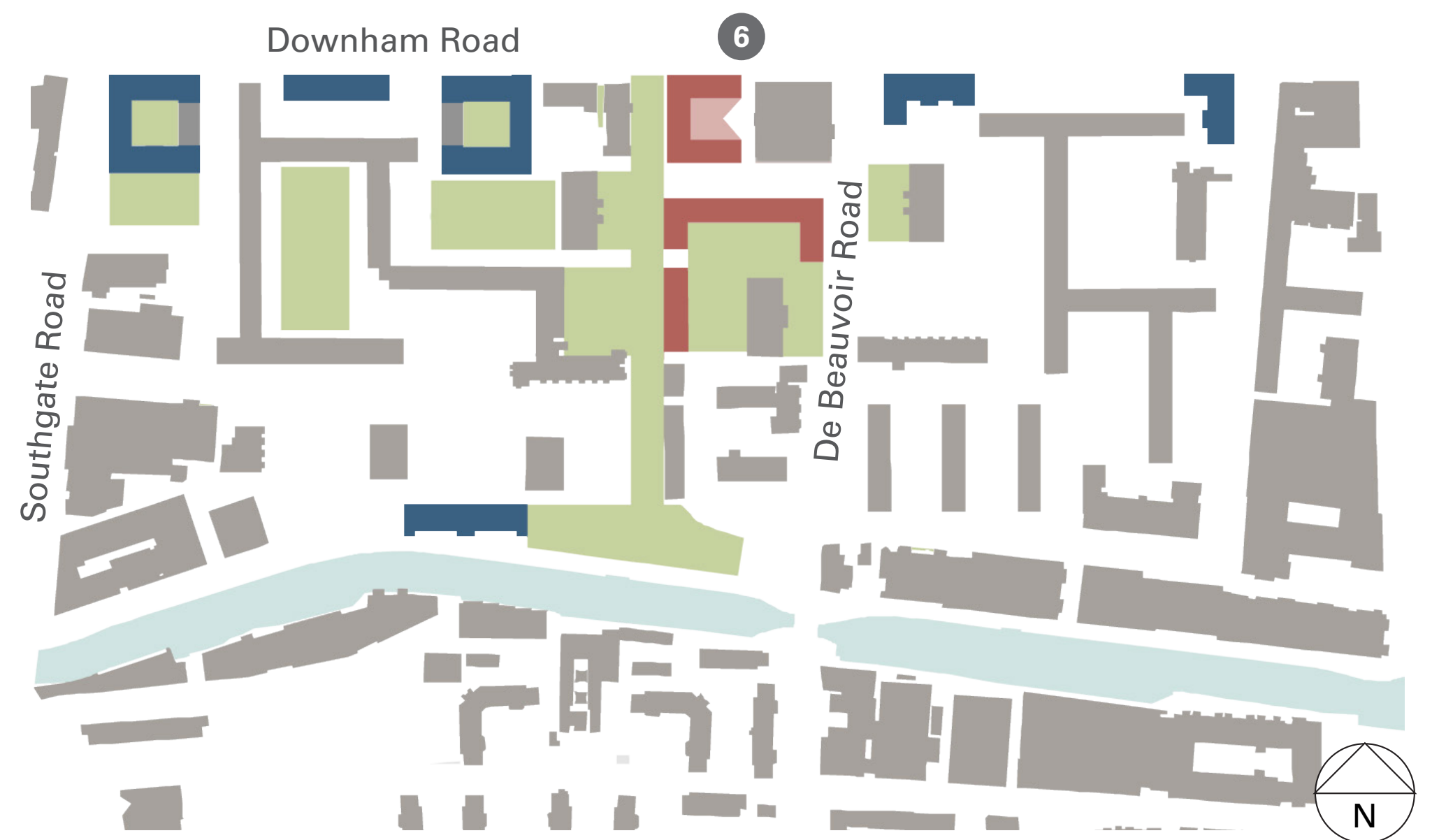


Efficient use of materials generates high quality design (19-29 De Beauvoir Road Site)

2 - Explore ideas for improving the Rose Lipman Building



We want to speak to people about how we could improve the internal layout of the Rose Lipman building to make it easier for commercial and community uses to work alongside each other.



Potential to help improve connectivity across the estate - see board 7 for more details and how you can feedback



Potential new south-facing communal garden with new east-west pedestrian route



Potential new thoroughfare to the south of the Rose Lipman Building



Consistent Building Design

Phase 2 proposes to develop sites on the estate with new buildings which relate in scale and appearance to both the original estate architecture and the proposed Phase 1 buildings, establishing a coherent 'family' of buildings. Phase 2 offers a great opportunity to further improve the look and feel along Downham Road and create a clear and safe pedestrian entrance into the estate.

Architecture of the De Beauvoir Estate

There are three main types of buildings on the De Beauvoir Estate and all three have a strong look that creates consistency across the estate. They all have dark brown brick and exposed concrete slabs in common. The three different types of building are shown in the labelled image below.



(1) Horizontal blocks, (2) Row houses and (3) Towers all have a consistent character made by the brown bricks and exposed concrete slabs



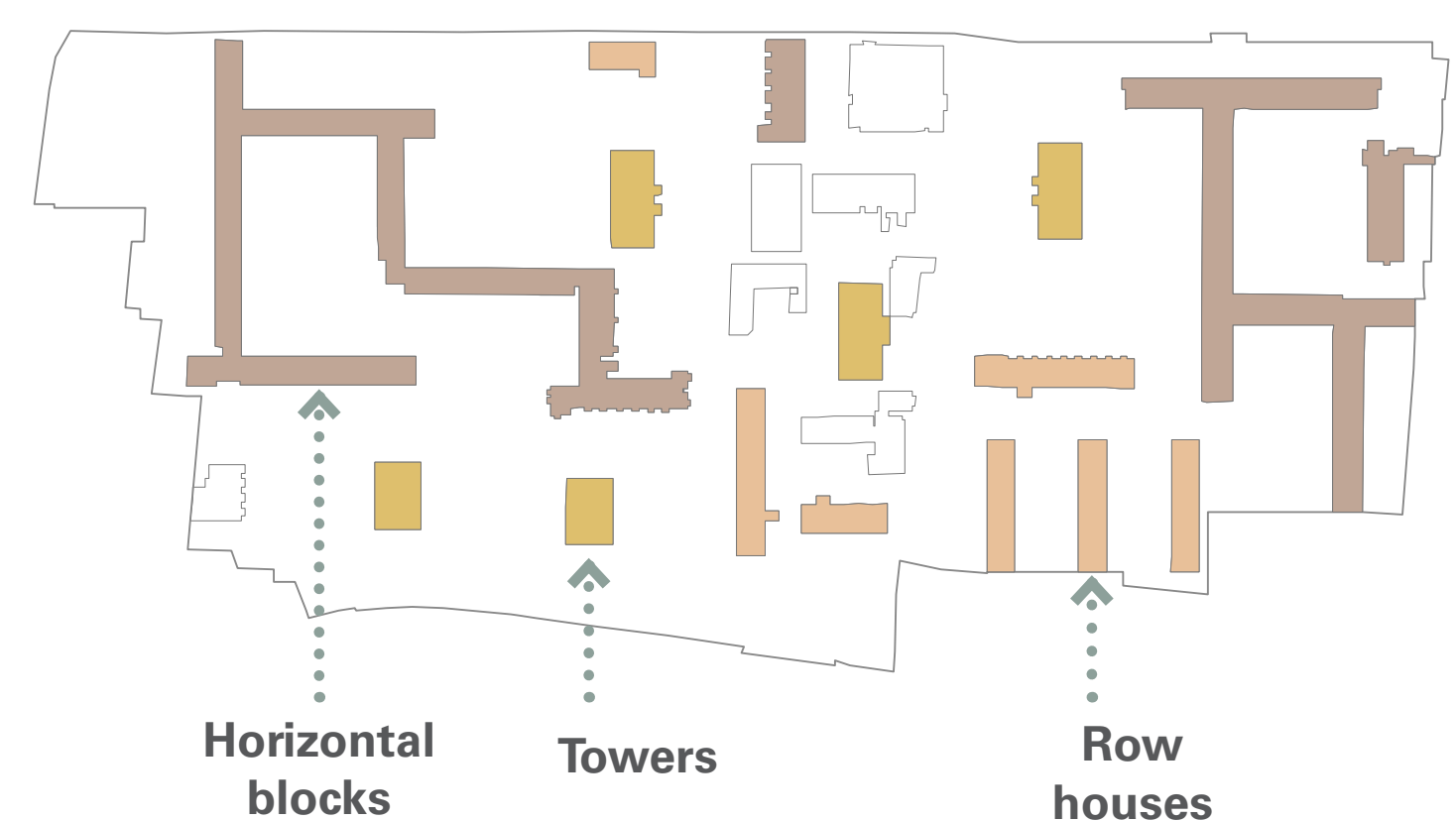
Building facades and entrances face away from the street on the south side of Downham Road



1 Horizontal blocks

2 Row houses

3 Towers

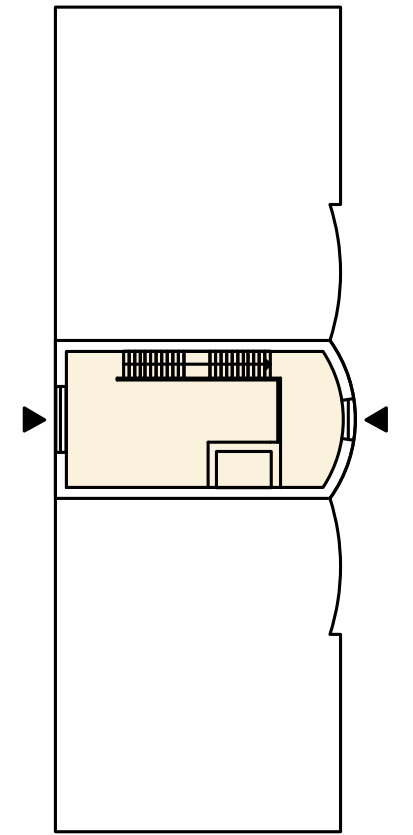


Key plan showing the location of the three building types

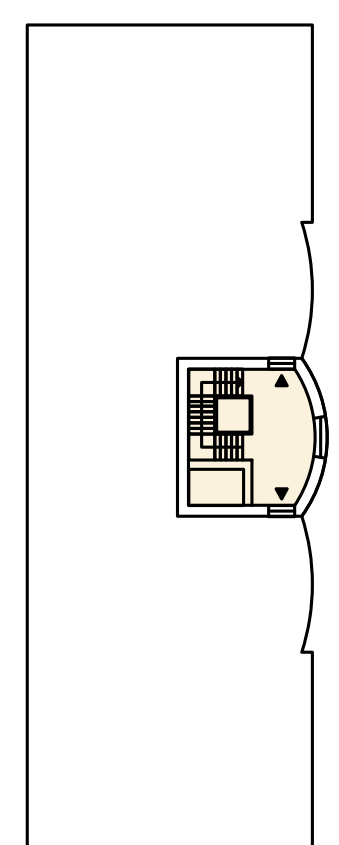
Learning from the existing buildings

Our starting point in the design process was to learn from successful parts of the existing buildings. We want to use these elements to develop the look and character of the new buildings to make sure they fit well with the existing estate and help improve their surroundings. The five main elements are described below. Sketches show what these could look like.

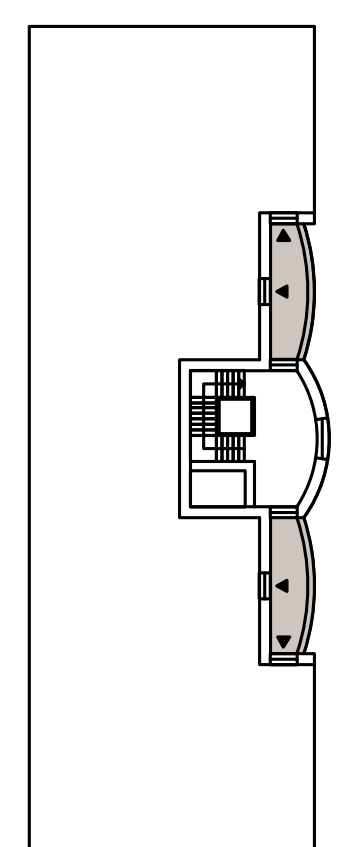
- 1 Communal entrances** would be clear from the street and generous in size. Routes and entrances will be well lit and visible from the street to improve the safety of the area. The entrances will look welcoming from the outside, full of natural light and with views through the block.



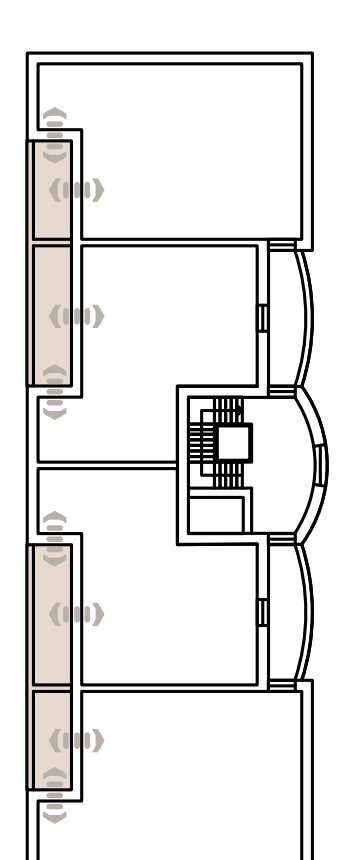
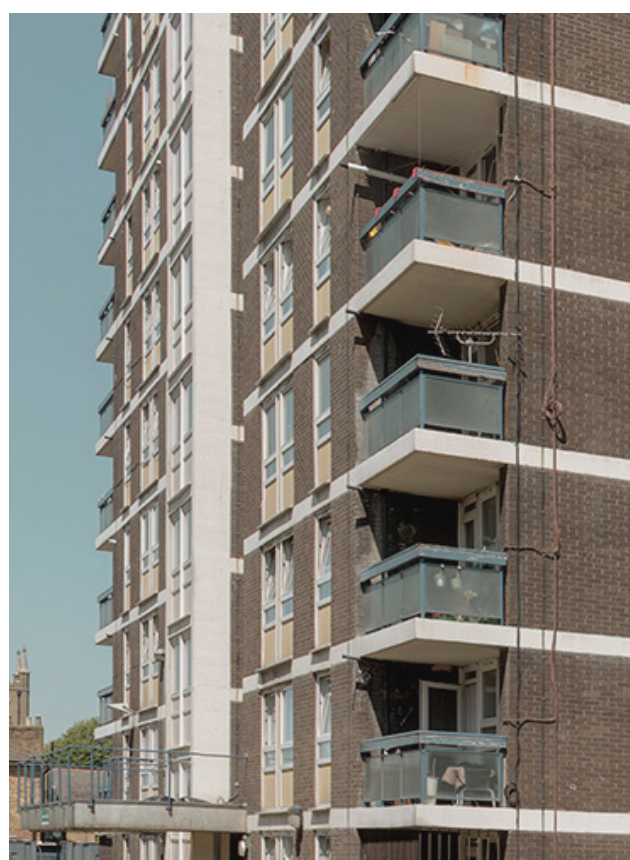
- 2 Large staircases** leading to flats could have wide landings to make space for neighbours to pause and chat, while providing access to light, air and views over the city. This will encourage people to use the stairs instead of a lift and will promote a healthy lifestyle.



- 3 Deck access** to flats would mean everyone can get to their front door with fresh air, natural light and views out. Window seats and generous space in front of each home could encourage residents to use them and meet neighbours.



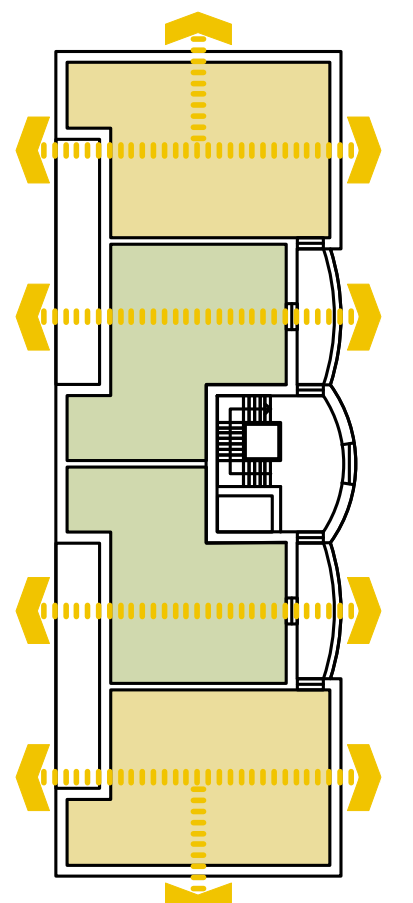
- 4 Private balconies** for each flat would be sheltered for people to use throughout the year and will feel like an extra room by connecting them to living spaces.



- 5 Dual aspect** flats are homes that get natural light from two sides of the building. Dual aspect flats are good for people's well-being as they can see natural light at all times of day and get different views.



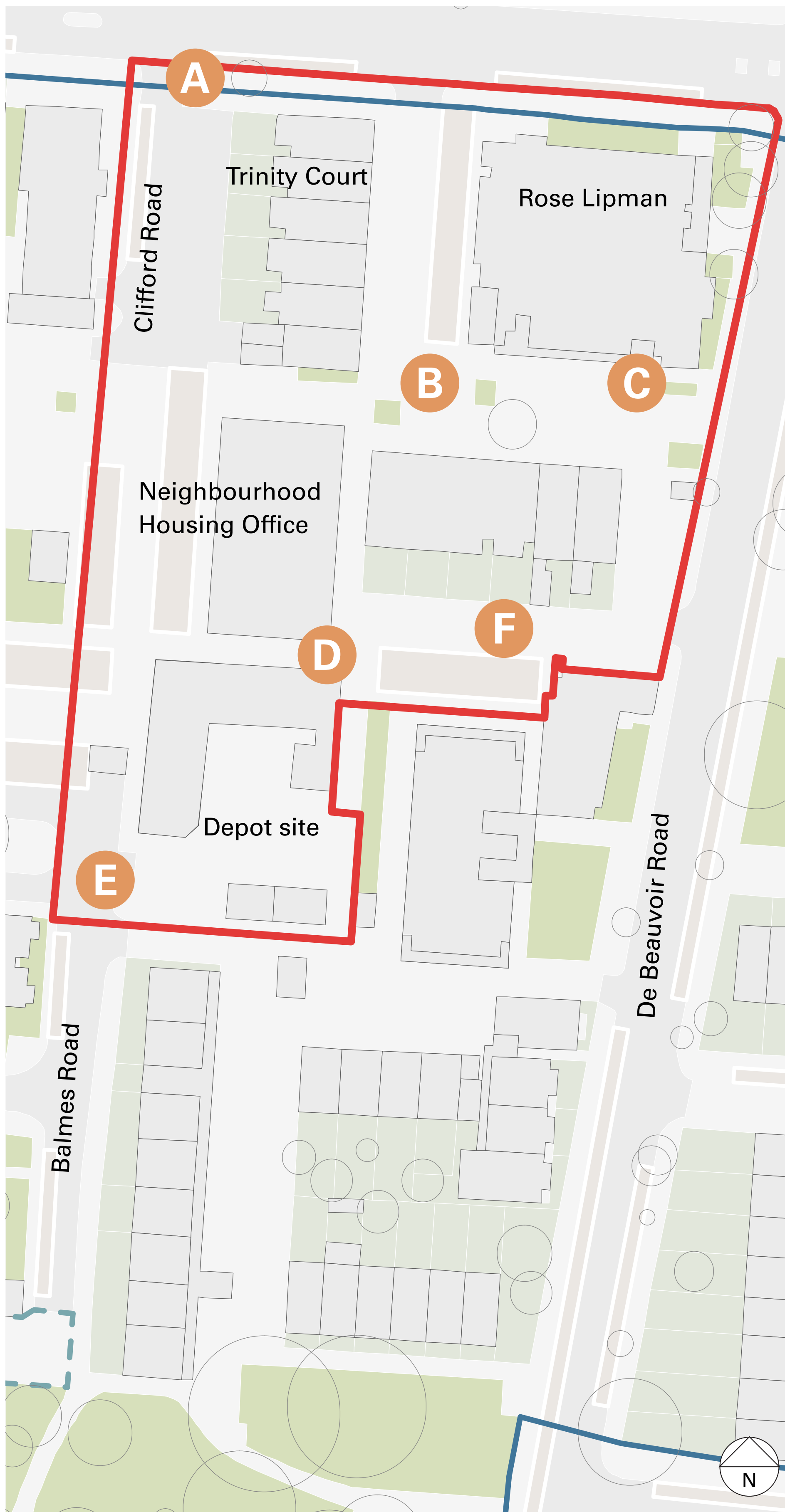
Photo Credit: Chris Dorley-Brown



Public spaces

The public spaces around the estate should be where children can play and residents can meet each other and relax. There are plenty of spaces, but we know from engagement with children and adults who live here, how these spaces are being used and that they could be improved.

We would like to provide better places to rest, work and play. This is an important area of focus for our consultation and we are keen to hear your feedback about how these spaces can work better.



A Entrance from Clifford Road



D Neighbourhood Housing Office



B Shop and Cafe



E Depot Site



C Rose Lipman



F Rear of Shops

Your thoughts

We'd like to know about what you think about the public spaces within the Phase 2 site. Please fill in a feedback form and add your comments to the separate map.

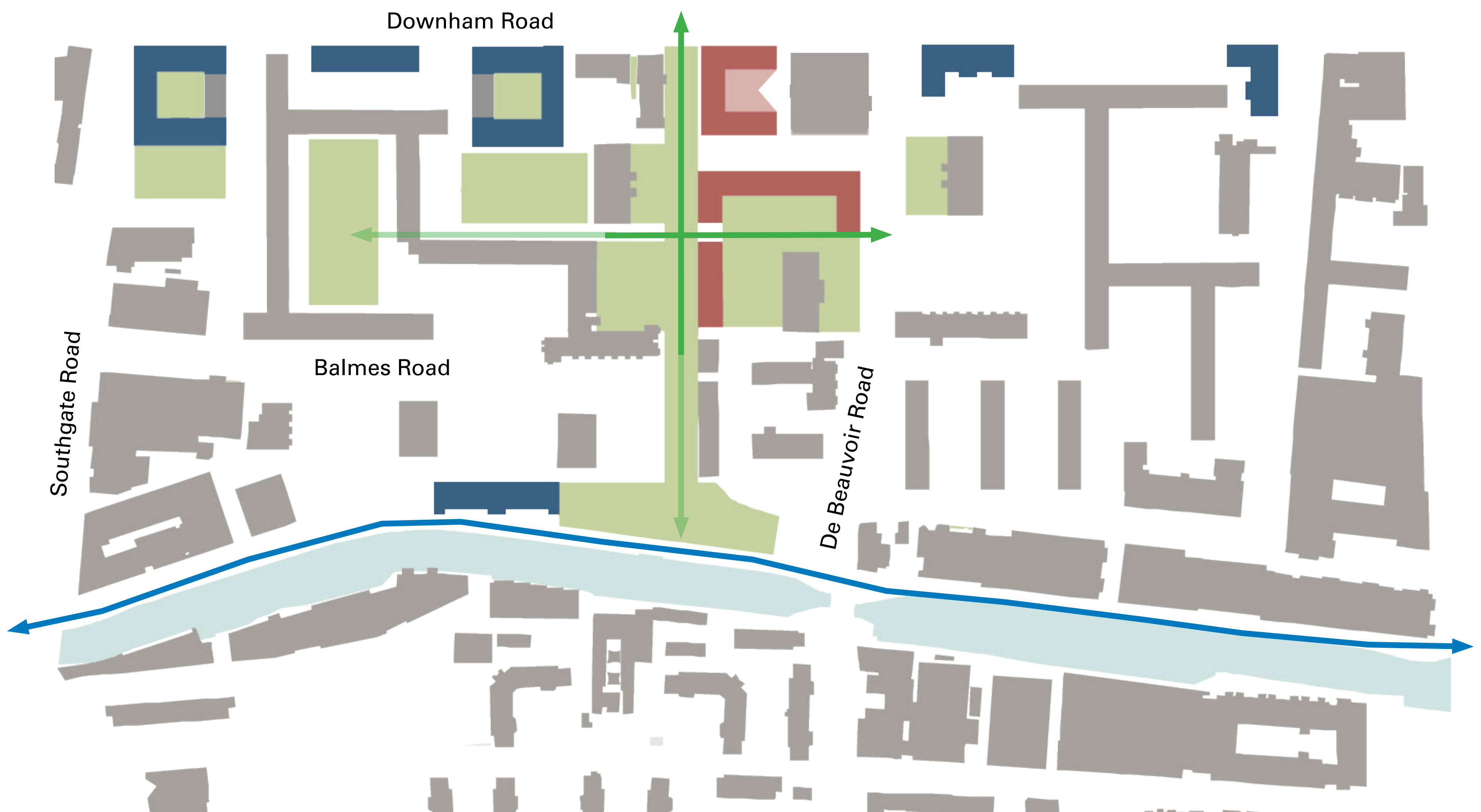
We will be asking children from De Beauvoir School to look at these spaces as well so that we can thoroughly understand what it is like for all ages.

Routes and connectivity

A key aspiration of the design team is to improve connections between streets and spaces across the estate. This is about making routes to and from home easier and safer for residents, particularly children, to navigate.

We will be working with residents, including children, to better understand how this connection works now and could be improved.

A key aspect of this is also making sure that routes feel safer, and are well used. The routes will be close to new shops, cafes, workspaces and community spaces to make them feel safer. Although the design team is limited to focusing on the Phase 2 project boundary, proposals to develop routes beyond this boundary will be recorded for future consideration.



There is potential for the Phase 2 site to help make better connections across the estate. The green arrows show how this could happen east to west from Southgate Road to De Beauvoir Road and north to south from Downham Road to the canal.



Potential new south-facing communal garden with new east-west pedestrian route

ZCD worked with children from De Beauvoir School in 2017. Together they looked at open spaces around the estate and how they might move around between them. They showed us that although there were plenty of spaces, it was difficult to get around and that most of the connections felt unsafe and unplayable.



Example from Kings Crescent showing an active and lively pedestrian street



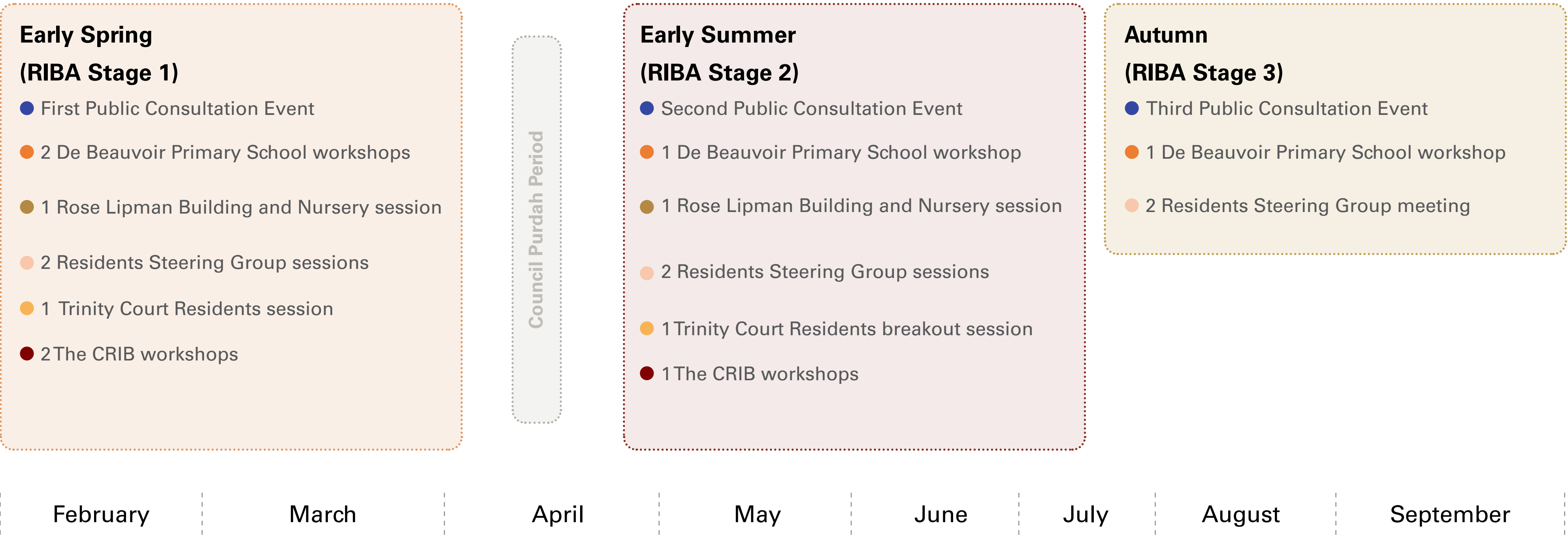
Attractive residential courtyard from Devons Road in Tower Hamlets

Next steps

The timeline below shows the various engagement exercises we will be holding with local residents over the coming months. Phase 2 will place the needs of children and young people at a high level, along with those of adults, in line with Hackney Council’s child friendly borough initiative.

Our designs will learn from best practice around children’s play and we will be working with children from De Beauvoir Primary School and youth from the Crib to help us with this too.

Designing for children and young people benefits all ages and we plan to bring everyone together to talk about our proposals and to show what the children have developed at the next public consultation in early summer.



School workshops

We will be working with De Beauvoir School who have worked with ZCD Architects in 2018 looking at spaces on the estate where they play. These workshops will develop some principles about what is important for children growing up on the estate.

We will also work with the Crib to do similar work that is age appropriate for young people

Public Consultation

This is the first of three public consultation events for Phase 2.

The second will be in early summer and will be combined with the planning information for Phase 1. We will invite the children and young people from De Beauvoir and the Crib to take part.

The third is planned before the planning submission for Phase 2.

Meaningful Engagement

This event is intended to get your views on the ideas for Phase 2 and the design team will then have a chance to feed that into the developing design.

There will be further opportunities to feed in again at the next public consultation event in May, although this will be around specific elements.

The Hub (former mini market)

The Hub is a place for the architects and the council which allows us to work more closely with the residents.

As the work develops we will be able to show what we are doing here and will be able to arrange some drop in sessions or invite groups in for workshops.

Get in touch

If you would like to get in touch with the team from Hackney Council about this project or sign up to our e-newsletter:

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