

1 Welcome

New Homes for the De Beauvoir Estate

Thank you for attending this public consultation for the proposed new homes across the De Beauvoir Estate. Architects Henley Halebrown and Stephen Taylor Architects, ZCD Architects & VOGT Landscape are working with Hackney Council to design much-needed new homes.

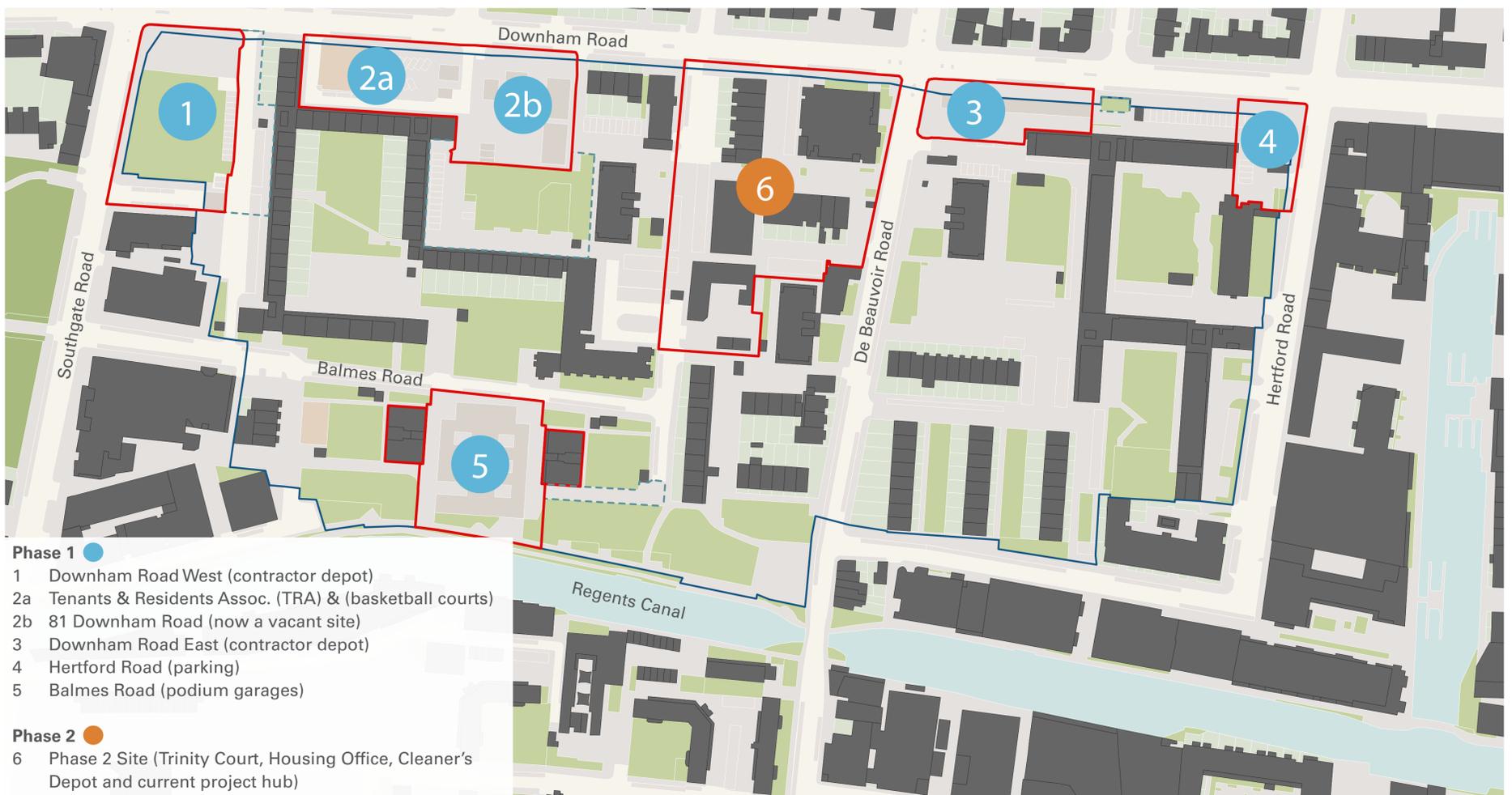
To keep staff and residents as safe as possible during the coronavirus pandemic, we have made some changes to the consultation and engagement events. As well as holding a socially distanced event, there will be video calls, a website video presentation and telephone calls to residents and stakeholders. We are hoping that the increased number of ways to engage with the team will help more residents to get involved in the project. We welcome everyone's thoughts so please fill out a feedback form or ask one of the team to help you with this.

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.

Across the two phases we're proposing to build around 308 well-designed homes across the six sites shown on the map below as well as 2000 square metres of non-residential spaces. We will deliver at least 30% of the new homes for social rent and 20% for shared ownership, with the remaining 50% for sale to pay for them.

Since our last public events, we have continued to work closely with the Resident Steering Group (RSG) to develop our designs. At this event, we will be showing our updated designs and answering any questions you may have. Please do raise any concerns or comments with a member of the team today, or get in touch via the contact information below



Meet the design team

architects Henley Halebrown

Lead Architect



Henley Halebrown is a Hackney - based architectural practice that has built a strong reputation for designing a range of projects across London including social housing. They were 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

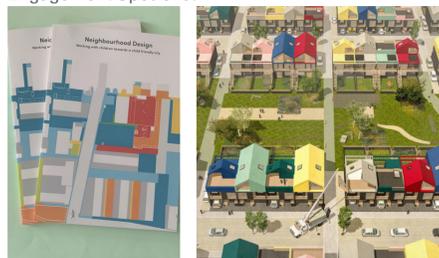
Architect



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

Engagement Specialist



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.

VOGT

Public Realm & Landscape Architects



VOGT Landscape Architects are working as public realm and landscape architects on the project. They are an award-winning practice that have developed a set of tools and a working methods that incorporate all the different dimensions of the human-designed environment, from the large-scale landscape to the small-scale urban public space.

2 How the designs are developing

New Homes for the De Beauvoir Estate

Aerial view of current phase 1 & 2 proposals



Phase 1

- 1 Downham Road West (contractor depot)
- 2a Tenants & Residents Assoc. site (TRA & ball courts)
- 2b 81 Downham Road (now a vacant site)
- 3 Downham Road East (contractor depot)
- 4 Hertford Road (parking)
- 5 Balms Road (podium garages)
- 6 Phase 2 Site (Housing Office, Cleaner's Depot)

Phase 2

- 6a Block A (Trinity Court)
- 6b Block B (Existing shops)
- 6c Block C
- 6d Block D

Density & Tenure

There are 820 existing homes on the estate. We are proposing to build 308 much-needed new homes, in two phases, bringing the total number of homes to 1,128 - a density of 134 units / hectare (the current Estate density is ~97 units / hectare)

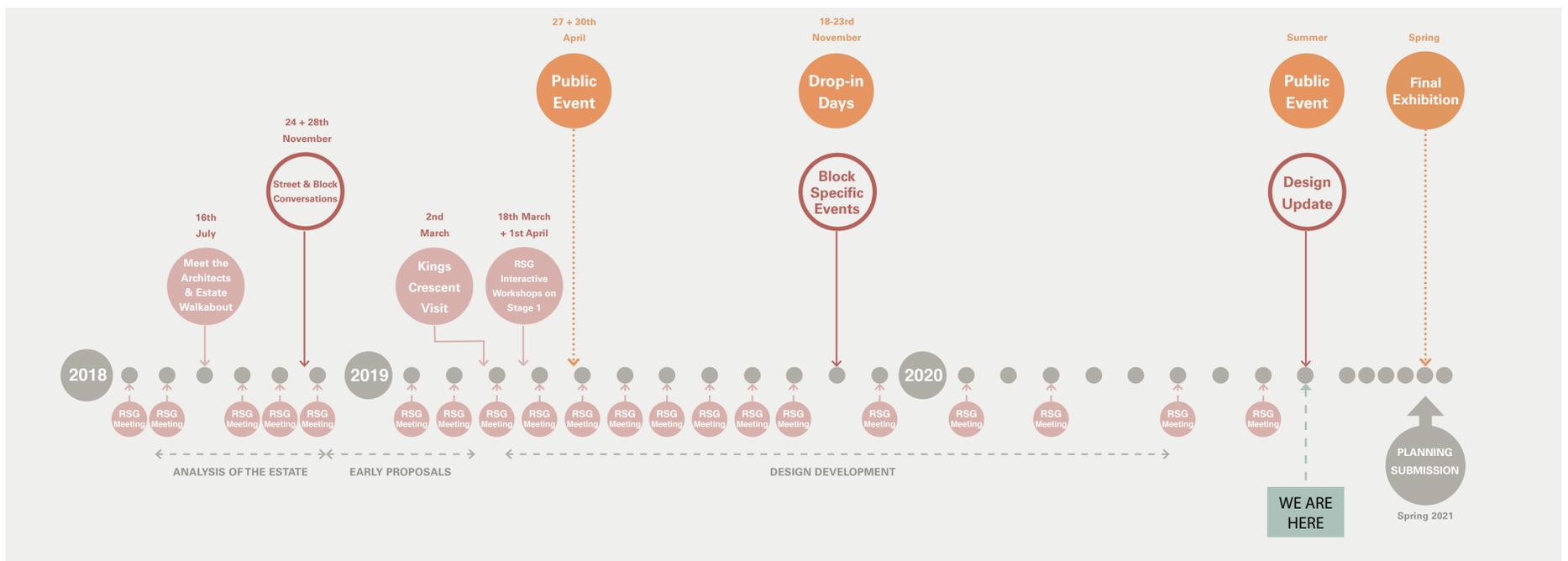
We understand that some residents are concerned about the number of new homes proposed, but the proposed density is driven by two goals: providing

much needed homes for Hackney, and improving the quality and character of the estate through good design and enhanced public realm. We believe the current proposals achieve both of these goals.

We will deliver at least 30% of the new homes for social rent and 20% for shared ownership, with the remaining 50% for outright sale to pay for them.

Density and Tenure Table

Tenure	Number of existing homes	Number of proposed homes	Total no. of homes by tenure	% increase in the number of homes by tenure	% total no. of homes by tenure
Tenanted	608	92	700	30%	62%
Outright sale	212	154	366	58%	32%
Shared ownership	0	62	62	20%	6%
Total number of homes	820	308	1128		



Phase 1 Consultation programme

The second consultation events took place across the De Beauvoir Estate Monday 18th - 23rd November 2019. The main objectives of the event were to:

- Inform all residents on the estate, those in immediately surrounding homes and key stakeholders about the project and changes to the scope.
- Give people the chance to raise any comments or concerns with the project so far
- Provide interactive opportunities to comment on the building design development gain meaningful feedback to inform the next steps

Below is a summary of the feedback that we received, and an explanation of how we have incorporated this.

You said:

Some concerns were raised about the loss of green space on the Downham Road West site. A large number of attendees were keen to retain all green spaces across the estate and want to see more planting and landscaping.

Attendees felt that there shouldn't be additional parking on the north side of Benyon Road.

Of the options suggested, the preference was to relocate the MUGA either in front of Fermain Court or next to the Crib. Young people tended not to use the existing ball courts, choosing to go elsewhere. The ball court is felt to be unclean and unsafe.

Some attendees were concerned that the Balmes Road proposals will overshadow the Grow Your Own area, and that the garden may be damaged during construction.

Some people were worried that the closed doughnut-shaped block would make the new building feel closed-off from the rest of the estate.

We did:

We have made planting and landscaping a key focus of our proposals by increasing the size of the landscaped areas and introducing more biodiversity.

We have taken this feedback on board and the additional parking has been removed, and we are aiming to provide the parking numbers nearby instead. If you have any comments on where you think this would be best placed, please do fill in our feedback form.

We are only able to replace one of the MUGAs. In response to your feedback, we are proposing to relocate this to the front of Fermain Court and aim to improve it to provide a wider range of activities in a space that feels clean and safe.

We have further developed the designs of the Balmes Road site, making the building shorter to help reduce overshadowing. The changes to the building also mean that we have been able to step it away from the garden area, meaning the builders will be able to erect protection for the garden during construction.

The doughnut-shaped block has been redesigned to a u-shaped block, which enables views in and out from the central courtyard at higher levels, improving the visual connection to the rest of the estate.

4 How the designs are developing

New Homes for the De Beauvoir Estate

Downham Road East & Hertford Road

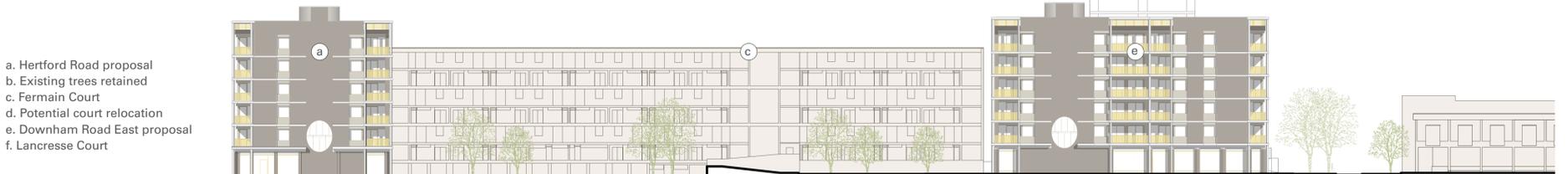
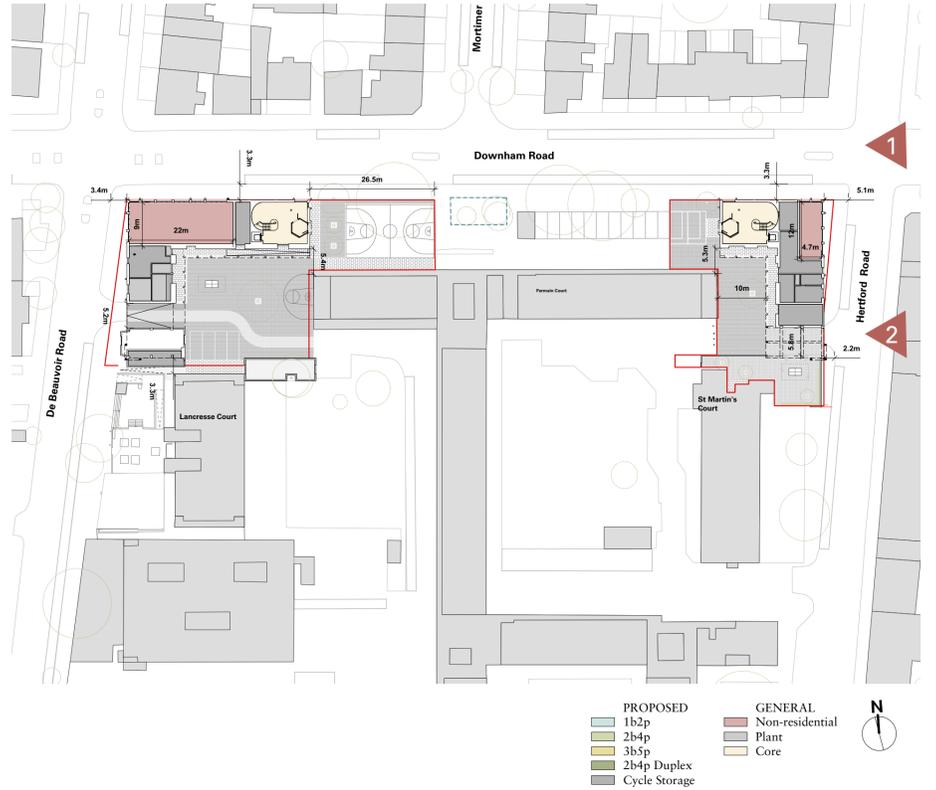
Downham Road East: 29 homes (Social Rent)
Hertford Road: 19 homes (Social Rent)

Hertford Road and Downham Road East are both 6-storey L-shaped blocks that frame the existing Fermain Court, with a similar material scheme as the other proposed buildings.

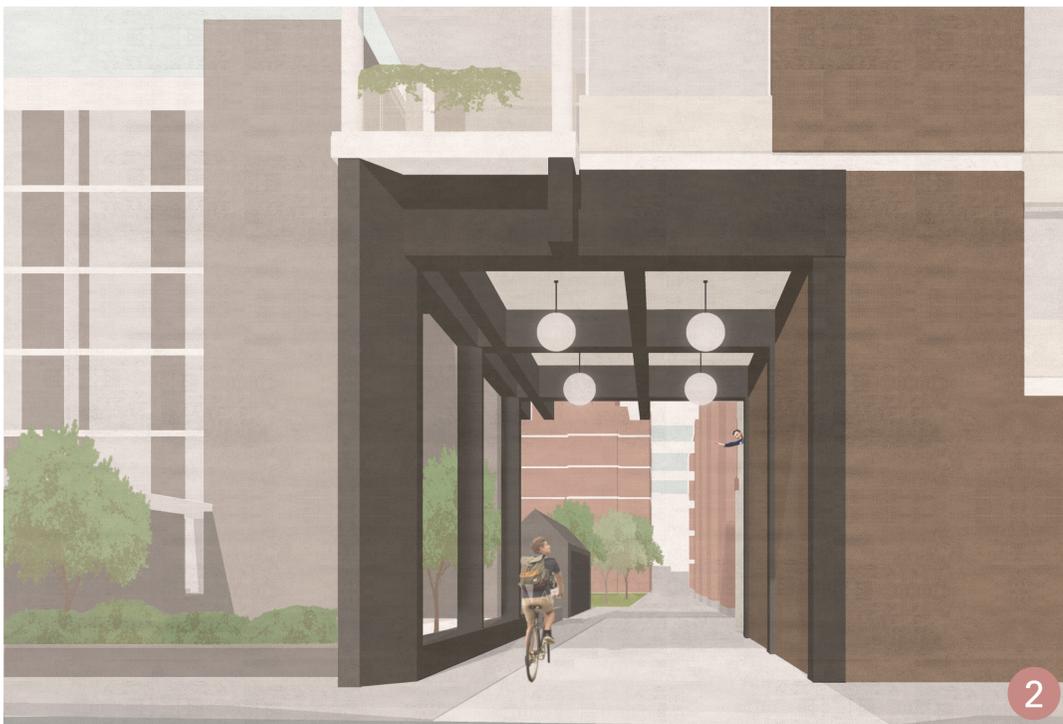
All proposed buildings use a dark brown brick with light concrete accents which helps them feel like part of the family of buildings on the De Beauvoir Estate.



View 1: looking west along Downham Road towards the non residential space on the corner of the Proposed Hertford Road building



Covered routes



We are proposing well-lit and generous covered routes on Downham Road East and Hertford Road - they will feel much safer and more pleasant than the estate's existing undercrofts



View 2: Proposed undercroft with open amenity space to St Martin's Court on the left

An example of a two-storey, well-lit and overlooked undercroft on the Bourne Estate, Clerkenwell, London.

5 How the designs are developing

New Homes for the De Beauvoir Estate

Balmes Road

22 homes proposed
(Shared Ownership/Social Rent)

At our last consultation event, residents said the Balmes Road building was too close to the GrowYour Own area. In response to this feedback we have removed the previously proposed shoulders, allowing us to reduce the building width by 7m.

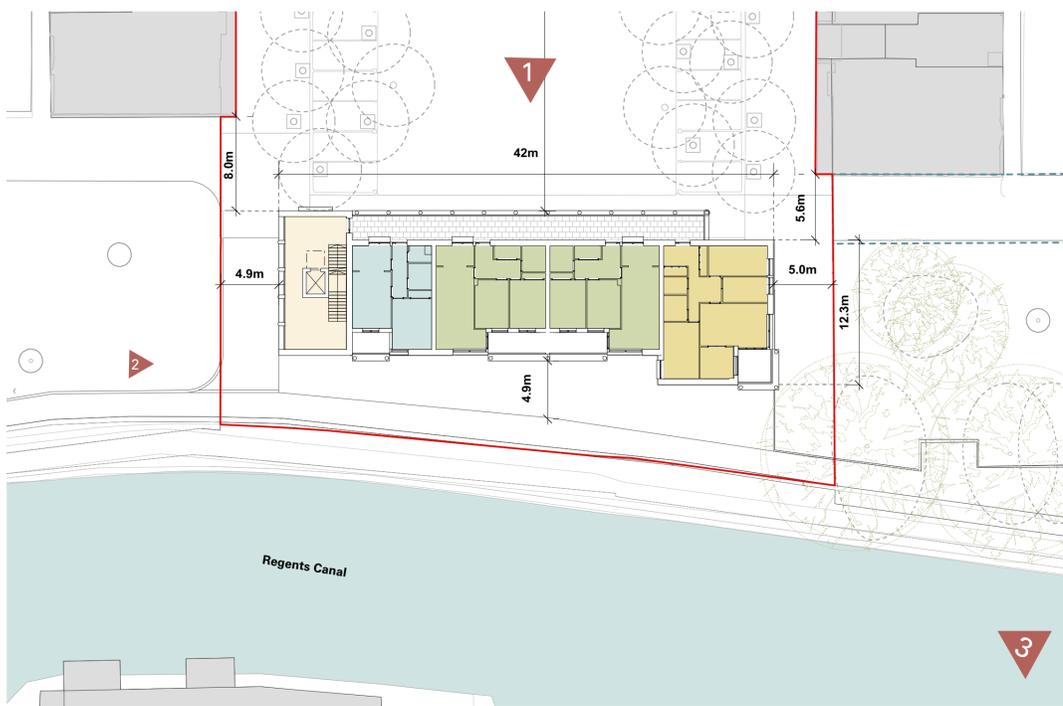
We have also taken on board the RSG's feedback to shift the building away from the canal, maintaining the existing upper level canal path.

The revised design allows views from the estate towards the canal, while stepping further away from the existing GrowYour Own area.

The design still proposes the removal of the concrete parking podium, which means we can build a new piece of public space for the estate. Our proposals are outlined on Board 10 - we'd love you to hear what you think.



Current Balmes Road proposal, with previous stepped proposal outlined in red



Proposed Balmes Road typical upper floor plan

- | | |
|---------------|-----------------|
| PROPOSED | GENERAL |
| 1b2p | Non-residential |
| 2b4p | Plant |
| 3b5p | Core |
| 2b4p Duplex | |
| Cycle Storage | |



Proposed Balmes Road axonometric

- a Existing GrowYour Own area
- b Proposed garden court
- c Upper level canal path and wall are retained
- d Existing lower level canal path
- e Defensive planting
- f Corbiere House
- g Granville House

What do you think of the current designs? fill out a feedback form to have your say



We've listened to your feedback from our last public consultation in November 2019, changing the design in the following ways:

- The 3-storey shoulders on the on the ends of the building have been removed, reducing the building width by 7m
- The space between the GrowYour Own garden and the new building has increased by 3.5m
- The upper level canal path has been maintained by setting the building away from the canal by a further 4.3m

6 How the designs are developing

New Homes for the De Beauvoir Estate

TRA site: 10 terrace homes (Outright Sale)
 81 Downham Road: 54 homes (Outright Sale)
 Downham Road West: 54(Shared Ownership/Outright Sale)

Downham Road West and 81 Downham Road (images 2 and 1 are six storey U-shaped blocks, which enables views in and out from the central courtyard at higher levels, improving the connection to the rest of the estate. The TRA / basketball court site building contains 4-storey family houses.

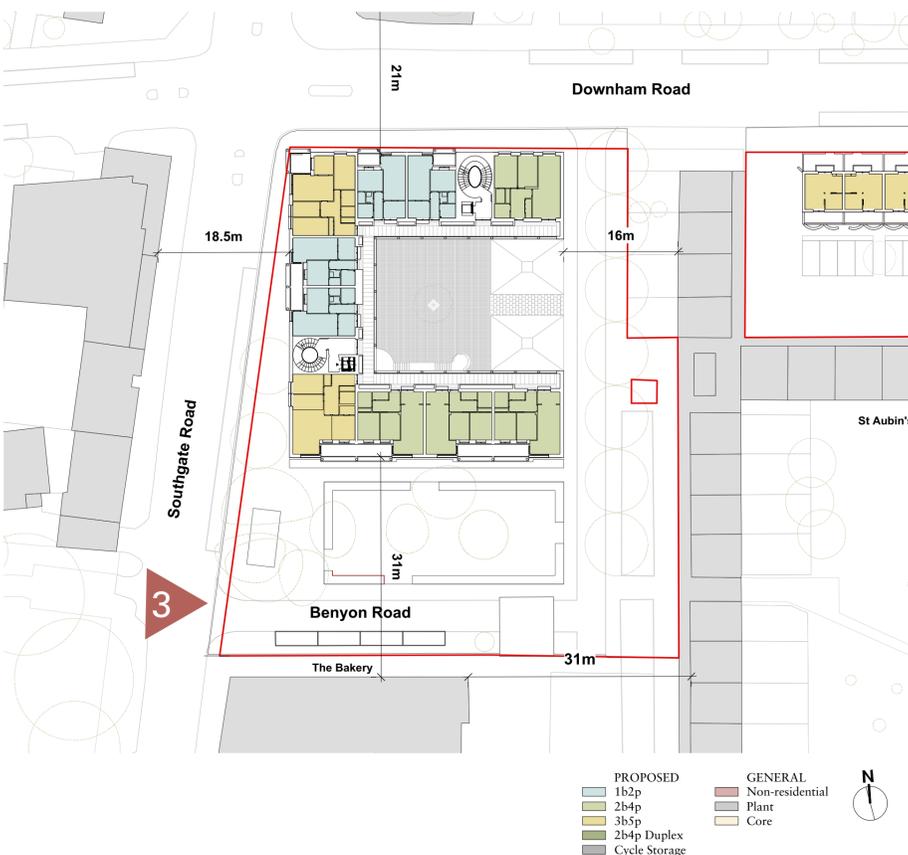
The views labelled 1, 2 and 3 have references on the plans showing their location.



81 Downham Road & Tenants' Residents' Association (TRA) / Basketball Courts



Downham Road West



Public Space: Downham Road West

New Homes for the De Beauvoir Estate

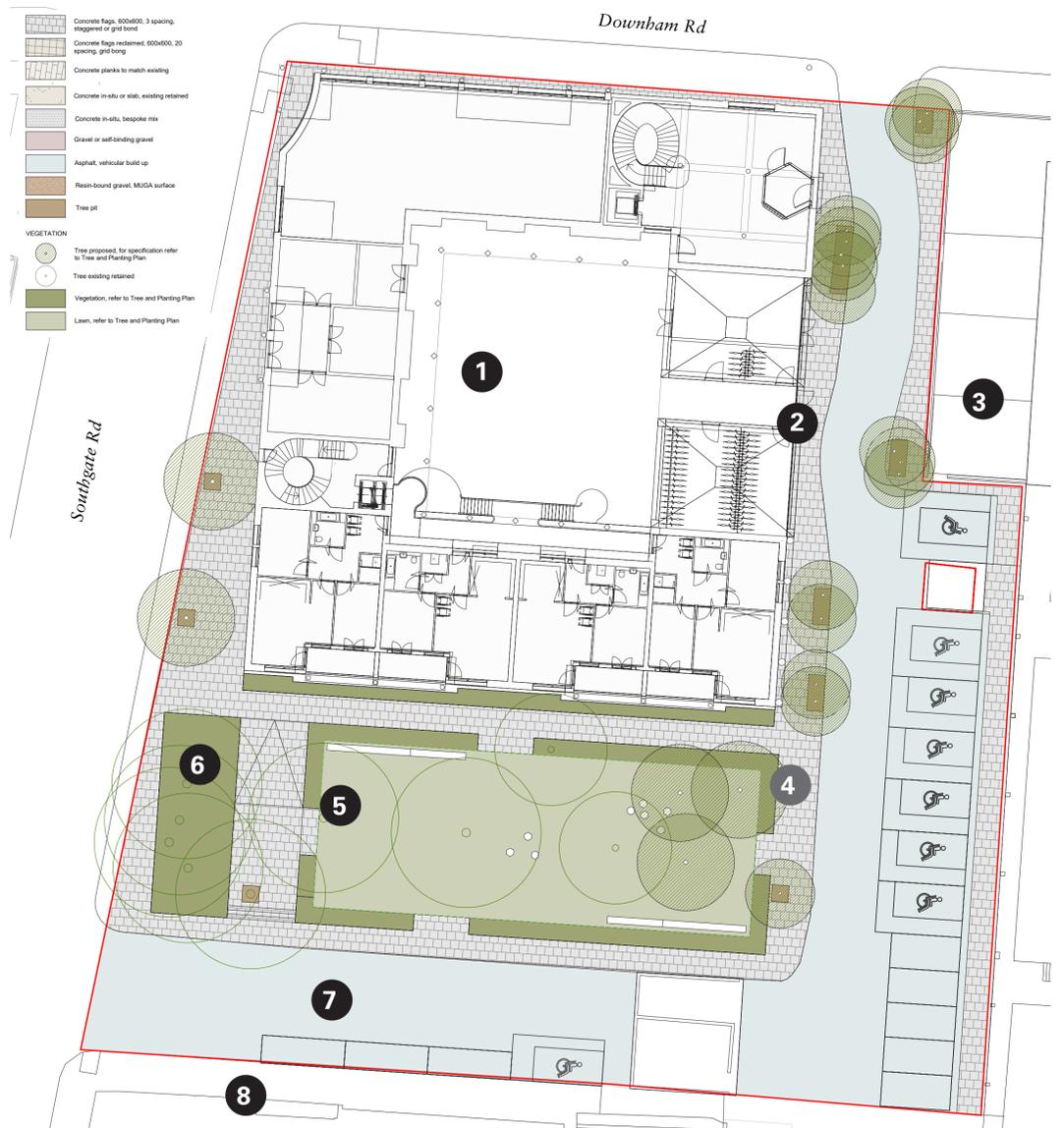
We're proposing a small paved entrance to the estate, which will provide a public connection from Southgate Road. This would sit adjacent to a garden, enclosed by a low hedge.

The garden we're proposing will provide seating and playspace and maintain the good quality mature trees that are currently there. We see this space as part of a bigger walkable route through Rosemary Gardens and through to the canal, the estate or Downham Road.

We're keen to hear your views on how this space is used. What kinds of activity would you like to see in this area? Please share your views by filling out a feedback form.



The idea: a garden with large trees, enclosed by a low hedge.



1. proposed building; 2. new trees; 3. St Aubin's Court; 4. re-arranged car parking; 5. proposed garden with trees and hedges; 6. proposed square; 7. Benyon Road resurfaced and car parking reorganised; 8. The Bakery building

Proposed plants, trees and materials



New hedging

We're proposing to retain as many existing trees as possible as well as planting 21 new trees the site.

We are suggesting trees with light canopies to maximise the amount of sunlight coming through, such as those shown in the pictures.



Concrete paving

The main material we are proposing are concrete pavers, as this fits in with the estate, and are very robust.



Robinia pseudoacacia



Gleditsia triacanthos

Proposed Garden

At the last consultation event we asked the residents of the estate 'what would you like to see in the new area of public realm?' The most popular answer was "Trees", followed by "Grass".

What could happen in the proposed garden? Fill in a feedback form to have your say



A space to meet and socialise with neighbours and friends



Play equipment for all ages, like this pivot table.



A space for reading and relaxation

Public Space: 81 Downham Road, the TRA & Basketball Courts

New Homes for the De Beauvoir Estate

The garden courtyard will have generous planting surrounding the existing lawn in the centre, with a new ramp and steps down from the south. The play equipment on the lawn will be retained, and seating could be added to the south and east of the site.

Furthermore, we are proposing an additional Mixed Use Games Area (MUGA) beside Portelet Court. Alternatively, we could retain some of the grass if we reduce the size of the MUGA – we'd like to know what you think.

Materials will be selected carefully; paving will be complementary to what is already there, retaining some of the existing concrete surfaces and blending into the character and appearance of the estate.

As part of our proposals, the TRA site would become a new street lined with trees, giving it a mews-like character.

Key:

- 1. Proposed terraced houses
- 2. New trees & car parking
- 3. Bin store
- 4. St. Lawrence Court
- 5. Proposed new building
- 6. Reorganised parking with trees
- 7. The wooden playground
- 8. New ramp and steps
- 9. Proposed MUGA area
- 10. Portelet Court
- 11. St. Brelades Court



A section drawing through the wooden playground looking at the proposed building.

Concrete flags, 600x600, 3 spacing, staggered on grid bond	Gravel or self-binding gravel	Tree proposed, for specification refer to Tree and Planting Plan
Concrete flags reclaimed, 600x600, 20 spacing, grid bond	Asphalt, vehicular build up	Tree existing retained
Concrete planks to match existing	Resin-bound gravel, MUGA surface	Vegetation, refer to Tree and Planting Plan
Concrete in-situ or slab, existing retained	Tree pit	Lawn, refer to Tree and Planting Plan
Concrete in-situ, bespoke mix		

Proposed trees and surface materials

We're proposing to plant 34 new trees on the site, as well as retaining as many existing ones as possible. We are suggesting trees with light canopies to maximise the amount of sunlight coming through, such as those shown in the pictures.



Robinia pseudoacacia



Gleditsia triacanthos



Possible seating south of playground



Concrete paving



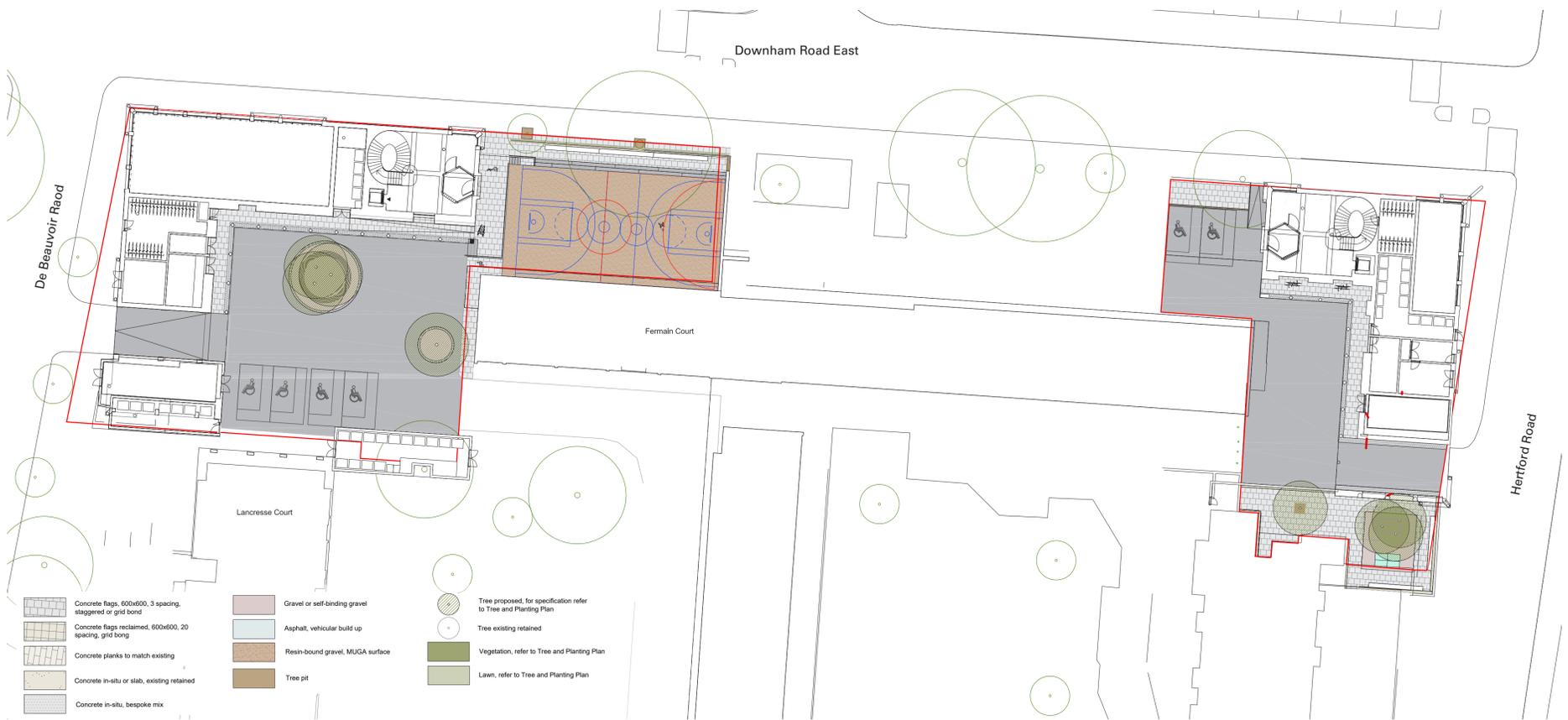
Self-compacting gravel



Existing grass strip between existing playground and Portelet Court

Public Space: Downham Road East & Hertford Road

New Homes for the De Beauvoir Estate



The approach to public realm on Downham Road East and Hertford Road, responds to the existing and proposed buildings, and helps to fit the proposed new buildings into the existing space.

We have taken care to ensure that vehicles can move safely, in a way that minimises the effects on pedestrians, through the inclusion of soft landscaping and using a shared surface. As with the other sites we're proposing to use paving material that are seen on the estate to let the spaces fit in to their contexts.

We are proposing to relocate part of the multi-use games areas (MUGA) from its current location on Downham Road onto this site. Together the proposed multi-use games areas in 81 Downham Road and Downham Road East will exceed existing MUGA area. We will also upgrade the quality, and aim to provide as many different types of games as possible. What kinds of sports/games would you like to see in the MUGAs? Fill out a feedback form and have your say.

What could happen in the MUGA? Fill in a feedback form to have your say

Possible MUGA activities



Basketball court

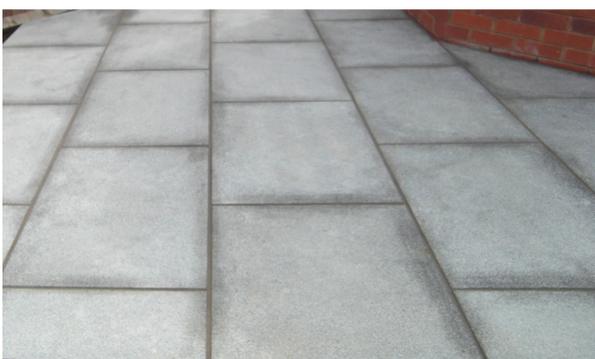


Football

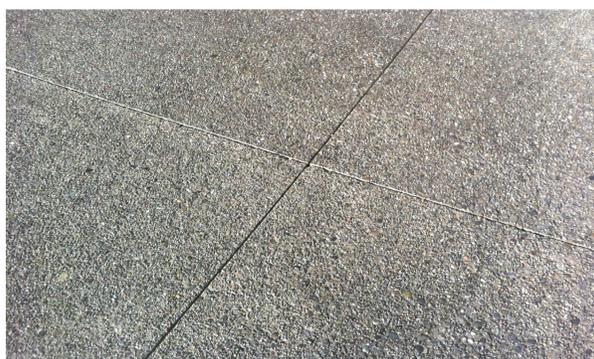


Seating around the edge?

We are proposing these materials, What do you think?



Concrete pavers defining pedestrian routes



exposed aggregate concrete pavers to vehicular areas



Planted screen along basketball court.

Balmes Road Public Space

We're proposing to remove the existing concrete parking podium and replace it with a tree-lined garden square. The garden will have a large grass lawn with trees on either side. The Grow Your Own area will remain and will continue to be a safe and secluded space.

The lawn will provide space for activities. We are keen to hear your feedback on what activities and play equipment you would like to see here.

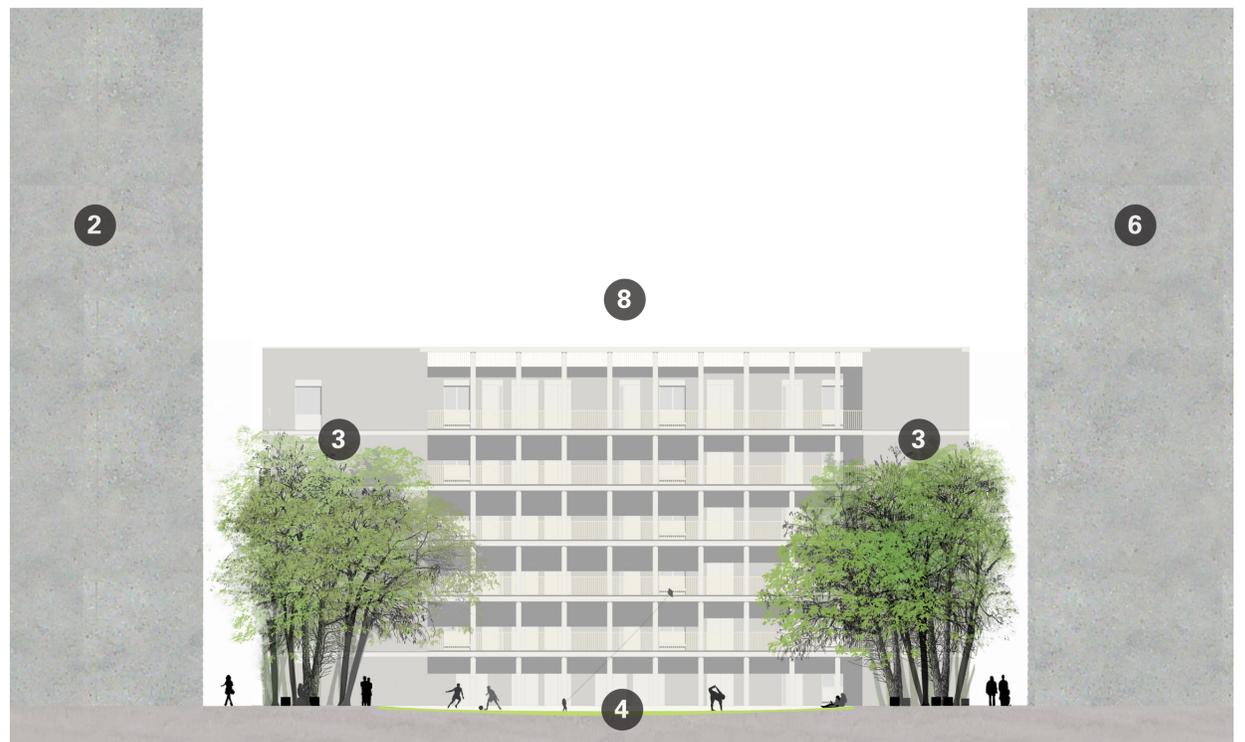
There are some suggestions illustrated by the images below

- Key:
- 1. New access ramp
 - 2. Granville Court
 - 3. New trees
 - 4. New lawn and garden
 - 5. Disabled car parking space
 - 6. Corbiere House
 - 7. Grow Your Own Garden
 - 8. Proposed building
 - 9. Plant room
 - 10. Canal towpath
 - 11. Balmes Road
 - 12. Regents Canal
 - 13. Upper level canal path

New Homes for the De Beauvoir Estate



We are proposing to plant trees and to put seating underneath them, like the image above.



Section through the proposed courtyard

Proposed garden square

At the last consultation event we asked what you would like to see in the new area of public space. The most popular answer was "Trees", closely followed by "Grass" & "Playspace".

What could happen in the proposed courtyard? Fill in a feedback form to have your say



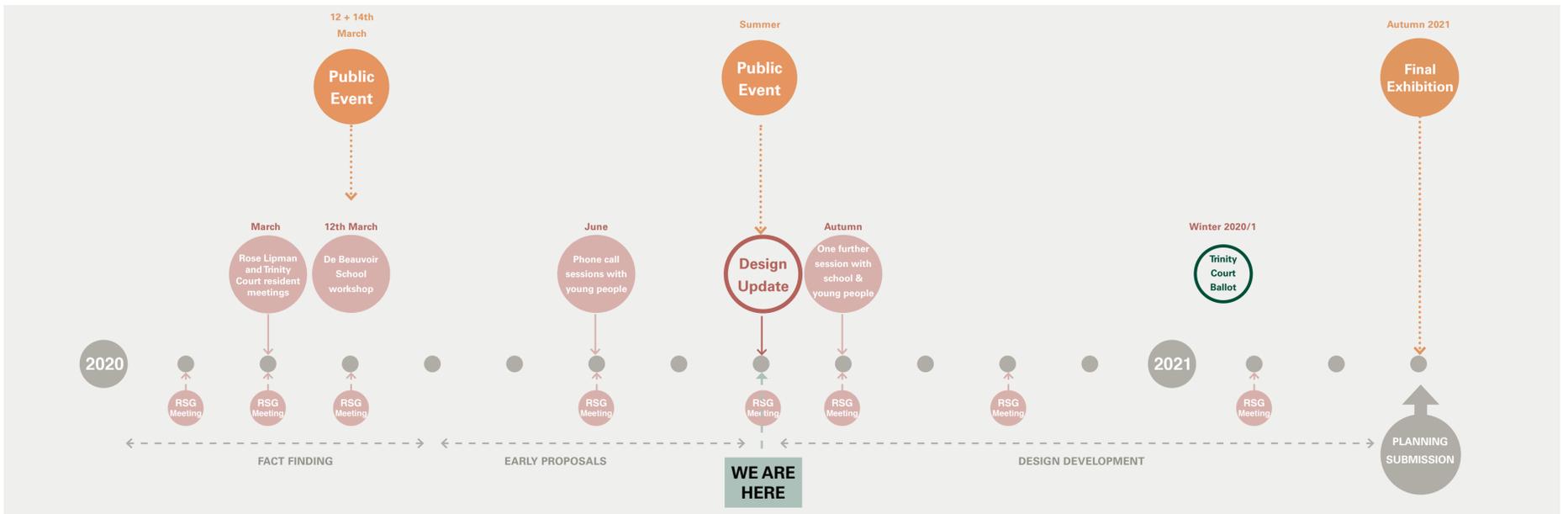
Is it a space for games and group exercises?



Or is a space for children's play?



If so, what kind of children's play equipment should there be?



Consultation programme - phase 2

Engagement on the phase 2 site has so far been conducted at a 'fact finding' stage, looking at how residents feel about the spaces around the site itself and the wider estate.

We think phase 2 can bring about some wider improvements, such as better connections for people walking through the estate and for play and social use.

We have also broadened our approach to take on board the needs of younger people, working with De Beauvoir Primary School and young people from The Crib.

Here is a set of ten recommendations that have been drawn from the consultations carried out so far.



Recommendations

- Make a space that is inclusive - for all age groups and types of people
- Make it even better for children to be able to play out across the estate
- Make it feel safer and more inclusive for young people
- Make better connections across the site - north south and east west
- Make better connections and sightlines into wooden playground
- Create a place that feels safe after dark
- Reprovide shops and cafe
- More trees and greenery
- More seating
- Review car parking

Places designed for people

The spaces are designed for people of all ages. They will be safe and fun for playing out, being with friends or relaxing.

A shared surface is being proposed to make the streets more pedestrian focused spaces.

Recommendations 1, 2 and 3

Shops, public realm and landscape

The space for the existing shops will be replaced and there will be space for new shops.

We are proposing a well-lit space outside Rose Lipman, with plenty of benches and seating. There would be new trees planted here and across the site and new planting.

The courtyard will have space for residents to meet up and relax.

Recommendations 6, 7, 8 and 9

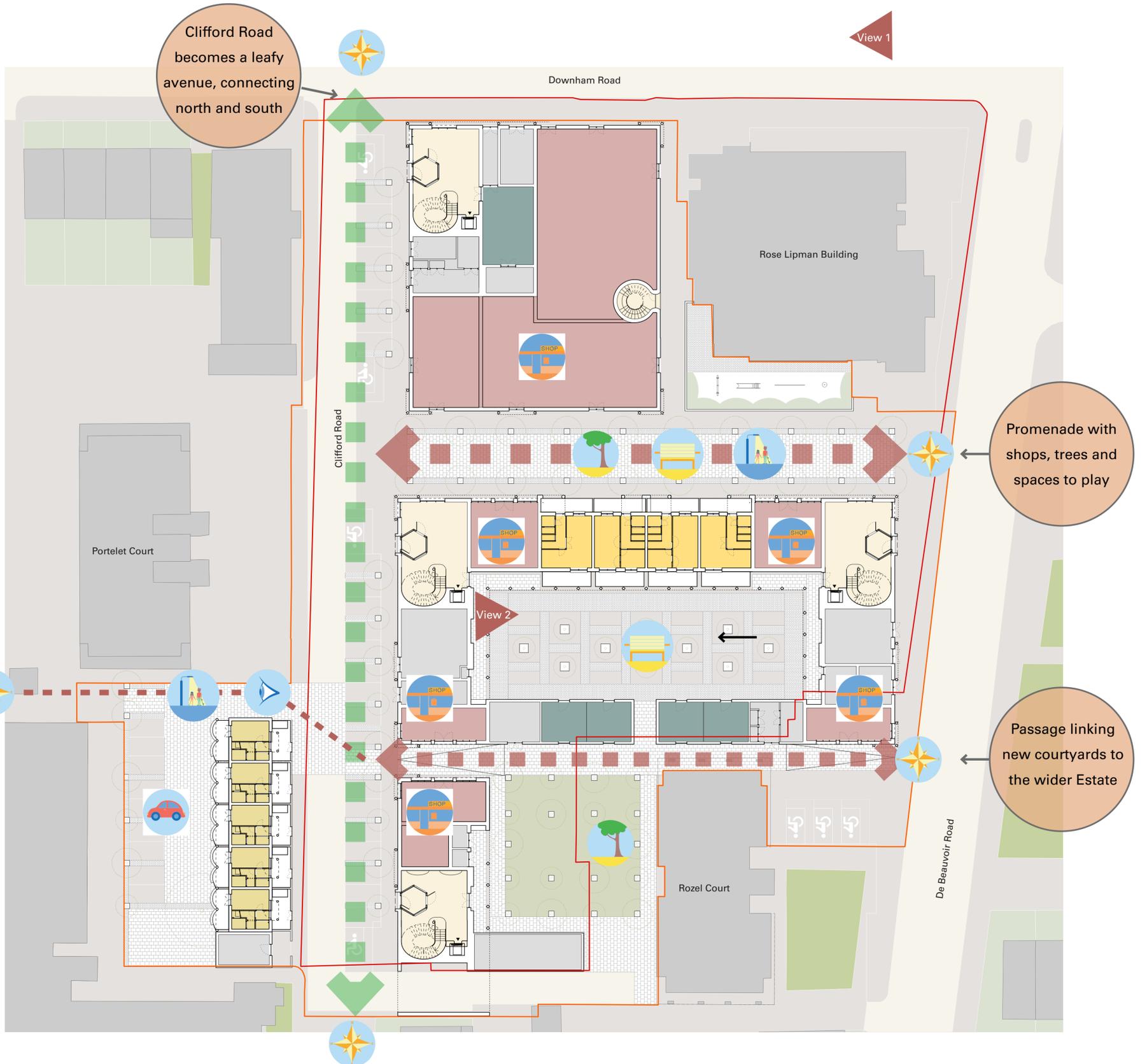
The wider estate

The entrance from Downham Road onto Clifford Road would be clearer with a pavement leading directly to the green space by the canal.

There would be a clearer entrance from De Beauvoir Road to the north of Rozel Court.

We are proposing improved connectivity from De Beauvoir Rd through to Southgate Road, which would connect with the route through to the wooden playground between St Brelades and Portelet Courts.

Recommendations 4, 5 and 10

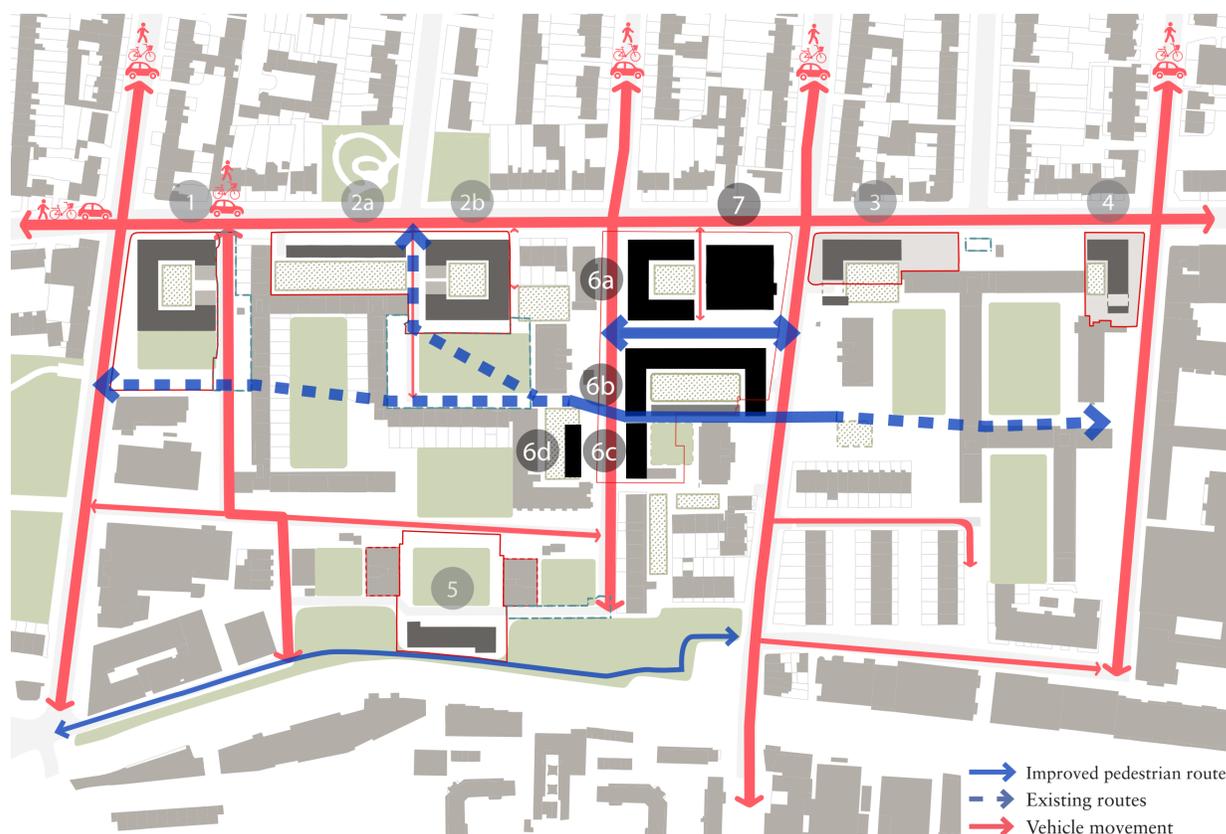


How are the Phase 2 designs developing?

Phase 2 builds on the Phase 1 strategy to remake Downham Road with a strong building line and active frontages. The proposed buildings are currently six storeys, to match the other buildings we are proposing in Phase 1.

We are suggesting we arrange the buildings to emphasise two east-west routes; one leading past the south of the Rose Lipman Building and the other passing by Rozel Court. These would connect into a new north-south route along Clifford Road, which would be planted with new trees & greenery.

These connections will introduce better walking routes across the estate and help to make open spaces, such as the wooden playground, feel safer for everyone.



A map of the estate showing vehicle and pedestrian routes

→ Improved pedestrian route
 - - Existing routes
 → Vehicle movement



- Key**
- Slab Blocks
 - Tower
 - Phases 1&2 Infill Sites
 - Conservation Area Housing

- Phase 1**
1. Downham Road West
 - 2A. TRA Site & basketball courts
 - 2B 81 Downham Road
 3. Downham Road East
 4. Hertford Road
 5. Balmes Road

- Phase 2**
- 6A. Block A
 - 6B. Block B
 - 6C. Block C
 - 6D. Block D

- Site Opportunities**
- A. New greenway / leafy avenue
 - B. New east/west pedestrian street places the Rose Lipman at the heart of the community
 - C. New East-West Route creates a new garden, shared with residents of Rozel Court
 - D. Strengthen relationship with the canal



View 1: looking west along Downham Road with Rose Lipman to the left



View 2: looking east along the new pedestrian promenade towards Landresse Court

What do you think of the new promenade? Fill in a feedback form to have your say

How are the Phase 2 designs developing?

A - North Block

- U-shaped building located west of the Rose Lipman Building
- Ground floor non-residential space containing workspaces and shops, with residential lobby facing Downham Road.
- First-floor garden facing the Rose Lipman Building.

B - South Block

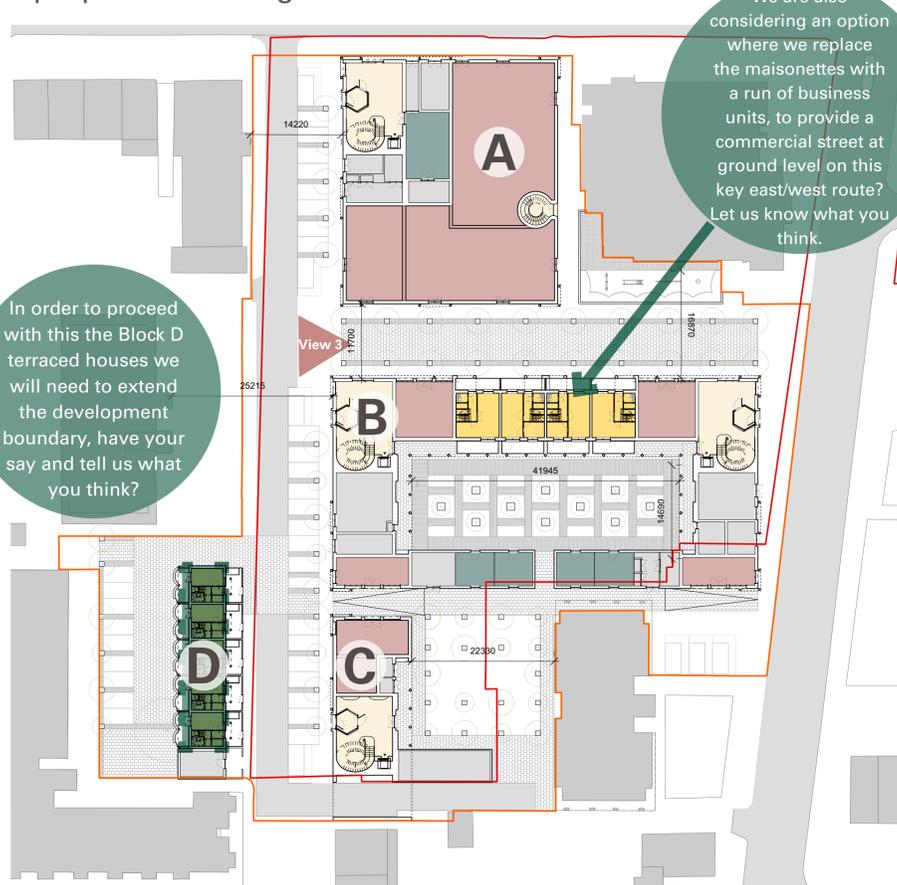
- Courtyard block in middle of site opening toward Rozel Court, with ground floor mixed use surrounding central courtyard. On the upper floors there are twelve homes on every floor.
- Two commercial units face onto Clifford Road and De Beauvoir Road between which is a long thin building that will house cycle storage and ancillary equipment for the development.
- On the northern façade there are four maisonnettes, two nonresidential units and the residential lobbies. There is also an option to replace the maisonnettes at ground floor with a run of business units, to provide a commercial street at ground level on this key east/west route. We are keen to hear your feedback on this.

C - Linear Block

- Smaller linear block at south of site, with an undercroft connecting Balmes Rd to St. Helier Ct.
- Commercial unit facing to the north and the residential entrance to the south.
- From the first floor there are three homes per floor accessed via a deck.

D - Terraced Houses & new development boundary

- Opposite Block C we are proposing five 4-storey terraced houses with front doors and front gardens facing Clifford Rd.
- To achieve this, and to expand the scope for public realm improvements, we are proposing to adjust the development boundary: the previous boundary is shown in red, the proposed in orange.



Proposed Phase 2 Ground Floor Plan
1:500 @A1

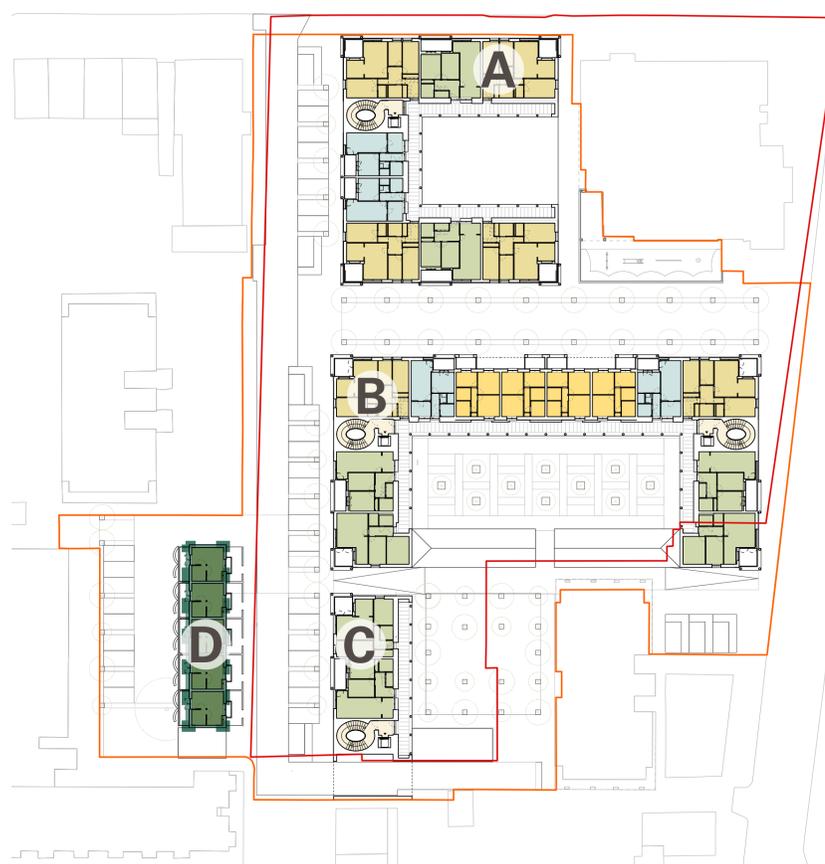


View 3: looking east across block B courtyard with Lanresse Court in the background

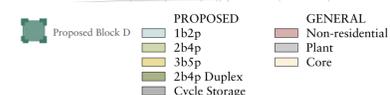
All the blocks (apart from the four storey terraced houses) are six storeys tall with facades of similar materials to the existing buildings on the estate.

Between Block A and Block B we are proposing a pedestrian route that runs to the south of the Rose Lipman Building. This space will have new landscaping including tree planting and seating and will be well overlooked by the commercial units from Block A and B, as well as residential front doors from Block B, which should help to make it feel safer for everyone.

Between Block B and Block C there is a quieter 4.2m wide pedestrian route that runs between De Beauvoir Road and Clifford Road. This route will go via the new planted courtyard spaces between Blocks B and C and Rozel Court, and will join up with an existing east-west route through the estate that runs via St Brelades Court toward Southgate Road.

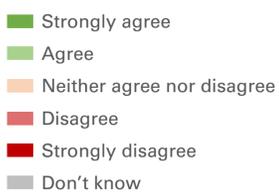
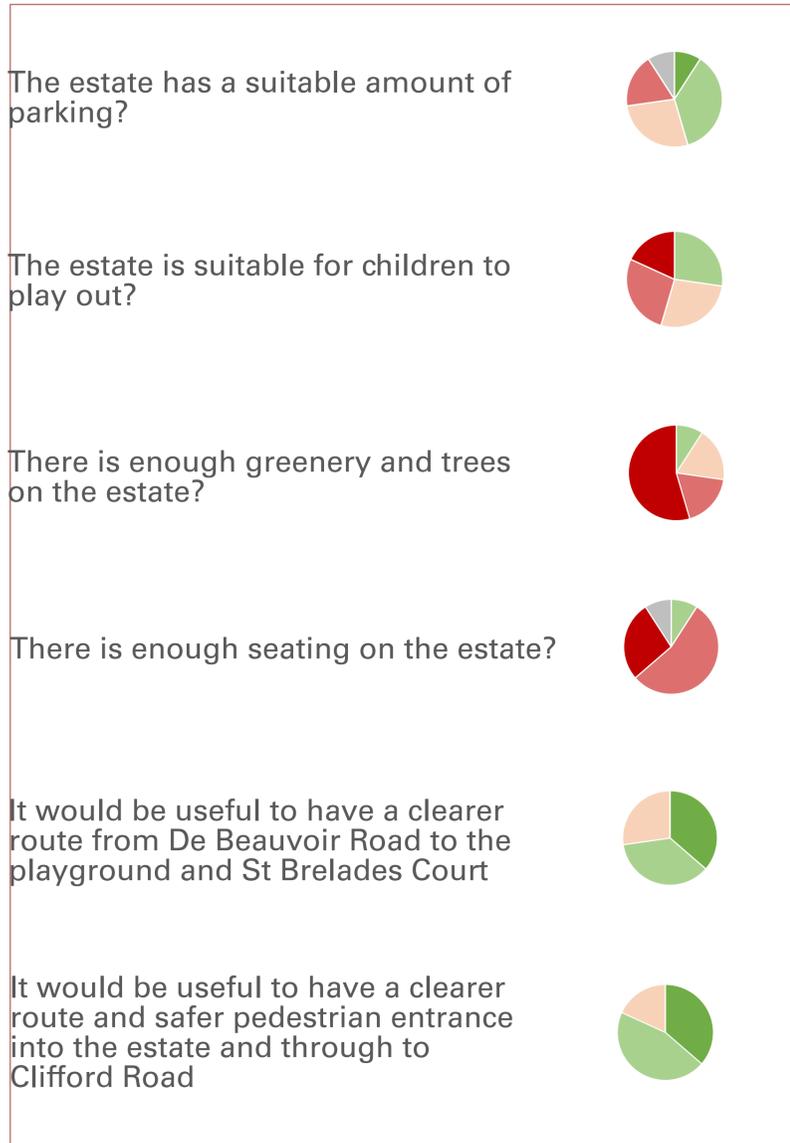


Proposed Phase 2 Typical Upper Floor Plan
1:500 @A1



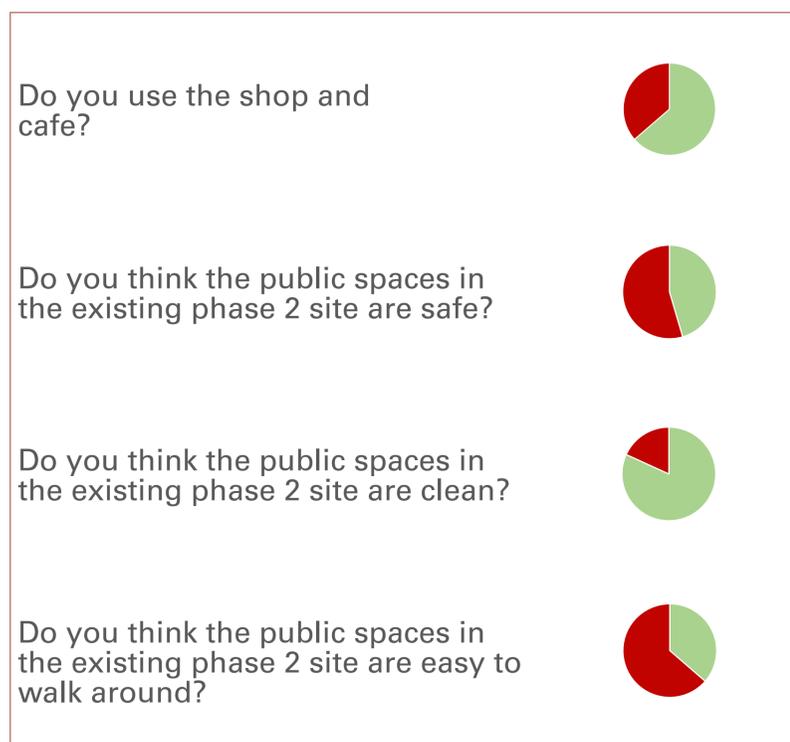
What we heard:

Adult Residents



How we've responded

- > Very few adult residents believe there is not enough parking on the estate and we are reviewing numbers with a view to reducing parking spaces. **Recommendation 10**
- > Some children play out on the estate, but more could be done to increase the number of children who play out. Our proposals seek to make it safer and easier for more children to play out. **Recommendation 2**
- > Residents have told us that there is not enough greenery or trees across the estate. Our proposals include tree planting and landscaping. **Recommendation 8**
- > Residents don't feel there is enough seating across the estate, so we will provide new seating. **Recommendation 9**
- > We will be making a better connection from the site towards the wooden playground near St Brelades Court. This will make it easier and safer for residents of all ages to move around and use these spaces. **Recommendations 4 & 5**
- > We will make the entrance to the site clearer and introduce a safe pedestrian route towards Clifford Road. **Recommendation 4**

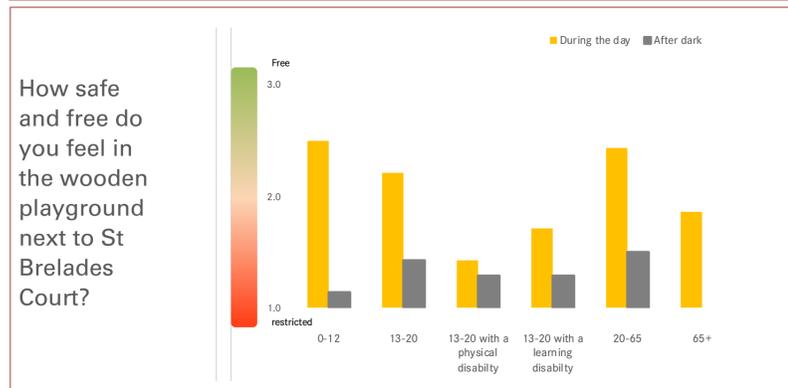
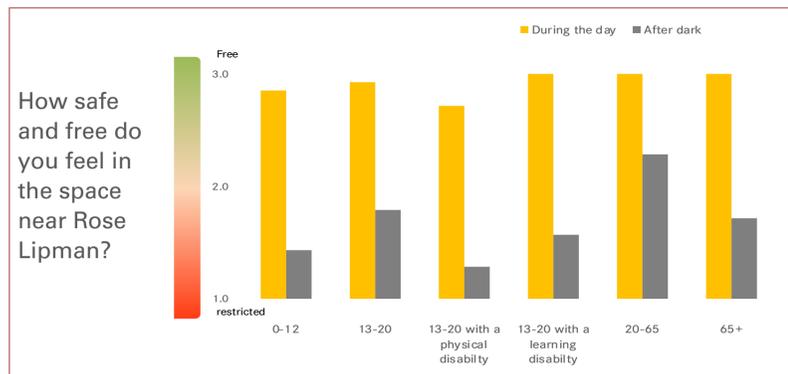


- > We have proposed new retail units, as we recognise these are important for adults, children and young people. **Recommendation 7**
- > As well as good lighting we will make sure that the new layout has clear routes through, good sight lines and overlooking from shops and homes, which will make it feel safer. **Recommendations 5 & 6**
- > We are pleased to hear that most residents find the space clean and would expect this to be maintained.
- > We want to make through-routes easier for residents, whilst still providing spaces for them to play and relax along the way. **Recommendations 2 & 5**

What we heard:

Children & Young people

We talked to young people about how safe and free they feel in five spaces across the estate. Below is the result for the space outside Rose Lipman. They answered for themselves and how they think other age groups feel in this space. They rate it highly during the day, but not after dark. They talked about how there are less people around after dark which made them feel unsafe.



How we've responded

We want to make the space feel safe and inclusive for young people as well as adult residents. Good lighting, overlooking and shops they can use are important for them.

Recommendations 1,2,3,5 & 6

We will make the wooden playground easier to access, as part of landscaping works in phase 1. This will make it easier for people with mobility issues to access this space to play or with their children as well.

Recommendations 1, 2 & 3

Furthermore, we will make a better connection across the phase 2 site towards the wooden playground so that children and young people are able to safely access this space.

Recommendations 4 & 5

Space outside Rose Lipman (in phase 2 site)

What's good about this space?

- Inclusive and relaxed - enjoyed by children and adults alike (good for bike riding and lounging / socialising)
- It's open to the estate and well overlooked by local businesses and residences.
- It's a peaceful and welcoming space: good vegetation, seating, quiet

We will be incorporating a variety of new benches into the design which are comfortable for all ages. Some will be good for one or two friends to have a conversation, others for small groups of people to gather and hang out.

Recommendation 9
Recommendation 8

What's bad about this space?

- Not much lighting
- It needs plants and better benches to sit on
- No shops, you have to walk to Tesco, which feels dangerous
- There are gangs sometimes

We will be providing new lighting that makes the space feel safe after dark.

Recommendation 6

We will make sure new shops and workspace units overlook the space.

Recommendation 7

Additional Feedback from client, RSG & Planners

- Concern over safety through undercrofts

To ensure safety and pedestrian friendliness, the undercrofts in Phase 2 will follow the same approach as those in Phase 1 (please refer to board 5)

- East-West passage is too narrow

The passage has been widened to maximise the width of the pedestrian route

- Ancillary storage structure (containing the mechanical and electrical services equipment) is too tall

The structure has been reduced in height to a single storey

- Nursery should be consulted on location of garden

We are working with the nursery on the details of this proposal



A site plan showing the existing parking across the five sites

Key: ■ = existing spaces ■ = spaces that need to be moved

The aspiration is for a more child friendly and sustainable development.

The scheme is a car free development. This means that no new car parking spaces will be allocated to new residents of new homes with the exception of parking for new wheelchair accessible homes, which is in line with Hackney’s current policy for new housing and their ambition to reduce car use and parking.

The proposed strategy means an overall reduction in car parking. In part this is achieved by converting regular permit holder spaces into wheelchair accessible spaces as these become required over time, which means that the reduction is a gradual process.

The car parking stress survey found that there is enough capacity within the estate for all current permit holders to keep their spaces at present with a gradual reduction over time. This means that we can reduce permit parking to reflect the usage within the parking stress survey results

Existing Phase 1

- 71 permit spaces
- +
- 6 accessible spaces

Total: 77 spaces

Existing Phase 2

- 56 permit spaces
- +
- 3 accessible spaces

Total: 59 spaces

The development has to provide 10% of WCA parking as per planning policy. This has been divided into 3% of this being provided when the homes are completed and the remaining 7% can be provided as if needed so the strategy has allowed for this.

We are keen to hear your feedback on the parking strategy. Please complete a feedback form if you’d like to share your comments.



A site plan showing the proposed parking across the five sites (+10% accessible)

Key: = Parking space
 = Wheelchair Access Space WCA
 = 'Day one' standard space which can be converted to a WCA
 = Empty, with the potential to become a WCA

Existing spaces

71 permit spaces
 +
 6 accessible spaces

Total: 77 spaces

Parking Survey Results (currently occupied spaces)

60 permit spaces
 +
 4 accessible spaces

Total: 64 spaces
 -17% reduction

+3% accessible spaces (project completion)

52 permit spaces
 +
 12 accessible spaces

Total: 64 spaces
 -17% reduction

+10% accessible spaces (if required in future)

40 permit spaces
 +
 25 accessible spaces

Total: 65 spaces
 -15% reduction

- 1. Downham Road West
 - 26 parking spaces
 - 4 accessible space
- 2. 81 Downham Road
 - 24 parking spaces
 - 1 accessible spaces
- 3. Downham Road East
 - 9 parking spaces
 - 1 accessible space
- 4. Hertford Road
 - 12 parking spaces
 - 0 accessible spaces
- 5. Balmes Road
 - 0 parking spaces
 - 0 accessible spaces

- 1. Downham Road West
 - 19 parking spaces
 - 2 accessible space
- 2. 81 Downham Road
 - 22 parking spaces
 - 1 accessible spaces
- 3. Downham Road East
 - 9 parking spaces
 - 1 accessible space
- 4. Hertford Road
 - 10 parking spaces
 - 0 accessible spaces
- 5. Balmes Road
 - 0 parking spaces
 - 0 accessible spaces

- 1. Downham Road West
 - 11 parking spaces
 - 5 accessible space
- 2. 81 Downham Road
 - 37 permit spaces
 - 3 accessible spaces
- 3. Downham Road East
 - 2 parking spaces
 - 2 accessible space
- 4. Hertford Road
 - 1 parking spaces
 - 1 accessible spaces
- 5. Balmes Road
 - 1 parking spaces
 - 1 accessible spaces

- 1. Downham Road West
 - 8 parking spaces
 - 8 accessible space
- 2. 81 Downham Road
 - 32 parking spaces
 - 8 accessible spaces
- 3. Downham Road East
 - 0 parking spaces
 - 4 accessible space
- 4. Hertford Road
 - 0 parking spaces
 - 2 accessible spaces
- 5. Balmes Road
 - 0 parking spaces
 - 3 accessible spaces



A site plan showing the proposed parking

Key:
■ = Parking space
■ = Wheelchair Access Space WCA
■ = 'Day one' standard space which can be converted to a WCA
■ = Empty, with the potential to become a WCA

Existing spaces

56 permit spaces
 +
 3 accessible spaces

Total: 59 spaces

Parking Survey Results (currently occupied spaces)

53 permit spaces
 +
 5 accessible spaces

Total: 55 spaces
 -7% reduction

+3% accessible spaces (project completion)

37 permit spaces
 +
 7 accessible spaces

Total: 44 spaces
 -25% reduction

+10% accessible spaces (if required in future)

29 permit spaces
 +
 15 accessible spaces

Total: 44 spaces
 -25% reduction

We are proposing to reduce the total car parking spaces by 11 less than the stress survey results. This enables a new publicly accessible green space west of Rozel Court, rather than car parking, as well as improved facilities and connections, to benefit the whole Estate.

However, there is additional capacity within the estate for all resident permit holders to maintain their space (as explained on the following board).



Trees planted between the parking spaces



A shared surface street with pedestrian priority



A site plan showing the proposed parking

Key:
■ = Parking space
■ = Wheelchair Access Space WCA
■ = existing spaces
 = 'Day one' standard space which can be converted to a WCA
 = Empty, with the potential to become a WCA
■ = spaces that need to be moved

Existing spaces (total estate)

492 permit spaces
 +
 29 accessible spaces

Total: 521 spaces

Parking Survey Results (currently occupied spaces)

426 permit spaces
 +
 18 accessible spaces

Total: 444 spaces
 -15% reduction

+3% accessible spaces (project completion)

454 permit spaces
 +
 39 accessible spaces

Total 493 spaces
 -5% reduction

+10% accessible spaces (if required in future)

434 permit spaces
 +
 60 accessible spaces

Total: 494 spaces
 -5% reduction

With the aspiration of a more child friendly and sustainable development we are proposing to reduce car parking spaces across the estate. To help us understand more about parking across the estate, we have done a parking survey which showed that there are 66 permit holder and 11 wheelchair spaces that are unused across the estate.

The number of parking spaces we are proposing is greater than the number of permit holders currently on the estate. This means that every permit holder who currently parks on the estate will still be able to do so.



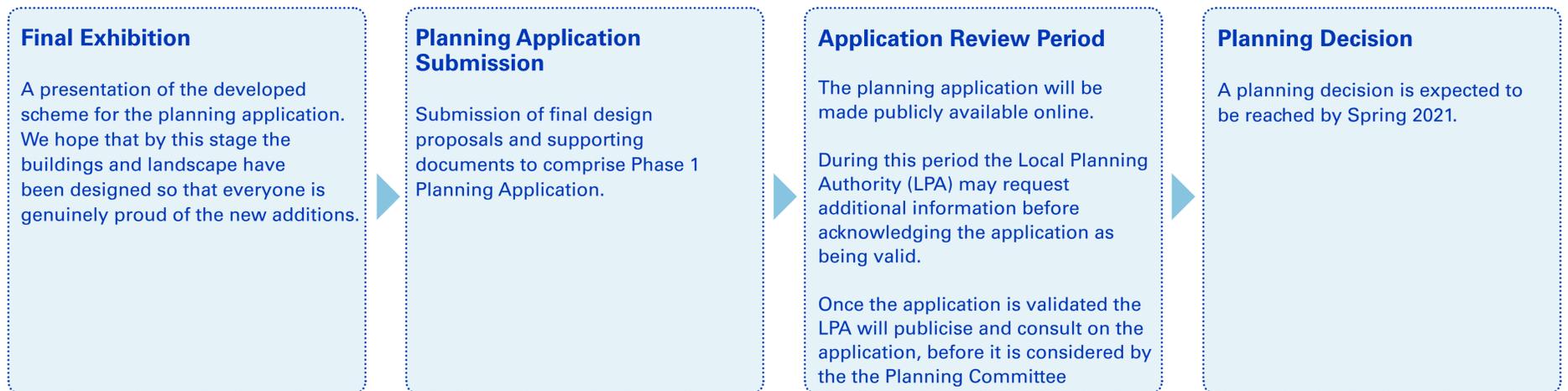
Tree planting between parking spaces, design by Vogt Landscape

Thank you for attending this public exhibition. Please fill out a feedback form so we can log all your comments and take them on board as the designs are finalised.

Phase 1: We are going to begin the final stage of design in preparation for the planning application, after analysing all the feedback from this event, the Resident Steering Group and feedback from Hackney Council.

Phase 1:

Spring 2021



Phase 2:

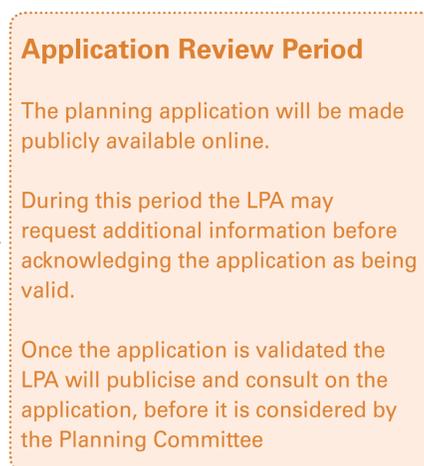
Autumn 2020



Summer 2021



Autumn 2021



Autumn 2021



Trinity Court Ballot

As part of the plans for Phase 2, we will be balloting residents of Trinity Court on our plans. The principle of balloting residents at Trinity Court was agreed at the Council's Cabinet meeting in July. The ballot is a critical part of ensuring that residents are at the heart of our proposals for the De Beauvoir Estate. We will continue to work with you and PPCR (Independent Tenant and Leaseholder Advisors). We think it's right that if we're proposing to demolish your home, you should be able to vote on whether the proposals should go ahead. An independent body will be appointed to carry out the ballot and at the moment, we are expecting to conduct the ballot in Winter 2020/1.

If you are a resident at Trinity Court, you don't need to do anything right now, but we will be contacting you over the next couple of months about voter eligibility for the ballot. In order to be eligible you must be:

- a social tenant named as a tenant on the tenancy agreement;
- a resident homeowner (leaseholder or freeholder) who has been living in the property as their only or principal home for one year; or
- a resident over the age of 16 whose principal home is Trinity Court and has been on the housing register for one year.

In the meantime, if you have any questions about the project or the ballot, please contact James at james.molloson@hackney.gov.uk or on 020 8356 2154. For independent advice, please contact Christina Byrne from PPCR at cbyrne@ppcr.org.uk or by freephone 0800 317066.

We are keen to hear your thoughts and feedback on our proposals. Feedback forms can be filled in by residents and local people of all ages, including children

Get in touch

Hackney Council Phase 1:
Theresa Dugbatey, Project Manager
E: theresa.dugbatey@hackney.gov.uk

Patricia Lewin, Project Officer
E: patricia.lewin@hackney.gov.uk
T: 020 8356 7519

Hackney Council Phase 2:
James Molloson, Project Manager
E: james.molloson@hackney.gov.uk

Nikketta Wilks Project Officer
E: nikketta.wilks@hackney.gov.uk
T: 020 8356 1721

PPCR:
Christina Byrne, Associate Consultant
E: CByrne@ppcr.org.uk
T: 020 7199 0900