

NEW HOMES AT BLACKWELL CLOSE



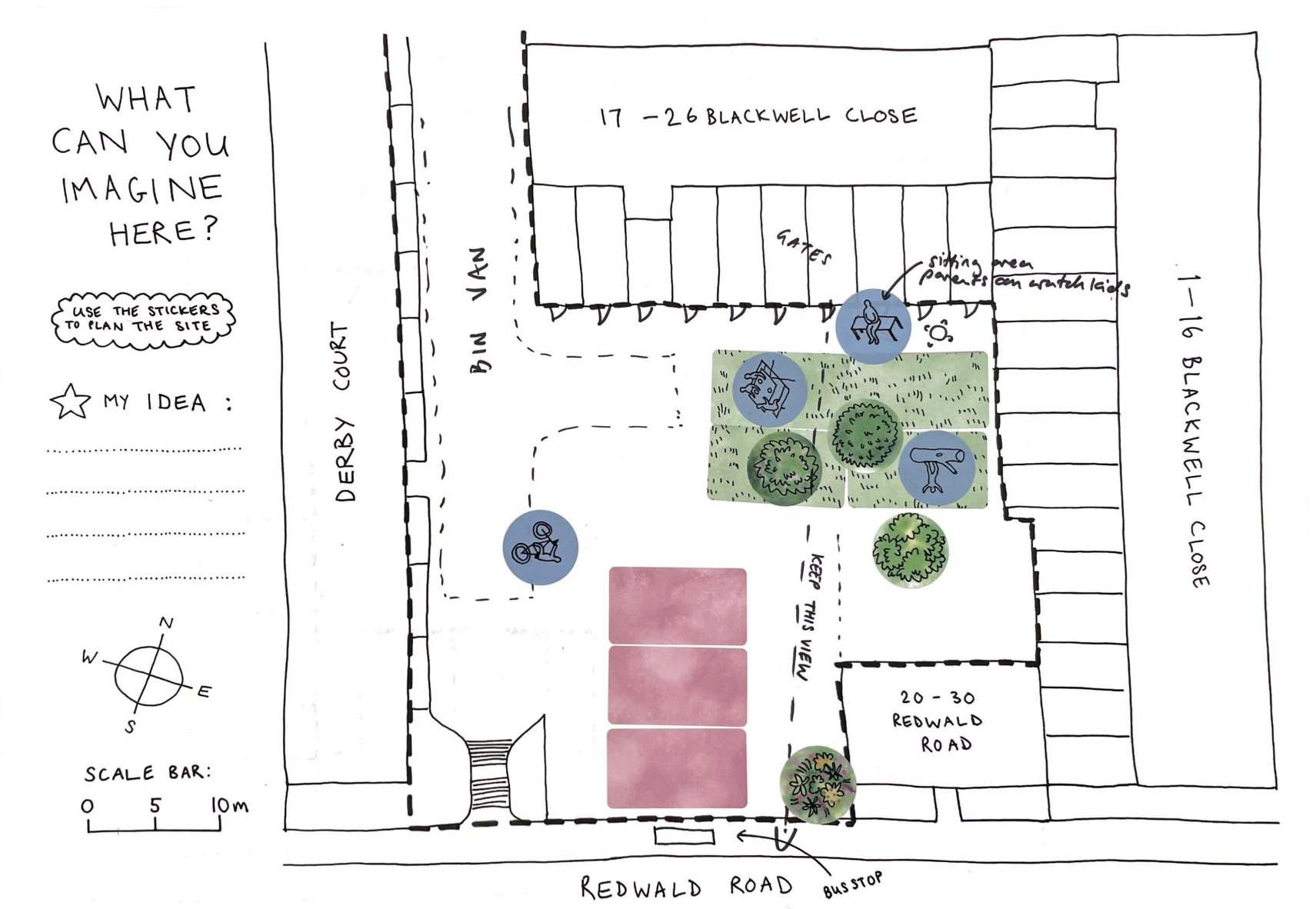
Hackney Council is proposing to build around 18 new flats for social rent at Blackwell Close, working with Al-Jawad Pike architects and Periscope landscape architects. We are here today to gather residents' feedback on the early design proposals.

In June 2024 we held a public drop-in event where we received lots of really useful feedback that has fed into the early design development. Below are some design responses by residents from the event together with some of the things you told us and how we have listened:



New homes

Comment: Resident's understood the need for new social housing to meet local need.
Response: All homes provided will be for affordable social rent.



Community garden

Comment: You told us that the community garden is not well used, but noted that green space is important.
Response: The proposal will be re-providing a more accessible community garden on-site.



Accessibility

Comment: Residents would like to see improvements to the external stair from Redwald Road as it is not in the best condition.
Response: We are proposing to improve accessibility across the site by providing both stepped and step-free access from Redwald Road.



Play space

Comment: There was a strong appetite for safe play space that is well overlooked as there are a lot of families in the area.
Response: We are proposing to provide a mix of play spaces for all age groups on-site.



Overlooking & privacy

Comment: Concerns were raised about the loss of light to amenity spaces.
Response: The design team have been undertaking modelling and analysis to limit the impact of the new development for existing residents.



Bus stop

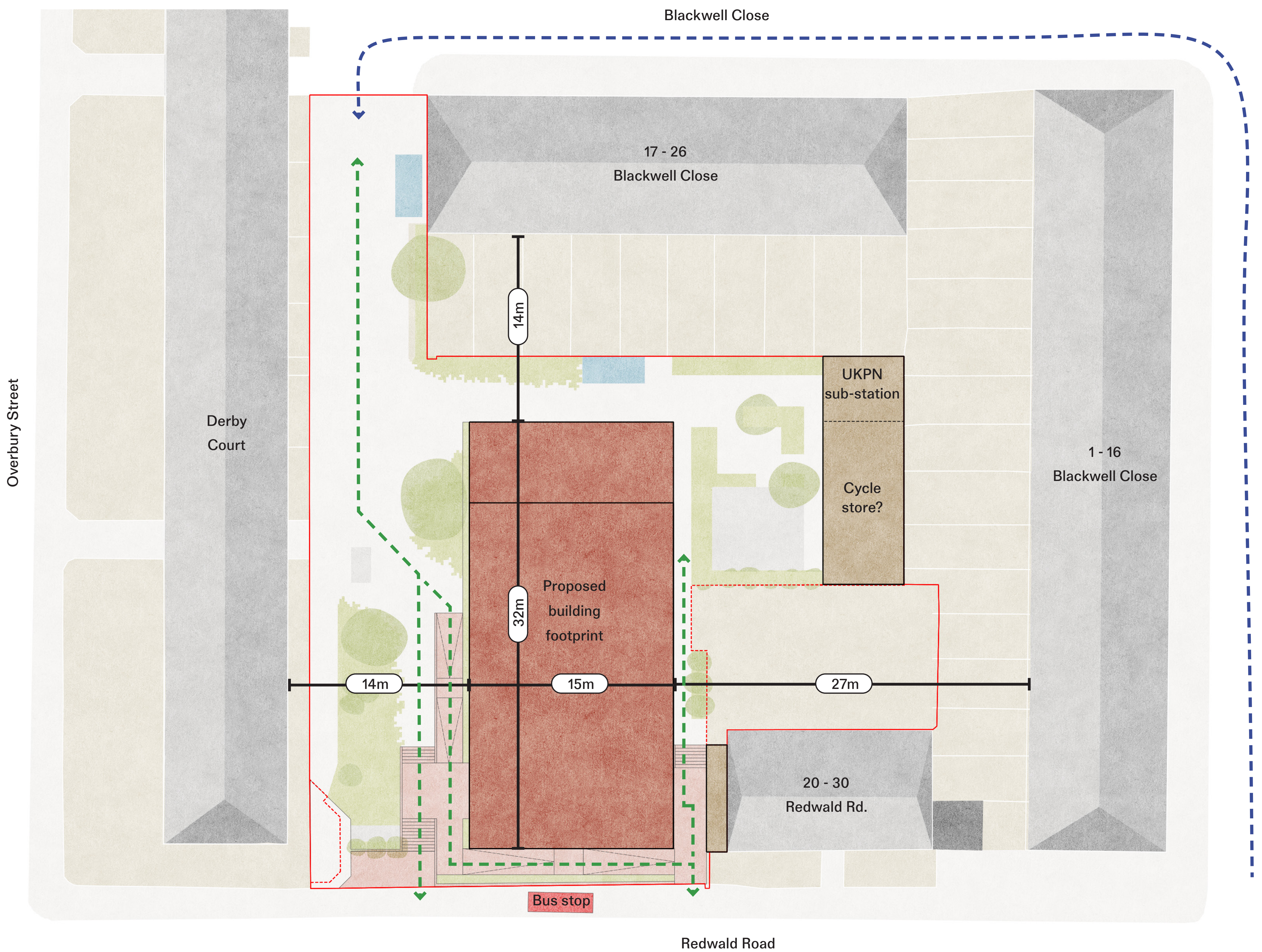
Comment: You told us that the bus stops on Redwald Road are well used and voiced concerns over any potential movement of them.
Response: We are proposing to retain the bus stops in their current locations.

PLEASE SHARE YOUR THOUGHTS ON THE SITE LAYOUT



What we're proposing:

- Up to 18 new homes to replace the garages and car parking at Blackwell Close.
- All new homes for social rent providing a mix of sizes to meet local need in the area.
- A building of 3 to 5 storeys to align with the heights of the existing neighbouring buildings.
- Re-provision of the community garden on-site.
- New landscaped areas around the buildings with new tree planting to provide a safe and welcoming communal space.
- A mix of play spaces for all age groups on-site.
- Improved accessibility with stepped and step-free ramped access from Redwald Road.



Proposed Site Plan

- Development site
- Vehicular access
- Pedestrian access

Tell us what you think:

- Proximities?
- Connectivity?
- Accessibility?
- Safety?
- Bus stop?
- Parking?
- Cycle storage?
- Refuse storage?

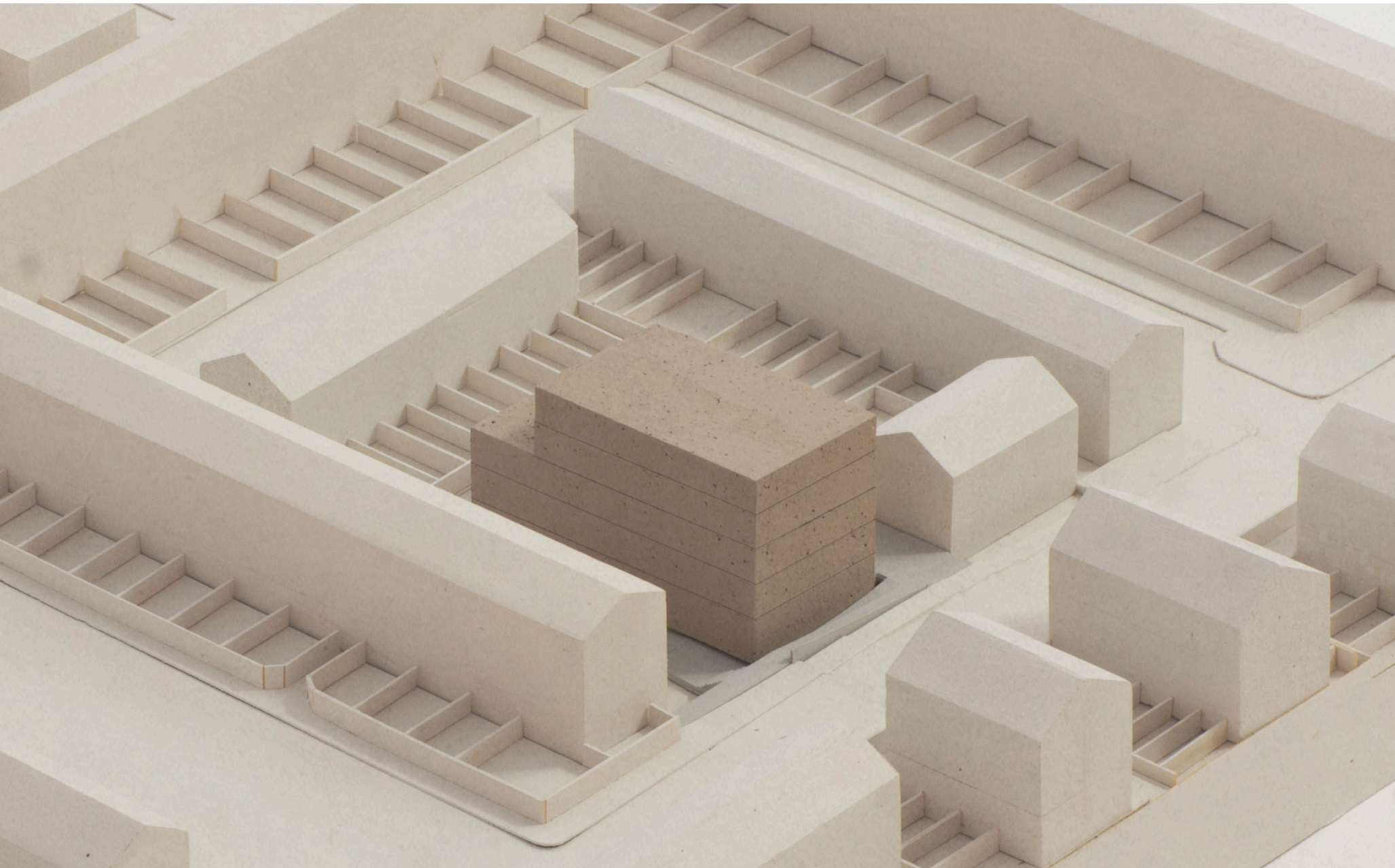


OUR EARLY PROPOSALS FOR THE NEW BUILDING



What we’re proposing:

Our early massing proposal is comprised of a 5-storey block orientated north to south, aligning with the height of Derby Court to the west. The building steps down to 3-storeys to the north to align with the height of the terraced houses along Blackwell Close and to minimise the impact on their outlook and amenity spaces. The diagrams opposite explain the design moves that have shaped our early proposals.



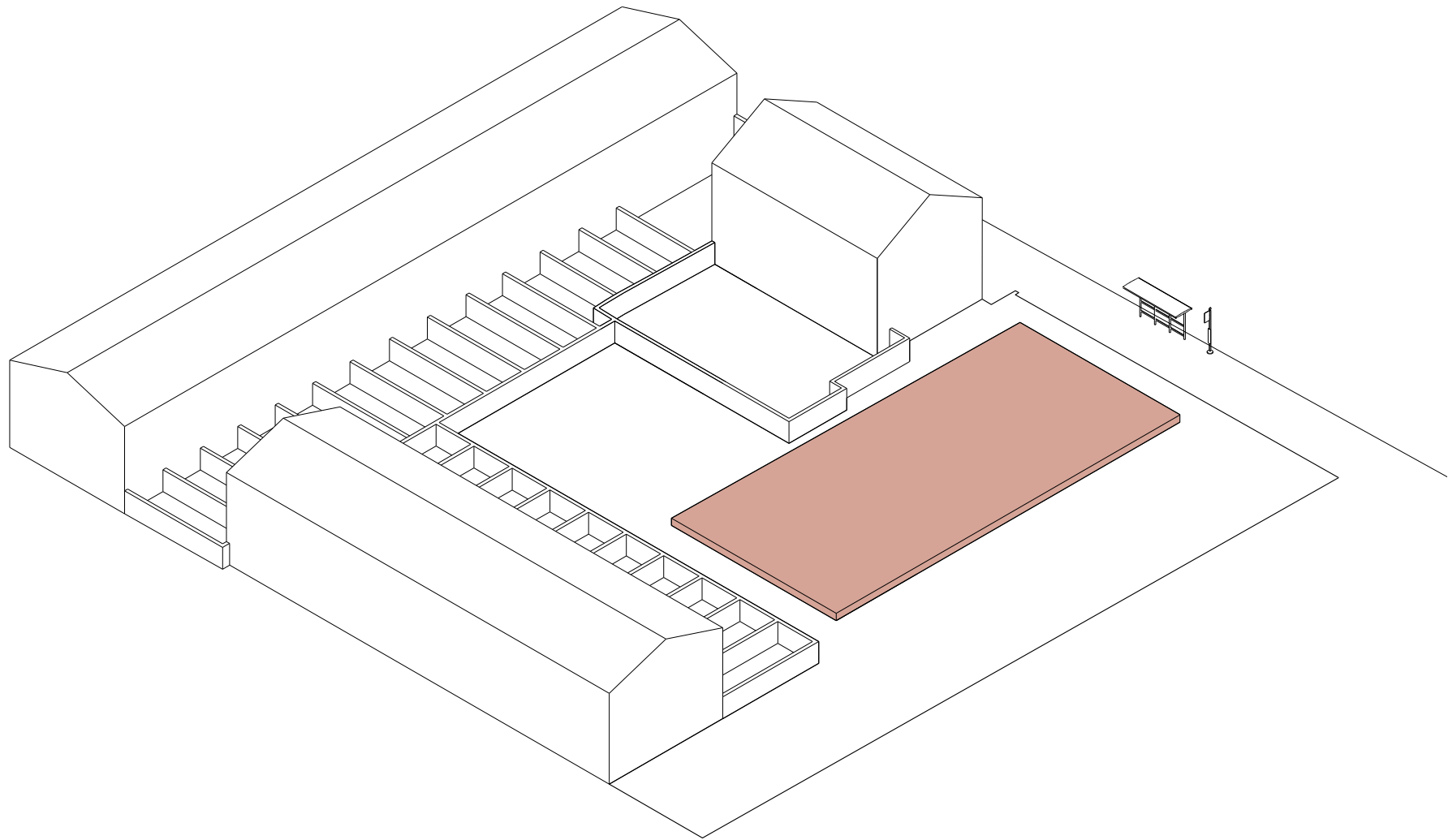
Site model - aerial view



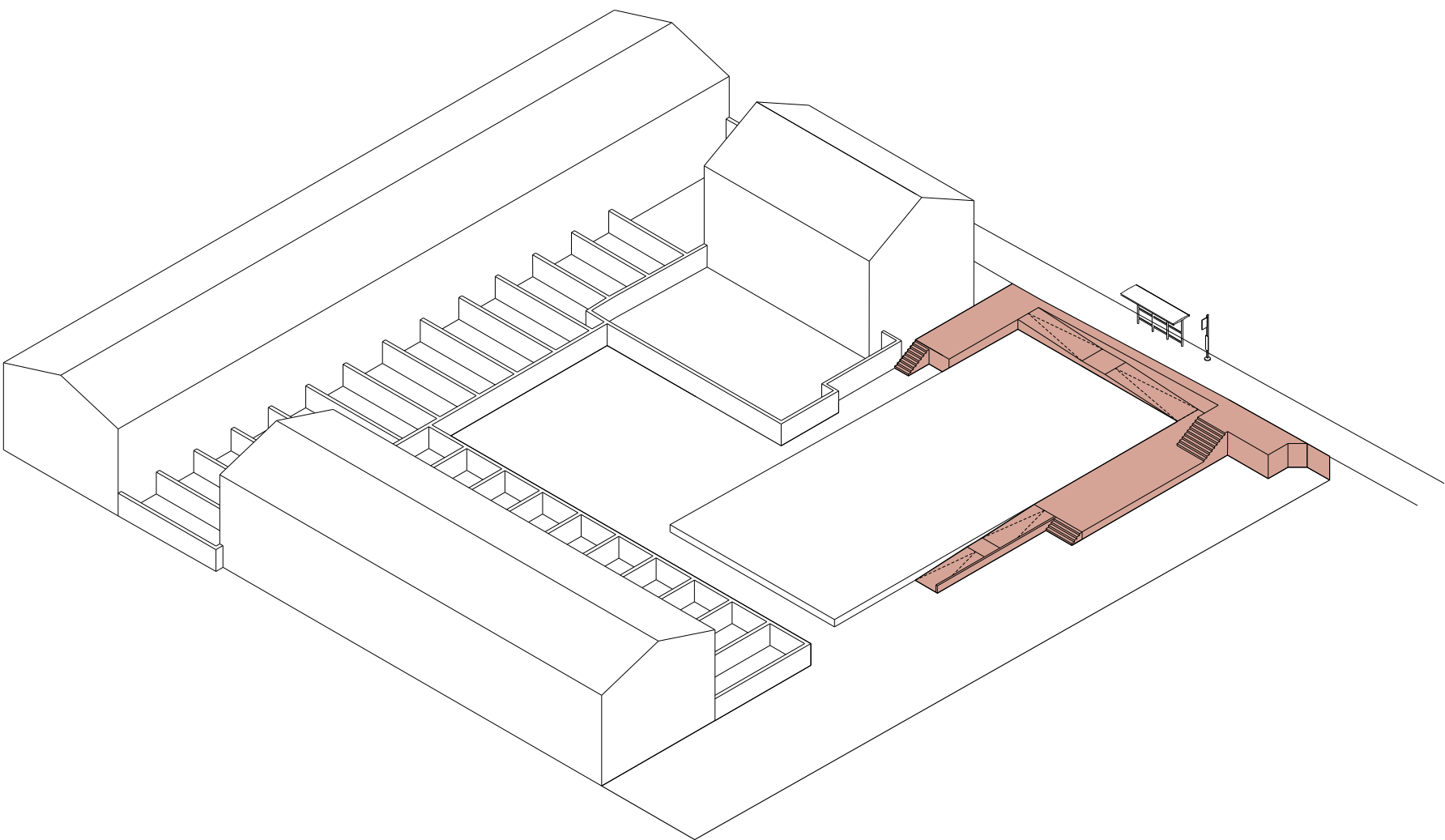
Indicative view looking west along Redwald Road



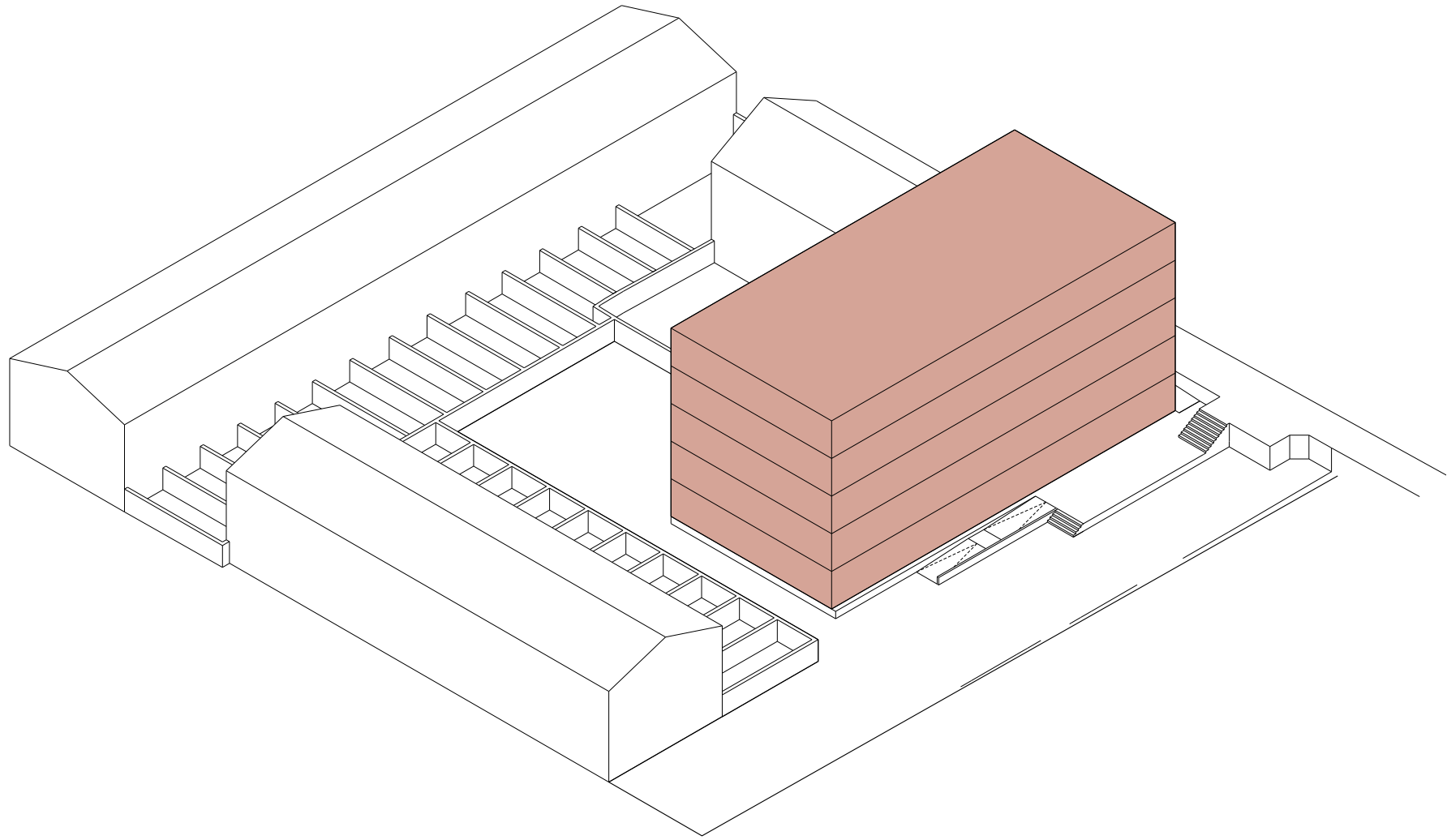
Indicative view looking south from Blackwell Close



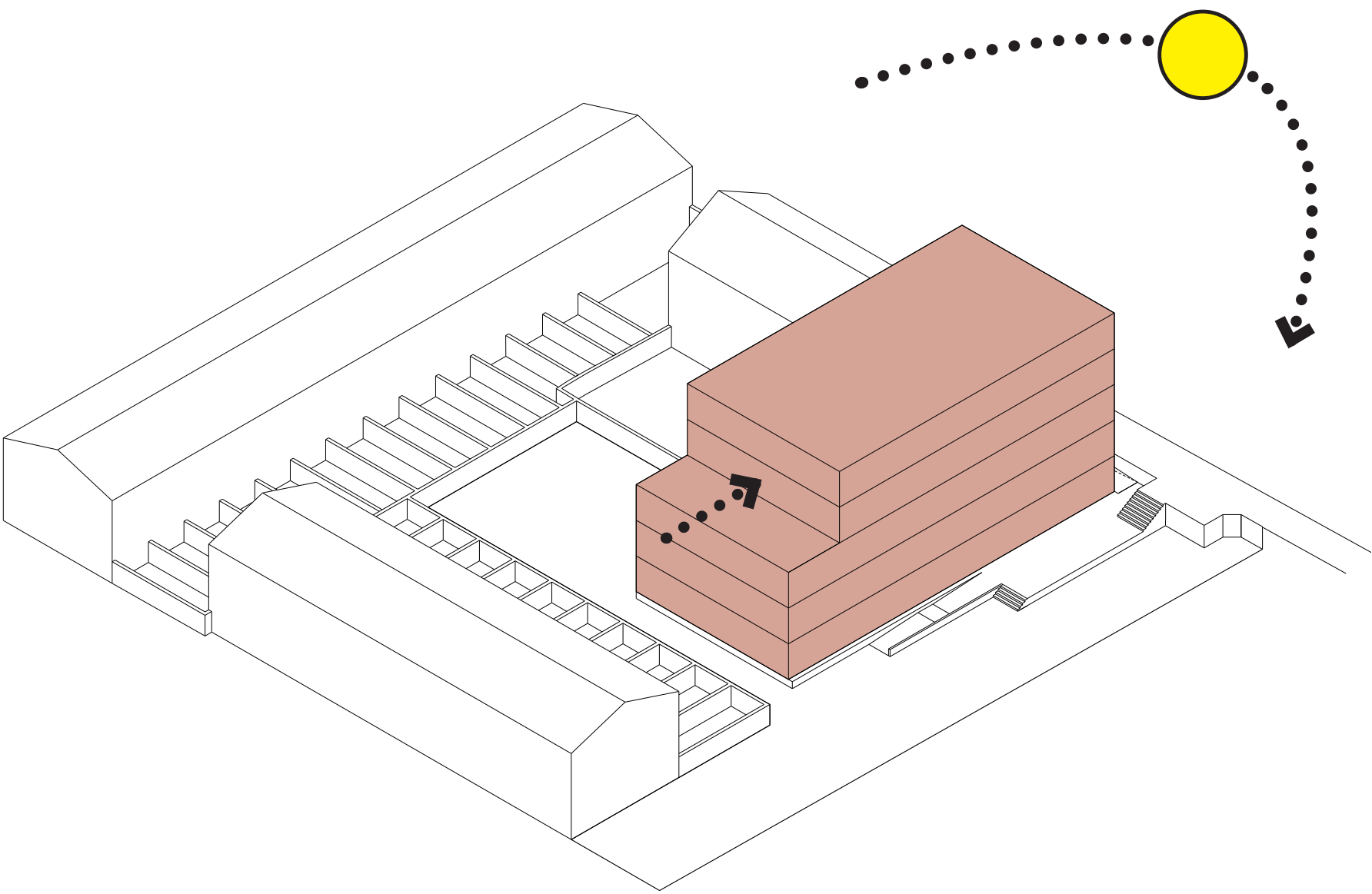
1 Raised plinth to provide flood defences for all new homes.



2 Stepped and step-free access from Redwald Road to provide improved accessibility.



3 5-storey north-south orientated residential block to provide new affordable homes.



4 Massing stepped down to the north to reduce the impact on neighbouring properties.

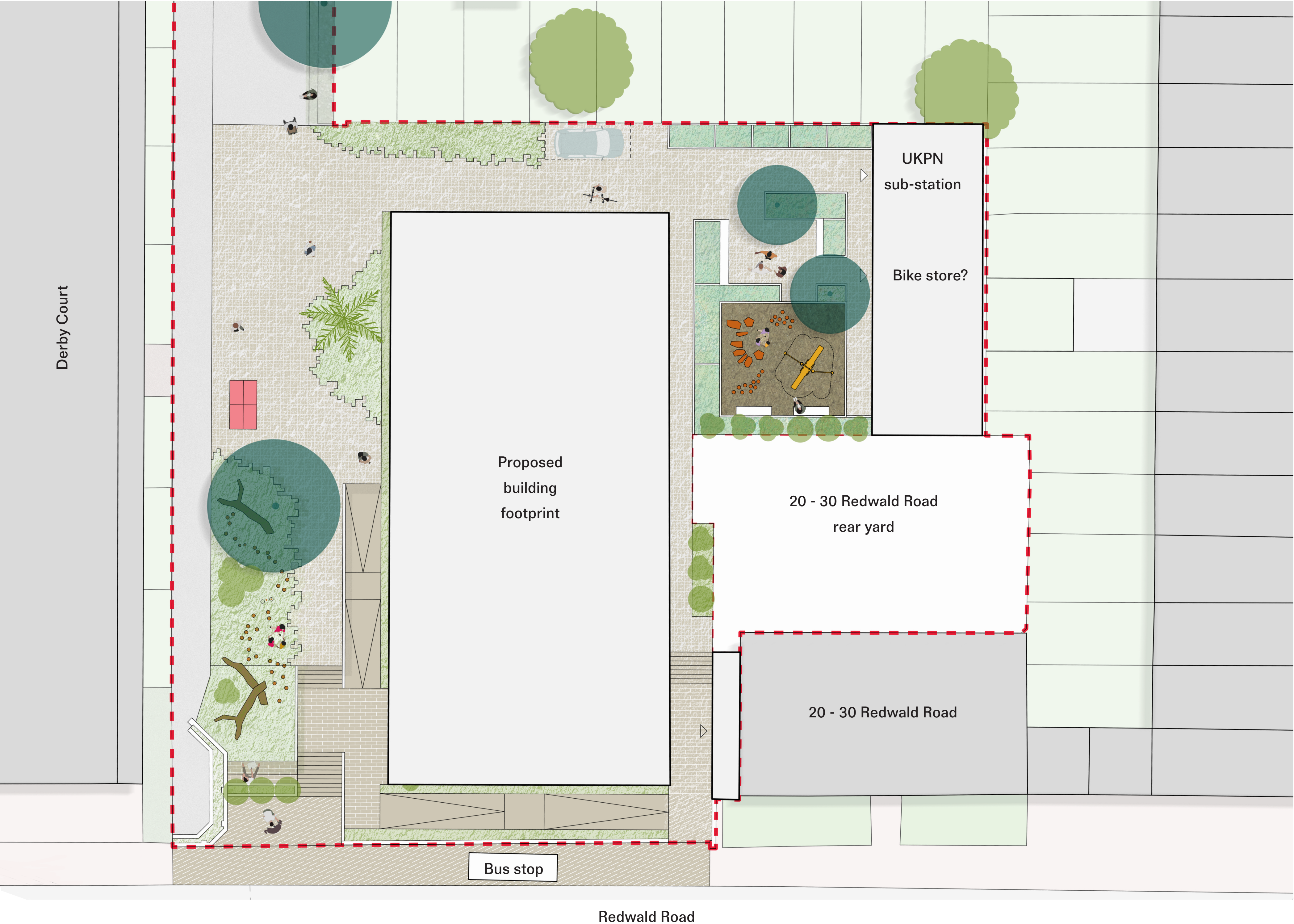
PLEASE SHARE YOUR THOUGHTS ON THE LANDSCAPE & PUBLIC REALM



What we're proposing:

The design provides an open, accessible and shared space for existing and new residents, maximising green infrastructure, implementing the site-wide drainage strategy and public benefit. This is achieved through:

- Implementing level connections along Redwald Road, providing a fully accessible route via ramp parallel to the building facade.
- Supporting a car-free site strategy, limiting the provision of 2no. accessible parking bays to the north of the proposed development.
- Relocating the existing community garden and consolidating its layout into a series of planting beds and communal seating area.
- Reducing the overall site hard-standing, replaced with soft landscape or permeable surface.
- Introducing natural play elements and play-on-the-way trail along the Derby Court western edge, mitigating level difference along Redwald Road.
- Enhancing trees and shrubs' planting across site, buffering the proposed development and improving the site's permeability.



Proposed Landscape and Public Realm Plan

- | | | | |
|-------------------------|------------------------------|---------------------------------|------------------------------------|
| Proposed shrubs / trees | Proposed play safety surface | Proposed permeable paving setts | Proposed planting at podium |
| Existing hard-standing | Proposed planting in ground | Proposed concrete podium pavers | Proposed community garden planting |

Tell us what you think:

- Community garden?
- Greener streets?
- Trees & natural shading?
- Walking & cycling routes?
- Planting & biodiversity?
- Play elements?
- Wayfinding & signage?
- Natural surveillance?