

# NEW HOMES AT BLACKWELL CLOSE

## WHAT YOU TOLD US



Hackney Council is proposing to build around 18 new flats for social rent at Blackwell Close, working with Al-Jawad Pike architects, Periscope landscape architects and XCO2's multi-disciplinary team. We are here today to share the latest design proposals with residents following feedback from the previous public drop-in events where we received lots of really useful feedback that has fed into the design development of proposals.

### What you told us:

- New homes - Understanding of affordable housing to meet local need.
- Overlooking & privacy - Some concerns around proximities and impact on access to daylight.
- Community garden - Visual greening is important, but not currently well used with a lack of support to the Redwald Garden community gardening group. A more accessible garden would be welcomed to broaden community use. Retention and re-use of existing assets should be considered.
- Parking - Concerns over the loss of parking.
- Anti-social behaviour - Residents raised concerns about security at night time due to a lack of overlooking and would welcome improvements to eradicate this.
- Noise - concerns about construction noise and impact on working from home.



Public drop-in event, November 2024



Landscape workshop drop-in event, March 2025



Proposed view from Redwald Road



# NEW HOMES AT BLACKWELL CLOSE

## SITE STRATEGY



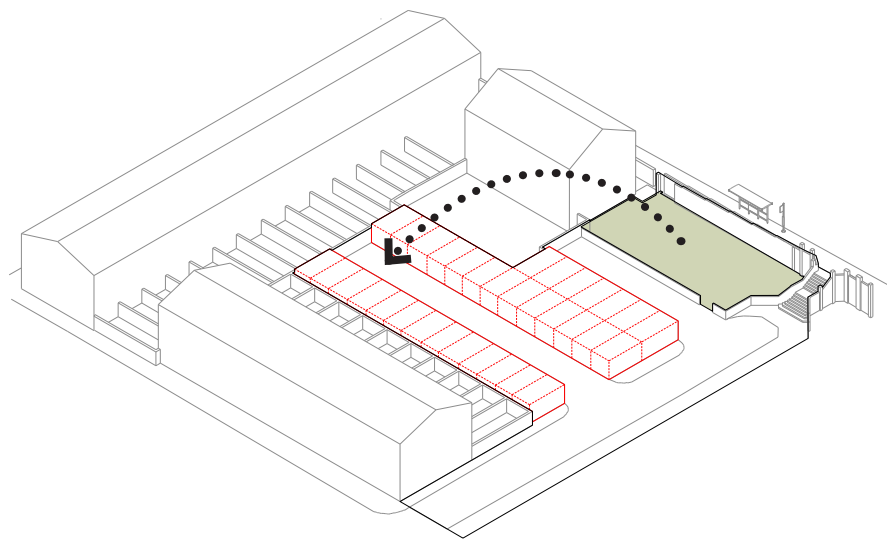
### What we're proposing:

- Up to 18 new homes to replace the garages and car parking at Blackwell Close 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. The Council is working with Redwald Garden community gardeners and other local stakeholders to seek more support to the group and local gardening initiatives.
- 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.
- We're working with the police's Secure by Design officers to ensure outdoor spaces are designed to be safe and well overlooked.

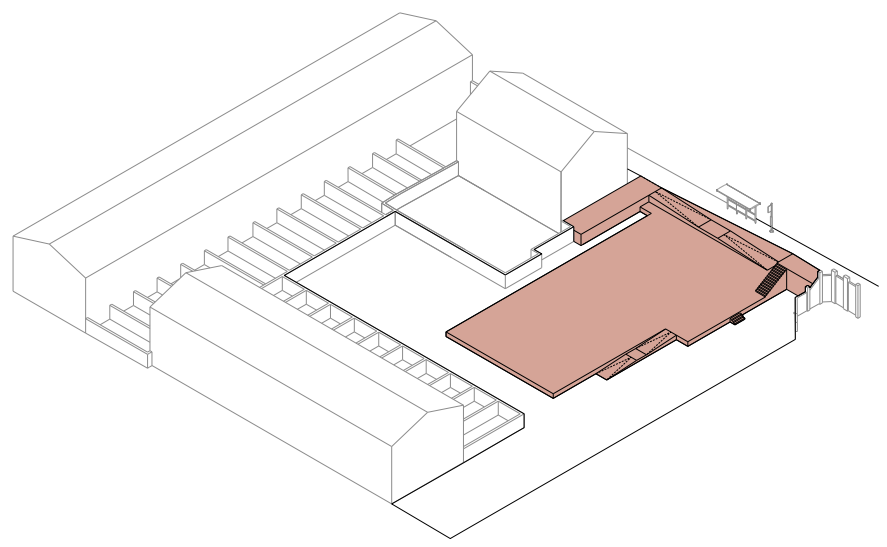
### Key

- |  |                                    |
|--|------------------------------------|
| 1 Accessible parking                   | 6 Raised plinth                    |
| 2 UKPN substation                      | 7 Stepped access from Redwald Road |
| 3 Play space                           | 8 Ramped access from Redwald Road  |
| 4 Community garden                     | 9 External refuse store            |
| 5 Access from 20 -30 Redwald Road yard | 10 TFL bus stop                    |
- 5 Articulate massing through balconies and residential entrance.

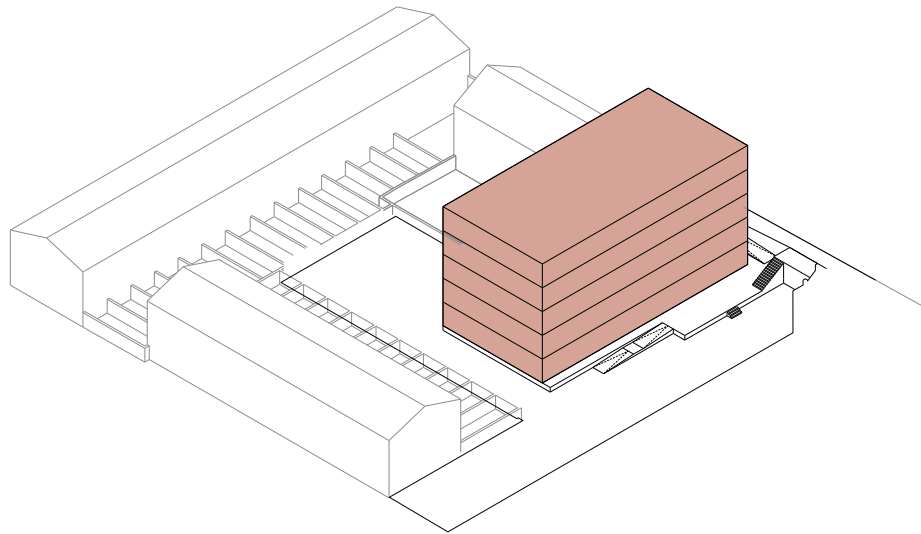
6 Landscape and public realm elements provide defensible space, play and re-provision of the community garden.



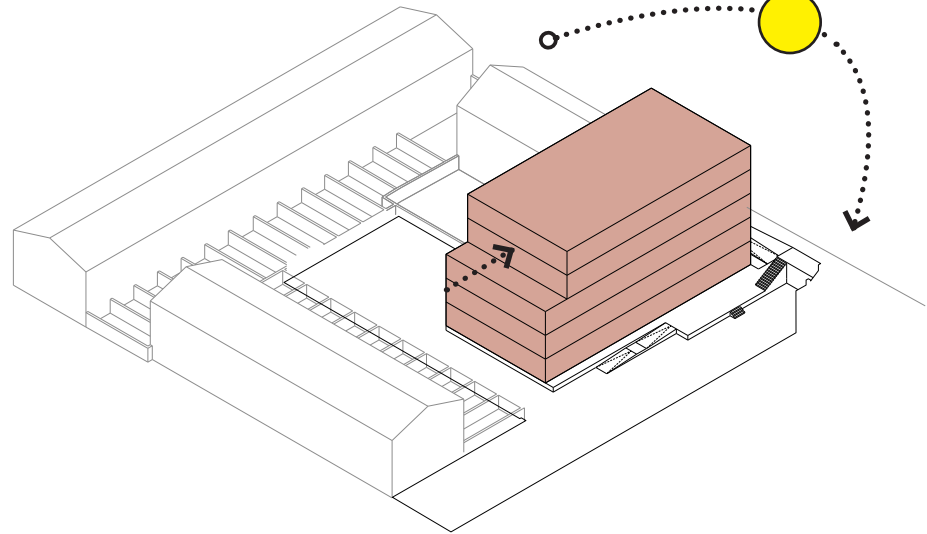
1 Demolition of existing garages and re-location of community garden.



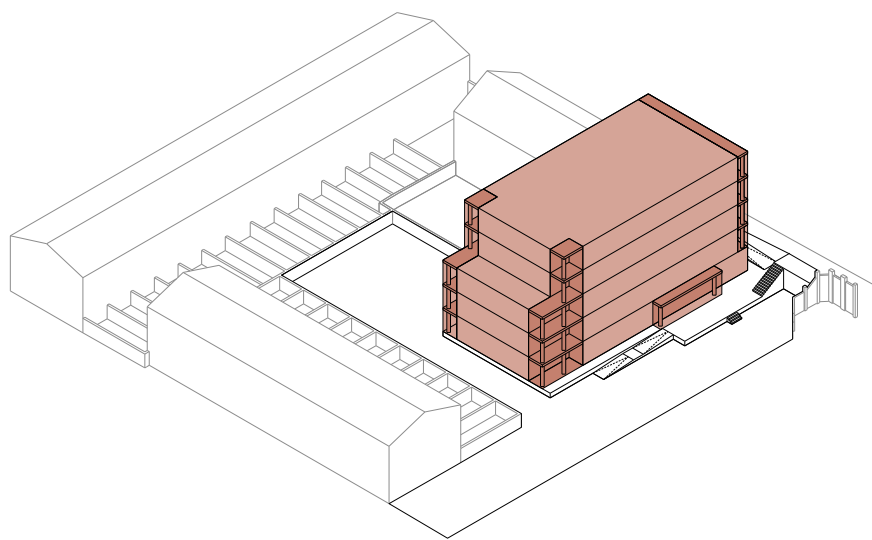
2 Raised plinth to provide flood defence and access to Redwald Road.



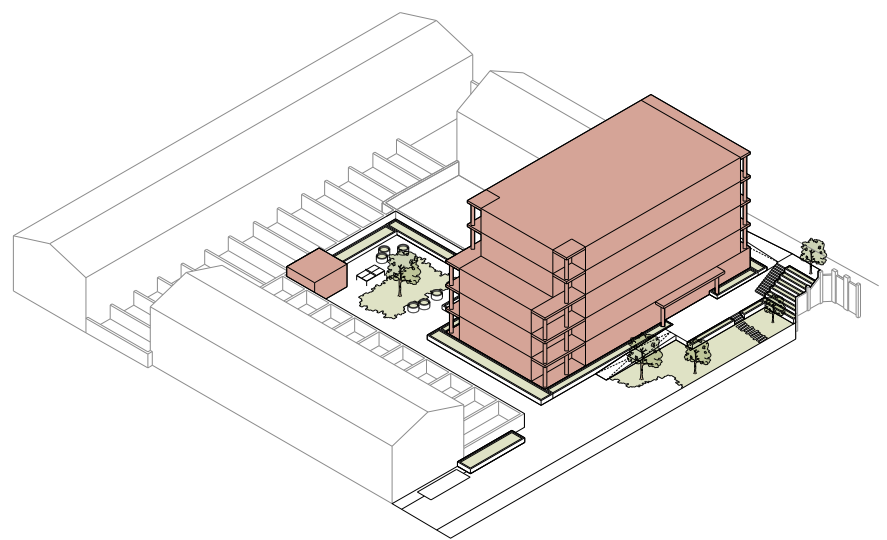
3 Arrange 5-storey north-south orientated residential block to provide new homes.



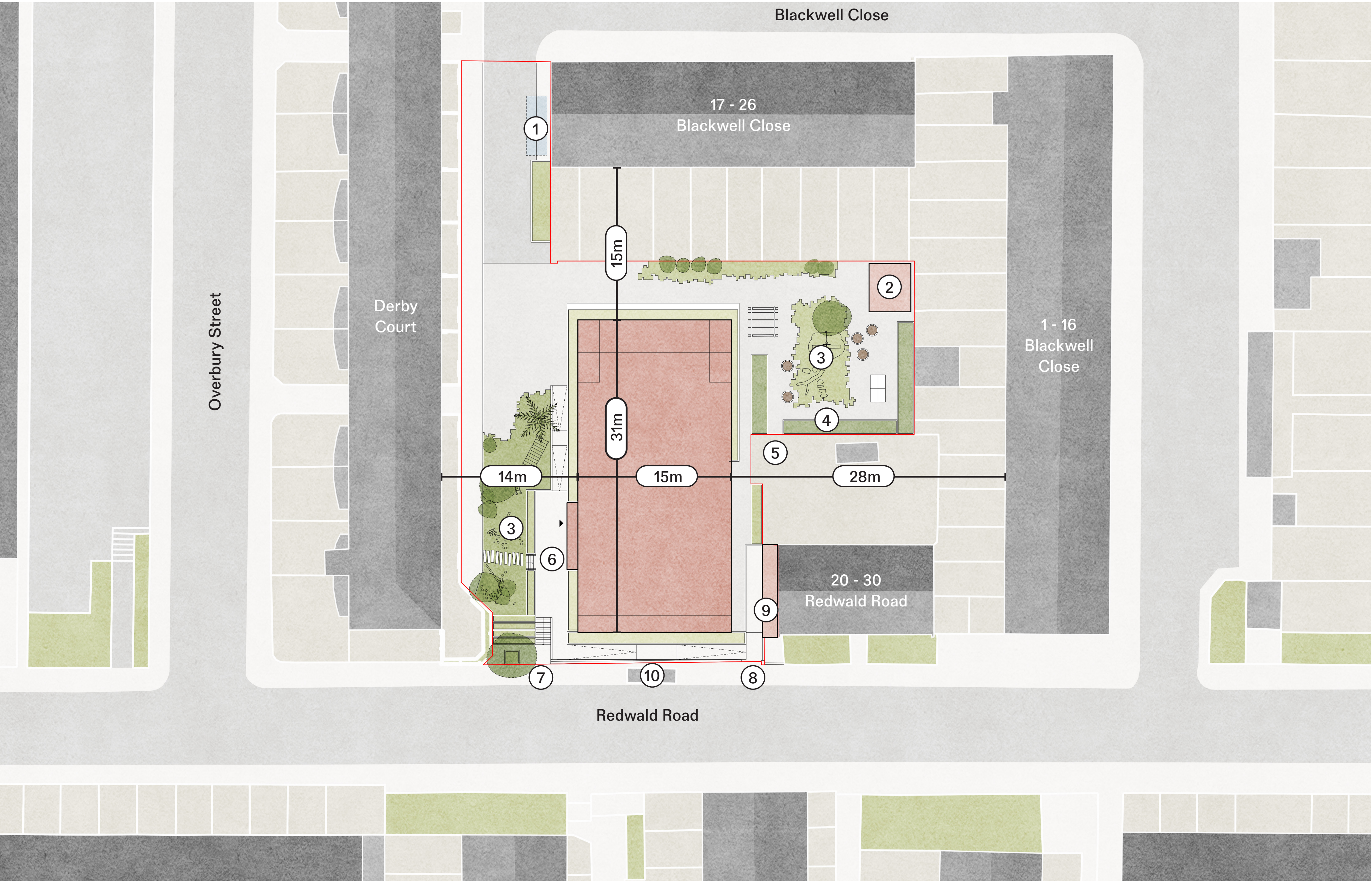
4 Stepped massing to the north to reduce impact on neighbouring properties.



5 Articulate massing through balconies and residential entrance.



6 Landscape and public realm elements provide defensible space, play and re-provision of the community garden.



Proposed site plan





# NEW HOMES AT BLACKWELL CLOSE

## DWELLING TYPES



### What we're proposing:

- 18 homes, including 1, 2 and 3 bed dwellings
- All homes provided will be for social rent.
- 2 fully accessible wheelchair accessible homes and 16 homes that can be easily adapted for changing needs at different stages of life.
- The size and position of the building has been adjusted to reduce the impact on the neighbouring properties.
- A detailed daylight and sunlight study was completed confirming the level of impact to be acceptable.
- The development is designed to be gas free and use renewable air source energy.



Proposed view looking west from community garden



Proposed view looking east along Redwald Road

### Key

- 1 1 bed wheelchair accessible dwelling
- 2 2 bed dwelling
- 3 3 bed dwelling
- 4 Entrance lobby
- 5 Secure bike store
- 6 Plant rooms
- 7 External refuse store
- 8 UKPN substation

### Proposed dwelling mix

Dwelling type	Qty.
1 bed (wheelchair accessible)	x 2
1 bed	x 4
2 bed	x 8
3 bed	x 4
	x 18



Proposed ground floor plan





# NEW HOMES AT BLACKWELL CLOSE DWELLING LAYOUTS



Proposed view from Blackwell Close



Proposed upper floor plan

0 5 10m



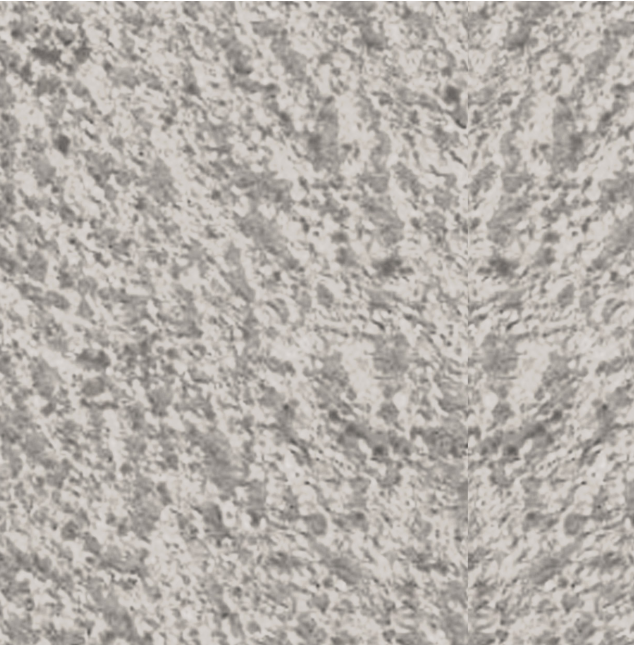
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## HOW THE BUILDING WILL LOOK



What we're proposing:

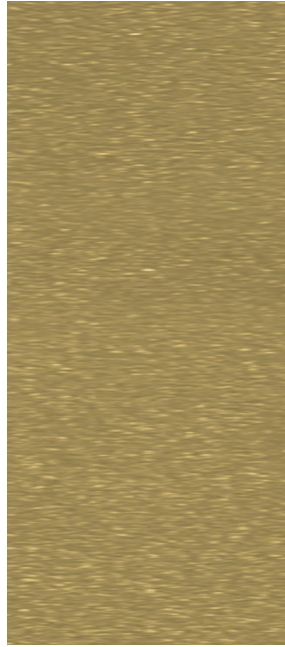
- The buildings will be made in two varying textures of render and complimented with concrete elements.
- Balconies are carved within the building volume to provide privacy and solar protection, and tie into the horizontal string coursing to provide a consistent approach to fenestration.
- Recessed metal framed windows break up the elevations providing colour contrast and depth.
- A plinth is proposed at ground floor level to meet the flood defence requirements. This helps to unify the level changes across the site and to consolidate the ramped and stepped access from Redwald Road.
- Raised planters within the plinth provide defensible space to ground floor dwellings.



Textured render



In-situ and precast concrete



Metalwork



Proposed view looking east



Proposed view from Redwald Road



# NEW HOMES AT BLACKWELL CLOSE

## LANDSCAPE & PUBLIC REALM



### What we're proposing:

- 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 1no. 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.



Permeable asphalt paving



Concrete block paving



Concrete slab paving



Existing asphalt paving



Concrete sett paving



Existing concrete setts



High quality dry planting mix



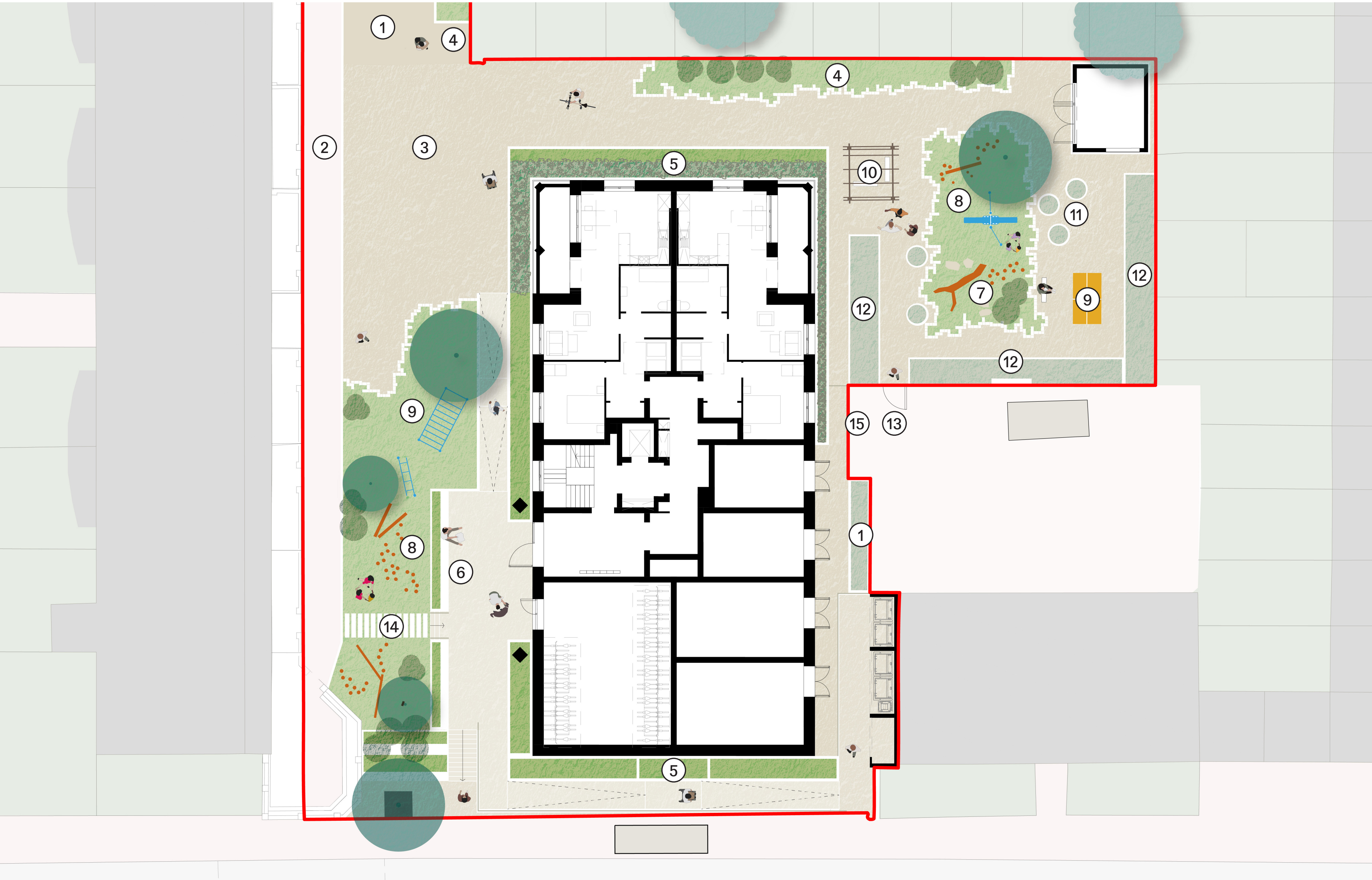
Low shade tolerant, hardy planting



Sensory garden mix

### Key

- |                                 |                                       |
|---------------------------------|---------------------------------------|
| 1 Existing asphalt              | 9 Play: 12-18 years                   |
| 2 Existing concrete sett paving | 10 Retained pergola and seating       |
| 3 Permeable asphalt paving      | 11 Retained community garden planting |
| 4 Planted edge                  | 12 Community garden growing beds      |
| 5 Podium planting               | 13 Access to 20-30 Redwald Road       |
| 6 Buffer planting and seating   | 14 Informal steps to podium           |
| 7 Play: 0-4 years               | 15 Retained perimeter wall            |
| 8 Play: 5-11 years              |                                       |



Proposed landscape plan

