

Blandford Court

Welcome to the second public drop-in event, showing the design development for new homes at Blandford Court.

In 2023 the Council committed to build or support the construction of 1,000 new homes for social rent by 2026, to help tackle the housing shortage and provide a high-quality, genuinely affordable home to those who need it. Blandford Court is one of 14 locations across Hackney that will make up a new programme to build around 400 new homes.

Brief:

- 13 New Homes
- Local Lettings Policy
- 100% Social Rent
- 15% 2 bed homes, 85% 3+ bed homes
*This is not a council compliant unit size mix
- Enhanced Biodiversity
- Improved bin storage for existing residents



Your views and feedback are important

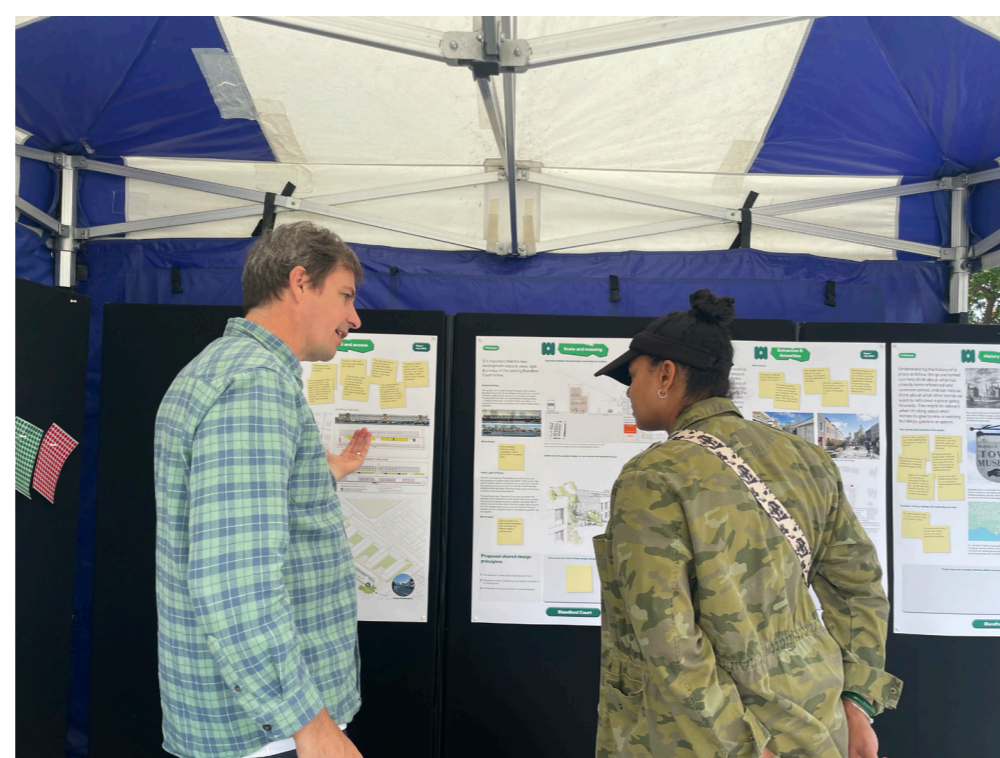
You can let us know what you think in a number of ways:

- Leave post-it notes on the physical boards
- Complete a short printed feedback form
- Respond to the online questionnaire by scanning the QR code below or visit:

[://bit.ly/4eHTM1z](https://bit.ly/4eHTM1z)



Photos of first public consultation 13th July



Photos of first public consultation 17th July



Estimated project timeline

Winter 23/24

Project begins

Summer 24

First public engagement

Autumn 24

Second public engagement

Winter 24/25

Third public engagement

Spring 25

Final exhibition of proposals

Spring 25

Planning submission

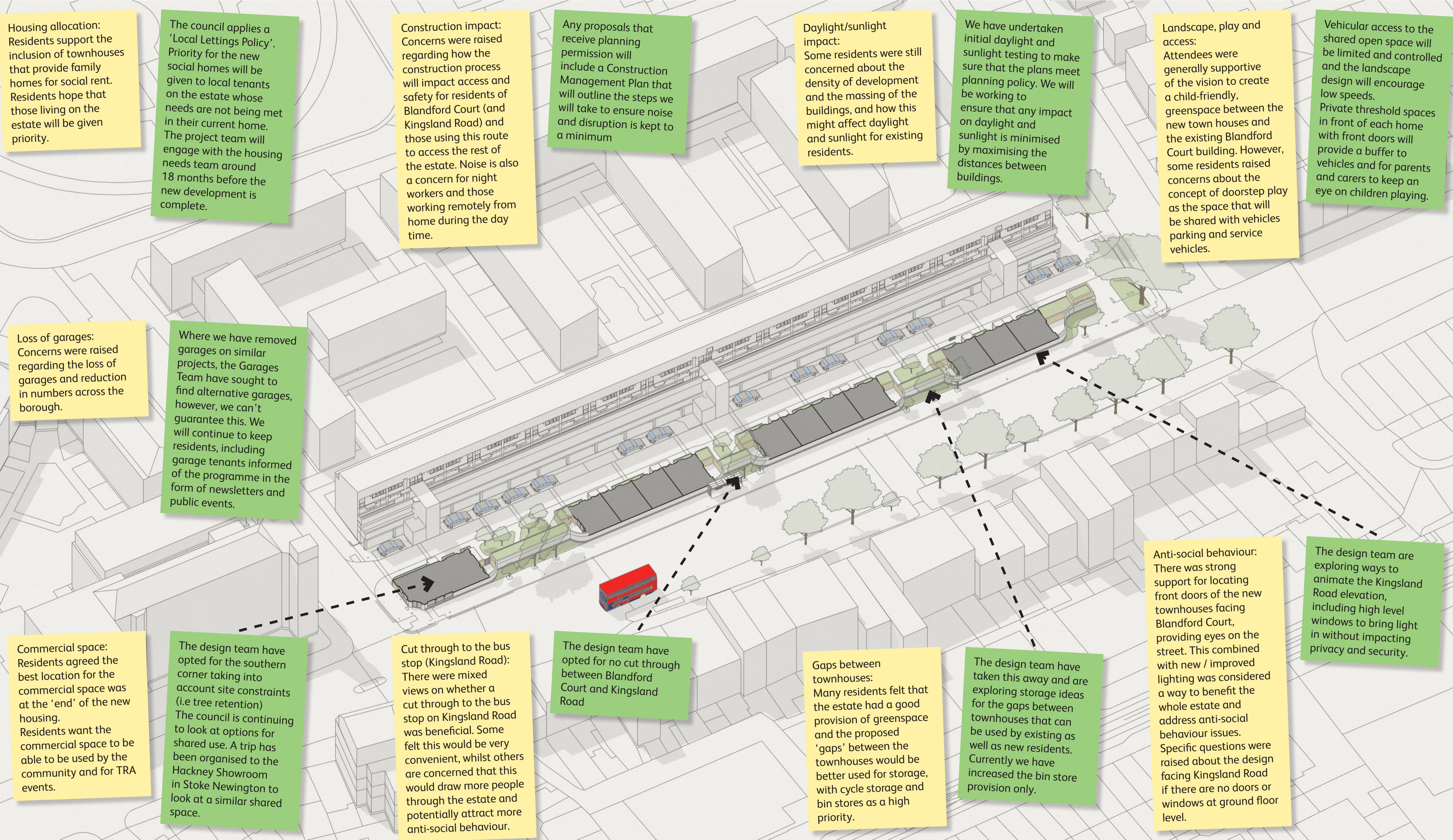
Subject to planning approval

Winter 25/26

Selecting a contractor

2026

Construction begins



You said....

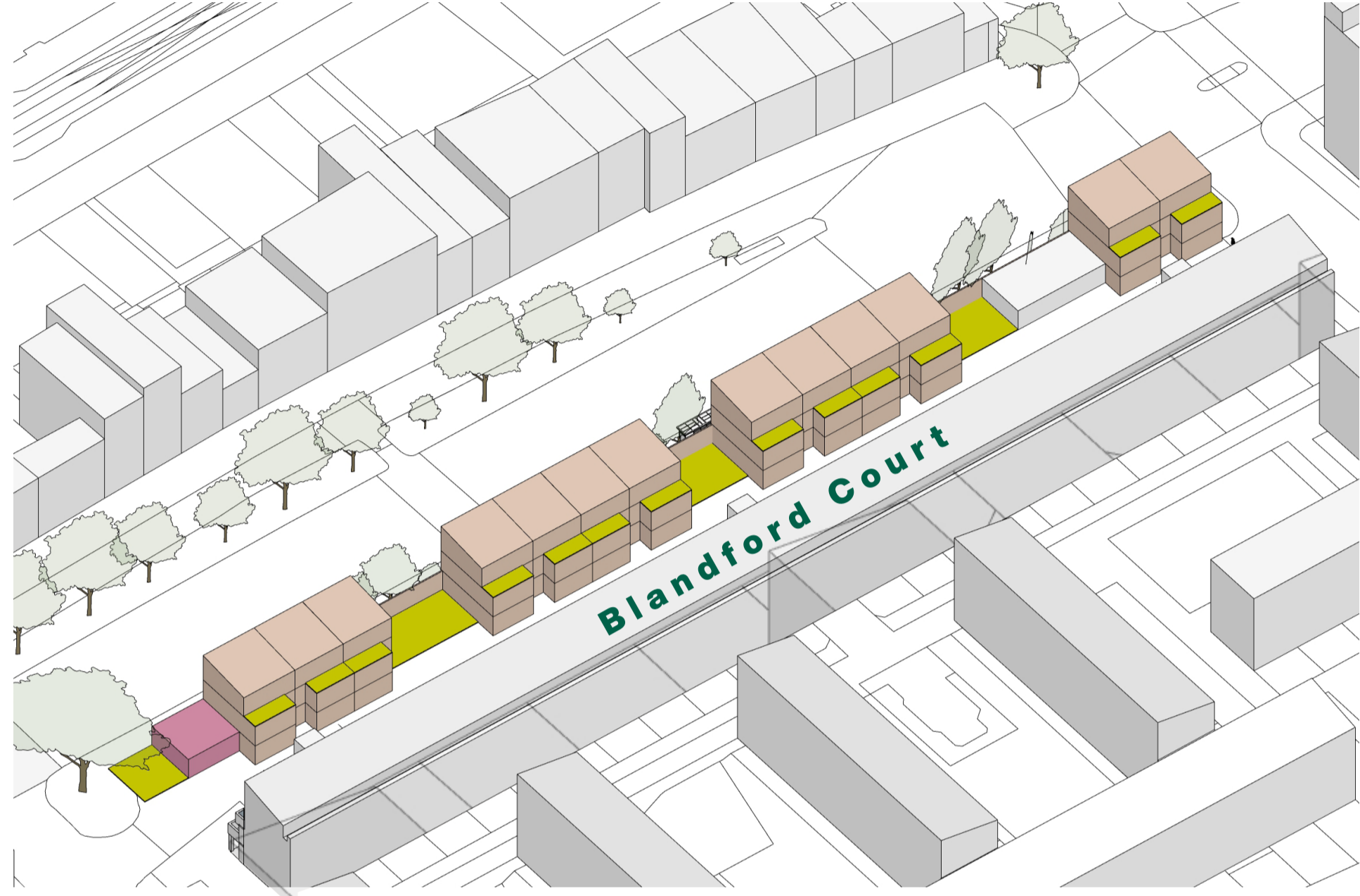
Blandford Court

....we did.

13
Homes

As presented at Public Consultation 1

- ✓ Townhouses give opportunity for larger, family sized homes
- ✓ Retains more street trees on Kingsland Road
- ✓ Offers more varied landscape opportunities for public spaces
- ✓ Building form allows views and light through to Blandford Court
- ✗ Larger family homes mean that fewer homes can be provided on this site than if smaller flats were proposed



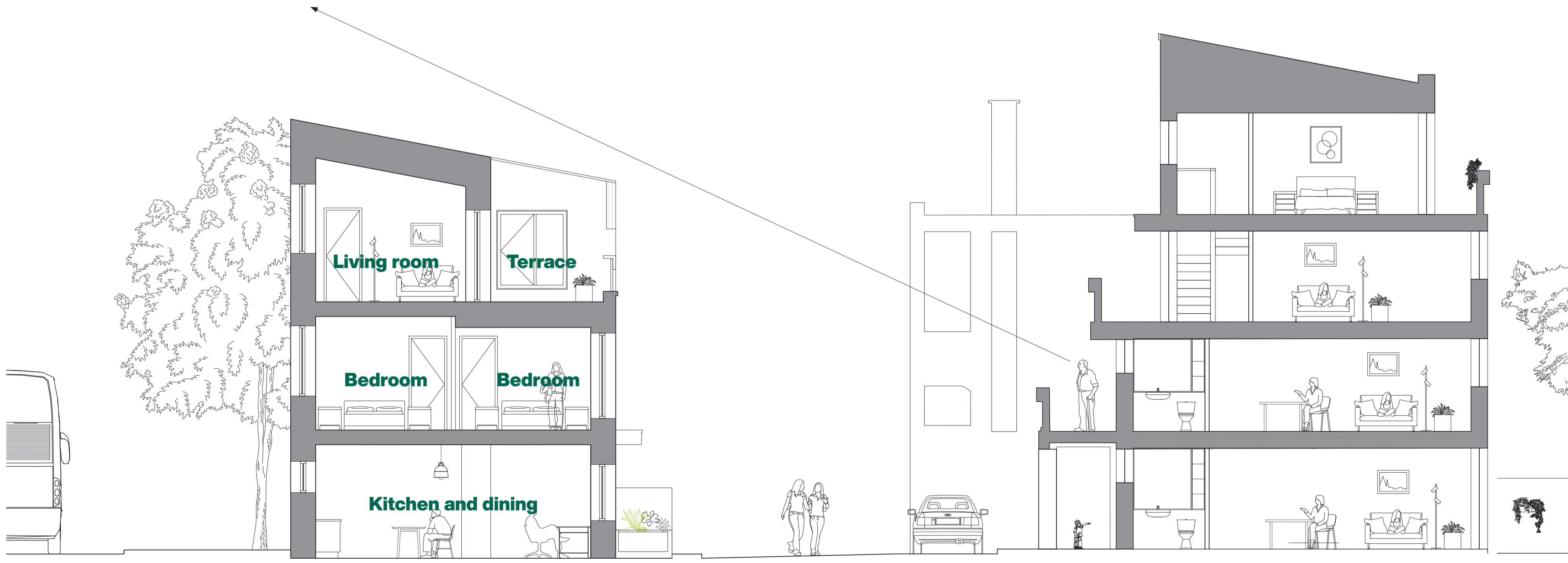
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Homes

Proposed

- ✓ Townhouses developed to have gardens and/or terraces
- ✓ Most trees on Kingsland Road retained
- ✓ Commercial space moved to the south with homes above
- ✓ Spaces between homes developed offering increased waste storage



View from first floor gallery of proposed homes



Kingsland Road

3 bedroom terraced house

Blandford Court

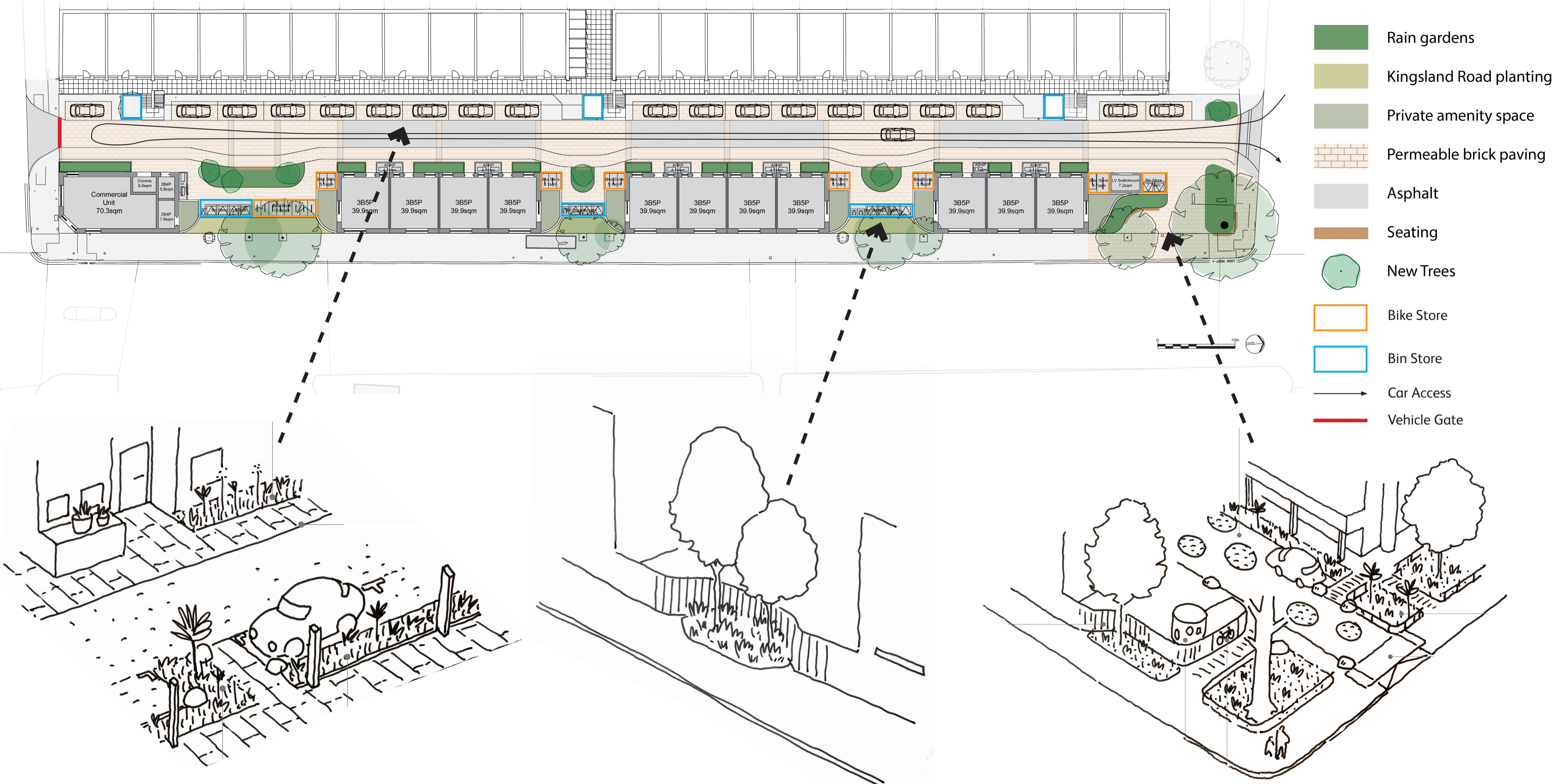
Blandford Court

4 Landscape strategy & access and movement

An improved residential street

1. A pedestrian friendly street is proposed with front doors to homes and kitchen windows overlooking from ground floor. Gardens and landscaping will introduce a green element to the street. As well as improved landscaping around the large tree to the north of the site.

2. Gaps between buildings are strategically located where the existing trees are along Kingsland Road. Gardens and new bin stores for new residents will be provided in these gaps. As well as recycling bins for all existing Blandford Court residents. Blandford Court residents on the Ground floor will also use the new bins for general refuse. This will tidy up the street from any loose bins which currently are untidy and attract flytipping.



1. A pedestrian friendly street

2. Gaps between buildings with additional bin storage

3. Improved landscape at the north of the site



Landscape reference 1



Landscape reference 2



Landscape reference 3



Landscape reference 4

Blandford Court

Commercial space

The design team have opted for the southern corner as a location for the commercial space taking into account site constraints (i.e tree retention along Kingsland Road)

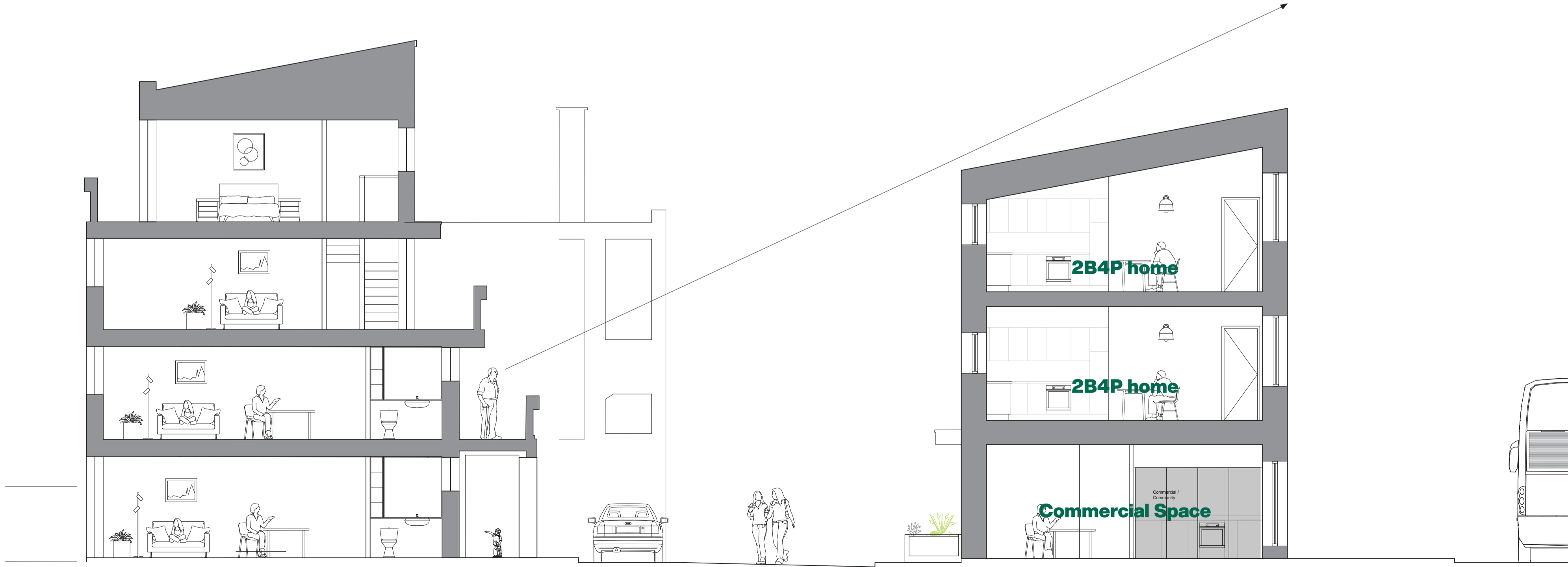
The council is continuing to look at options for the community to make use of a new commercial/non residential space in the new development.



View from Kingsland Road from Public Consultation 01



View of commercial space from Kingsland Road



Blandford Court

Kingsland Road

Blandford Court



A potential place for work and community activities



A flexible space with windows onto the street



Shared kitchen and toilet provision for the commercial/community space