

Introduction

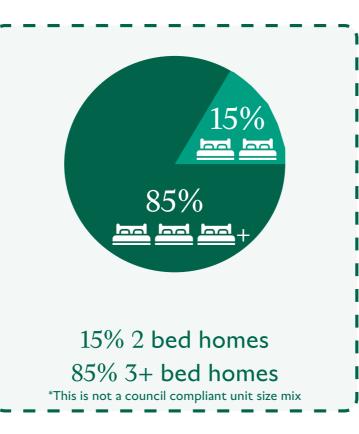


Blandford Court

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.



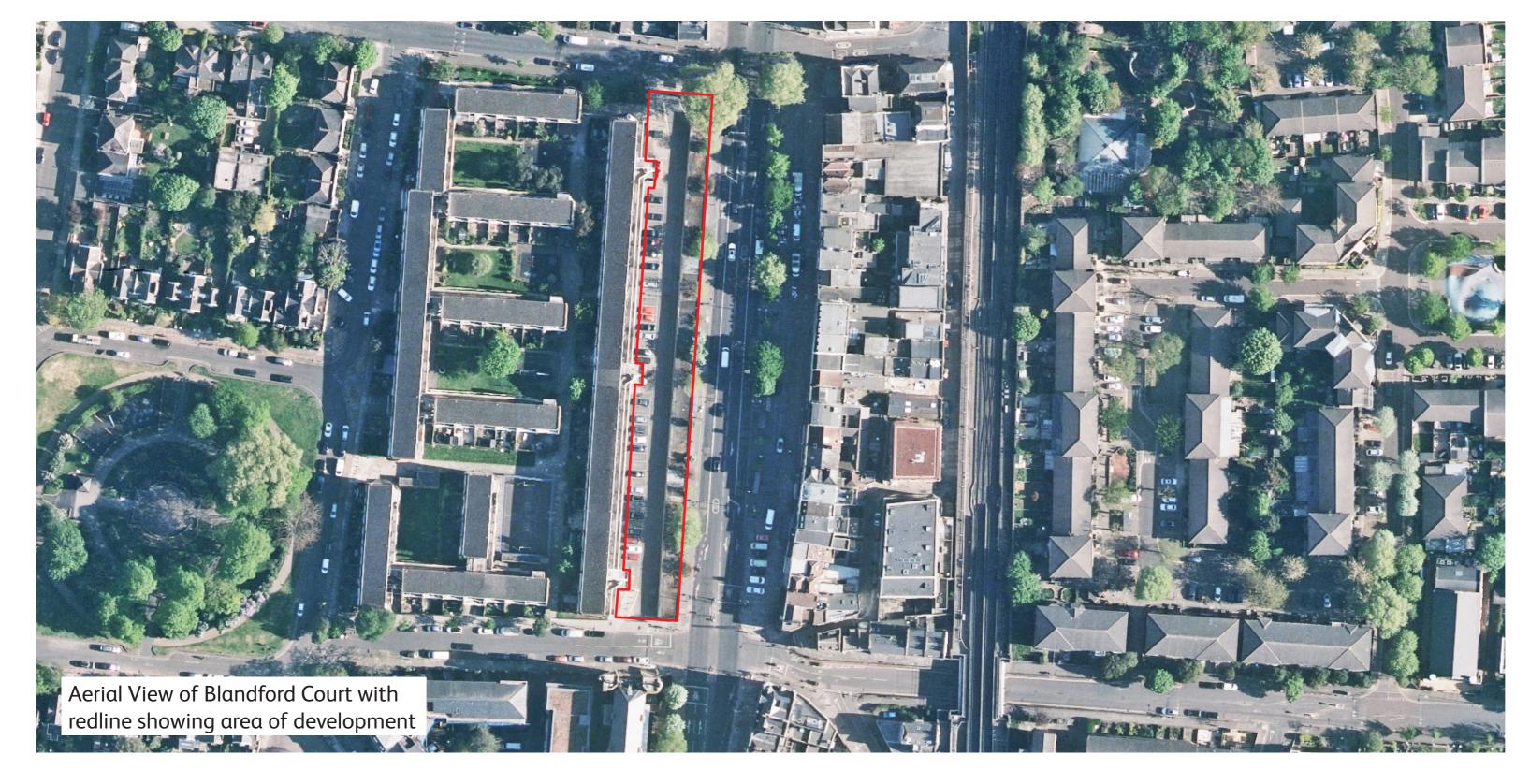












Your views and feedback are **important**

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

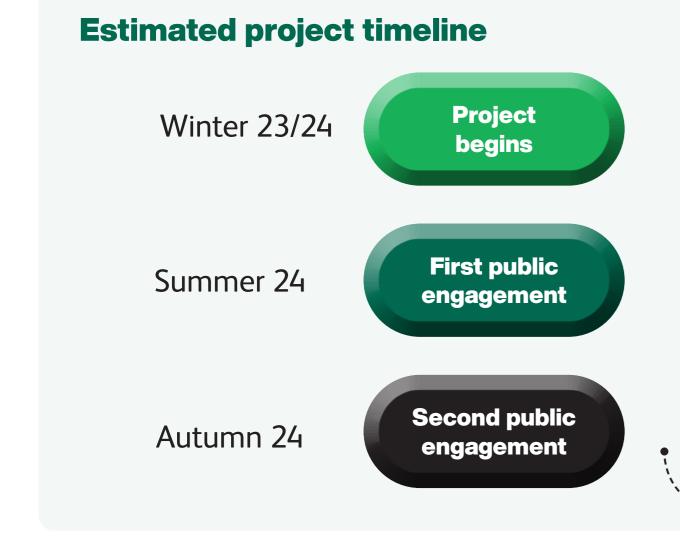


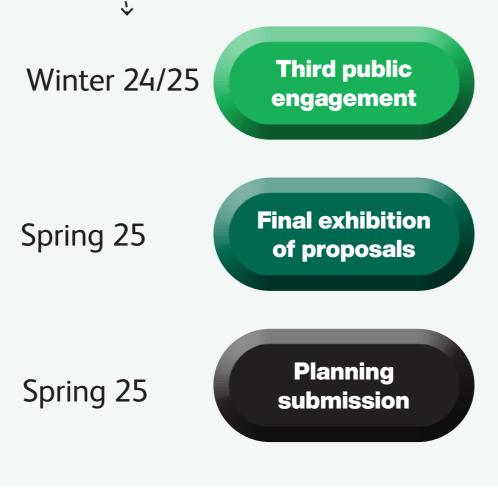


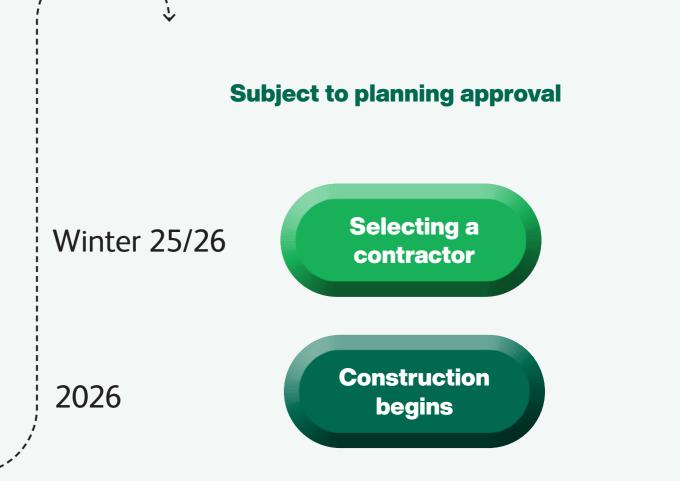
Photos of first public consultation 13th July



Photos of first public consultation 17th July







Housing allocation: Residents support the inclusion of townhouses that provide family homes for social rent. Residents hope that those living on the estate will be given priority.

The council applies a 'Local Lettings Policy' Priority for the new social homes will be given to local tenants on the estate whose needs are not being met in their current home. The project team will engage with the housing needs team around 18 months before the new development is complete.

Construction impact: Concerns were raised regarding how the construction process will impact access and safety for residents of Blandford Court (and Kingsland Road) and those using this route to access the rest of the estate. Noise is also a concern for night workers and those working remotely from home during the day time.

Any proposals that receive planning permission will include a Construction Management Plan that will outline the steps we will take to ensure noise and disruption is kept to a minimum

Daylight/sunlight impact: Some residents were still concerned about the density of development and the massing of the buildings, and how this might affect daylight and sunlight for existing residents.

We have undertaken initial daylight and sunlight testing to make sure that the plans meet planning policy. We will be working to ensure that any impact on daylight and sunlight is minimised by maximising the distances between buildings.

Landscape, play and access: Attendees were generally supportive of the vision to create a child-friendly, greenspace between the new town houses and the existing Blandford Court building. However, some residents raised concerns about the concept of doorstep play as the space that will be shared with vehicles parking and service vehicles.

Vehicular access to the shared open space will be limited and controlled and the landscape design will encourage low speeds. Private threshold spaces in front of each home with front doors will provide a buffer to vehicles and for parents and carers to keep an eye on children playing.

Loss of garages: Concerns were raised regarding the loss of garages and reduction in numbers across the borough.

Commercial space:

Residents agreed the

best location for the

Residents want the

housing.

events.

commercial space was

at the 'end' of the new

commercial space to be

community and for TRA

able to be used by the

Where we have removed garages on similar projects, the Garages Team have sought to find alternative garages, however, we can't guarantee this. We will continue to keep residents, including garage tenants informed of the programme in the form of newsletters and public events.

The design team have opted for the southern corner taking into account site constraints (i.e tree retention) The council is continuing to look at options for shared use. A trip has been organised to the Hackney Showroom in Stoke Newington to look at a similar shared space.

Cut through to the bus stop (Kingsland Road): There were mixed views on whether a cut through to the bus stop on Kingsland Road was beneficial. Some felt this would be very convenient, whilst others are concerned that this would draw more people through the estate and potentially attract more

anti-social behaviour.

The design team have opted for no cut through between Blandford Court and Kingsland Road

Gaps between townhouses: Many residents felt that the estate had a good provision of greenspace and the proposed 'gaps' between the townhouses would be better used for storage, with cycle storage and bin stores as a high priority.

The design team have taken this away and are exploring storage ideas for the gaps between townhouses that can be used by existing as well as new residents. Currently we have increased the bin store provision only.

There was strong support for locating front doors of the new townhouses facing Blandford Court, providing eyes on the street. This combined with new / improved lighting was considered a way to benefit the whole estate and address anti-social behaviour issues. Specific questions were raised about the design facing Kingsland Road if there are no doors or windows at ground floor level.

Anti-social behaviour:

The design team are exploring ways to animate the Kingsland Road elevation, including high level windows to bring light in without impacting privacy and security.

You said....we did.







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
- X Larger family homes mean that fewer homes can be provided on this site than if smaller flats were proposed





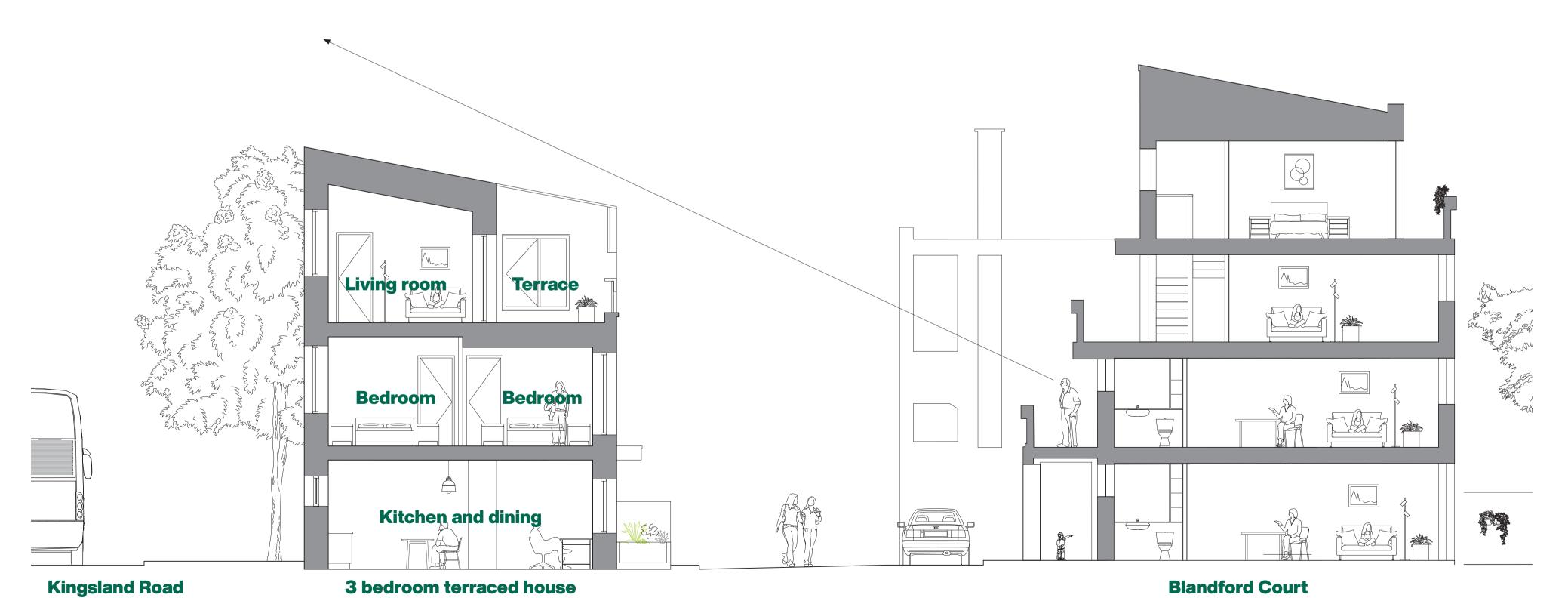
Proposed

- ✓ 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



Blandford Court

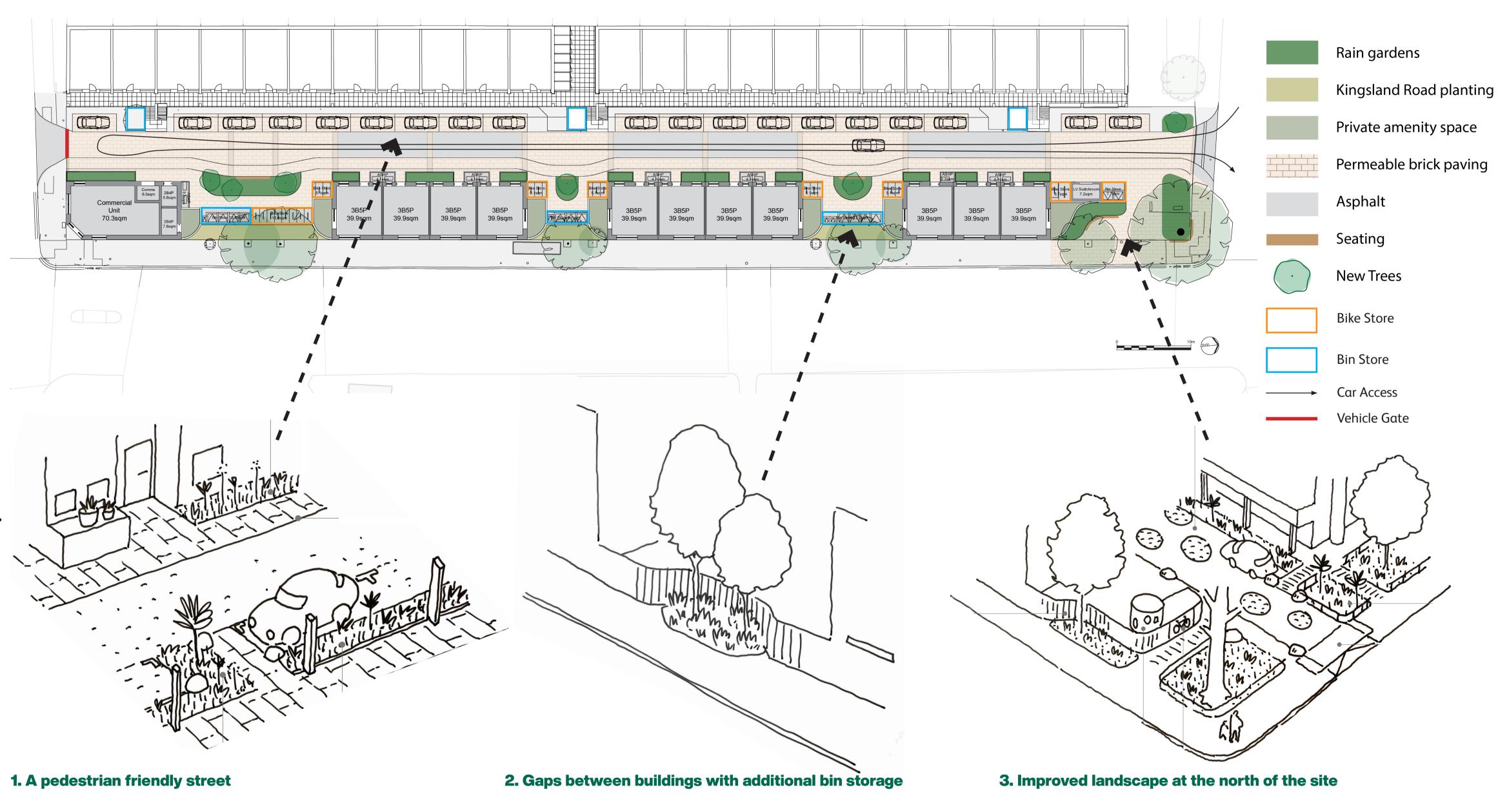


Landscape strategy & access and movement

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.





Landscape reference 1



Landscape reference 2



Landscape reference 3



Landscape reference 4

Blandford Court



Commercial Space

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)

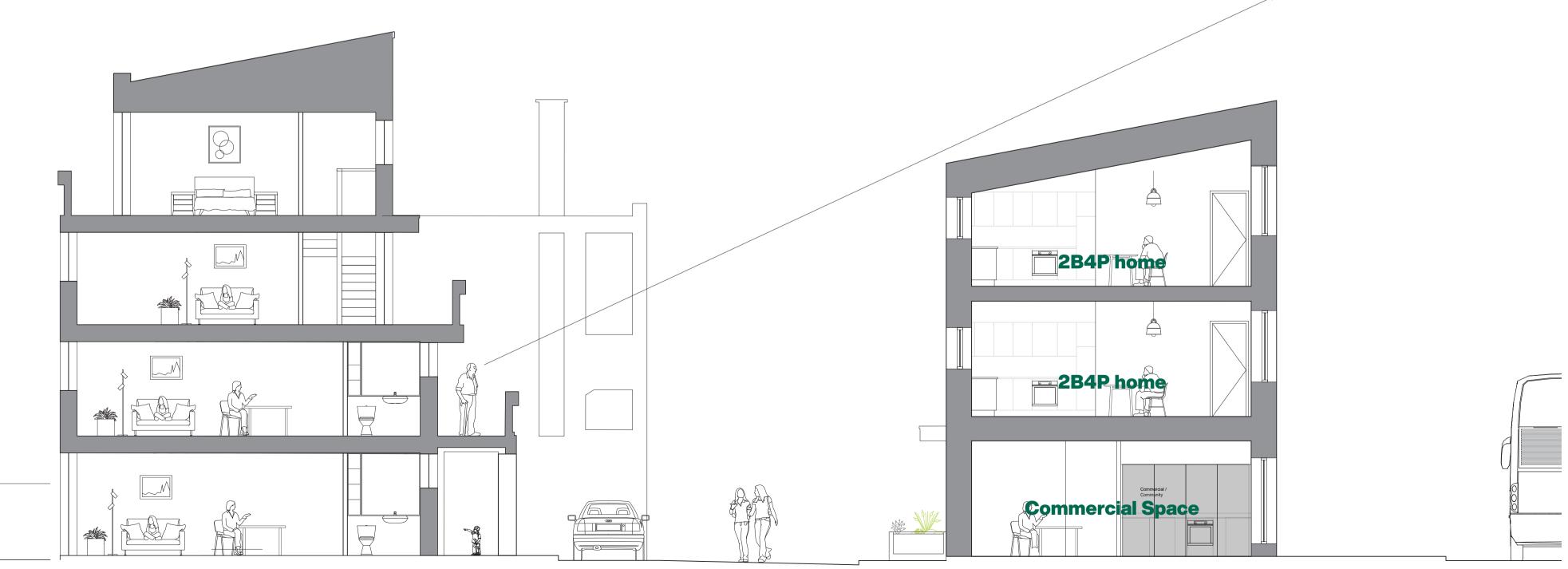
The council is continuing to look at options for the community to make use of a new commercial/non residential space in the new development.



View from Kingsland Road from Public Consultation 01



View of commercial space from Kingsland Road



Blandford Court
Kingsland Road



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

Blandford Court