

Start here



# Buckland Court is part of the Hackney New Homes Programme



## What is the purpose of this event?

We want to show you where we've got to with our designs and how we have responded to community feedback. Tell us what you think, what you want, what your concerns are, what's great about

the place, who lives here that deserves recognition, what you want from the new development and anything else you can think of.

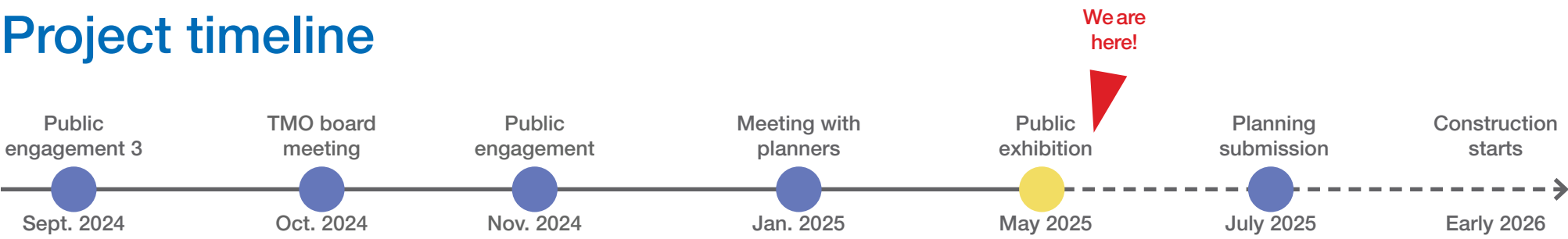
## What have we been asked to do?

We've been asked by Hackney Council to design 40-50 new homes on Buckland Court. The proposed development will have a mix of social rent and private homes ranging between 1,2 and 3 bedrooms. In addition we are also designing 100% social rent new homes for Cropley Court, 300m away from Buckland Court.

## The design team: who we are and what we do?

<b>Sergison Bates architects</b> Architecture	<b>FARRER HUXLEY</b> Landscape	<b>MOMENTUM</b> structural engineers Structural engineer
<b>hta</b> Planning consultant	<b>exigere</b> Cost consultant	<b>XCO2</b> Sustainability engineer

## Project timeline





# What you've told us so far

## Buckland Court community engagement

### Previous engagement

From the very early stages of the project we have been working with people in the community and with Councillors, maintenance staff and housing officers to understand how to make the best project possible together. Today is an opportunity for you to give us your feedback!



Door-knocking - 19.03.2024



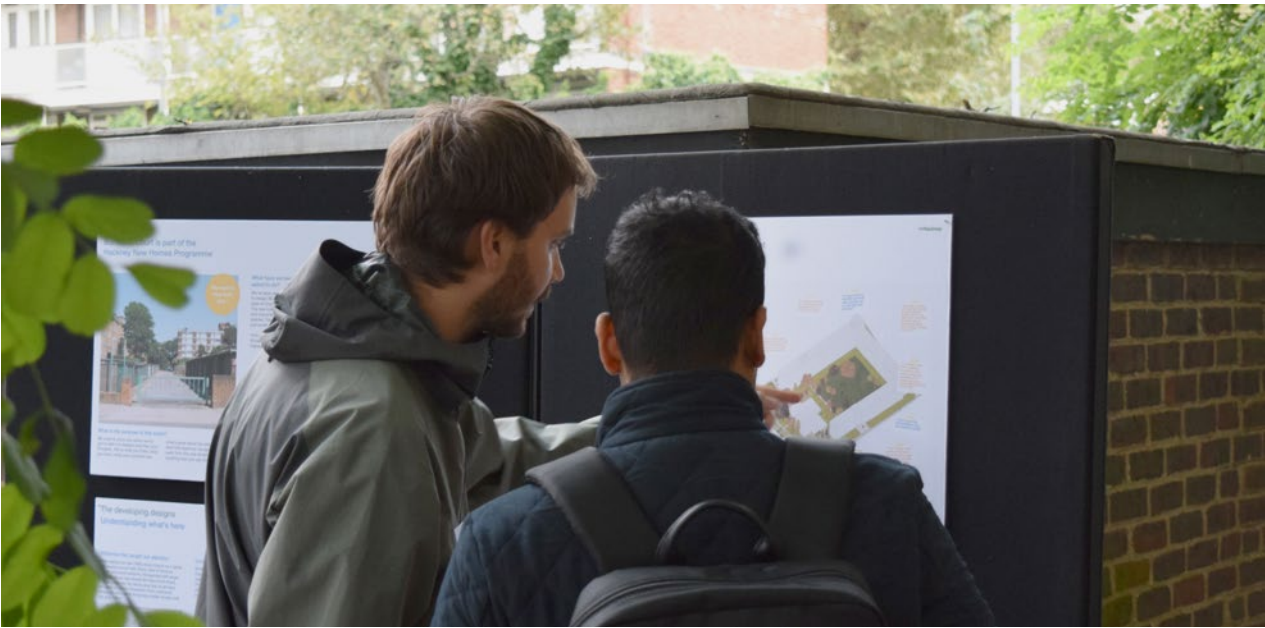
'Meet the Architect' event - 04.06.2024



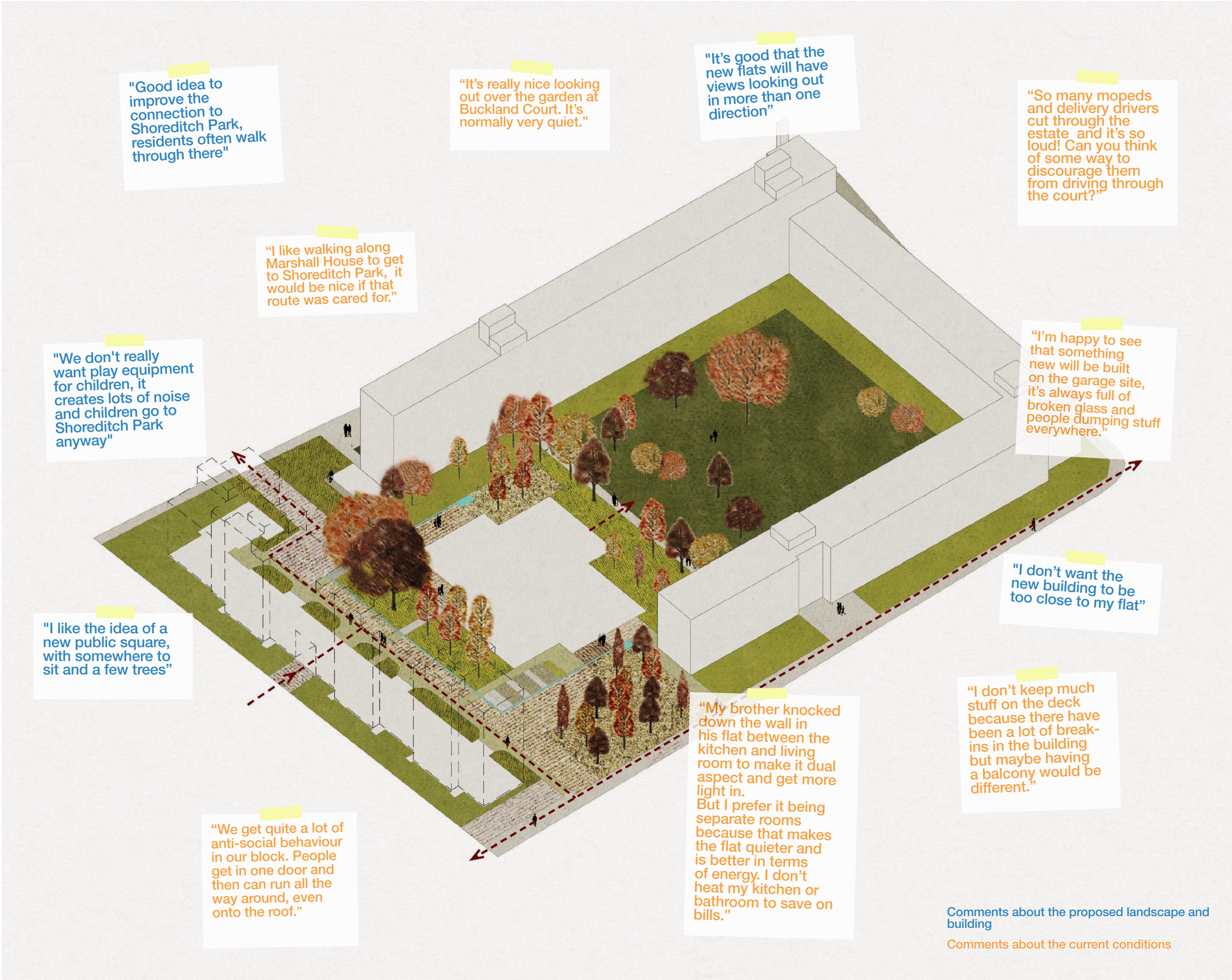
Public consultation event - 30.11.2024



School workshops - 06.12.2024



Public consultation event - 24.09.2024





# The developing designs

## How we've responded to your comments

### Key themes we've heard so far

We took careful notes from all the conversations we had and organised the feedback into categories. We found that the comments fell into seven key themes, set out here:





# The developing designs

## Knitting into the existing place

### Key landscape design principles

- 1 Creating clear public realm spaces with different uses and character
- 2 Well overlooked open spaces creating passive surveillance
- 3 Improved south-north route from Buckland street to Shoreditch park.
- 4 Doorstep (and informal) play accessible for all
- 5 Preserving trees
- 6 Car free development with the exception of 2 new wheelchair parking spaces

### Site Photographs



Continuity of rich landscapes



Under-used garage site



Local amenities



Tall fence separating both estates





# The developing designs

## Landscape ideas

### Proposed planting



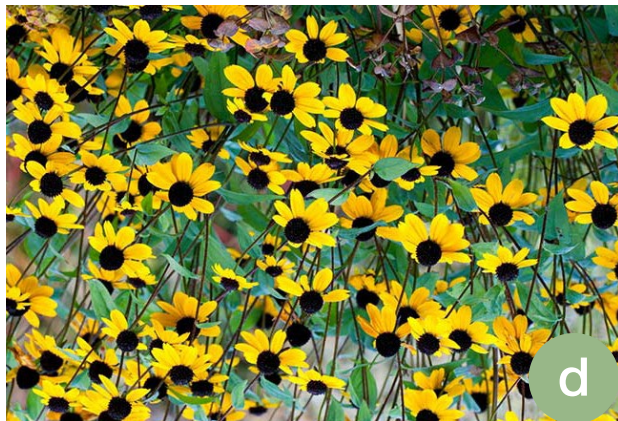
Soft boundaries



Natural footpaths



Productive planting



Low maintenance plants

### Proposed play equipment



Play along the way



Play elements to bring nature closer



Door-step-play



Playful signage



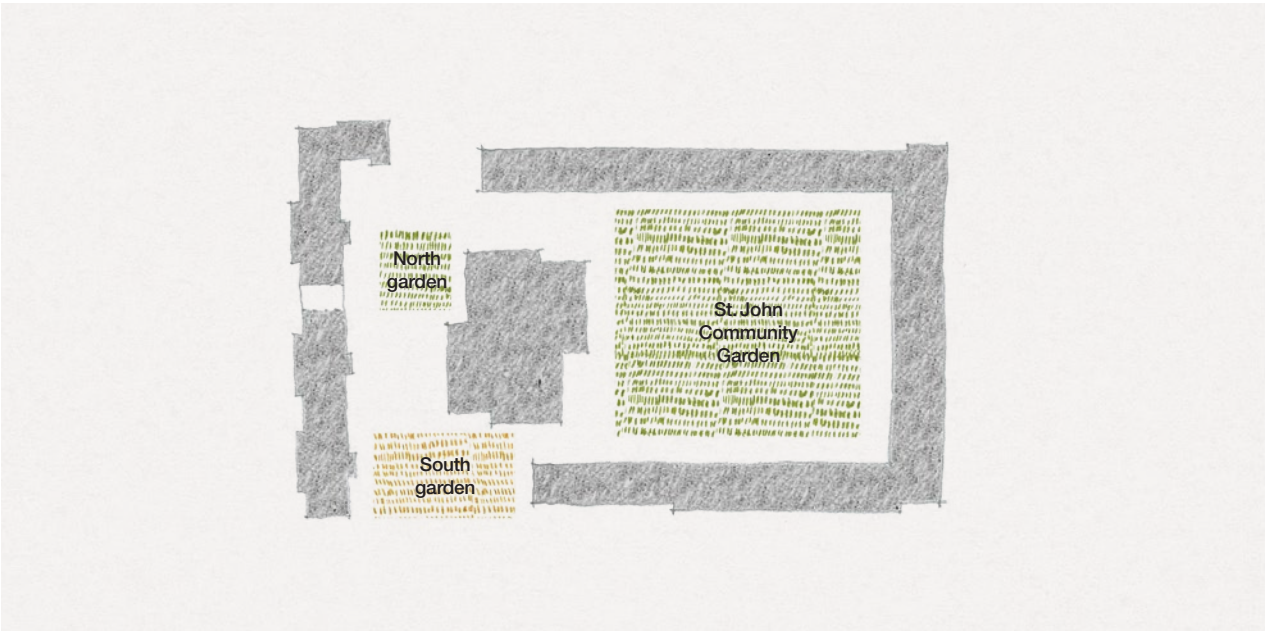


# The developing designs

## Design overview

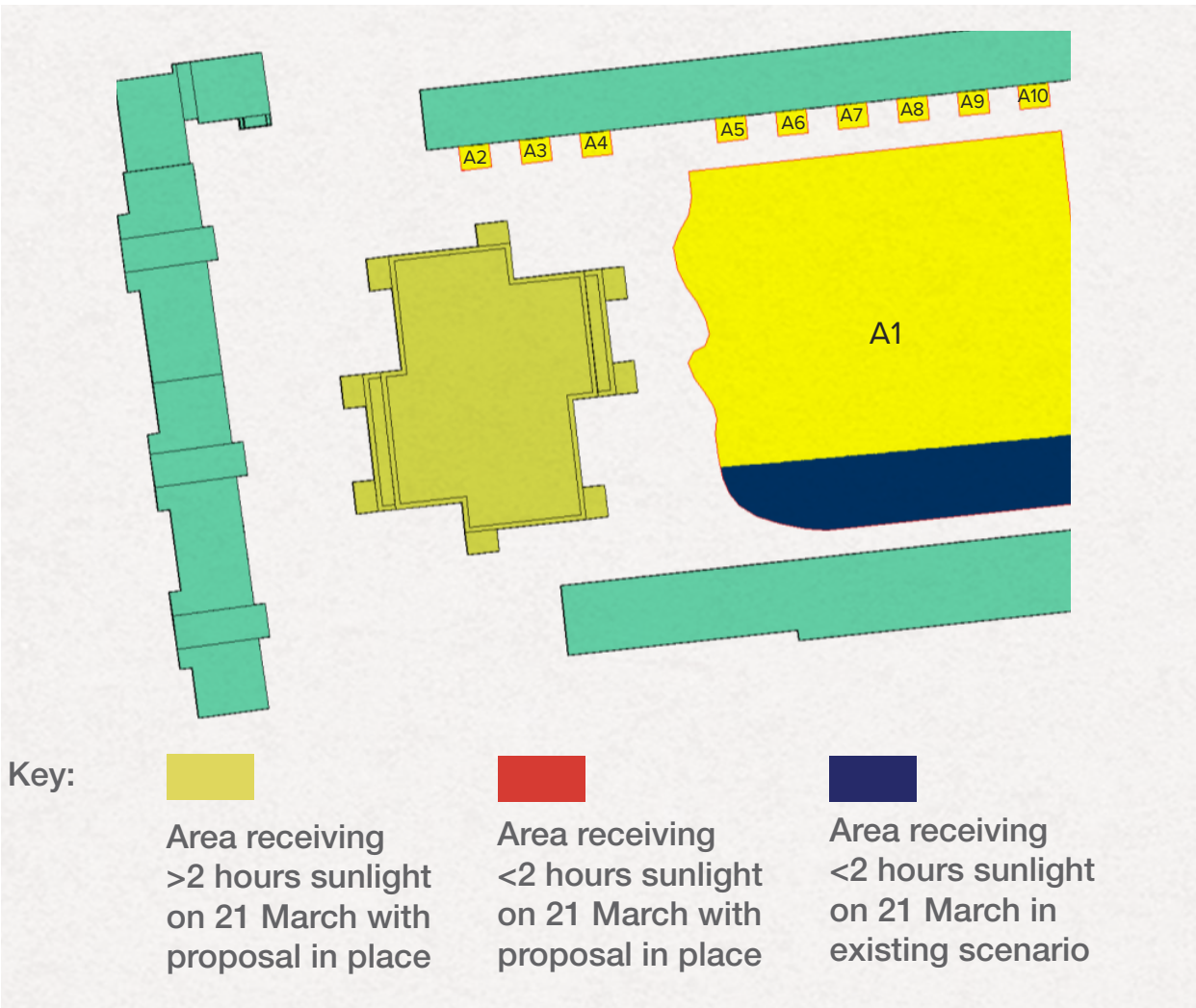
### 1 A centrally located compact building

The building is placed in the middle of the available site. Making the building as compact as possible means more space for landscape and more space between buildings. It will be set in newly planted gardens on all sides.



### 2 Meeting recommended daylight/sunlight levels

The daylight and sunlight consultant has tested the overshadowing to gardens and open spaces and has concluded that the proposed development will not have significant impact on neighbours.





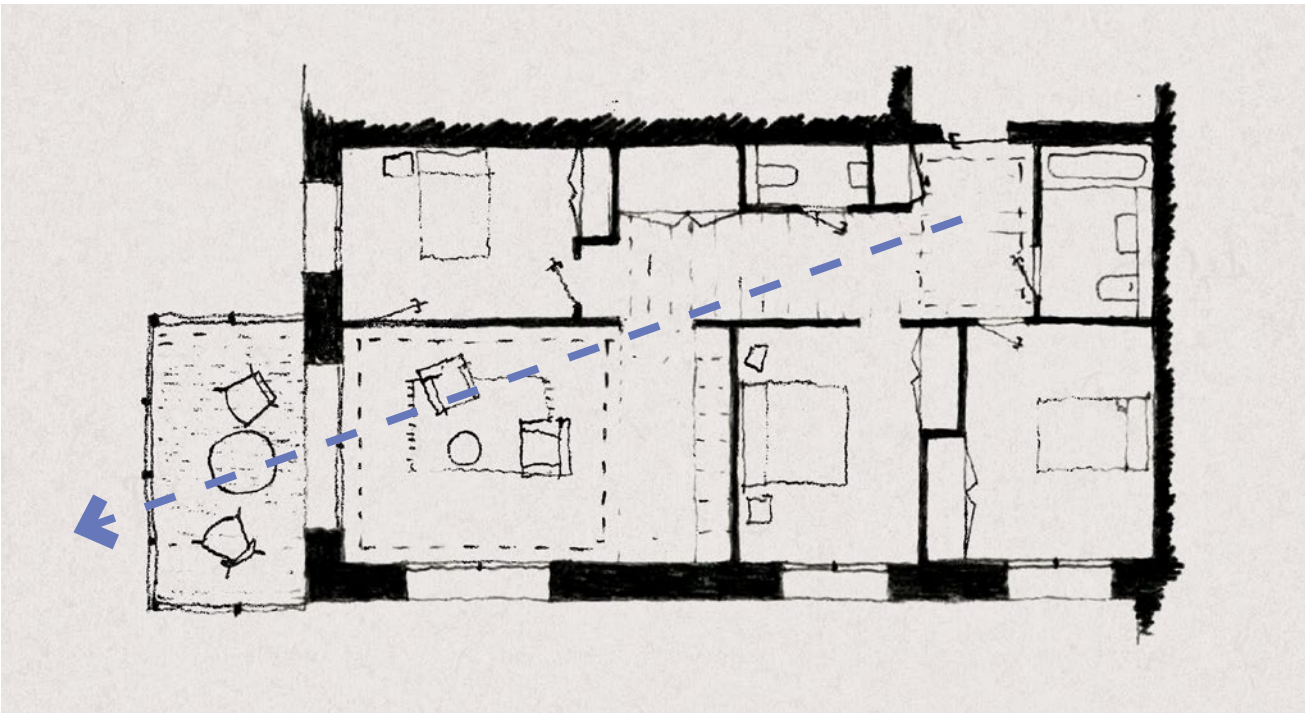
# The developing designs

## Making good homes

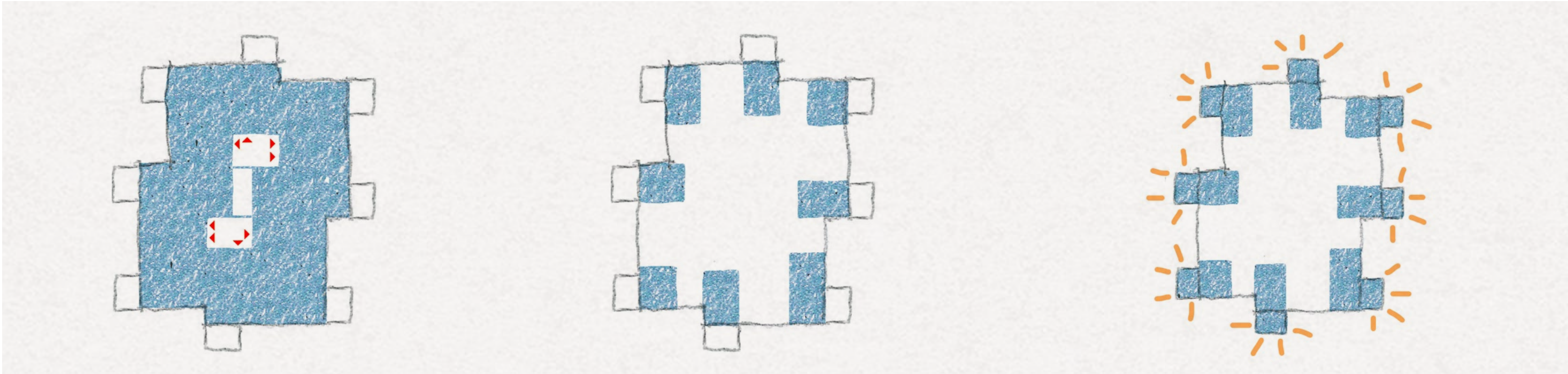
### 1 Passivhaus design

The building is targeting Passivhaus standard which represents the most rigorous benchmark for low energy housing construction. All new homes will benefit from minimal heating costs and not only support the route to net zero but will help to alleviate fuel poverty.

### 2 A generous and day-lit entrance with visibility towards outside



3 Long views through a 3-bedrooms home



4 Small neighbourly lobbies to enhance informal social interactions and improve security

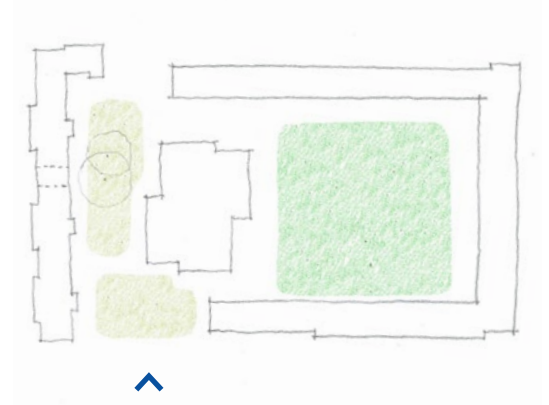
5 Living rooms on corners to maximize daylight and good views

6 Balconies designed as extensions of living spaces



# The developing designs

## Appearance and character



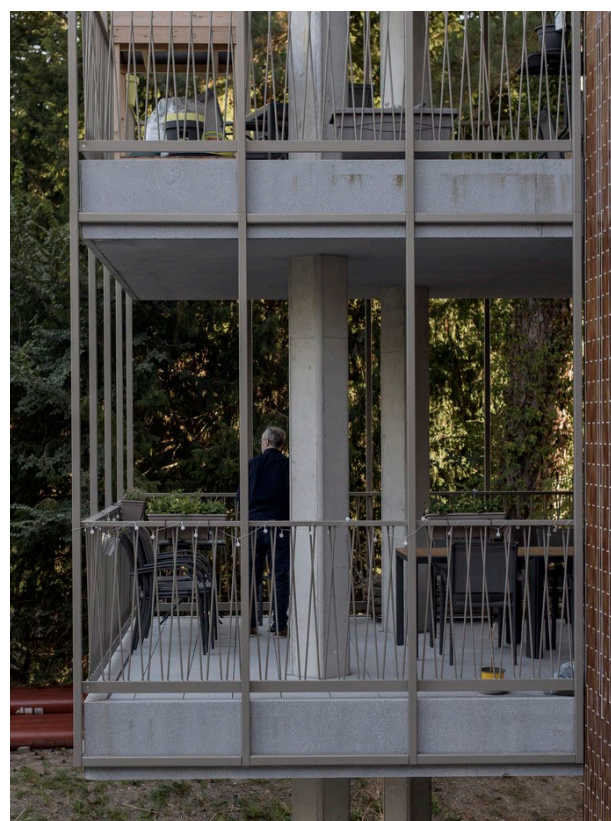
### Approach to materiality

1

Robust and characterful facade materials



### Approach to brickwork and balconies



2 Balconies designed as outdoor rooms fronting onto tree canopy

3 Brickwork detailing

4 A building set in landscape with lush greenery around it

