

COLVILLE ESTATE REGENERATION UPDATE



PHASE 2C

January 2021

This booklet aims to give you a summary of the next phase of the Colville Regeneration and the updates we are making to the original planning application.

We have included a questionnaire which you can fill out and return to us if you would like to give us some feedback on the design updates.



Karakusevic Carson Architects

INTRODUCTION

What is this about?

The purpose of this document is to give you an update on the next steps of the Colville Estate Regeneration Programme and get your feedback on the updated proposals.

Because of updates to building regulations we are currently reviewing the design of phase 2c, which will complete phase 2 of the regeneration programme.

We want to update you on the changes we are making to bring the design up to current regulations, make it more environmentally-friendly to respond to the climate emergency and how we are incorporating feedback received from residents during the post-occupancy evaluation undertaken in 2019.

Unfortunately, the COVID-19 pandemic is limiting our ability to meet in person so we have collated this brochure to give you the opportunity to review the information in the comfort of your own home.

Colville Estate Regeneration - a short summary

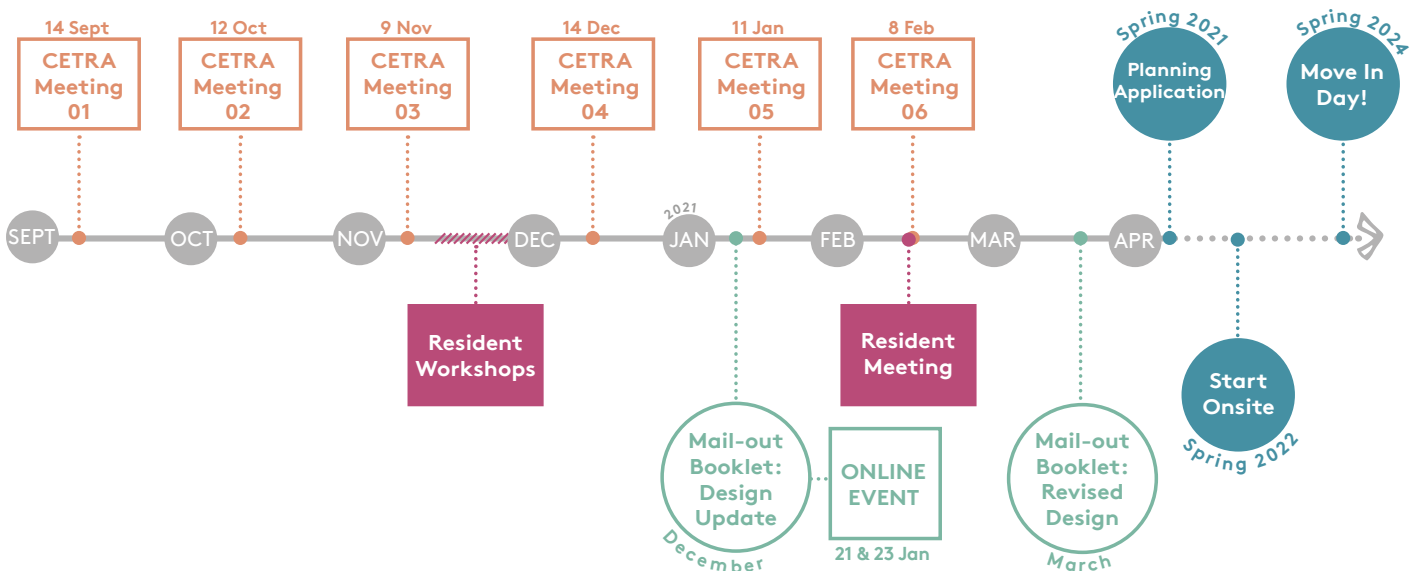
The Colville Estate Regeneration Programme is one of Hackney's biggest building projects. We are replacing the 432 original homes with over 900 high quality new homes – allowing all Colville's social rent tenants to move to a brand new Council home on the estate alongside much-needed additional new Council homes.

In March 2011 the masterplan for the Colville Estate Regeneration was approved by the London Borough of Hackney planning authority.

In August 2012 the planning application for Phase 2 of the Colville Estate Regeneration Masterplan was approved by the London Borough of Hackney planning authority.

We anticipate to submit the amendments to the planning department in spring 2021.

Indicative Programme



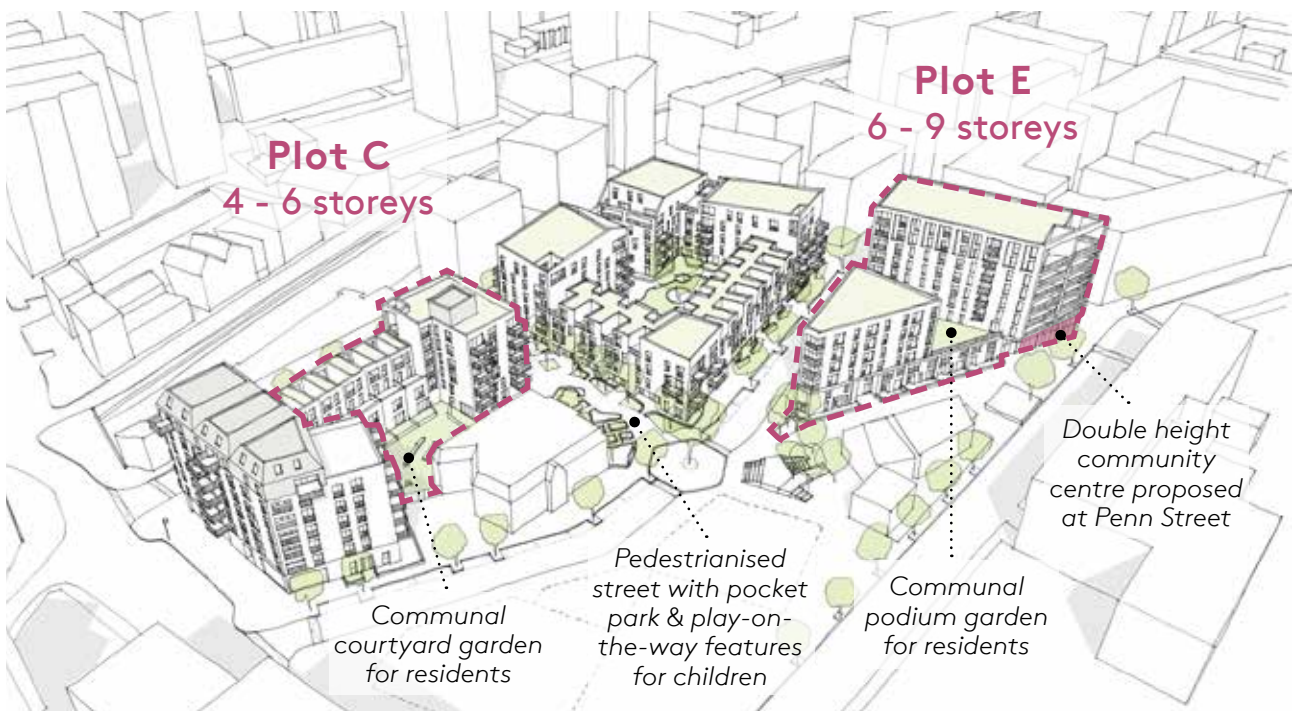
NEXT PHASE: 2C SUMMARY

Phase 2c will complete Phase 2 of the Colville Estate Regeneration Masterplan.

Phase 2c provides:

- around 90 new homes over two plots (C & E)
- a new energy centre which will serve the whole of the new Colville Estate
- a new community centre

- a communal courtyard garden for residents (plot C)
- a communal podium garden for residents (plot E)
- new landscaped pedestrian routes with pocket parks



Illustrated plan of the whole of the Colville Estate Regeneration Masterplan



Computer-generated image from original application illustrating the view East along Colville Street with plot E to the righthand side.



Computer-generated image from original application illustrating the view West along Penn Street with Block E on the righthand side.

CHANGES TO THE PLANNING APPLICATION NECESSARY AND PROPOSED

Necessary Change: Energy Centre

Plot E houses the Energy Centre which is to supply the whole of the Colville Estate masterplan (past, present and future phases) as well as the adjacent Britannia Development.

The original energy strategy was from 2012. A more modern, low carbon solution is required to comply with the current building regulations and Hackney's commitment to tackle the climate emergency.

The main impact of the changes required is that more space is needed to house the energy centre. The diagram below indicates the possible increase on the groundfloor and additional space on the roof.

Necessary Change: Sprinklers

Changes to building regulations require sprinklers to be installed in new buildings over a certain height (where the top storey is 11m or higher). Both block C and block E will have sprinklers.



Diagram showing potential increase of energy centre compared to original scheme, including requirement for roof plant to achieve a low carbon solution.

PROPOSED CHANGES: FLAT LAYOUTS, WINDOWS & BALCONIES

Why are we making changes?

In 2019, Hackney Council and PPCR undertook a Post-Occupancy Evaluation which asked residents what they thought about their new homes, the buildings, communal outdoor space and new streets.

While most of the feedback we received from residents was positive, the review of the planning application gives us an opportunity to incorporate some of the comments and suggested improvements from residents in phases 2a and b.

What changes are we making?

We are hoping to make a number of changes to the homes provided as part of Phase 2c to address some of comments received from residents. This will include:

- layouts that improve flexibility of furnishing the flats
- size and types of windows to improve privacy and give residents more usable wall space
- add underfloor heating, removing the need for radiators
- improve privacy to balconies
- more greenery and soft landscaping



Open plan example for 1 bedroom flat with sliding partition to kitchen area for built-in flexibility.



Separate kitchen example for 1 bedroom flat.

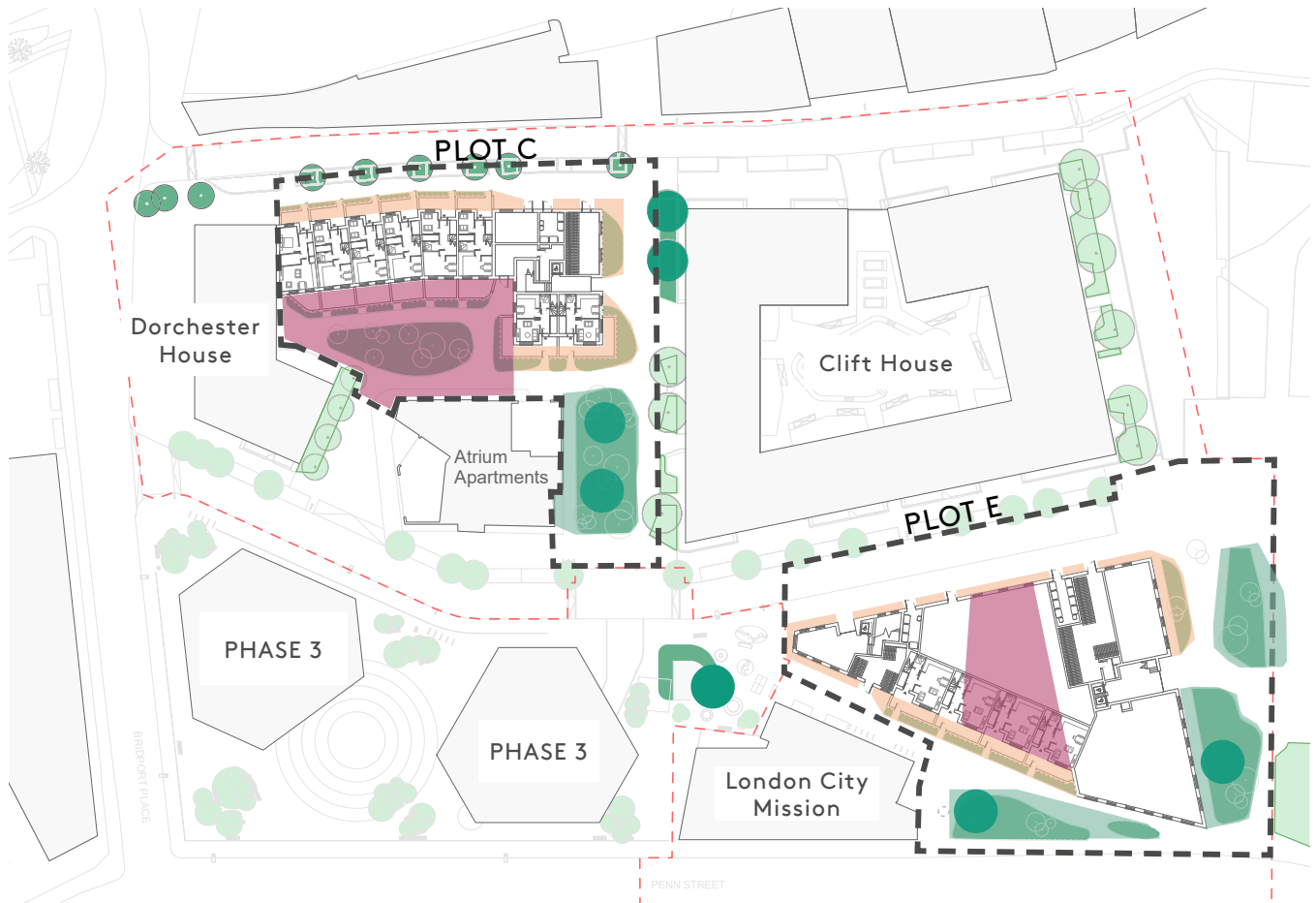


Computer generated view of the open plan living room example of 1 bedroom flat.



Computer generated view of the main living room of the 1 bedroom example with a separate kitchen.

PROPOSED CHANGES: PUBLIC & COMMUNAL OUTDOOR SPACES

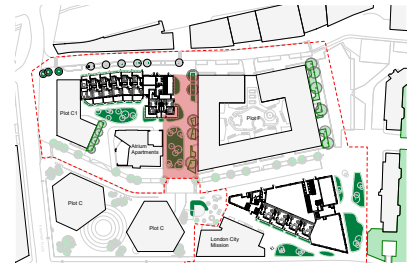


Phase 2 landscape drawing with annotations illustrating landscape improvements we hope to make.

- *Opportunity areas for more tree planting including larger species*
- *Communal gardens for residents to enjoy together*
- *Areas where more planting and greenery can be added*
- *Front gardens & buffer planting to increase sense of privacy*

PROPOSED CHANGES: PEDESTRIANISED STREET & POCKET PARK

We aim to make the pedestrianised street greener and potentially create a local pocket park to increase soft landscaping. Below are some examples of what we'd like to achieve. It is important to note that we still need more information about underground services before we can be sure about things such as where we can plant trees for example.



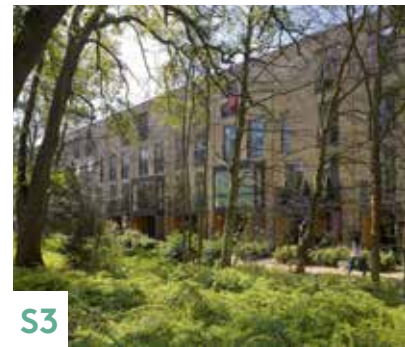
Example projects we are taking inspiration from:



S1
Playful path set in naturalistic planting
eg. Bridget Joyce Park, London



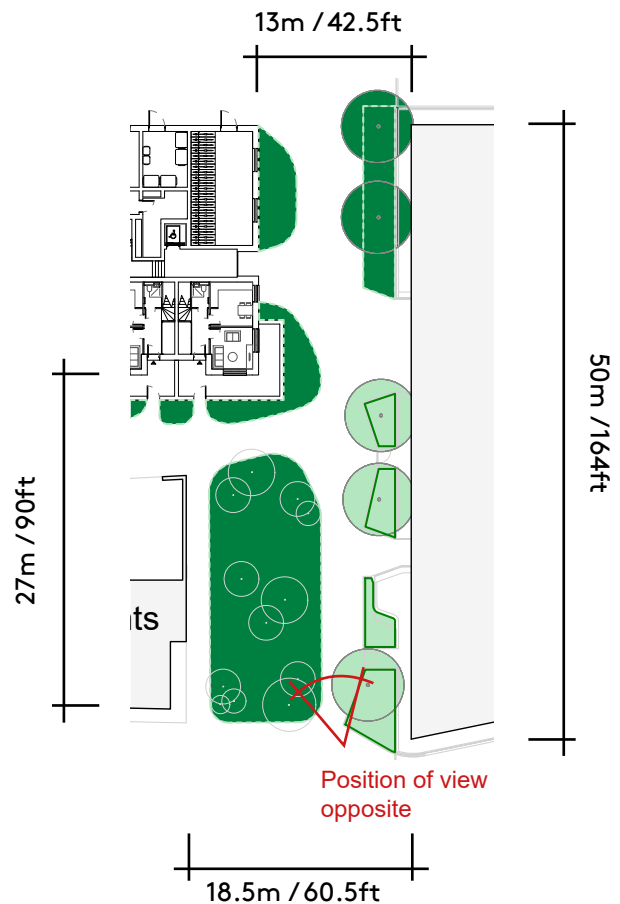
S2
Wildflower planting with extended flowering season
eg. Queen Elizabeth Park, London



S3
Residential development set in landscape with a natural feel
eg. Accordia, Cambridge



S4
Food growing in small limited space that also encourages socialising.
eg. The Edible Bus Stop, London



For comparison: The Hoxton Trust Community Garden off Hoxton Street is approximately 27 x 50 meters (m) / 88.5 x 164 feet (ft)

Pocket Park with Informal Community Gardening

Feedback at a 2010 consultation event showed more than 15% of residents were keen to get involved in a community gardening scheme, however uptake has been slow. Integrating more accessible green space (ie. grass and wildflower rather than planting) as well as play with more informal food growing will allow the use by different groups and removes the reliance on a pro-active community gardening group to up-keep raised beds.

Early sketch idea:

Apple trees bring blossom and fruit into the space

Playful elements bring people into contact with wildflower and food growing

Wildflowers that flower over multiple seasons, supporting biodiversity

A large tree, over time becomes a focal point within the estate

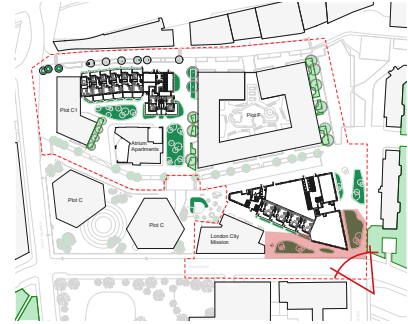
Raised beds for food growing or flowers, beside paths so they are open and inclusive



Sketch of ideas for the pocket park as part of the pedestrianised area

CHANGES WE WOULD LIKE TO MAKE: OUTSIDE THE COMMUNITY CENTRE

At a 2010 consultation event, more than 35% of residents agreed with the creation of an outdoor space next to the community centre that is publicly accessible most of the time and that can be secured as a private garden for events at the community centre. Recent feedback from the post-occupancy evaluation suggests resident want to see more greenery so we are looking to increase planting.



Example projects we are taking inspiration from:



C1
Wide pavements and buffer planting eg. South Kilburn



C2
Natural play elements eg. Kings Crescent Estate

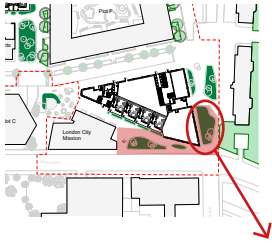


C3
Pedestrian and cycle priority street with play-on-the-way eg. Kings Crescent play street

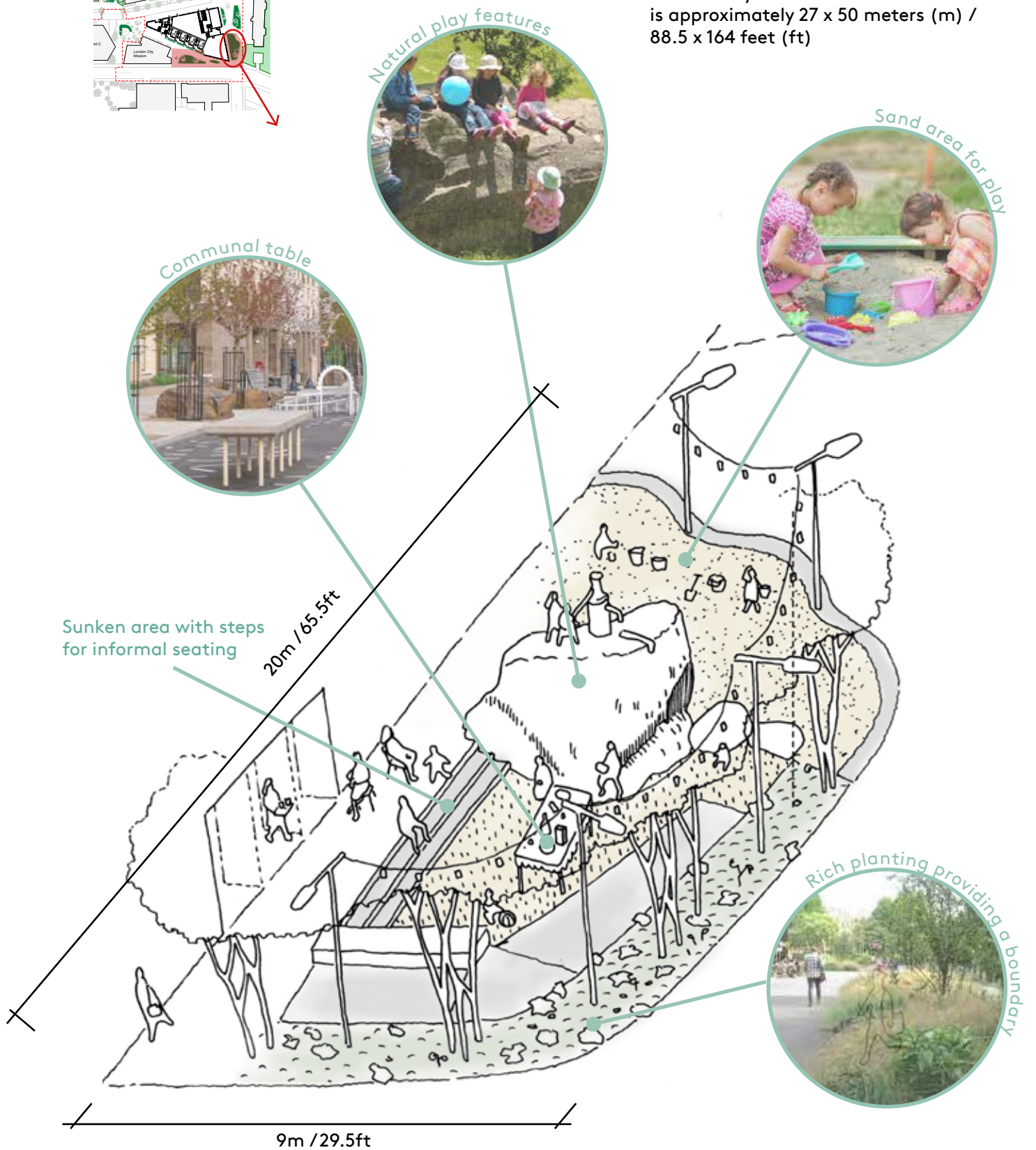
Sketch idea for the front of the community centre



Sketch view of the community centre with adjacent landscaped garden.



For comparison: The Hoxton Trust Community Garden off Hoxton Street is approximately 27 x 50 meters (m) / 88.5 x 164 feet (ft)



Annotated sketch view of the landscaped garden next to the community centre from the approved Phase 2 scheme. Updates to planting currently under review to provide seasonal interest.

CHANGES WE WOULD LIKE TO MAKE: RESIDENTIAL SHARED GARDENS

We aim to create very green communal gardens for residents which can accommodate a range of uses. We propose adding more variety of planting and a more playful courtyard environment, which brings people into contact with nature. Below are some examples of what we'd like to achieve and a sketch view of what it could look like.

Example projects we are taking inspiration from:



R1
An experience of nature in the city. eg. Dalston Curve Garden, London



R2
A shared courtyard with a green character. eg. Big Yard, Berlin

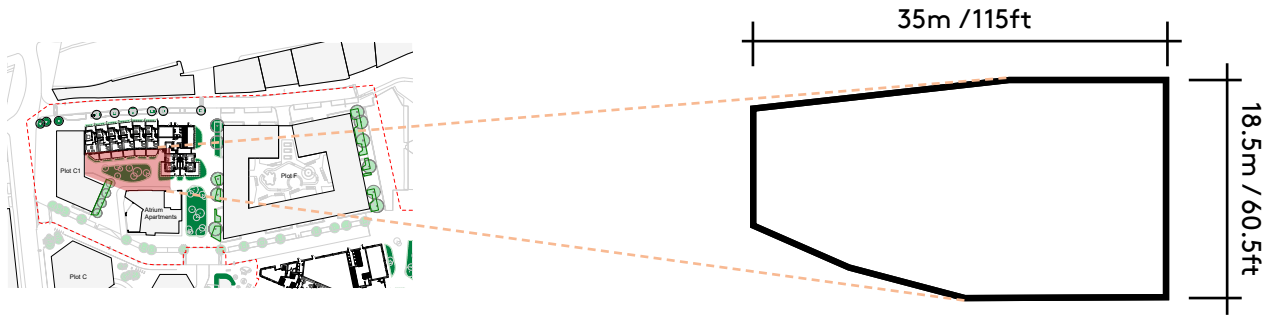


R3
Natural play. eg. Beacon Hill Country Park

An illustrative sketch of the shared courtyard garden:



Sketch of what it could look like looking towards Dorchester House

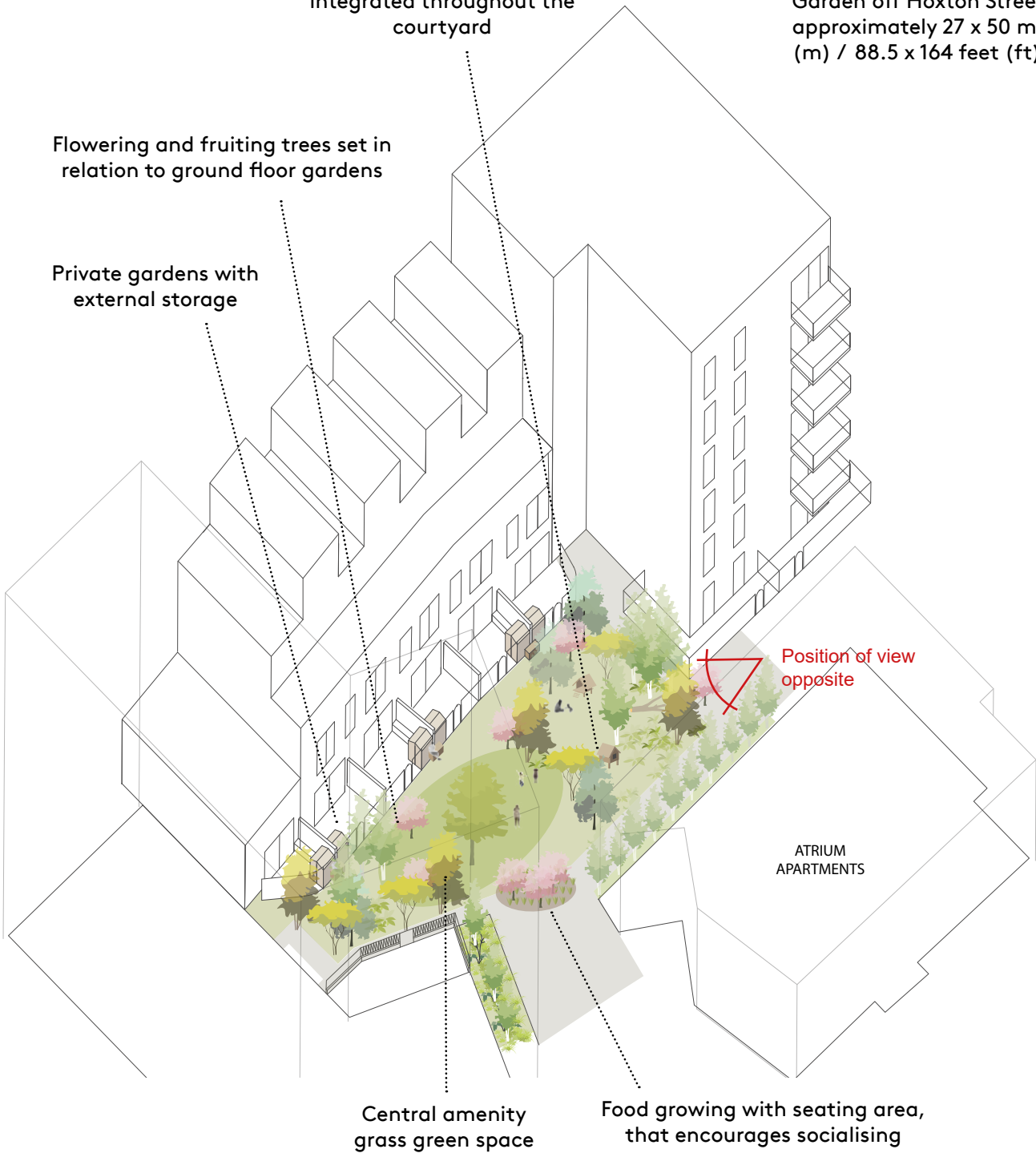


Play that engages young people with nature is integrated throughout the courtyard

For comparison: The Hoxton Trust Community Garden off Hoxton Street is approximately 27 x 50 meters (m) / 88.5 x 164 feet (ft)

Flowering and fruiting trees set in relation to ground floor gardens

Private gardens with external storage



Overview sketch of what the shared courtyard garden which forms part of Plot C

CHANGES WE WOULD LIKE TO MAKE: RESIDENTIAL SHARED GARDENS

We aim to create very green communal gardens for residents which can accommodate a range of uses. We propose more biodiverse and more playful courtyards, which bring people into contact with nature. Below are some examples of what we'd like to achieve.

Example projects we are taking inspiration from:



A calm place with an experience of nature
eg. Hammock in a woodland



Planting palletes borrowed from Woodland Habitats
eg. Woodland Garden

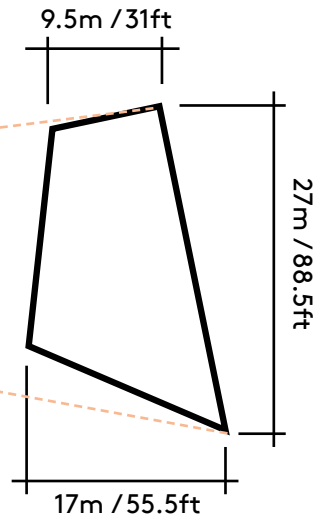
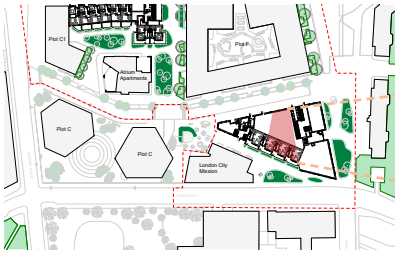


Willow makes informal dens for Natural Play
eg. Olympic Park, London

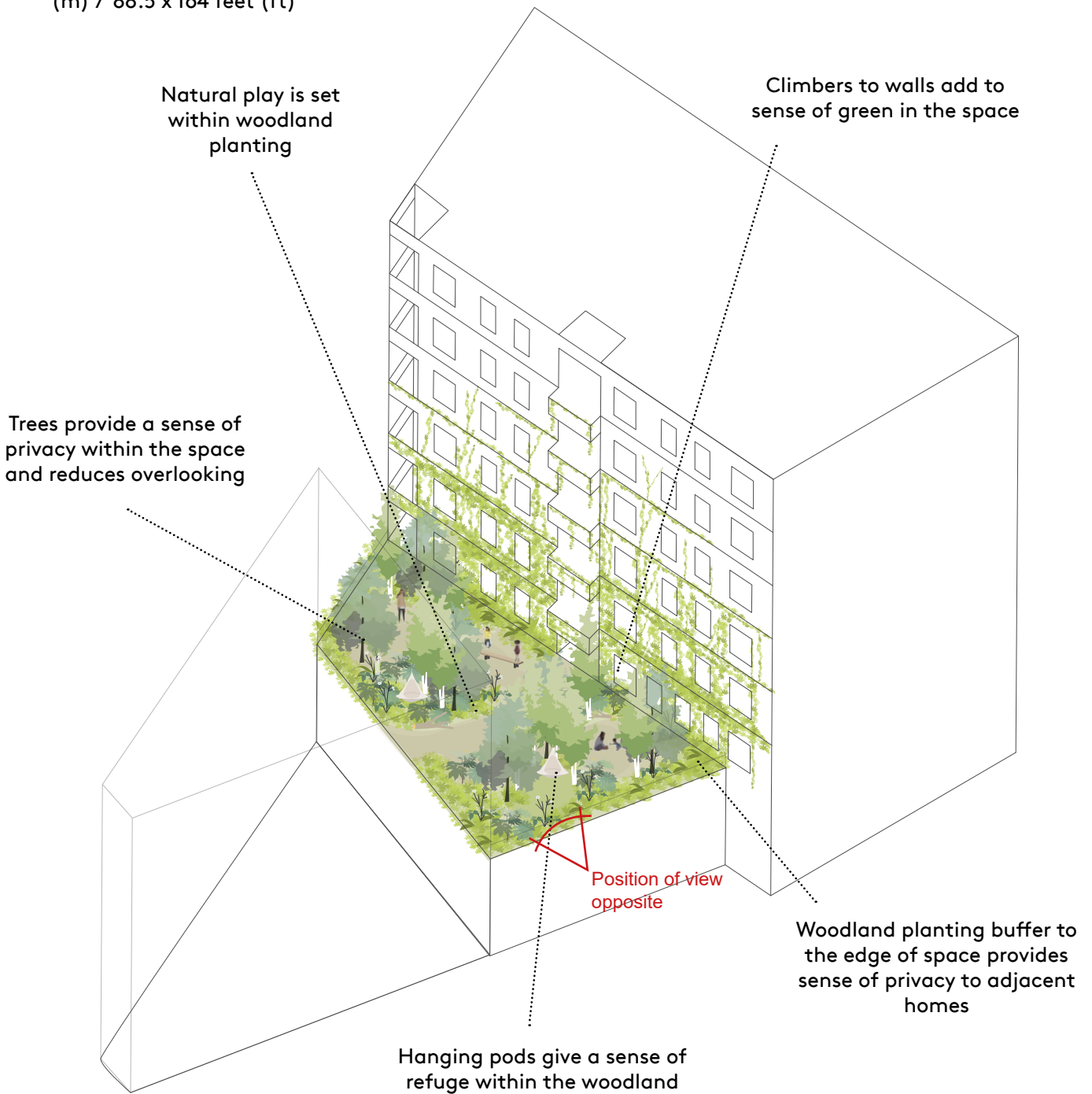
An illustrative sketch of the shared podium garden:



Sketch of what the communal podium garden could look like



For comparison: The Hoxton Trust Community Garden off Hoxton Street is approximately 27 x 50 meters (m) / 88.5 x 164 feet (ft)



Overview sketch of what the shared podium garden on the second floor of Plot E could look like

CHANGES WE WOULD LIKE TO MAKE: GROUND FLOOR FRONT GARDENS

Some post-occupancy evaluation feedback from residents mentioned that they did not feel the front gardens were private enough. So, we aim to improve front garden boundaries as well as increase planting along the edges. Below are some examples of possible options.



Example projects we are taking inspiration from:



F1

Low brick wall with railing and buffer planting inside garden



F2

Taller brick wall with small railing and buffer planting



F3

Wide area of buffer planting before a waist high fence

An illustrative sketch of front gardens along Branch Place:



Sketch view of front garden boundary option with planting outside of low garden walls.

Planting to front garden fences is combined with varying heights of garden walls and railings. Planting outside the boundary is consistent with nearby completed buildings. Low walls gives a secure boundary allowing residents control over the visual separation between garden and street.

Illustrative sketches of front garden options for Plot E:



Option 1



Option 2

Sketch views of front garden boundary option with tall raised planters and the option for additional planting outside of the front gardens.

NEXT STEPS

GIVE YOUR FEEDBACK

Thank you for taking the time to read the booklet. If you have any questions about the next phase of the regeneration we will hold two online events in the new year, 21 and 23 January 2021, where you can ask any questions you might have for the architects or Hackney Council. There will be a link on <https://hackney.gov.uk/colville-estate> where you can sign up.

Alternatively, you can contact Hackney Council or PPCR (your independent adviser):
Hackney Council - Miranda Ferrier, 020 8356 3018, miranda.ferrier@hackney.gov.uk
PPCR - 0800 317 066 (freephone), info@ppcr.org.uk

YOU CAN GIVE US YOUR FEEDBACK IN TWO WAYS:



POST

You can fill out the feedback form attached, pop it in the freepost envelope and post it back to us.



ONLINE

You can also go to the Colville Estate section of the Hackney Council website to fill out the questionnaire online: <https://hackney.gov.uk/colville-estate>

**WE NEED YOUR
FEEDBACK BY:**

31 JANUARY 2021

