

# 1 – The Story So Far...

## ABOUT THE PROJECT

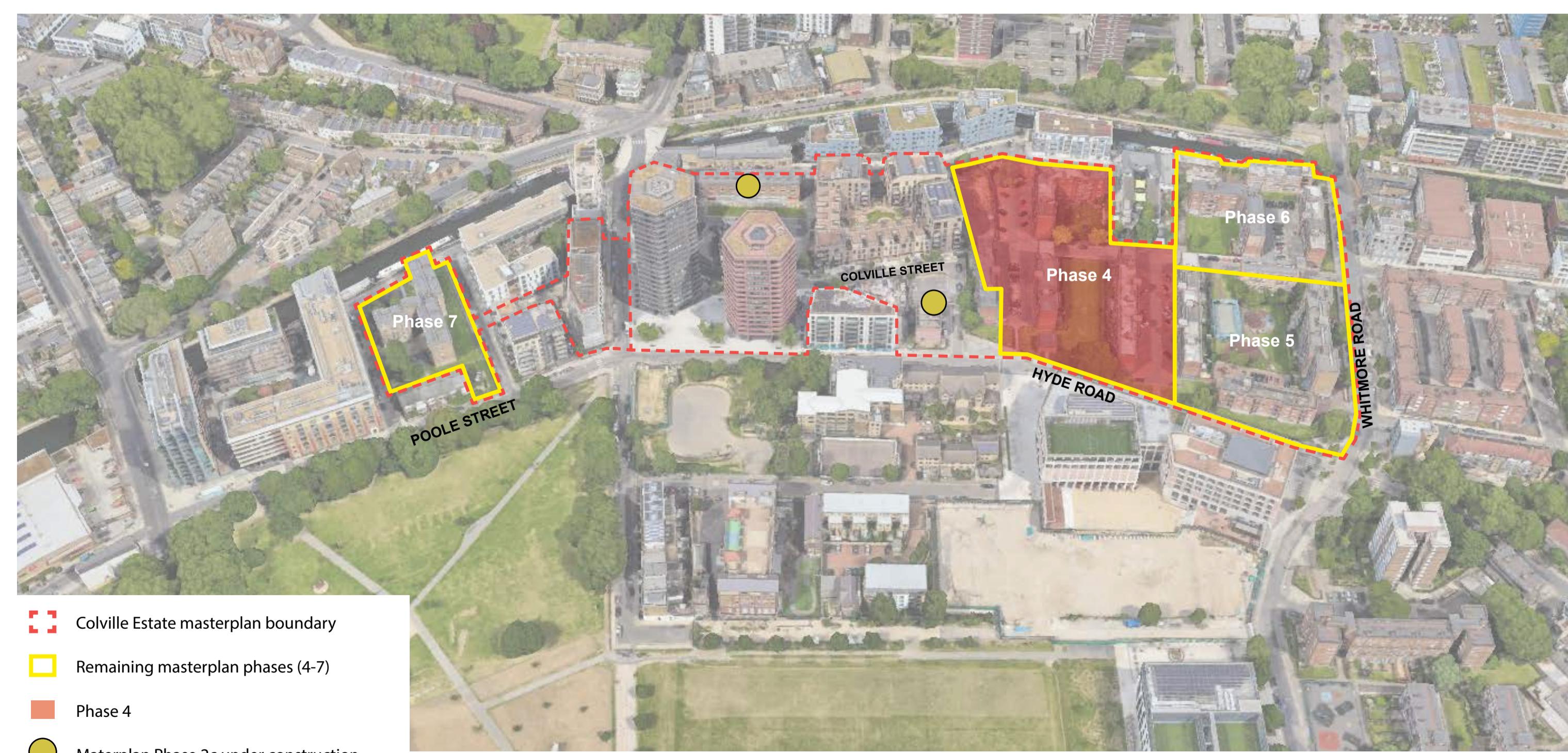
The Colville Estate Regeneration is a long-term project led by Hackney Council. It is replacing older housing with new, high quality homes, alongside green courtyards, play spaces and new community facilities. The aim is to provide modern, comfortable homes for existing tenants and create safer, greener and more welcoming spaces for all residents.

## WHO IS INVOLVED IN PHASE 4?

**Hackney Council** is leading the regeneration project. The Council is responsible for delivering new social rent homes for existing tenants and for ensuring that the new Colville Estate meets the needs of residents both now and in the future.

**Maccreanor Lavington** are the lead architects. They are designing the new buildings and working to make sure that homes are high quality, practical and comfortable, and that the new buildings feel part of the wider estate.

**New Practice** are the engagement consultants. They support the Council and the design team by working directly with residents through events, workshops and meetings, so that community feedback is at the heart of the design process.



**East** are the landscape architects. They are designing the courtyards, gardens, streets and public spaces, making sure the estate has safe, green and welcoming outdoor areas for everyone to enjoy.

Together, the project team has worked with a wider group of consultants and local residents to make sure that the regeneration delivers new homes, green spaces and community facilities that respond to the needs of the community.

### WHAT ARE THE STAGES AND PHASES?

At Colville Estate, **phases** are the different parts of the estate that are being rebuilt one after another. For example, Phase 2C is on site and Phase 4 is the next part of the estate to be redeveloped. **Stages** are the steps in the design process set out by the Royal Institute of British Architects. Stage 1 looks at broad ideas and principles. Stage 2 concerns the developing concept design. Stage 3 focuses on detailed design for a planning application.

## THE STORY SO FAR

The original masterplan for the estate was approved in 2012. Earlier phases have delivered new social rent homes, shared ownership homes and private sale homes, along with new public spaces and community facilities.

In 2023, Hackney Council and the design team carried out a Masterplan Review. This updated the 2012 plan to respond to changes in policy, design standards and lessons learned from earlier phases. In Stage 1 (2024), residents shared priorities for courtyards, green spaces and play. Young people also contributed, helping to shape ideas for the community garden and play spaces.

During Stage 2 (2024–25), the RSG and wider residents took part in workshops about layouts, privacy, courtyards and outdoor spaces. These sessions included reviewing draft flat layouts, deck access arrangements and early landscape ideas.

### PHASE 2C UPDATE

**What are we building now?** Phase 2C is currently on site and is scheduled to complete in Spring 2027.

**Homes:** 93 new mixed tenure homes across two plots. This includes 52 social rent homes. Existing social rent tenants in later phases will move into these when complete. There are 19 shared ownership homes for people living or working in Hackney who cannot afford to buy outright but will not be prioritised for social housing. There are 22 homes sold outright to help pay for the project in the absence of sufficient government funding.

**Community and infrastructure:** A new energy centre will serve the whole of the new Colville Estate. There will be a new community centre.

**Outdoor spaces:** A communal courtyard garden for residents and new landscaped pedestrian routes with pocket parks.

As part of Stage 3, we held an RSG workshop in June 2025 and a public exhibition at the Big Lunch in September 2025. These events allowed us to test the developed design, confirm how earlier feedback had shaped the proposals, and understand residents' reactions to the overall scheme.

### TIMELINE OF ACTIVITIES TO DATE...

2012

- Original Masterplan approved.
- Autumn 2018, completion of Phase 3 homes
- Winter 2019, completion of Phase 2a and Phase 2b homes

2023

- Masterplan Review launched.
- Looked at changes in planning policy, housing needs, and construction standards.
- Aimed to improve design quality and respond to resident priorities.

2024

#### STAGE 1

##### Engagement activities:

- RSG Workshop 1 (July): Reviewed masterplan parameters, building layouts and heights.
- Youth Engagement (September): Big Lunch event with young people, parents and carers.
- RSG Workshop 2 (August): Focused on courtyards, green space and community gardens.

##### Main outcomes:

- Residents prioritised green courtyards and open spaces.
- Strong support for keeping play for teenagers on the estate.
- Desire for a community garden as a shared social space.

2025

#### STAGE 2 onward...

- Take a look at Board 2 for a summary of our more recent Stage 2 and 3 activities...

## 2 - Our Recent Community Engagement

Since the Masterplan Review in 2023, Hackney Council and the design team have been working closely with residents of Colville Estate. In Stage 1 (2024) we spoke with the RSG (RSG), young people, and wider estate residents about your priorities for new homes, courtyards and public spaces.

During Stage 2 (2024–25) we returned to residents to test the updated designs in more detail.

**You Said:** “Give us clarity on sizes and layouts.”

**We Did:** Shared draft layouts and improved stacking so homes are easier to live in and maintain.

### WHAT WAS THE SEPTEMBER BIG LUNCH EVENT?

In September 2025 we were hosted alongside CETRA at the Colville Estate Big Lunch for our final Stage 2 consultation event. We shared updated designs for Phase 4 and asked residents how well these designs responded to earlier feedback. The event included model viewing, children’s activities and discussions with the Council and design team.

#### What we showed...

We shared the updated concept design for Blocks G and H, including typical homes, overall massing, courtyards, green spaces and the play strategy. A physical massing model and design team members were present to support discussions.

#### What we asked you...

We asked for your thoughts on the direction of travel. We wanted to understand how well the designs were responding to key themes raised during Stage 1 and earlier Stage 2 engagement. These included practicality of layouts, privacy and neighbourliness, green spaces, and play for all ages.

#### WHAT DID WE HEAR?

Residents responded well to the model and said it helped them understand the scale of the buildings. Some concerns were raised about the façades appearing too sheer in the physical model, but digital visualisations showing texture and depth reassured residents about the quality of the design. People also noted improvements in privacy and stacking compared to earlier phases and appreciated seeing both open plan and separate kitchen layouts included.

A small number of residents asked about balcony materials, how communal and private garden areas would be accessed, and how some of the outdoor spaces would be managed. Wider conversations focused on estate-wide matters, such as phasing, demolition and the rehousing process.



### OUR CURRENT TIMELINE

2024 - 2025

#### STAGE 2

##### Engagement activities:

- RSG Workshops (ongoing): Reviewed layouts, privacy, and detailed designs for courtyards.
- RSG meetings: Explored themes of safety, openness and neighbourliness.
- Youth and wider resident engagement (2025): Focused on design of play and landscaped spaces.
- End of Stage 2: Exhibition at the Colville Estate Big Lunch.

##### Main outcomes:

- Stacked flats introduced for practical layouts and easier maintenance.
- Deck access pulled back for more light and privacy.
- Courtyards designed greener, with clearer sightlines.
- Storage and practical features improved inside homes.

Today!

#### WHAT ARE WE DOING HERE TODAY?

We’re excited to be hosted alongside CETRA at the Winter Warmer for the Colville Phase 4 Final Public Exhibition! Today, we want to give you a chance to see the design as it’s developed from September, as well as show you some of the areas where we’ve taken on resident feedback, as a final step before we submit the designs for planning consideration.

Take a look at the exhibition boards.

Get involved with our activity to vote on what you think the new blocks should be called!

Talk with a member of Hackney Council and the Phase 4 design team.

See the design up close with our model!

#### WHAT NEXT?

- Take a look at the final board to understand the next steps for the project, its long term timeline and how to stay involved!

# 3 - A Refresh on the Masterplan

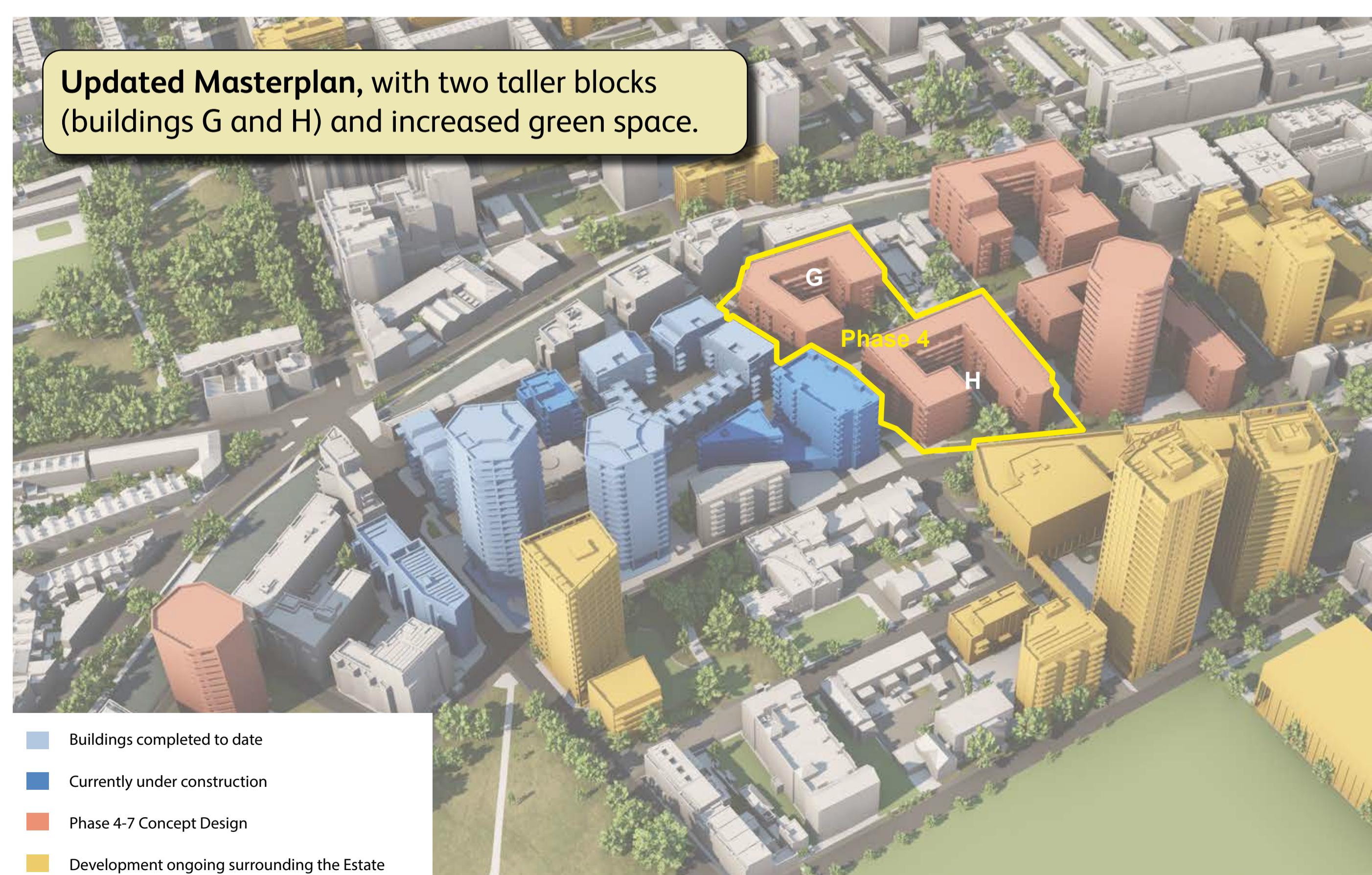
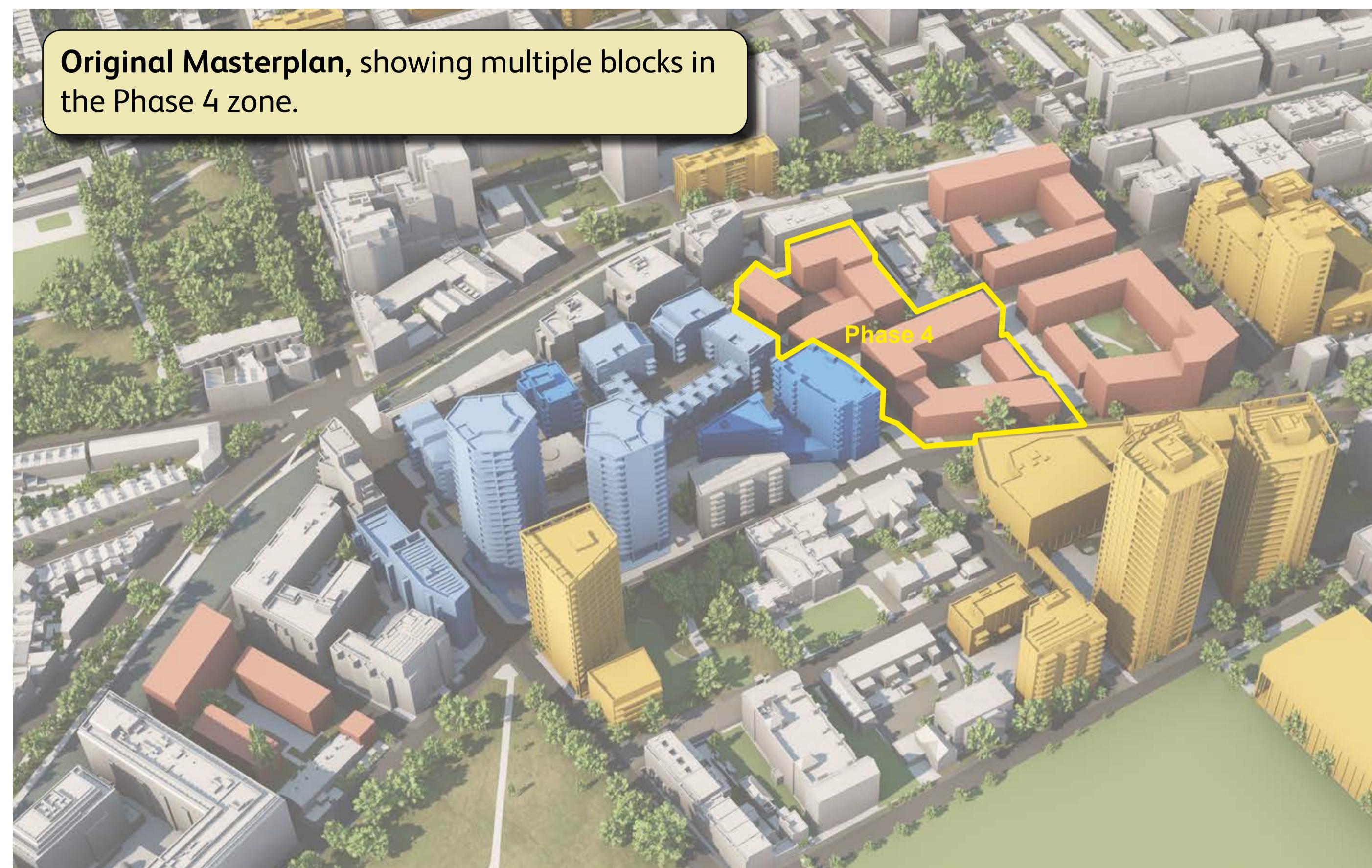
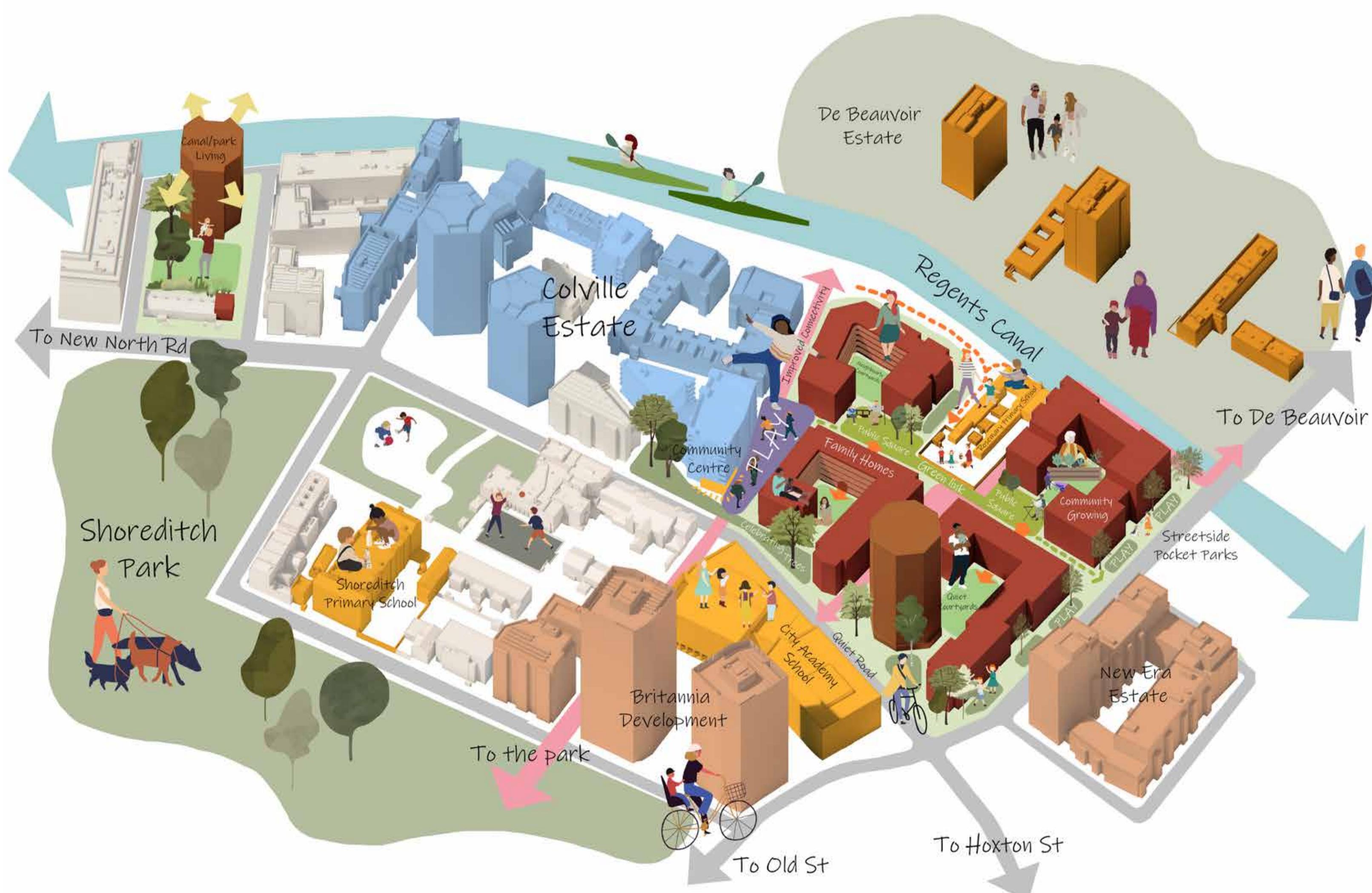
## WHAT IS THE MASTERPLAN?

### HOW DOES PHASE 4 FIT INTO IT?

At the start of this phase, Maccreanor Lavington carried out a Masterplan Review.

The concept design within this modified masterplan was the focus of our Stage 1 consultation.

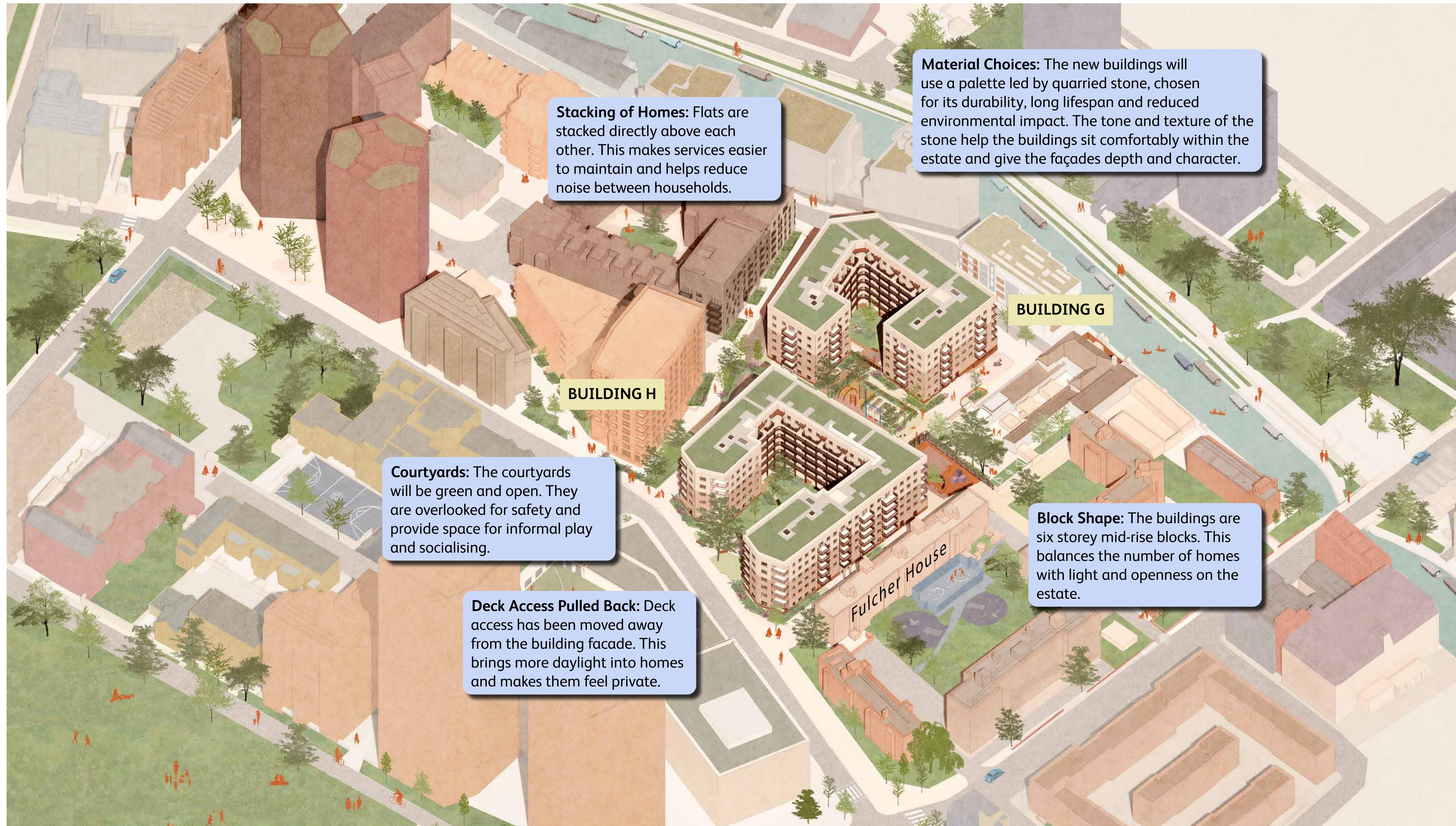
Taller buildings were proposed with consideration to their environmental impact and townscape merit. They are of a height considered appropriate in relation to the new and emerging context around the estate. This provision of tall buildings in the proposals allows for the majority of buildings to be mid-rise (i.e. more than 7 storeys), which has the benefit of allowing more public green space, open courtyards, external deck access and the retention of more of the existing trees.



- Buildings completed to date
- Currently under construction
- Phase 4-7 Concept Design
- Development ongoing surrounding the Estate

# 4 - Overall Strategy for Phase 4

THE PLOTS IN PHASE 4 (G AND H) WILL DELIVER 175 NEW HOMES ALL FOR SOCIAL RENT.

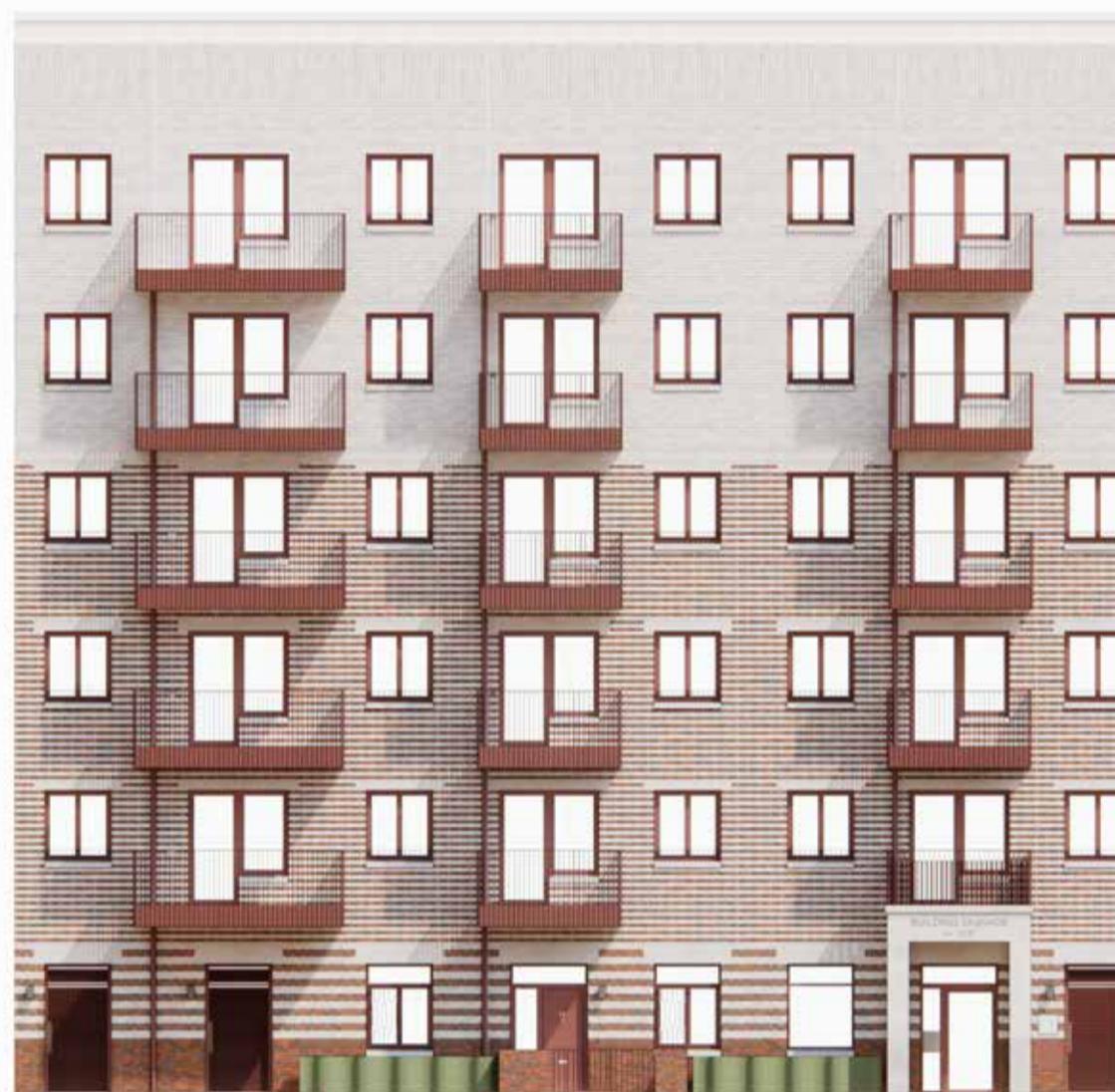


# 5 - What Has Changed Since the Last Engagement Event?

## UPDATED FACADE STRATEGY

During RIBA Stage 3 design development, we have carried out further studies on the appearance, character and environmental impact of the building facades. The design team tested a range of material options, proportions and colours to understand how the blocks can sit comfortably within the estate and the wider townscape.

As part of this process, a new facade approach using quarried stone has been selected. This provides a robust, long-lasting material with a calm and coherent appearance. The depth and texture of the stone help give the buildings a strong identity while responding to the varied context around the estate.



## LIFT STRATEGY UPDATE

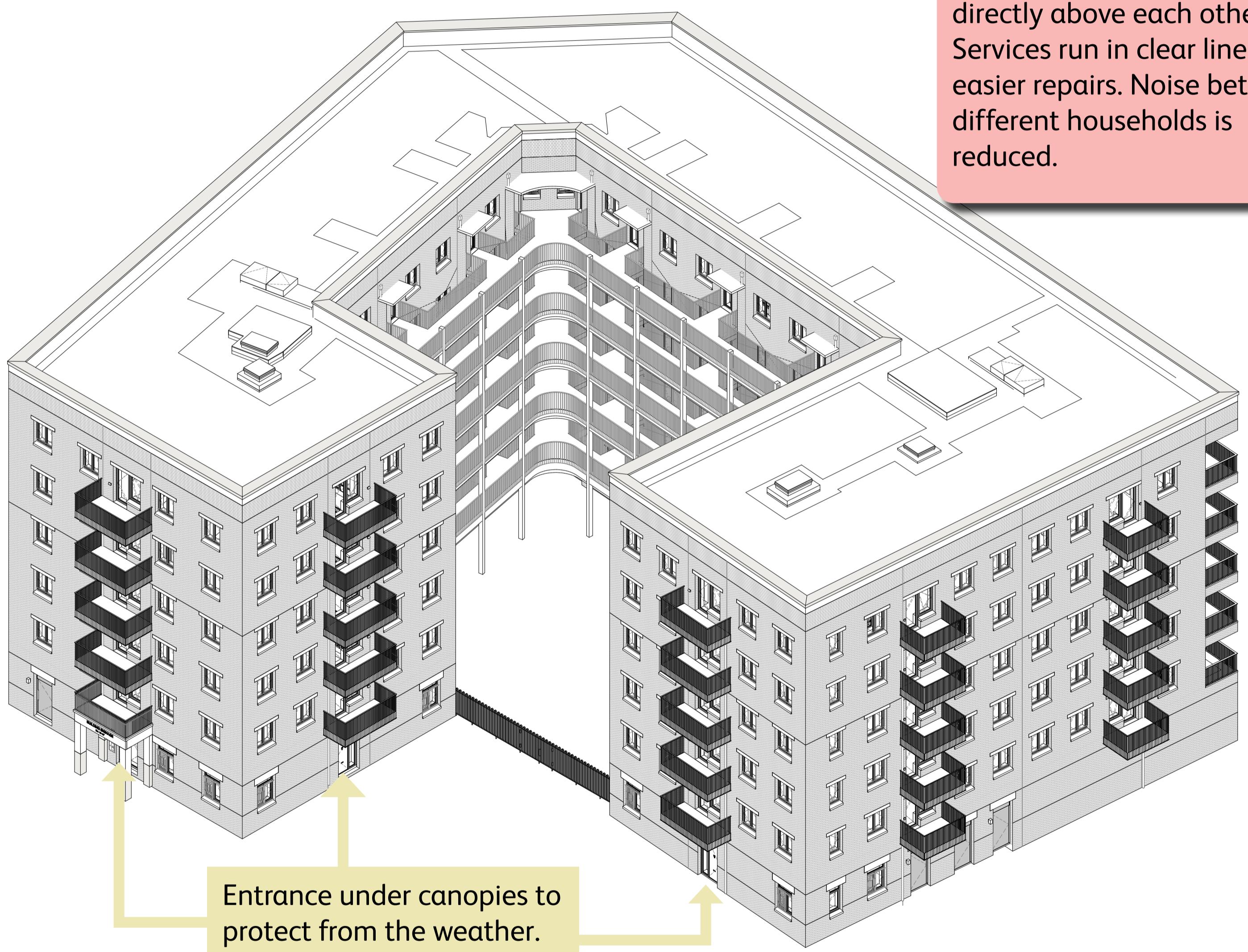
Feedback at earlier engagement events highlighted the importance of lift capacity and reliability. In response, each building now includes an additional lift, increasing the total number of lifts per block to 3. This improves accessibility for families, older residents and wheelchair users, makes day-to-day movement around the buildings easier and more reliable, and provides more options for the smooth functioning of the building during maintenance or repairs.



# 6 - Building G Design

## BUILDING G

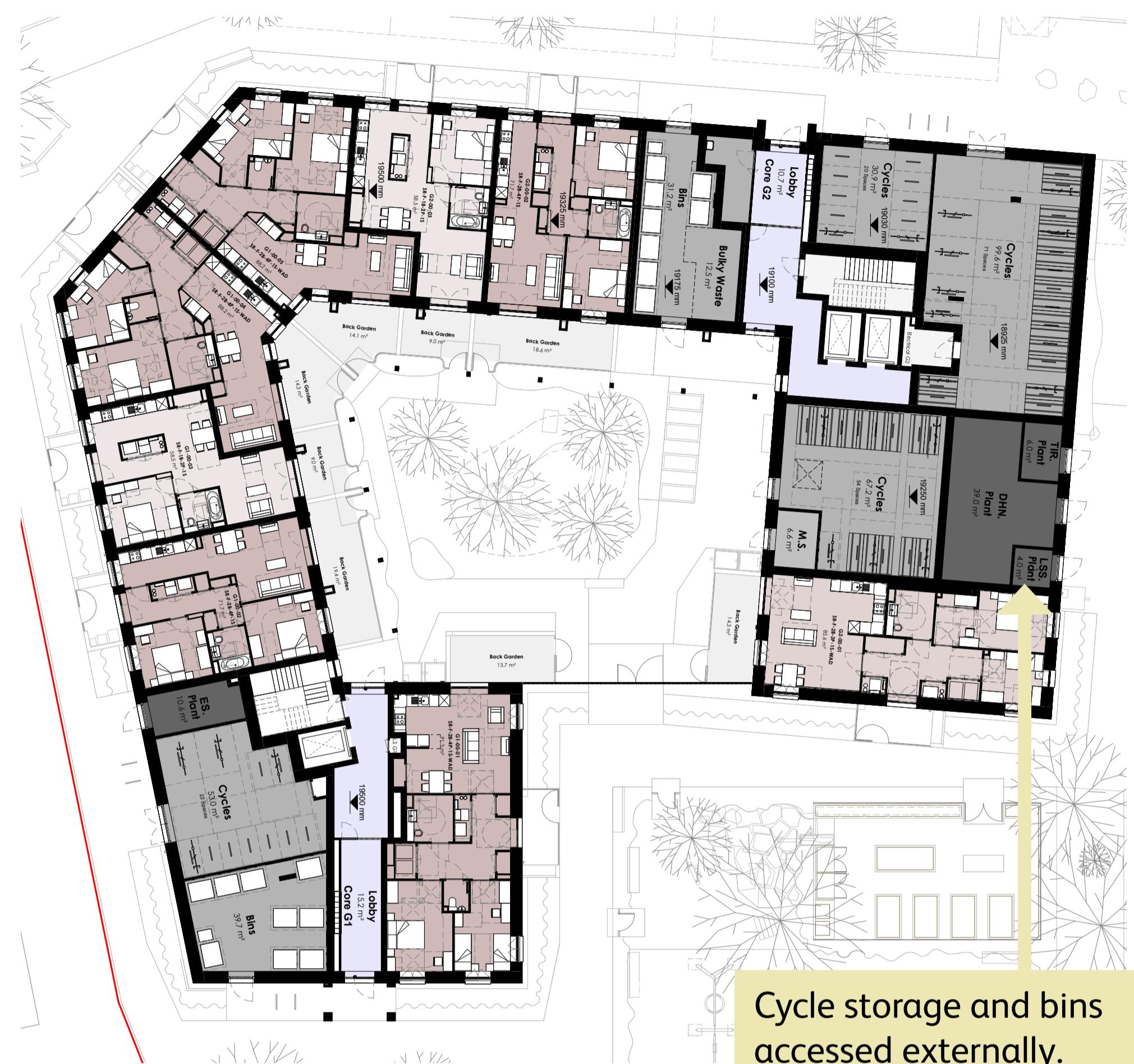
Building G is a six storey courtyard building providing a total of 83 homes for social rent. The building has two compact cores with lifts that serve seven and eight homes per typical floor respectively. Each core now includes an additional lift to improve accessibility and reliability. This final arrangement includes 2 lifts in one stair core, and 1 lift in the other stair core for both buildings. A courtyard-facing deck provides external gallery access to the homes on the upper floors, and connects the two lift cores at every level. 15 homes are proposed on the ground level, with typical floors proposing 15 each.



**You Said:** "Homes should stack so they are easy to live in and maintain."

**We Did:** Flats now stack directly above each other. Services run in clear lines for easier repairs. Noise between different households is reduced.

## THE GROUND FLOOR



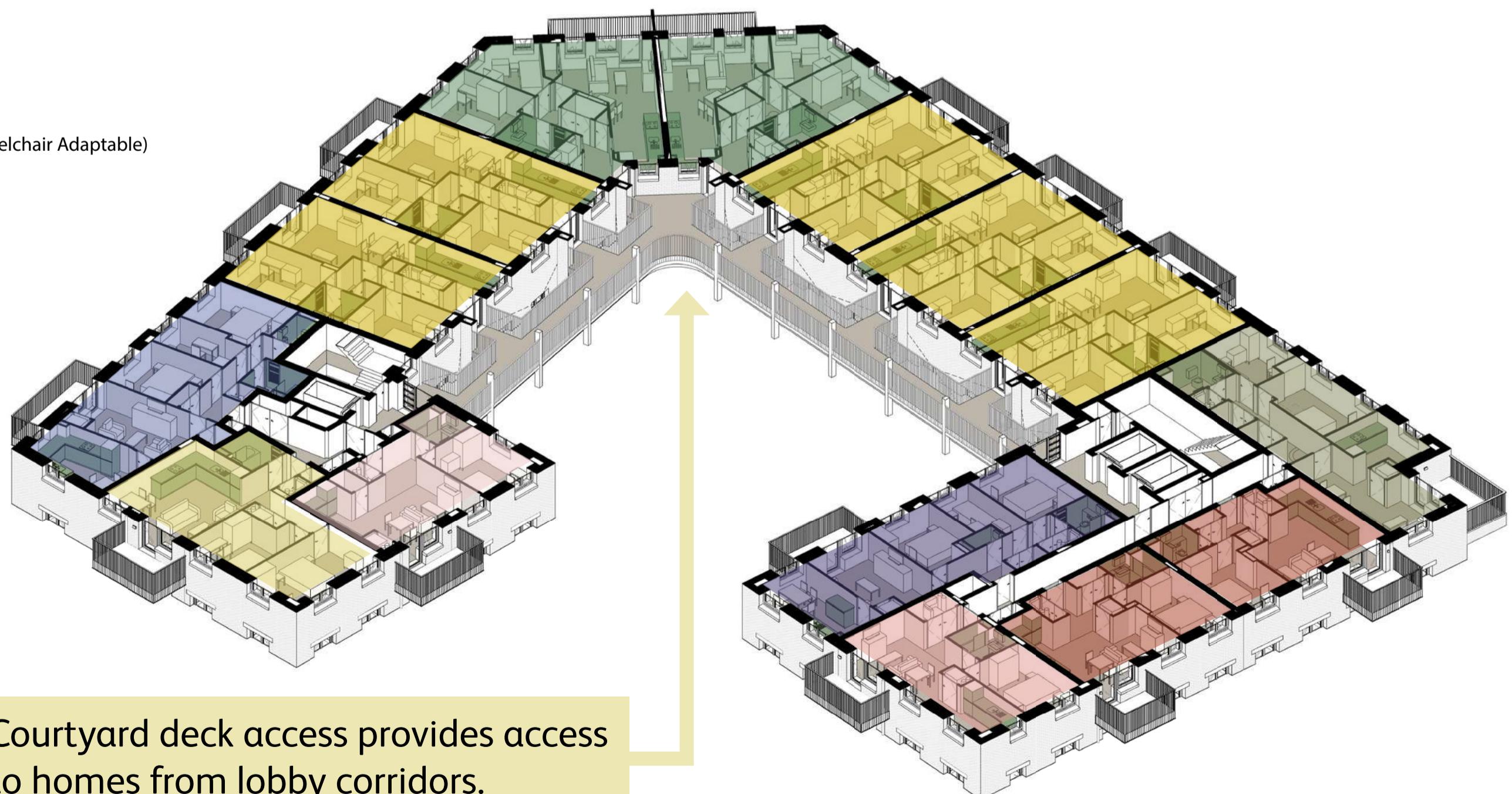
## PRIVATE SPACE



- Projecting Balcony
- Inset Balcony
- Rear Garden

## TYPICAL FLOOR LAYOUT

- 1-bed 2-person
- 2-bed 4-person
- 2-bed 3-person (Wheelchair Adaptable)
- 3-bed 5-person



## THE SELECTION OF HOMES IN BLOCK G

No. of Beds	No. of People	How many are in Block G?
1	2	22
2	3	16 (all wheelchair adaptable)
2	4	35 (including 3 wheelchair adaptable)
3	5	10

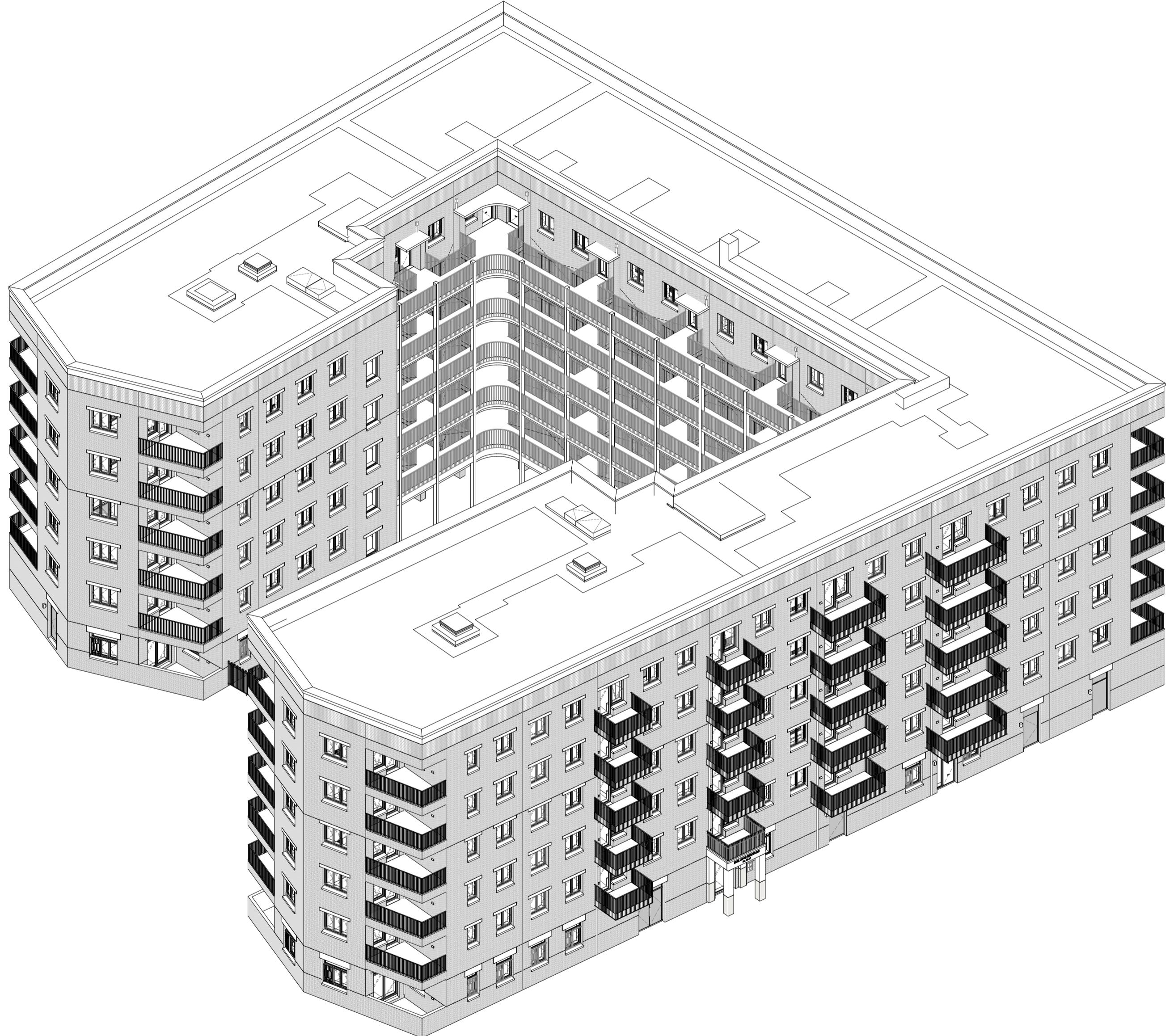
**You Said:** "Privacy matters."

**We Did:** Deck access has been pulled back from the facade. Homes get more daylight and residents feel more private.

# 7 - Building H Design

## BUILDING H

Building H is a six storey courtyard building providing a total of 92 homes for social rent. The building has two compact cores with single lifts that serve eight and nine home per typical floor respectively. A courtyard-facing deck provides external gallery access to the homes on the upper floors, and connects the to the updated three lift cores at every level. Fifteen homes are proposed on the ground level, with typical floors proposing 16-17 each.



## THE SELECTION OF HOMES IN BLOCK H

No. of Beds	No. of People	How many are in Block H?
1	2	26
2	4	20
3	5	41
4	6	5

**You Said:** "Homes should stack so they are easy to live in and maintain."  
**We Did:** Flats now stack directly above each other. Services run in clear lines for easier repairs. Noise between different households is reduced.

## THE GROUND FLOOR

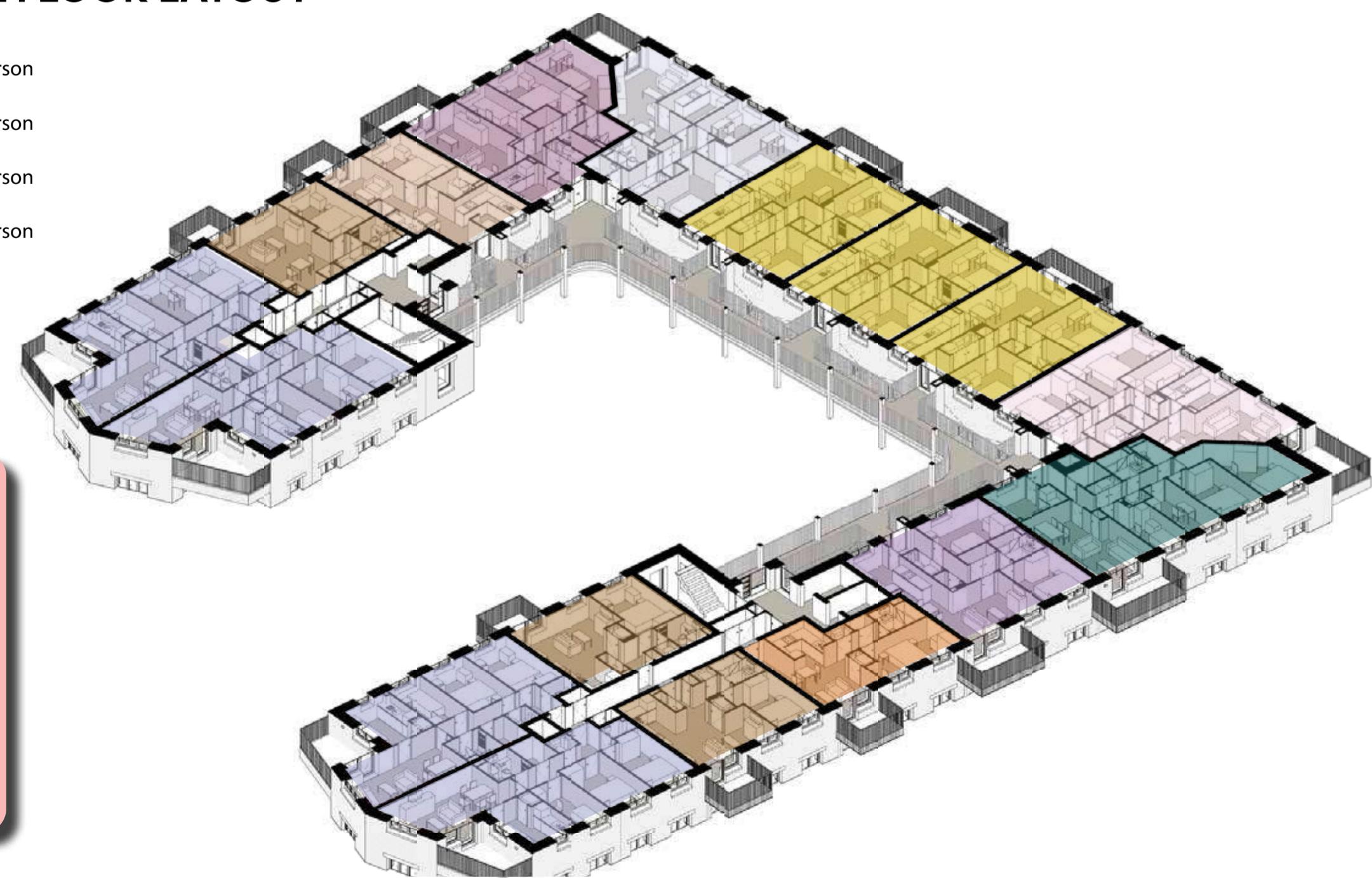


## PRIVATE SPACE



## TYPICAL FLOOR LAYOUT

- 1-bed 2-person
- 2-bed 4-person
- 3-bed 5-person
- 4-bed 6-person



- Projecting Balcony
- Inset Balcony
- Rear Garden

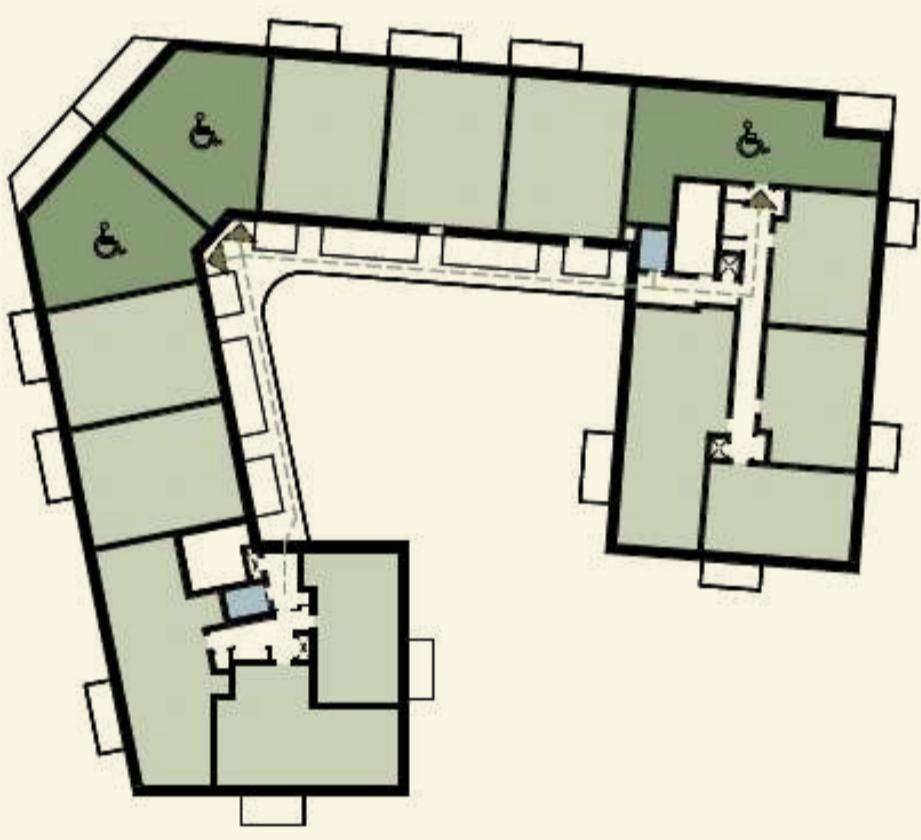
# 8 - Typical Home Designs

Across both buildings, there is a mix of home types. The variation in homes covers both the number of bedrooms and people it can host, in addition to offering either traditional layouts with separate kitchens and living/dining areas, or open-plan layouts.

## WHAT TYPES OF HOMES ARE IN EACH BLOCK?

BUILDING G	1bed	2bed	3bed	4bed	Total
Traditional layouts	0	0	10	0	10
Open-plan layouts	22	51	0	0	73
<i>Total units</i>	<i>22</i>	<i>51</i>	<i>10</i>	<i>0</i>	<i>83</i>

BUILDING H	1bed	2bed	3bed	4bed	Total
Traditional layouts	0	0	41	5	46
Open-plan layouts	26	20	0	0	46
<i>Total units</i>	<i>26</i>	<i>20</i>	<i>41</i>	<i>5</i>	<i>92</i>



Typical floor - Building G



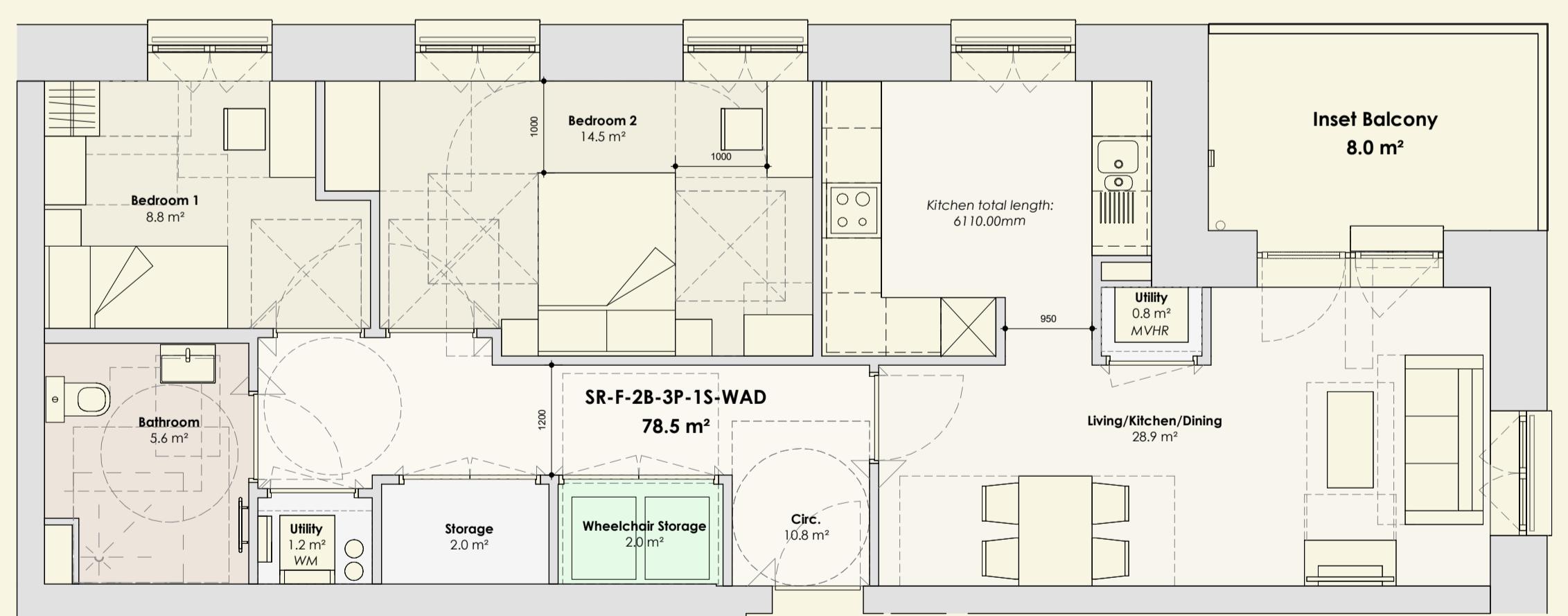
Ground floor - Building G

- Blue badge parking space
- Non-wheelchair accessible flat
- Wheelchair accessible flat

## WHEELCHAIR ADAPTABLE HOMES

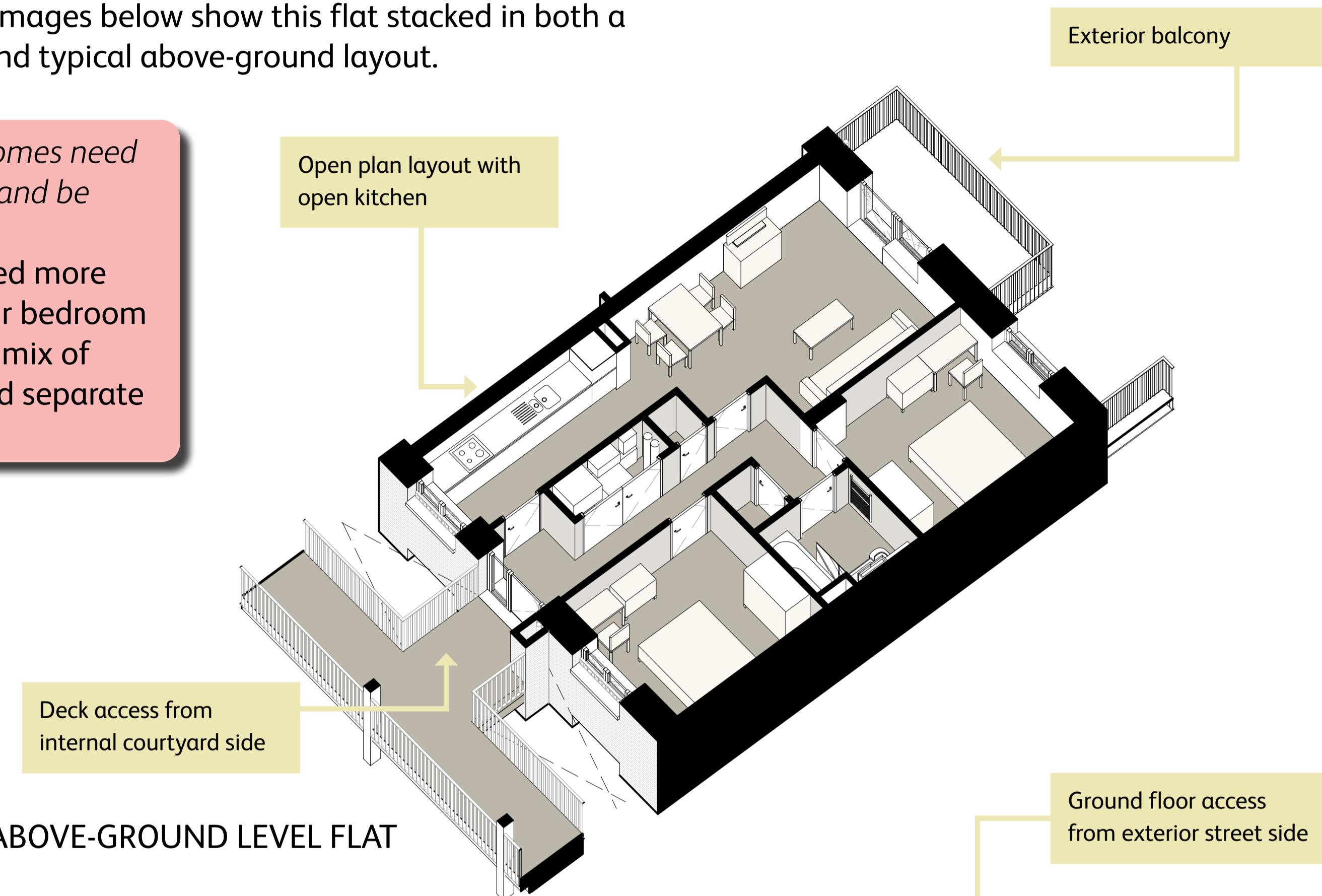
In accordance with London Plan policy D7.A, 10 % of the homes proposed for Phase 4 are required to be wheelchair user dwellings. The minimum requirement is 18 homes (17.5 rounded upwards). The current scheme is providing 19 wheelchair adaptable homes in Plot G only. The mix proposed is 16 2-bed 3-person units and three 2-bed 4-person units.

### Example 2-bed person wheelchair adaptable layout:

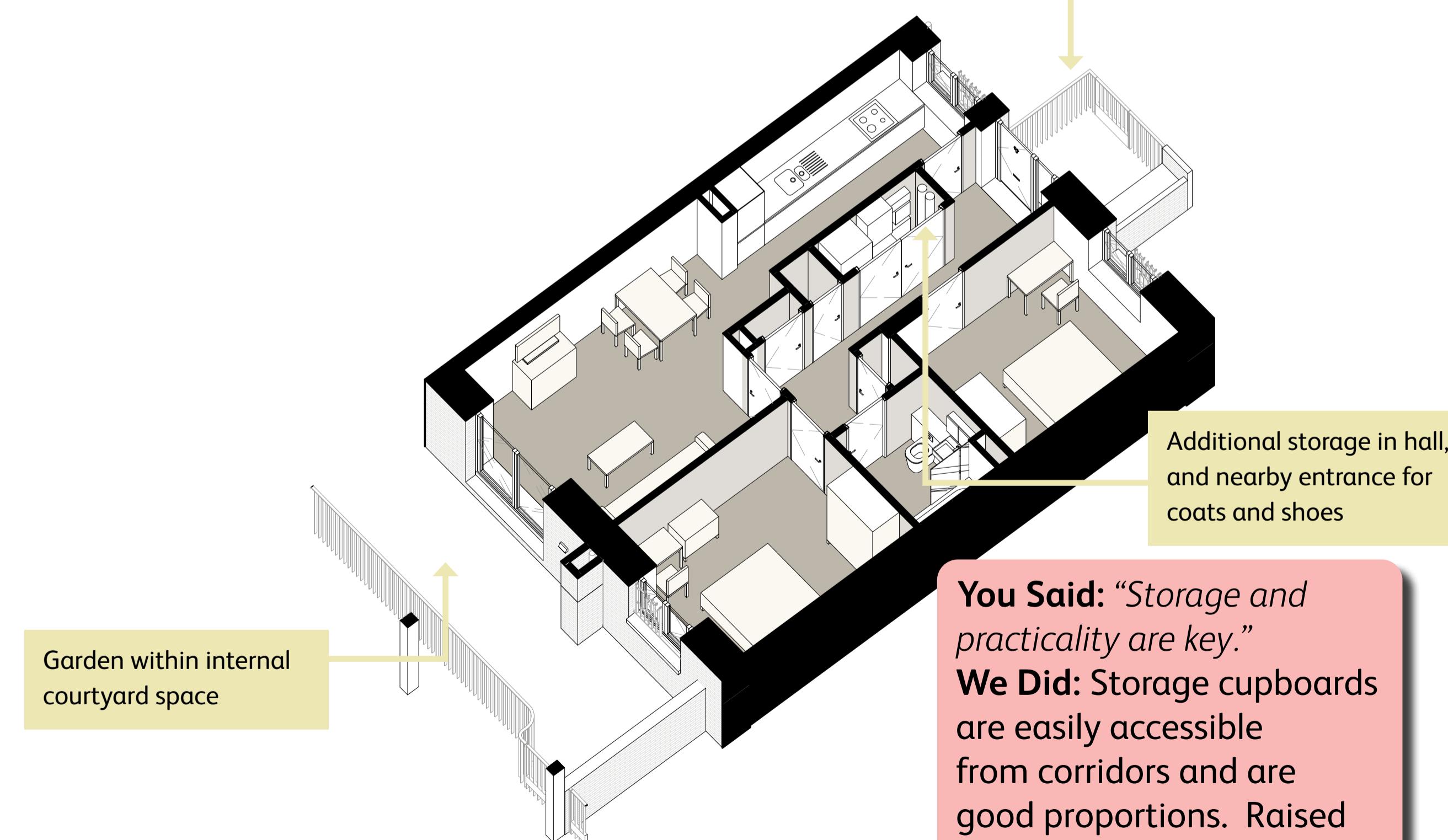


## TYPICAL 2-BED/4-PERSON FLAT LAYOUT

The most common unit in the scheme is the 2bed 4person flat type. The images below show this flat stacked in both a ground floor and typical above-ground layout.



ABOVE-GROUND LEVEL FLAT



GROUND LEVEL FLAT

**You Said:** "Homes need to fit families and be flexible."

**We Did:** Added more three and four bedroom homes and a mix of open plan and separate kitchens.

**You Said:** "Storage and practicality are key."

**We Did:** Storage cupboards are easily accessible from corridors and are good proportions. Raised window cills and good proportioned rooms allow flexibility in layout.

# 9 – Overall Landscape Strategy

The landscape and public realm proposals aim to provide the spatial infrastructure for a sustainable, robust and enjoyable residential neighbourhood that is actively rooted in its local context. Access and connectivity through it will be enhanced, helping to make the whole development legible, convenient to use, safe and playful. Improved existing and new routes have an emphasis on providing a high-quality environment for pedestrians and cyclists.

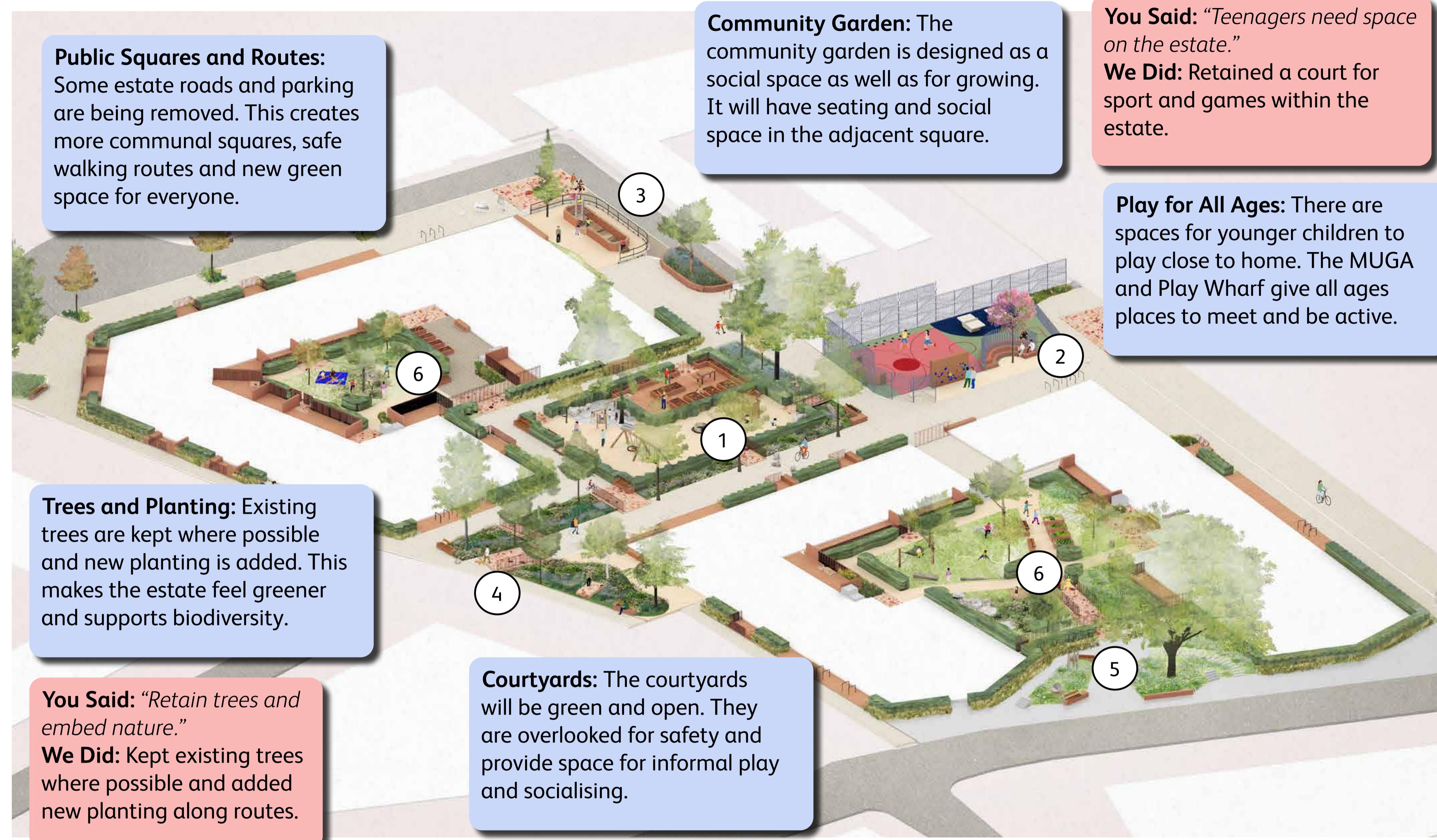
The new public space contains **five key character areas** which will respond to community aspirations as well as existing assets and characteristics, and can be described as follows:

- 1 **The neighbourhood square** will provide new play and seating for the community. A re-provided community growing space is proposed under the fruit trees.
- 2 **The Active Playground** is nestled along the school fence, making the most of its inactive nature. Ball play and social spaces for older children are proposed.
- 3 **The Play Wharf** provides an area of formal play and improved public realm and access addressing the existing school.
- 4 **The community junction**, which continues the public space proposed West of plot H in front of the new Community Centre, is a planted green space for residents of the wider estate to enjoy
- 5 Hyde Road Pocket Park is a **new play space** which bridges between the Block H courtyard and Hyde Road.
- 6 **Communal courtyards** will be well connected to surrounding streets, visually and physically permeable where possible, allowing for inter-plot resident access. Green in character, they are extensions of the manifold-like public space.

## KEY STATS

The landscape and public realm proposal provide the following:

- 2382sqm of Public Open Space
- 1045sqm of communal courtyard space
- 1122 sqm of play space are proposed: 430sqm for ages 0-5; 560sqm for ages 6-11; and 100 sqm for ages 12+. This exceeds the planning requirements of the consented scheme
- All seven existing trees are retained where possible, with 28 new trees proposed
- Community growing garden within the public realm, and growing beds within courtyards.

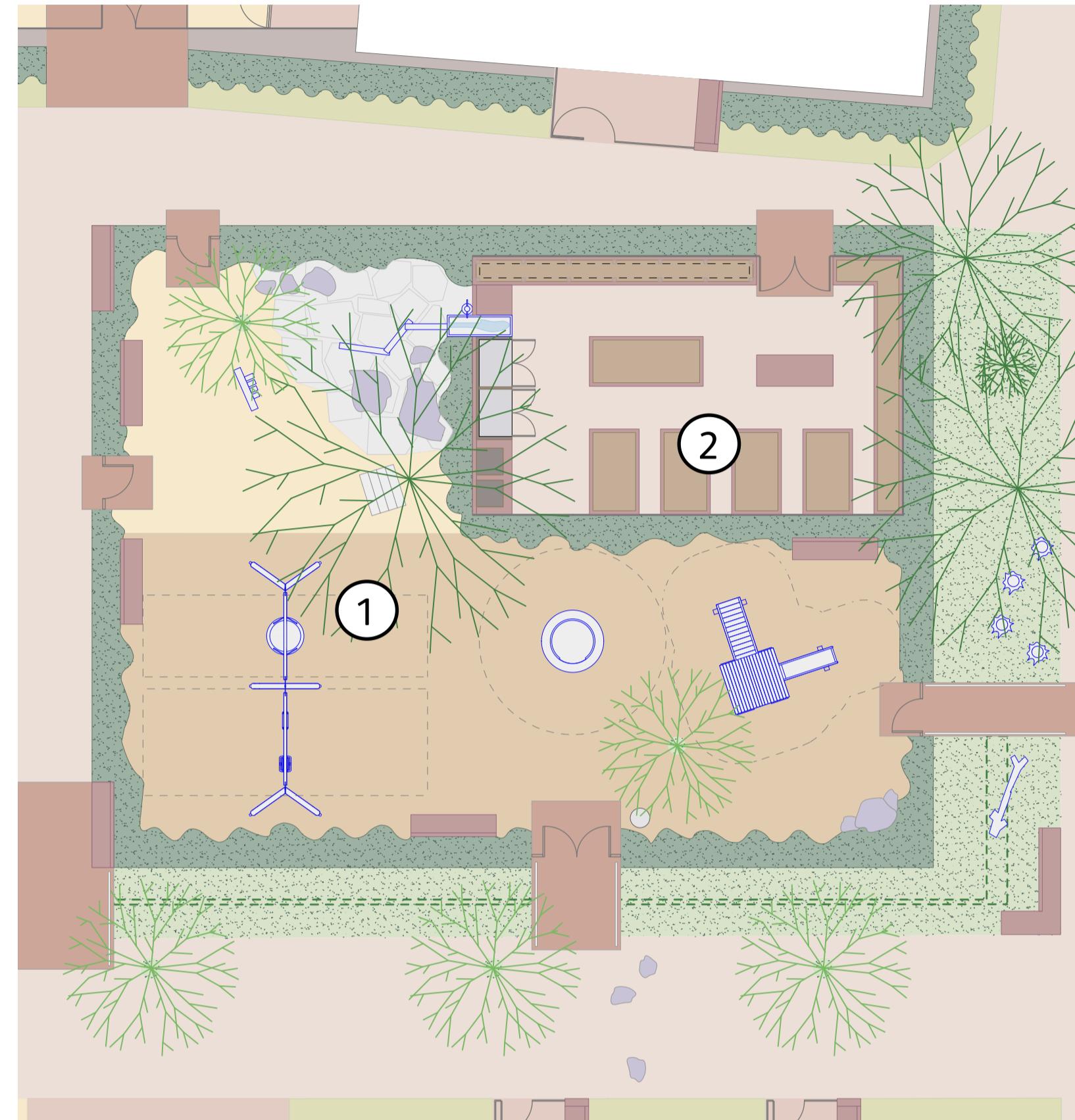


## PLANTING STYLES



# 10 – Green Space and Play

## NEIGHBOURHOOD SQUARE

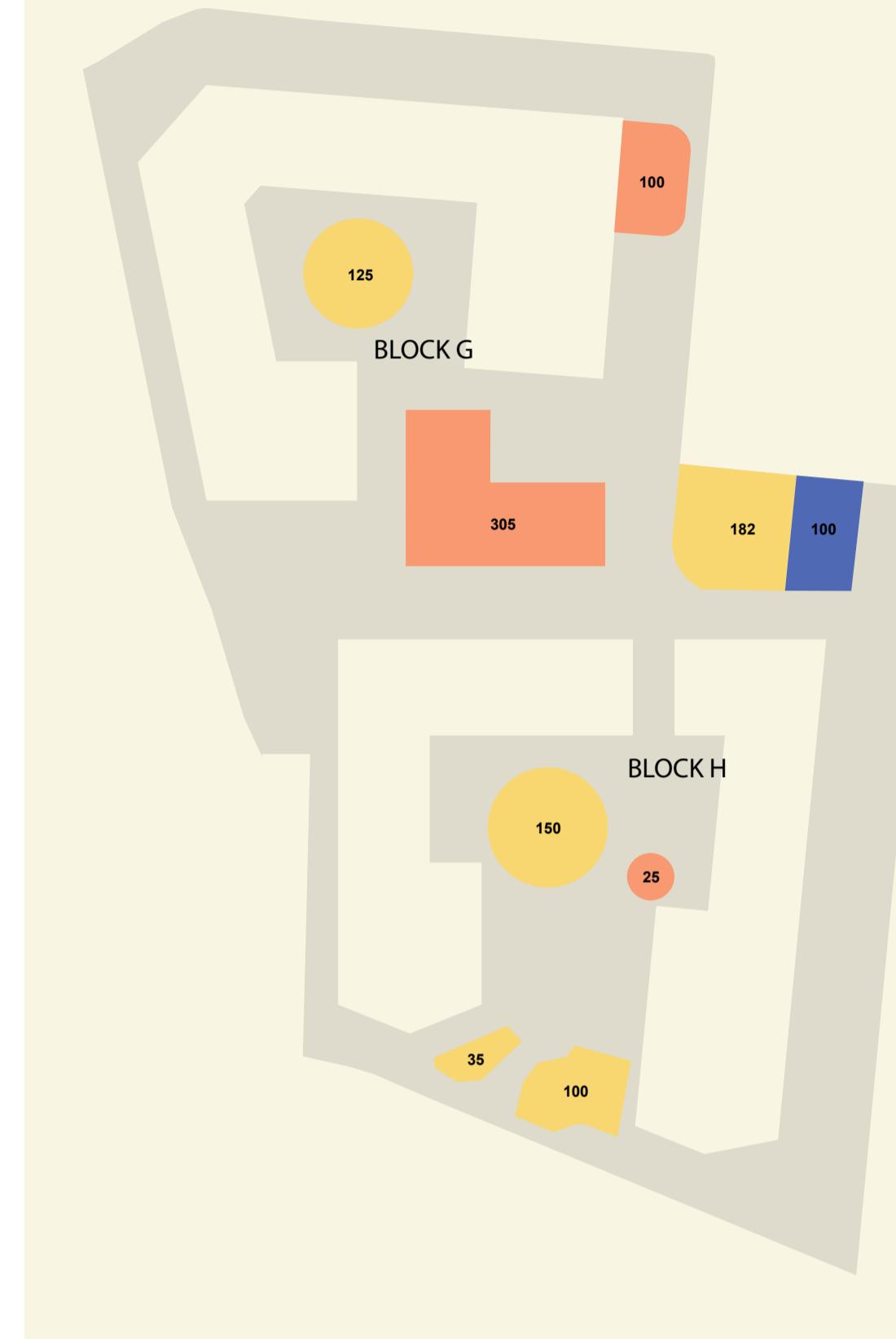


Some of our inspiration for the neighbourhood square...



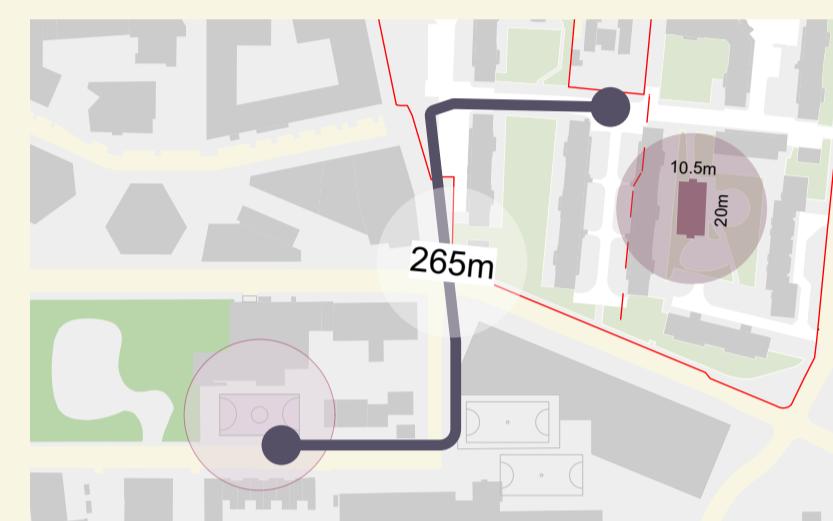
- ① **New play space** with a play equipment for ages 0-4, in a mix of wooden fittings and naturalistic climbing elements like logs and boulders with social seating.
- ② **New community garden** with raised planters.

## PLAY STRATEGY



Changes in car parking and an increase in public space made it possible to test different options for a MUGA.

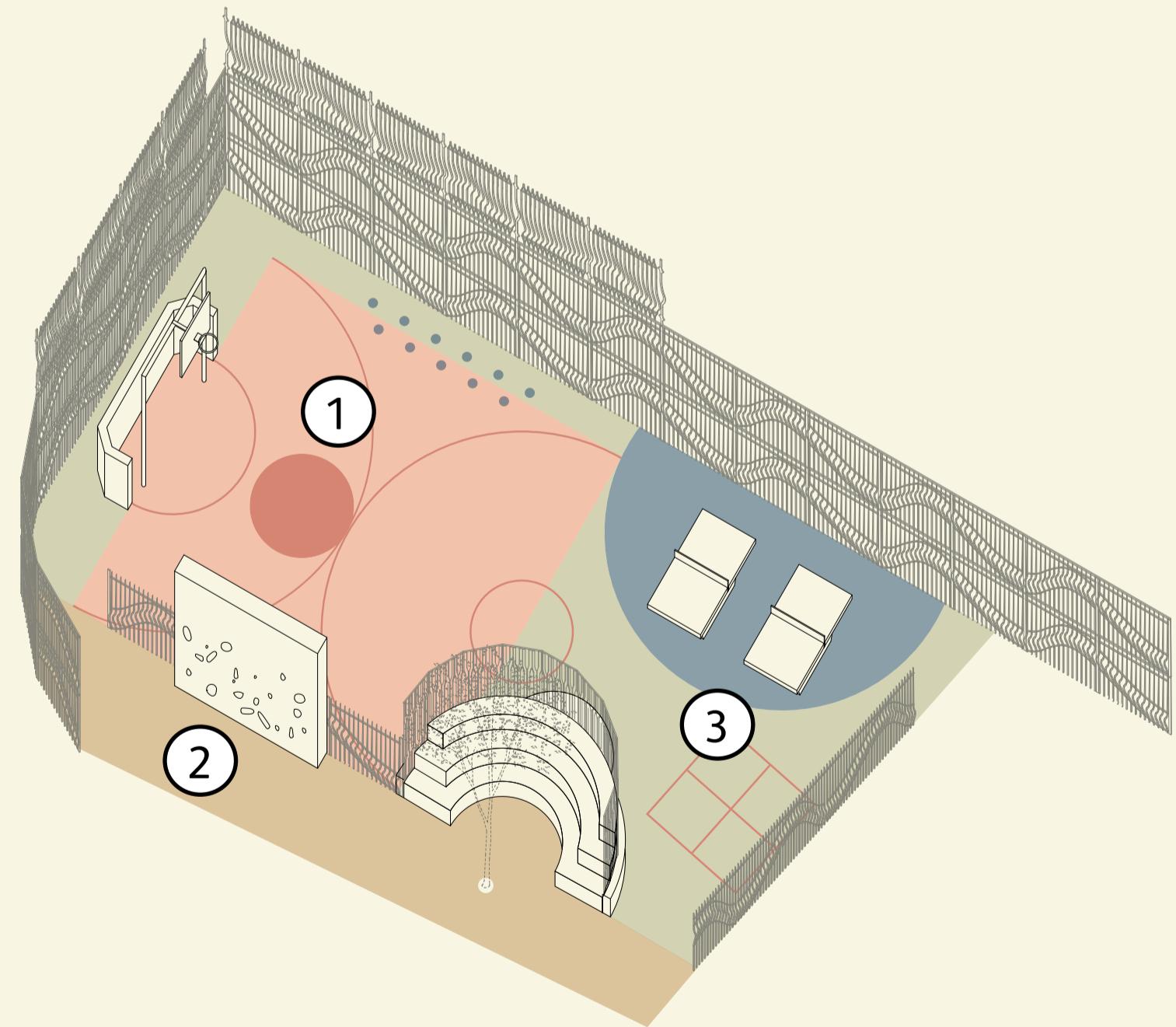
A half-MUGA is proposed adjacent to Rosemary Works School, with the nearest full MUGA a short distance on Gopsall Street.



Proposed playspace areas:

- 0-5 years old = 442sqm
- 6-11 years old = 560sqm
- 12+ years old = 100sqm

## ACTIVE PLAYGROUND



- ① New half MUGA.

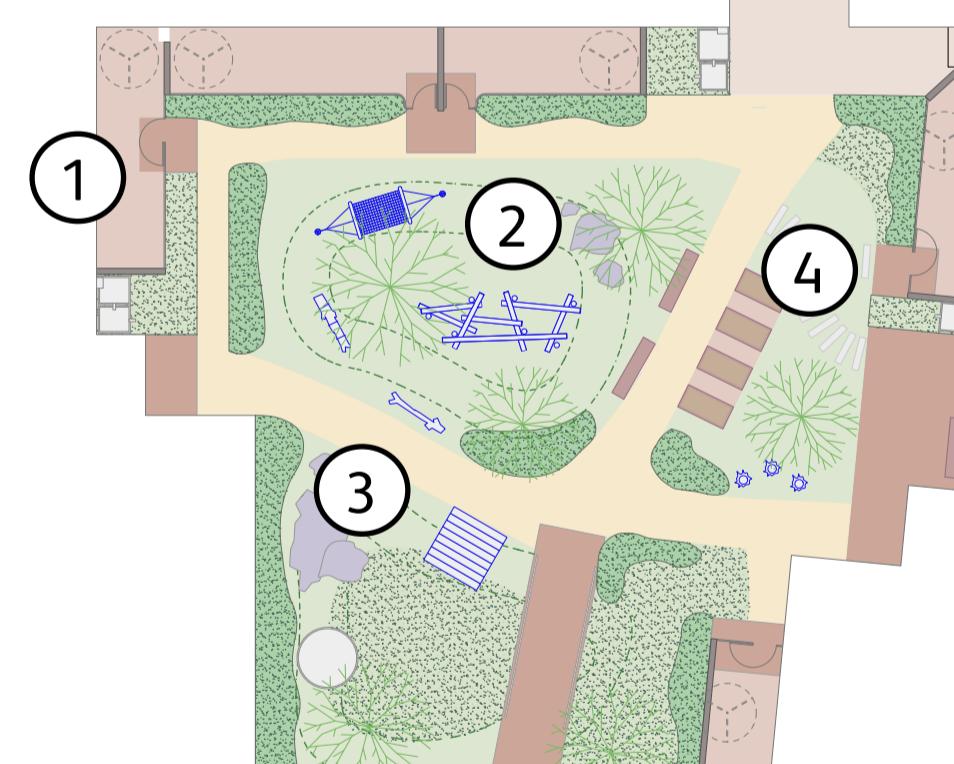
- ③ Seating with table tennis.

- ② Climbing frames, monkeybars and stage.



In our youth engagement, we found that tall climable elements were preferred, and there was enthusiasm with a dedicated, flexible hard-surfaced area for young people to play.

## COMMUNAL COURTYARDS

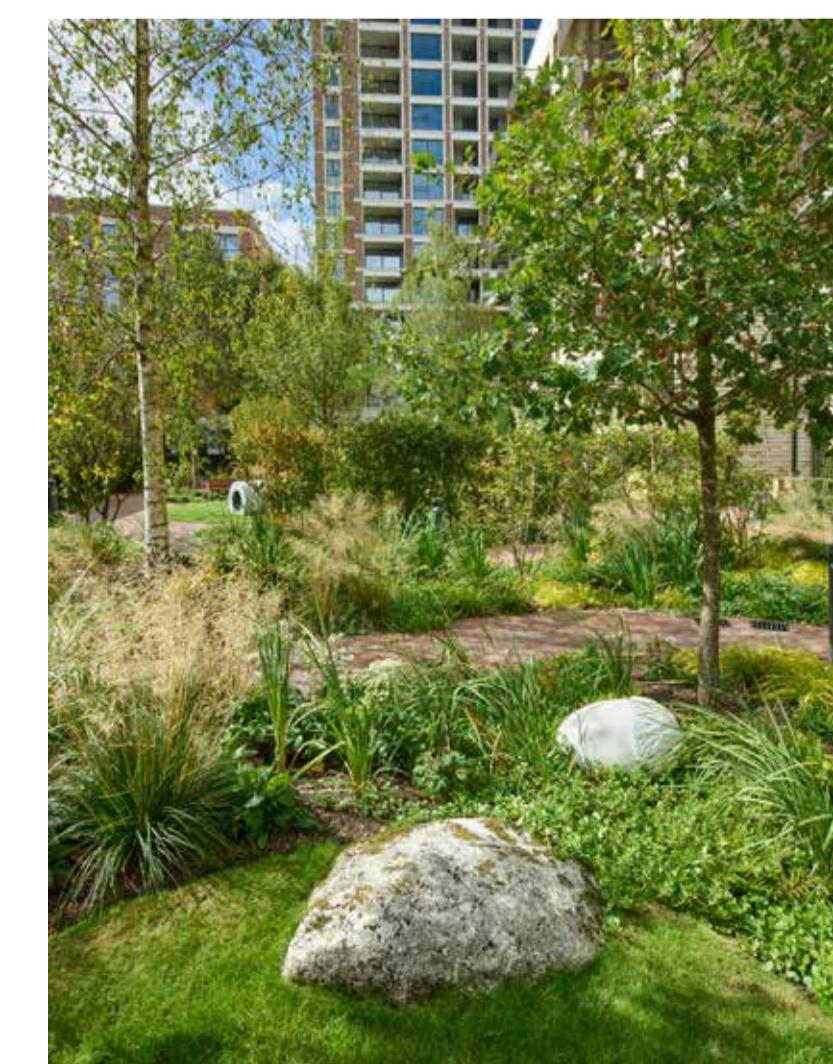
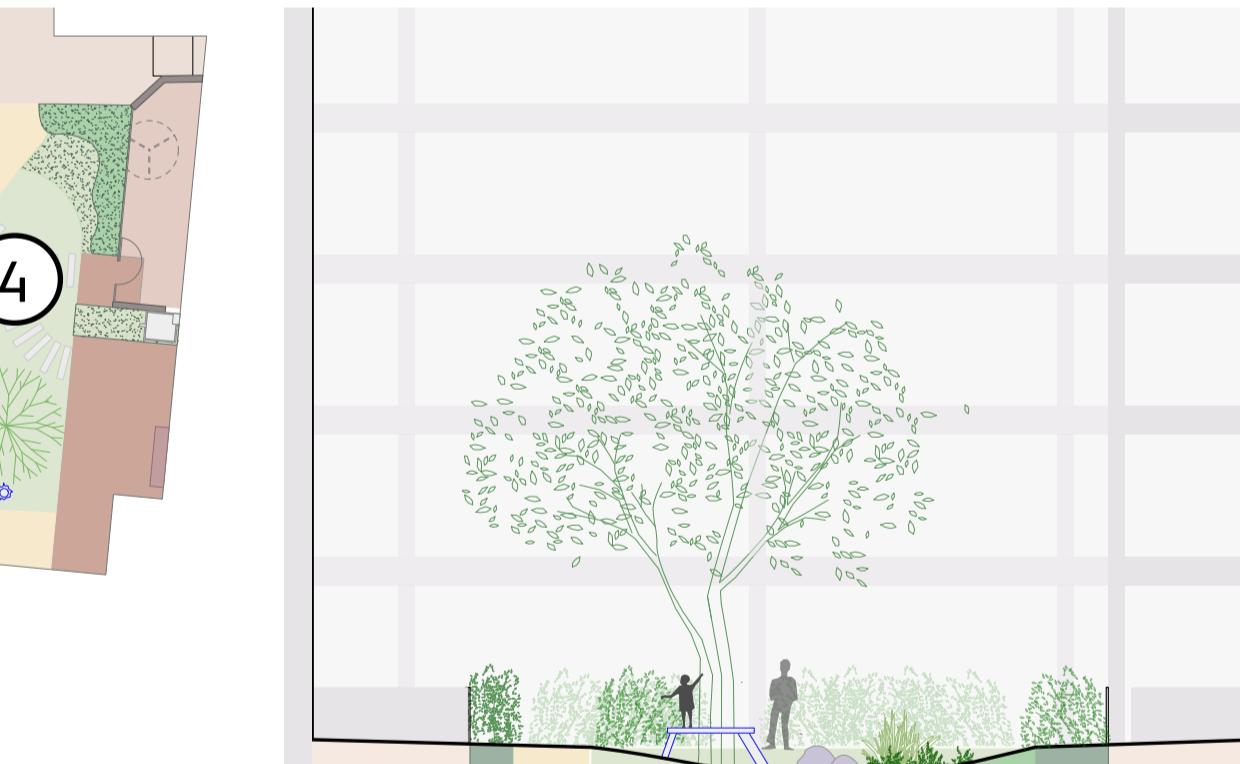


- ① Private gardens for ground floor homes.

- ② Play elements.

- ③ Planted mounds for drainage and play.

- ④ Food growing areas.



**You Said:** "Courtyards should feel green and welcoming."

**We Did:** Increased planting and reduced hard surfacing in the new designs.

Some inspiration...

# 11 – Visualisations: Views from the Street...



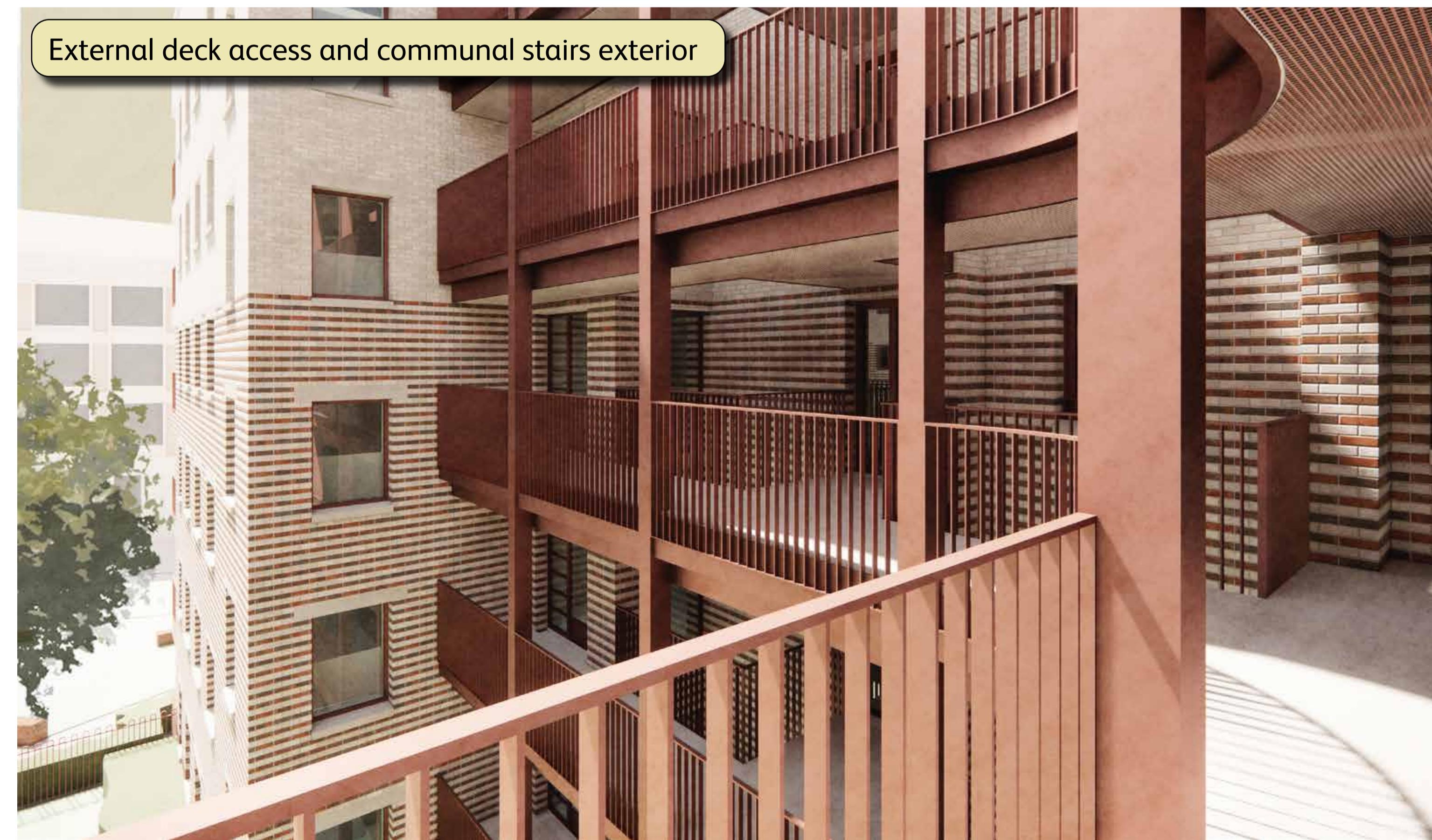
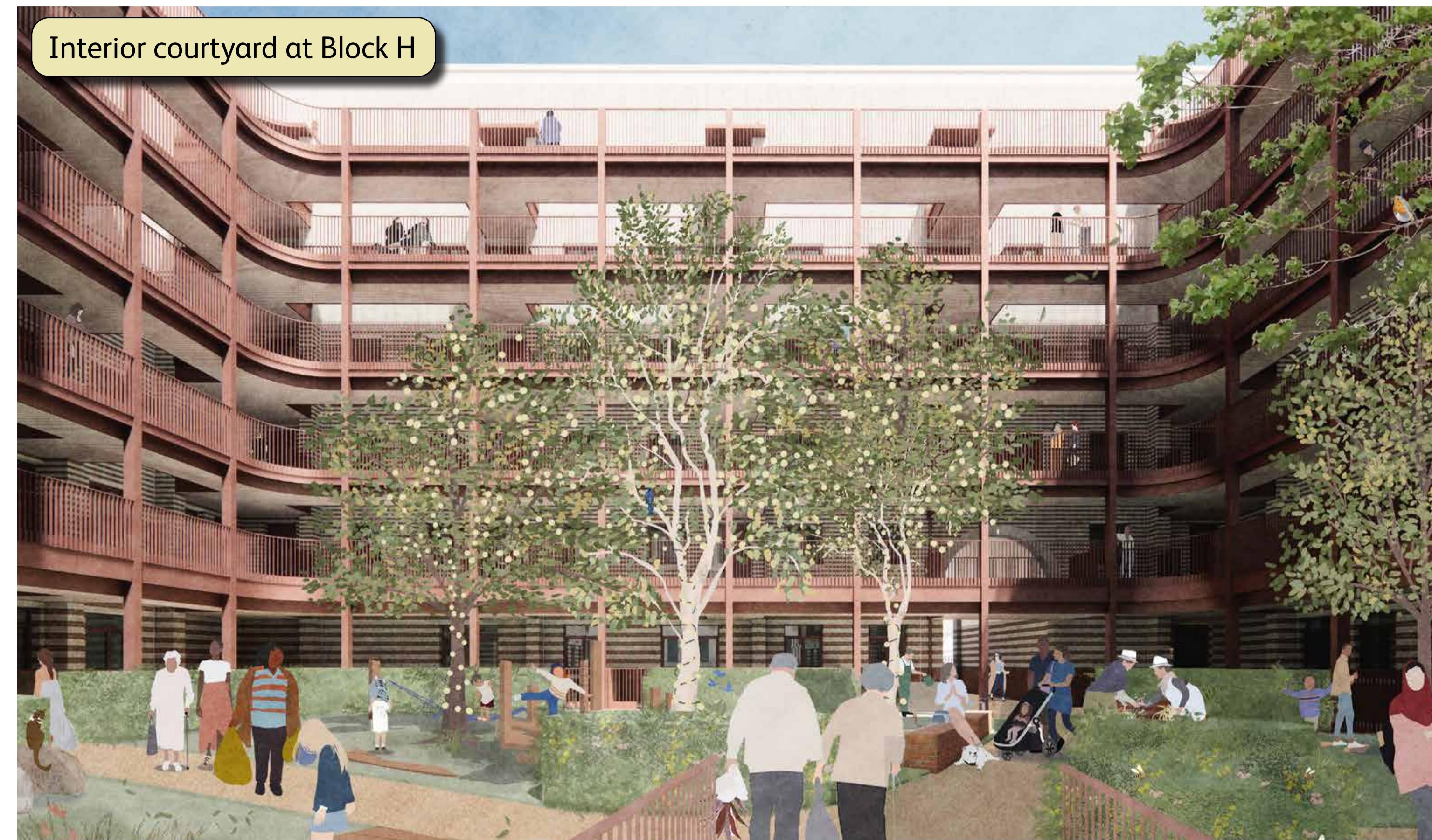
## 12 - Visualisations: Views from the Street...



## 13 – Visualisations: In and About the Blocks...



## 14 – Visualisations: In and About the Blocks...



# 15 – Block Naming and Next Steps

This Stage 3 concluding event is the final exhibition of the design before it is submitted for planning approval.

**You Said:** “Show us how our input is used.”  
**We Did:** Structured these boards and the design process around You Said / We Did to help outline where this input was used by our team.

## OUR TIMELINE GOING FORWARD FROM TODAY

2026

### PLANNING APPLICATION

We will make a Phase 4 Reserved Matters Application based on the Stage 3 design.

### PLANNING APPROVAL

We aim to receive planning approval in Autumn 2026.

This will follow with the aim to appoint a delivery partner in 2026. Our ambition is to start on-site in late 2026.

2026 onwards...

### DELIVERY

The Council is looking to appoint one delivery partner to construct all of the remaining estate (Phases 4-7) including phase 4. In 2026 the Council will be procuring that delivery partner. We aim to start construction work on phase 4 in winter 26/27.

### Decant of Secure Tenants

The decant plan is still being developed. It is likely that the remaining secure tenants on the estate will be decanted to the Council homes in the Britannia development and Phase 2C. The Britannia development is scheduled to be completed in Summer 2026. Phase 2C is scheduled to be completed in Spring 2027.

### WANT TO GIVE SOME THOUGHTS AT HOME?

Scan the QR code here to access our online questionnaire, which will allow you to provide some final thoughts in your own time!



**You Said:** “Keep us updated and involved.”

**We Did:** Continued regular RSG workshops, youth sessions and estate wide consultations.

Since 2020, Hackney Council has been reviewing place and building names to better reflect the history and achievements of our diverse communities, including migrant, women's, LGBTQIA+, disabled peoples, and working-class histories. Over the past year, Colville residents have participated in workshops to nominate local people who have positively impacted the estate or area. Hackney's Culture and Heritage team has also researched relevant figures representing Hackney's diverse background.

**We are proud to announce the naming of the new community centre in Phase 2C after Hilda Peak (1929 - 2018), a long-standing Colville Estate resident. This honours her significant contributions to the community, as proposed by fellow residents.**

### VOTE FOR THE NAMES OF FOUR NEW BLOCKS IN PHASE 2C AND PHASE 4

The following names have been proposed by the Hackney Naming Hub, each with a connection to the local area (born or worked nearby) and recognised for their success or creativity. **Vote for your top two names below, by putting a sticker in the corresponding boxes!**



**Claude McKay (1889-1948)**

Jamaican socialist, writer, poet, and activist of the 'Harlem Renaissance.' He spent time at the International Socialist Club in Shoreditch (1919-1921).



**Alma Reville (Lady Hitchcock) (1899-1982)**

Successful screenwriter and film editor. She was active at the Gainsborough Film Studios in Hoxton, where she met her future husband Alfred Hitchcock in 1923.



**Betty E Box (1915-1999)**

Film Producer. She was named head of production at Poole Street Film Studios, Hoxton, in 1946, after producing propaganda shorts during World War Two.



**Kate Greenaway (1846-1901)**

Artist and writer, renowned for her children's book illustrations, including the instant best-seller *Under the Window: Pictures and Rhymes For Children* (1879).



**Nâzim Hikmet (1902 - 1963)**

A poet who suffered imprisonment and lived his final years in exile because of his socialist views; many lines from his poems are household words for Turks.