

# Colville Estate, Phases 4-7

## Drop-in Engagement

January 2025

### ABOUT THE PROJECT

Hackney Council have appointed a team led by architects Maccreanor Lavington to review and update the masterplan for Colville Estate phases 4-7.

### WHAT HAS HAPPENED SO FAR?

Since November 2023, the project team have been working to undertake a Masterplan Review and develop concept designs for the four remaining phases.

The Masterplan Review process looked at how a number of changes in the borough and the construction industry impact the previous masterplan and what changes would be required to reflect updated building standards and better address the needs of the community.

Changes are being made to the 2012 Masterplan, but the Council continues to commit to deliver:

- a minimum of 175 social rent homes across Phase 4-7. This delivers a like for like provision of the 338 social homes in the original estate.
- With 50% of these units across Phases 2-7 phases, by habitable room, will be affordable.

### ABOUT THIS SESSION

This drop-in session provides an update on progress on the Masterplan Development and early design process for phases 4-7. The display boards contain information about analysis undertaken to date and the vision and concept design for these phases.

Our team are available to discuss this information and hear your thoughts.

### ENGAGEMENT PROCESS

A number of engagement activities have been delivered to support the development of this work. This has focussed on understanding residents experiences of the Estate currently, and ambitions for the future stages of development.

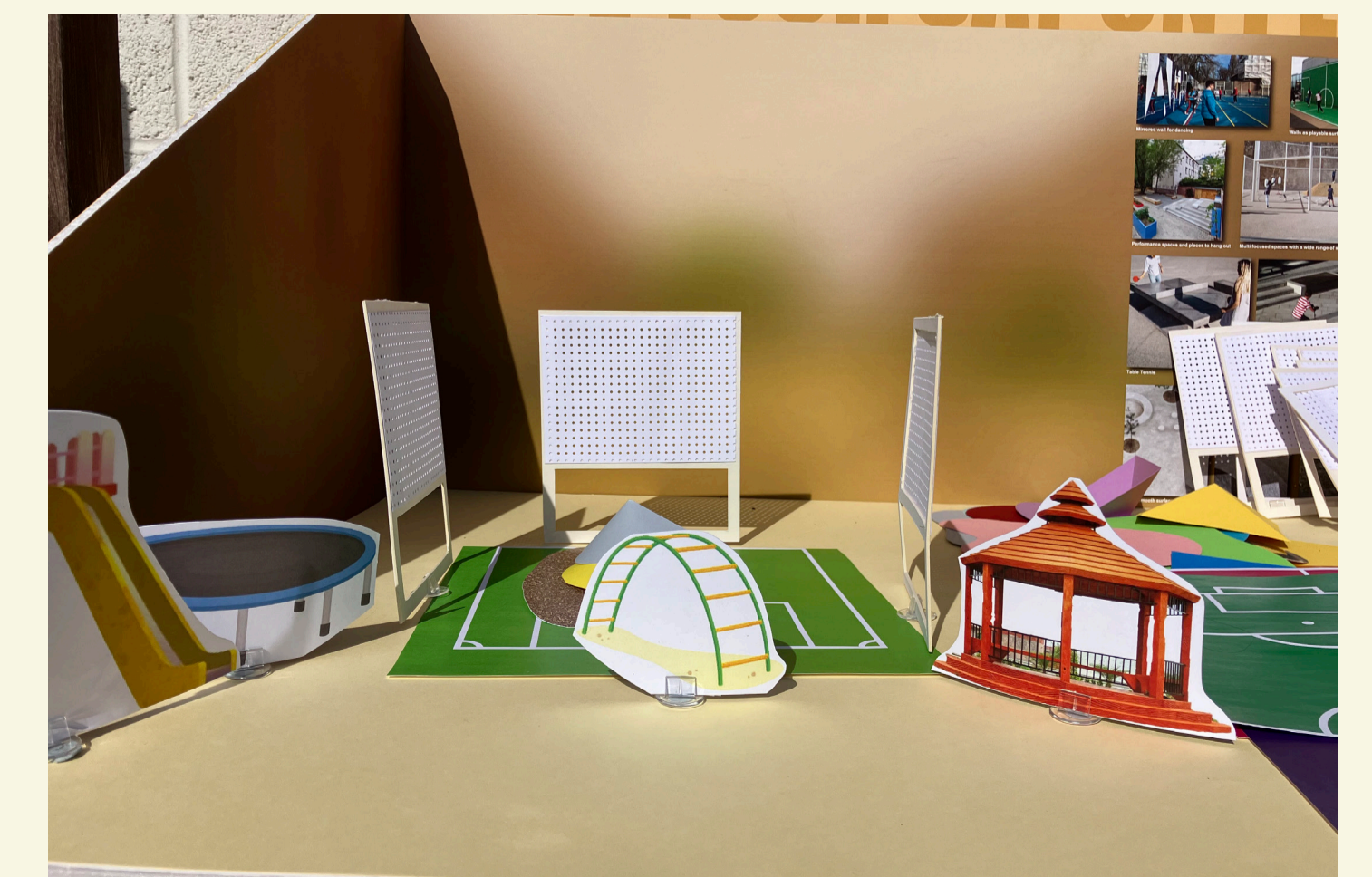
### ENGAGEMENT WITH THE REGENERATION STEERING GROUP

This has included several sessions with the Regeneration Steering Group. These sessions have include in-depth discussion on the types of homes and spaces that residents would like to see in the future, including consideration of the types of residential buildings that the project team have considered, approaches to landscape and greenspace, and inclusion of play and communal features.



### ENGAGEMENT WITH THE WIDER ESTATE

Engagement has also been undertaken with wider estate residents. This includes a drop-in and site walkaround session at the start of the project, focussed on understanding people's opinions and thoughts on the Estate currently, and a youth engagement activity focussed on play space.



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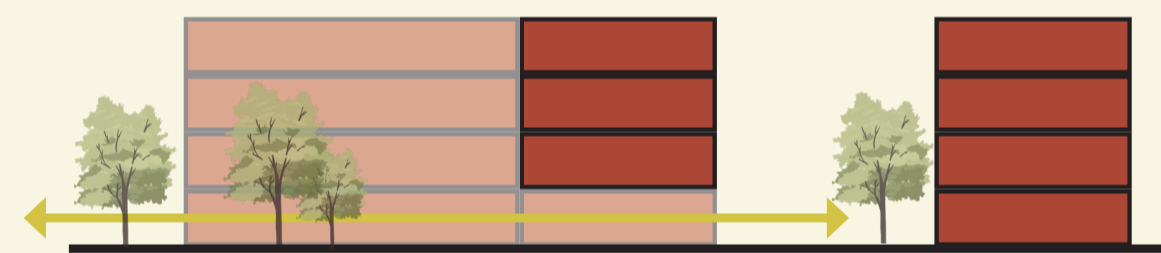
### Embed Nature

- Prioritise keeping existing trees.
- Celebrate existing trees by giving them space and encouraging activity in the public realm around them.
- Encourage relationship with Regent's Canal, by retaining views and providing safe access along tow-paths.



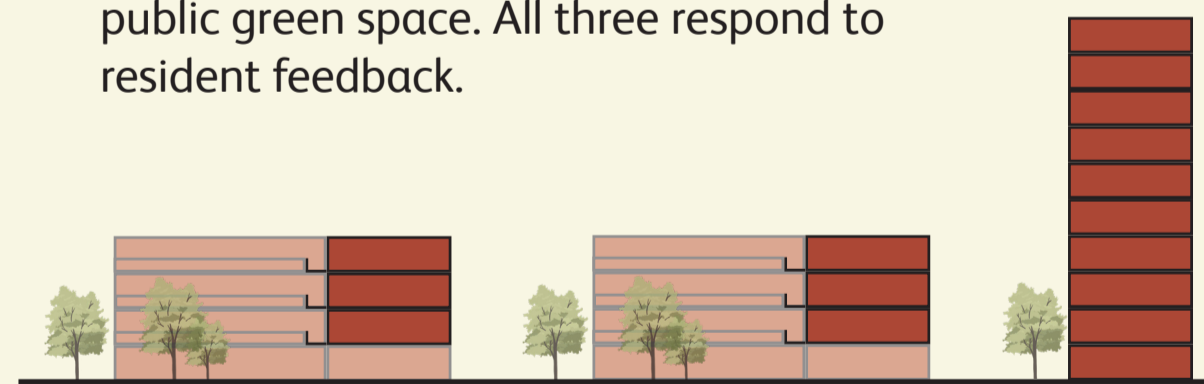
### Retain sense of 'openness'

- Retain long and short views through the estate, and between plots.



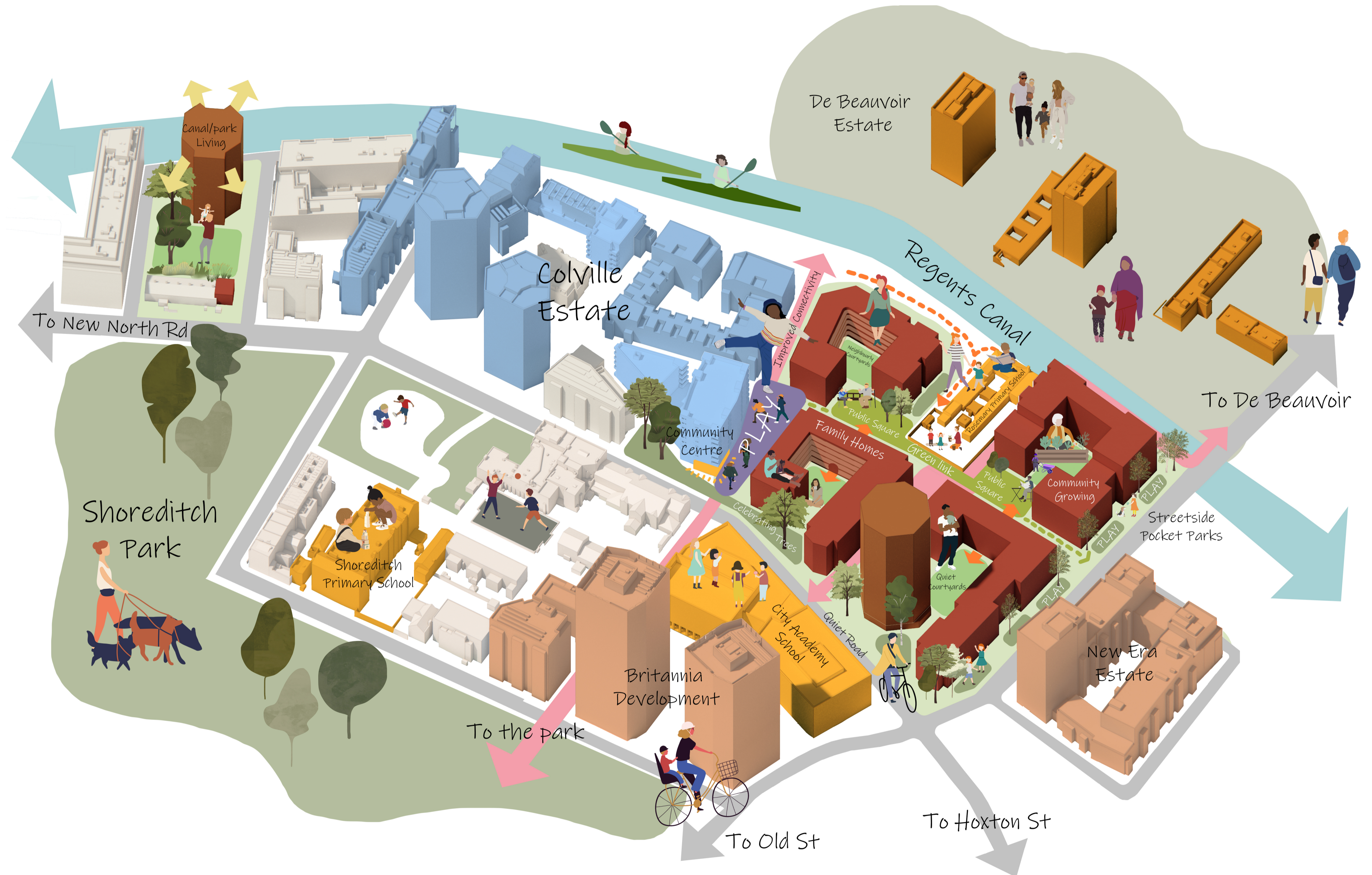
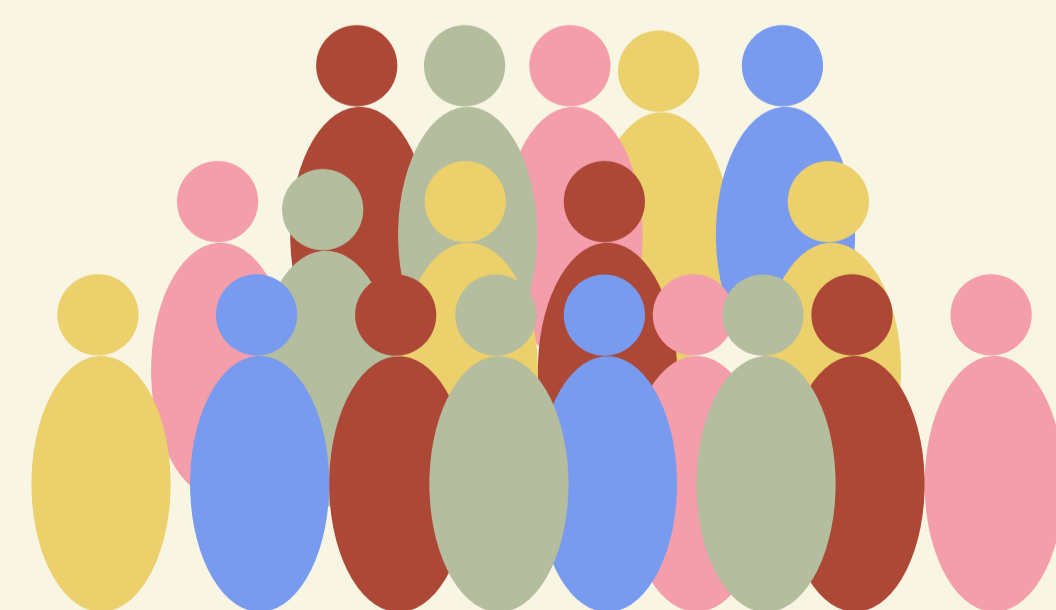
### Focused Density

- Focused density allows for predominately mid-rise buildings (<7 storeys).
- Focused density allows the masterplan to explore less efficient building types (including external deck access, open courtyards) and provide more public green space. All three respond to resident feedback.



### Encourage Neighbourly Interaction

- External deck access buildings allow for visible activity and spontaneous gatherings between neighbours.
- Open courtyard buildings allow for visible activity to and from the street.
- Public squares encourage social interaction and play between buildings.
- Active street frontages provide a sense of collective ownership to the public realm and passive surveillance.
- Community growing opportunities provided in the public realm and within each courtyard.

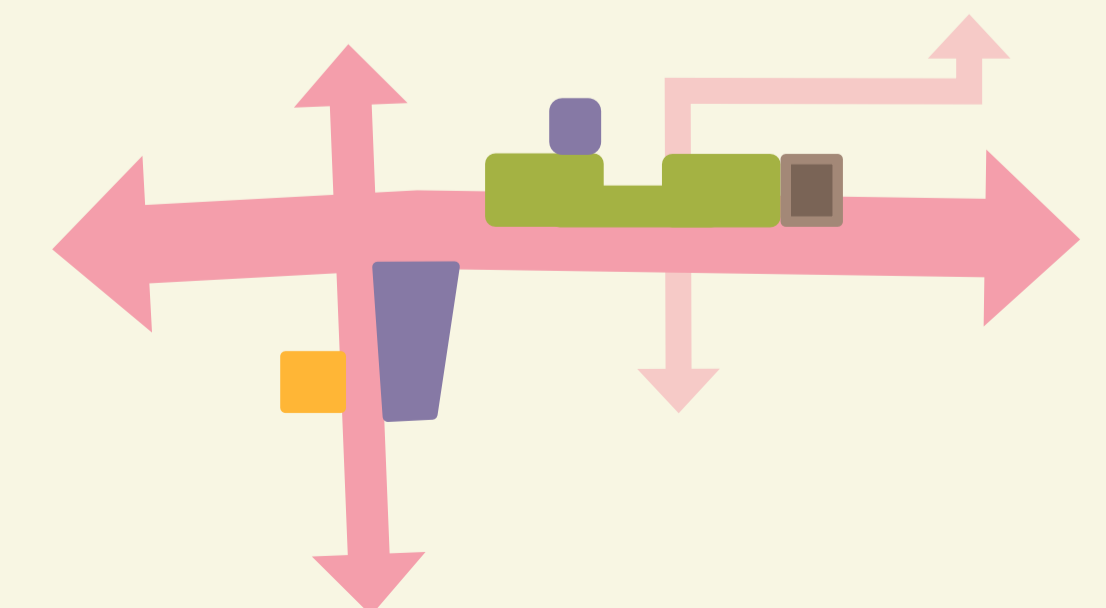


### Communal Heart of the Estate

- Communal activities are positioned off the main pedestrian routes through the estate. These include the Community Centre, play focused landscape, public green squares and community growing garden.

### Pedestrian Connectivity

- Opening up the estate and improving connectivity by removing the existing perimeter wall.
- Reinforcing north-south and east-west routes through the estate, and to neighbouring community assets such as Regent's Canal, Shoreditch Park, schools, leisure centres



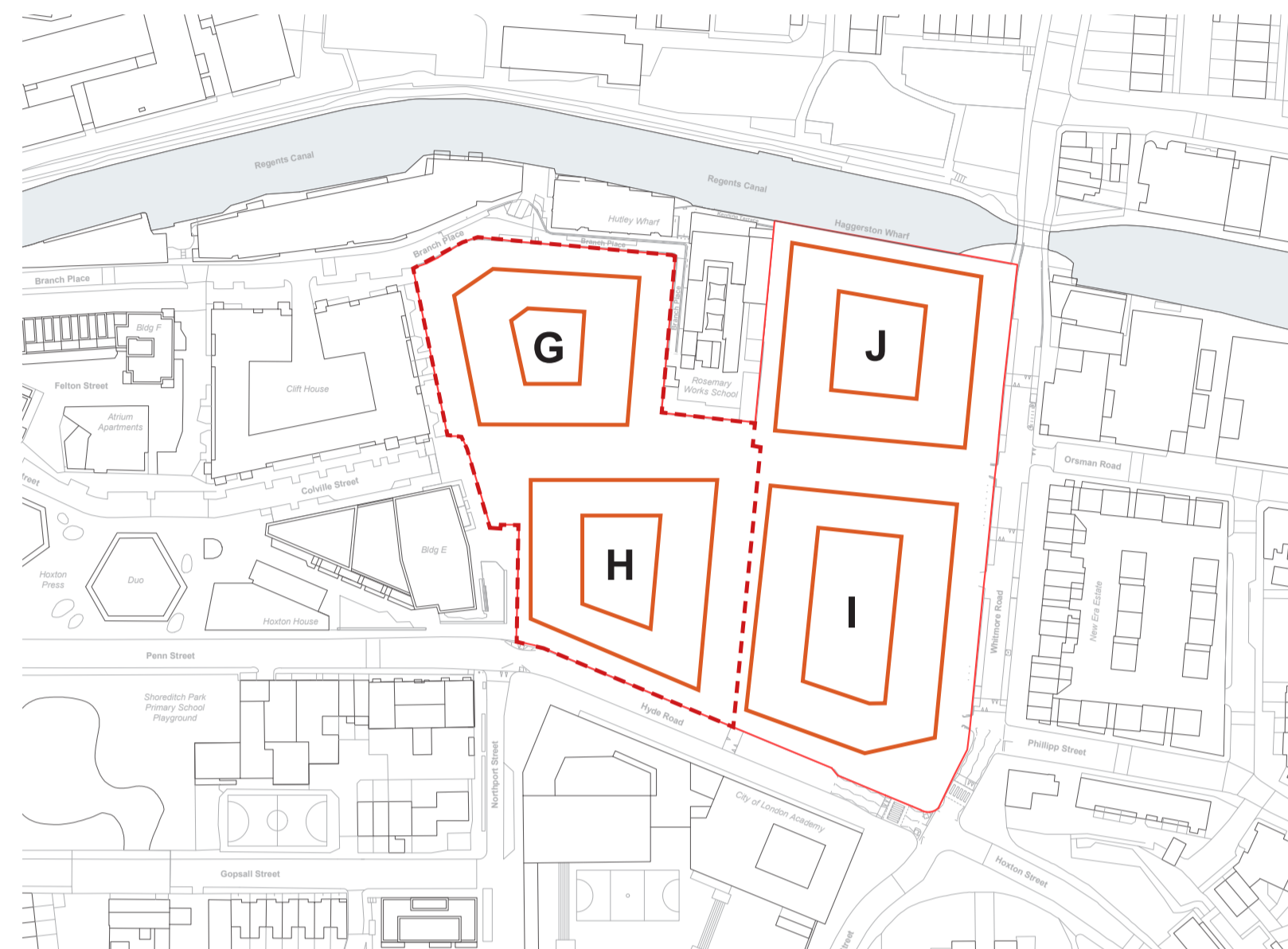
### APPROACH TO MASSING DEVELOPMENT

The diagrams on this board illustrate the key principles of massing development undertaken by the project team. This is the basic shape of the residential buildings that will be delivered in the future.

The first diagram, 01 Closed Courtyard, shows the approach to the form of residential buildings adopted by the previous Masterplan, which made use of closed courtyards - with internal courtyards entirely surrounded by homes.

The project team undertook an extensive review of this previous Masterplan, including engagement with Estate residents. This process has included an evolution of these building forms

Each diagram shows how the building forms have developed and provides information on the reason for these changes, and the positive value the offer to residents.



01 Closed Courtyard

- Limited daylight/ sunlight to courtyards.
- Limited public green space.
- Removes large number of existing trees.
- Disconnect between the communal amenity, internal corridors and public realm.
- Access between plot communal amenity difficult to manage.



04 Public Green Space

- Retains existing fruit trees.
- Easily accessible along central east-west route through estate.
- Offers greater opportunities to play, gatherings for families in different buildings and neighbouring communities.



02 Open Courtyard

- Improves sunlight to courtyards.
- Retains existing trees.
- Courtyard is perceived as more accessible between buildings, and provides opportunities for shared play.
- Visible connection between the courtyard and street.



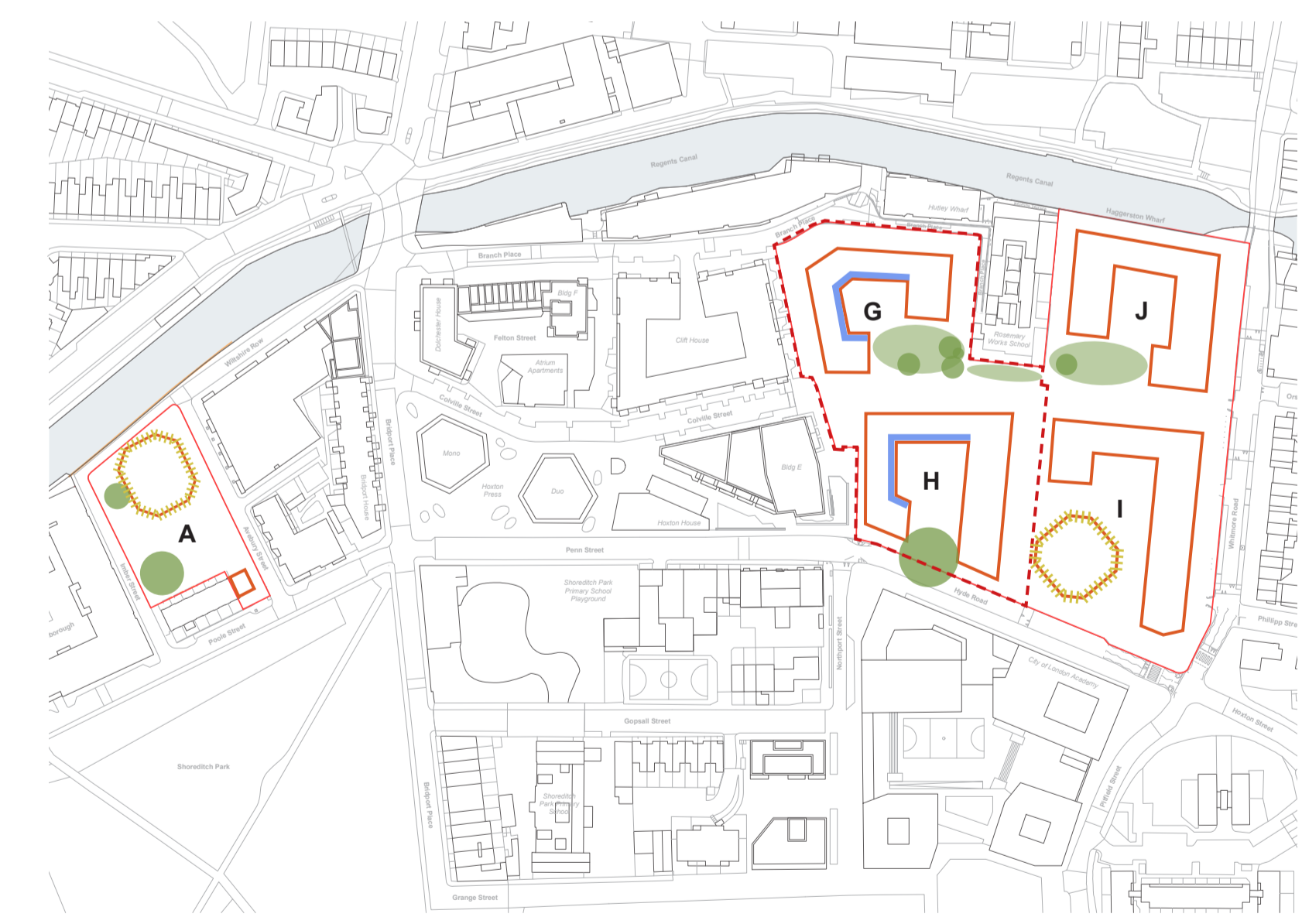
05 Outline Masterplan Maximum Height Parameters

- Plot G & H 6 storeys
- Plot I 8 storeys
- Plot J 7 storeys
- Proposed massing height principle is to keep the majority of buildings at 6 storeys, to avoid Higher Risk Building status, and enable a Reserved Matters Application for plots G and H to meet GLA funding deadline (March 2026).



03 External Deck Access

- Increases courtyard size.
- Maximises dual aspect homes.
- Fosters a sense of community, by encouraging neighbourly interactions.
- Activity visible between the courtyard, external deck access and street.



06 Tall Building Location

- Number of tall buildings are limited to provide predominately mid-rise development.
- Tall buildings respond to new and emerging context.

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### MASTERPLAN REVIEW

There has been a Masterplan Review undertaken by Maccreanor Lavington.

The Outline Masterplan (right top) shows the 2012 consented scheme, and the Stage 1 Concept Design (right bottom) shows the proposals following the review.

### OUTLINE MASTERPLAN

Neighbouring context surrounding Colville Estate has changed considerably in height and density. Opportunity to review the masterplan is response to the new and emerging context with the intention to increase the number of units required to provide a viable scheme.

Opportunities to improve masterplan illustrative scheme:

- Increase the amount of public green space, and playspace.
- Retain more existing trees. Explore ways to improve sense of community through massing and housing types (external deck access, open courtyards).

### STAGE 01 CONCEPT DESIGN

The look and feel of this design is developed based on the agreed principles and generally follows the Outline Masterplan's (above) plot boundaries and maximum building heights, with the exception of tall buildings in plots A, I, and plot J adjacent to Regent's Canal.

Tall buildings in plots A and I have been developed with consideration to their environmental impact and townscape merit. They are of a height considered appropriate in relation to the new and emerging context. The provision of tall buildings in the proposals allows for the majority of buildings to be mid-rise (<7 storeys), 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

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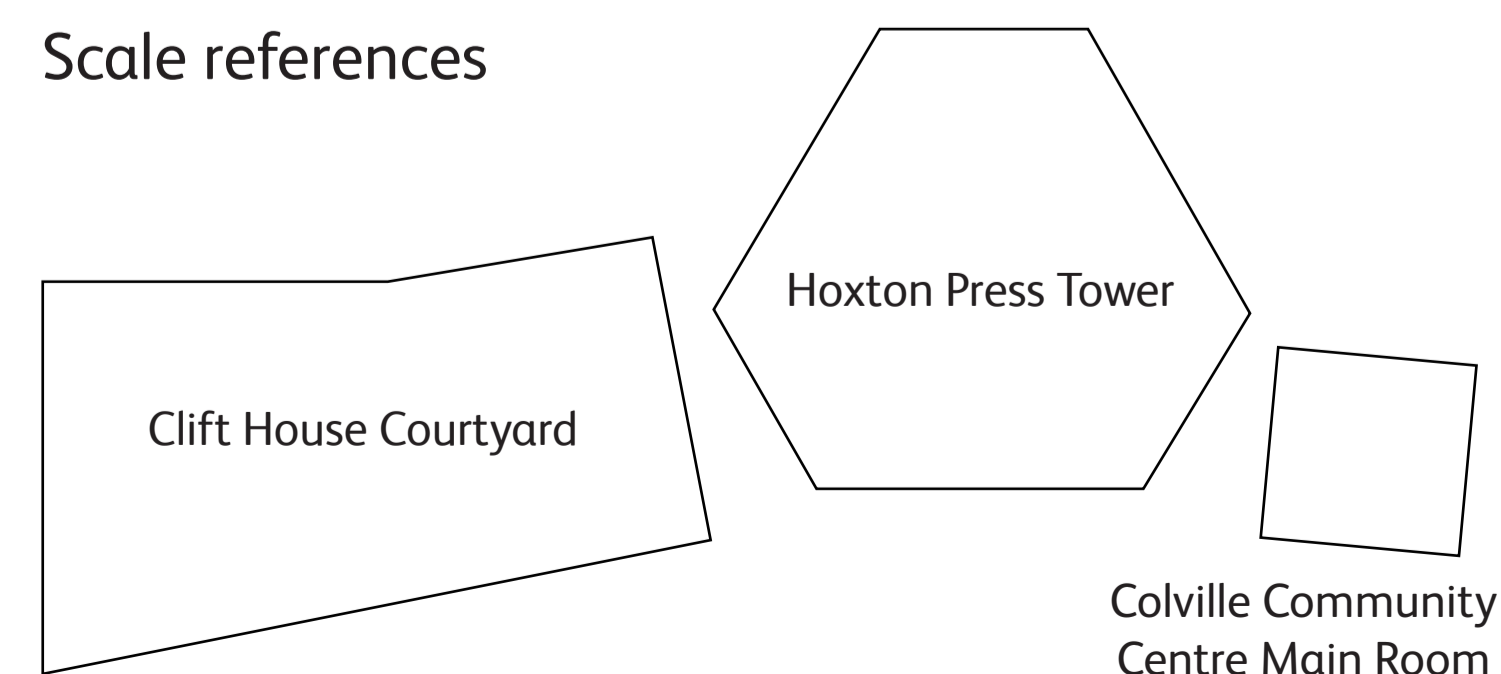
### Public Realm Illustrative Masterplan

The public realm and landscape proposal engages new streets and green spaces with the existing surrounding urban and landscape fabric and character. This approach will enhance a feeling of place and local identity by tying in with existing streets, retaining and celebrating existing trees, and stitching the edges of the development into the existing and emerging area.

At the heart of the scheme, three new public spaces focused on play, socialising and growing are proposed: the Neighbourhood Square, the Community Junction and the Play Wharf. Communal courtyards, visible from and connected to the public realm, are envisioned as green playable landscapes.

-  Civic & canal edge : Grey granite setts
-  Street edge : Grey concrete slabs
- Neighborhood surfacing:**
-  Buff concrete pavers (permeable where possible)
-  Mats: Poured concrete (terrazzo)
-  Private amenity / paths: Light buff concrete pavers
-  Loading bay
-  Blue Badge bay
-  Soft landscaping
-  Rain garden & hedges
-  Communal food growing
-  Existing trees
-  Proposed trees
-  Play features
-  Natural play & traffic calming features
-  Red Line Boundary
-  Red Line Boundary / Plot G&H

### Scale references



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### Courtyards



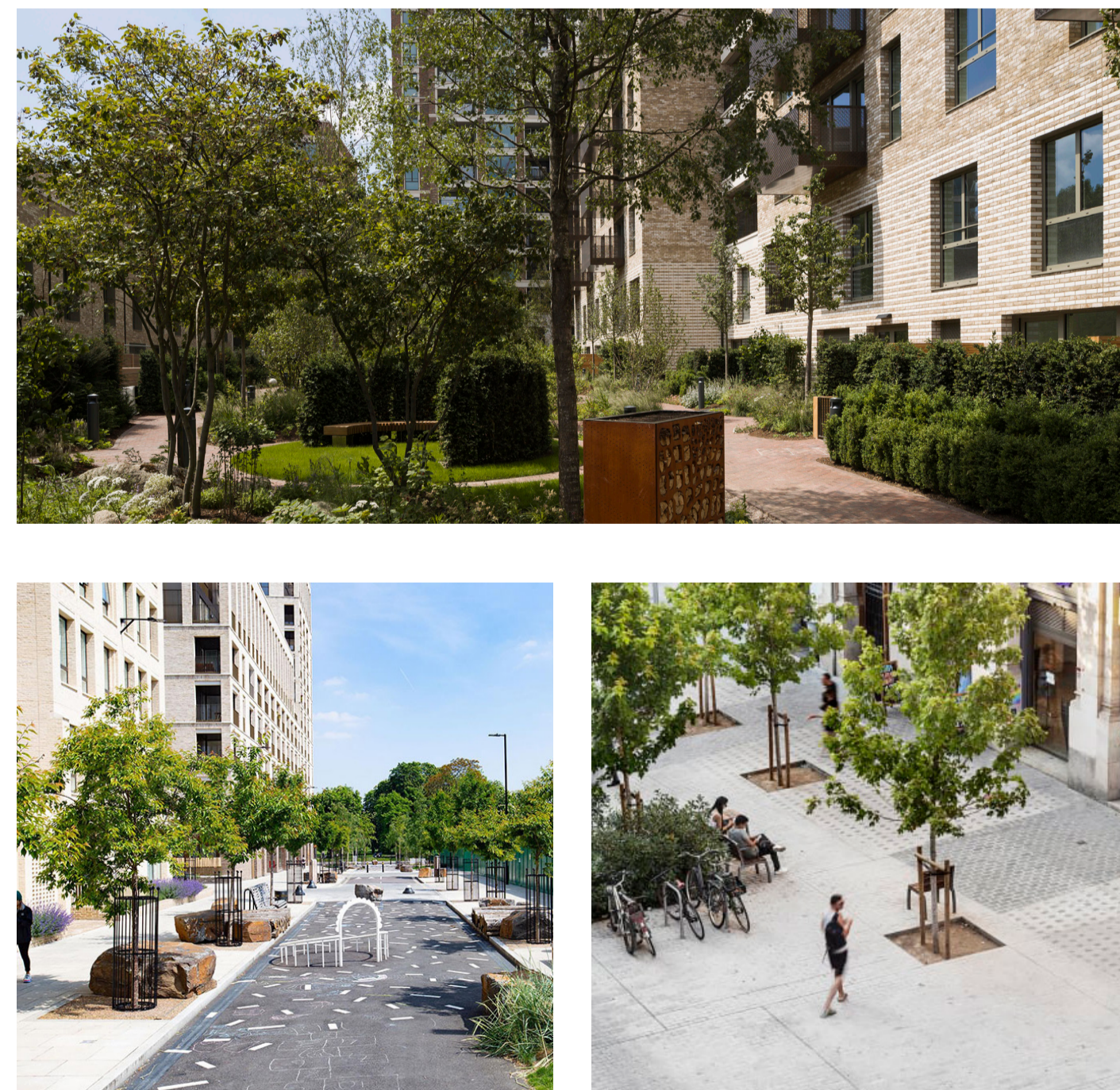
- What functions might the resident courtyards contain?
- Who should access them and how?

### Community Junction



- What functions might this community space contain?
- How should it connect to the space outside of the new Community Hall?
- How should this space create connection across the whole of Colville Estate?

### Neighbourhood Square



- What functions might this space contain?
- Who should access them and how?

### Other public realm spaces



- What functions might these spaces contain?
- How might these spaces contribute to a greener Colville Estate?
- How might these spaces be used as part of the playspace strategy?

### The Community Garden



- Who from across Colville Estate will use the garden?
- How should the garden be accessed be managed?
- What elements should be secured, and what might be open?

### MUGA and Play Wharf



- What play features might be included in these spaces?
- What games and activities should they support?



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You have now seen the proposal for the Masterplan, we are moving forwards with Detailed Design for Phase 4 only with the following planned activities to come focussing only on the Phase 4 buildings, leading up to the submissions of a Reserved Matters Application in 2025 for Phase 4.

Engagement for future Phases will be planned and delivered in due course.



### ENGAGEMENT NEXT STEPS

Engagement activities delivered to date have covered the Masterplan Review process and RIBA Stage 1 concept design.

Across this activity, primary focus of workshop sessions and other engagement activity has been on:

- Resident perceptions on the Estate currently, including the delivered phases of regeneration and older residential buildings, and public realm.
- Consideration of high-level massing and residential building typologies.
- Consideration of the quality, character and function of a range of public realm, greenspace and ground level spaces, including courtyards, the community garden and play spaces.

As the project moves into RIBA stages 2 and 3, a number of additional topics and themes are of increased relevance. These represent a mixture of topics identified by the project team to assist in the design development process, as well as topics identified by the RSG of key interest to them. These include:

- Detailed engagement with young Estate residents to inform the design of play features.
- Detailed design of public realm green space, community garden and courtyards spaces
- Flat layouts and design of shared internal spaces.

### Stage 2

#### Engagement Focus:

- Design of key public realm spaces, including courtyards, play spaces, greenspaces, streets, and the community garden.
- Exploration of internal spaces including flat layouts and shared spaces.

#### Anticipated Engagement Activities

- Ongoing RSG workshop sessions
- 2 Wider Estate resident events, including Youth engagement focussed on the design of play spaces and age-inclusive public realm.

### Stage 3

#### Engagement Focus:

- Detail to be established with Estate residents across Stage 2, but expected to include
- Ongoing review and design workshop activities to explore internal and external spaces.
  - Potential to explore co-design approaches to consider meanwhile/interim projects to support residents during redevelopment period.
  - Exhibition ahead of the Reserved Matters Application (RMA) submission

#### Anticipated Engagement Activities

- Ongoing RSG workshop sessions
- 2 Wider Estate resident events, including creative engagement focussed on meanwhile/interim projects

