

# 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.

**Maccleanor 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

Outline masterplan was approved in 2012. Since then, earlier phases have already delivered new housing and open spaces. The first phases have provided a large number of new social rent homes alongside shared ownership and private sale homes. They have also introduced new community facilities and public spaces.

In 2023, Hackney Council and the design team carried out a Masterplan Review. This updated the 2012 masterplan to respond to changes in the borough, in planning policy and in construction standards. The review also responded to lessons learned from earlier phases of Colville and from other regeneration projects.

Stage 1 engagement in 2024 invited residents to share their priorities for the updated plan. The most frequent messages from residents were about green courtyards, safe play areas, and a community garden that feels like a social space. Residents also

### 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.

asked that young people should be included in engagement and that play for teenagers should remain on the estate rather than being moved off site.

In 2024 and 2025, Phase 4 entered Stage 2 design. The RSG and wider estate residents have been involved in workshops and meetings. These focused on home layouts, privacy, and outdoor spaces.

### TIMELINE OF ACTIVITIES TO DATE...





# 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 Resident Steering Group (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.

## OUR CURRENT TIMELINE

2024 - 2025

### STAGE 2

#### Engagement activities:

- RSG Workshops (ongoing): Reviewed layouts, privacy, and detailed designs for courtyards.
- Resident Steering Group meetings: Explored themes of safety, openness and neighbourliness.
- Youth and wider resident engagement (2025): Focused on design of play and landscaped spaces.

#### 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 Colville Estate Big Lunch for our final Stage 2 consultation event! Today, we want to give you a chance to see updated design as it’s developed from Stage 1, as well as show you some of the areas where we’ve taken on resident feedback. The consultation today is focussed on getting your thoughts on our ‘direction of travel’ in meeting our goals and community feedback to date, as we work toward refining the design for planning submission (Stage 3).

Take a look at the exhibition boards.

Complete our online questionnaire.

See the design up close with our model!

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

Get involved with our activities for young people to give their feedback!

### 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!

## OUR MOST RECENT EVENTS

As part of our wider estate engagement, we’ve gathered views on the overall masterplan and its built elements, while also looking at courtyards, public squares and spaces for play.

**In April, we delivered a youth session** focused on play, with young people and parents sharing ideas about what is missing on the estate today and what kind of activities they value most. We presented a series of mood-boards and sketch designs for young people to give their thoughts on styles of play, safety and the different environments they’d like to use.

New Practice provided a craft table and East had a popular activity using Lego to help get the creative ideas flowing!

**In August, we hosted a workshop with the RSG** to explore home layouts, deck access, courtyards, and green spaces. We used printed plans of the proposed flat layouts and had a handful of scale models to understand the proposed spaces up close. Residents gave feedback on what worked well in earlier phases and what should change in Phase 4.

## WHAT DID WE HEAR?

### Homes and Layouts

Residents asked for practical, family friendly homes. People wanted a choice between open plan and separate kitchens. They asked for more storage, clearer layouts and flats that stack on top of each other to reduce noise and make repairs easier.

### Privacy and Neighbourliness

Residents said they value neighbourly interaction but also want privacy. They supported deck access but asked that it should not mean people passing directly in front of windows. They wanted courtyards to feel open and overlooked for safety.



## Green Space and Play

Residents said courtyards should feel green, not paved. They asked for play to be included for all ages. They supported a MUGA for teenagers and wanted play to remain on the estate. The community garden was seen as a key priority and should be welcoming as well as practical.

## Transparency and Involvement

Residents asked to be kept informed at each stage and to see how their comments influence design. They wanted young people to be part of engagement and for feedback to be shown clearly in future consultations.

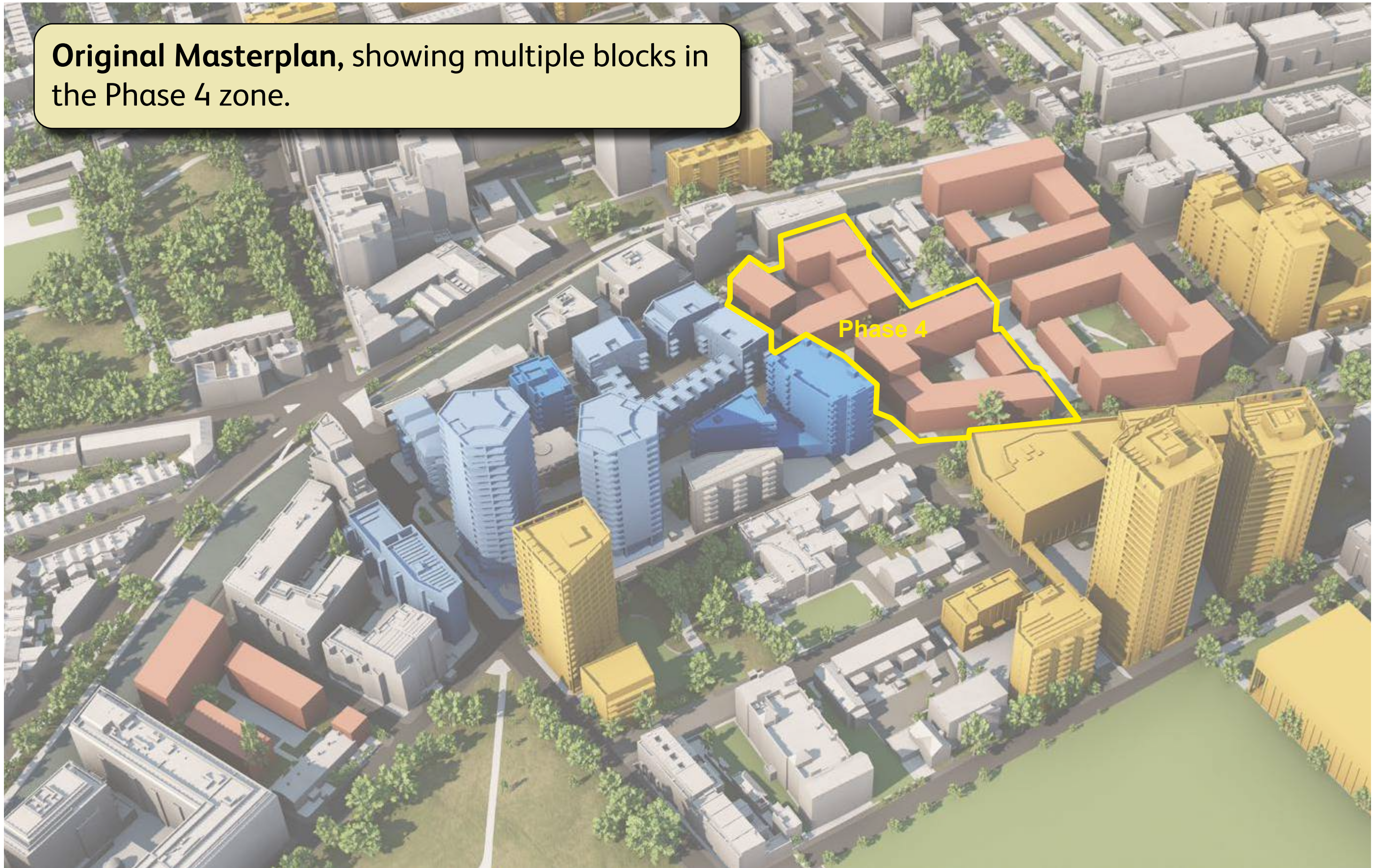
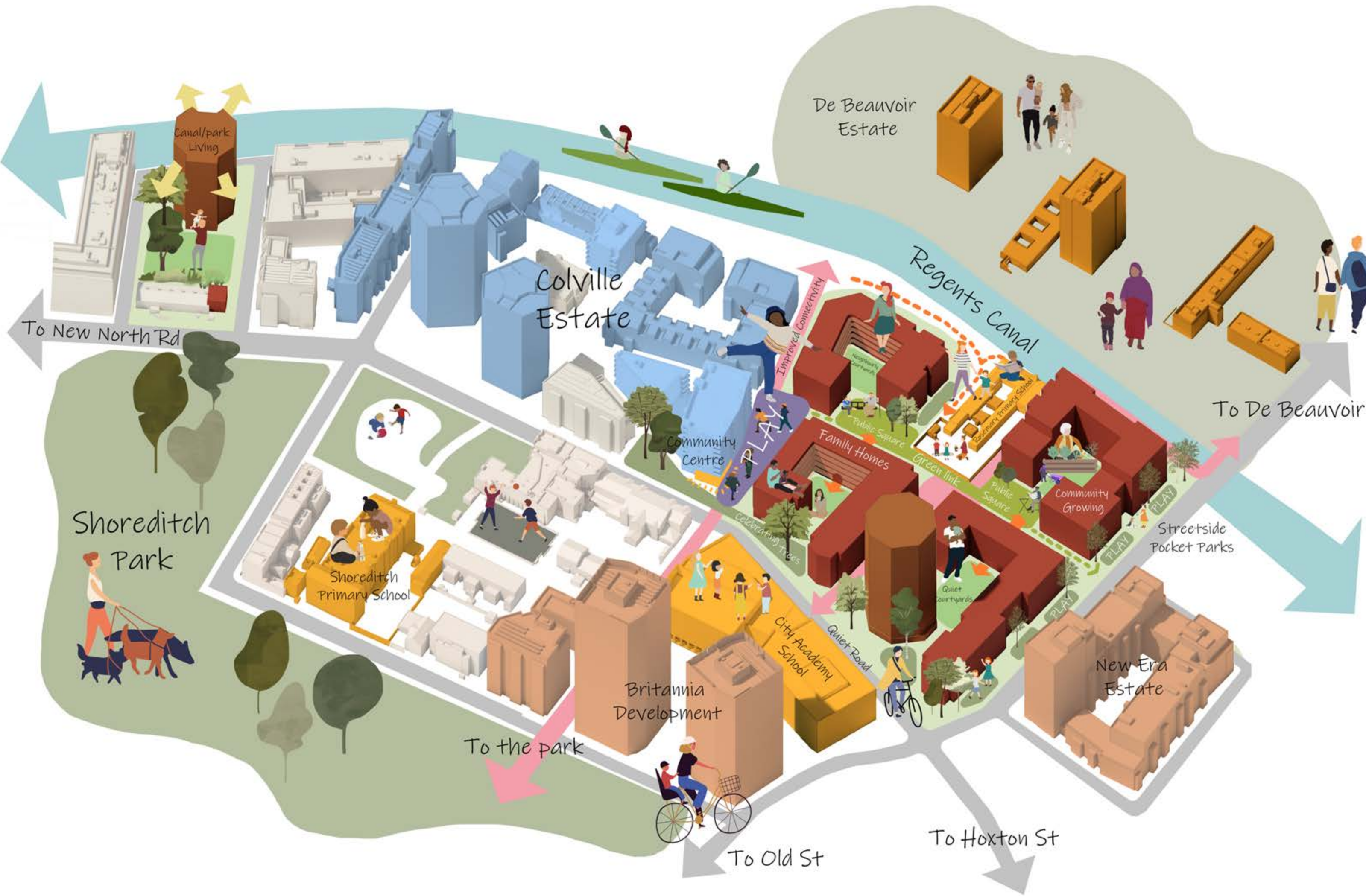


# 3 – A Refresh on the Masterplan

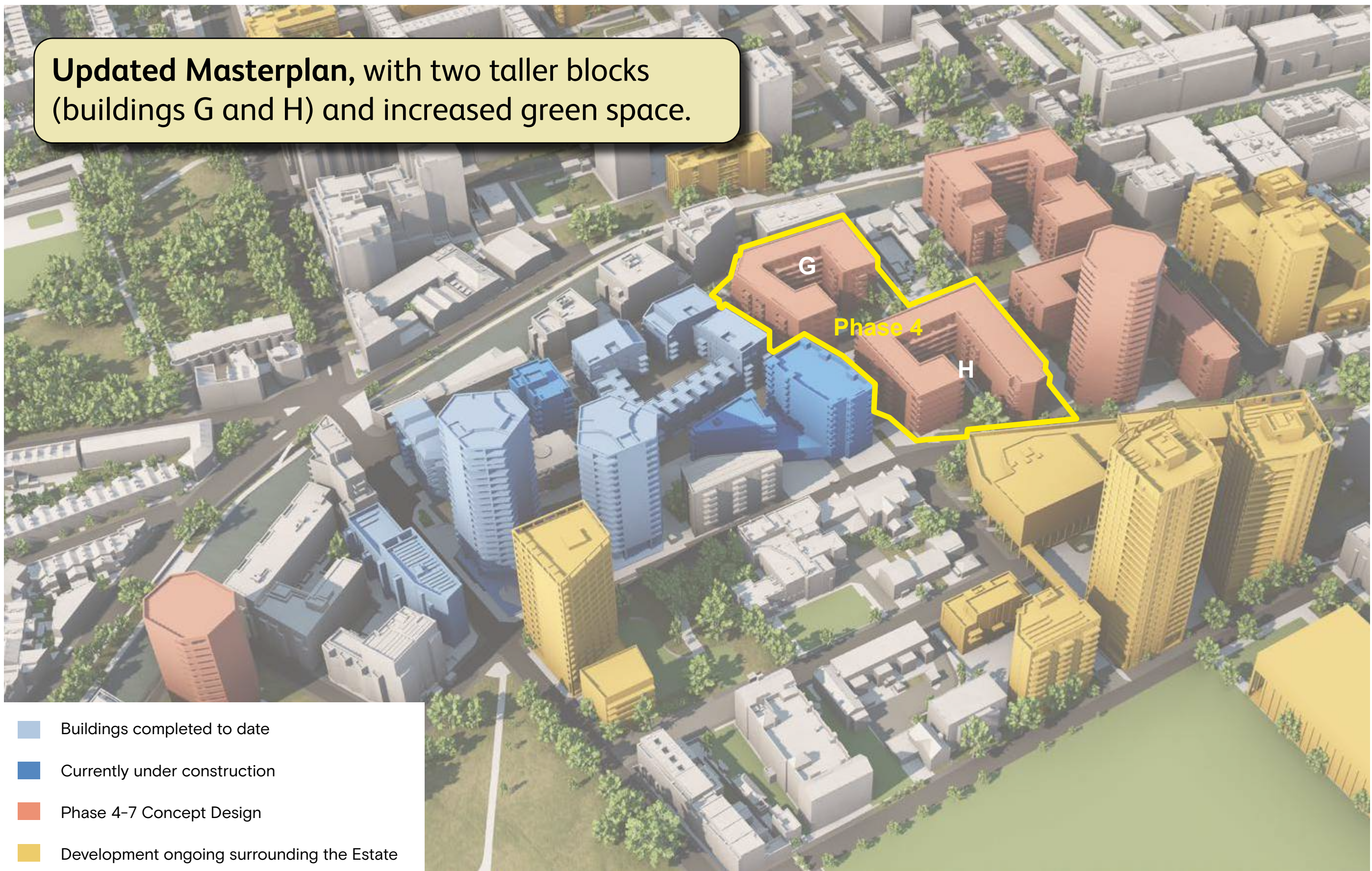
## WHAT IS THE MASTERPLAN? HOW DOES PHASE 4 FIT INTO IT?

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.



Original Masterplan, showing multiple blocks in the Phase 4 zone.



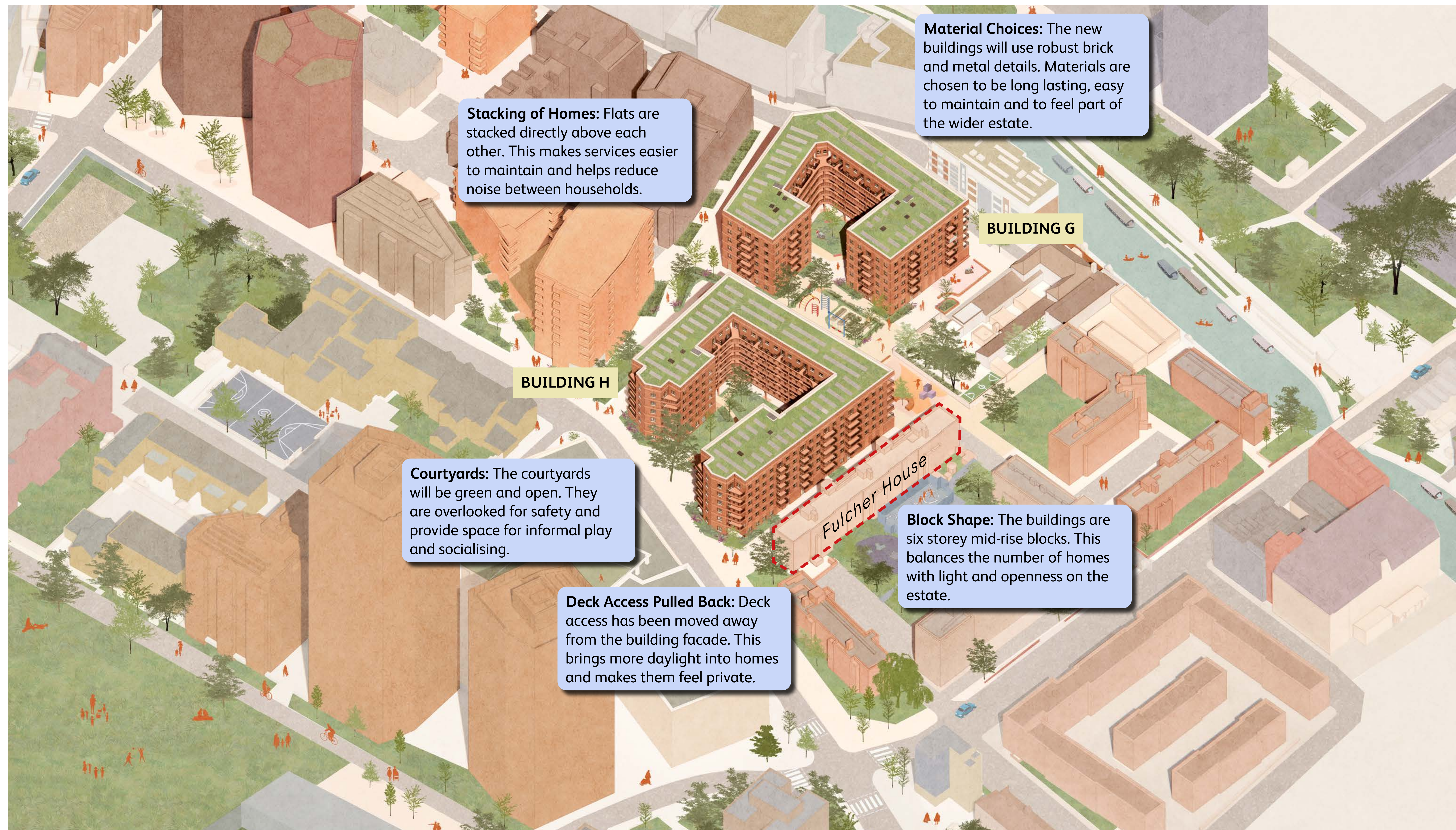
Updated Masterplan, with two taller blocks (buildings G and H) and increased green space.

- 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.



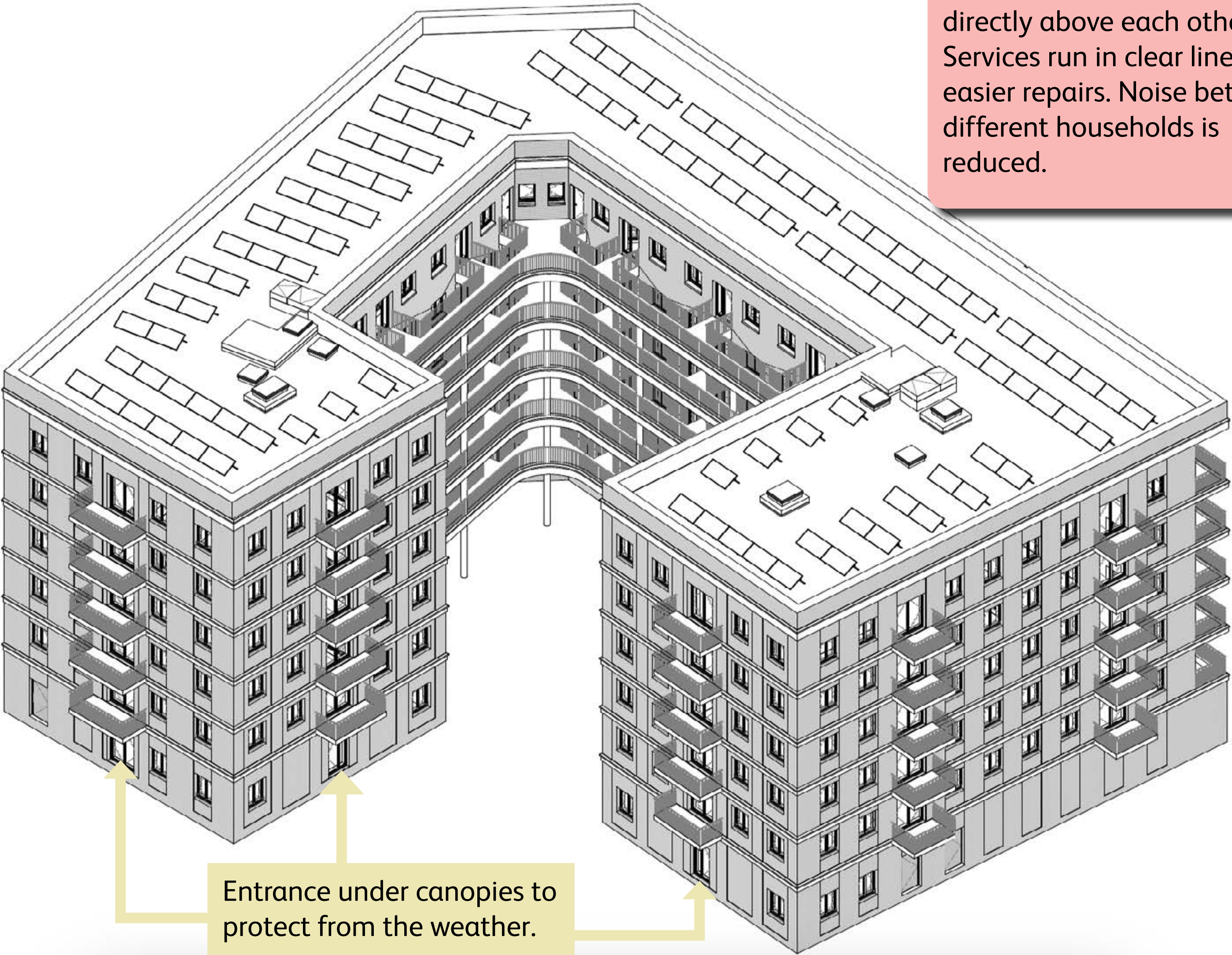


# 5 – Building G Design

## 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 home per typical floor respectively. The design team are currently increasing the lift provision to improve accessibility & usability. This will include 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 to the two lift cores at every level. Eight 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.

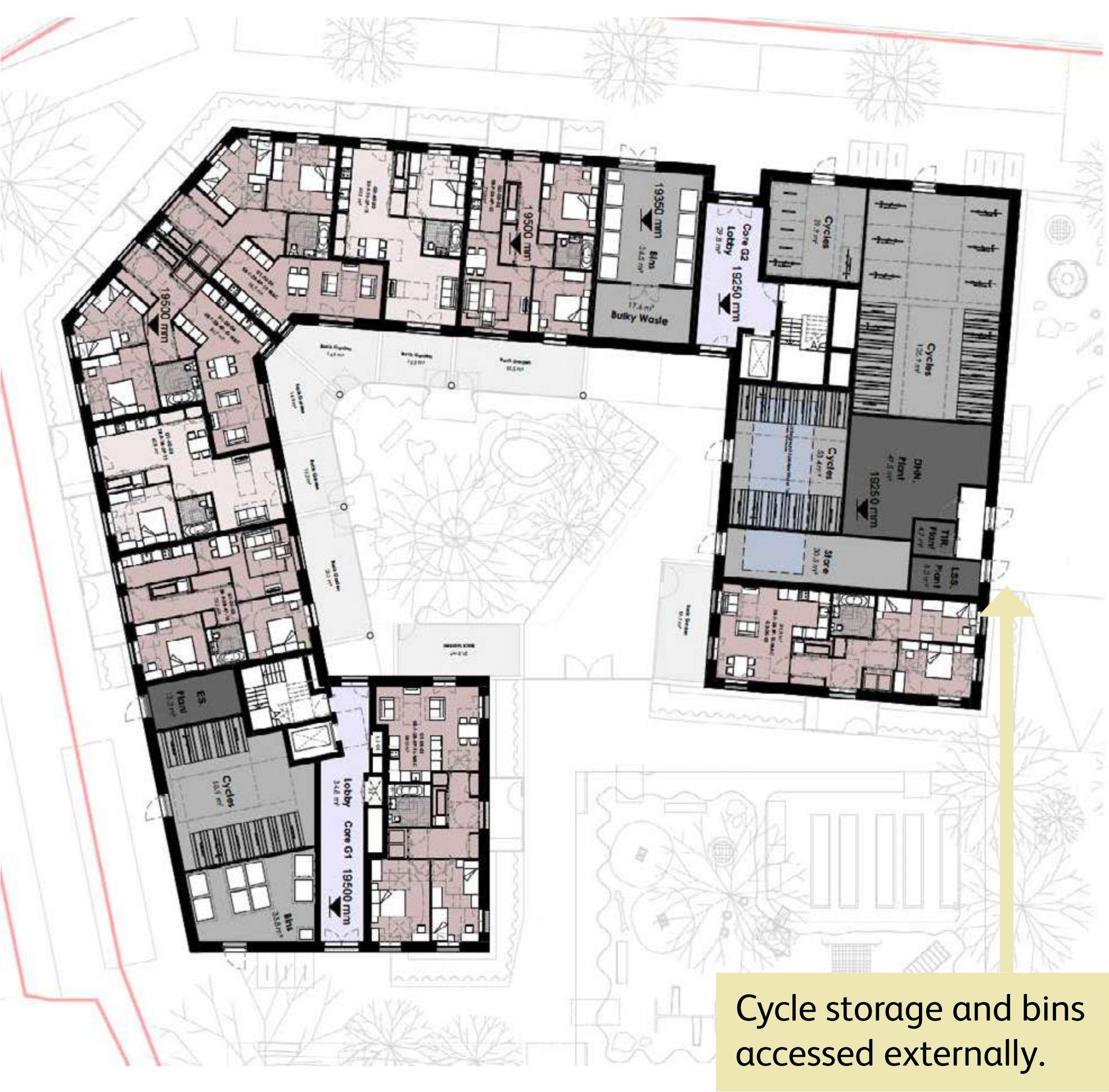


### THE SELECTION OF HOMES IN BLOCK G

No. of Beds	No. of People	How many are in Block G?
1	2	22
2	3	10
2	4	41 (including 9 wheelchair accessible)
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.

## THE GROUND FLOOR

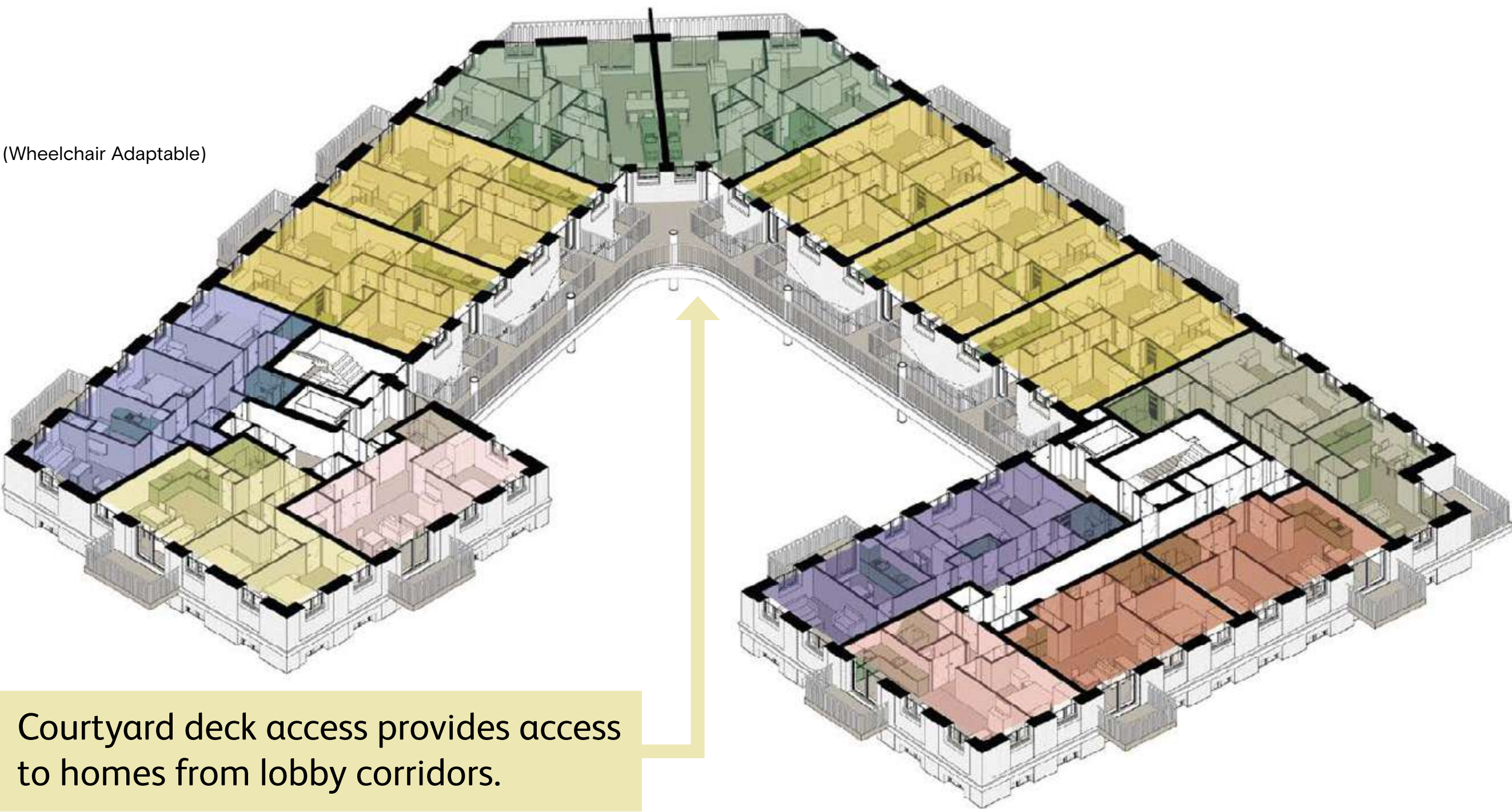


## PRIVATE SPACE



## TYPICAL FLOOR LAYOUT

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

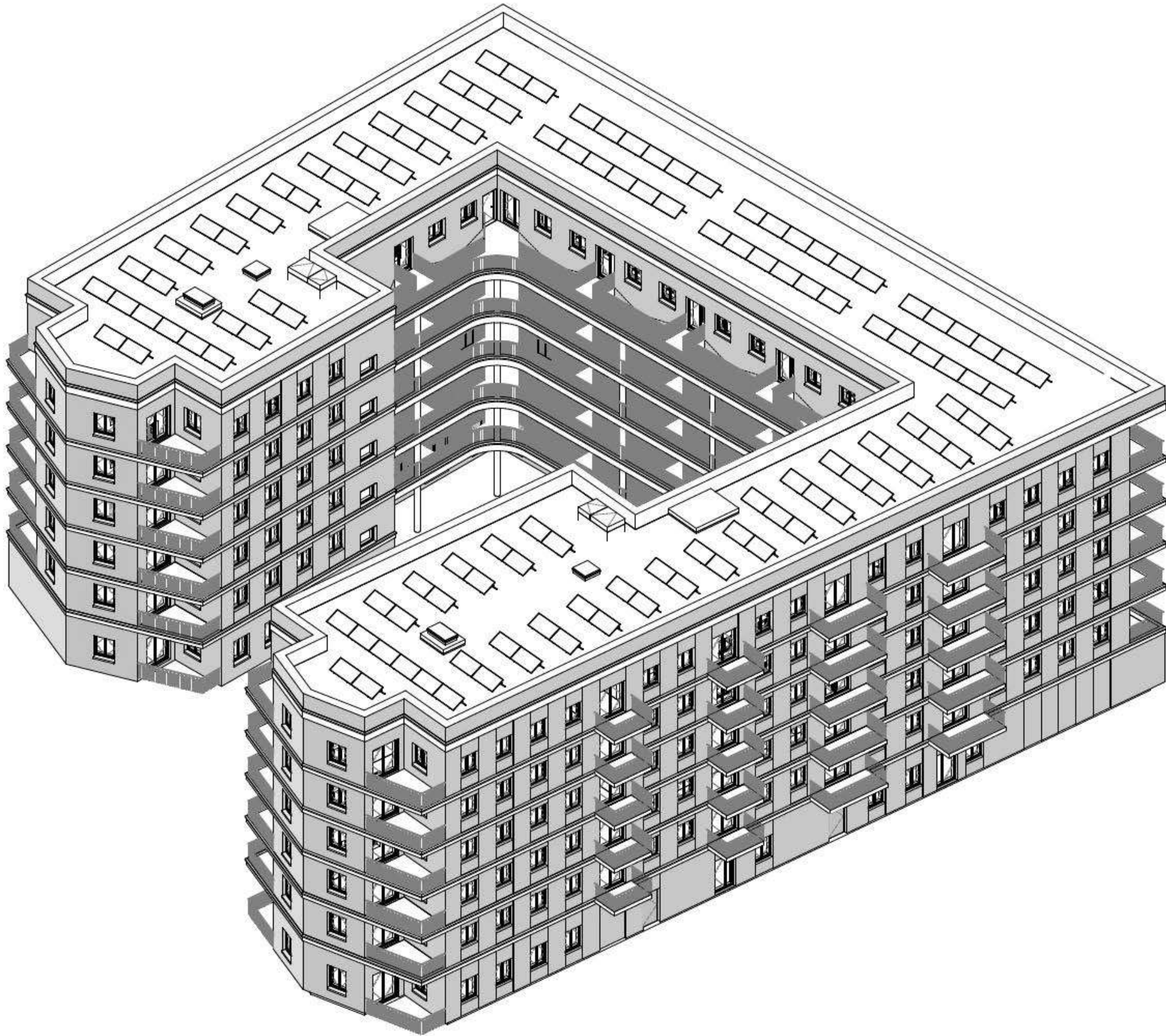




# 6 – Building H Design

## 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 two lift cores at every level. Eight homes are proposed on the ground level, with typical floors proposing 16-17 each.



## THE GROUND FLOOR

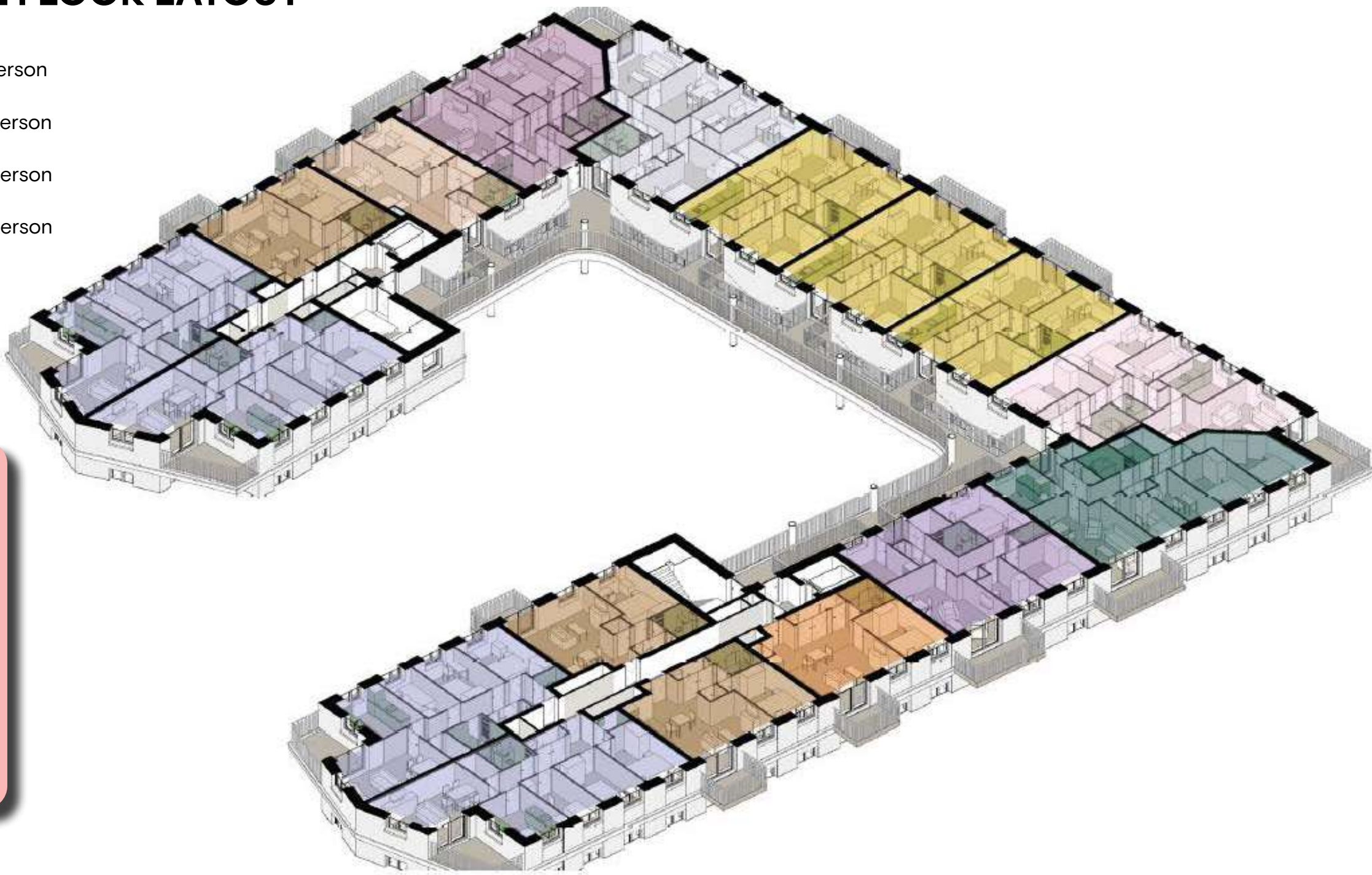


## PRIVATE SPACE



## TYPICAL FLOOR LAYOUT

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



## THE SELECTION OF HOMES IN BLOCK H

No. of Beds	No. of People	How many are in Block H?
1	2	26
2	4	15
3	5	45
4	6	6

**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.



# 7 – 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?

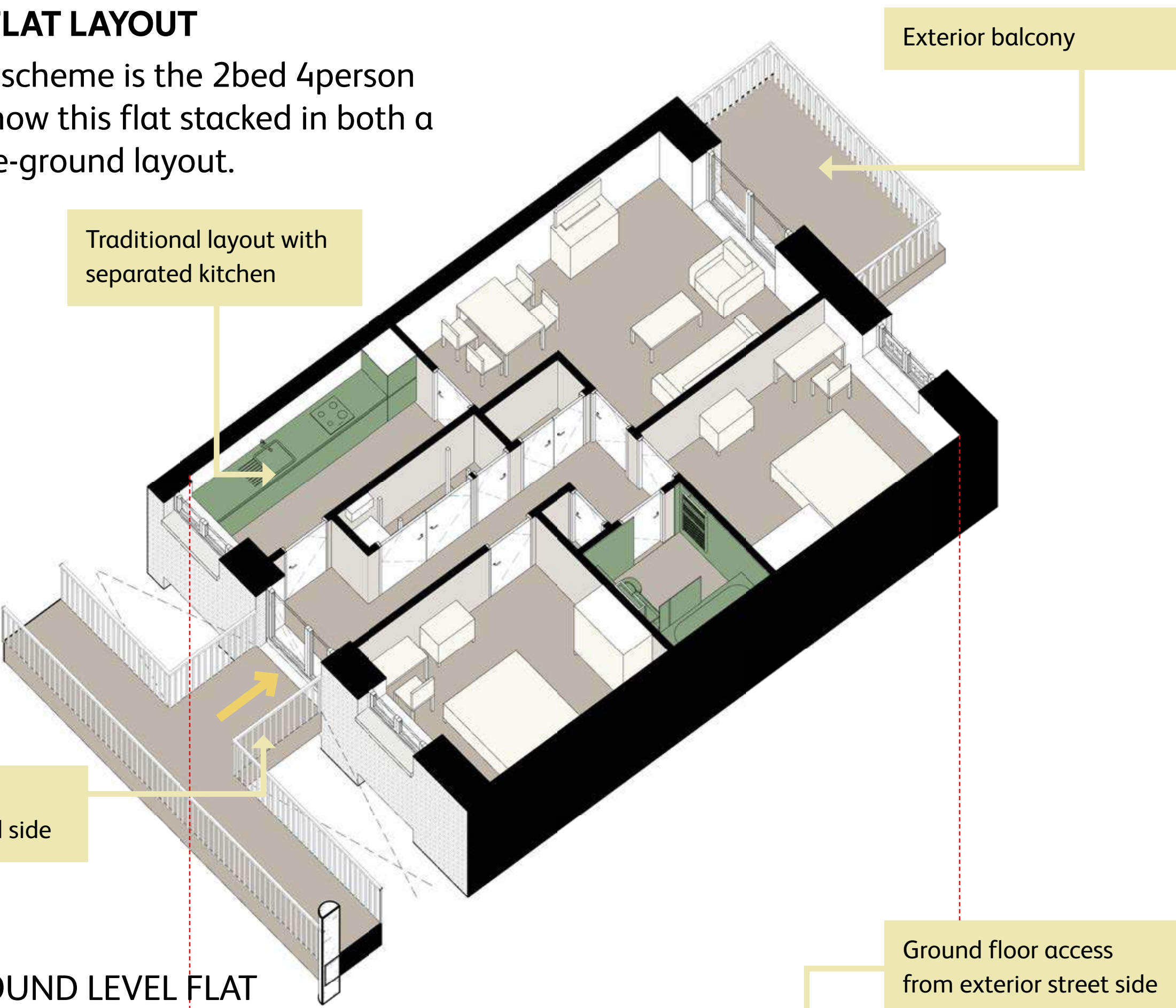
BUILDING G	1bed	2bed	3bed	4bed	Total
Traditional layouts	0	41	10	0	51
Open-plan layouts	22	10	0	0	32
Total units	22	51	10	0	83

BUILDING H	1bed	2bed	3bed	4bed	Total
Traditional layouts	0	15	45	6	66
Open-plan layouts	26	0	0	0	26
Total units	26	15	45	6	92

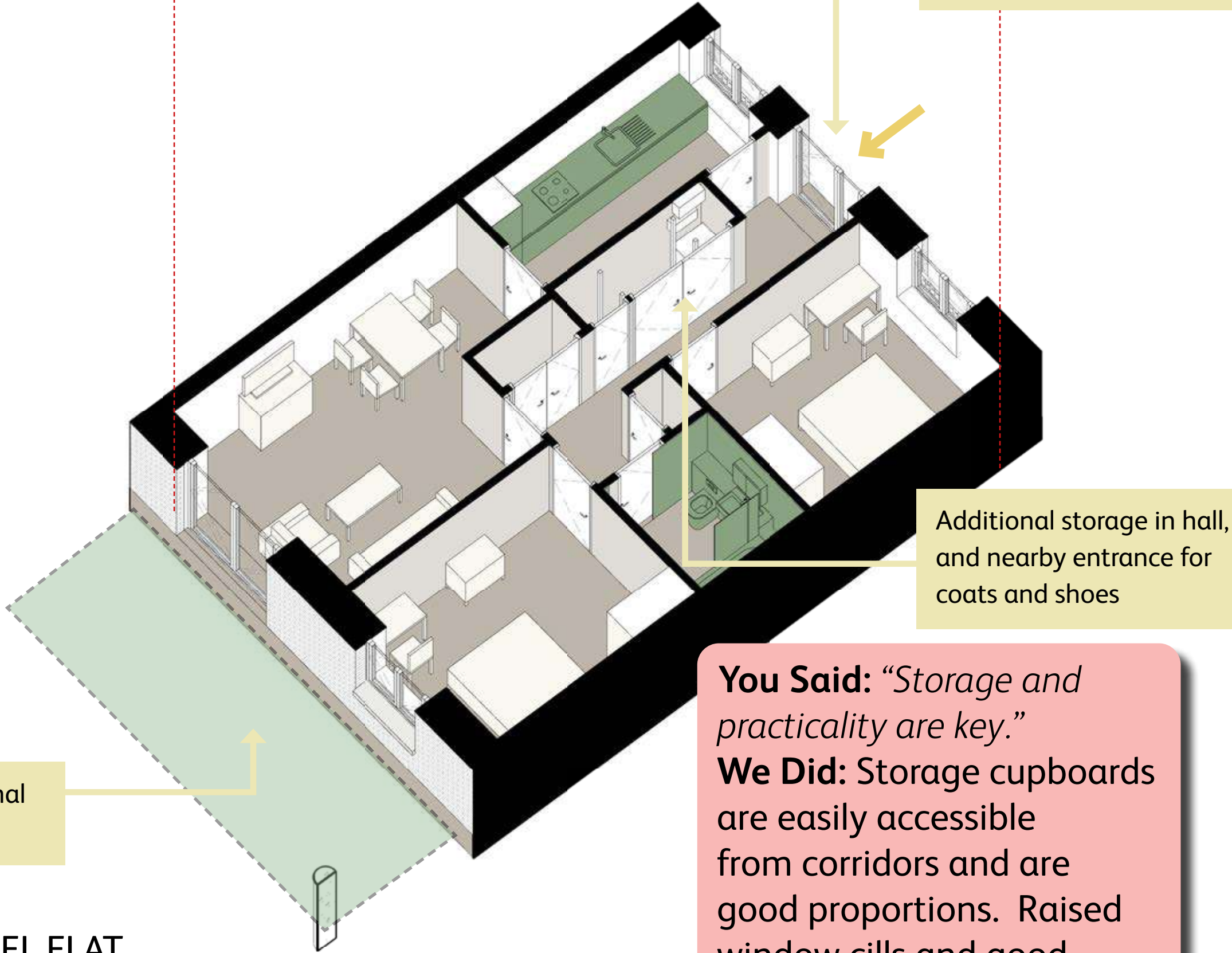
### TYPICAL 2-BED/4-PERSON FLAT LAYOUT

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.

**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.

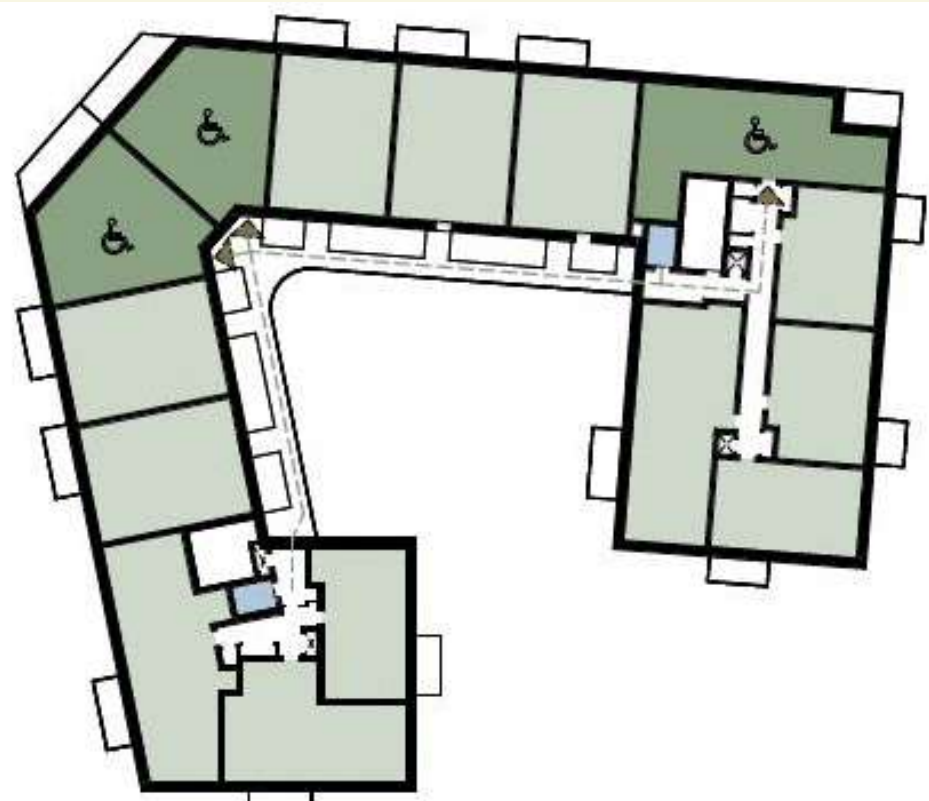


ABOVE-GROUND LEVEL FLAT

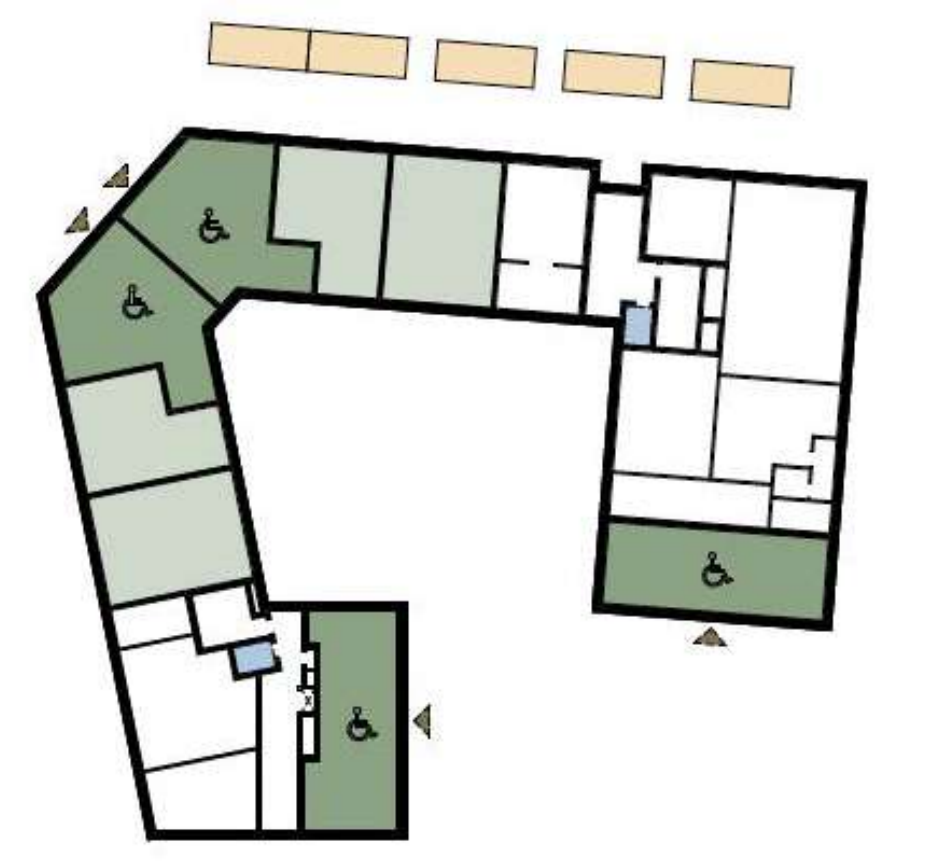


GROUND LEVEL FLAT

**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.



Typical floor – Building G

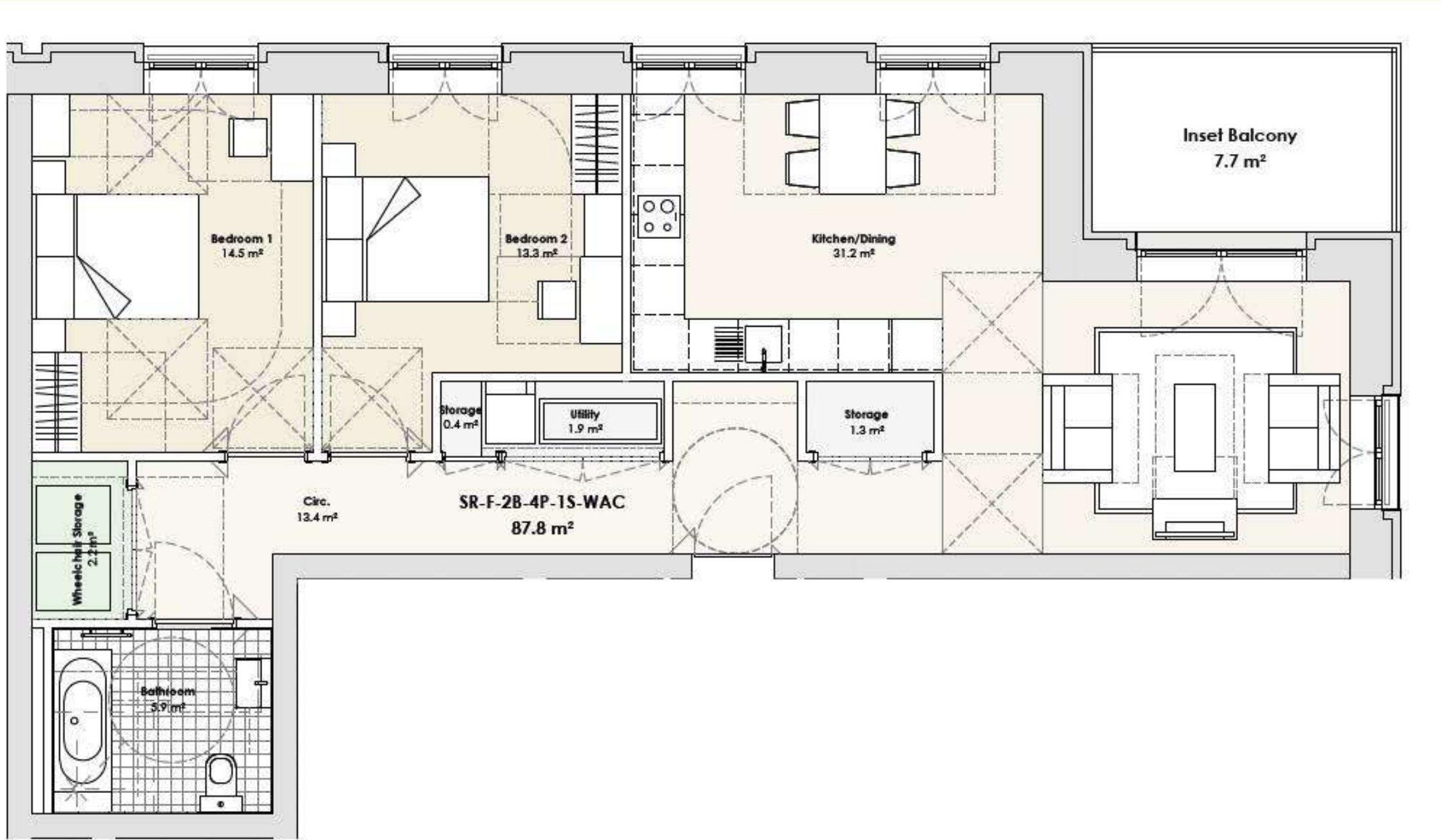


- Blue badge parking space
- Non-wheelchair accessible flat
- Wheelchair accessible flat

### WHEELCHAIR ADAPTABLE HOMES

In accordance with London Plan policy D7.A, 10 % of the homes proposed for phase four 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 ten 2-bed 3-person units and nine 2-bed 4-person units.

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





# 8 – 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.

**KEY STATS**

The landscape and public realm proposal provide the following:

- 2595sqm of Public Open Space
- 1102 sqm of play space are proposed: 442 sqm for ages 0-5; 560sqm for ages6-11; and 100 sqm for ages 12+. This exceeds the planning requirements of the consented scheme
- All seven existing trees are retained with 24 new trees proposed
- Community growing garden within the public realm, and shared beds within courtyards.



- 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.

## PLANTING STYLES



**Public Squares and Routes:** Some estate roads and parking are being removed. This creates more communal squares, safe walking routes and new green space for everyone.

**Community Garden:** The community garden is designed as a social space as well as for growing. It will have seating and gathering areas alongside planting beds.

**Play for All Ages:** There are spaces for younger children to play close to home. The MUGA and Play Wharf give teenagers places to meet and be active.

**Trees and Planting:** Existing trees are kept where possible and new planting is added. This makes the estate feel greener and supports biodiversity.

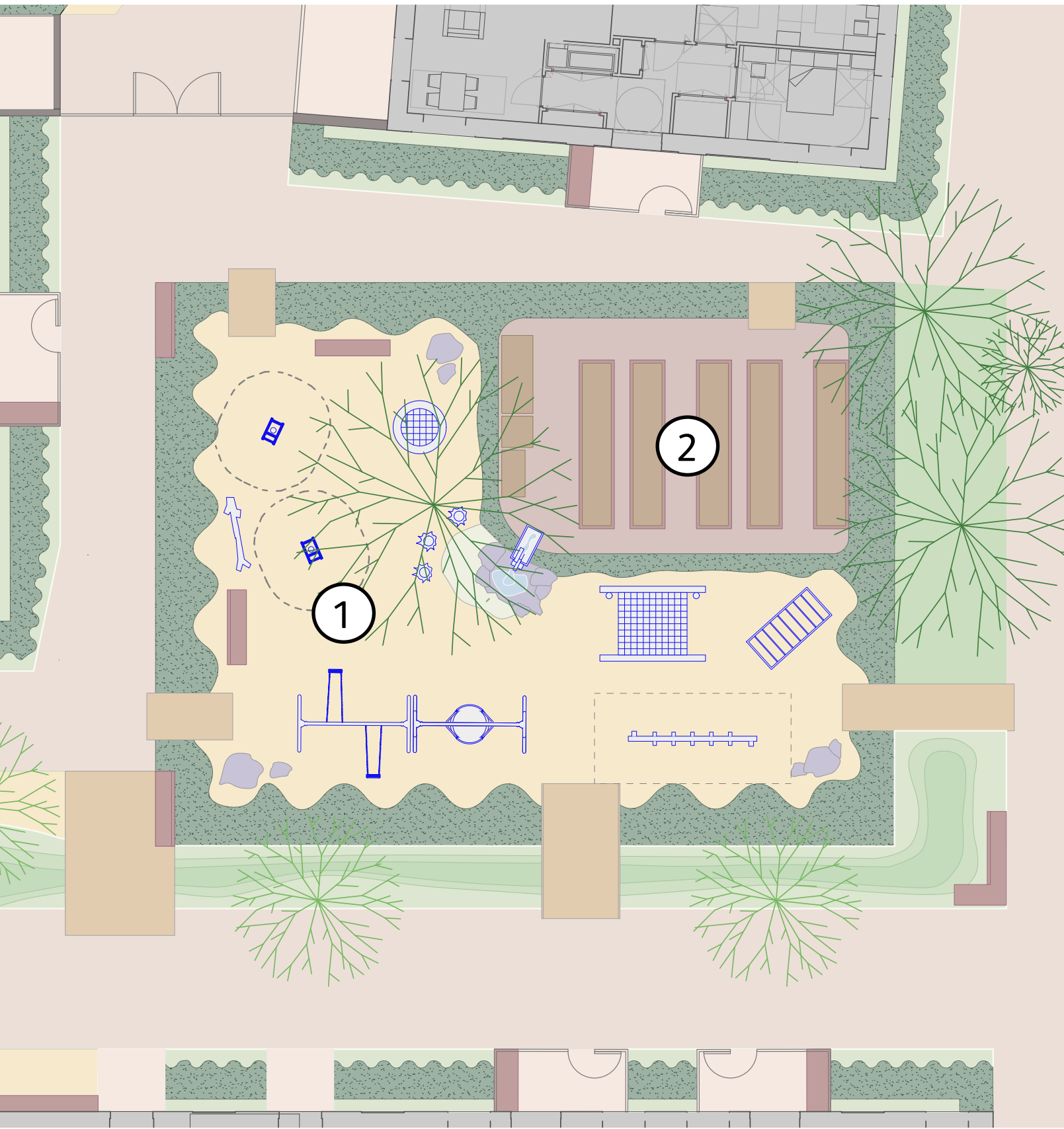
**You Said:** “Retain trees and embed nature.”  
**We Did:** Kept existing trees where possible and added new planting along routes.

**Courtyards:** The courtyards will be green and open. They are overlooked for safety and provide space for informal play and socialising.



# 9 – Green Space and Play

## NEIGHBOURHOOD SQUARE

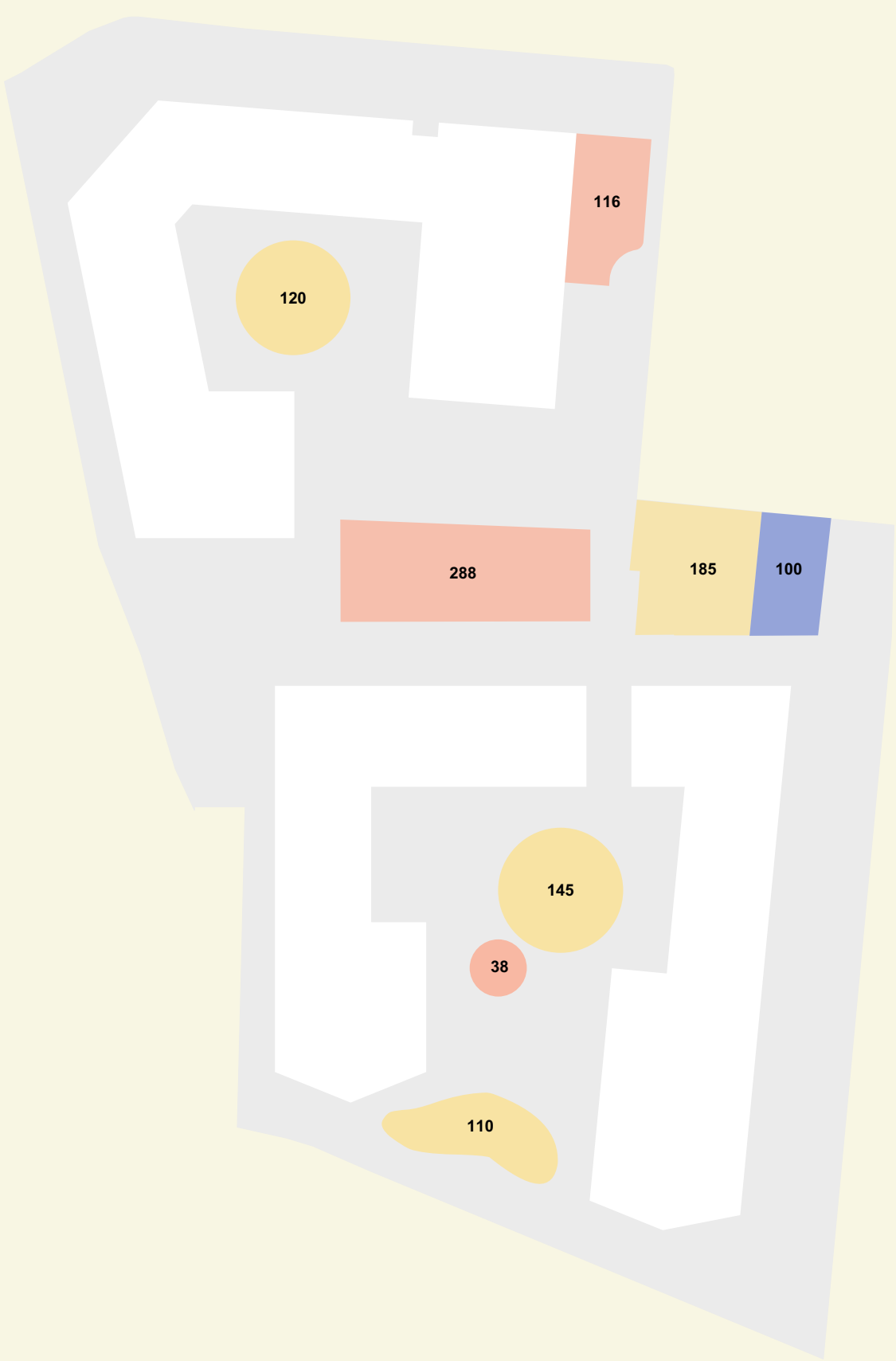


- ① **New play space** with a play equipment for ages 0-4, in a mix of wooden fittings and and naturalistic climbing elements like logs and boulders with social seating.
- ② **New community garden** with raised planters.

Some of our inspiration for the neighbourhood square...

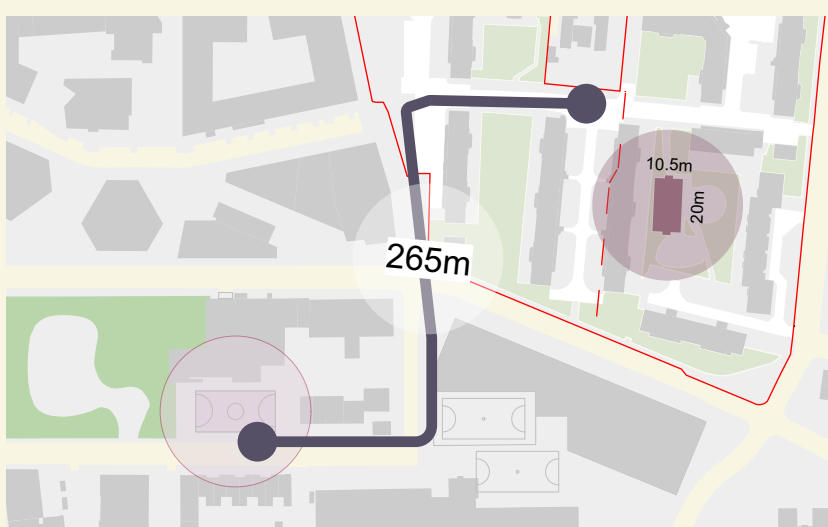


## PLAY STRATEGY



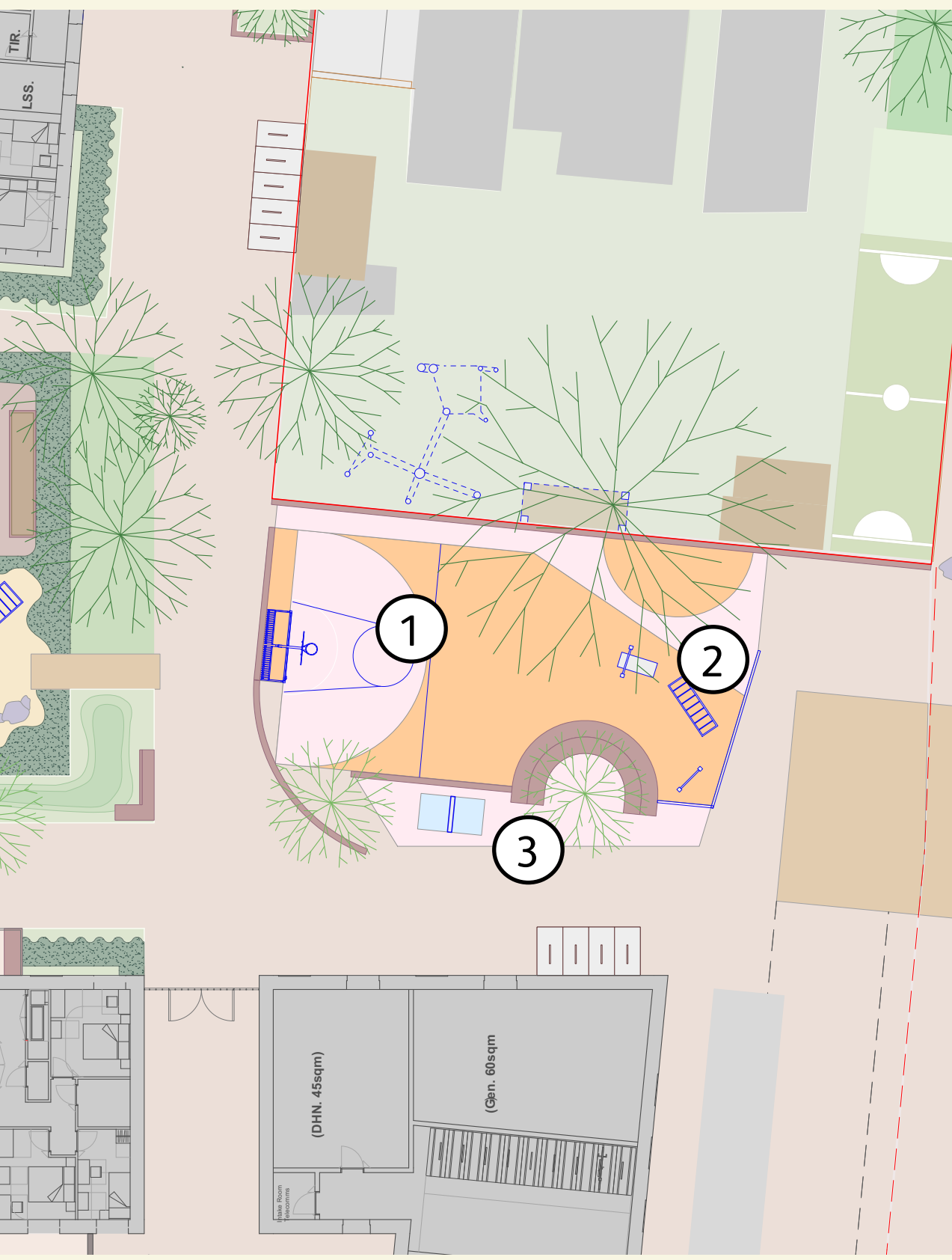
Changes in car parking and an increase in public space made it possible to test different options for a MUGA.

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



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

- ① **New half MUGA.**
- ② **Climbing frames, monkeybars and stage.**
- ③ **Seating with table tennis.**



**You Said:** “Teenagers need space on the estate.”  
**We Did:** Retained a court for sport and games within the estate.

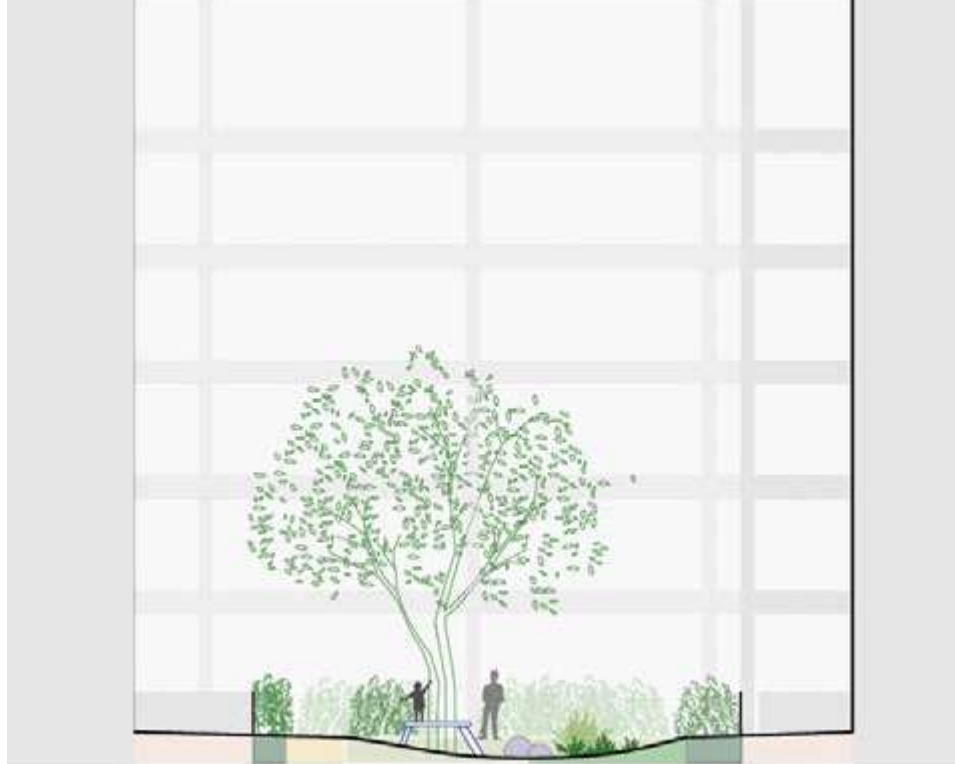


Some inspiration...

## COMMUNAL COURTYARDS



- ① **Private gardens** for ground floor homes.
- ② **Play elements.**
- ③ **Topography** for drainage and play.
- ④ **Food growing areas.**



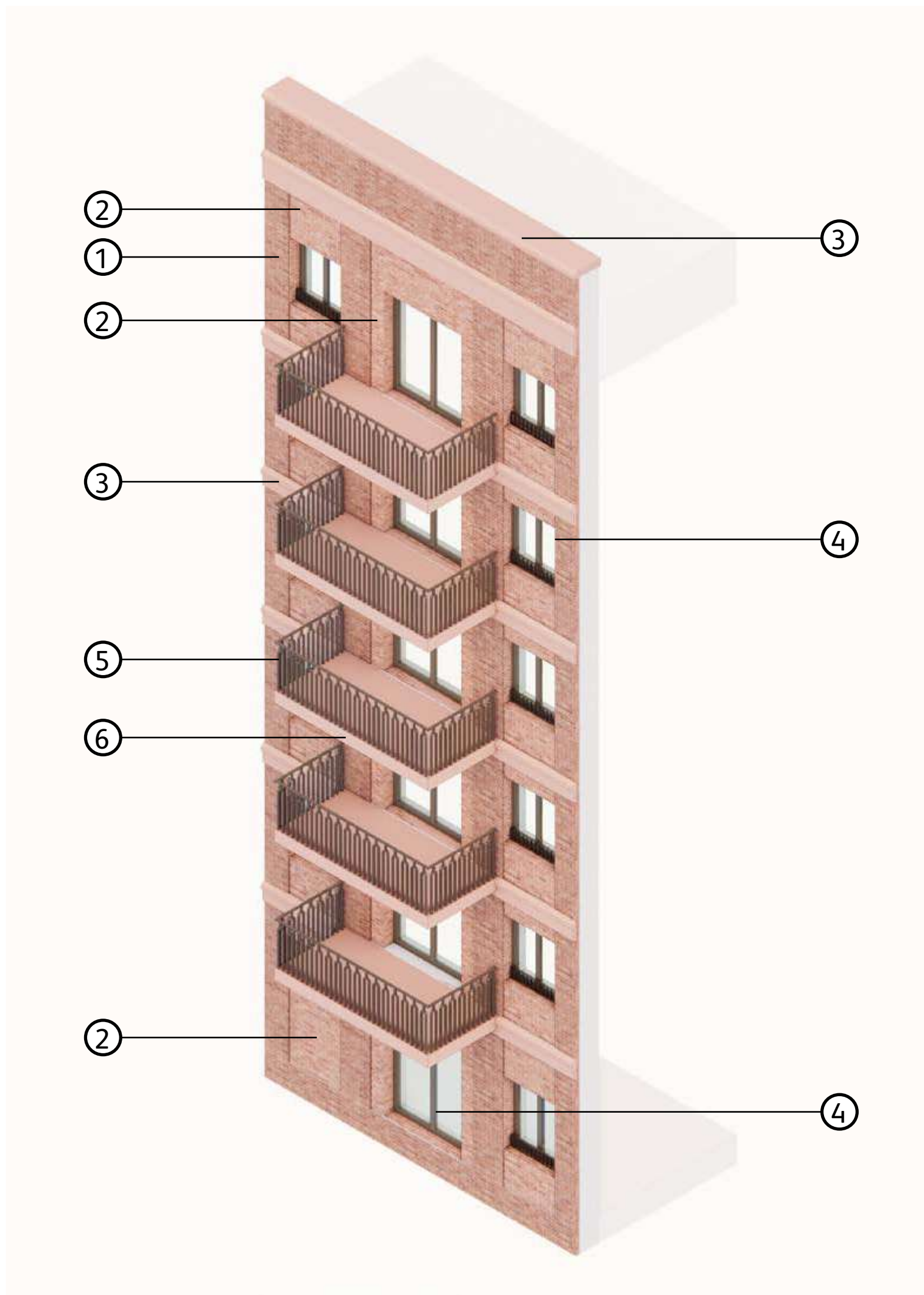
**You Said:** “Courtyards should feel green and welcoming.”  
**We Did:** Increased planting and reduced hard surfacing in the new designs.



Some inspiration...



# 10 – Visualisations and Materials



- ① Clay brick type 1
- ② Clay brick type 2
- ③ Pigmented concrete
- ④ Composite window frames with PPC aluminium finish
- ⑤ Steel balcony railings
- ⑥ Balcony with pigmented cladding

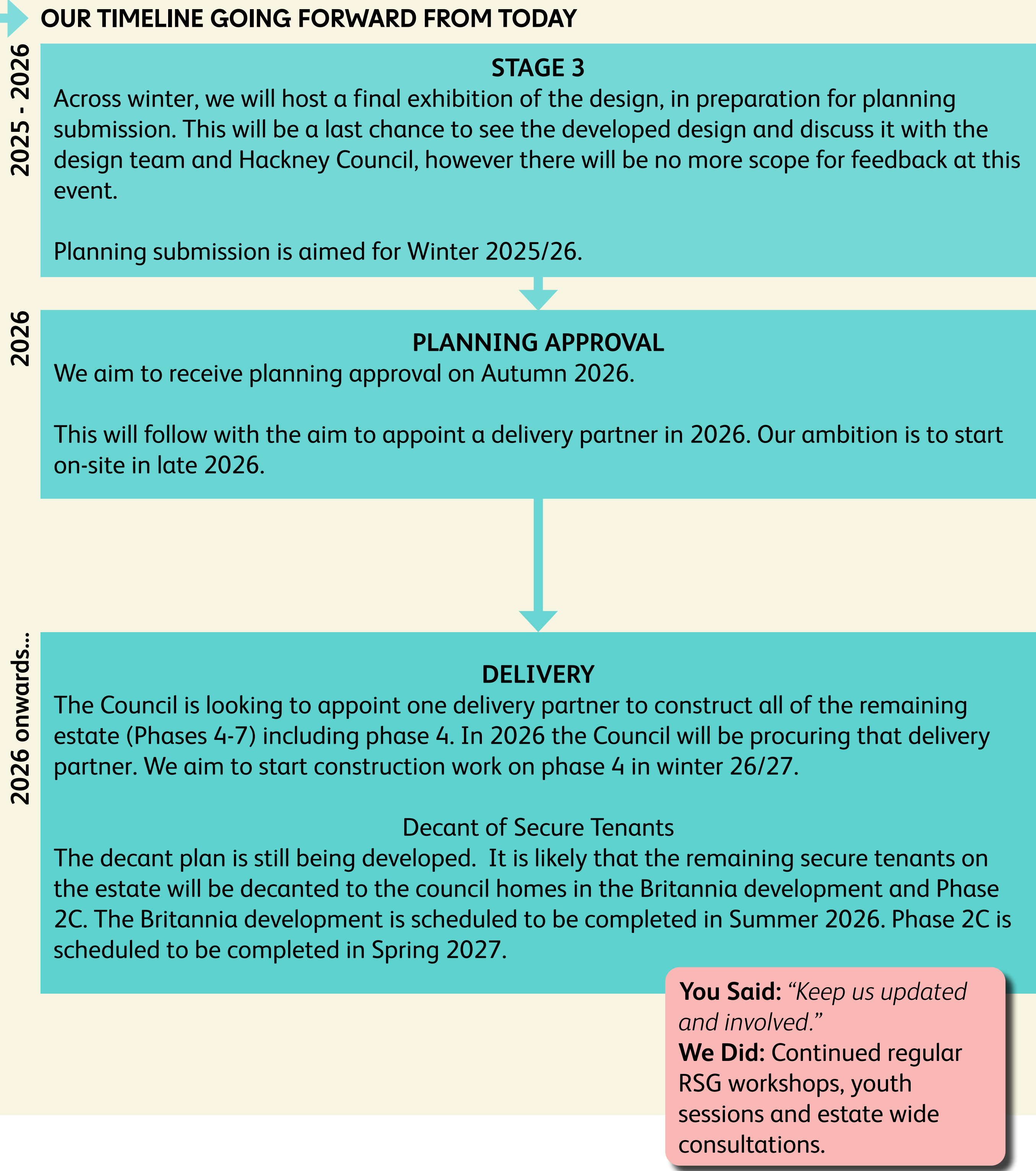




# 11 – What Next?

With the conclusion of this Stage 2 consultation, we are in the middle of moving through Stage 3. This will see us prepare a final submission pack of the design 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.



## Didn't have time to speak with us today, or want to give some more feedback at home?

We have a short questionnaire available to complete, where you can give us quick feedback on our response to resident input and how we are meeting our own goals for this project. Scan the QR code, or visit: [bit.ly/colville2](https://bit.ly/colville2) to take this questionnaire!

