

Existing Condition

The site comprises Tyssen Street, the eastern part of which was absorbed into Arden Estate in the 1960s and the courtyard to Cordelia and Rosalind House, which is part of Arden Estate. While the construction of the new housing estate partially removed Tyssen Street's historic street grid, it's function has survived and was integrated into the postwar layout as a connection between Hoxton Street and Kingsland Road.

Cordelia and Rosalind House courtyard benefits from mature trees, a friendly green character and good passive surveillance. Wayfinding and the differentiation of pedestrian and vehicular zones is confused. Play equipment is located in the far corners of the courtyard where it is barely used.

Constraints

- The extension of Tyssen Street through the courtyard is currently designed as a carriageway with double yellow lines and a width that narrows from 6m to a 1.2m funnel at the boundary of the estate;
- Three residents' car parking spaces are located within this segment of the road which is used as a pedestrian route. This creates a dangerous environment, particularly for children and people with disabilities, when cars manoeuvre in and out;
- 23 parking bays are shoehorned into any available space around the courtyard with a more consolidated parking area in the south;
- Fencing limits access to green space and
- Doorstep play is located in the north and southern corners of the courtyard where they are in a dead end condition, and hidden by bins. This discourages their use due to their proximity to foul odour, cramped location and lack of passive surveillance

Opportunities

- High footfall and passive surveillance from the four story residential blocks creates a human intimate scale;
- Ten mature birch trees provide a light dappled canopy and biodiversity value and other associated ecosystem services; and
- Generous existing amenity grassland is currently used by resident for recreation.

Legend

- Package 3 Boundary
- - Highways Boundary



Proposed Plan

The proposal for the courtyard aims to work with the existing layout, emphasising the courtyard's positive features and decoupling pedestrian and vehicular zones.

Key design decisions

1. The central movement route is consolidated as a pedestrian only route. The width is narrowed to 3m and the double yellow lines removed. Consider bound resin finish for Tyssen Street through the courtyard
2. Transition between Tyssen Street and courtyard widened to remove bottleneck and blur boundary between courtyard and Tyssen Street. Consider planting tree with bench in centre of route
3. Move existing multi play unit from the periphery into the centre to encourage use and allow passive surveillance
4. Relocating parking bays to the south to create a consolidated parking zone and remove risk of pedestrian and vehicular conflict. The number of parking spaces is retained.
5. Moving substation access path to the south to mitigate requirement of service vehicles accessing the pedestrian path
6. Residents' garden with a raised bed, espalier trees and relaxed grass
7. Double sided bench
8. Basket Swing
9. See-saw
10. Hackney Council Review, Rename, Reclaim (RRR) initiative to decolonise Tyssen Street
11. Outdoor gallery celebrating Hoxton's history, explaining the Tyssen families colonial history and celebrating past and present heroes
12. New bicycle stands
13. Dropped kerb on west side of Hoxton Street to match existing at entrance to Tyssen Street
14. Consider bound resin finish to Tyssen Street to match finish in Hoxton Gardens and residential courtyard

