### Start here Cropley Court is part of the Hackney New Homes Programme



#### What is the purpose of this event?

We want to show you where we've got to with our designs and how we have responded to community feedback. Tell us what you think, what you want, what your concerns are, what's great about

the place, who lives here that deserves recognition, what you want from the new development and anything else you can think of.

#### What have we been asked to do?

We've been asked by Hackney Council to design 40-50 new homes on Cropley Court. The proposed development will be 100% social rent homes with apartments ranging between 1,2 and 3 bedrooms. In addition we are also designing new homes for Buckland Court, 300m away from Cropley Court.

#### The design team: who we are and what we do?





Landscape

Structural engineer



Architecture





Planning consultant

Sustainability engineer

#### **Project timeline**





## What you've told us so far Cropley Court community engagement

#### Previous engagement

From the very early stages of the project we have been working with people in the community and with Councillors, maintenance staff and housing officers to understand how to make the best project possible together. Today is an opportunity for you to give us your feedback!



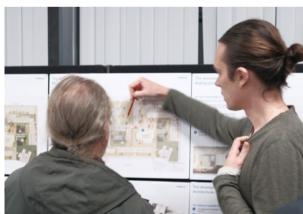
TMO meeting - 29.04.2024



Youth engagement week - 15.07.2024



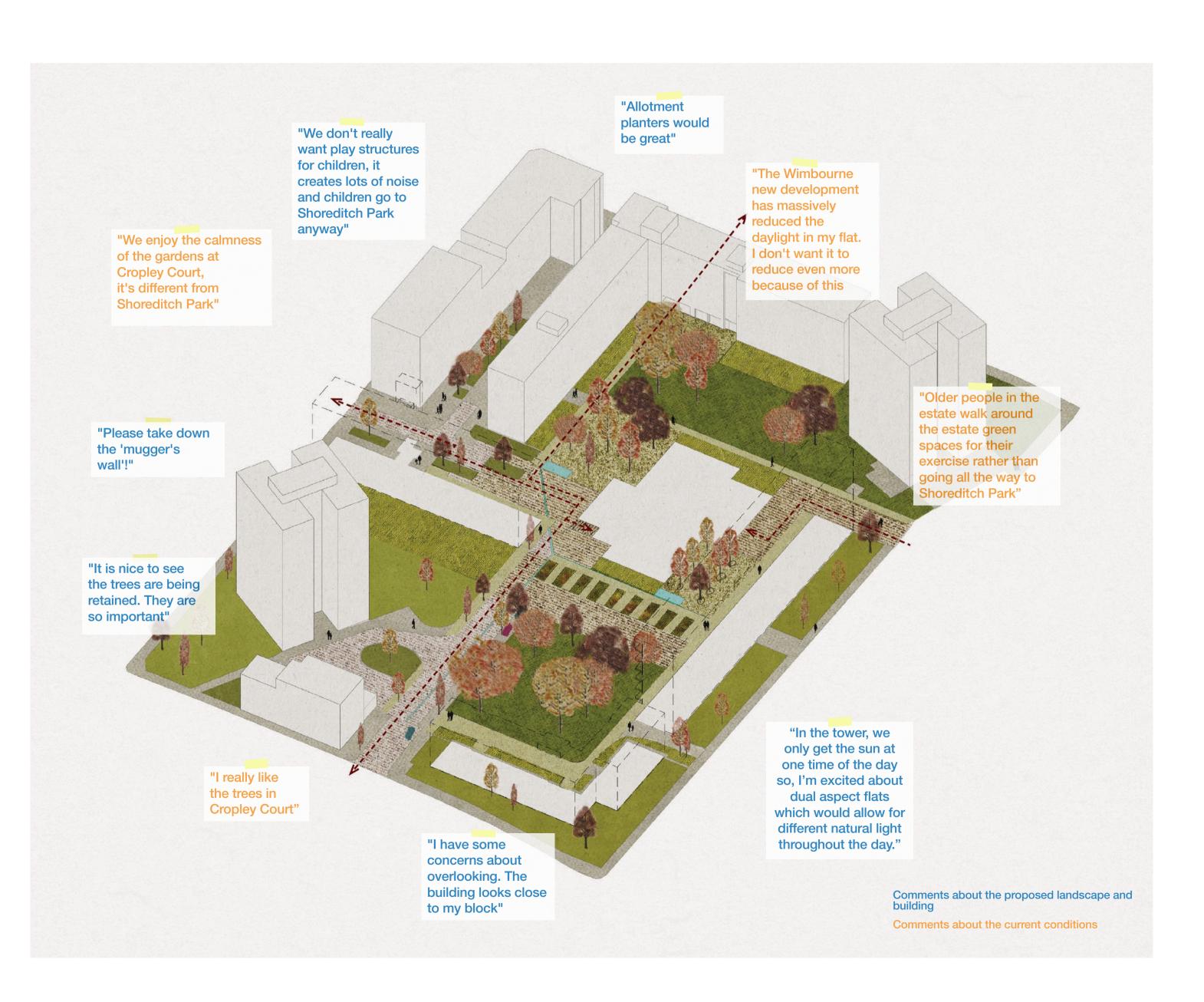
Public consultation event - 28.09.2024



Public consultation event - 03.12.2024



Pensioners' club meeting - 08.03.2025



## The developing designs How we've responded to your comments

#### Key themes we've heard so far

We took careful notes from all the conversations we had and organised the feedback into categories. We found that the comments fell into seven key themes, set out here:

The importance of good homes

Feeling secure

3
Reduce
building
proximity

Play for all ages

5 Useful landscape

Great location

7 Inclusive and accessible



## The developing designs Knitting into the existing place

#### Key landscape design principles

- Creating clear public realm spaces with different uses and characters
- Well overlooked open spaces creating passive surveillance
- Improved west-east route from Shaftesbury Street to New North Road
- Doorstep (and informal) play accessible for all
- 5 Preserving trees
- 6 Car free development with the exception of 2 new wheelchair parking spaces
- 7 Accessible allotment planters for residents

#### **Existing photographs**



Under-used garage site



Boundaries in the landscape creating anti-social behaviours



The pedestrian route through is not obvious



Pathways, fences and boundaries



### The developing designs Landscape ideas

#### Proposed planting





Soft boundaries





#### Proposed play equipment





Play along the way

Play elements using remnant material





Door-step-play

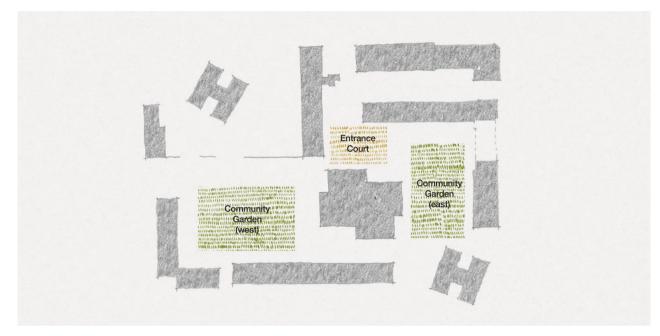
Playful signage



## The developing designs Design overview

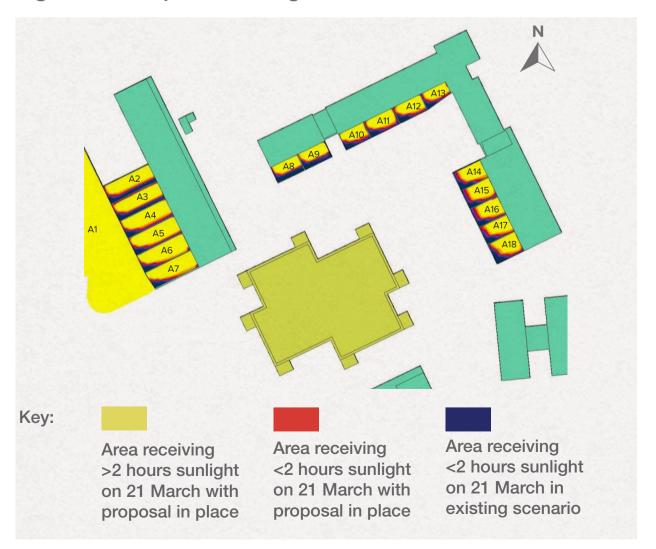
### A centrally located compact building

The building is placed in the middle of the available site. Making the building as compact as possible means more space for landscape and more space between buildings. It'll be set in newly planted gardens on all sides.



### 2 Meeting recommended daylight/sunlight levels

The daylight and sunlight consultant has tested the overshadowing to gardens and open spaces and has concluded that the proposed development will not have significant impact on neighbours.





### The developing designs Making good homes

#### Passivhaus design

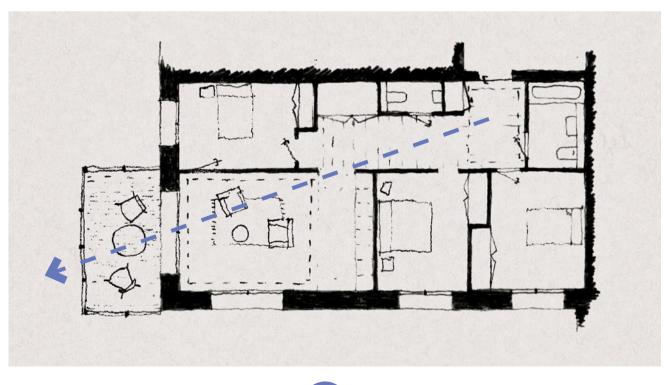
The building is targeting Passivhaus standard which represents the most rigorous benchmark for low energy housing construction. All new homes will benefits from minimal heating costs and not only support the route to net zero but will help to alleviate fuel poverty.



A generous and day-lit entrance with visibility towards outside

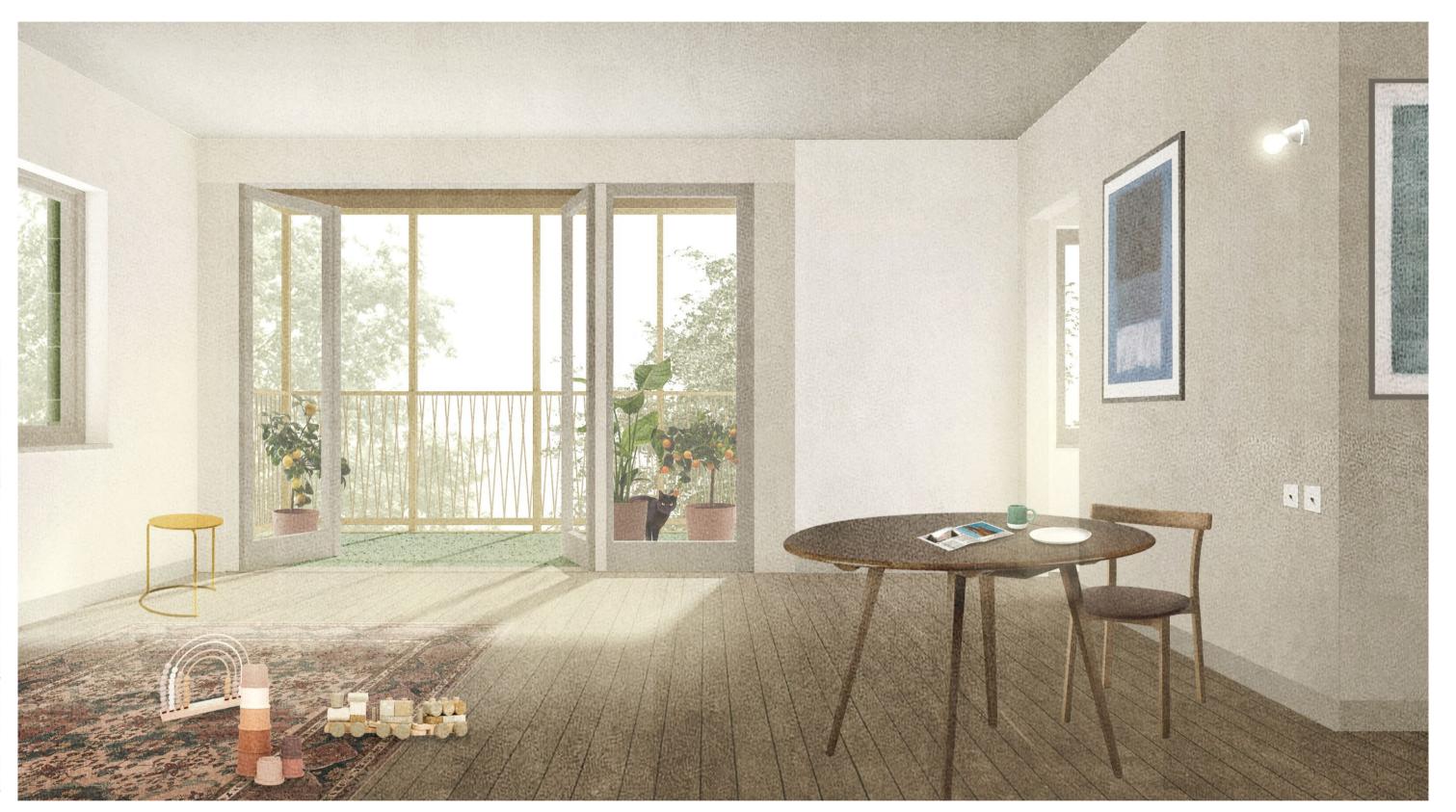


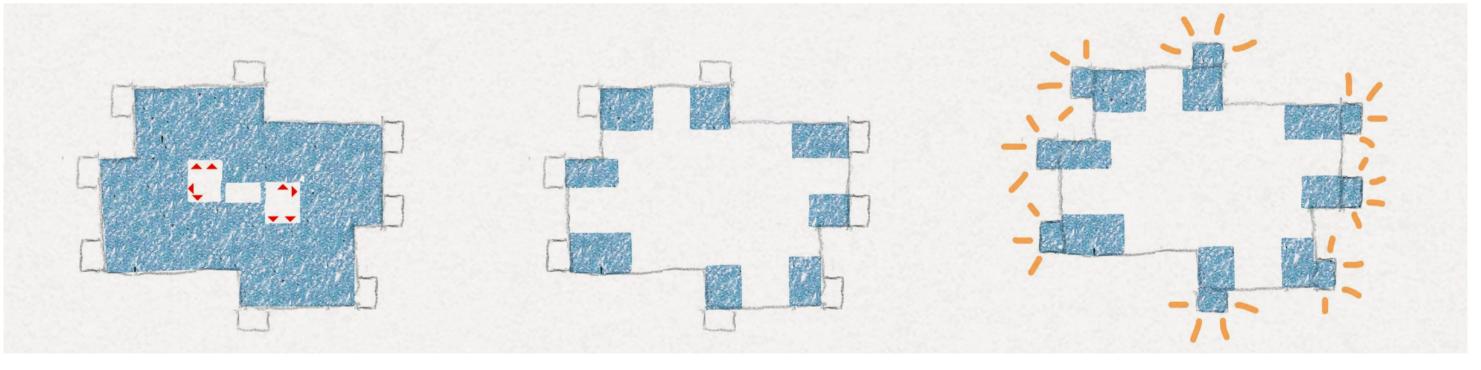






Long views through a 3-bedrooms home







Small neighbourly lobbies to enhance informal social interactions and improve security



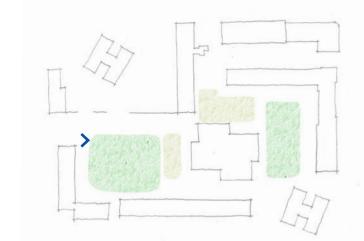
Living rooms on corners to maximize daylight and good views



Balconies designed as extensions of living spaces

#### **Hackney**

# The developing designs Appearance and character



#### Approach to materiality



Robust and characterful facade materials



#### Approach to brickwork and balconies





2 Balconies designed as outdoor rooms fronting onto tree canopy

3 Brickwork detailing



4 A building set in landscape with lush greenery around it