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Cropley Court is part of the Hackney New Homes Programme



We want to hear from you!

What have we been asked to do?

We've been asked by Hackney Council to design 90-100 new homes across two sites at Cropley and Buckland Courts. The new homes should be set in existing and improved landscaped and public spaces. The sites are 300m apart and sit just south of Shoreditch Park.

75% of the housing programme will be Social Rent homes and will have to meet the highest standards for energy efficiency.

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

The multi-disciplinary design team is composed of:

 Sergison Bates architects Architecture	 FARRER HUXLEY Landscape	 MOMENTUM structural engineers Structure engineer
 hta Planning consultant	 exigere Cost consultant	 XC@2 Sustainability engineer

What is the purpose of this event?

We want to show you where we've got to with our designs and hear your thoughts. 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 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



On site walk around - 17.05.2024



Meet the architect event - 08.06.2024

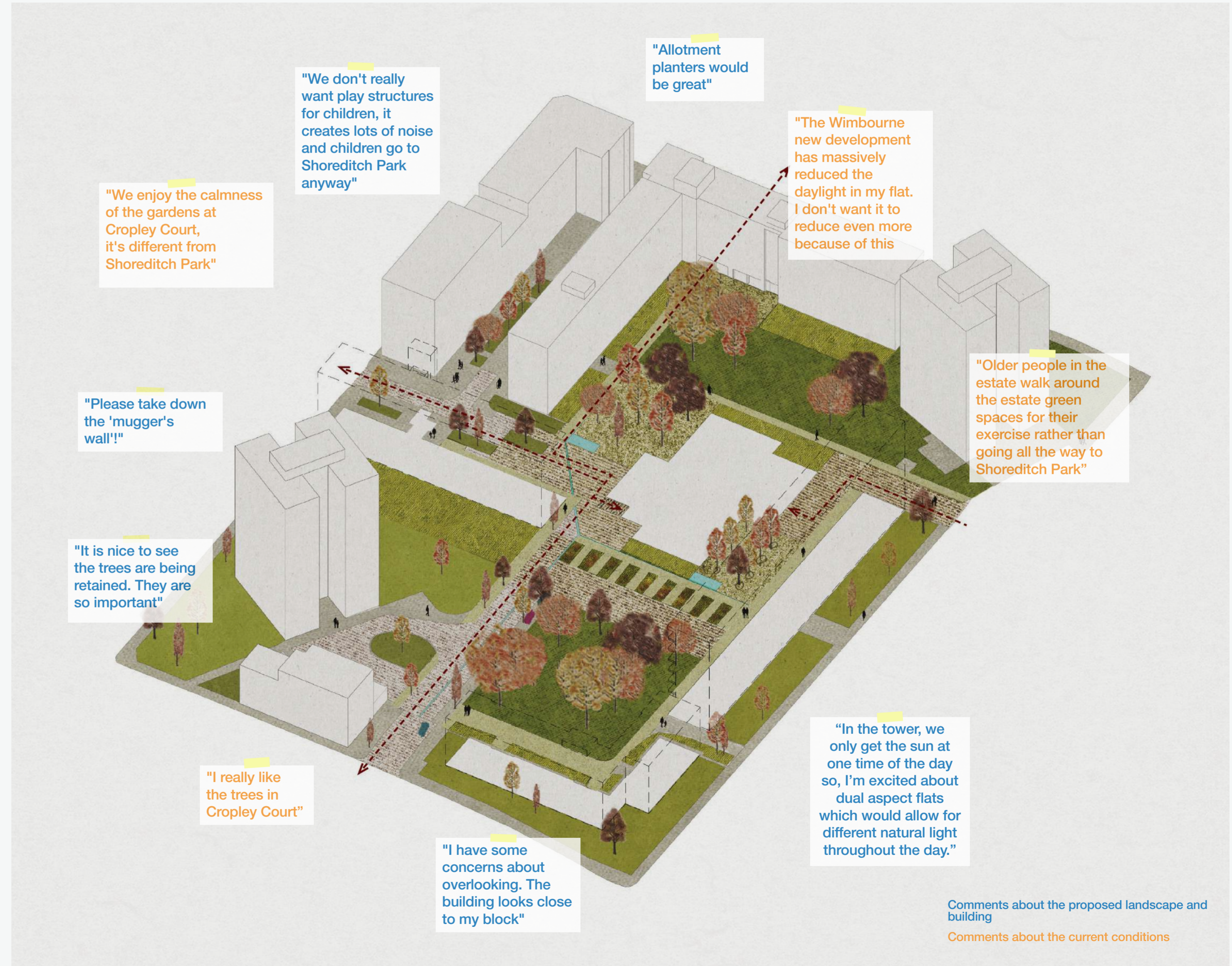


Youth engagement week - 15.07.2024

Your feedback is important

Let us know what you think by:

- Discussing with a design team member at our event
- Leaving a post-it note on the boards
- Responding to the online questionnaire by scanning the QR code or visiting: <https://bit.ly/4d1GBY8>



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 developing designs

Understanding what's here

(Hi)stories that caught our attention

Maps dating from late 1800s show Hoxton as a tightly knit neighbourhood with dense rows of terraced houses and street patterns, interspersed with larger buildings along main streets like New North Road. Following the war, the dense area that would later be transformed into Shoreditch Park underwent clearance and hosted temporary prefab houses until the early 1980s.



1877 - Ordnance survey

Thomas Fairchild was an influential gardener from Hoxton and published the popular “the city gardener” book which reveals the most appropriate plants to grow in London. This is an example of the rich history of gardening in Hoxton which continues today.

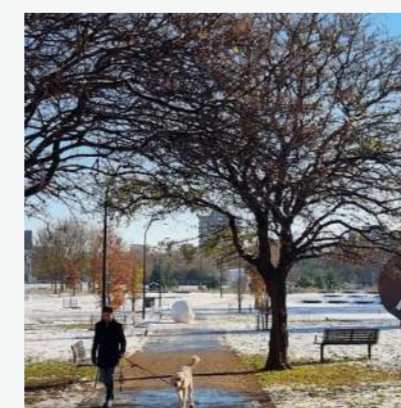


Looking at the existing context

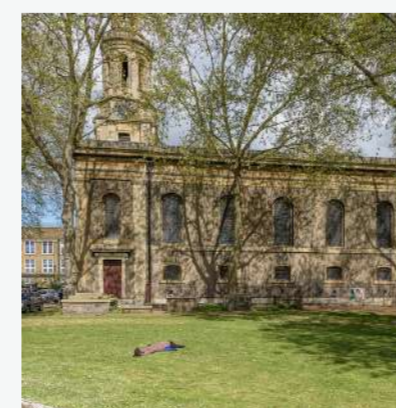
Both sites sit within Hoxton, south of the Regents Canal and Shoreditch Park. They are two of the widest open spaces in Hackney (excluding parks). The wider investigation of Hoxton reveals a web of different open and green spaces which serve various purposes and character.



Wider map of green spaces



Shoreditch Park

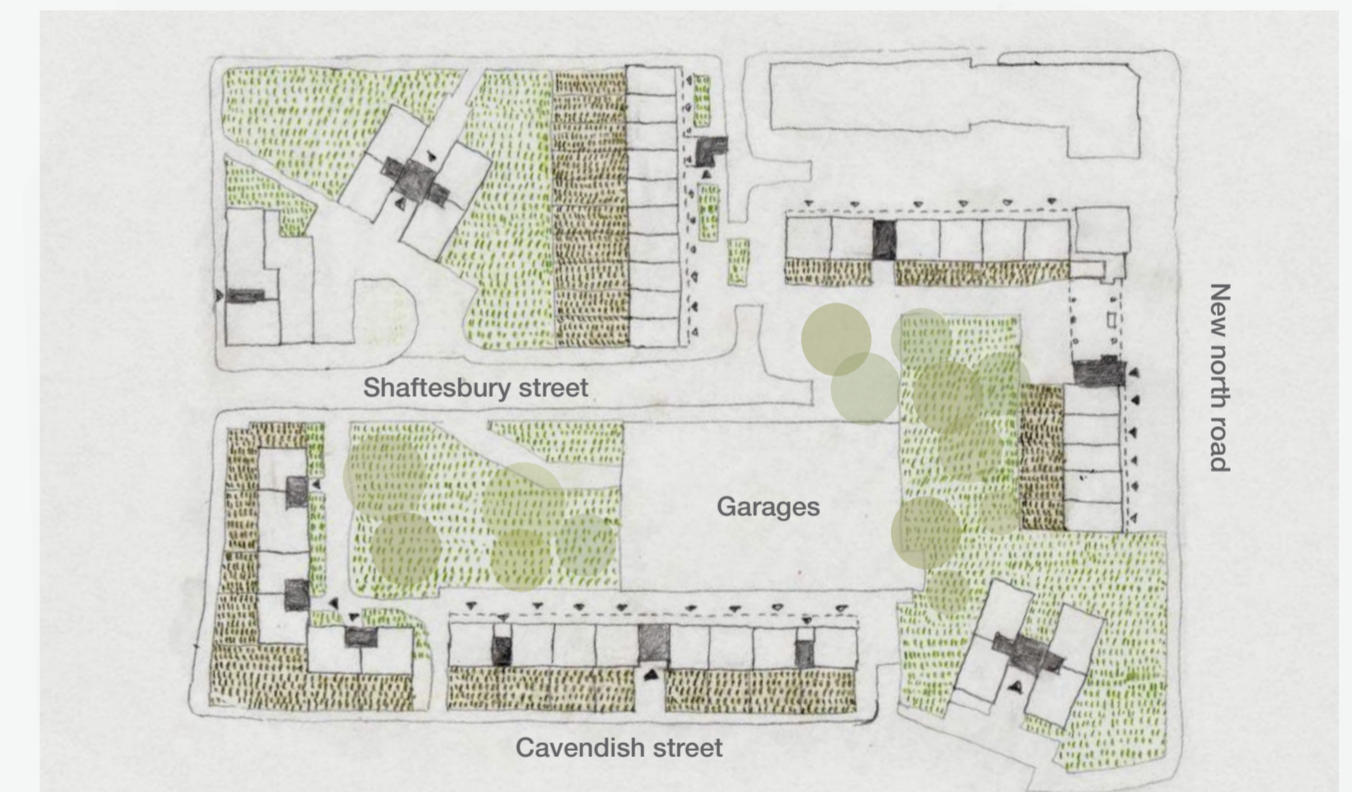


St. John Baptist church



Regents canal

The site at Cropley Court is similar to past mid-century estates developments in London at that time. The site is embraced by linear blocks and deck access and offers a large open space with lots of mature trees which more could be made of. In its centre sits a large half sunken garage which leaves a large part of the site unused.



Location diagram



View of towards the garage site from the western communal garden

The developing designs

Knitting into the existing place

Key landscape design principles

- 1 Creating clear public realm spaces with different uses and characters
- 2 Well overlooked open spaces creating passive surveillance
- 3 Improved west-east route from Shaftesbury Street to New North Road
- 4 Doorstep (and informal) play accessible for all
- 5 Preserving trees
- 6 Accessible allotment planters for residents

Existing photographs



Under-used garage site



The pedestrian route through is not obvious



Boundaries in the landscape creating anti-social behaviours



Pathways, fences and boundaries



The developing designs

Potential landscape ideas

Questions for you

- 1 What can you tell us about the open spaces?
- 2 How do people use these different spaces?
- 3 Are there any interesting plants or animals in these spaces?
- 4 Looking at the landscaping interventions to the right, are there any examples that you like or dislike?
- 5 Are there any interventions that you would like to see which are not included?

Entrance Court



Seating and trees around an arrival space

Communal garden west



An inclusive space for community and sharing

Communal garden east



Natural play-on-the-way opportunities



Signage that mirrors local character



A playable pedestrian focused hierarchy



Restful areas for improving natural wellbeing



Existing change in level creates opportunities for informal play



Accessible food growing for all



Rich under storey planting



Low lying area is an opportunity for sustainable drainage



A landscape that connects to its surroundings - Shoreditch Park wild flowers



Eco enhancements like insects hotels

Please sticker your likes and dislikes



Please leave your comments

The developing designs

Movement and access

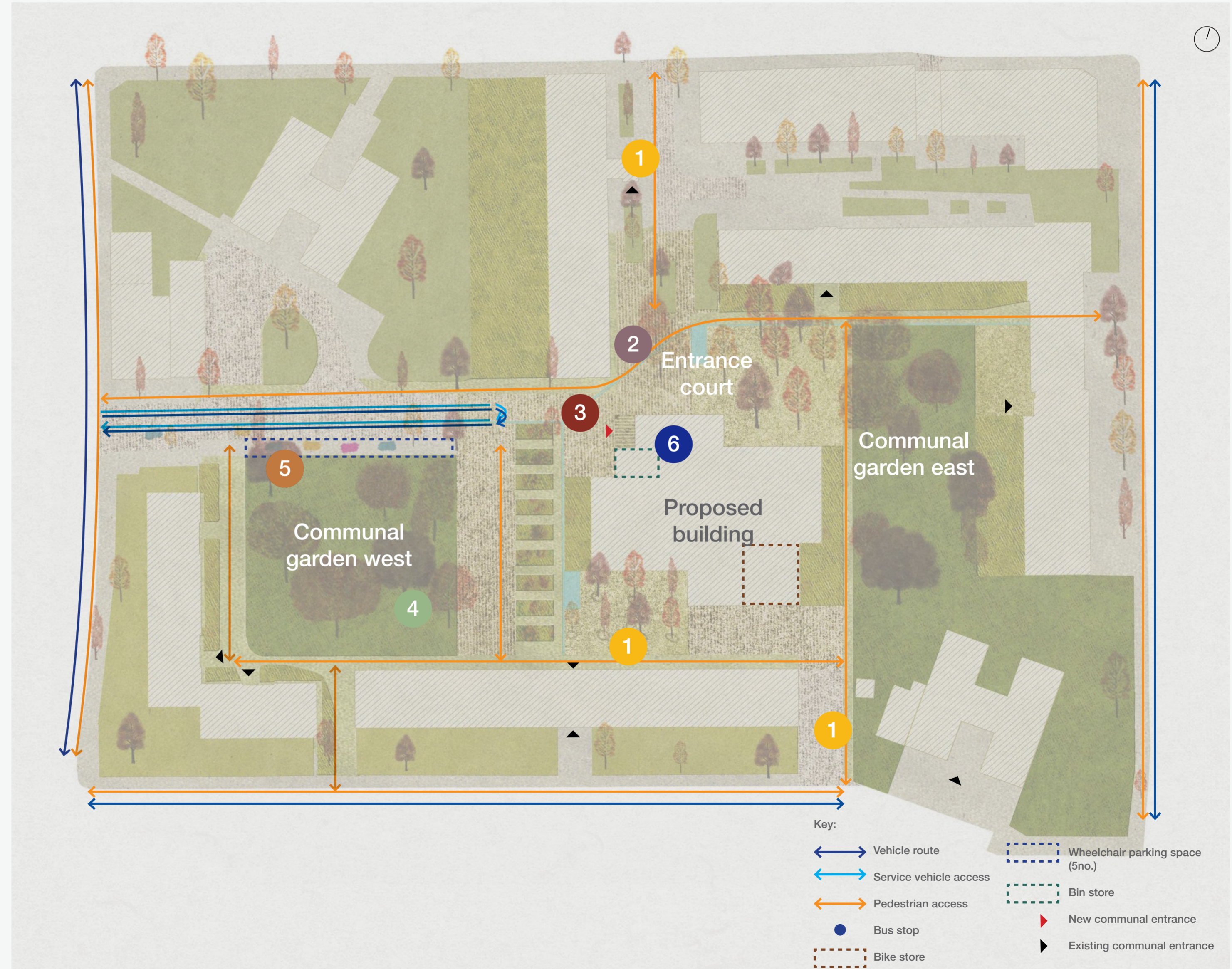
Key access design principles

- 1 Improved access routes
- 2 Well lit and overlooked pedestrian route from Shaftesbury Street to New North Road
- 3 Communal entrance addressing a public space
- 4 Play space accessed without crossing roads
- 5 Provision of wheelchair parking spaces close to new building
- 6 Well sized bin and bulky waste stores located inside the new building to avoid flytipping

Car and cycle parking

The project is a car-free development as required by LBH guidelines. The existing parking spaces will be accommodated within existing over-provision elsewhere on the estate. 5no. new wheelchair parking spaces will be provided on site for the wheelchair adaptable apartments proposed.

All bikes will be stored in dedicated cycle stores inside the new building, with the exception of a small number short-stay cycle spaces within the surrounding public realm.

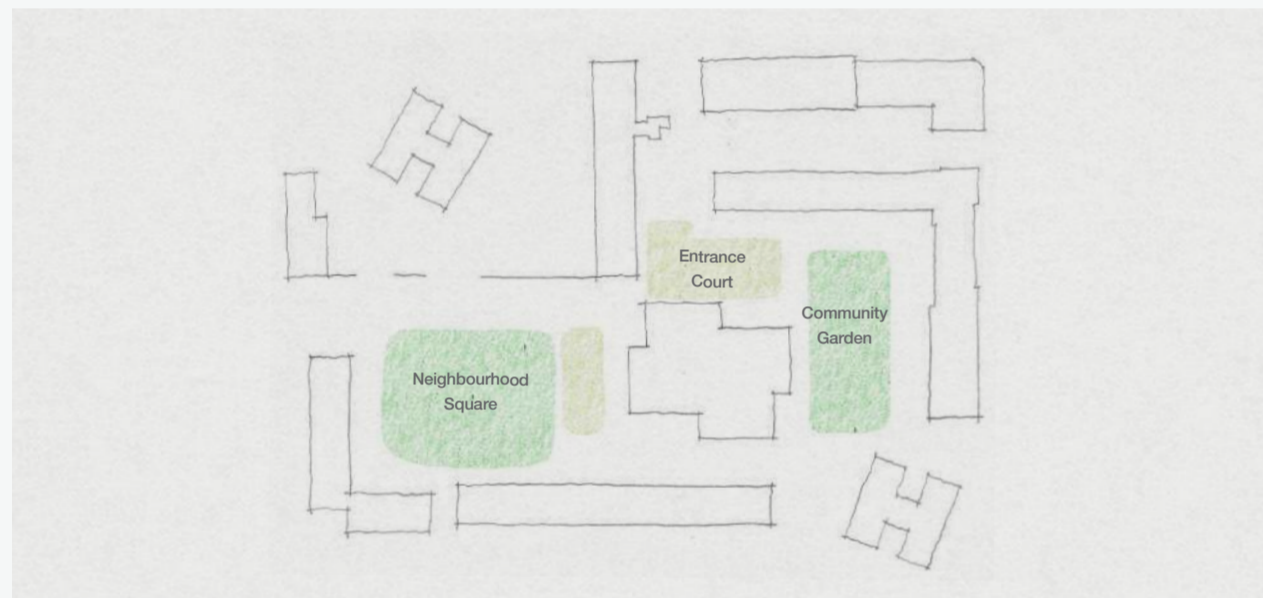


The developing designs

Height and volume

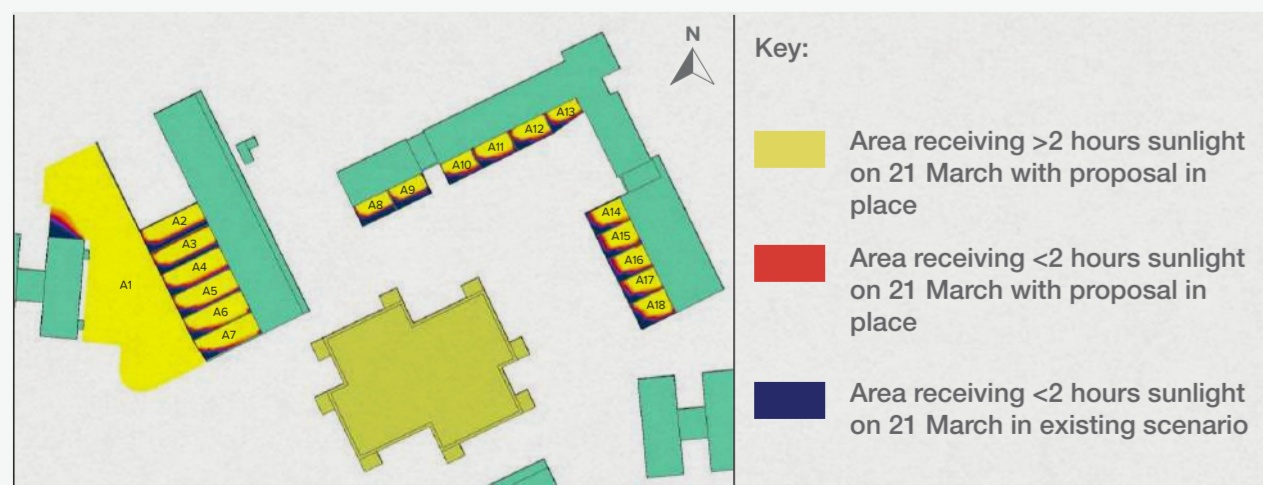
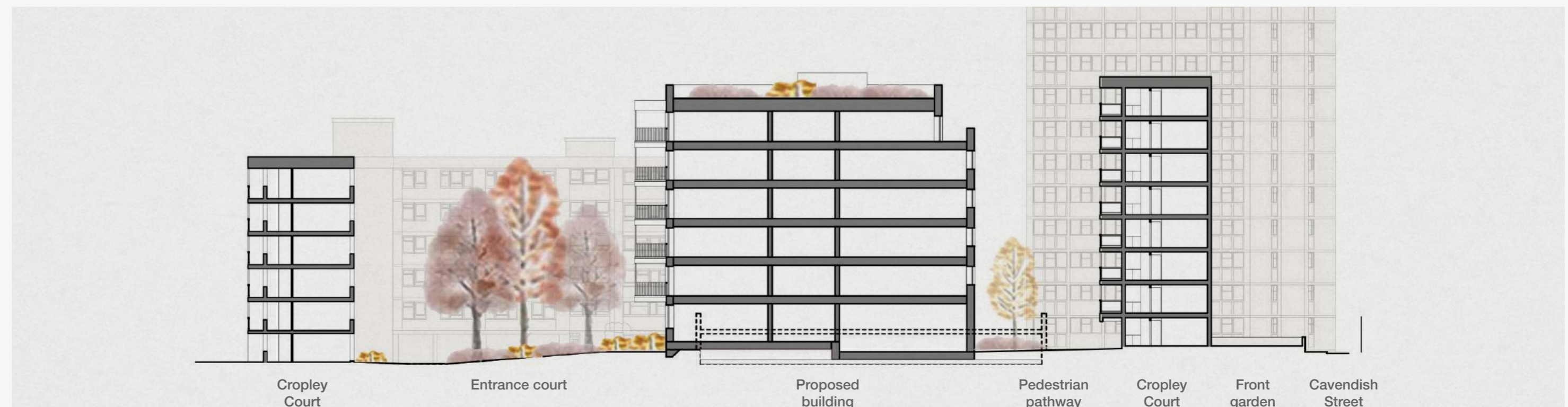
A centrally located compact building

The building is placed in the middle of the available site, to keep as clear of the surrounding buildings as possible. It has 8 dual aspect apartments on a typical upper floor, with balconies at each corner. 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.



Daylight / Sunlight impact on neighbours

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

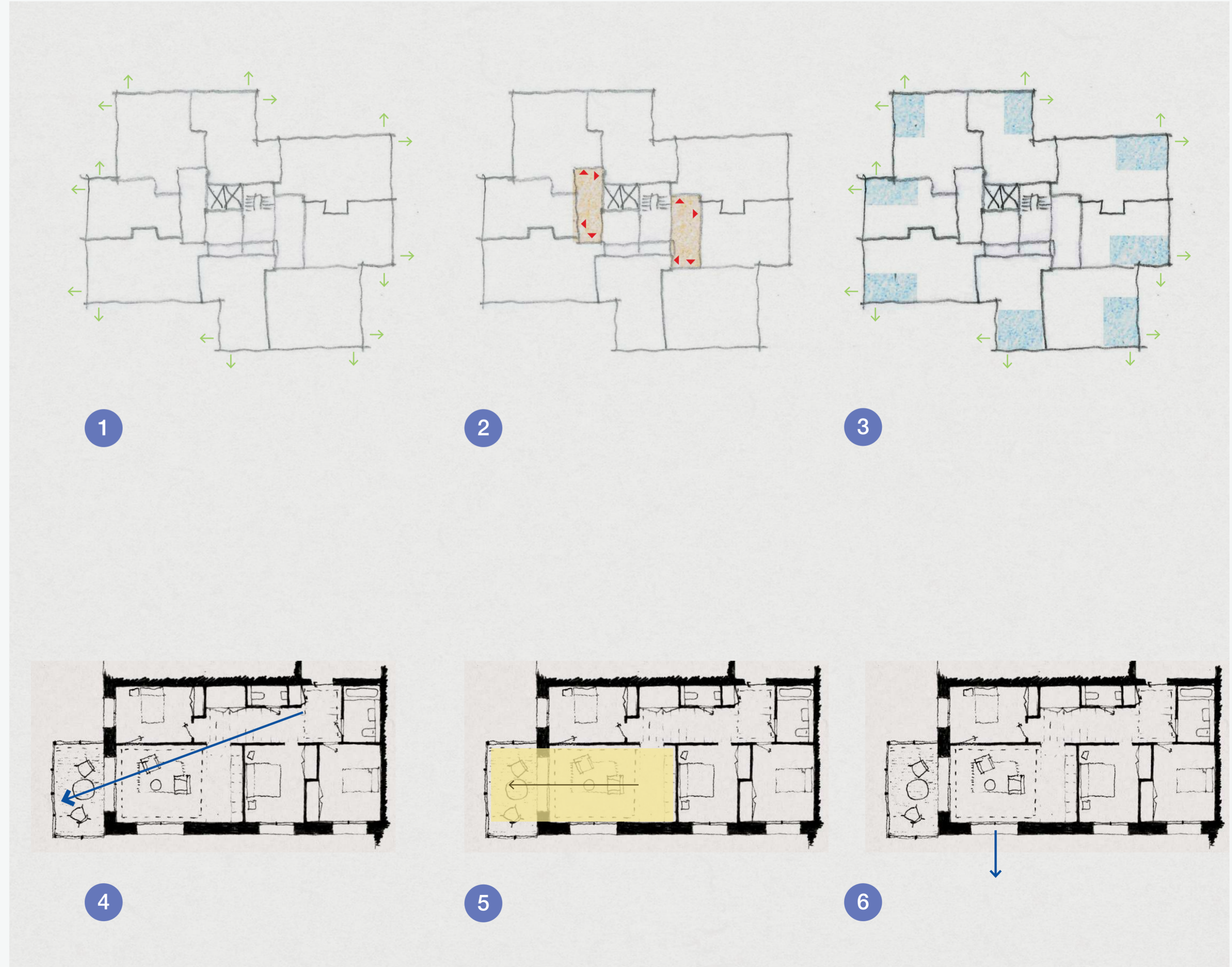


The developing designs

Making good homes

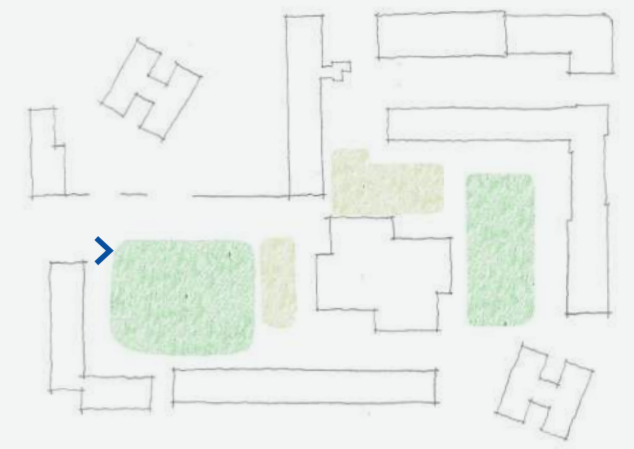
Key new homes design principles

- 1 Every apartment to be dual aspects
- 2 Small neighbourly lobbies to enhance informal social interactions and improve security
- 3 Living rooms on corners to maximize daylight and good views
- 4 Long views through the home making it feel more generous
- 5 Balconies designed as an extension of the living spaces
- 6 Windows positioned to reduce overlooking issues with neighbouring buildings



The developing designs

Architectural character

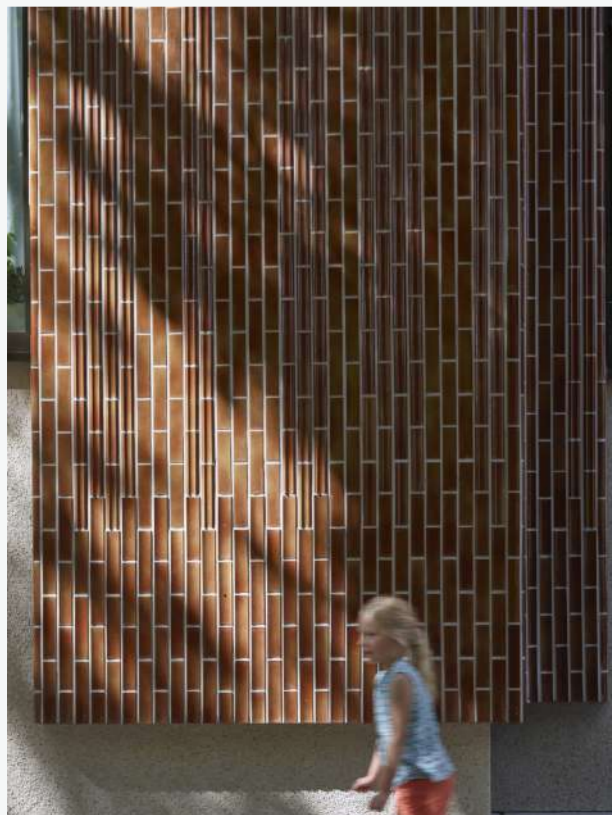


The making of a garden building

- 1 A building set in landscape with lush greenery around it
- 2 Balconies designed as outdoor rooms fronting onto tree canopy
- 3 Robust and characterful facade materials
- 4 Taller ground floor
- 5 Visible and dignified entrances

Early materiality ideas

We are interested in materials for the facade that last and are characterful. We are exploring the idea of colourful tiles or bricks sitting in a lush green landscape.



Reflective coloured tiles



Rich coloured bricks



Illustration of the proposal seen from the western communal garden, subject to further design and public consultation

Have your Say

We want to hear more from you !

What's next



What can we do better? Who should we be speaking to? What problems need solving?
Which interesting stories deserve telling? What do you love about the place?
What do you want to see more of?



Leave a post it note with your feedback or you can scan the QR code to respond to the online questionnaire

