

Welcome

Thank you for attending this public exhibition for the proposed new homes on four sites across the De Beauvoir Estate. Architects Henley Halebrown and Stephen Taylor Architects are working with Hackney Council to design much needed new homes.

This first public exhibition aims to show you our initial ideas and give you the opportunity to ask any questions you may have. You can also raise any concerns and make comments to help inform the way the designs progress.

We welcome everyone's thoughts so please fill out a feedback form or ask one of the team to help you with this.

Why Hackney is Building

Nearly 13,000 households in Hackney are waiting for a new Council home, including 3,000 families living in temporary accommodation. That's why Hackney is Building much-needed new Council homes for local people on the De Beauvoir Estate.

We're proposing to build around 150 well-designed homes across the four sites shown on the map below as well as 900 square metres of non-residential spaces. We aim to deliver 35% of the new homes for social rent and 35% for shared ownership, with the remaining 30% for outright sale to pay for them.



Meet the design team

architects Henley Halebrown

Henley Halebrown is a Hackney based architectural practice which has built a strong reputation for designing a range of projects across London including social housing. They have acted as the architects for the Kings Crescent Estate development for Hackney Council, winning a collection of architecture and design awards. As well as designing high quality housing, they have also won awards for a range of community buildings.

STEPHEN TAYLOR ARCHITECTS

Stephen Taylor Architects is an award-winning architectural practice who have operated in Hackney for more than twenty-five years, in which time they have completed various projects across the UK and Europe specialising in housing. They have recently delivered the Aikin Court development in Stoke Newington for Hackney Council, and are currently working on a number of social housing projects for local authorities across London.



Kings Crescent Estate, Hackney



Aikin Court, Hackney

Resident engagement activities so far

Activities so far include:

- 1 'Walk around the estate' session
- 2 Visit to a completed new build project Kings Crescent, meeting with residents
- 3 Presentations from the design and wider project team
- 4 Design workshop; reviewing the designs, mapping and modelling exercise
- 5 Involved in door knocking exercise to have conversations and inform estate



Information gathering maps by members



Model exercise



Walk around the Estate session



Kings Crescent Estate Walk Around

Resident Steering Group

An important part of our approach to consultation is the De Beauvoir Estate Resident Steering Group (RSG) who work alongside the design team and Council officers to promote the interests of the community. They offer us a residents' perspective on the designs coming forward which is really important to the design process.

The RSG currently has 12 members and have met monthly since July 2018 with meetings chaired by ward councillors James Peters and Polly Billington. The architects and project team learn about the estate from the residents, present the designs, carry out workshops and discuss the project, listen to any issues and answer any questions.

What we have learned from residents

The first part of the engagement process was to tell residents who live closest to the sites about our ideas, gather lots of information and understand how people living on or near the estate feel about it.

In November 2018 we had one-on-one conversations over two days with residents on their doorstep. We asked what they liked about the estate, what could be improved, what concerns they may have and how new homes could fit in with the neighbourhood to make it a better place for everyone.

453

DOORS
KNOCKED

168

CONVERSATIONS

119

FEEDBACK
FORMS

Map showing which homes were knocked are coloured

- | | |
|--------------------------------------|--------------------------------|
| 1 Downham Road West (depot) | 3 Downham Road East (depot) |
| 2 81 Downham Road (temporary school) | 4 Balmes Road (podium garages) |

Look out for 'You said:' boxes on later boards to find out what people told us during the door knocking exercise

Likes / Dislikes

- Most residents were fond of the estate and the diverse community, its location, also that it is quiet and has many green spaces
- Maintenance issues and anti-social behaviour were the most discussed negative aspects
- People liked balconies and decks to overlook their children playing
- Open stairs were preferred for safety
- Lack of safety was a common concern, along with bad wayfinding and littering
- People pointed out the tired look of the estate, the ugly concrete podiums, lack of cycle parking and issues with mopeds racing through
- Drainage problems on the existing estate were frequently raised

Suggestions / Concerns

- Most people agreed with the need for more social housing to be built and also were supportive of the Hackney is Building programme
- Biggest concerns were height, overlooking, loss of light and the impact of construction
- A common request that the new homes are available for local people
- People suggested green roofs, big balconies, making the buildings attractive to look at, more green spaces and relocating the estate office
- Other key concerns raised were loss of views, disagreement over building new homes, disagreement over the sites chosen, overcrowding, loss of parking
- Rumours of building between Corbiere and Granville on Balmes Road podium

Green Spaces / Uses

- People value the amount of green space on the estate but think they are run down
- The allotments are widely popular
- Suggestions for improvements ranged from benches, play, meadow, trees, water, more lighting, safer
- There was a wide variety of responses to what uses people wanted to see
- Most residents were supportive of removing the podium garages at Balmes Road and providing a new area of open space for the whole community to benefit from
- Some suggestions for small shops on Balmes Road
- Downham Road is seen as neglected and a barrier to the Estate

Question

Is there anything you'd like to tell us about the De Beauvoir Estate?

STICK A NOTE HERE

History of the De Beauvoir Estate

Until 1820 the area now covered by the De Beauvoir Estate was open country with a few grand houses. At the completion of the canal, development began quickly and the townscape of terraced and semi-detached houses began to take shape based around De Beauvoir Square with a formal layout. De Beauvoir Town became the first large scale housing development in London.

During the Second World War the area suffered bomb damage and building materials were scarce, so De Beauvoir Town fell into disrepair. In 1960 Hackney Council acquired the land and began development of the De Beauvoir Estate as it is today.



Historical map from 1894 with the four sites for new homes highlighted

The sites today



1 Downham Road West
(contractor depot)



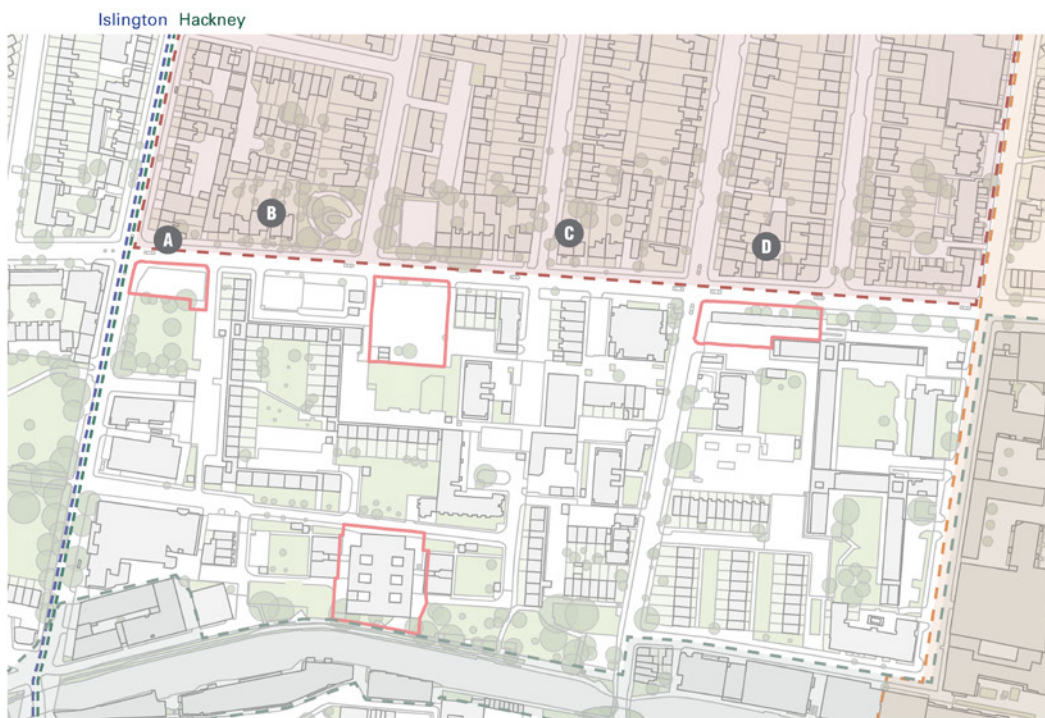
2 81 Downham Road
(temporary school)



3 Downham Road East
(contractor depot)



4 Balmes Road
(former garages)



- | | |
|--------------------------|-----------------|
| A K2 Telephone Kiosk | Grade II listed |
| B 96 and 98 Downham Road | Grade II listed |
| C 60 and 62 Downham Road | Locally listed |
| D 54 Downham Road | Locally listed |

- | | |
|--|---------------------------------|
| | De Beauvoir Conservation Area |
| | Kingsland Conservation Area |
| | Regents Canal Conservation Area |

De Beauvoir Conservation Area

De Beauvoir Town is a cherished part of the local scene with high quality terraced houses and spacious tree-lined streets. The three Downham Road sites on De Beauvoir Estate face the Conservation Area and so we will respect the character of the area when designing the new homes.

Regents Canal Conservation Area

Regents Canal is a unique green corridor that runs through the southern part of the borough. It is well used by the local community, boaters, and commuters and is also a place of ecological diversity. Balmes Road faces the canal and its design will respect this setting.

Downham Road

The modern layout of the estate changed the look of Downham Road, replacing buildings along the pavement with set back buildings that create gaps and window-less walls turning their back to the street.

The three sites on Downham Road give us an important opportunity to repair the look and feel of the street and make it a welcoming street to use. This could help mend the difference between the estate and the north side of Downham Road.

Architecture of the De Beauvoir Estate

There are three main types of buildings on the De Beauvoir Estate and all three have a strong look that creates consistency across the estate. They all have dark brown brick and exposed concrete slabs in common.



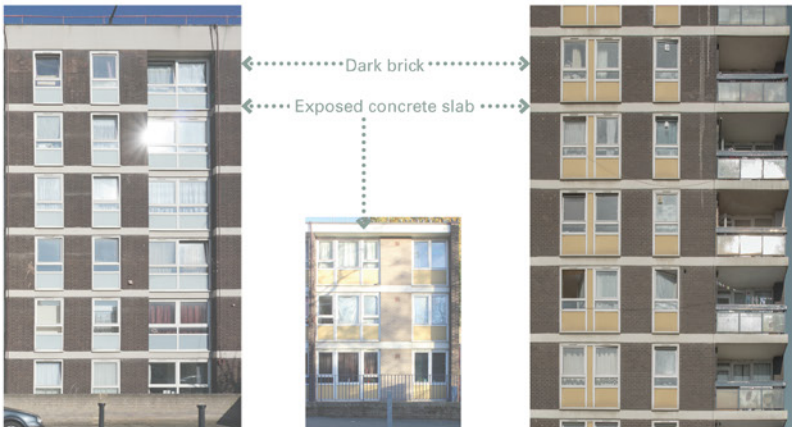
(1) Horizontal blocks, (2) Row houses and (3) Towers all have a consistent character made by the brown bricks and exposed concrete slabs



Historical map of Downham Road



Building facades and entrances face away from the street on the south side of Downham Road



1 Horizontal blocks

2 Row houses

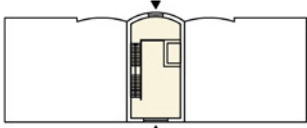
3 Towers



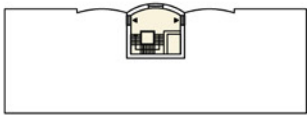
Key plan showing the location of the three building types

Learning from the existing estate

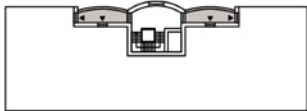
Our starting point in the design process was to learn from successful parts of the existing buildings. We want to use these elements to develop the look and character of the new buildings to make sure they fit well with the existing estate and help improve their surroundings. The five main elements are described below. Sketches show what these could look like.



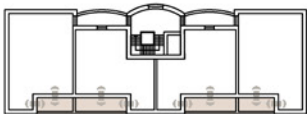
Communal entrances will be clear from the street and generous in size. By increasing overlooking of the street they will improve the safety of the area. The entrances will look welcoming from the outside, full of natural light and with views through the block.



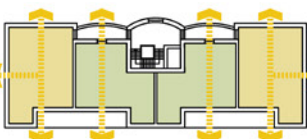
Large staircases leading to flats will have wide landings to make space for neighbours to pause and chat, while providing access to light, air and views over the city. Encouraging people to use the stairs instead of the lift is good for healthy lifestyles.



Deck access to flats means everyone can get to their front door with fresh air, natural light and views out. Window seats and generous space in front of each home could encourage residents to use them and meet neighbours.



Private balconies for each flat would be sheltered for people to use throughout the year and will feel like an extra room by connecting them to living spaces.



Dual aspect flats means a home that can get natural light from two sides of the building. Dual aspect flats are good for people's well-being as they can see natural light at all times of day and get different views.

1

Clear entrances



You said: Improve the safety of the area and at building entrances

2

Generous circulation



You said: We like the deck access to our homes

3

Deck access



4

Private balconies



You said: Provide big balconies for the new homes

5

Dual aspect flats



Photo Credit: Chris Dorley-Brown

De Beauvoir Estate

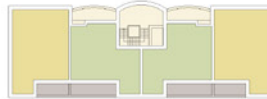
Four sites for council homes

Early design ideas

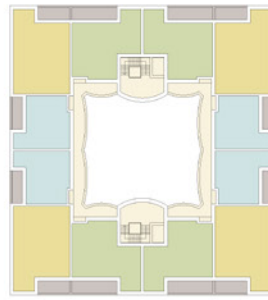
The buildings on each of the four sites are designed to be made up of the same elements shown on Board 6, repeated and put together in similar ways.

Advantages to this approach:

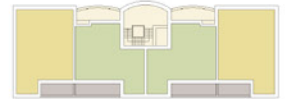
- more cost effective to build
- will be easier to maintain for the future so it will continue to look good
- creates new consistent types of buildings that work with the existing estate and De Beauvoir Town



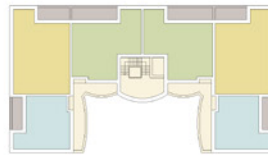
Downham Road West
(now a contractor depot)



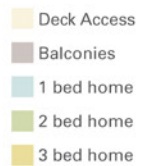
81 Downham Road
(now a temporary school)



Downham Road East
(now a contractor depot)



Balmes Road
(podium garages)



How the buildings fit on the site

Question

What are your thoughts about these early design ideas?

Do you have any comments or suggestions at this stage?

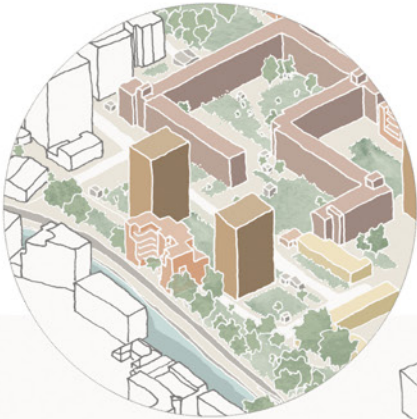
STICK A NOTE HERE

De Beauvoir Estate Four sites for council homes

Early design ideas

The proposed buildings are currently six storeys - which matches the existing seven storey horizontal blocks like Fermain Court.

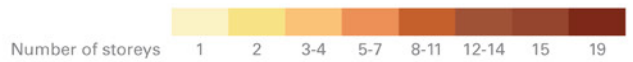
These drawings show how they would fit into the surroundings.



Balmes Road early proposal



Plan of building heights



Downham Road to Canal showing number of storeys shown by



View along Downham Road showing number of storeys

Public and green spaces

Green spaces are important for everyone’s wellbeing. Landscape is a key part of what makes the De Beauvoir Estate different, but we learned from residents that these spaces could be improved.

When the estate was built in the 1960s an area of mown grass with some shrubs was considered enough - but now we would like to provide better places to rest, work and play while encouraging wildlife and maximising sunlight.



Question

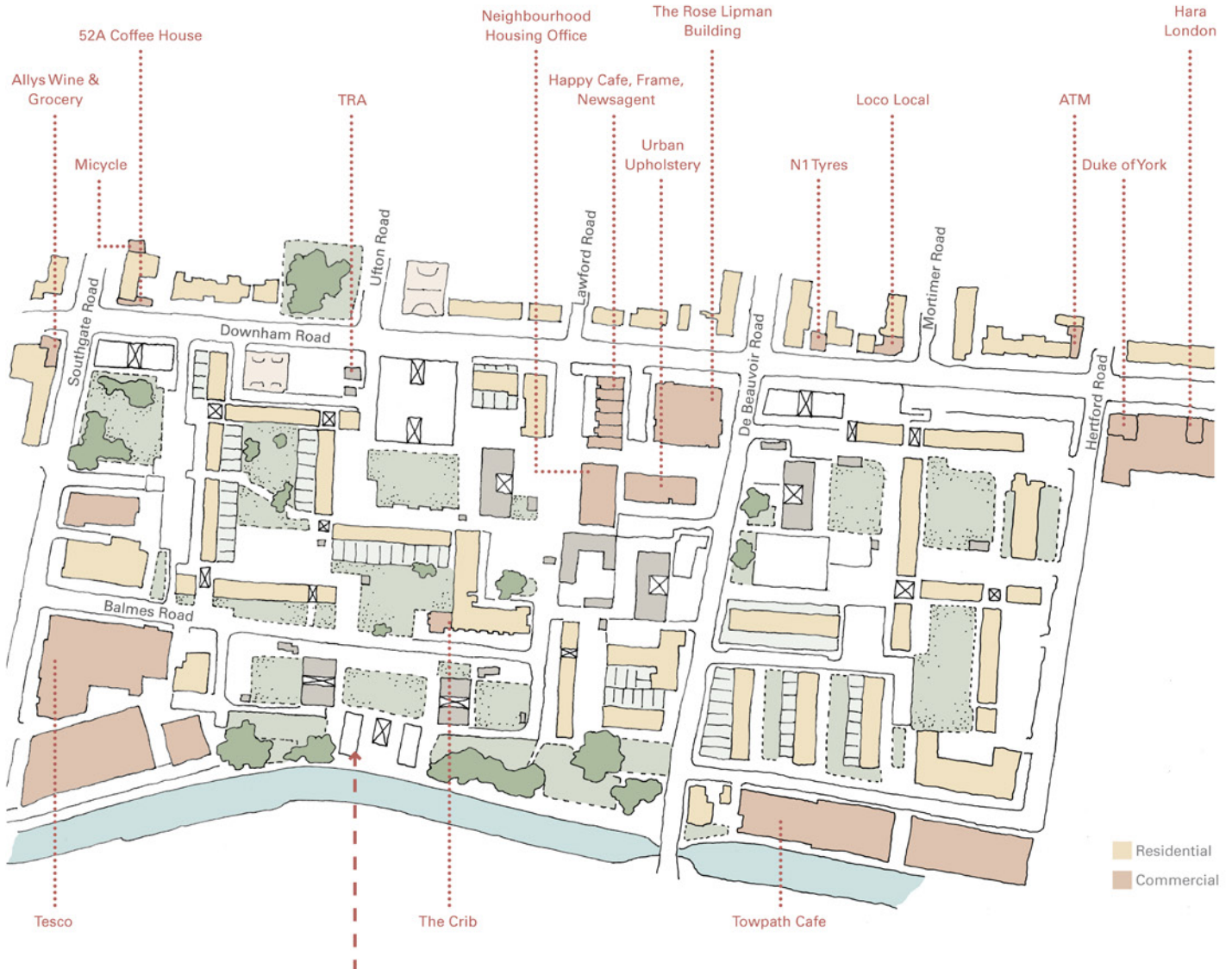
Building on the Balmes Road site means we can remove the concrete podium and upgrade entrances to the towers. We could also create a new area of public space to give back to the community - What would you like to see here?

Question

How well-used is each space marked on the plan? Which public space on the estate is a priority to improve? Why? What improvements can we make so that the public spaces are enjoyed and used more?

Commercial spaces

Improving Downham Road is an important part of the project to better connect the estate to the other side of Downham Road.



We are also considering a small cafe on the Balmes Road site to face the canal and improve the connection between the estate and the canal.

What do you think about this?



Question

Which businesses do you use?
Please add a sticker to the map using the colour from the area where you live

Next steps

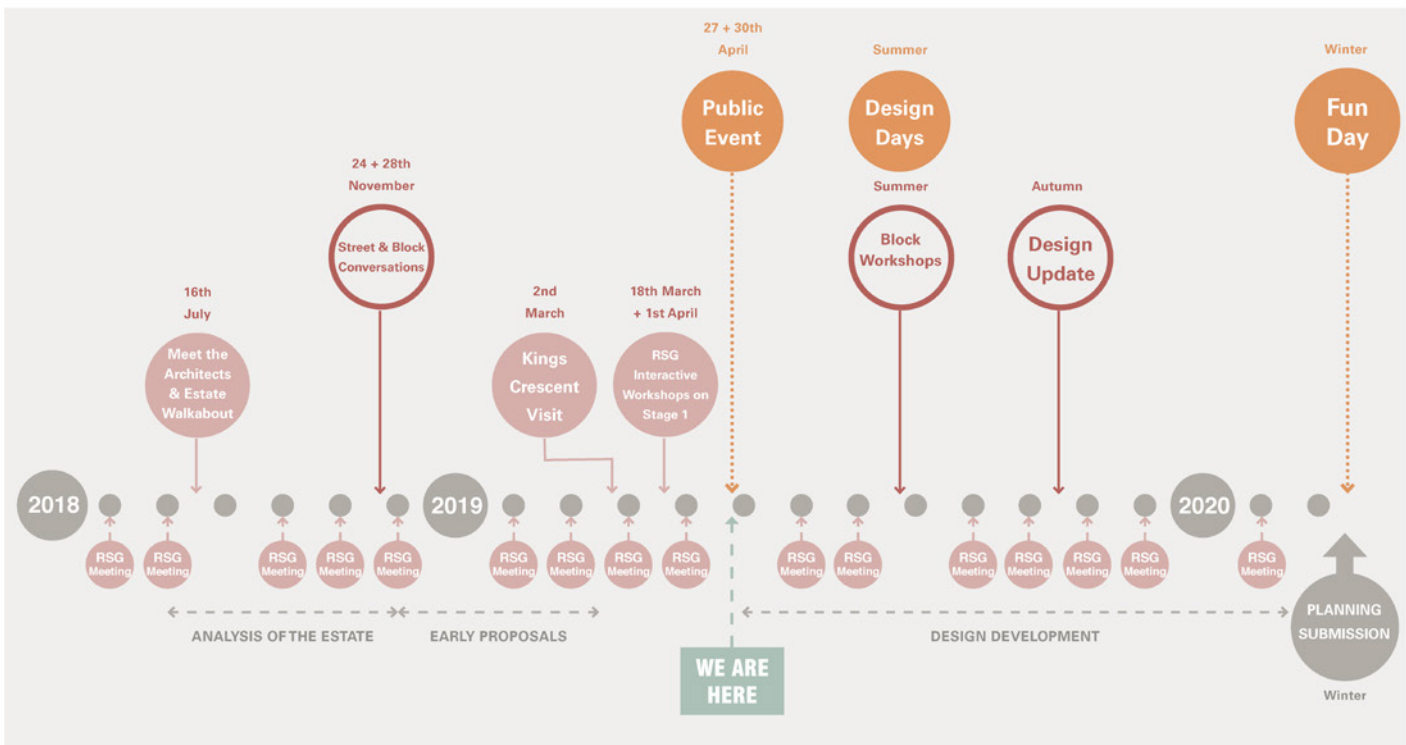
Please fill out a feedback form so we can log all your comments and take them on board in the design development.

We are going to begin the next stage of design after analysing all the feedback from this event, the Resident Steering Group and feedback from Hackney Council.

We will continue to consult local residents throughout the process and will hold block workshops and public design days at the next design stage.

We will also be talking to key stakeholders; young people via The Crib, Kingsland Conservation Area Advisory Committee and the De Beauvoir Association.

<p>Block workshops</p> <p>Block specific workshops to discuss proposals for each site with residents of Fermain Court, Corbiere & Granville Courts, St Brelades Court and St Aubins Court. The focus will be on key design and planning issues such as materials, massing, public realm, security and ground floor uses.</p> <p>These workshops will use physical and interactive 3D models as well as drawings.</p>	<p>Design days</p> <p>We propose to transform a space on the estate to act as a meeting place and base for the design team to work for a week or two. This will allow an informal drop in for us to hear from residents and other stakeholders.</p> <p>We will identify key groups to invite and try to engage with harder to reach people that can be seldom heard. This will run concurrently with the Block Workshops.</p>	<p>Design Update Exhibition</p> <p>A chance for the design team to update the community on progress, with the opportunity for feedback.</p> <p>There will be exhibitions across the estate in the hope that as many as people as possible can attend.</p>	<p>Community Fun Day</p> <p>A presentation of the developed scheme for the planning application as part of a community fun day to bring local residents together. We hope that by this stage the buildings and landscape have been designed so that everyone is genuinely proud of the new additions.</p>
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Programme of Consultation Events

Get in touch

If you would like to get in touch with the team from Hackney Council about this project:

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De Beauvoir Estate

Four sites for council homes

How many homes can we build?

We would like to improve the look of Downham Road and need to build more homes across the four sites.

Height

To provide more homes one option is to go higher and we want to know your thoughts on this and how high you would find acceptable.

If we go higher we must consider the impact on light to existing homes as well as impact on the setting of the surroundings.

Footprint

Shown on the map are areas near to the four sites that residents have considered as potential places to extend the footprint of the buildings to be able to build more homes.

We want any development sites to add positively to the estate and would like to hear your thoughts on the areas below.



Please go to the model

