

# 1 Introduction



Site plan: Proposed Phase 1 (red) and Phase 2 (blue) arrangement

Since 2018, Hackney Council has been working with residents to develop plans to build more than 300 new homes on 10 underutilised spaces on the De Beauvoir estate. Your feedback from drop-ins, surveys and meetings over eight years has helped inform these plans.

The proposals include 90 new council homes for social rent, 61 for shared ownership and 190 for outright sale to help pay for the new Council homes and improvements to public spaces across the estate. The first phase received a resolution to grant planning permission in 2022.

Since then, we've been working to update the designs to respond to new building regulations introduced in 2024 in response to the Grenfell

Tower tragedy. Construction costs have also increased significantly in recent years so we have updated the designs to make sure they can be delivered affordably without compromising on quality.

These boards summarise the final design proposals as they currently stand - members of the design and project team are on hand to talk through the changes and answer any questions ahead of submitting the project for planning permission in April 2026. Once the plans are submitted, there will be a statutory consultation process, in which you will be able to submit comments to the Council's planning authority.

## Key Project Benefits



341 New Homes including 90 council homes and 61 shared ownership homes



A parking-free development, incorporating 37 Blue Badge spaces (for wheelchair accessible units) and retaining all existing permit spaces.



New workspaces along Downham Road to help businesses access office, retail or studio space.



Significant cycle parking provision for new and existing residents (short and long stay).



The landscape has been designed with opportunities for active play.



Landscape design significantly increases the greenery of the landscape across the estate

## 2 Estate Wide Design Principles

Clarifying public realm



A family of buildings



Activating Downham Road



### A Shared Material Palette



Part elevation of the existing tower block within the estate



Brickwork - Primary



Brickwork - Balconies

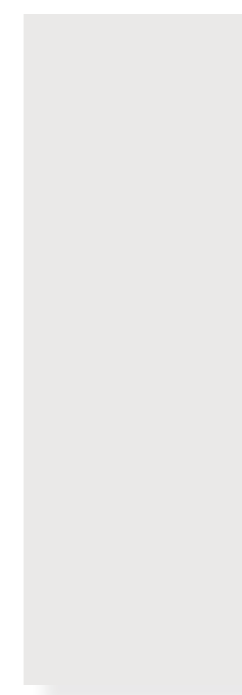


Precast concrete spandrel panels and string coursing

The proposed material palette extends the language of dark brown brick, warm light concrete string coursing with brighter colourful elements found throughout the existing estate.



Cream tile



PPC steel



PPC aluminium



Part street elevation of the residential corner entrance



Part elevation of the external communal gallery on existing buildings within the estate

A light pinkish-red brick is proposed to line the background gallery access deck walls, bringing warmth and giving communal residential spaces a softer and more playful character.



Brickwork - External gallery wall



Fair faced in-situ concrete

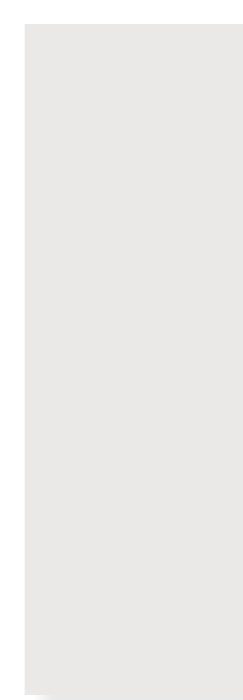
Riser doors sit within the 'pinkish-red' tone of the background brickwork whilst the foreground solid yellow painted steel balustrading references the yellow spandrels and cream ceramic tiles found across the estate.



PPC steel



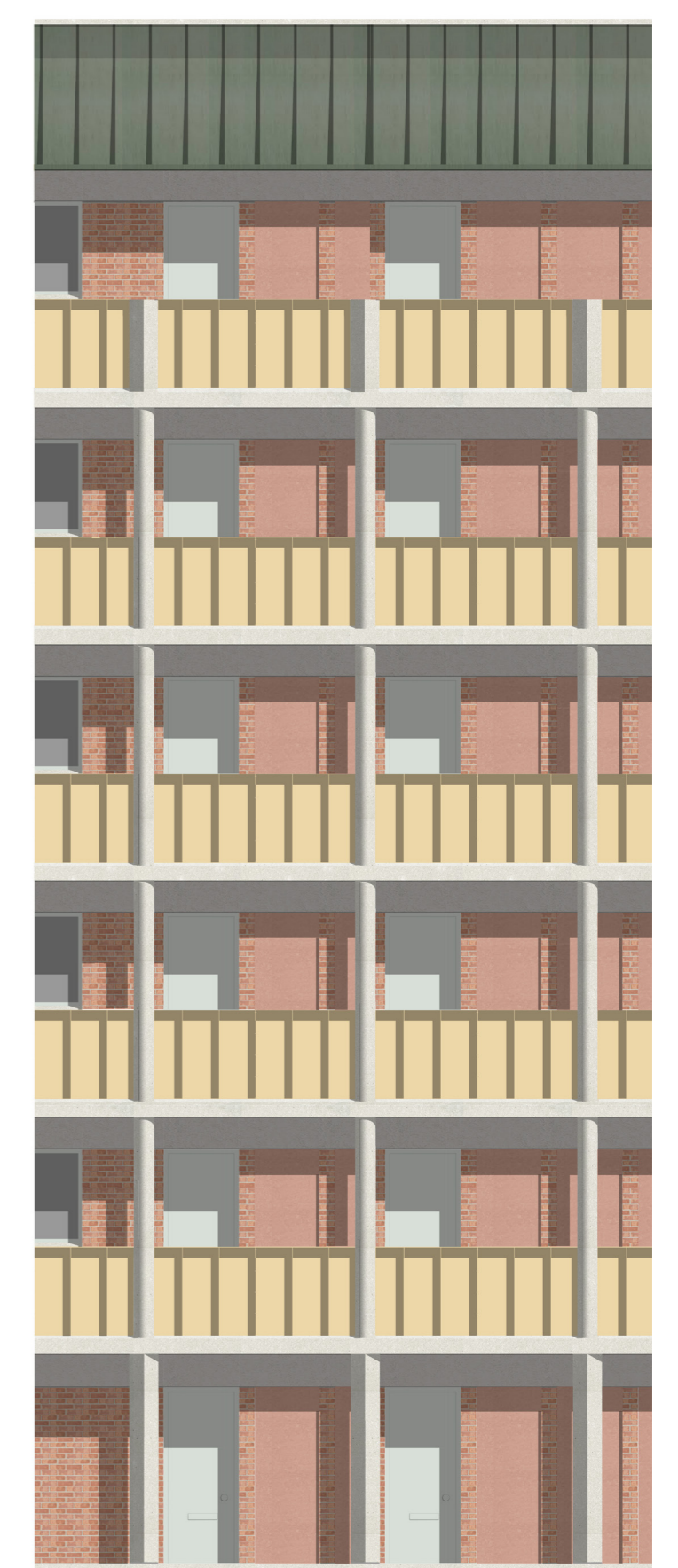
Zinc roofing



PPC aluminium



PPC steel



Part street elevation of the external communal gallery

We've collated some of the comments from previous public consultations below:

"Please - as many play spaces as possible - we'd like to keep/make De Beauvoir green."

"Be careful not to overlight the estate - as this can be disturbing to existing residents."

"The project is a good thing, but all buildings need to be looked at. Everything needs to be fixed not just the new parts of the estate."

"Over development is a concern, keeping buildings that are not too large. Over population is no good." Improving the area is a good thing."

"Outdoor event space should be incorporated."

"Knock the entire estate down - more room to build more homes with a more sensible and safer layout."

"Sewage and drains already really struggling on the estate - would need infrastructure upgrade."

"Rats and disgusting bin stores."

"Making landscape open - views through the estate to have better landscaping."

"Sunken play space is less used. Level playspace close to allotments by canal used a lot more."

"Litter everywhere and the removal of the maintenance block."

"Can't use the Rose Lipman Building like it was supposed to be used - it's not accessible to the community, not readily available to book on a regular basis."

"Missed opportunity with Rose Lipman and Phase 2 for creating a 'hub' for the area. Phase 2 overshadows Rose Lipman Building."

"Really important that the walkway by Rozel Court is clear - losing the unit at the end of Block C is a good thing as the path is the most used along Balmes Road."

"If all the yellow panels are removed on the existing estate, then the new scheme won't match the estate."

"Use ground floor of existing buildings to provide more cycle storage."

"TRA needs to be larger and incorporated with the crib - provide a kitchens/workshop/event space."

"Please keep green space and cherry tree around Block D. Maintain mature trees where possible."

"Like the new greener thoroughfare through blocks A and B and the increase in residential."

"Like the lower and consistent heights of the 6 storey blocks."

"The pavement outside De Beauvoir Road is used as a space for street parties and kids (near site F)."

"Run down play space, not looked after and Balmes Road is badly lit in the evenings."

"The proposed site F height proximity to Rozel Court isn't good."

"Please take peregrines' nesting season into account when planning consultation. They nest on Rozel Court along Balmes Road."

## How We've Responded

The landscape has been designed with 'incidental' play throughout. Dedicated MUGA spaces are also proposed.

The lighting design strategy has been designed to maximize night-time safety, whilst mitigating against overlighting.

The new scheme will offer the advantage of new facilities in the commercial spaces as well as a much improved estate wide landscape.

The buildings have been designed to closely match the existing heights of the typical deck access buildings in the estate.

Outdoor spaces are designed for many activities - offering areas of sun and shade.

The new buildings are designed to complement the existing - forming a strong identity across the estate.

The design team has liaised with utilities providers to ensure adequate capacity for new infrastructure to support the new homes.

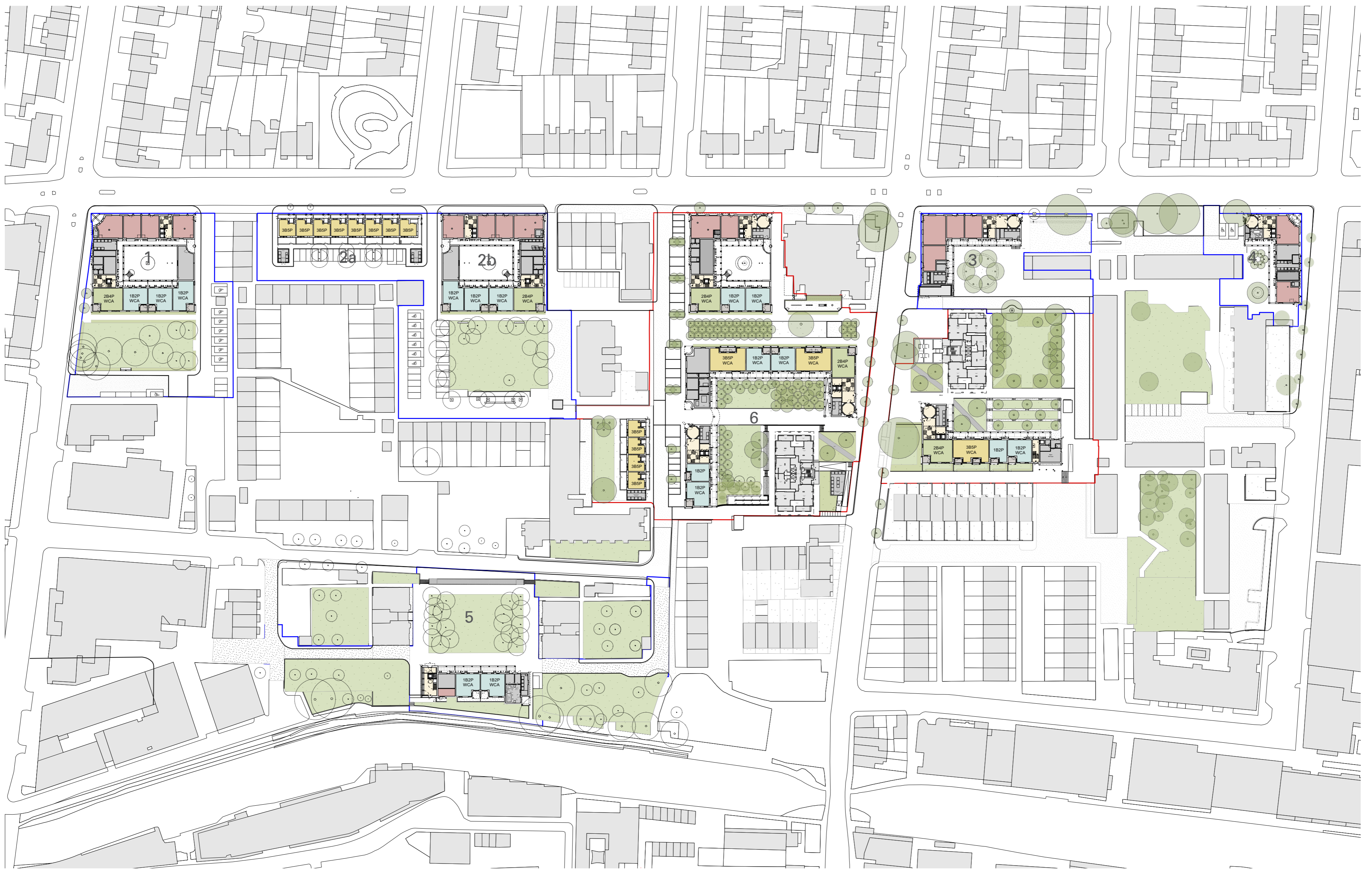
New internal bin stores will be provided for residents of Fermain, Lanresse and Rozel Courts.

The buildings and landscape have been designed to offer wayfinding moments across the estate.

The Rose Lipman building will be complemented by additional commercial space along Downham Road - including a new hub for the TRA.

The street between the Rose Lipman building and Building B can be used for spill out activities from the Rose Lipman building.

The bases of Rozel and Lanresse courts are proposed to be used as additional cycle stores.



### Key:

- Non-Residential
- Entrance Lobby
- 1B2P Flat
- 2B4P Flat
- 3B5P Flat
- Plant, bins & cycle storage

- Phase 1
- 1 Downham Road West (contractor depot)
- 2a Tenants & Residents Assoc. (TRA) & (basketball courts)
- 2b 81 Downham Road (now a vacant site)
- 3 Downham Road East (contractor depot)
- 4 Hertford Road (parking)
- 5 Balmes Road (podium garages)

- Phase 2
- 6 Phase 2 Site (Trinity Court, Housing Office, Cleaner's Depot and current project hub)

Wherever possible existing mature trees are proposed to be retained, with many more additional trees being planted across the estate.

The positive characters of the existing public spaces will be kept where possible - for example with the mews street south of Building F.

New provision for play and lighting are intended to improve perceptions of safety across the estate.

The ecology of the estate has been reviewed in an environmental assessment. Features such as swift boxes will further support biodiversity.

The new buildings will be all electric - utilising PV panels and air source heat pumps - with no negative impact to local air quality.

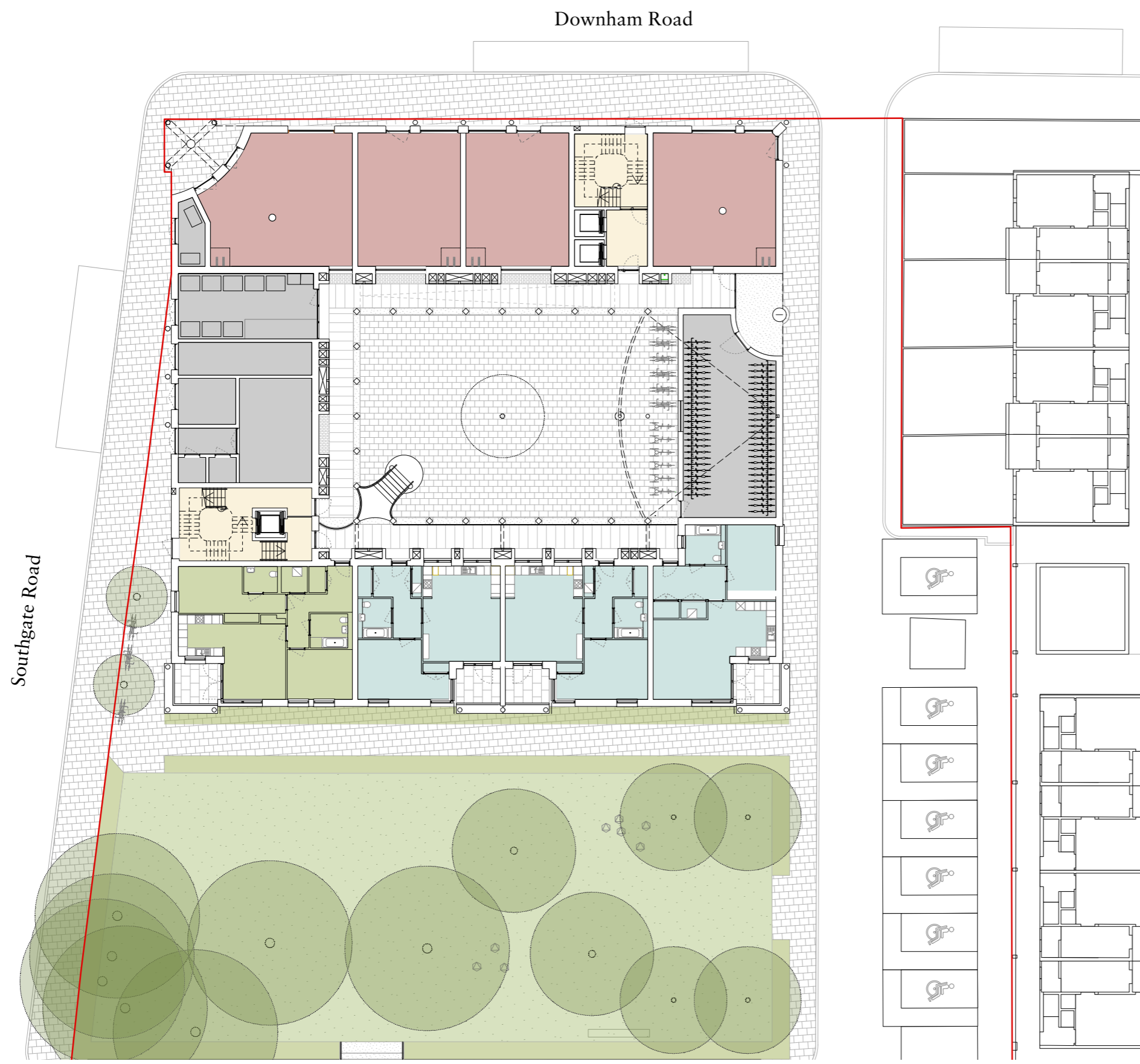
The new scheme will be car free - with the exception of blue badge parking - existing residents permits will be maintained.

# Phase 1 - Downham Road West

Key Facts: 6 Storey Building, 5 Shared Ownership Flats, 48 Private Sale Flats, 4 Commercial Units



## Ground Floor



## Typical Floor



- Non-Residential
- Entrance Lobby
- Cycle Store
- Plant/ Refuse
- Residential: 1B2P
- Residential: 2B4P
- Residential: 3B5P

1. DRW is the building located at the west corner of the estate, it bookends the development with Hertford Rd on the east corner along Downham Road.
2. Non residential units (shops / workspaces etc) are located along Downham Road to activate the street.
3. The primary entrance into the building is via the generous recessed entrance within the gable elevation, and through the enclosed courtyard.
4. Between the proposed building and 26-30 Southgate Road, a generous green public garden has been proposed, incorporating play equipment and seating benches.

## Characterful Gable



## Corner Building



View looking south from the junction between Southgate Road and Downham Road

## Activating Downham Road



View along Downham Road looking east

# Phase 1 - TRA

Key Facts: 3 Storey Building, 2 Social Rent Homes, 6 Private Sale Homes



## Ground Floor



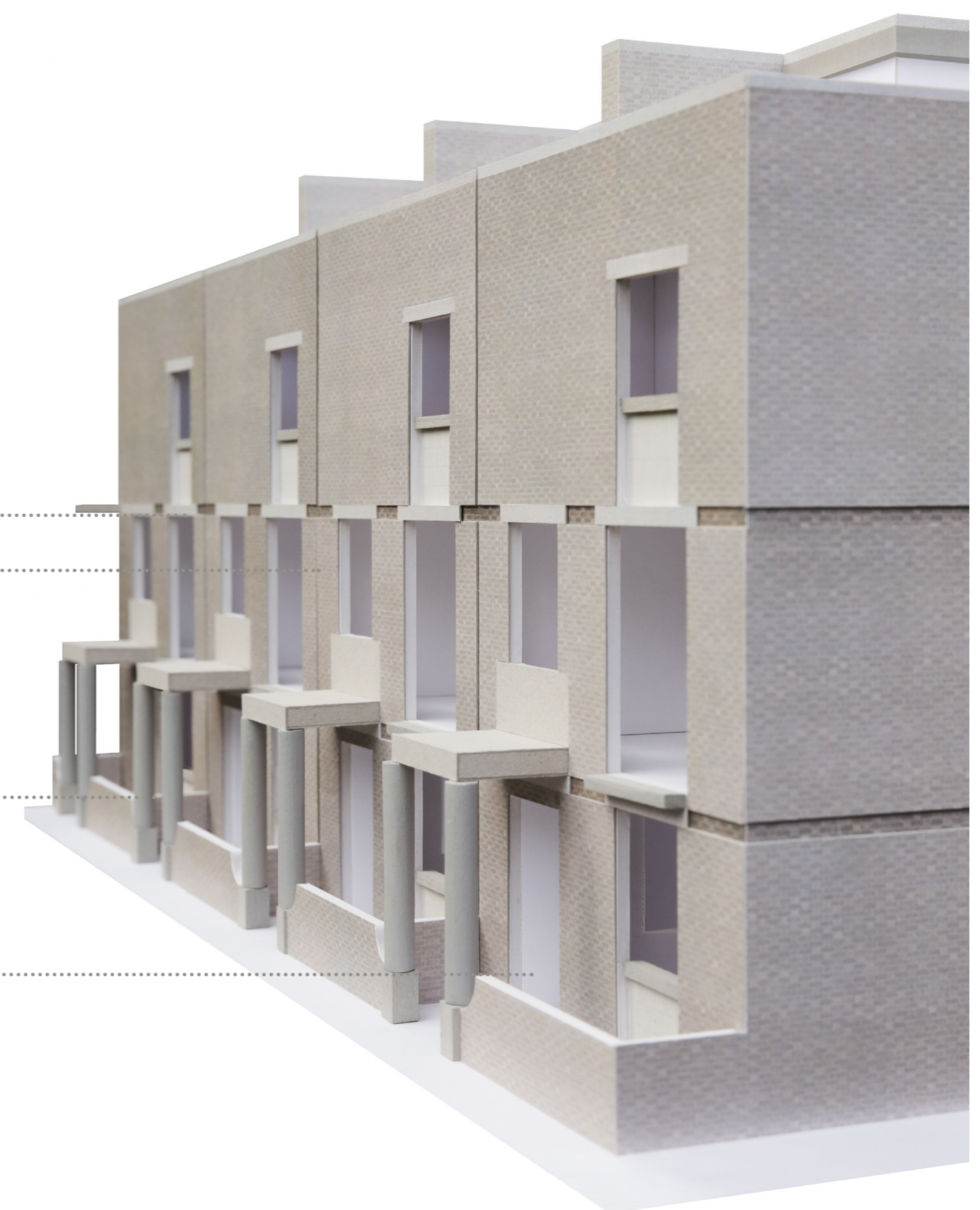
- Non-Residential
- Entrance Lobby
- Cycle Store
- Plant/ Refuse
- Residential: 1B2P
- Residential: 2B4P
- Residential: 3B5P

## Section



1. TRA is a row of four storey terrace townhouses between St Aubins Court, St Lawrence Court and 81 Downham Road.
2. The buildings are intimate in scale, each providing three bedrooms, for up to five residents.
3. Each of the eight townhouses features a roof terrace for residents.
4. Two homes will be used for social rent tenure, and the rest for private sale tenure.
5. The use of a porch as a familiar and legible domestic entrance draws on the heavily framed entrances that are characteristic of the conservation area. The design of the porch reinterprets this 19th century component with a modern sensibility.

- Glazed tile panels
- Horizontal banding in recessed brick and concrete lintels speak to language of the larger buildings
- Porches engage with the street marking private entrances
- Glazed tile threshold frame and give warmth to the entrances



## Downham Road New Frontage



The proposed terraced houses are facing the existing public pocket park 'Ufton Garden'

## New Terraced Houses



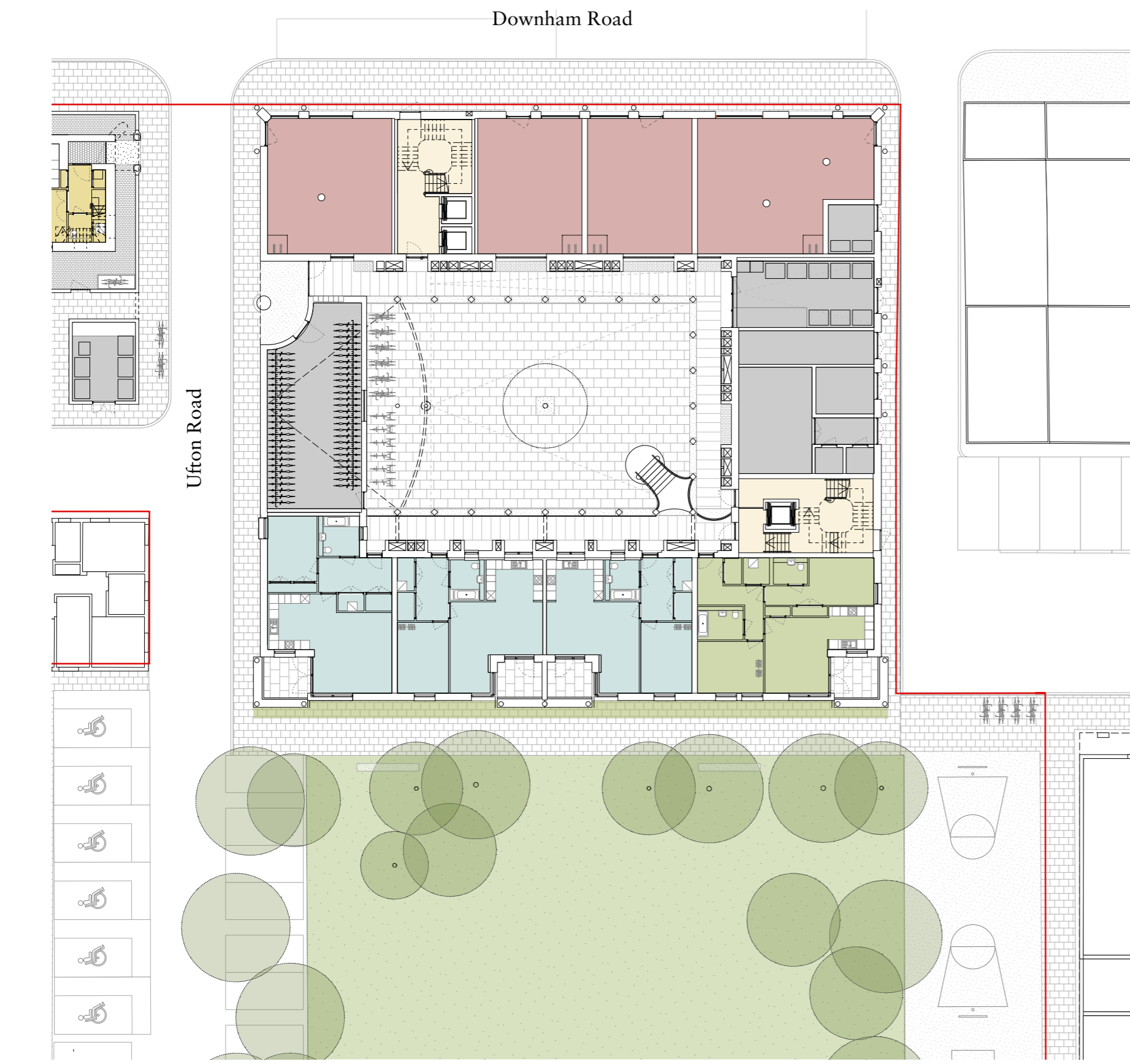
View from Downham Road looking south at the front facade of the proposed terrace houses, with St Lawrence Court adjacent

# 7 Phase 1 - 81 Downham Road

**Key Facts:** 6 Storey Building, 34 Shared Ownership Flats, 20 Private Sale Flats, 4 Commercial Units

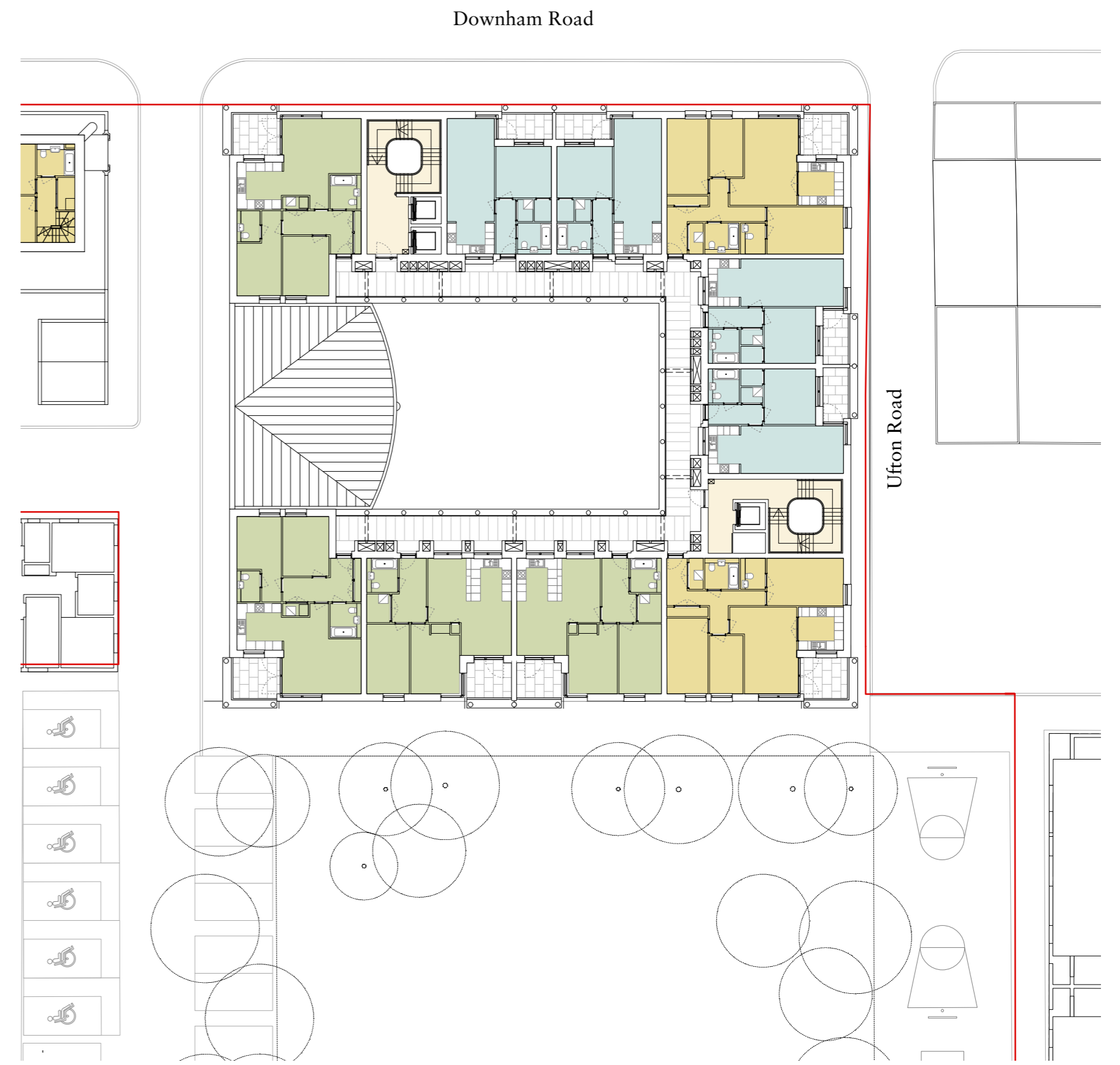


## Ground Floor



- Non-Residential
- Entrance Lobby
- Cycle Store
- Plant/ Refuse
- Residential: 1B2P
- Residential: 2B4P
- Residential: 3B5P

## Typical Floor



1. 81DR is located on the east side of the TRA houses. It is mirroring DRW and they could be read as 'twin buildings'.
2. Non residential units (shops / workspaces etc) are located along Downham Road to activate the street.
3. The primary entrance into the building is via the generous recessed entrance within the gable elevation, which is in dialogue with the porch of the end unit on the TRA site.
4. The quality of the public green space in front of St Brelades has been largely improved with tree and groundcover planting, as well as play equipment.

Metal angled canopy for top floor balconies

Robust brown facing brickwork and concrete elements echoing the existing architectural character of the estate

Cores receive daylighting through generous oval windows - drawing people from the entrance space up the stairwell, encouraging more stair use. The oval windows become distinctive wayfinding markers within the estate.

Recessed threshold lined in glazed tiles on the wall and soffit



## Downham Road New Frontage



View from Ufton Road looking south at the corner of TRA houses and 81DR

## Improved Public Garden



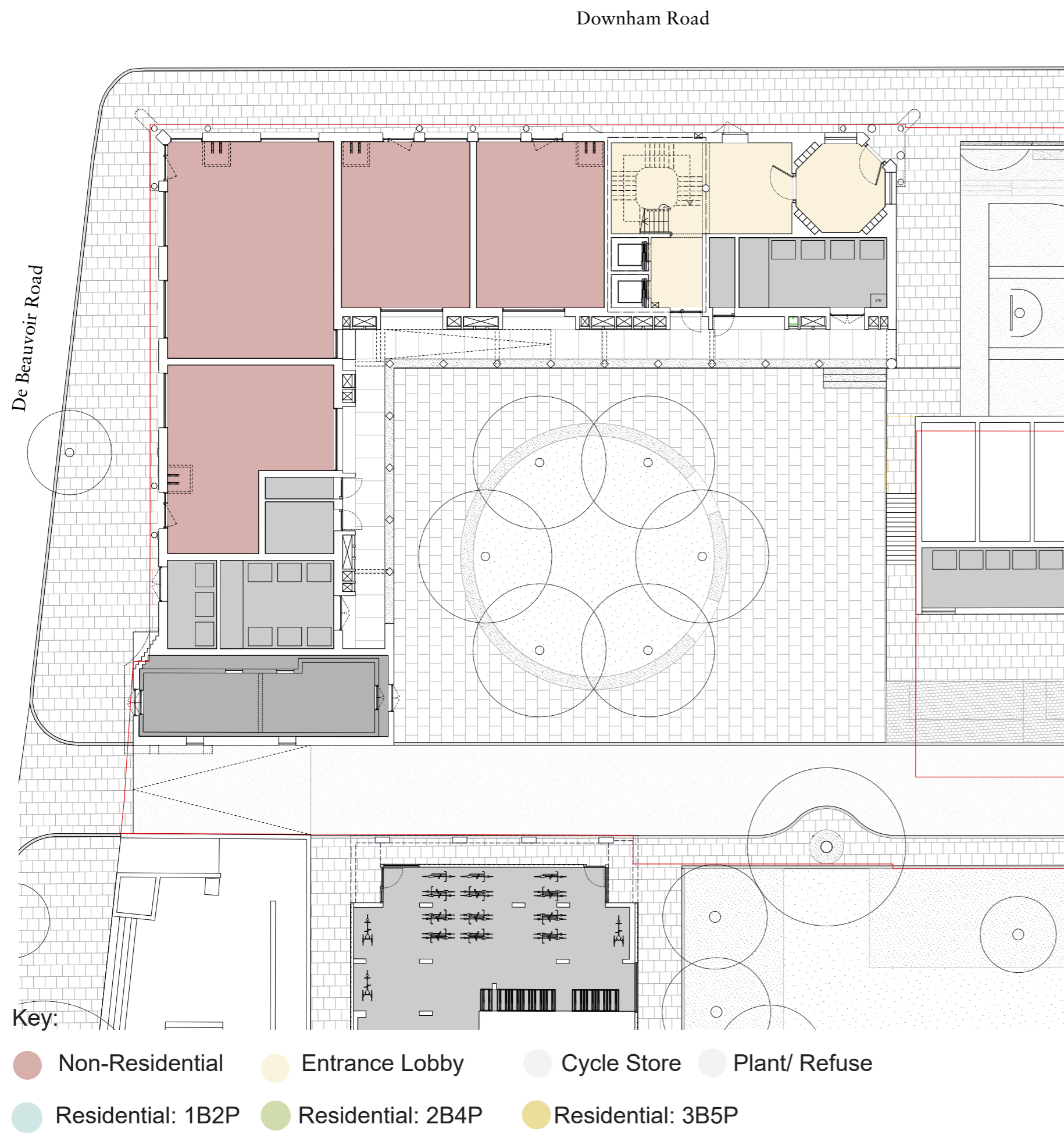
The public area between 81DR and St Brelades Court offers high quality green amenity space to the wider estate

# Phase 1 - Downham Road East

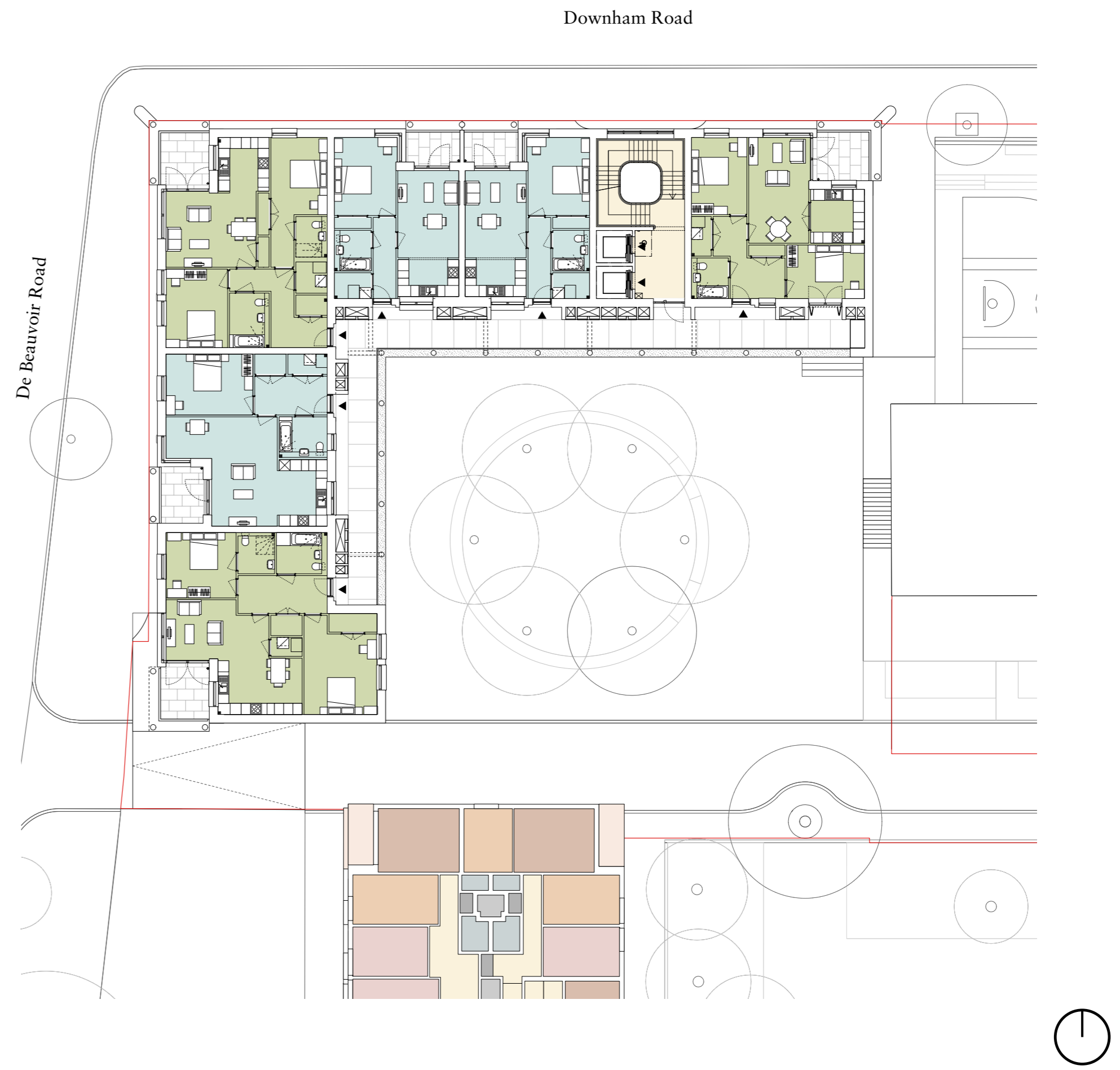
Key Facts: 6 Storey Building, 30 Social Rent Flats, 4 Commercial Units



## Ground Floor



## Typical Floor



1. Downham Road East sits on the opposite side of De Beauvoir Road from the Rose Lipman Building, marking the corner between Downham Road and De Beauvoir Road.
2. Commercial units at Ground Floor offer a frontage onto both adjacent streets - offering better activity to the street during the day and security at night.
3. Bins for Lanresse Court residents are proposed to be housed in a dedicated bin store within the building - decluttering the landscape.

4. A generous pedestrian courtyard is proposed around the back of the building - sitting to the north of Lanresse Court.
5. Each typical floor accommodates six social housing flats.
6. The building has been designed to prevent direct overlooking into Lanresse Court through a careful placement of windows.

## Proposed Elevations



## Downham Road East New Frontage



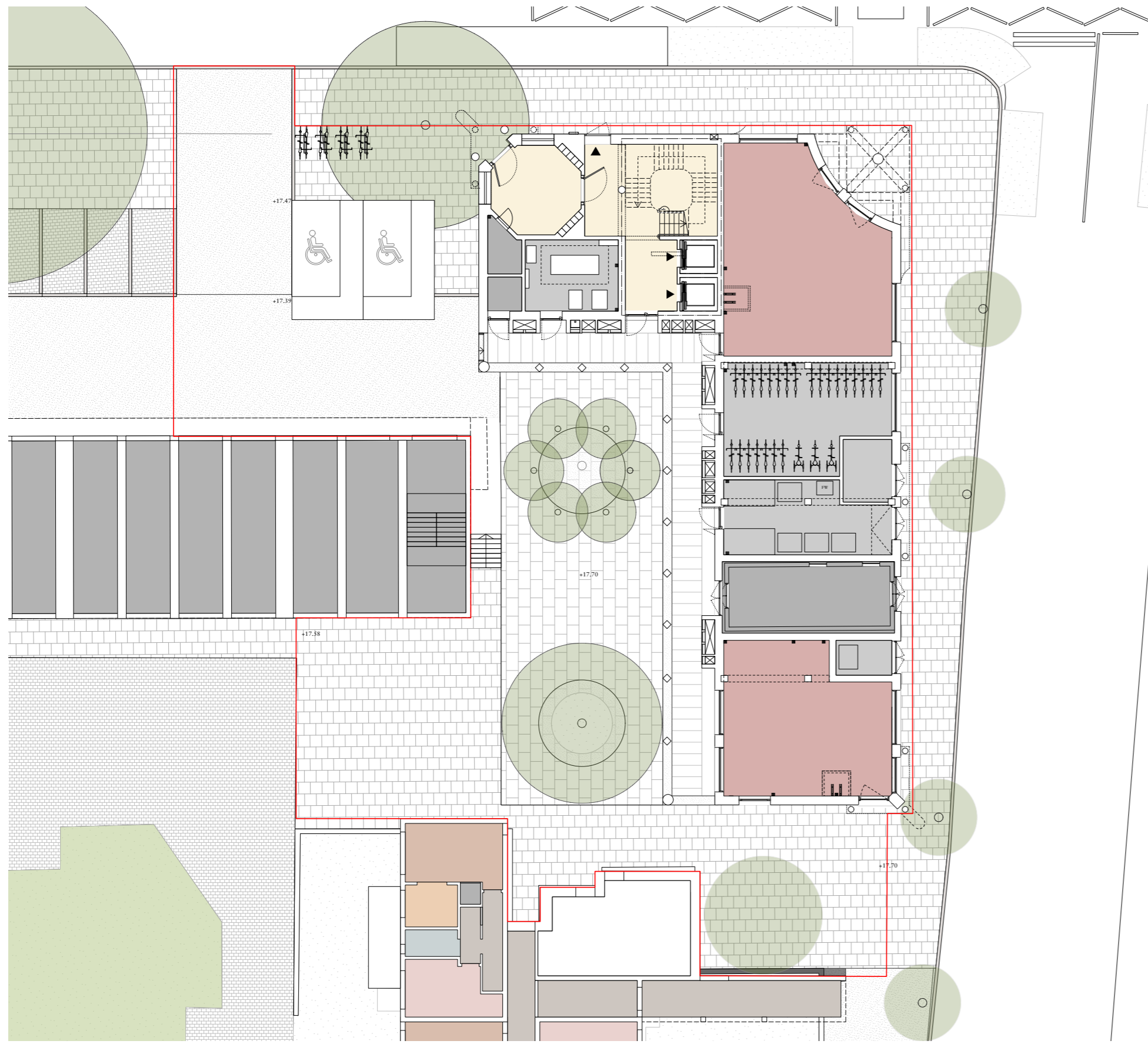
View from Downham Road looking west

# Phase 1 - Hertford Road

Key Facts: 6 Storey Building, 25 Social Rent Flats, 2 Commercial Units

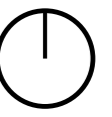


## Ground Floor



- Non-Residential
- Entrance Lobby
- Cycle Store
- Plant/ Refuse
- Residential: 1B2P
- Residential: 2B4P
- Residential: 3B5P

## Typical Floor



1. The proposed building sits on the corner of Hertford Road and Downham Road in the far north-east corner of the estate.
2. The site is currently a car park - existing parking permits will be kept but access will be provided to the Fermain Court car park directly from Downham Road to the north.
3. This frees the space behind the building for use as a pedestrian square.

4. There are two commercial units within the building - one marks the corner of Hertford and Downham Roads, the other acts as a 'marker point' on the long axial view along the south of Fermain Court.
5. Typical upper floors comprise 5 flats each and are allocated to social tenure.

## Proposed Elevations



## Hertford Road/Downham Road Corner



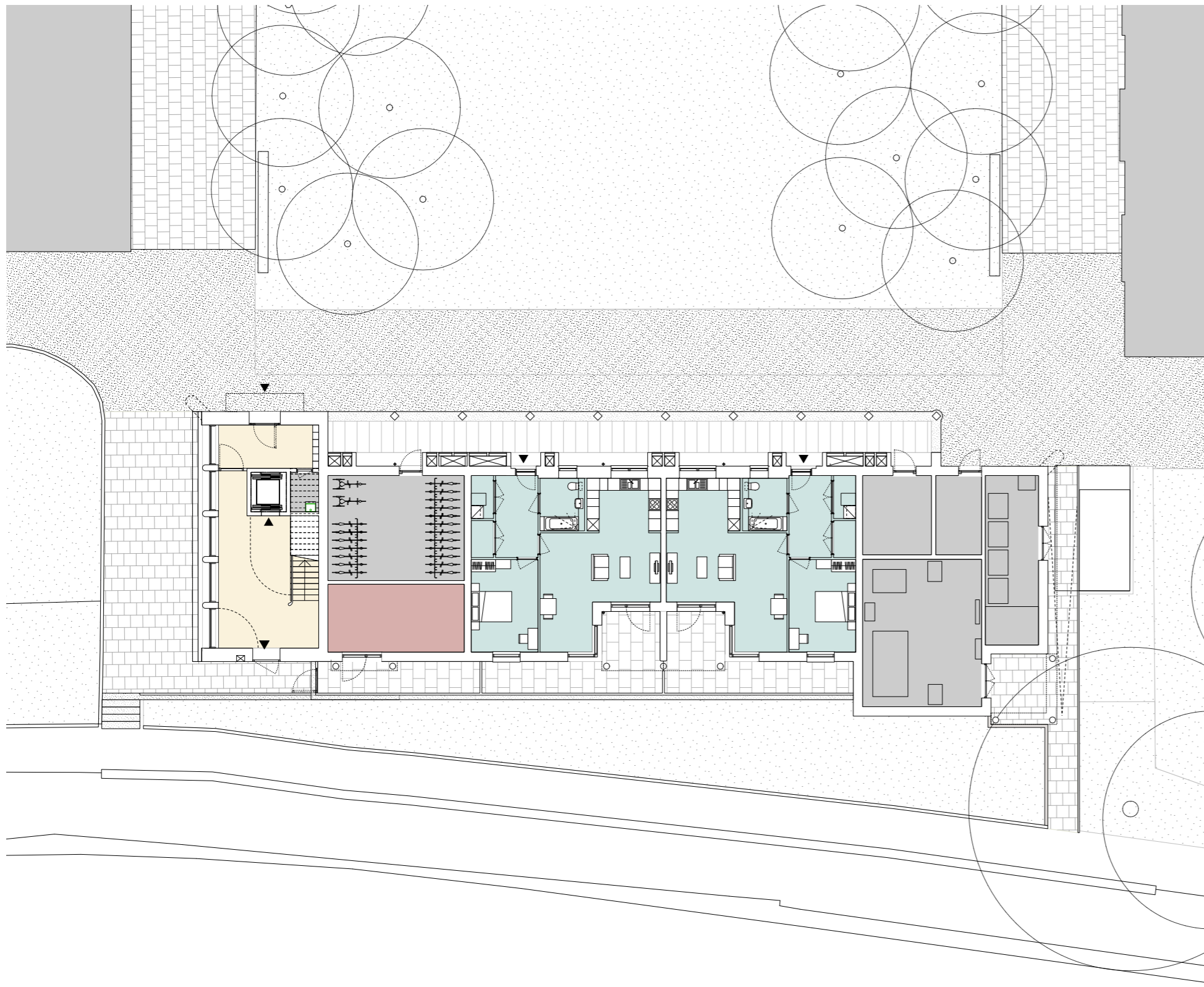
View from Downham Road looking west towards Hertford Road

# 10 Phase 1 - Balmes Road

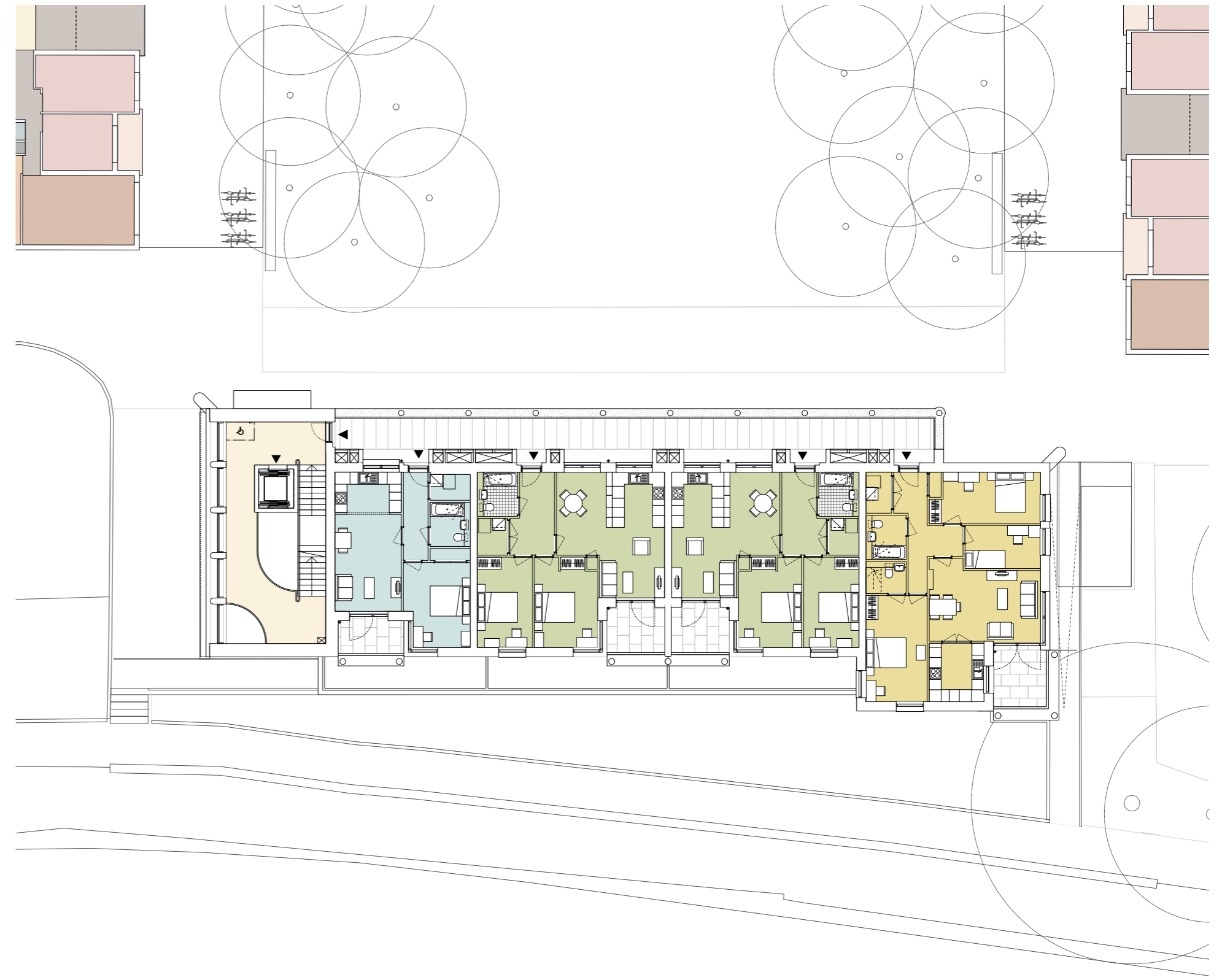
Key Facts: 6 Storey Building, 22 Private Sale Flats, Grow Your Own Storage Space



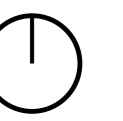
## Ground Floor



## Typical Floor



- Non-Residential
- Entrance Lobby
- Cycle Store
- Plant/ Refuse
- Residential: 1B2P
- Residential: 2B4P
- Residential: 3B5P



1. Balmes Road sits adjacent to the Regents Canal to the south of Granville and Corbiere Courts.
2. The footprint of the building sits on the site of the disused parking podium between the two towers - which is proposed to be demolished - offering a generous green public space and opportunities for play.
3. The form of the building frames the space to the north as a new public 'square.'

4. An area of the ground floor is dedicated as a garden store for the adjacent allotment
5. The east and west elevations of the building have a 'civic' quality. The facades have a strong visual presence along the canal.

## Proposed Elevations



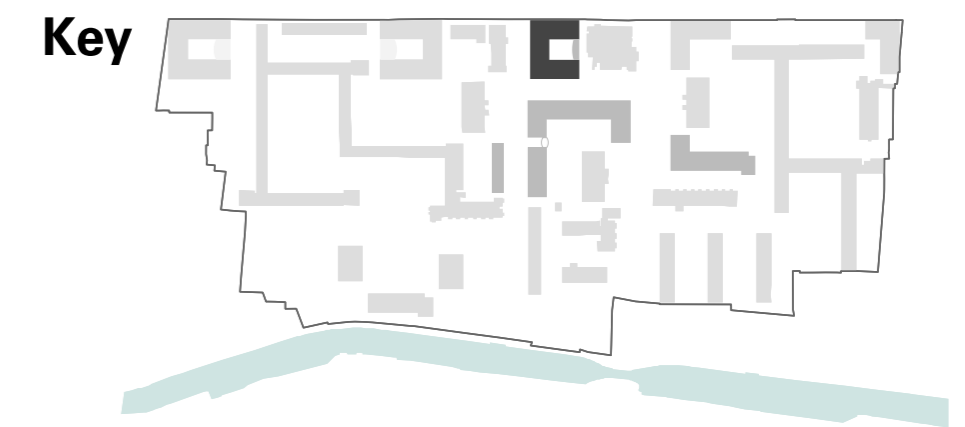
## Building Facing the Canal



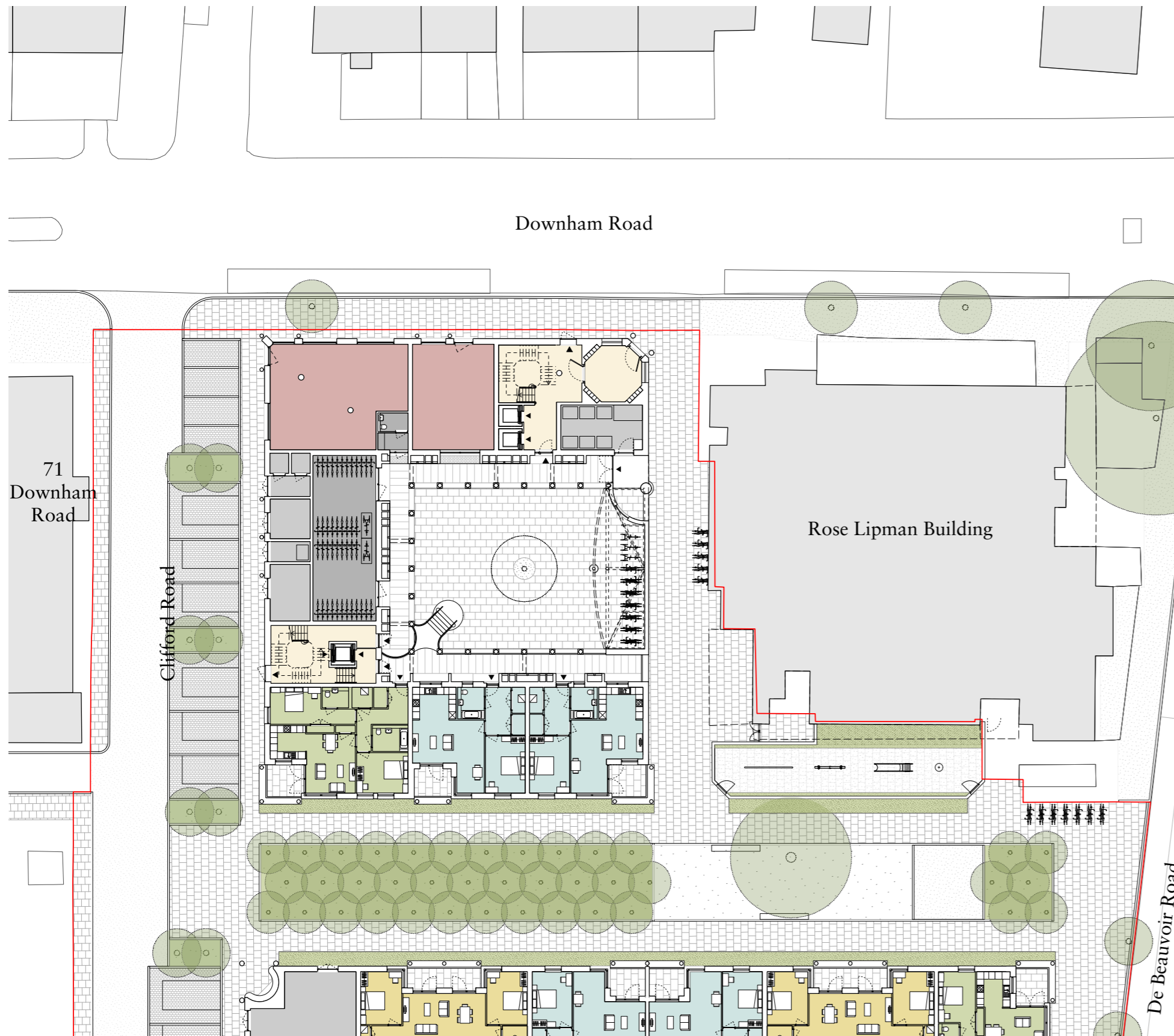
View from Regents Canal looking west

# Phase 2 - Building A

Key Facts: 6 Storey Building, 43 Private Sale Flats, 2 Commercial Units

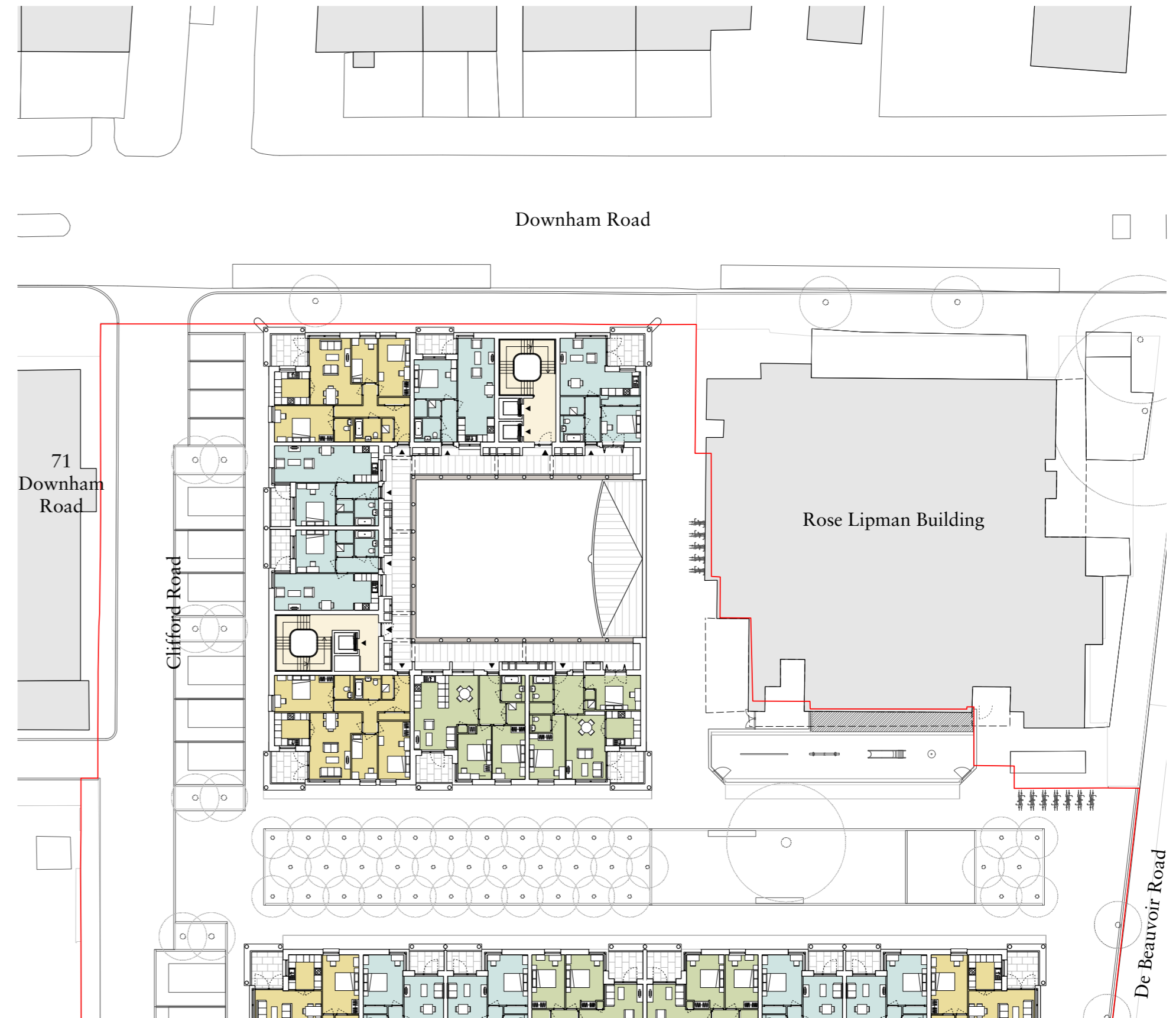


## Ground Floor



- Non-Residential
- Entrance Lobby
- Cycle Store
- Plant/ Refuse
- Residential: 1B2P
- Residential: 2B4P
- Residential: 3B5P

## Typical Floor



1. Non residential units (shops / workspaces etc) are located along Downham Road to activate the street.
2. The main residential core is located on the north east corner of the building on Downham Road animating and activating a new route along the west side of the Rose Lipman building.
3. There is also a secondary entrance to the shared courtyard along this new route , which is marked with a characterful gable that brings a clear identity to the three new courtyard buildings along Downham Road.

4. All flats face at least two directions - outward onto external public spaces to encourage passive surveillance and inwards to the sheltered courtyard. This promotes good day lighting, natural ventilation and cooling in summer.
5. Deck access galleries promote neighbourliness between residents.
6. All ground floor flats are raised above street level to promote activity, improve outlook whilst maintaining privacy and security.

## Ground Floor Shops/Workspaces



View illustrating the active corner workspaces at the ground floor activating Downham Rd and Clifford Rd

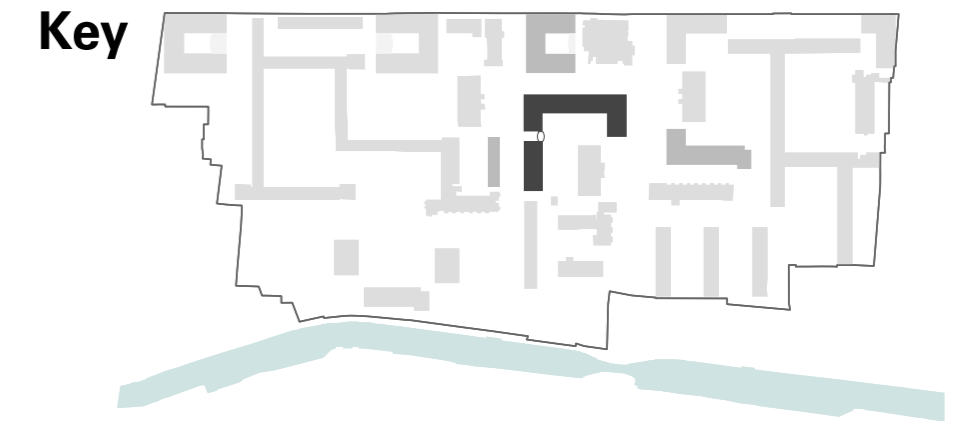
## Promenade Between Buildings A & B



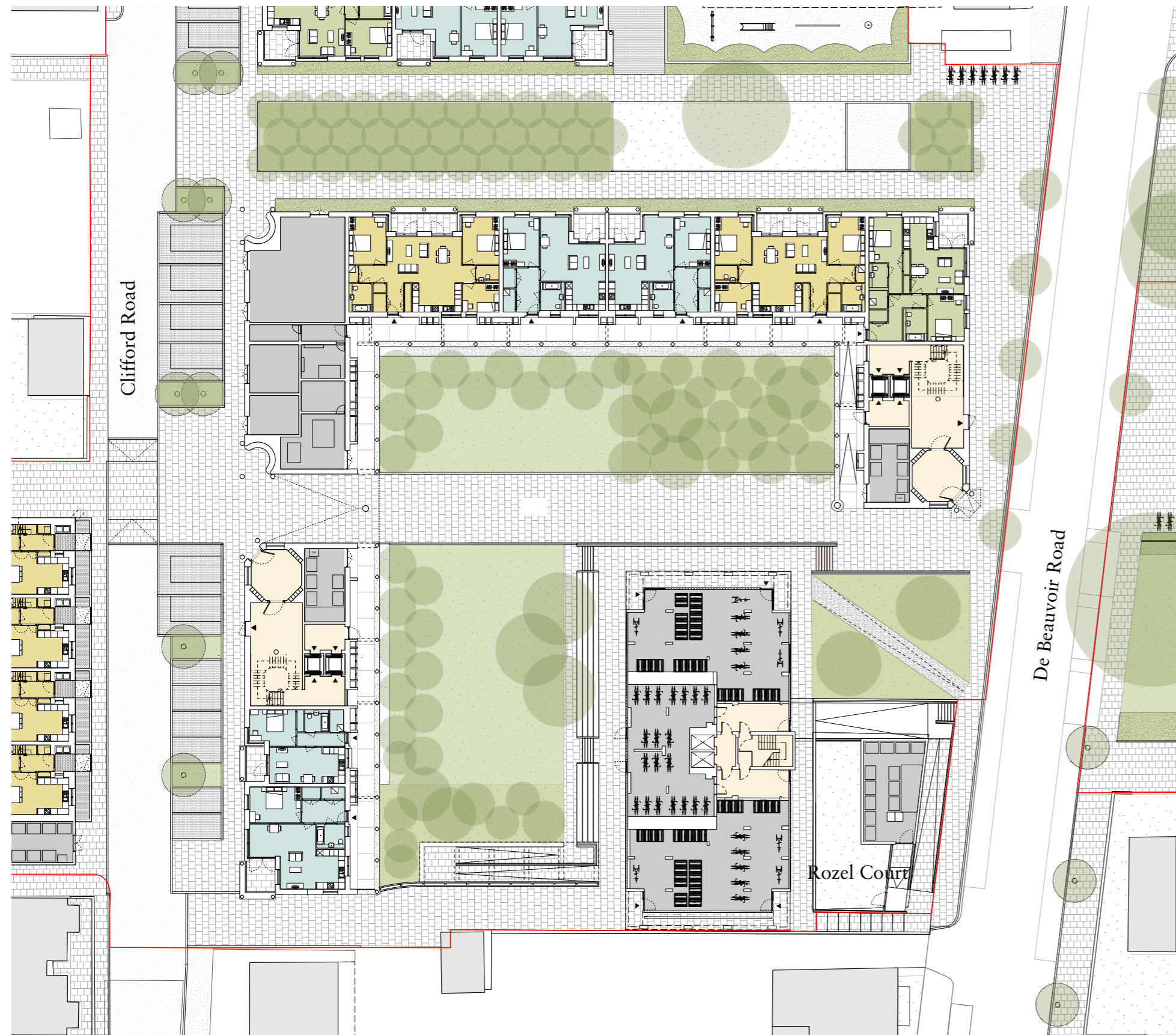
The public space between Buildings A and B are designed to promote activity at the centre of the space whilst offering privacy to residents who are raised above street level

# Phase 2 - Building B

Key Facts: 6 Storey Building, 21 Shared Ownership Flats, 51 Private Sale Flats

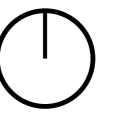


## Ground Floor



- Non-Residential
- Entrance Lobby
- Cycle Store
- Plant/ Refuse
- Residential: 1B2P
- Residential: 2B4P
- Residential: 3B5P

## Typical Floor



1. Block B frames a generous south-facing courtyard offering high quality green amenity and playspace to the wider estate.
2. An east / west connection is made through the courtyard, this route will be well lit and overlooked, promoting safety.
3. The entrance lobbies to Building B open out onto both the East / West route and the two streets running either side of the block - animating these parts of the estate.

## East-West Connection



## West Entrance to Building B



The western entrance to Block B from Clifford Road - the 'bridge,' balconies and entrances bring character and help with wayfinding

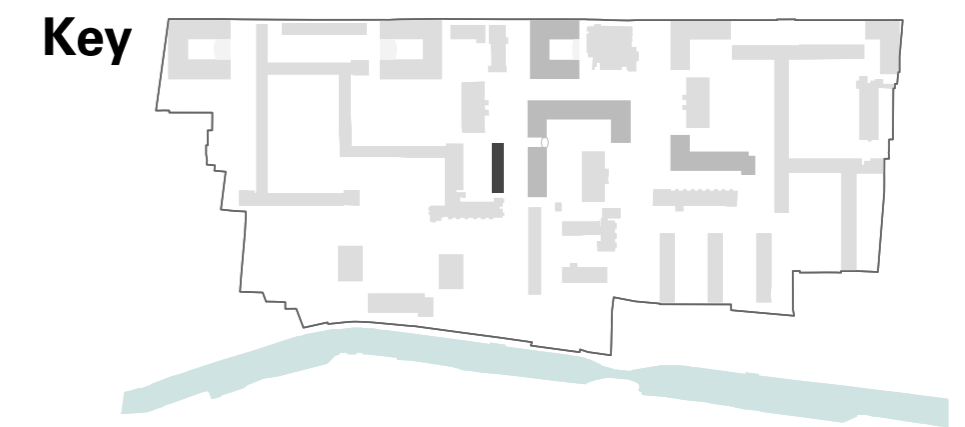
## New Public Courtyard



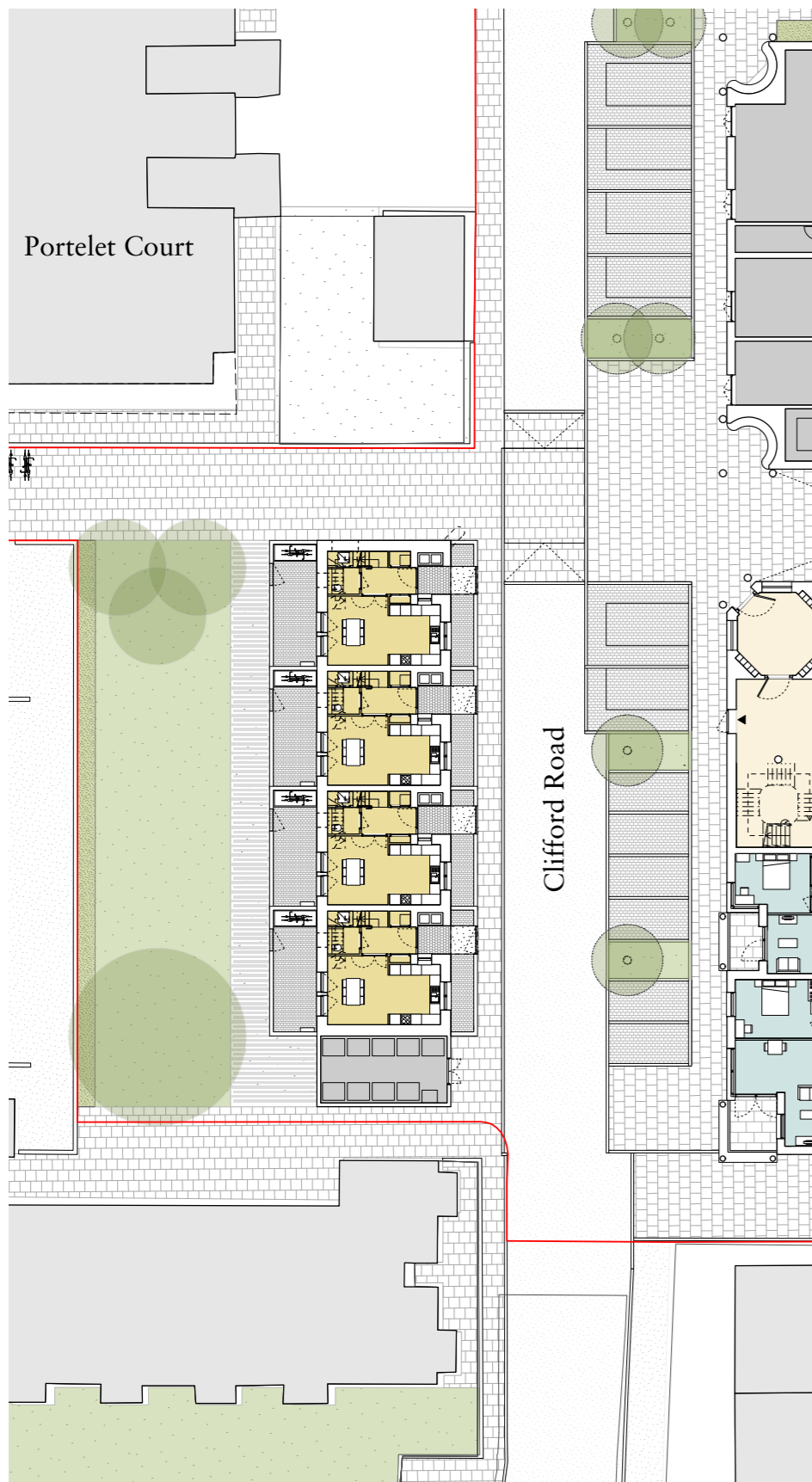
The shared courtyard space frames a new East - West route across the estate and provides a new landscape for the whole community to enjoy

# 13 Phase 2 - Building D

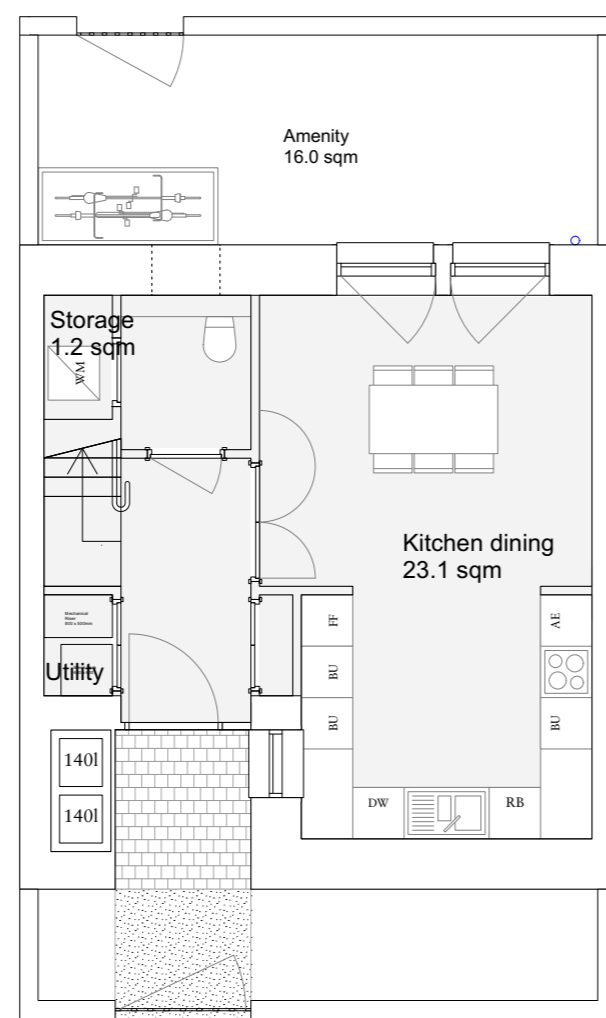
Key Facts: 3 Storey Building, 4 Social Rent Homes



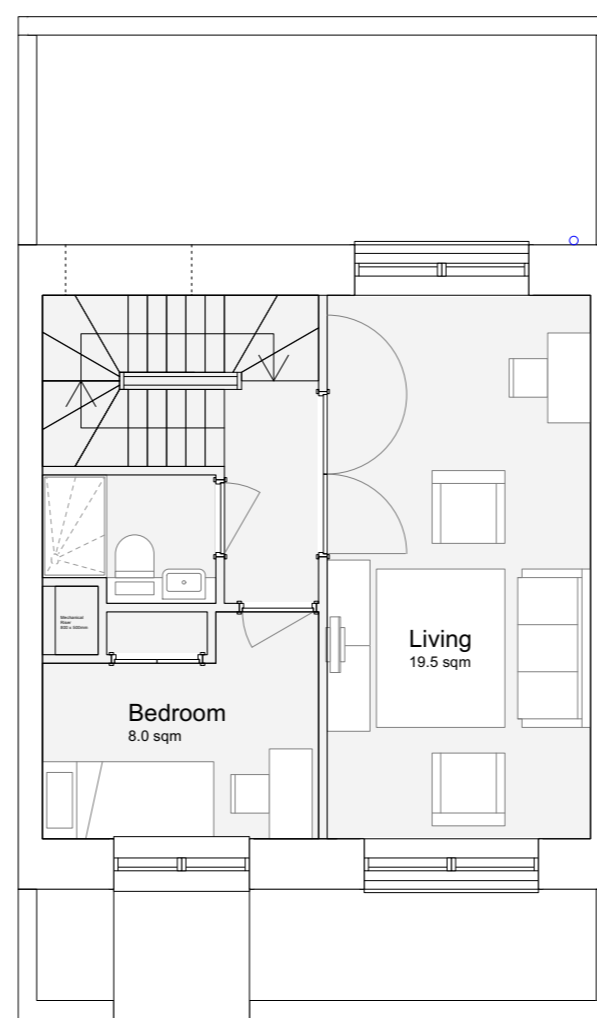
## Ground Floor



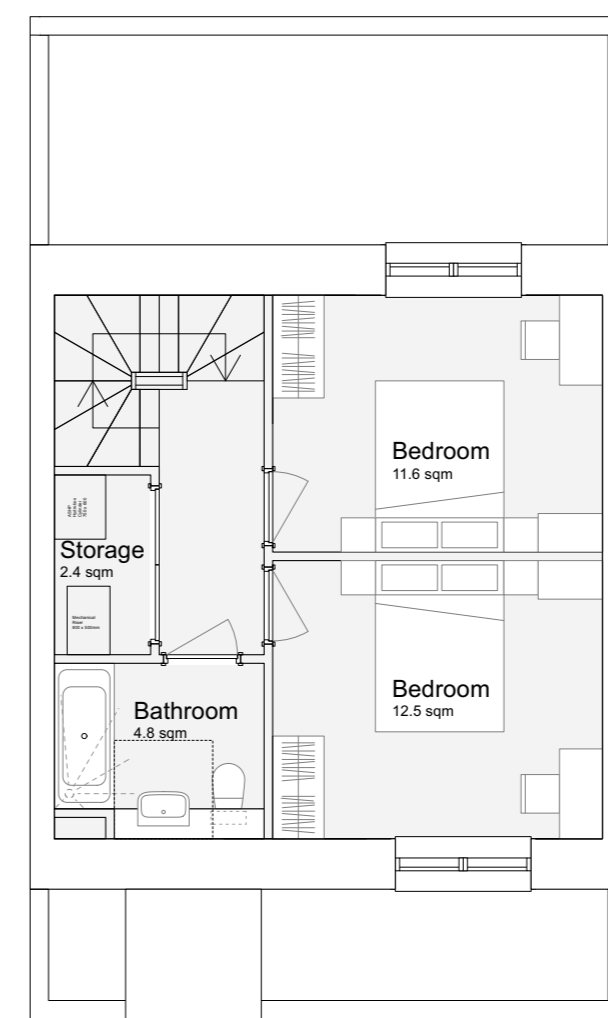
## Typical House Layout



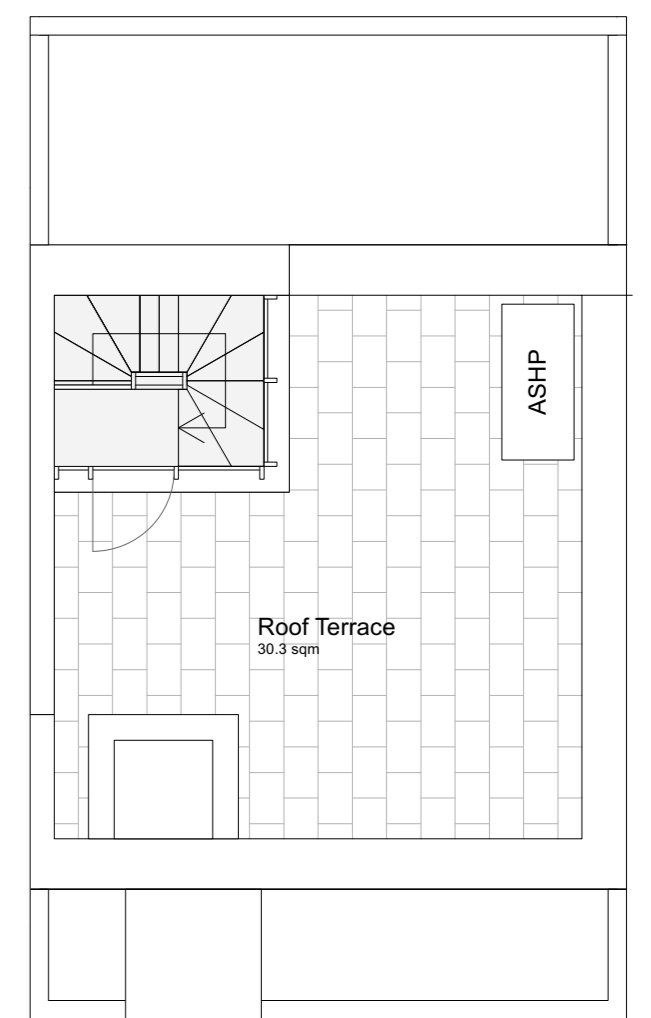
Ground Floor



First Floor



Second Floor



Roof Terrace

- Non-Residential
- Entrance Lobby
- Cycle Store
- Plant/ Refuse
- Residential: 1B2P
- Residential: 2B4P
- Residential: 3B5P

1. Building D is a row of four storey terrace townhouses between Benyon Court and Block B.
2. The buildings are intimate in scale and frame a new public green space in front of Benyon Court (currently a car park), with high quality planting and play equipment.
3. Each of the four townhouses features a roof terrace for residents.
4. These homes will be used for social rent tenure.
5. Each home is three beds, for up to five residents.



## Clifford Road South



View looking south on Clifford Road towards the Regents Canal, with a clearer street edge defined by Building B (lhs) and D (rhs)

## Clifford Road North



View looking north from the southern end of Clifford Road towards Downham Road

# 14 Building F

Key Facts: Part 6 & Part 4 Storey Building, 29 Social Rent Flats

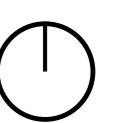


## Ground Floor



- Non-Residential
- Entrance Lobby
- Cycle Store
- Plant/ Refuse
- Residential: 1B2P
- Residential: 2B4P
- Residential: 3B5P

## Typical Floor



1. Building F is a part 6 storey, part 4 storey building sited on the disused car park to the South of Lanresse Court. The massing relates to the other new buildings in the estate but steps down to 4 storeys to minimise impact on the adjacent terraces on 24-35 Downham Road.
2. The 'popup' element of the building has been positioned to minimise daylight impact to Lanresse Court to the North.
3. As part of the works to site F additional improvements to the courtyard space between Lanresse and Fermain Courts and a new access to Fermain Court has been proposed.
4. The mature tree on De Beauvoir Road will be retained.

## De Beauvoir Road New Frontage



## Mews Street



The massing of Building F steps down to maintain good daylight to the terraced houses opposite - forming a new mews street.

## Public Green Space



View towards Building F from the new landscape adjacent to Fermain and Lanresse Courts - providing new opportunities for play.

# 15 Landscape Design

## Landscape Proposal



Overview of landscape proposal for the estate



SEATING

PLAY

SEATING

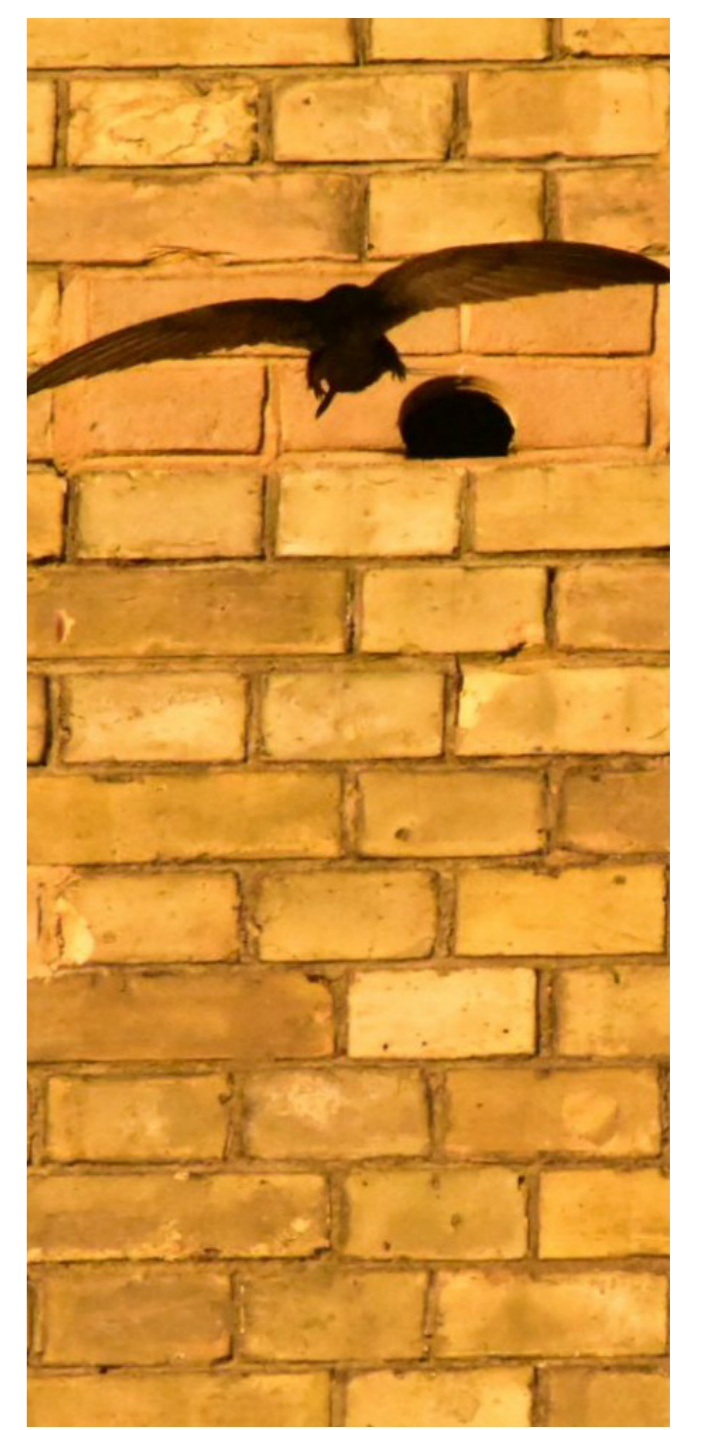
SQUARE

SPORT

SEATING

PLAY

Section of space between Buildings A and B showing the diverse character of the 'playable' landscape



Landscapes within the estate are designed to be green and intimate - encouraging play throughout and significantly improving the biodiversity and appearance of the estate.

Buildings will adopt photovoltaic panels with air source heat pumps. Biodiversity will be encouraged in the design of the landscape and through features such as swift boxes. Flooding and water run off will be reduced through the adoption of permeable paving and blue roofs.

