

# 1 Project Aims

Hackney is honouring principles developed with residents to date as follows:

Providing at least 300 new homes across the estate, of which 50% will be affordable housing, including 90 homes for social rent.

The Keeping Communities Together policy will prioritise new social homes for existing social tenants in Housing need at De Beauvoir.

Coordinate the new homes developments with works to existing blocks and a minimum of 90 social rent homes.

Improve the public areas and routes within and across the estate, including improved green spaces and lighting, to transform the feeling of safety and accessibility.

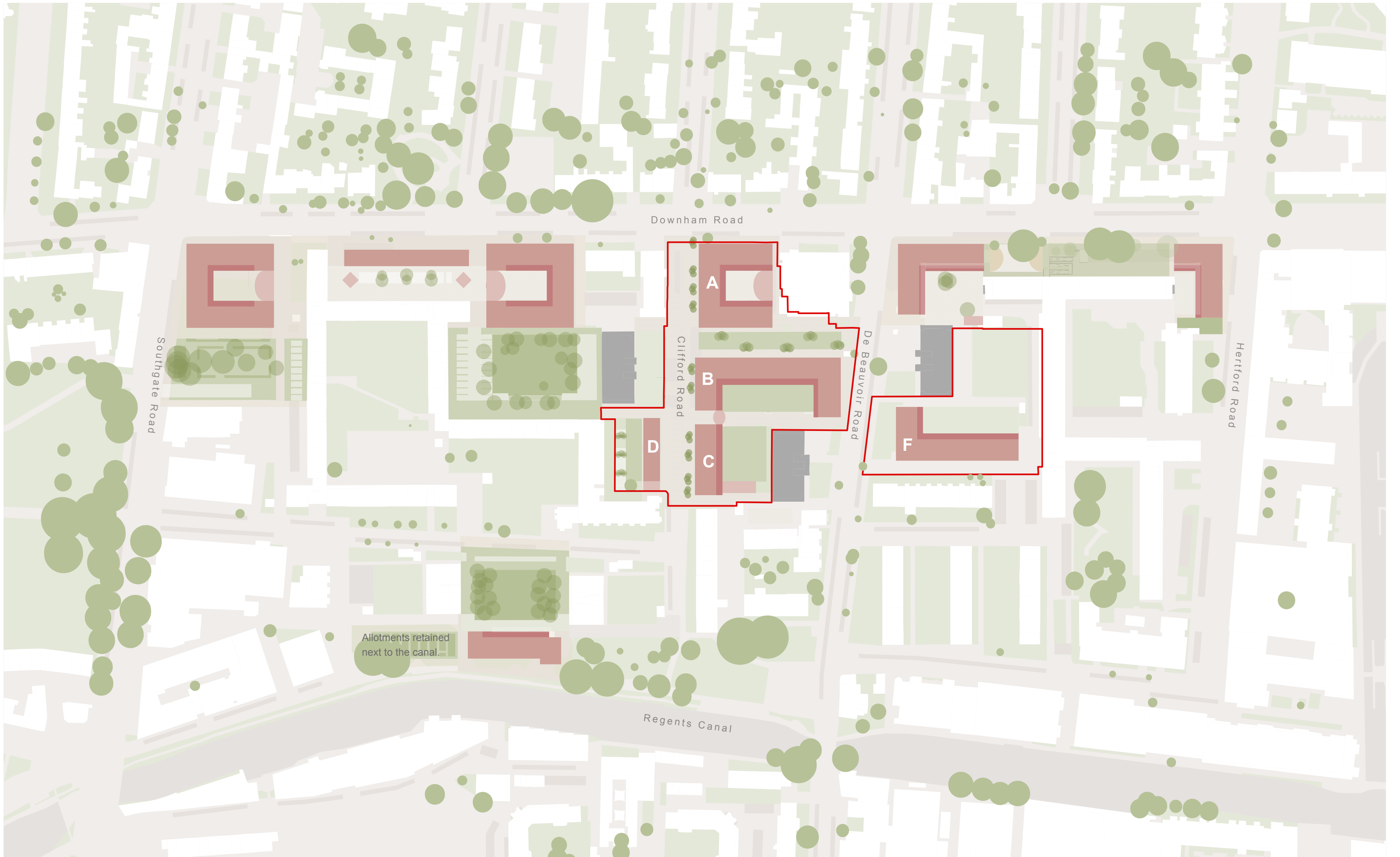
Re-provide new non-residential floorspace for local business and workspace use, and support existing business tenants on the estate to locate into the new buildings.

Provide fully tenure blind, high quality new homes that compliment the scale and character of the neighbourhood - new buildings remain no more than 6 storeys high.

Maintain the Balmes Road site beside Regent's Canal as an affordable plot.

## 2 Estate Wide Principals

### Phase 2 - The Central Spine of the estate



Clarifying public realm



A family of buildings



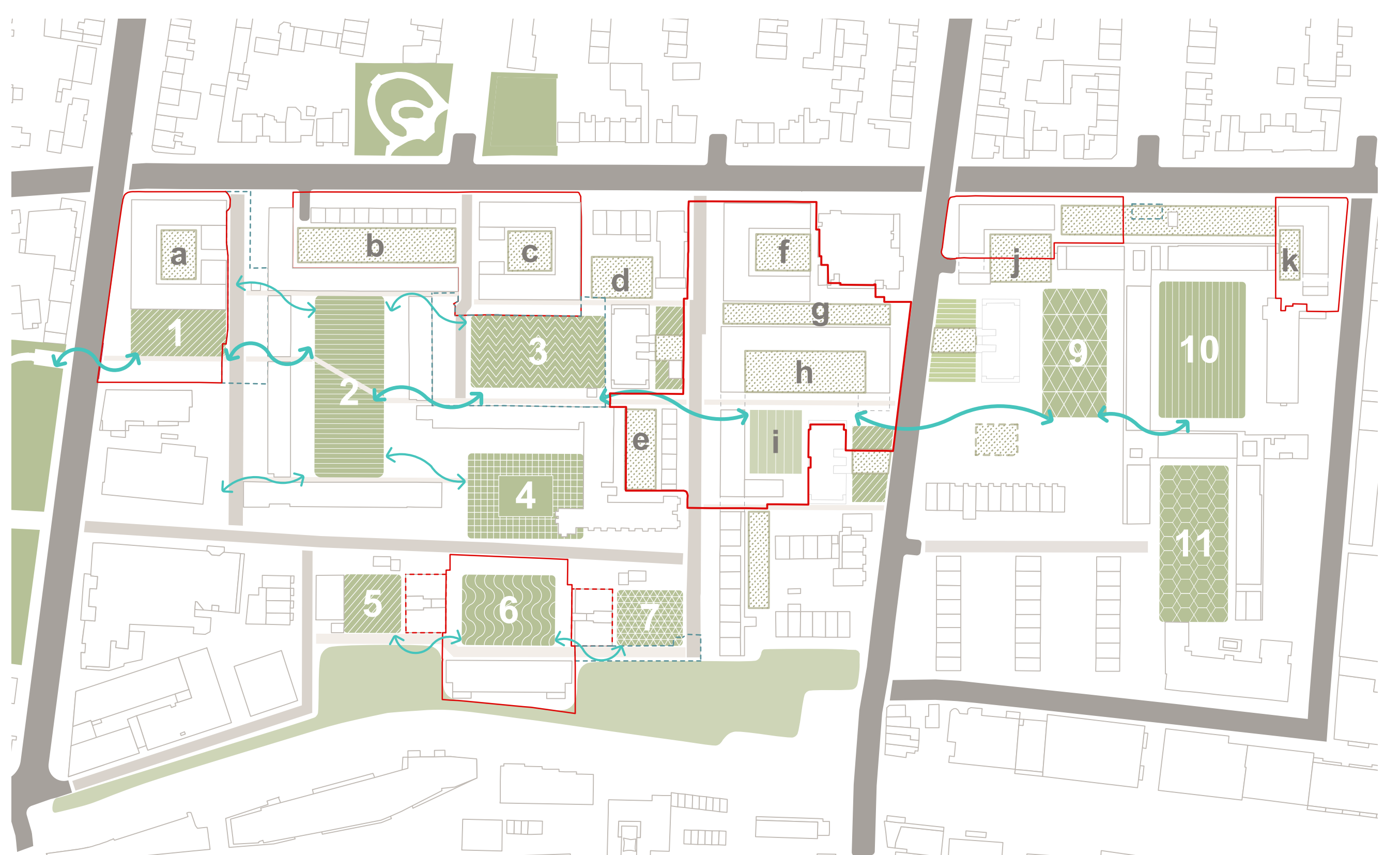
Activating Downham Road



### Estate Wide Principles

Phase 2 forms the central spine re-connecting the east and west of the estate

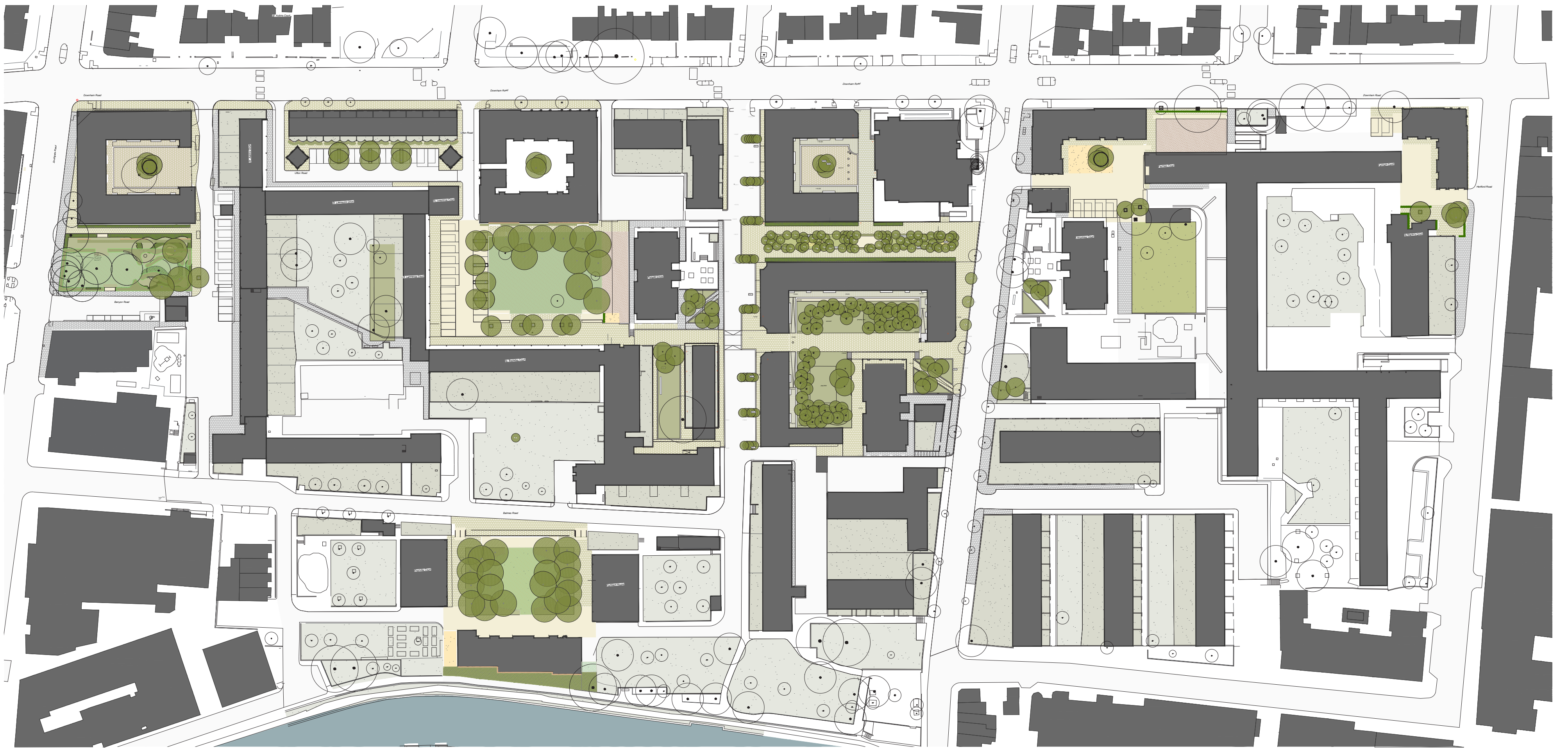
The four buildings frame a sequence of gardens and courts





# 3 Phase 2 - Landscape

## Landscape Proposal

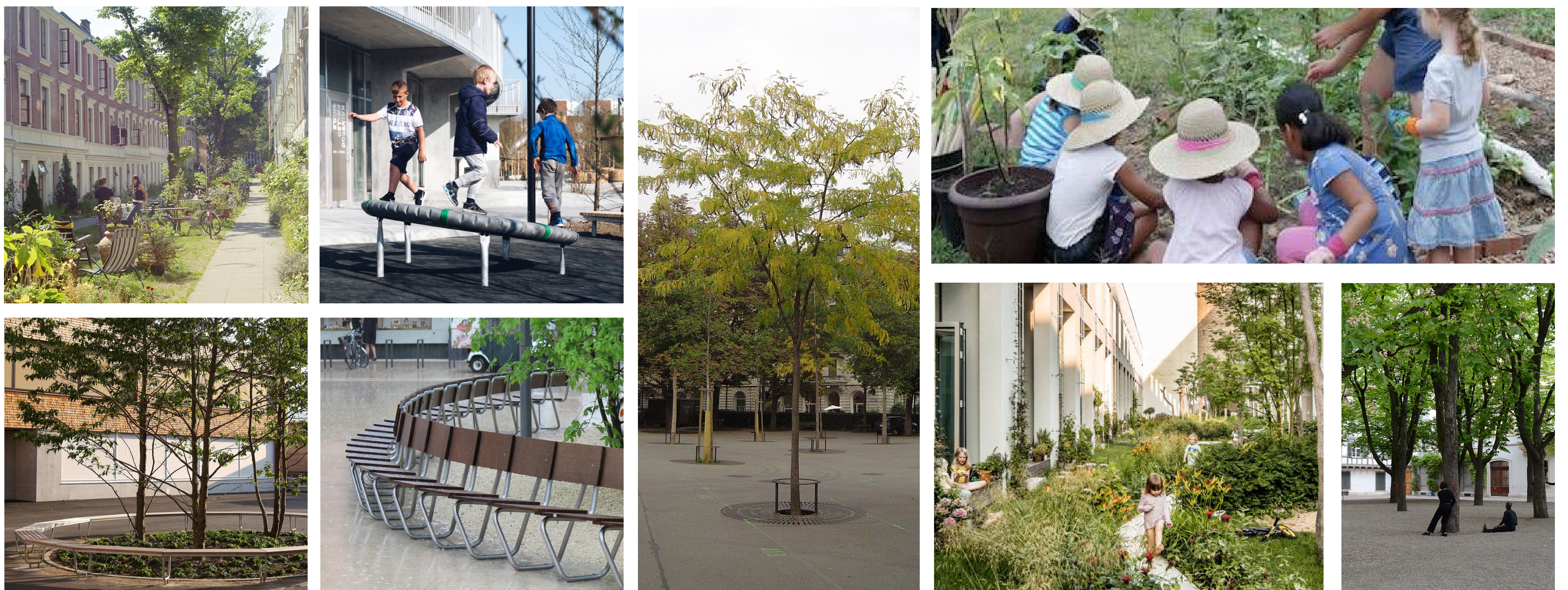


The landscape has been designed to bring significant extra greenery to the De Beauvoir estate through a combination of green roofs, the planting of trees and shrubs and inclusion of permeable surfaces (+0.4 urban greening factor gain). Each

landscape space will be designed for specific and varied activities for users of all ages (see the section below between Buildings A and B as an example).



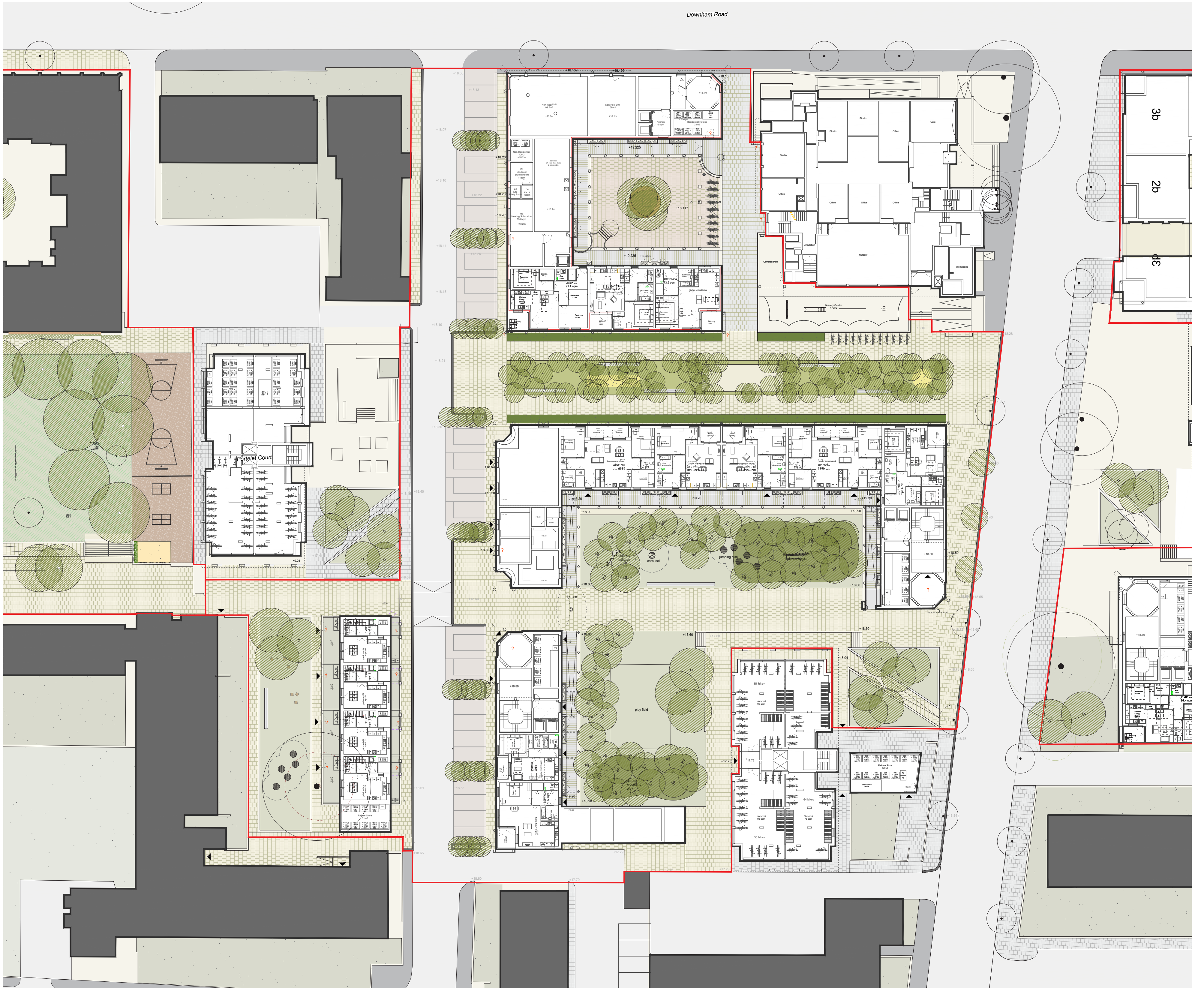
Section taken between Blocks A and B





# 4 Phase 2 - Landscape

## Landscape Proposal



The section through the Building B courtyard below shows how a unifying canopy of trees give a strong identity to the space. The landscape below can accommodate a variety of activities.

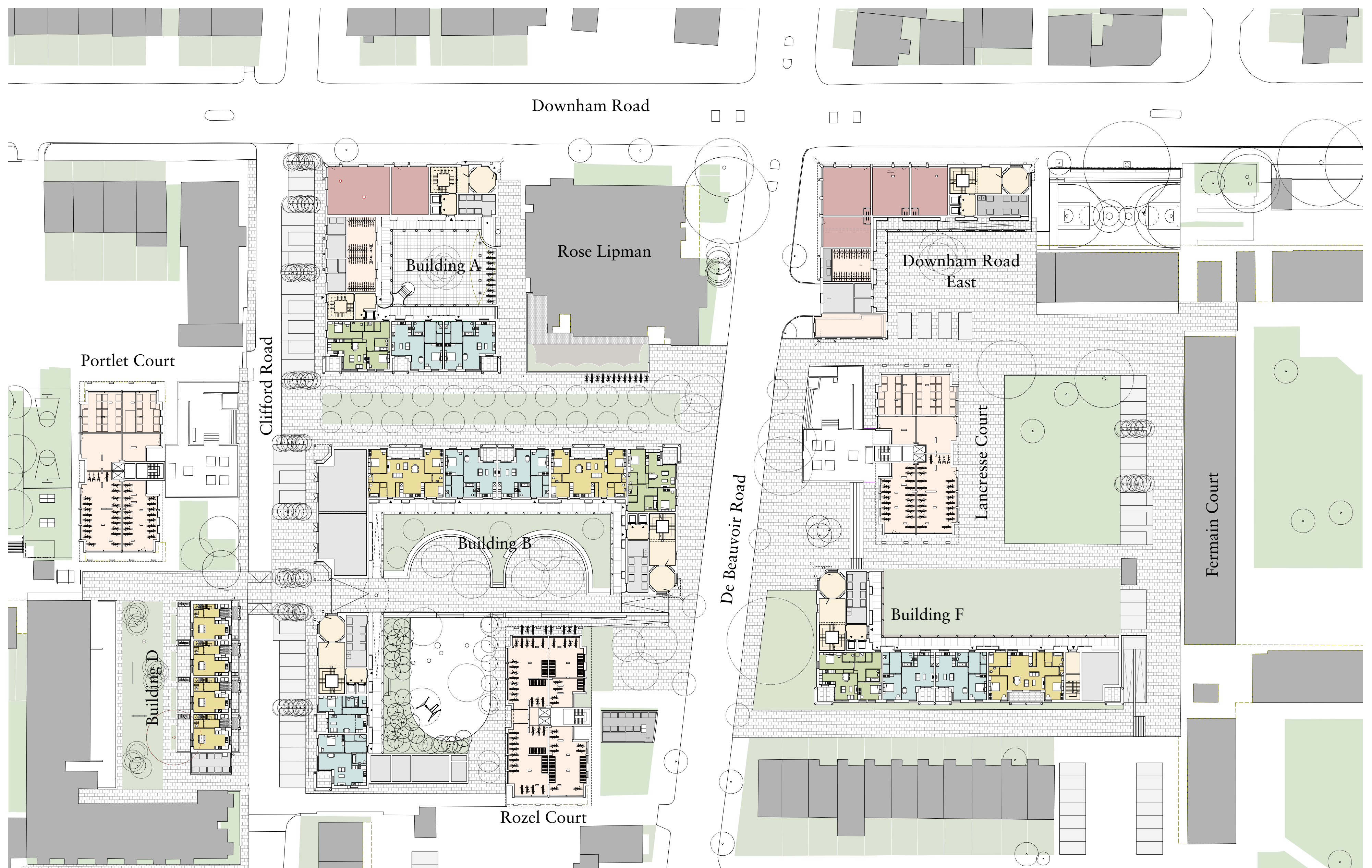




## The previous consultation was held in December 2023

### What you told us (Please cross reference the numbers with board 6)

1. "Please - as many play spaces as possible - we'd like to keep/make De Beauvoir green"
2. "Be careful not to over light the estate - as this can be disturbing to existing residents"
3. "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"
4. "Over development is a concern, keeping buildings that are not too large. Over population is no good. Improving the area is a good thing."
5. "Knock the entire estate down - more room to build more homes with a more sensible and safer layout."
6. "Rats and disgusting bin stores."
7. "Sewage and drains already really struggling on the estate - would need infrastructure upgrade."
8. "Making landscape open - views through the estate to have better landscaping."
9. "Sunken play space is less used. Level playspace close to allotments by canal used a lot more."
10. "Litter everywhere and the removal of the maintenance block."
11. "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."
12. "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."
13. "If all the yellow panels are removed on the existing estate, then the new scheme won't match the estate."
14. "Use ground floor of existing buildings to provide



more cycle storage."

15. "Please keep green space and cherry tree around Block D. Maintain mature trees where possible."
16. "Like the new greener thoroughfare through blocks A and B and the increase in residential."

17. "Like the lower and consistent heights of the 6 storey blocks."
18. "The pavement outside De Beauvoir Road is used as a space for street parties and kids (near site F)."
19. "Run down play space, not looked after and Balmes Road is badly lit in the evenings."

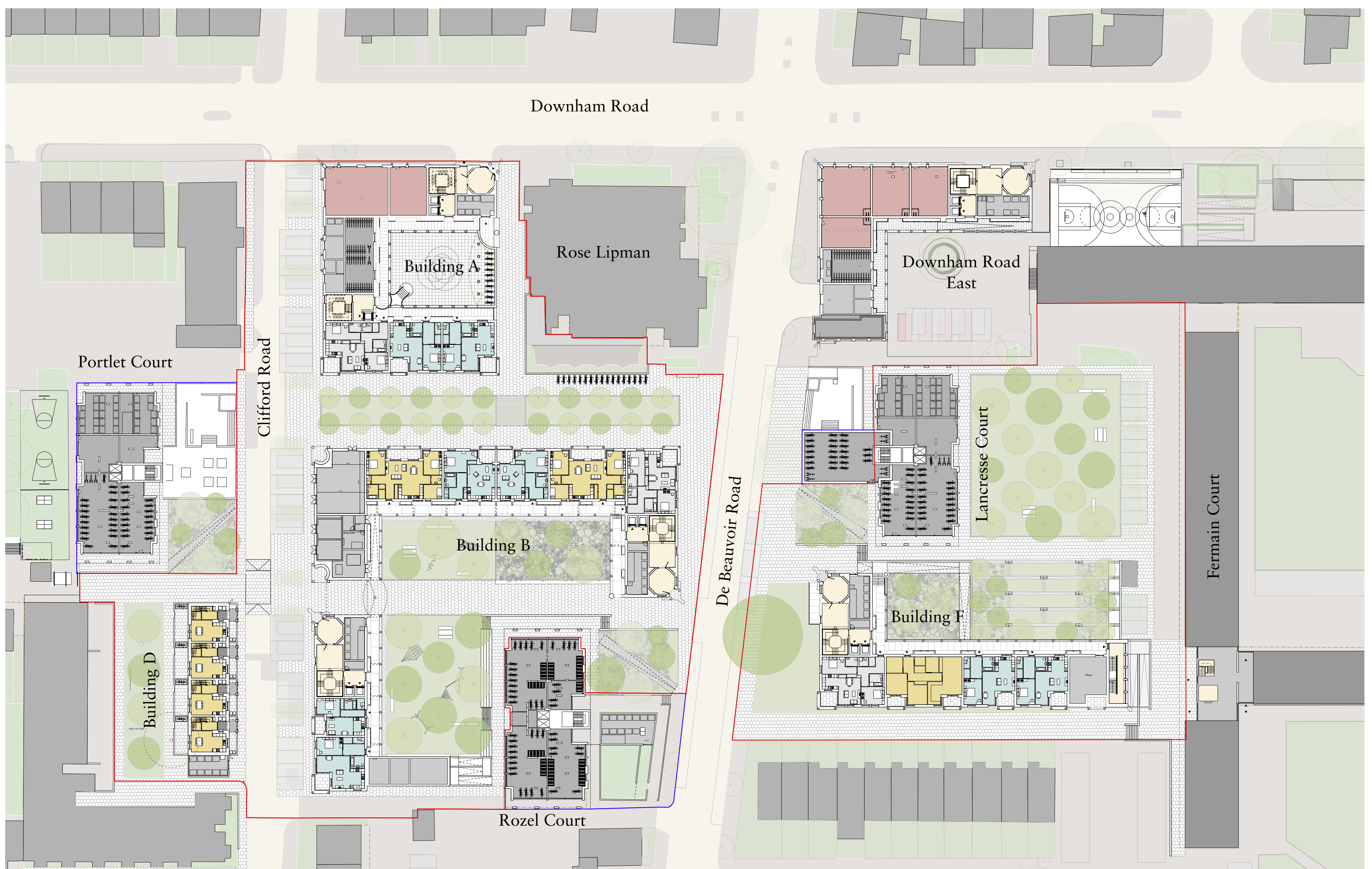
20. "The proposed site F height proximity to Rozel Court isn't good."
21. "Please take peregrines' nesting season into account when planning consultation. They nest on Rozel Court along Balmes Road."



## Please see our specific response to the previous consultation

### How We've Responded - (Please cross reference the numbers with board 5)

- Publicly accessible landscapes incorporate play for all ages and have also been designed to significantly increase greenery across the estate. (Urban Greening factor +0.4)"
- Lighting design will be carefully considered to promote safety in public spaces whilst minimising light pollution
- The proposed development provides new improved public amenity for all residents of the estate to enjoy
- No new building exceeds Ground +5 storeys in height
- The project avoids the demolition of existing residential homes, which are part of an ongoing programme of refurbishment, (with the exception of the flats above the parade of Shops on Downham Road) by building only on disused parking garages, ancillary maintenance sites and other vacant plots in the estate.
- Wherever possible bin stores have been incorporated within proposed buildings - the design team is also exploring the possibility of locating some additional bin stores within the base of Portelet and Lanresse Courts - with the aim of removing unsightly bin stores from the public realm.
- The impact of the new scheme on existing utilities has been assessed by the design team and will be upgraded accordingly.
- The design of the buildings and landscape has been developed to provide clear way finding across the estate.
- Where areas of landscape are sunken the aim is to maximise visibility so these spaces feel safe and usable.
- Public bins will be incorporated within the landscape design.
- The programme for Rose Lipman is a separate ongoing project. Our scheme maximises the opportunity for Rose Lipman activity (in particular

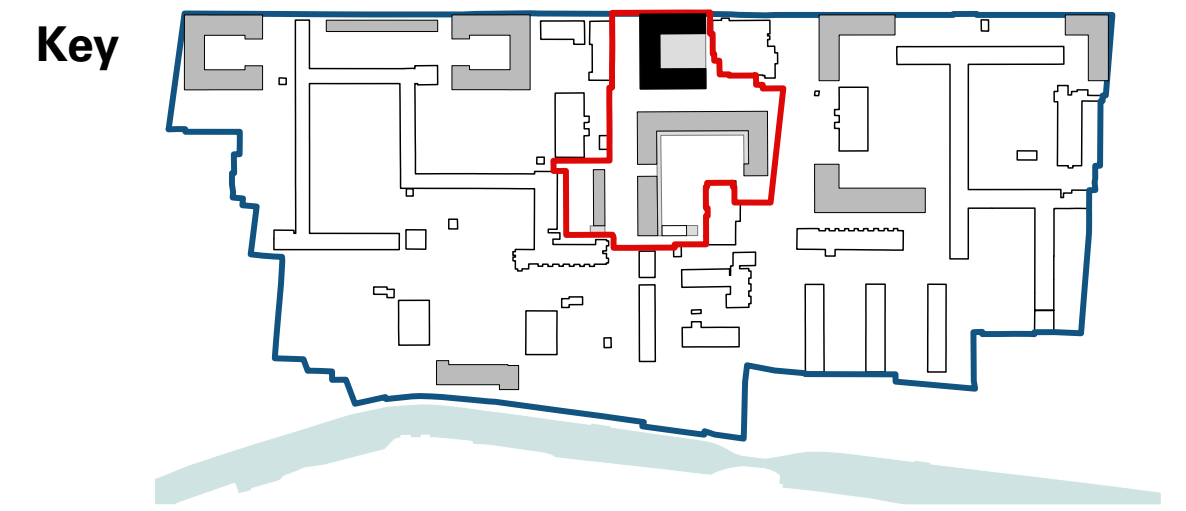


the crèche) and other events to spill onto and engage with its new landscape to the south.

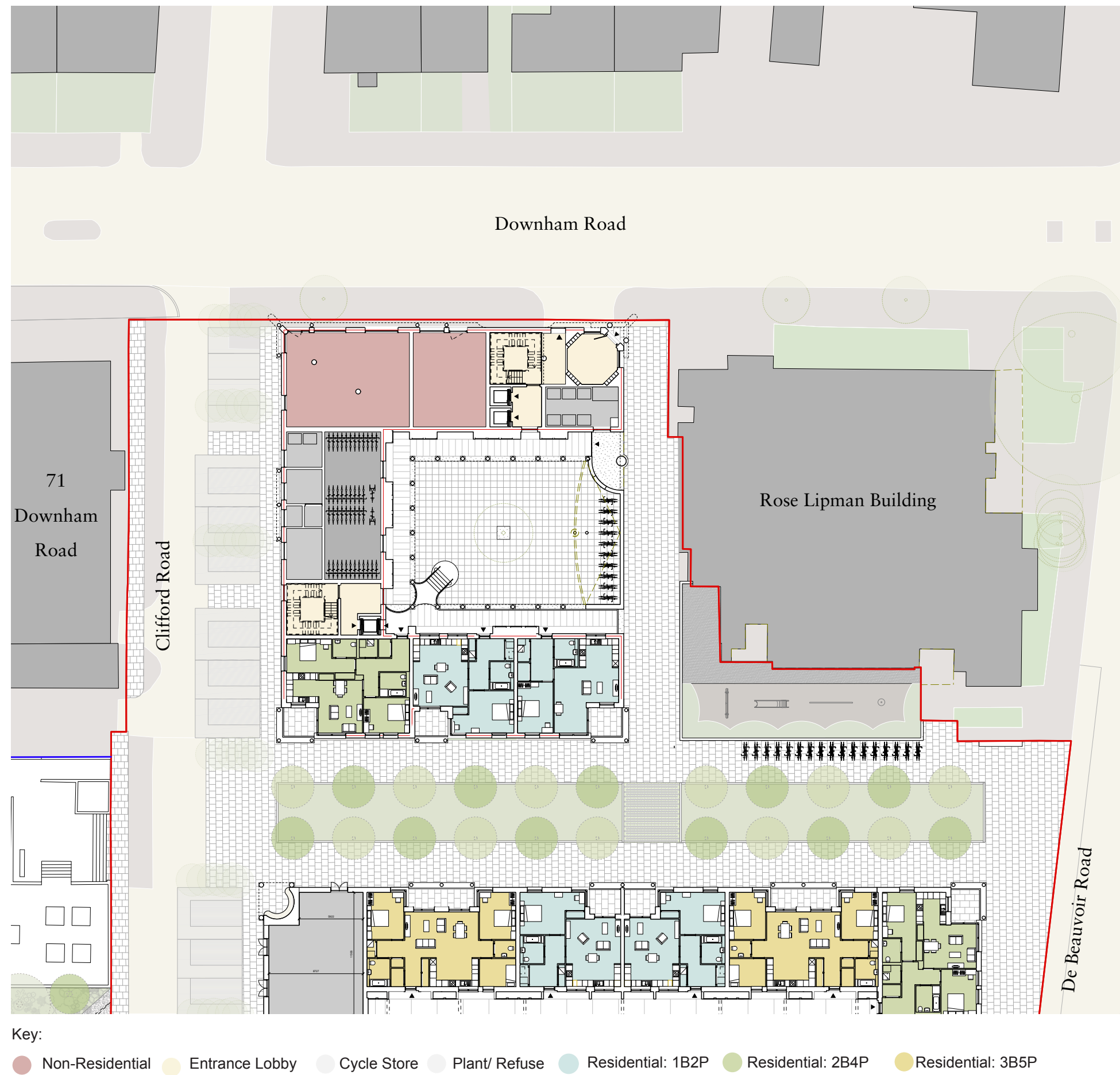
- Care has been taken to maintain and improve the pedestrian route between Rozel Court and Balmes Road along the south of Block B.
- The yellow panelling found on existing buildings has been referenced throughout the new scheme in a number of facade elements - eg. balustrading to maintain continuity with the existing buildings.
- The design proposes to animate and reactivate the bases of Rozel, Lanresse and Portelet courts by locating cycle storage in these areas - subject to condition surveys.
- The proposal is to maintain the existing cherry tree at the back of Block D and incorporate a new child playspace between Benyon Court and the new block - Mature trees are being maintained wherever possible.
- The public space between A and B has been designed to encourage activity along its length whilst maintaining privacy to its new ground floor resident.
- All buildings are six stories throughout, apart from two three storey terrace buildings and a four storey step to Block D.
- The pavement in front of 24-35 De Beauvoir Road (south of Block F) will be maintained as existing
- We recognise that Balmes Road is an important route for residents to the shops - the new building South of Balmes road will promote activity and passive surveillance to improve this area. Lighting design for safety will be addressed accordingly.
- "The massing of Building F has been carefully considered to reduce the impact on the adjacent terrace houses to the south and Lanresse court to the north - the blocks impact on daylight and sunlight will be rigorously tested prior to planning.
- Peregrine Falcons nesting - we have noted this concern and will refer to our ecologist for strategic advice on this matter.



# 7 Phase 2 - Building A



## Ground 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 and is marked with a characterful gable that brings a new animated identity to the three new courtyard buildings along Downham Road.

## Block A Model



Model view showing animated balcony corners and new entrance lobby below with active workspace on Downham Rd (rhs) and a characterful entrance gable (lhs).

## Typical Floor



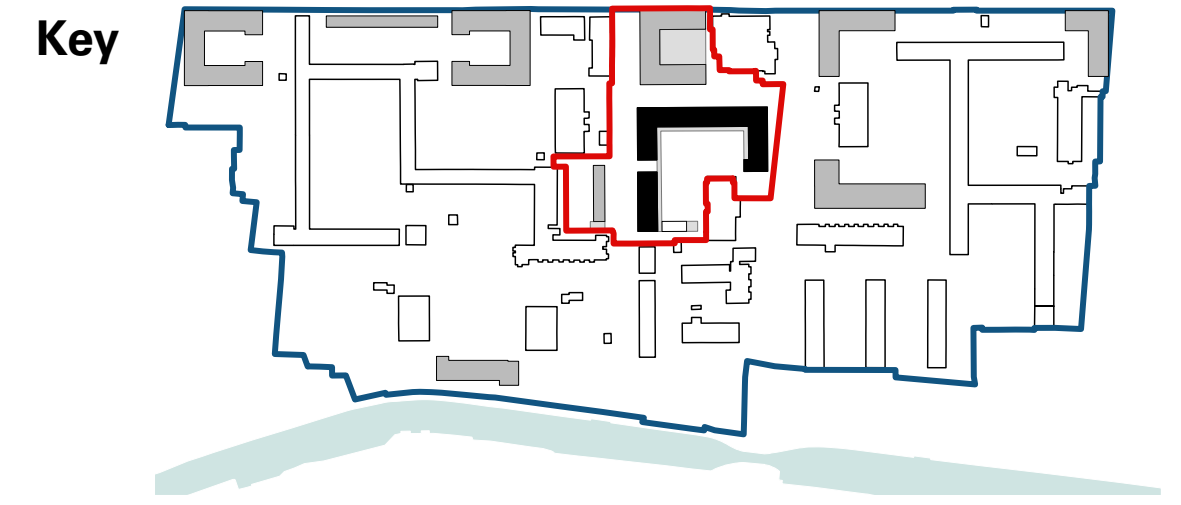
4. All flats are 'dual aspect' outward facing onto external public spaces to encourage passive surveillance whilst also benefitting from the shelter of the courtyard. This promotes good day lighting, natural ventilation and cooling in summer.
5. Deck access galleries promote neighbourliness between residents.
6. All ground floor flats are raised above street level to promote activity, improve outlook whilst maintaining privacy and security.

## View Between Buildings A & B

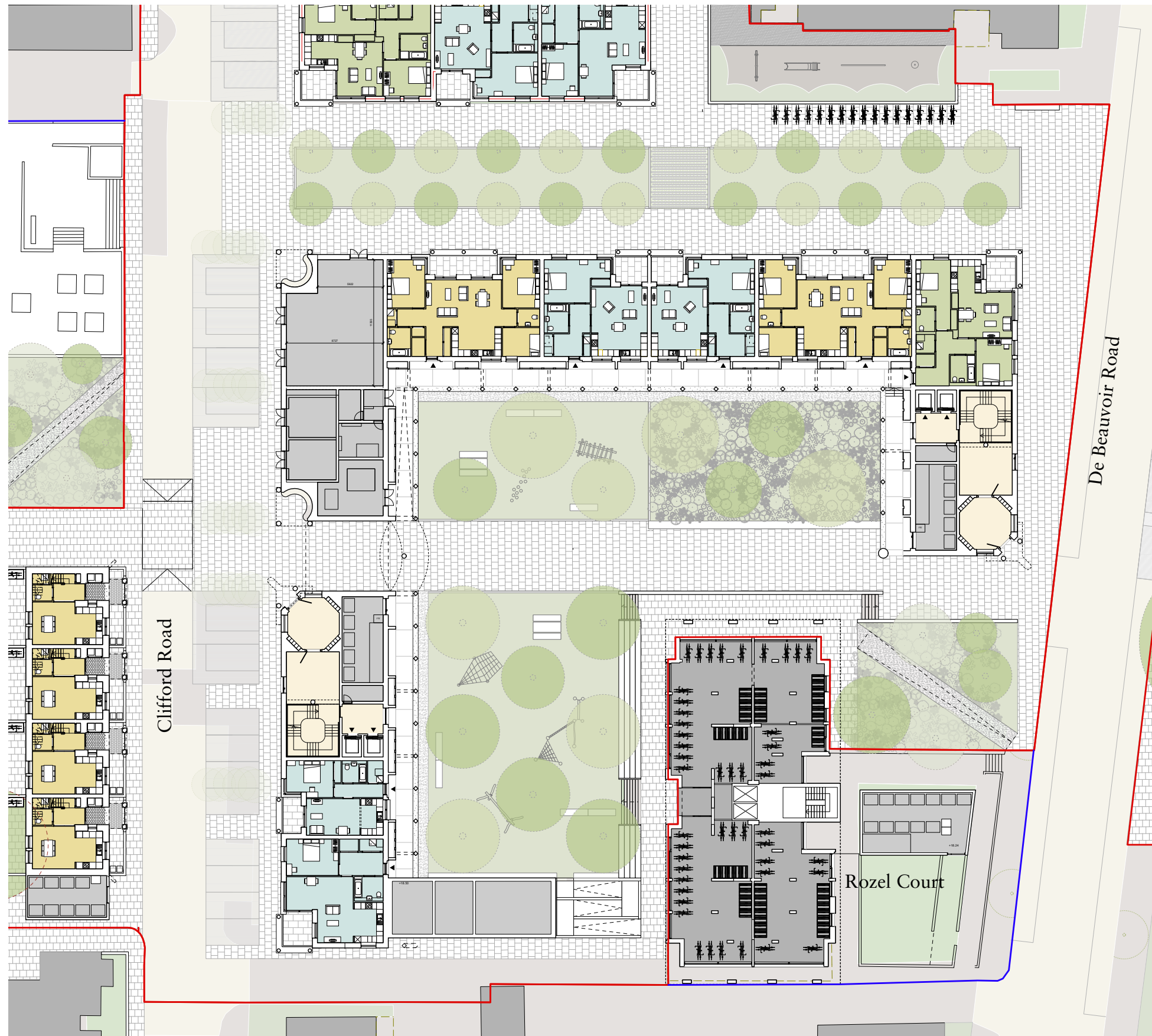


The public space between Blocks A and B is designed to promote activity at the centre of the space whilst offering privacy to residents who are raised above street level.





Ground Floor



Key:  
 ● 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



The entrance way to Block B viewed from De Beauvoir Road



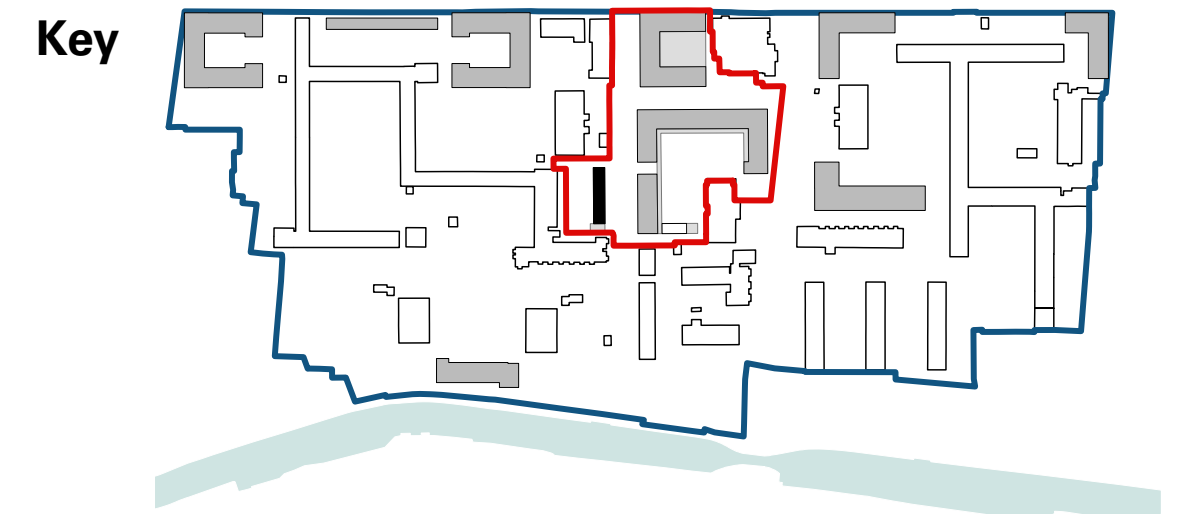
The western entrance to Block B from Clifford Road - the 'bridge,' balconies and entrances bring character and help with way finding



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

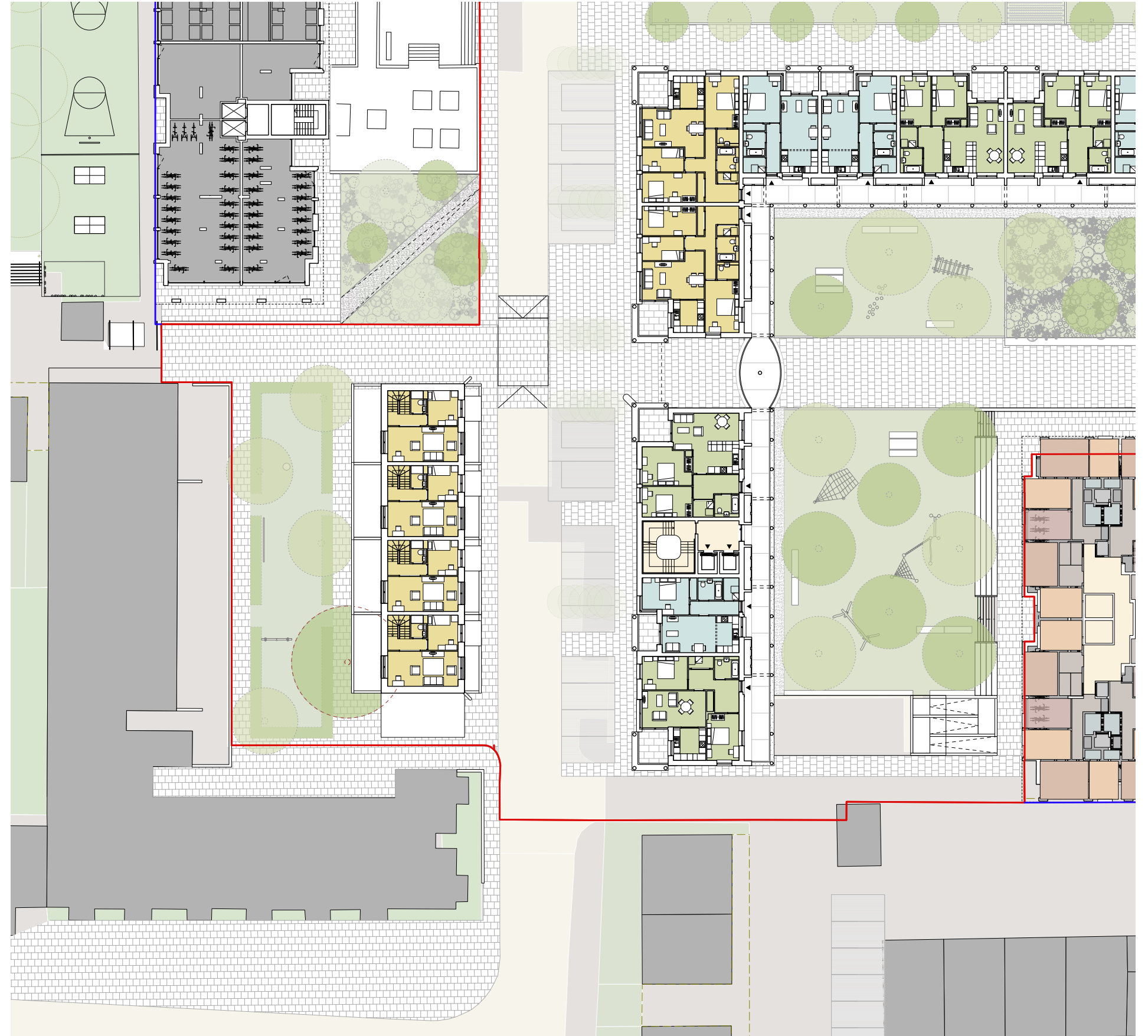
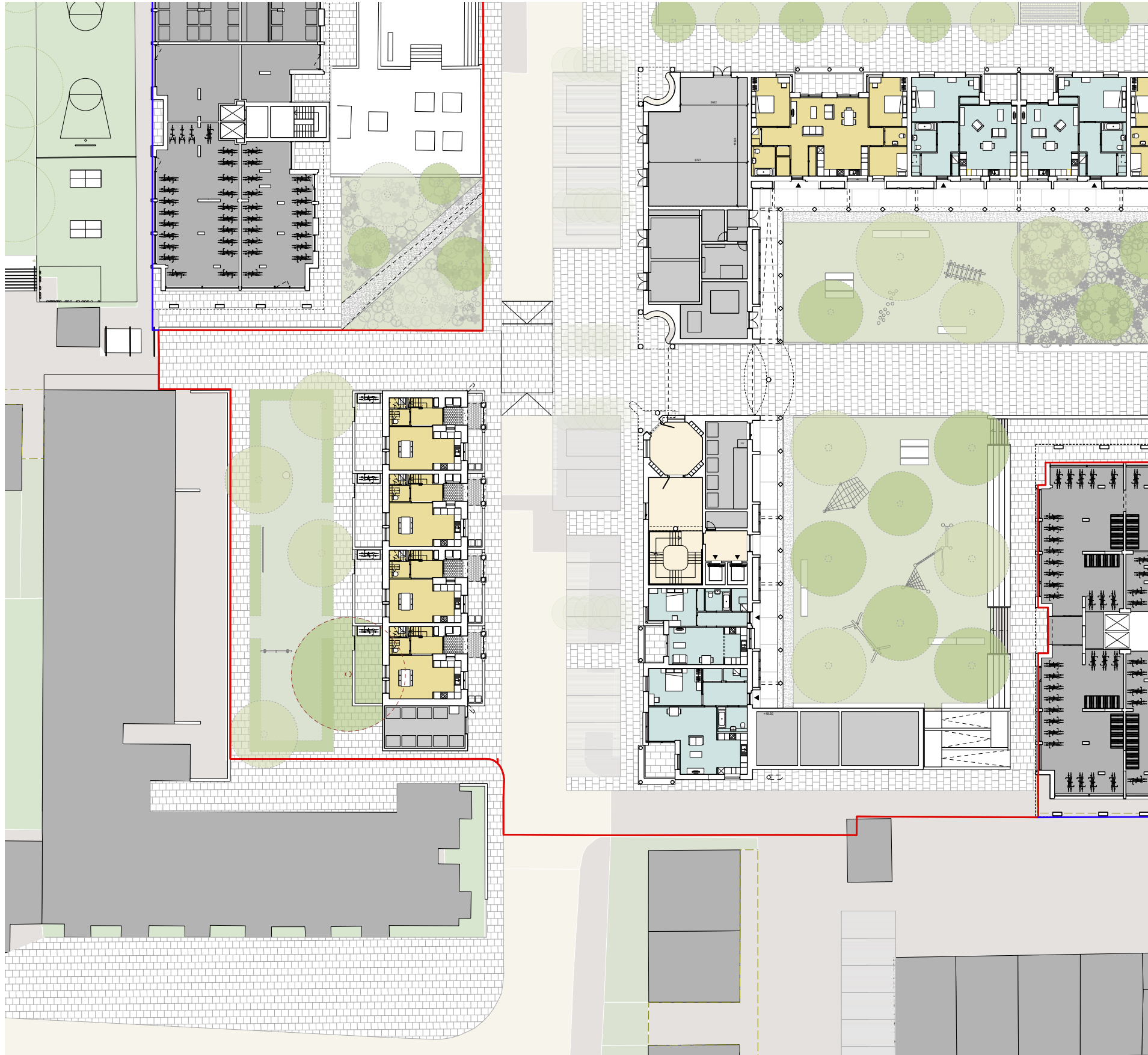
Key:  
 ● Non-Residential ● Entrance Lobby ● Cycle Store ● Plant/ Refuse ● Residential: 1B2P ● Residential: 2B4P ● Residential: 3B5P





Ground Floor

Typical Floor



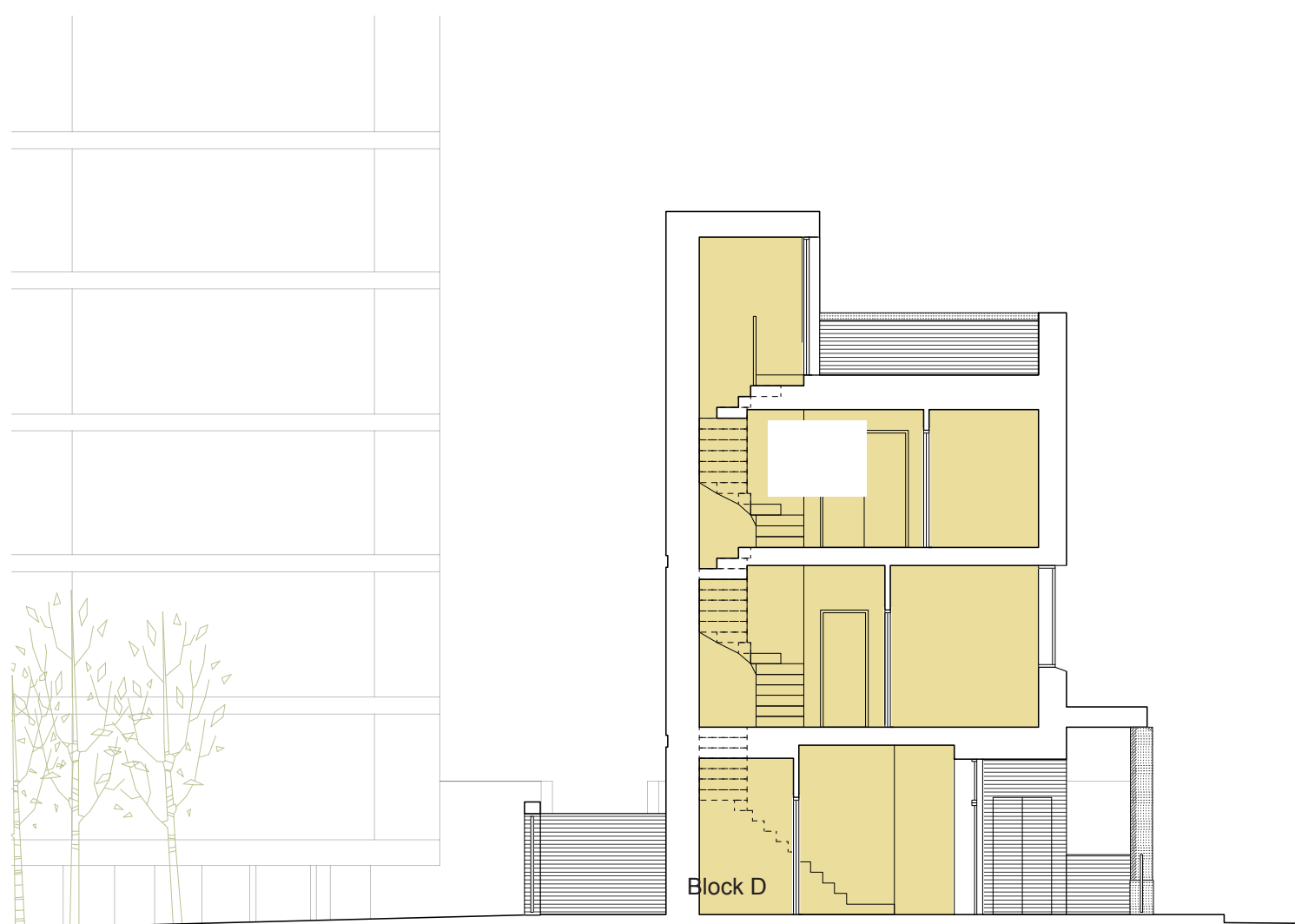
Key: Non-Residential Entrance Lobby Cycle Store Plant/ Refuse Residential: 1B2P Residential: 2B4P Residential: 3B5P

1. Building D is a row of three storey terrace townhouses between Benyon Court and Block B
2. The buildings are intimate in scale and frame a new public space in front of Benyon Court (currently a car park).
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.
6. The proposal is to maintain the attractive cherry tree currently in the Benyon court car park - this tree will significantly contribute to the character of the new play space behind Block

Street Elevation

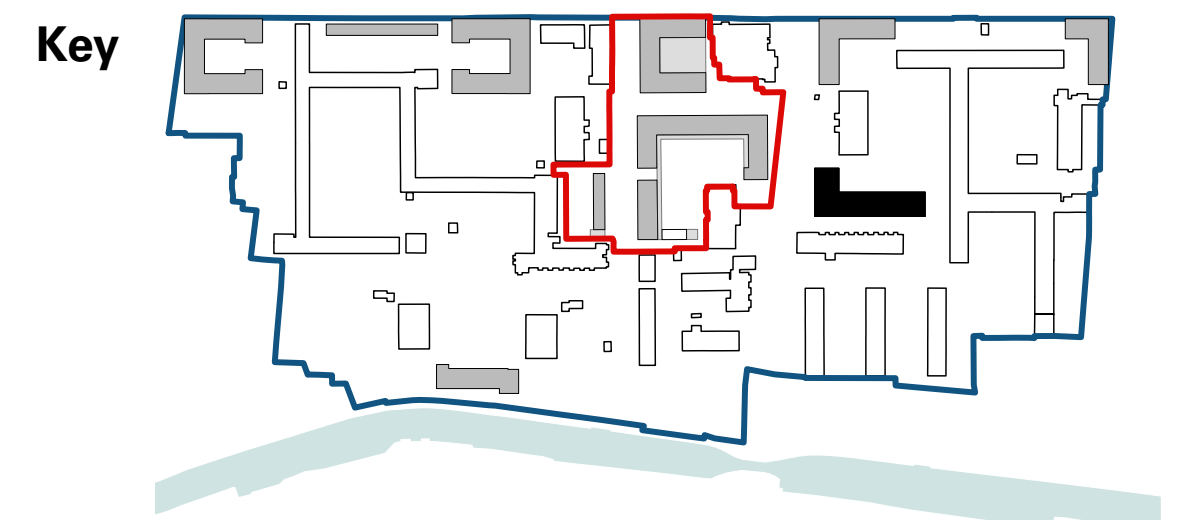
Rear Elevation



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



# 10 Building F



## Section through De Beauvoir Road



## Elevation facing De Beauvoir Road



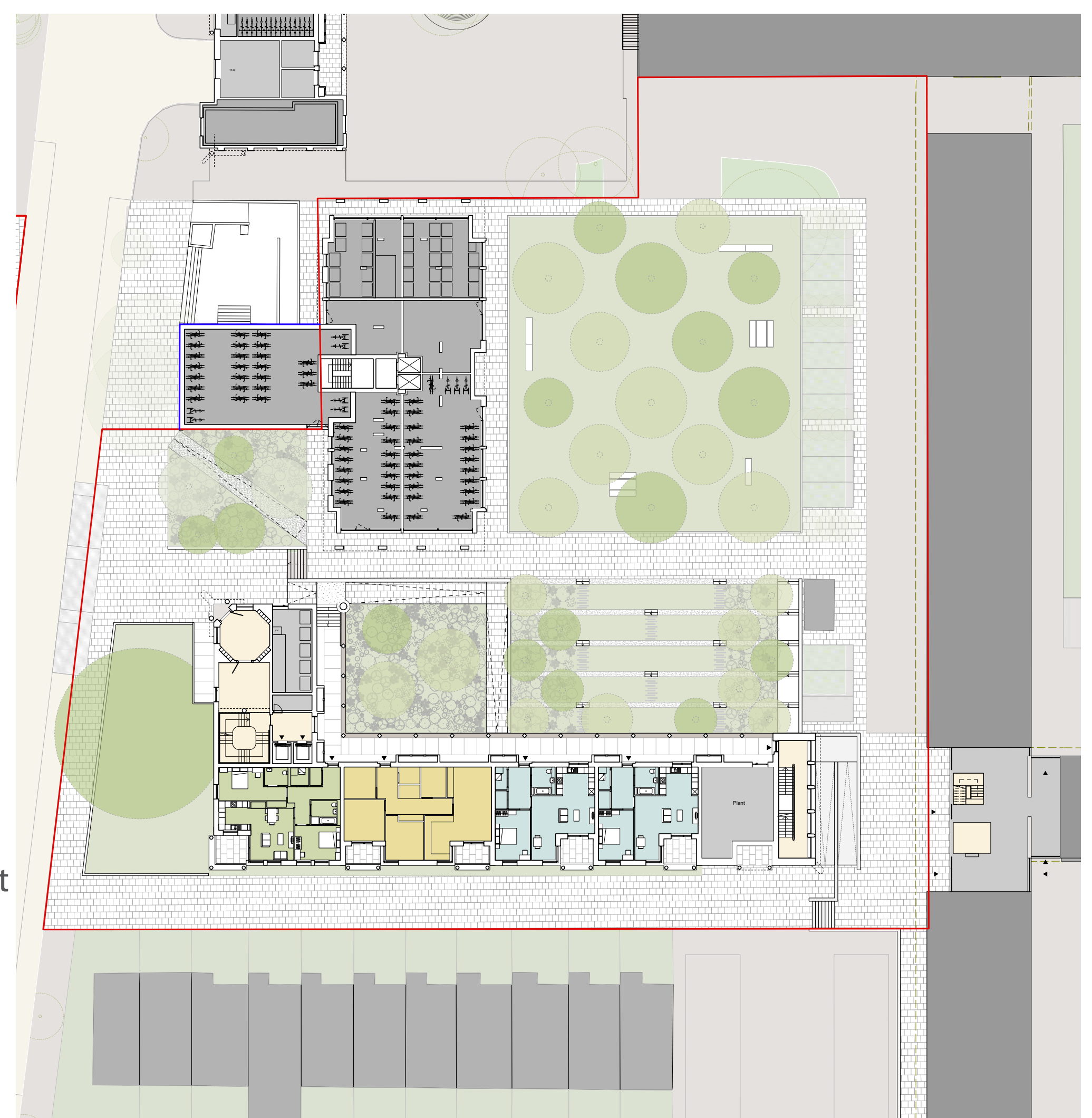
1. Building F is a part 6 storey, part 4 storey building sited on the disused car park to the South of Lanresse court.
2. The massing relates to the other new buildings in the estate but steps down to 4 storeys to minimise impact on the adjacent terraces on 24-35 Downham Road.

## North Elevation



3. The 'popup' element of the building has been positioned to minimise daylight impact to Lanresse court to the North - the overall impact of the building will be assessed by daylight and sunlight consultants prior to planning.
4. As part of the works to site F additional improvements to the courtyard space between Lanresse and Fermain Courts and a potential new access to the Fermain Block is being considered (see board 10).
5. The mature tree on De Beauvoir rd will be retained.

## Ground Floor



## First Floor

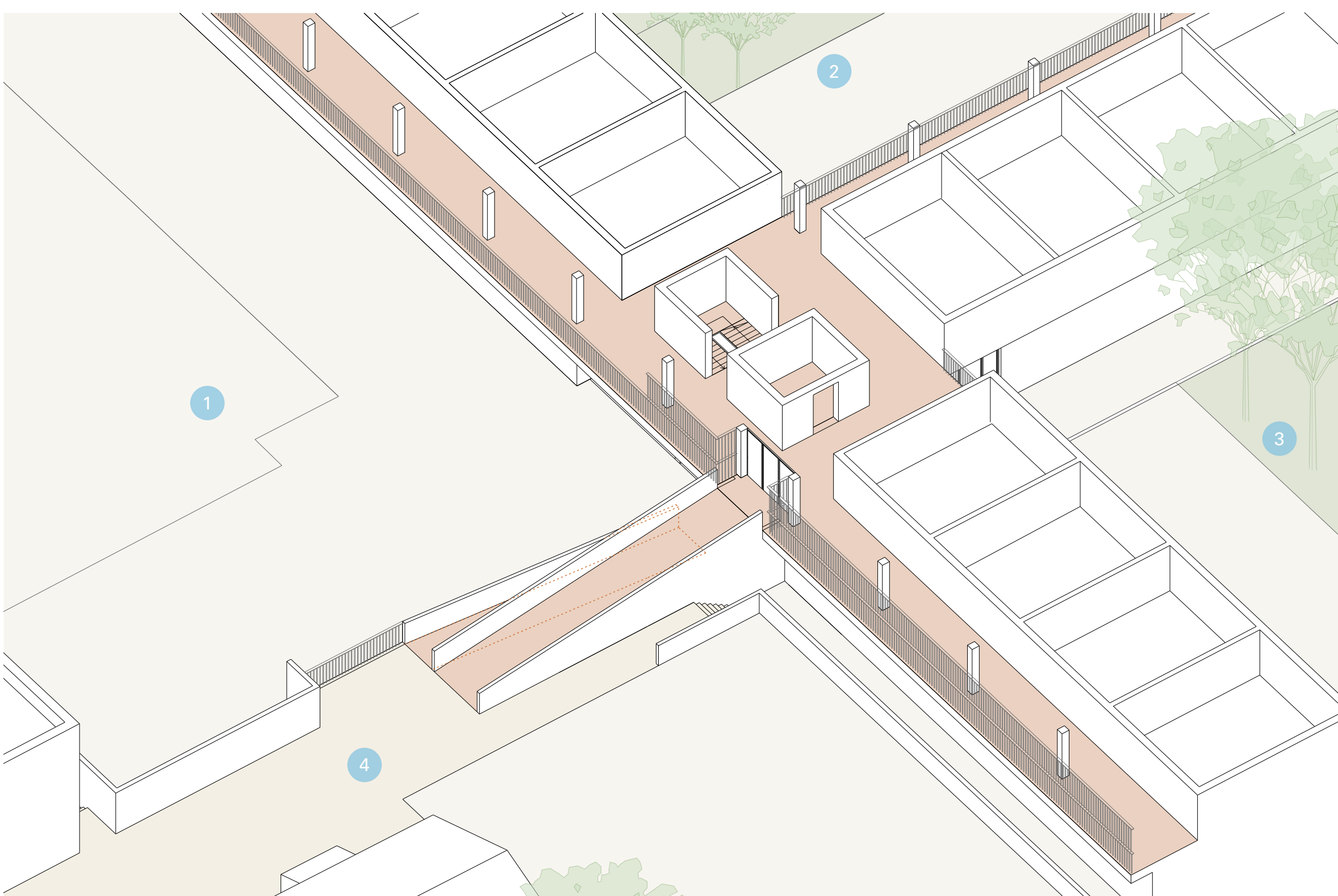




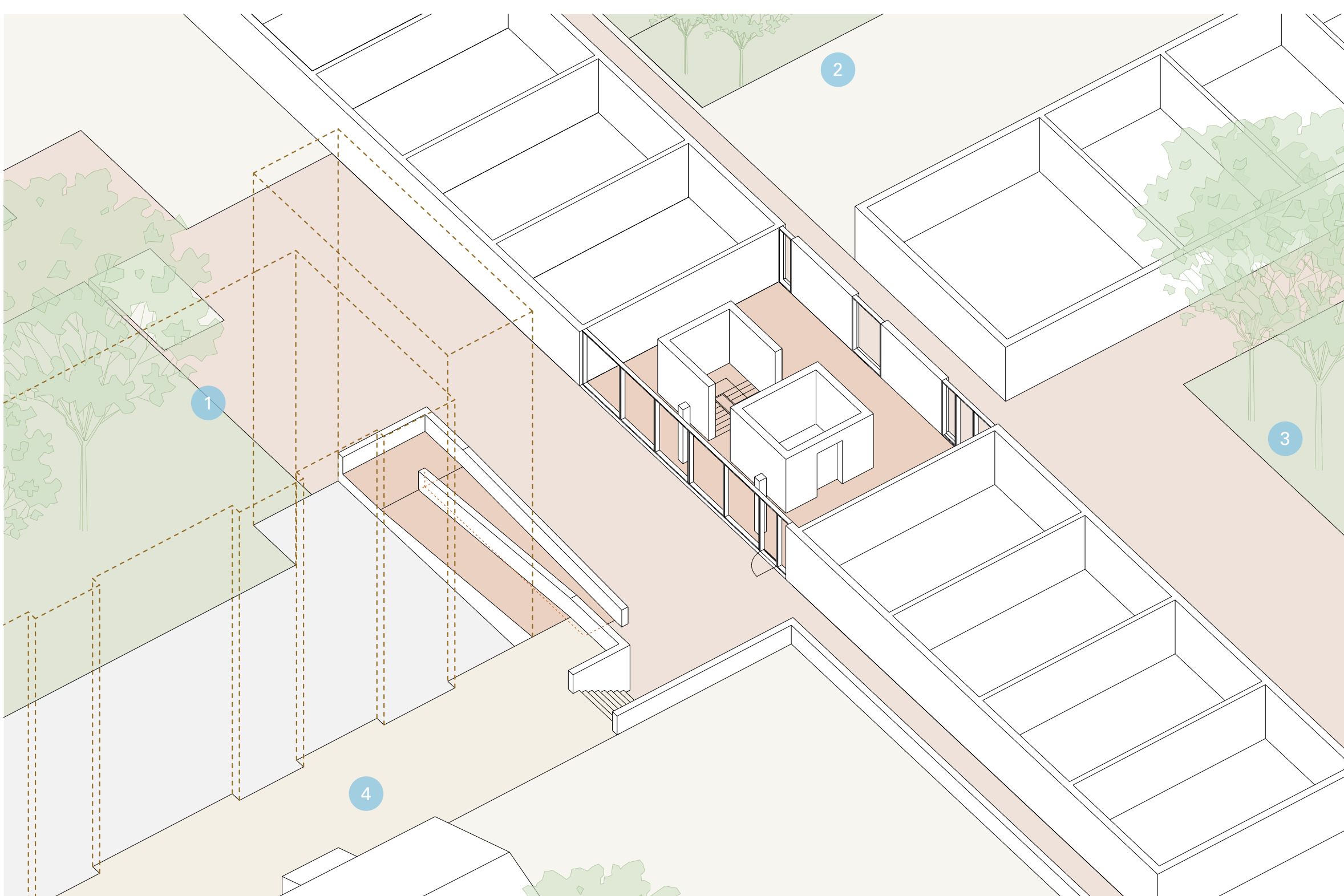
# 11 Fermain Court Entrance



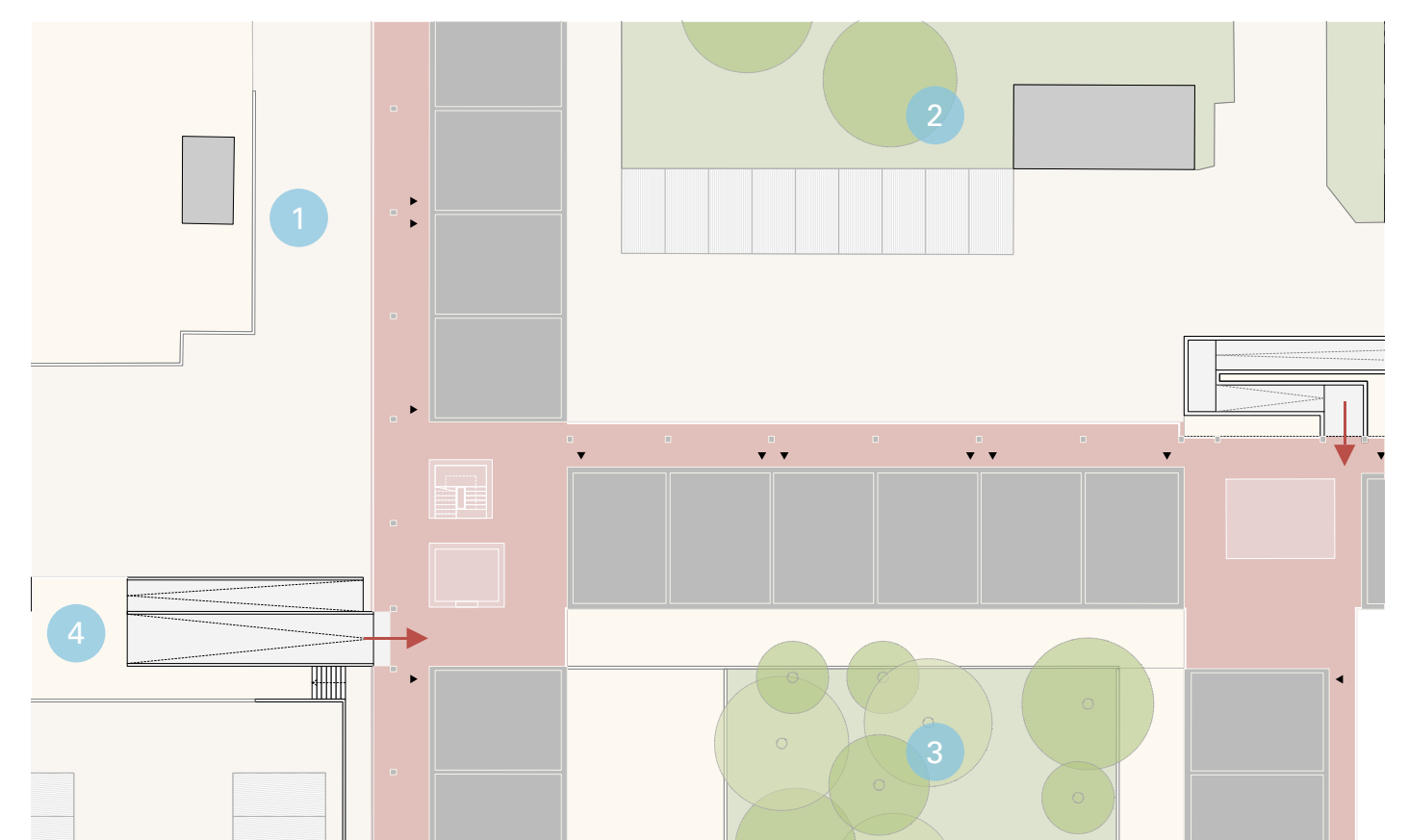
Existing Fermain Court Western Entrance



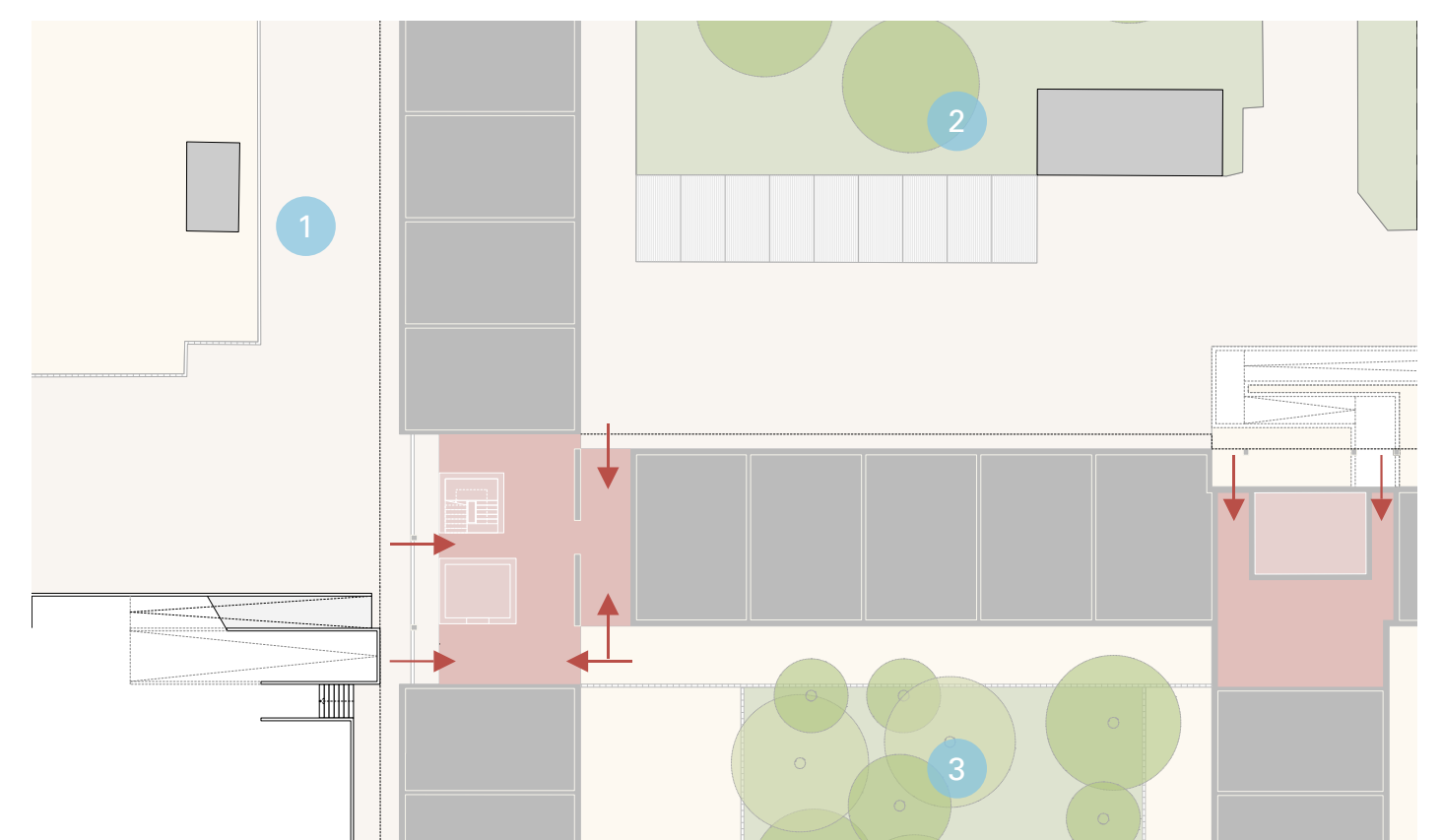
Proposed Fermain Court Western Entrance



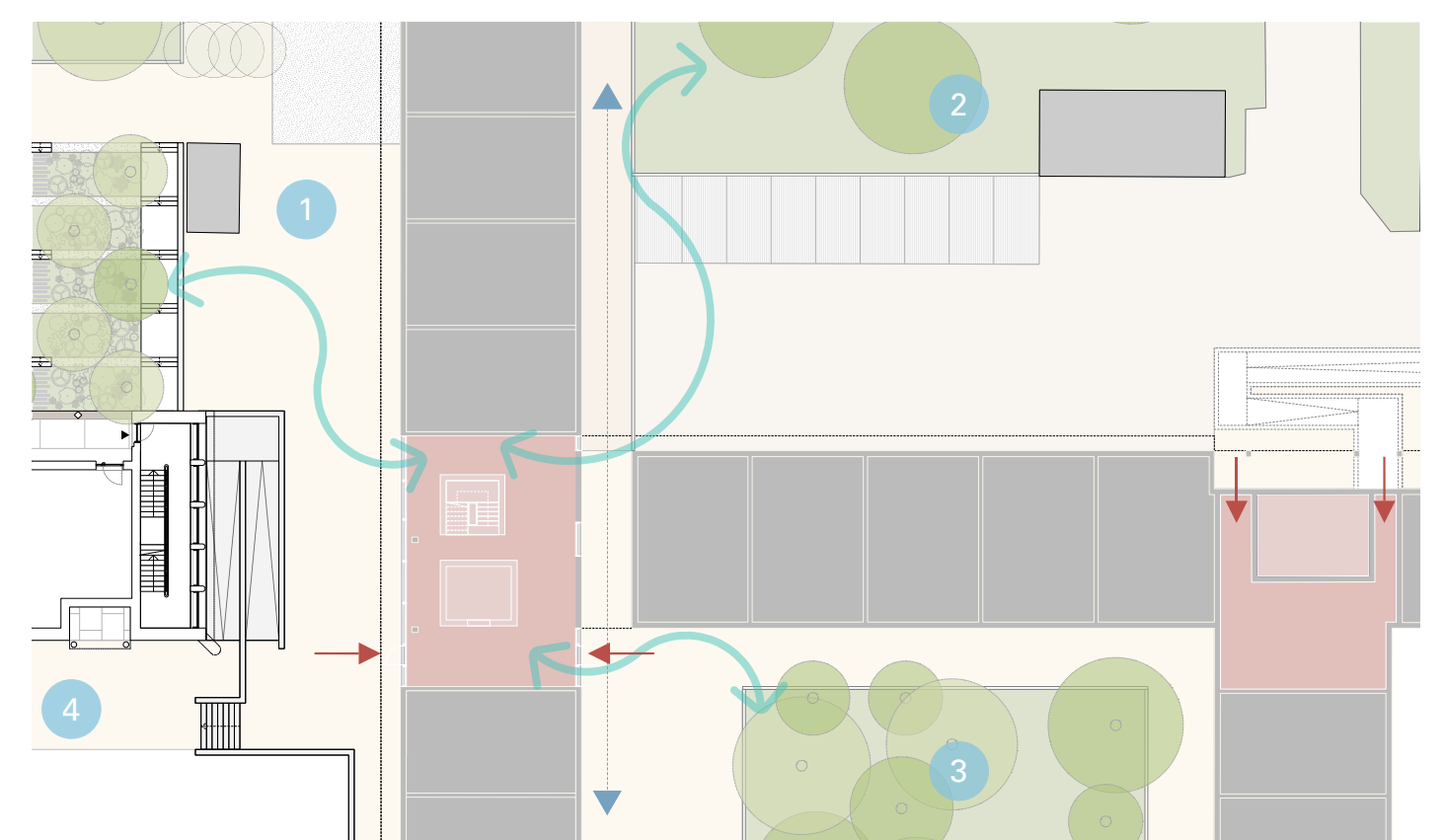
1. Alongside the work proposed for Site F the design team has explored the potential modification of the western entrance to Fermain Court.
2. Proposals seeks to remove the access ramp up to first floor and provide a new welcoming entrance at ground level. This would be accessed by a new ramp and staircase.
3. This work would form part of wider improvements to the adjoining landscape between Fermain Court and Lanresse Court. In locating the primary western entrance to Fermain Court at ground level it will activate the three gardens it sits between.
4. Please let us know your thoughts and feedback about this proposal



Existing First Floor



Existing Ground Floor



Proposed Ground Floor

- 1 Lanresse Court North
- 2 Fermain Court North
- 3 Secret Garden
- 4 De Beauvoir Road Terrace



12 Look Ahead - Expected Milestones

