

WELCOME

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East architects are working with Hackney Council and Kind to design much needed new homes on the Frampton Park estate, including many for social rent. We are now starting work to build the next phase of 54 new homes, in the Atrium Building, replacing Frampton Park Community Hall. The 18 homes proposed in the Bookend Building and Tradescant House will be considered further as a later phase.

This exhibition explains the design development since the last consultation event. It focuses on design updates to the Atrium Building. We have had to update the design to ensure it meets the latest regulatory requirements, which will require a new planning application in December 2025. We want to provide an opportunity for you to ask any questions or give further feedback before we resubmit the planning application. We also want to show you the work we have done so far on the Elsdale Hall improvements and provide an opportunity for you to feedback.

You can:

- View all this information and submit your feedback on our website: bit.ly/framptonparkplans

If you or anyone you know needs help accessing this information, or requires translation, please do get in touch with James Mollosos the Development Manager for assistance at james.mollosos@hackney.gov.uk or 07483909146, or Harrison Brewer, the Development Officer at harrison.brewer@hackney.gov.uk on 07855 090 853.



PROJECT BRIEF

We are proposing to build 54 homes on the site of the current Frampton Park Community Hall and the adjacent depot, as well as 18 homes to replace the garages in front of Tradescant House, and in the undercroft of Tradescant House.

- KEY
- 1 Tradescant House garages site
 - 2 Frampton Park Community Hall site

PROJECT TIMELINE

MARCH 2021	OCTOBER 2021	SPRING 2025	NOV 2025	DEC 2025	SPRING 2026	AUTUMN 2026
Planning Application Submitted	Planning Application Approved	Kind and East Appointed	Public exhibition of updated design before a new planning submission	Submission of a S73 Planning Application	Consultation Event for Elsdale Community Hall	Phase 1 Atrium Building estimated construction start date (subject to planning approval)

ATRIUM BUILDING CONSENTED SCHEME



Consented scheme looking North from Petiver Close

PROPOSED SCHEME



Proposed scheme looking North from Petiver Close



Consented scheme looking West from Well Street

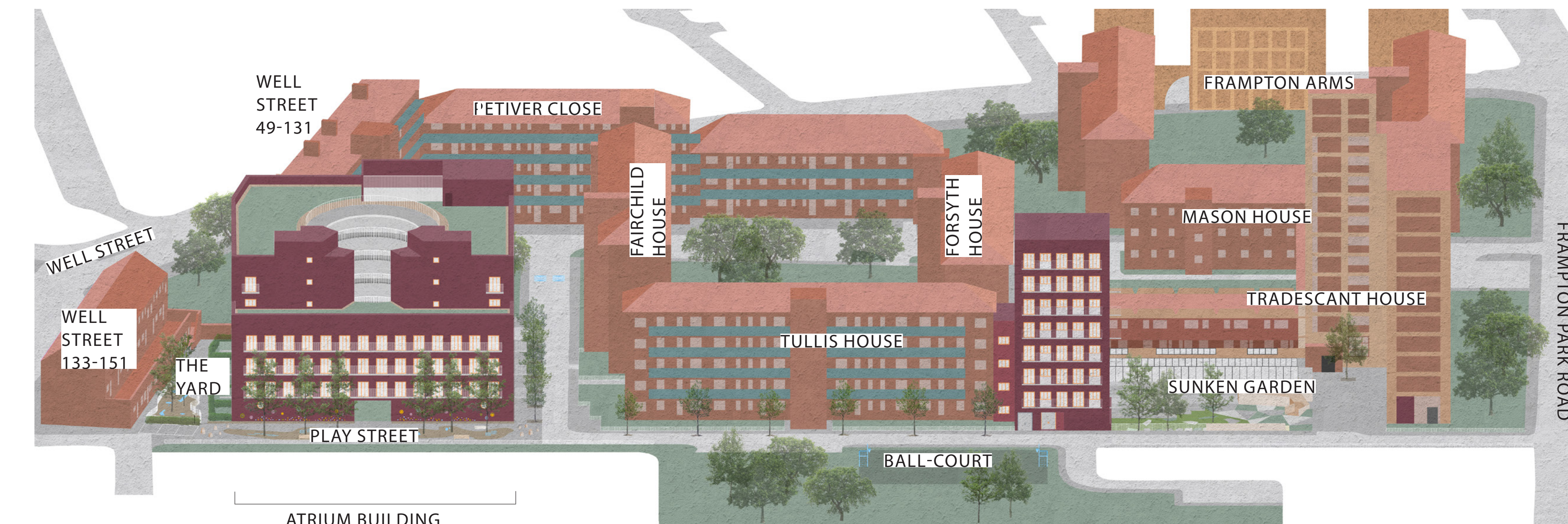


Proposed scheme looking West from Well Street

KEY DESIGN CHANGES

- We have reduced the overall height of the building from 7 storeys to 6 storeys.
- The atrium is now 100% social rent and shared ownership homes.
- We have added 3 new additional homes into the building, increasing the height of the eastern side of the building.
- The scheme has been redesigned to meet the latest fire regulations
- Window design updated to latest overheating regulations, providing more comfortable temperatures all year round.

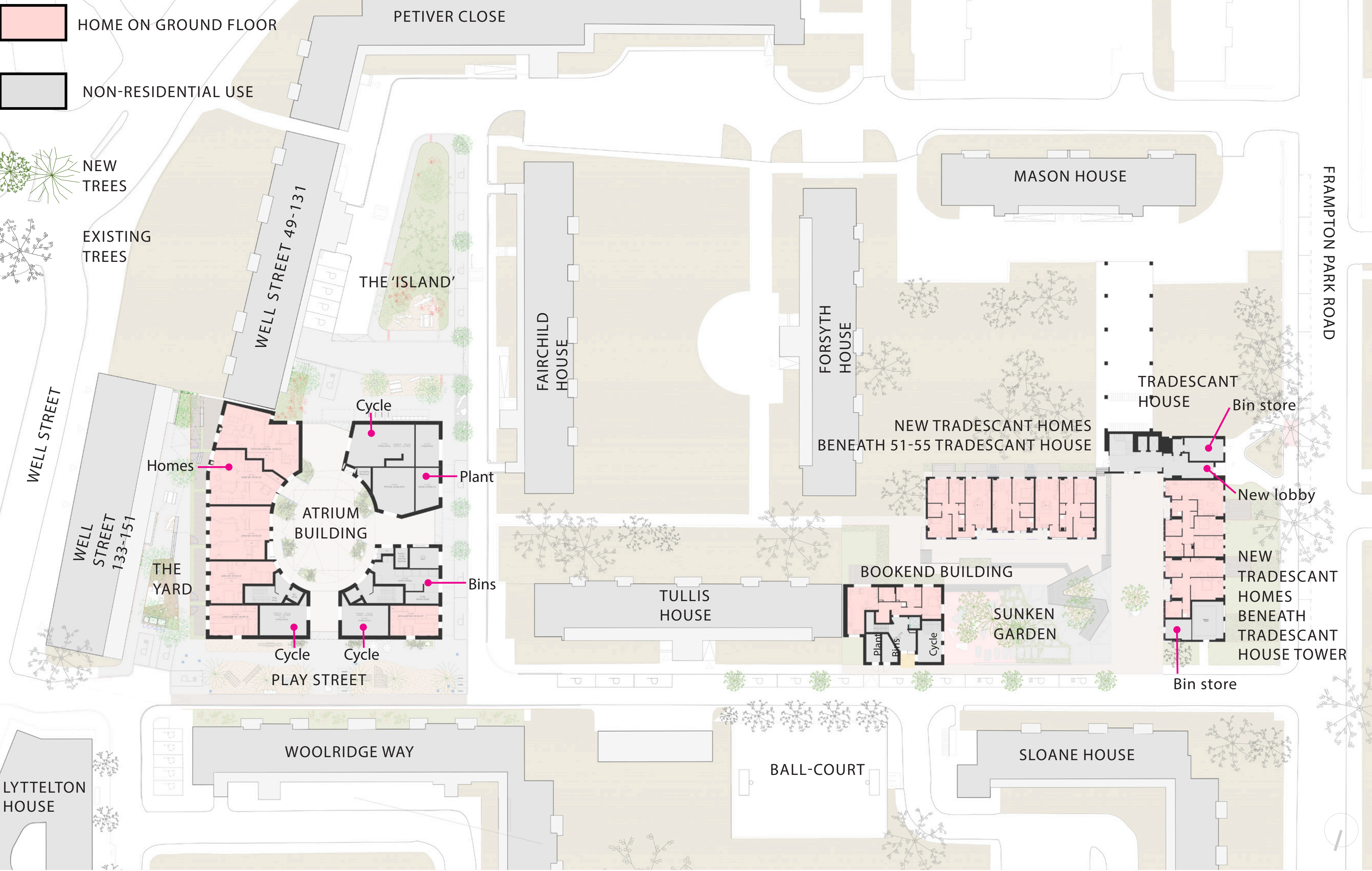
This board presents an overview of the scheme. The Atrium building, a new play street, and other improvements to the landscape are proposed for the Frampton Park Community Hall site. At the Tradescant House garages site, a Bookend building (Arber House) adjacent to Tullis house and a new Sunken Garden are proposed. New homes are also proposed in the undercroft of Tradescant house (New Tradescant Homes), and improvements to the ground floor of Tradescant House itself.



PROPOSED NORTH ELEVATIONS

BOOKEND BUILDING
NEW TRADESCANT HOMES BENEATH 51-55 TRADESCANT HOUSE
NEW TRADESCANT HOMES BENEATH TRADESCANT HOUSE TOWER

KEY



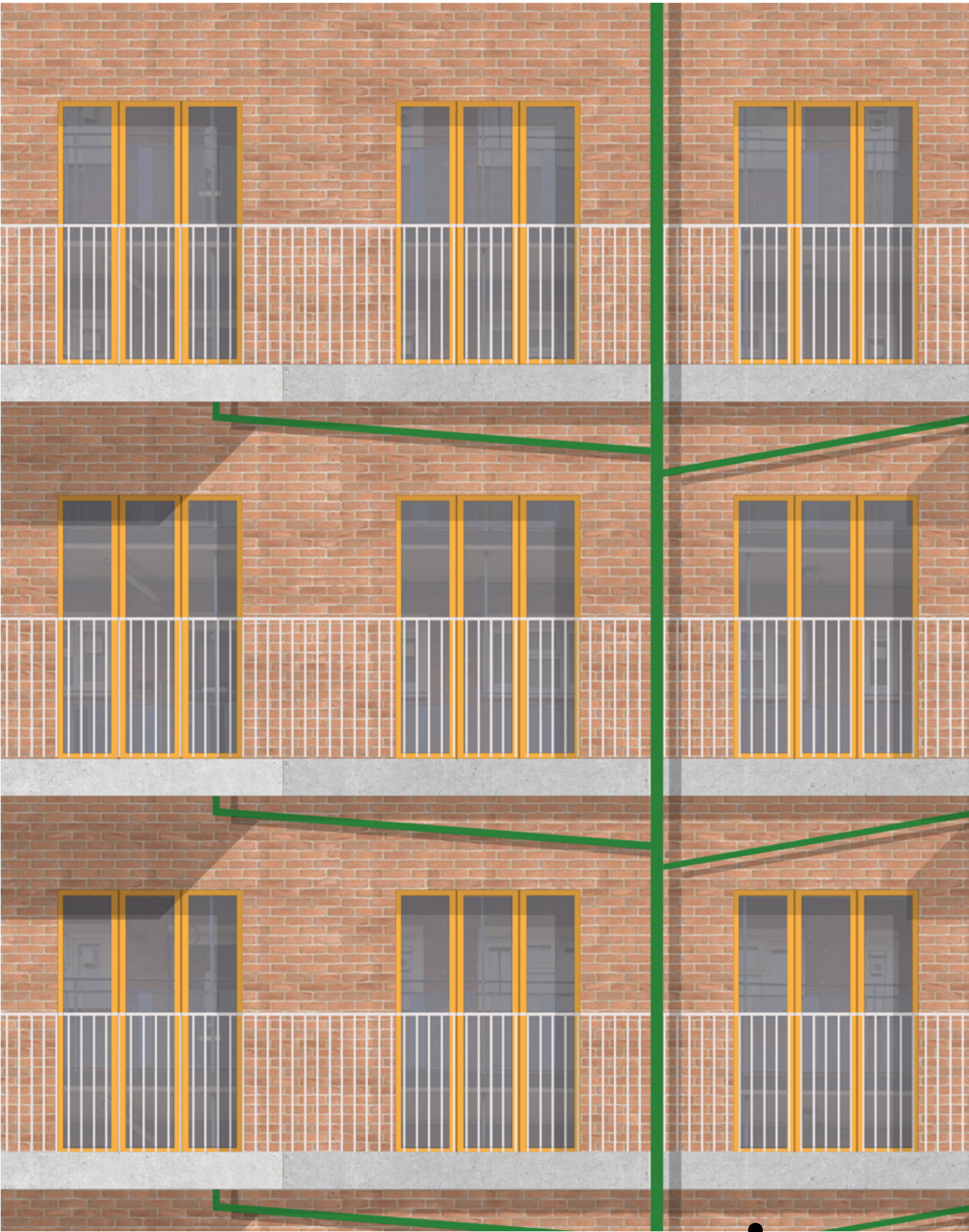
PROPOSED SITE PLAN

APPEARANCE AND MATERIALS –
DESIGN UPDATE

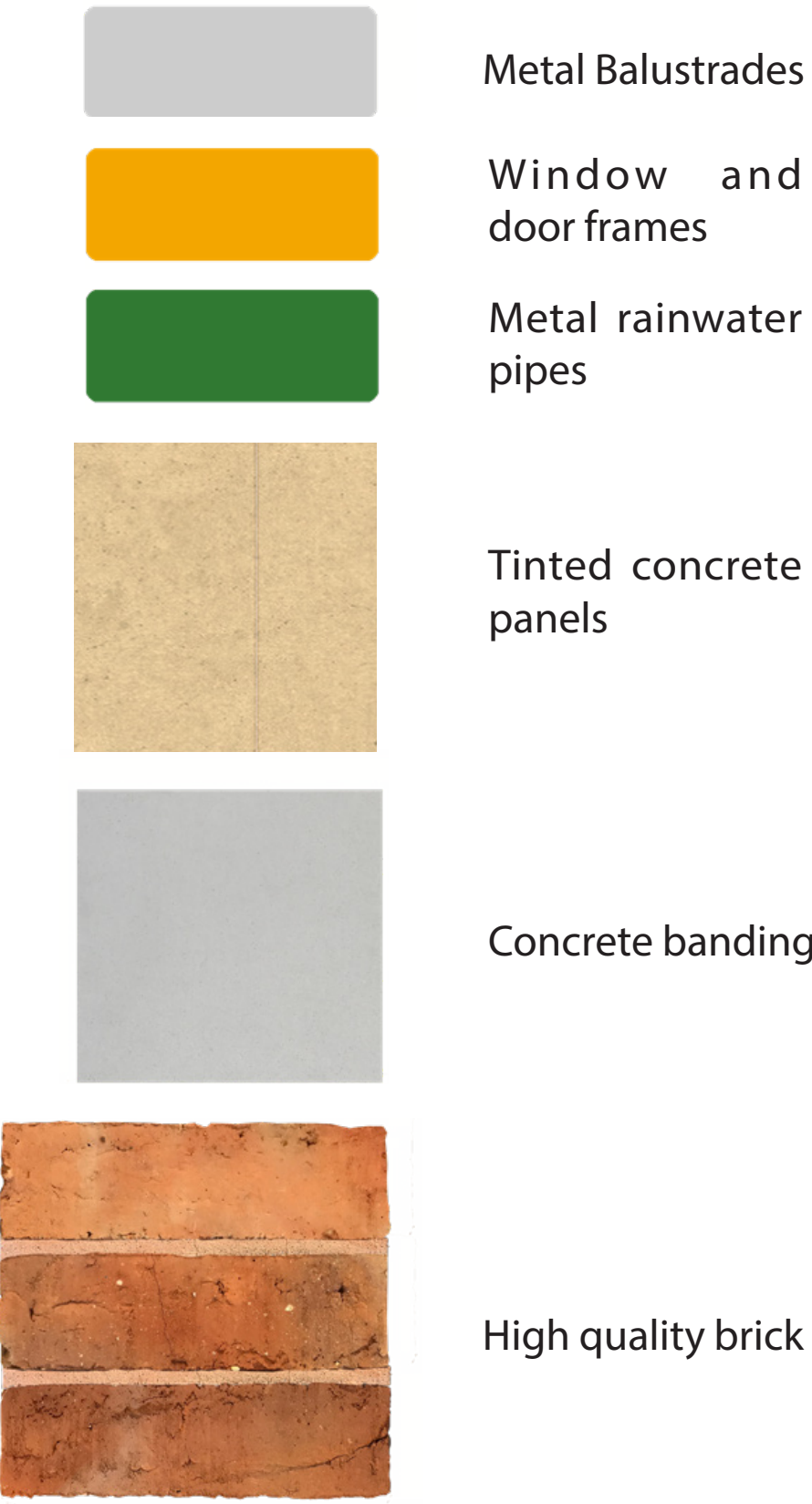
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The Atrium and Bookend buildings have been designed to fit in with the existing blocks and complement the existing architectural features in the estate. We are proposing high quality, durable and simple materials. The brick buildings will have large full height windows and balcony doors. There will be a horizontal band made of concrete that will support the balcony railings. Yellow window frames and green rain water pipes will add colour.

All elevations are unchanged apart from the West elevation. As the west facing apartments will enjoy the evening sun, we have introduced colourful solid panels to the window openings that reduce the amount of glazing to meet the latest regulatory requirements and ensure the rooms do not overheat to uncomfortable levels. Additionally, we have added additional solar shading onto their balconies.



ATRIUM BUILDING SOUTH ELEVATION DETAIL



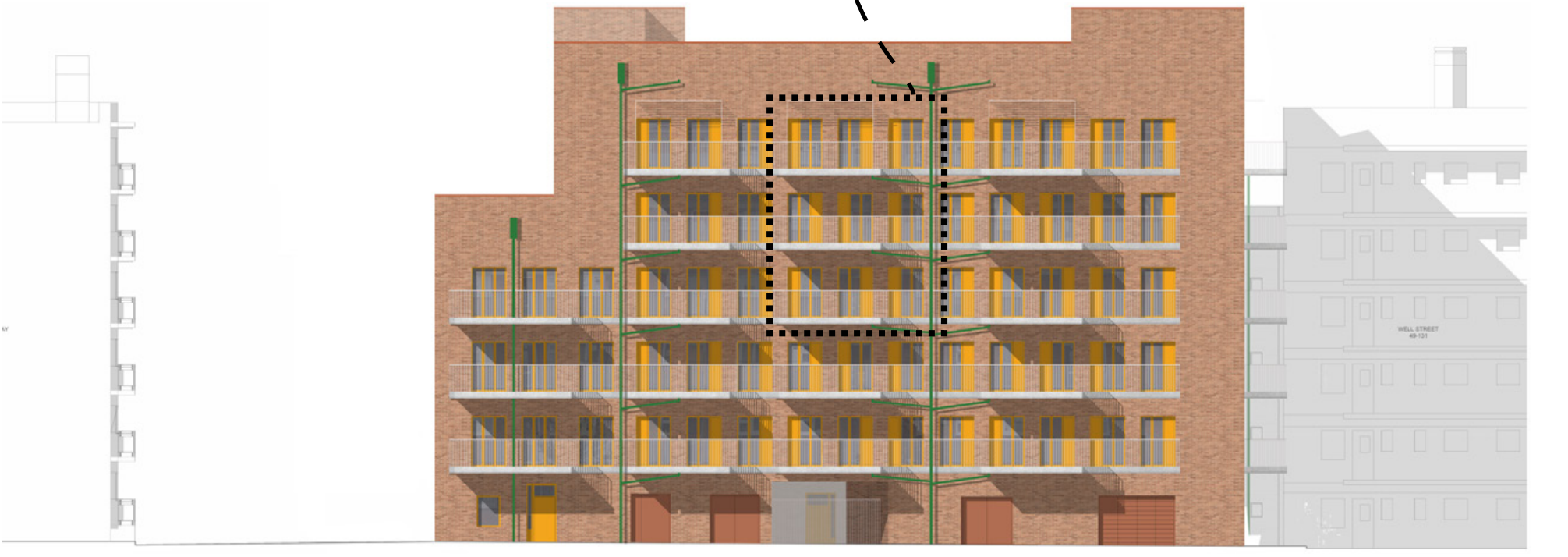
MATERIAL PALETTE



ATRIUM BUILDING WEST ELEVATION DETAIL



ATRIUM BUILDING SOUTH ELEVATION



ATRIUM BUILDING WEST ELEVATION

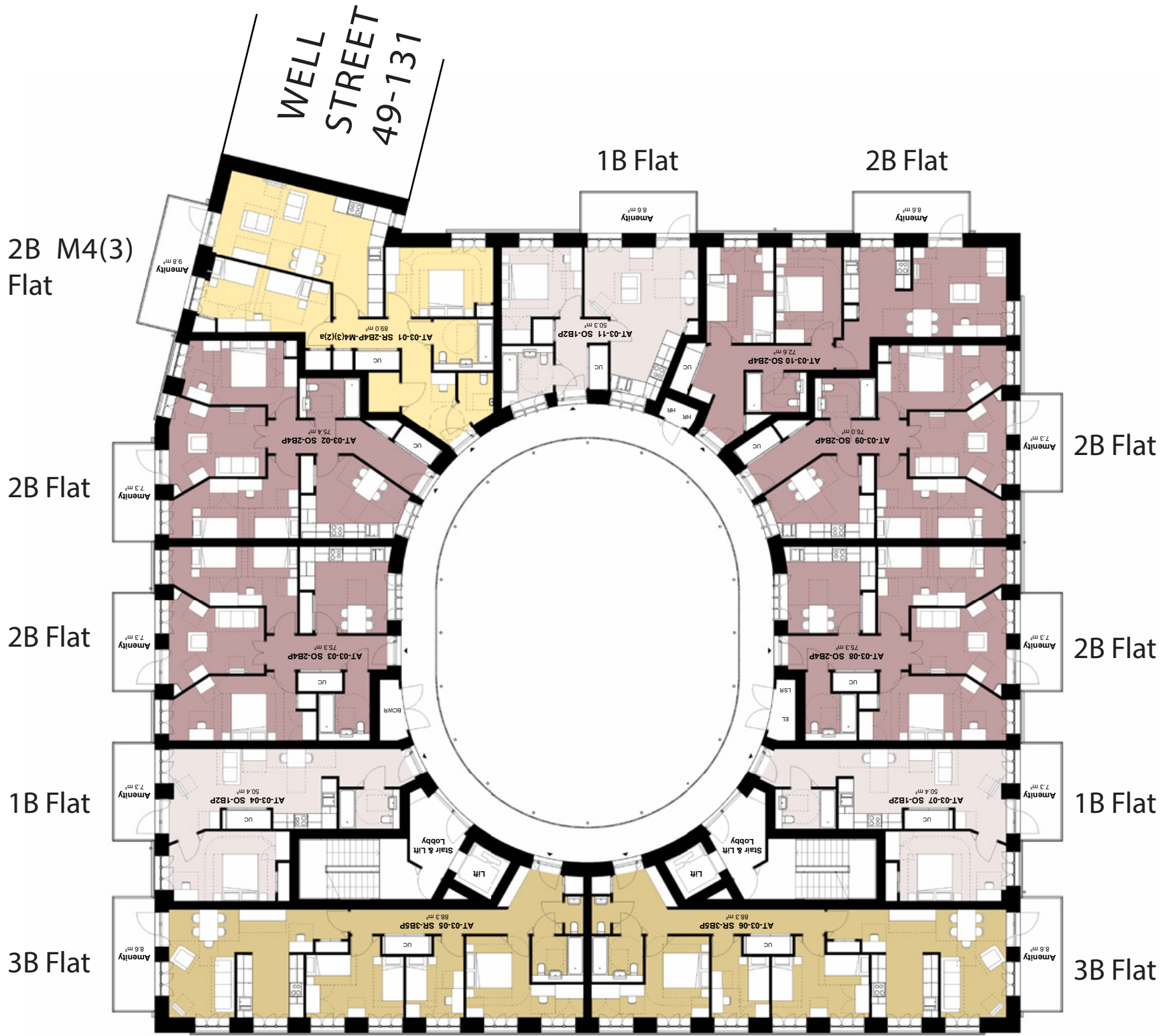
LAYOUT OF AFFORDABLE HOMES
AND TENURE MIX

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The following tables show the breakdown of homes by building, size, and tenure. 80% of the new homes will be for social rent or shared ownership. The Atrium building will house 54 affordable new homes including a mix of tenures and sizes while the Bookend building will house 13 new homes for sale. All five of the new Tradescant Homes will be for social rent and they will be a mix of 3-bedroom and 1-bedroom homes. Of the 72 homes in total, 7 will be fitted for wheelchair users. The Atrium building is now all affordable, removing the private sale homes previously consented.

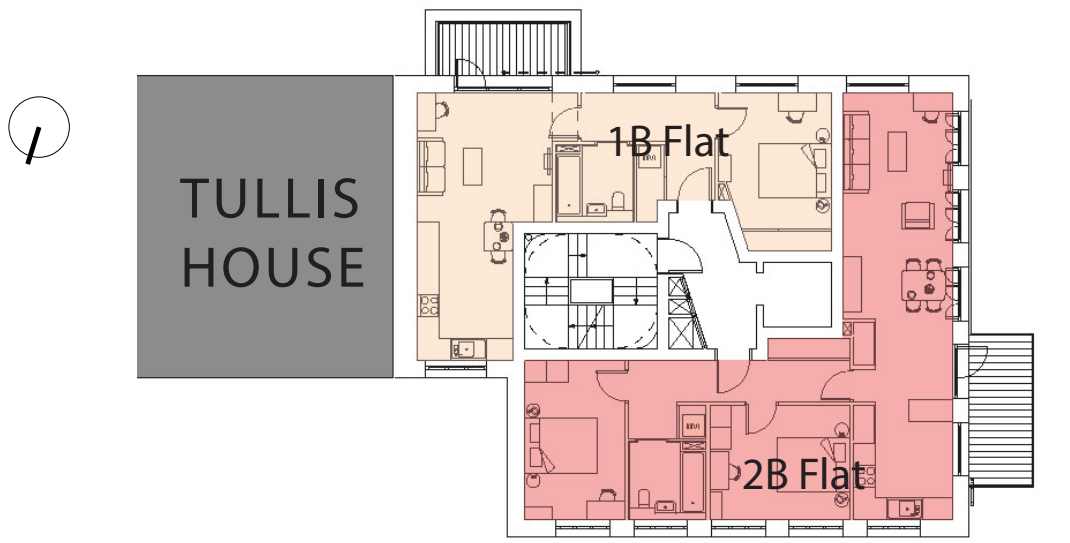
Home size mix

	Atrium	Bookend	New Tradescant Homes	Total
1 Bedroom Home	17	7	2	26 (36%)
2 Bedroom Home	31	4	-	35 (48%)
3 Bedroom Home	4	2	3	9 (13%)
4 Bedroom Home	2	-	-	2 (3%)
Total Homes	54	13	5	72



Above: Atrium building typical upper floor plan

Below: A view from a hallway into the living room and the balcony beyond in a typical 2 bedroom home in the Atrium building

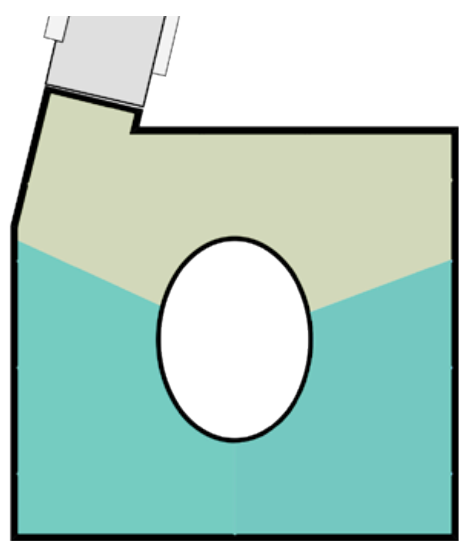


Right: A view of the west facing living room in a typical 2 bedroom home in the Bookend building

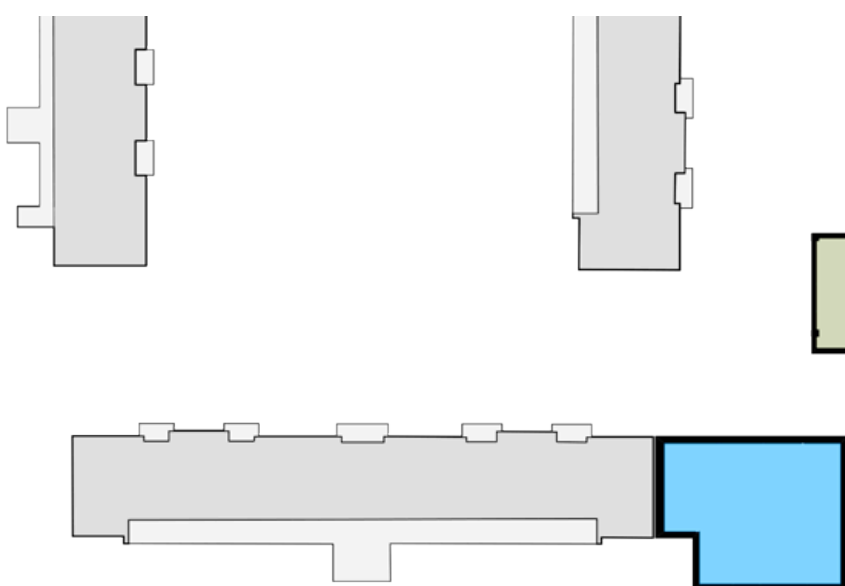


Tenure Mix

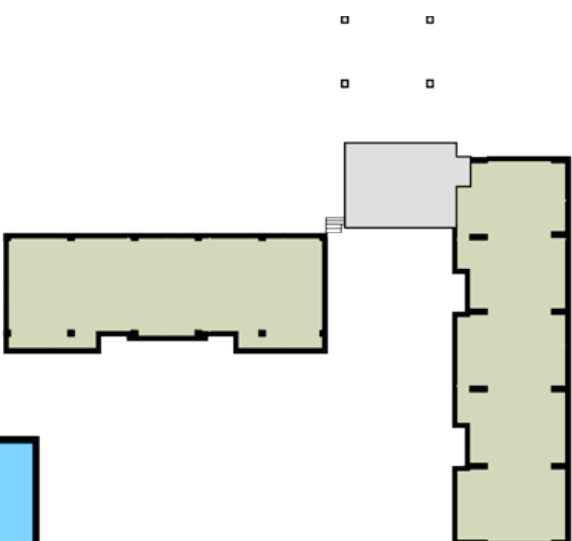
	Atrium	Bookend	New Tradescant Homes	Total	%
Social Rented Homes	16	-	5	21	29%
Shared Ownership Homes	38	-	-	38	52%
Outright Sale Homes	-	13	-	13	19%
Total Homes	54	13	5	72	



ATRIUM BUILDING – SOCIAL RENTED AND SHARED OWNERSHIP HOMES



BOOKEND BUILDING – OUTRIGHT SALE HOMES



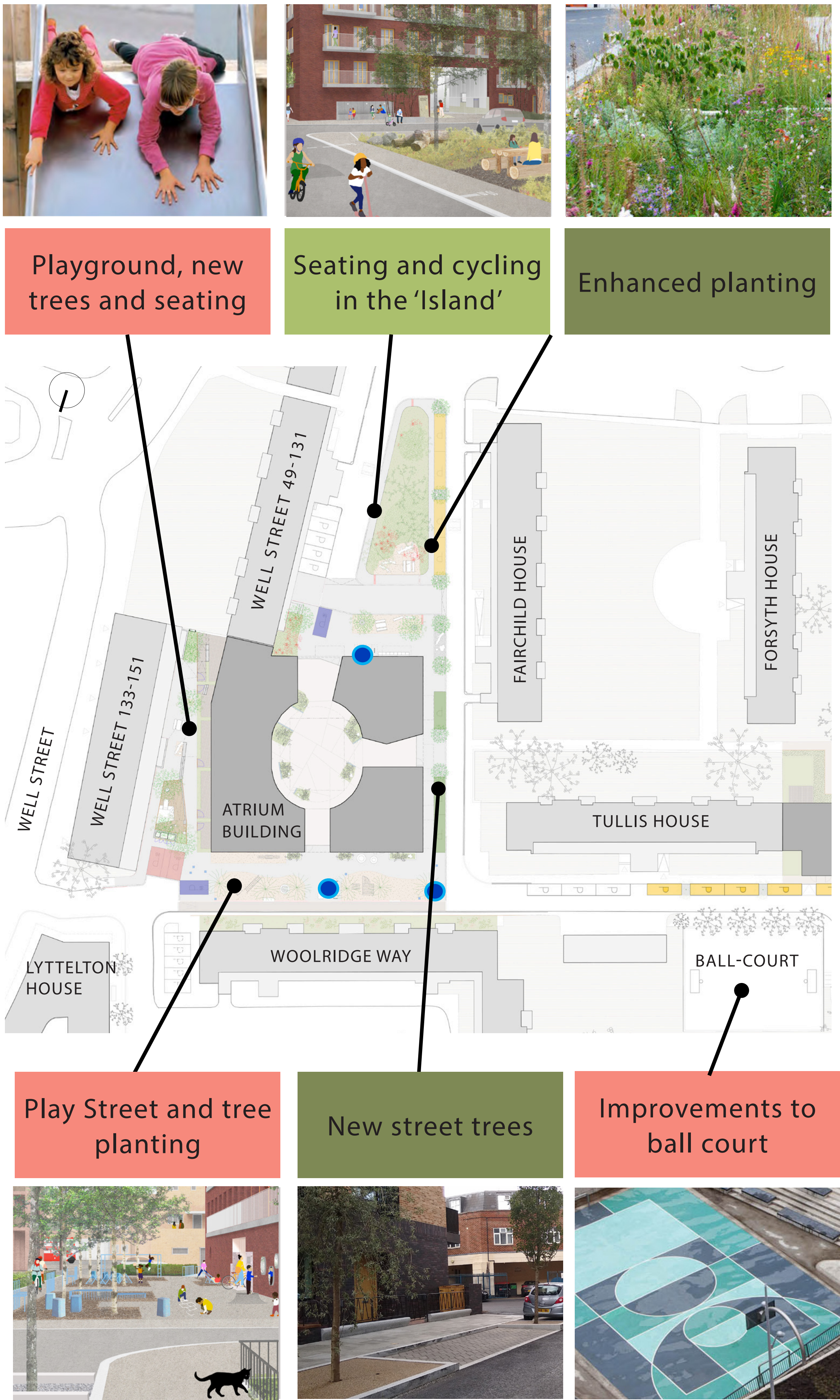
NEW TRADESCANT HOMES – SOCIAL RENTED HOMES

LANDSCAPE, PLAY, ACCESS
AND PARKING

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Throughout this part of the estate, there will be extensive landscape improvements, creating new or improved spaces for play, socialising or just passing through. These include a new play street, a biodiverse sunken garden, improved car-free yard spaces, and many new trees and planting. We will also be making improvements to the existing ball court, including repainting the court.

In order to enable us to build new homes, provide safe access, and deliver the landscape improvements, some parking spaces will be slightly moved, while 15 spaces will be removed. The council has carried out parking stress surveys to check that there will be sufficient parking spaces for current residents.



PARKING
We are proposing a ‘car-free’ development. This means that aside from wheelchair user bays, no new parking spaces will be provided and new residents will not be given new parking permits. Any tenants who move home within the estate will not lose their existing permit. Secure cycle parking spaces will be provided to all new residents, alongside cycle parking stands around the estate for visitors to use.

- KEY TO PARKING
- Wheelchair parking space
 - Parking space which can be adapted to wheelchair spaces if needed
 - Locally relocated parking space to enable landscape improvements
 - Parking space as part of Lyttelton House development
 - Proposed cycle stands for visitors



Improvements to The Island



A New Play Street

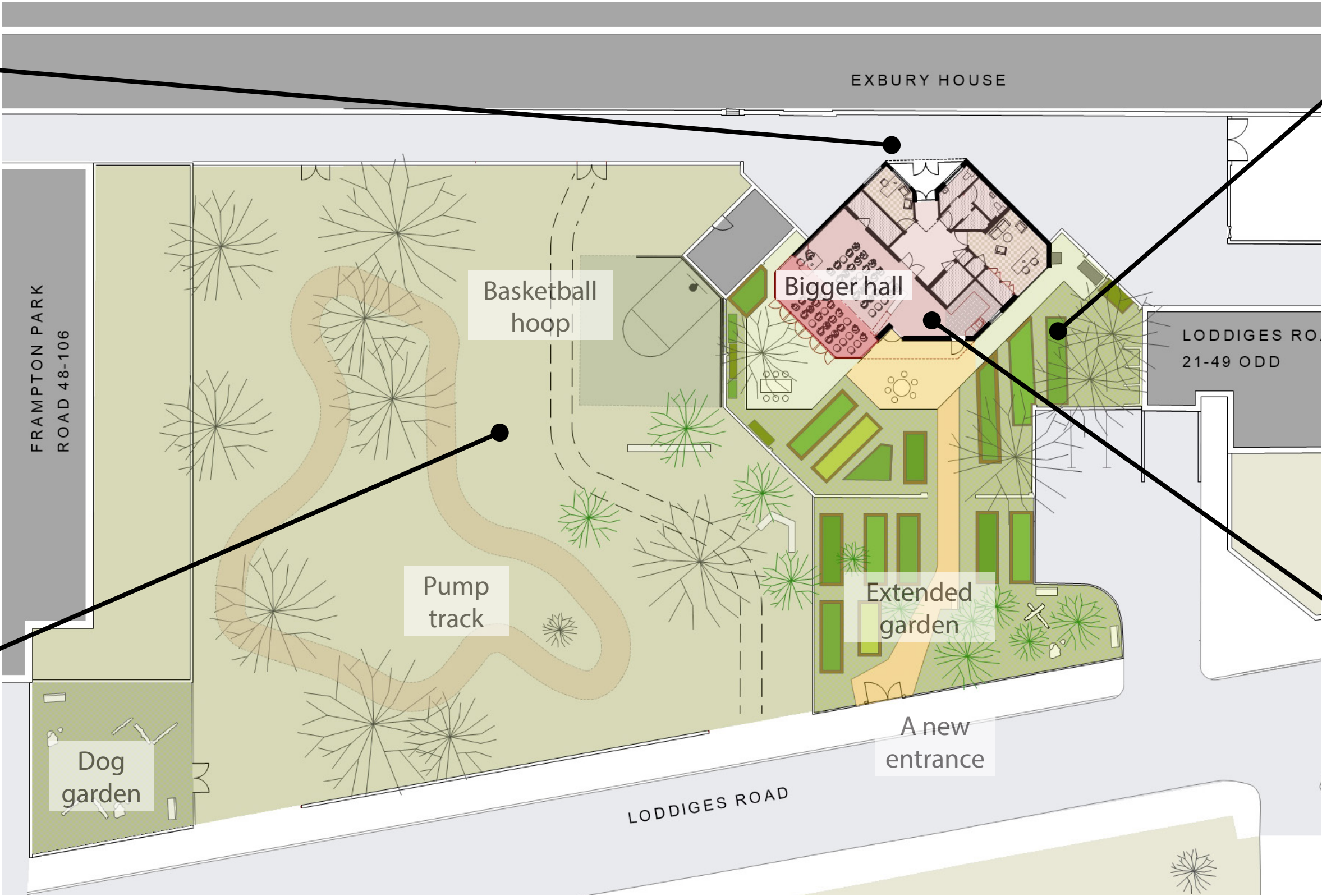
The council will provide further improvements to the hall, building on the recently completed repair and maintenance work. We consulted with stakeholders in 2021 to capture what they felt was most important in making the hall better and attracting new users. This board presents some possible physical improvements to the hall and its garden. While we might not be able to deliver all these improvements within the given budget, we would like to hear what your priorities are. We will hold a new information and consultation event in Spring 20026 or sooner to review these proposals and consider any fresh ideas. Let us know what you think by filling in a feedback form at bit.ly/framptonparkplans or request a paper copy from the team.



1 The current entrance feels hidden and unsafe, especially after dark. A new additional entrance off Loddiges Road could make the hall more visible and accessible for everyone.



4 If additional third-party funding is secured, new uses that help making the adjacent green space more usable could be explored.



2 The growing garden is very popular, and we heard you wanted to extend it.



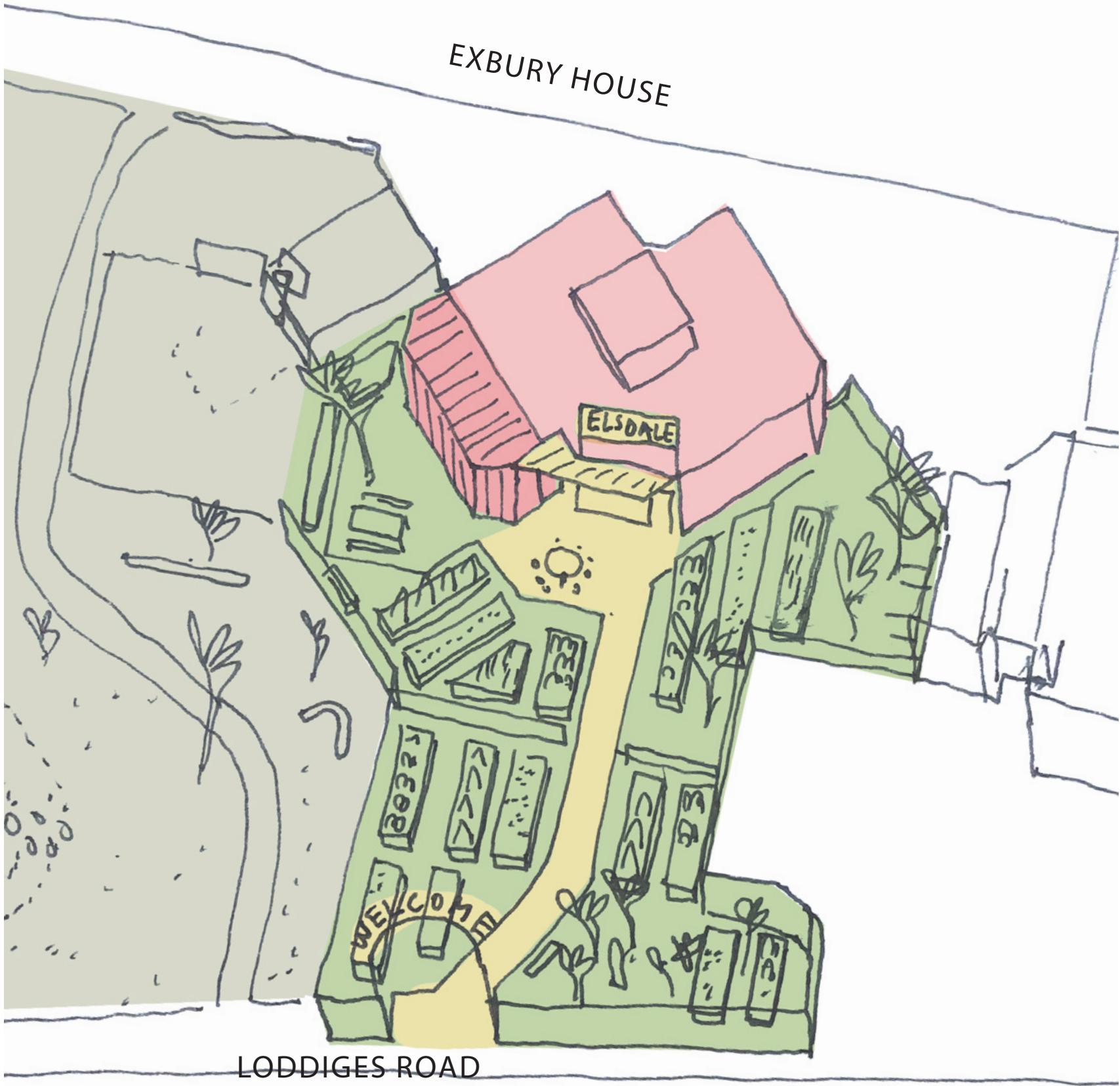
3 There are a lot of small rooms in the hall, and some are in poor condition. Refurbishing and restructuring the building would make the spaces more useful to community groups. The proposals include a larger hall, a new kitchen, a shared office space with lockable cupboards, a small new meeting room and refurbished toilets.

- 1 A new entrance and signage at Loddiges Road, providing a visible and safer access.
- 2 An extended garden with more planting beds and lit or covered areas to socialise outside.
- 3 For the building we are proposing:

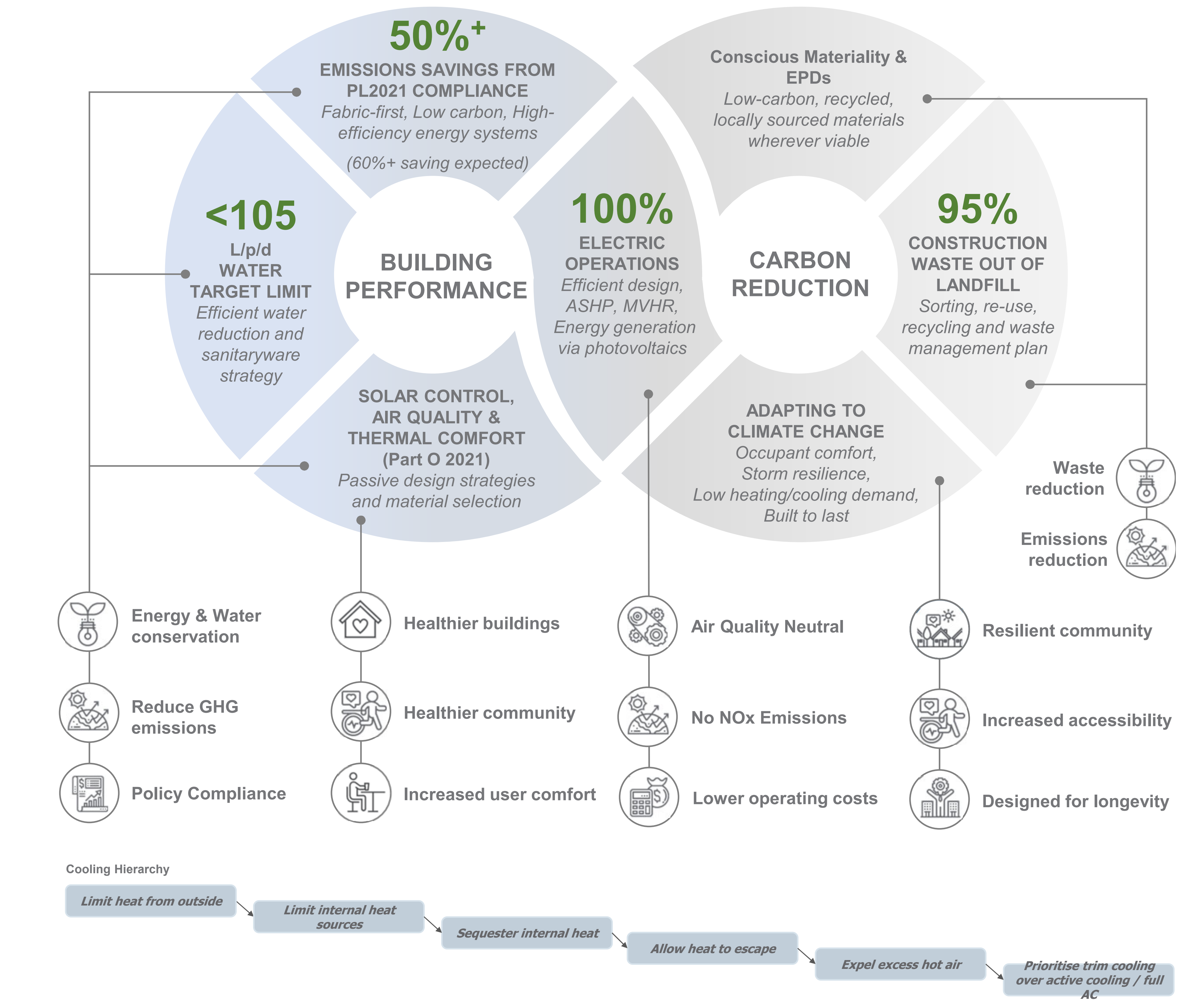
Extending the main hall so that more activities can take place more comfortably.

Upgrading the remaining spaces, to include a new kitchen and toilets, a shared office space with lockable cupboards and a small new meeting room for flexible uses.

General maintenance of the building, including fixing the heating and lighting, addressing the damp and painting the walls.
- 4 Making the adjacent green more usable. However, this is not part of the core hall upgrade proposals.



This board provides an overview of the council and design team’s targets and commitments, which aim to minimise environmental impact while delivering high-quality, energy-efficient, healthy, and comfortable homes. It highlights design elements that are not immediately visible but are integral to the building’s performance. These include low water consumption, high-efficiency insulation (resulting in lower energy bills), and a design that ensures a low risk of overheating in summer while being easy to keep warm in winter. Furthermore, the design anticipates future climate impacts on Londoners, helping the Frampton Estate community become more resilient to changing times.



- Policy & Building Regulations
- The development will meet the requirements of Building Regulations, London Plan and Hackney local policy. Including zero-carbon, and the Energy Hierarchy.
- Low Environmental Impact
- Maximised energy efficiency and minimised carbon emissions
 - Fabric first, passive design led
 - Minimise heating and cooling demand
 - Reduce potable water consumption
 - Source sustainable materials
 - Urban Greening and SuDS to enhance biodiversity and manage runoff.
 - Detailed design of plant location to minimise visual impact
 - Air Quality Neutral for building emissions (all-electric) and traffic (no parking)
 - Overheating risk mitigation through passive measures
 - Implementation of Cooling Hierarchy
 - Dynamic simulation modelling (DSM)
 - Part O 2021 + CIBSE TM59 Compliance

- High Efficiency, Low Carbon
- MVHR with heat recovery >90%
 - ASHP with COP >2.8
 - Photovoltaics maximised at rooftop in biosolar arrangement further enhancing biodiversity and urban heat island reduction
 - 0.40 g-value throughout other than western 2B4P living rooms which require 0.35 (or additional shading).
 - Free areas have been calculated to account for both restrictors and security measures where applicable.
 - Restrictors will allow bottom hung opening to maximise ventilation free area.