

Thank you for attending this public exhibition for the planned new homes on Frampton Park Estate. As you may be aware, East architects are working with Hackney Council to design two new council housing projects on the Frampton Park Estate to provide much needed new homes.

This exhibition aims to provide you with the opportunity to view the initial proposals, ask any questions you may have about the plans and make comments.

PROJECT BRIEF
We are proposing to build around 50 homes on the site of the current Frampton Park Community Hall and the adjacent depot, as well as around 15 homes to replace the garages at Tradescant House. These are part of more than 2,000 much-needed new council homes that Hackney Council is proposing to build across over 20 sites between 2018 and 2022, more than half of which will be for social rent or shared ownership.

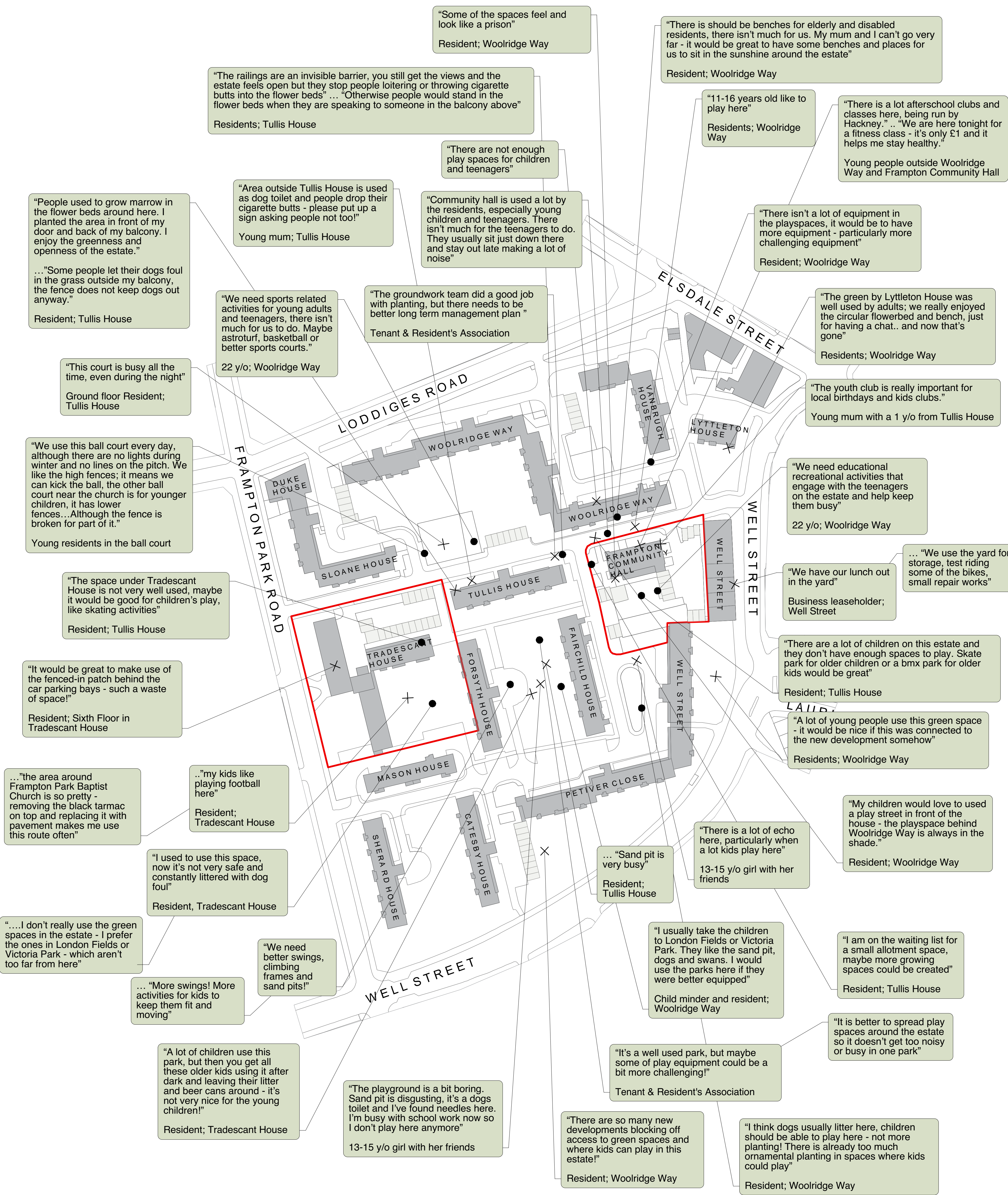
We welcome your thoughts on the initial designs, there are feedback forms to leave comments.



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

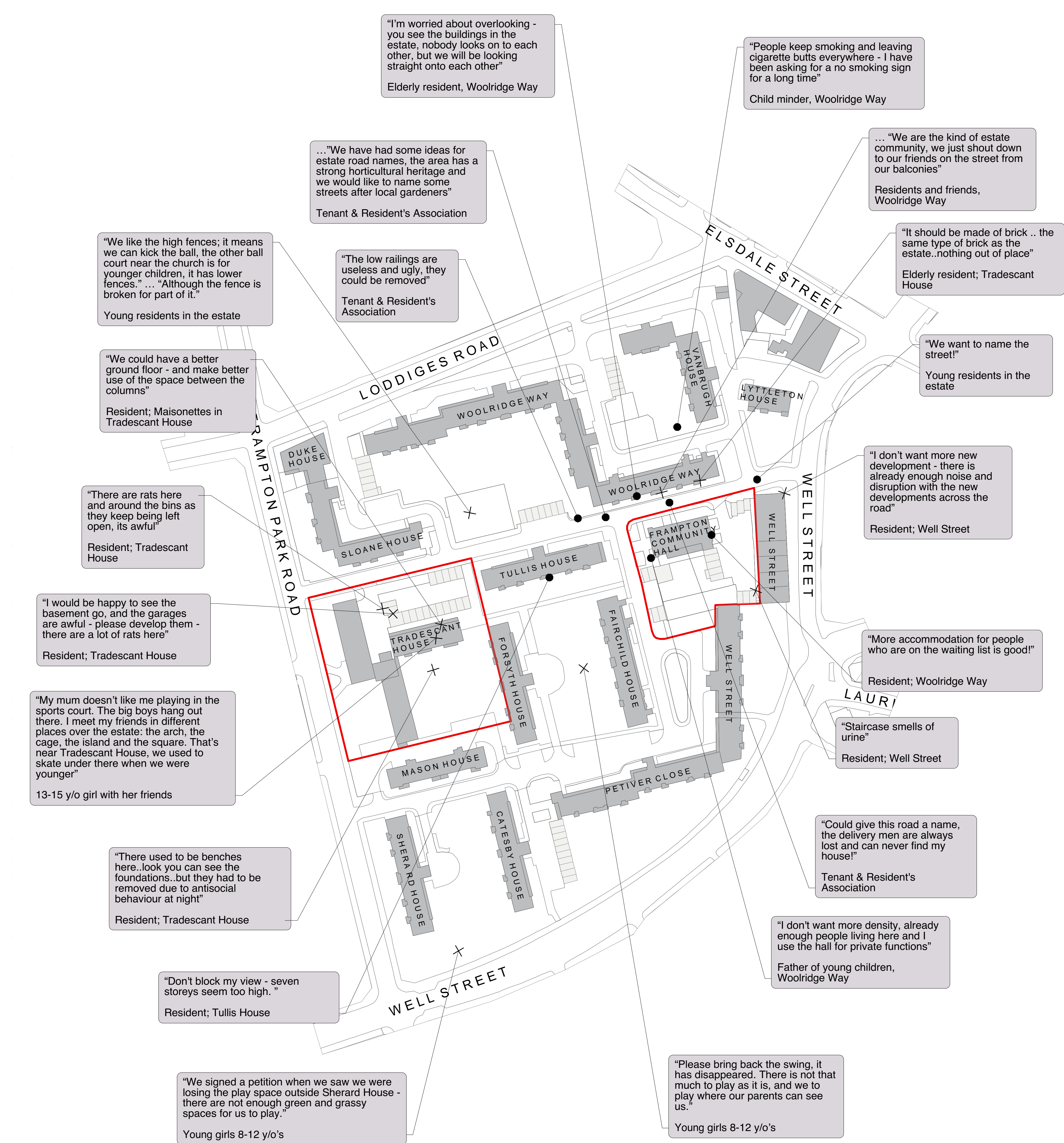
These maps show a summary of comments gathered by talking to local residents over two days in September 2018.

PLAY & LEISURE



These maps show a summary of comments gathered by talking to local residents over two days in September 2018.

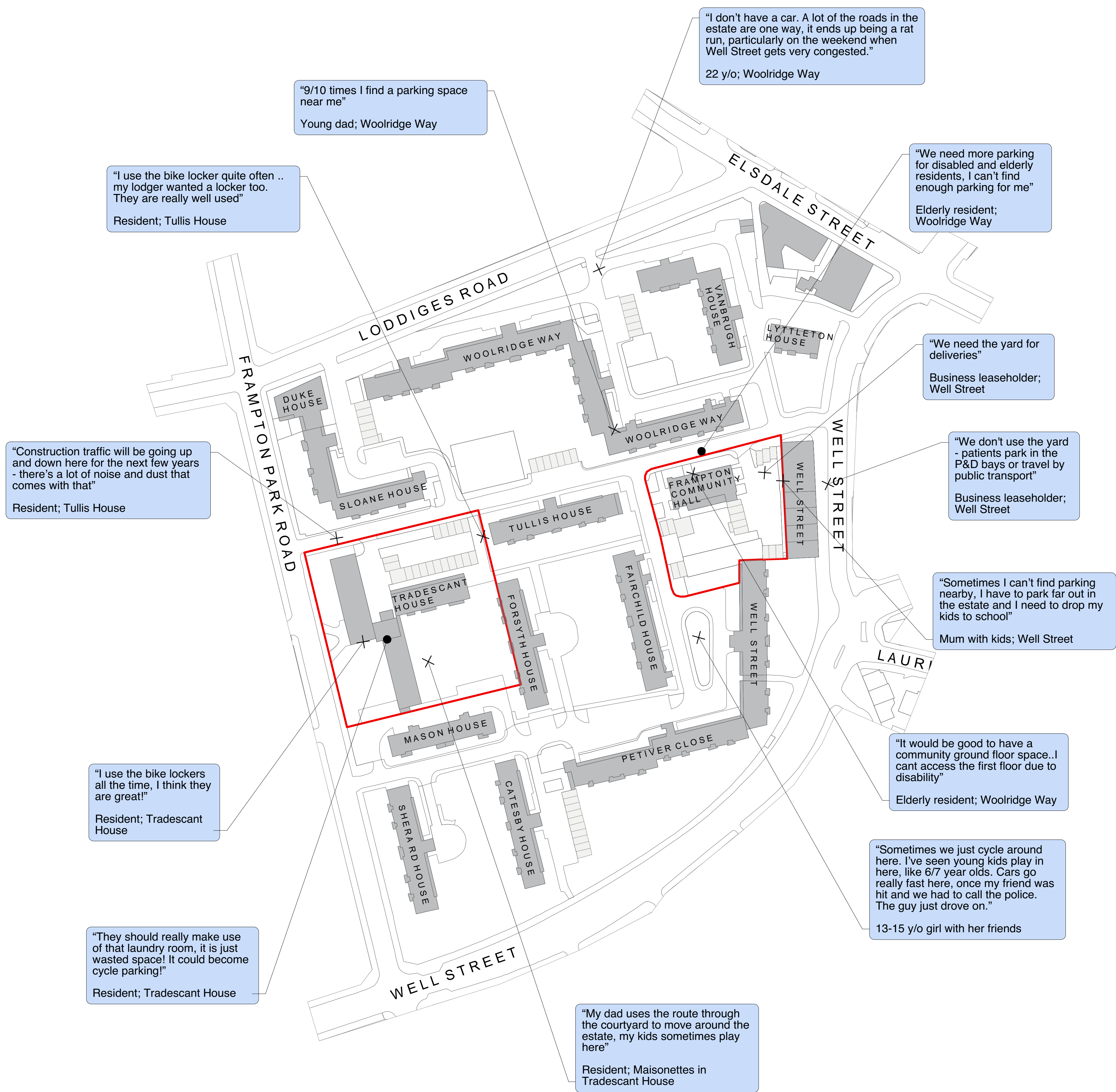
IDENTITY



KEY
X Observation/Comment
● Proposal/Idea

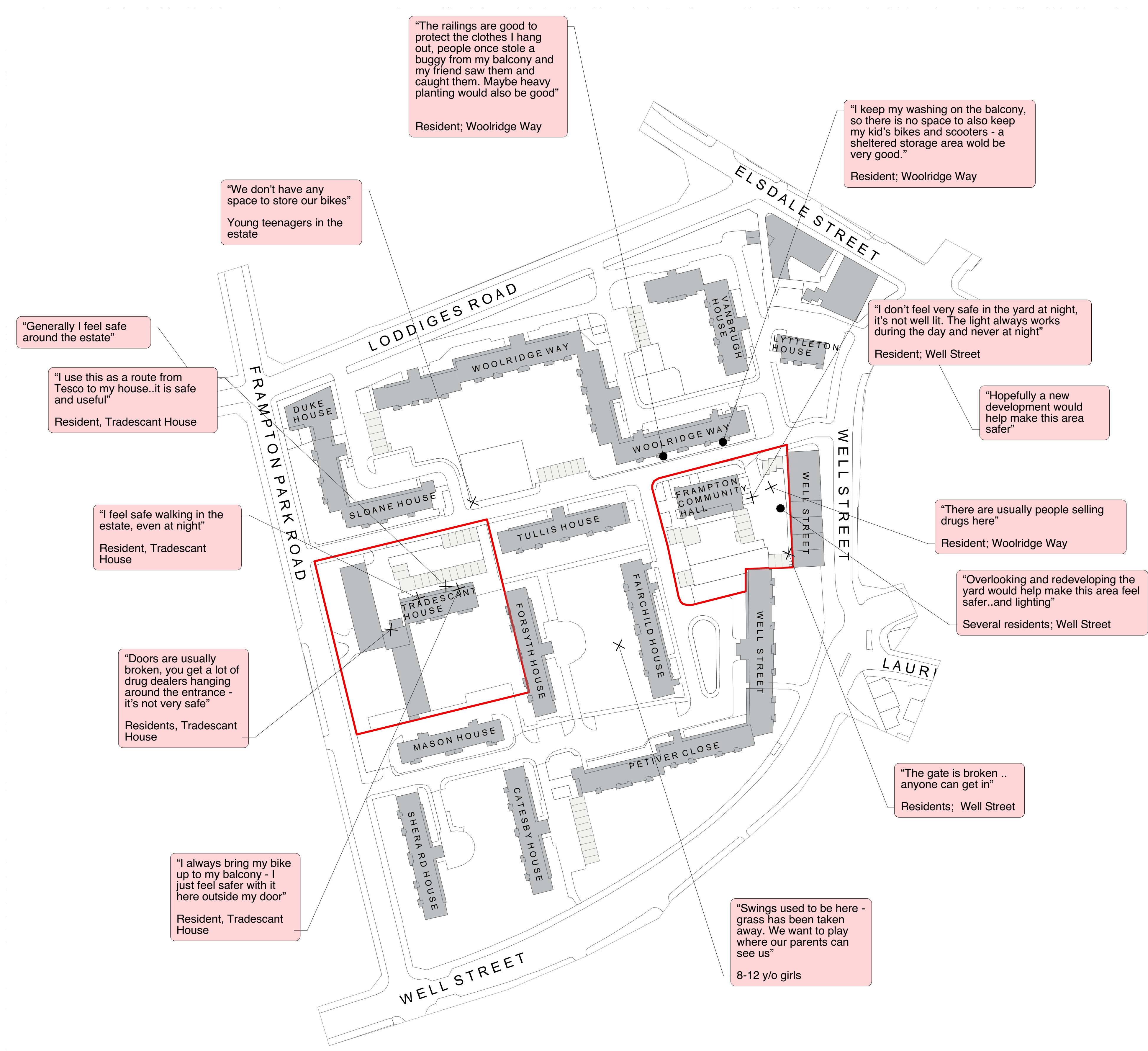
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MOVEMENT



These maps show a summary of comments gathered by talking to local residents over two days in September 2018.

SAFETY





In September 2018 we spent time with residents living close by the proposed new homes to understand the estate better and discuss what residents liked, what they disliked and what we could potentially improve as part of the new developments.

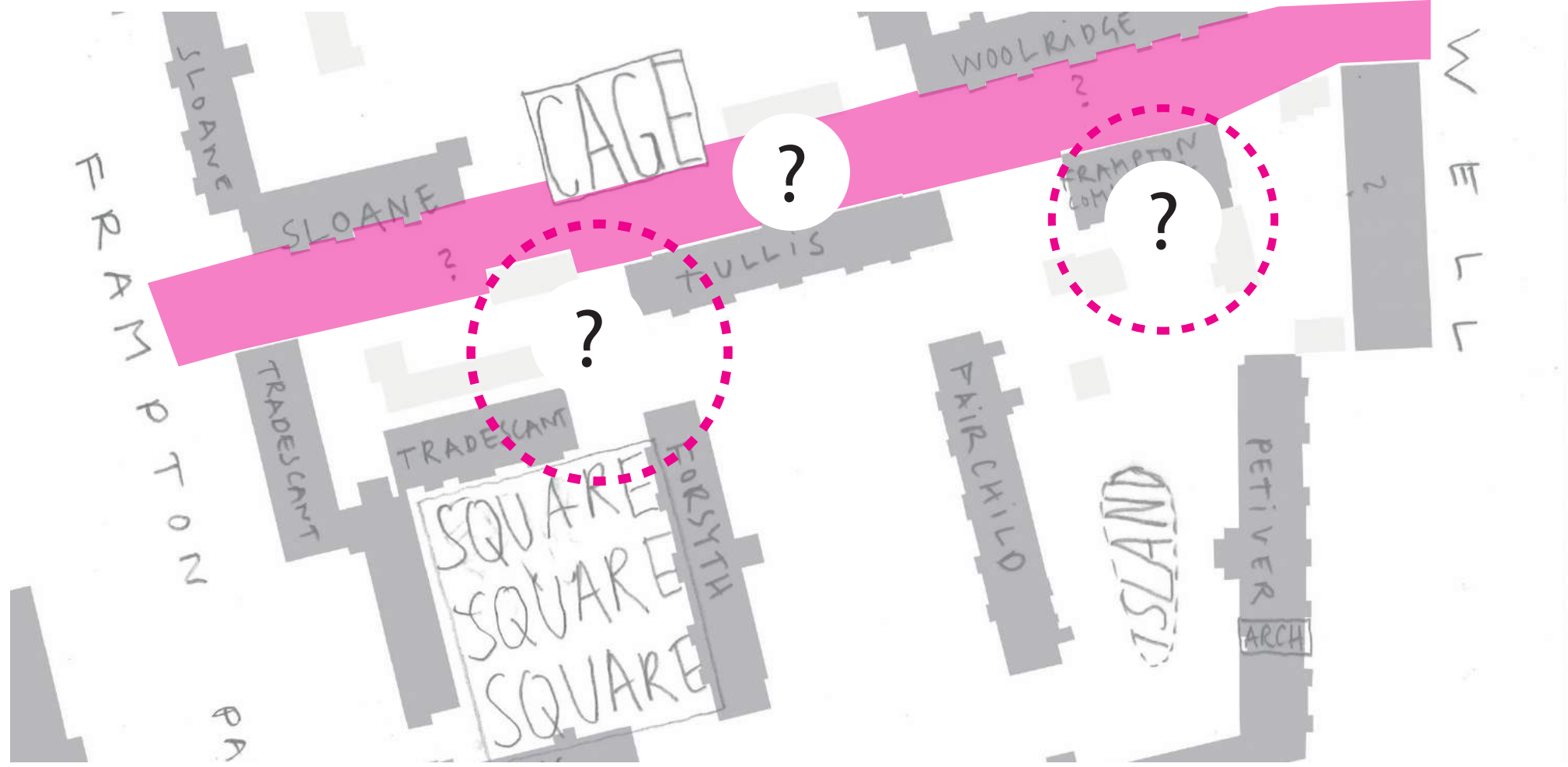
If you have any new comments you would like to make, please write them on a post-it note and add this to the board.

PLEASE LEAVE YOUR COMMENTS HERE

Is there anything that you think has not been considered or commented on to date?



Some of the young people we spoke with referred to places around the estate as the Cage, the Square, the Island and the Arch. A lot of residents also mentioned how the estate road, between Frampton Park Road and Well Street, does not have a name. As part of these developments, we would like to invite residents to suggest names the street and the new blocks. Many of Frampton Park Estate names relate to gardening and horticulture. Below are some of the names of the existing blocks and who they are named after:

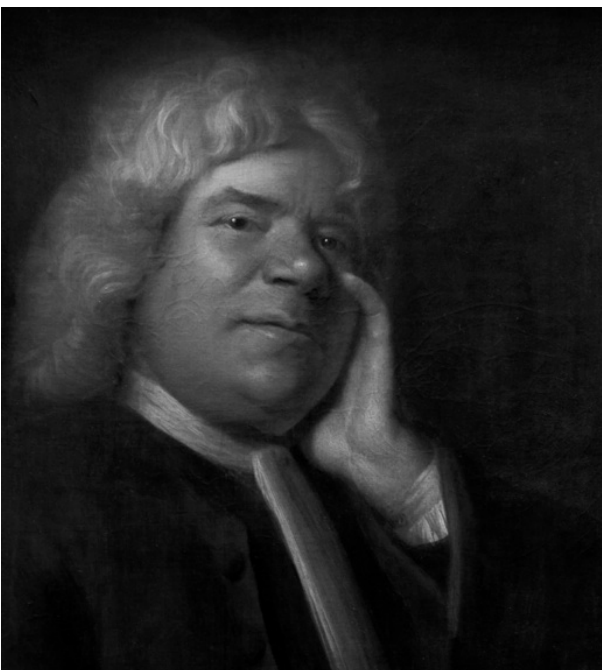


LODDIGES



Joachim Conrad Loddiges (1738 – 1826) and his son, George Loddiges (1786 – 1846), expanded Loddiges nursery (where Hackney Town Hall sits today). The Loddiges operated a significant nursery situated north of Loddiges road and partly around Mare Street.

FAIRCHILD



Thomas Fairchild (1667 – 1729) was one of the leading gardeners of his time and a nurseryman, and florist at Hoxton, Shoreditch. In 1717 he was the first person to scientifically produce an artificial hybrid, *Dianthus Caryophyllus barbatus*, known as “Fairchild’s Mule”.

FORSYTH



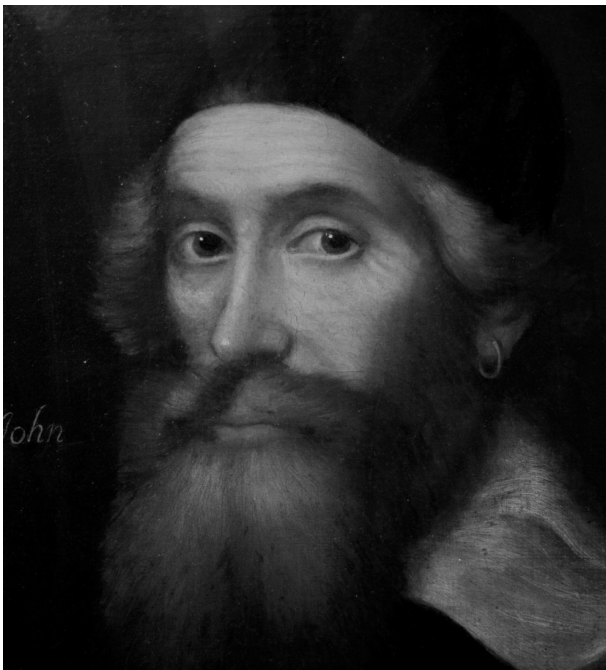
William Forsyth (1737 – 1804) was a Scottish Botanist and founding member of the RHS. He trained at Chelsea Physic garden and was later appointed superintendent of the royal gardens at Kensington and St James’s Palace. A genus of shrubs is named in his honour.

PETIVER

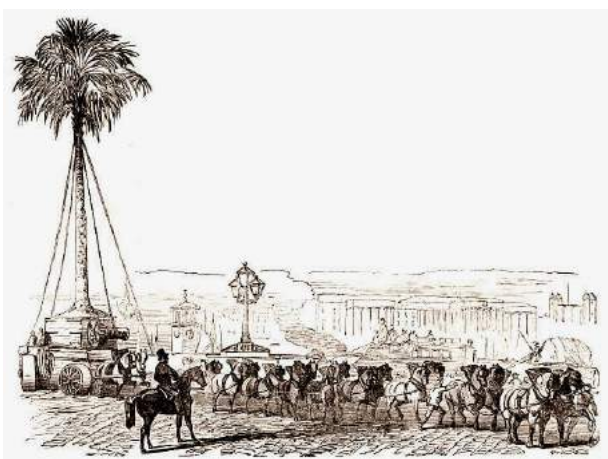


James Petiver (1655 – 1718) was a London apothecary, a fellow of the Royal Society as well as London’s informal Temple Coffee House Botany Club, famous for his specimen collections in which he traded and studies of botany and entomology.

TRADESCANT



John Tradescant the Elder (1570 – 1638) was an English naturalist, gardener, collector, and traveller. He was head gardener at Hatfield House and travelled to Low Countries to gather fruit trees. He also initiated a collection of ‘curiosities’, mainly bulbs and seeds.



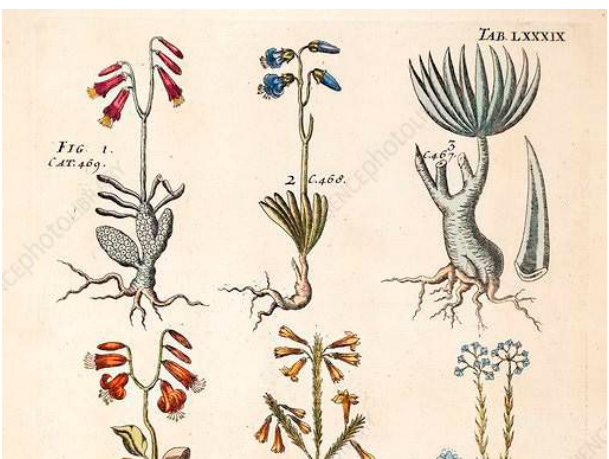
Loddiges of Hackney - the palm tree takes to the road.



Two dried specimens of Fairchild’s Mule at Oxford university.



A genus of flowering plants, Forsythia, is named in his honour.



1767 Plate of plants from James Petiver work.



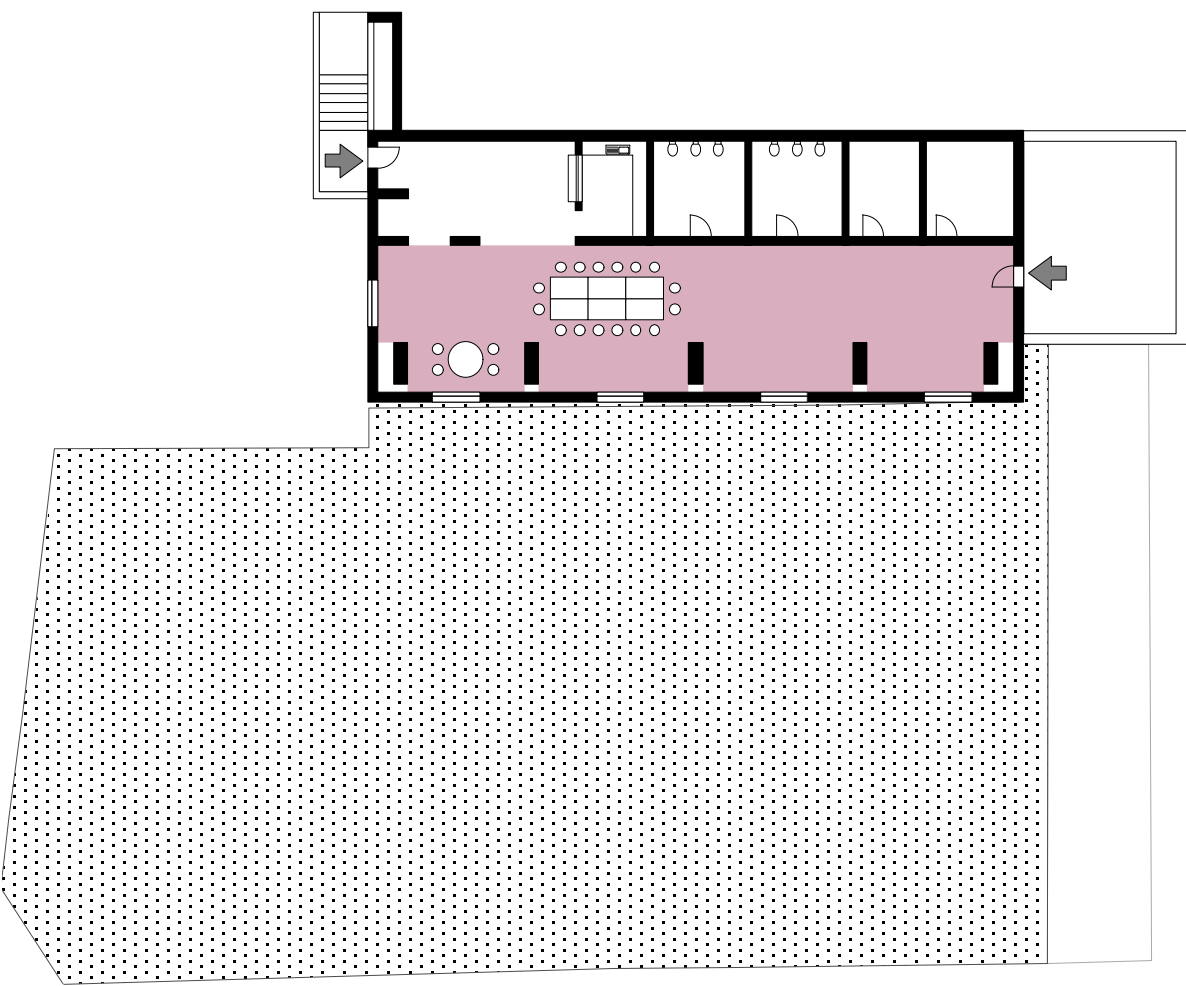
Extract from manuscript associated with Tradescant, while he was gardener at Hatfield House.



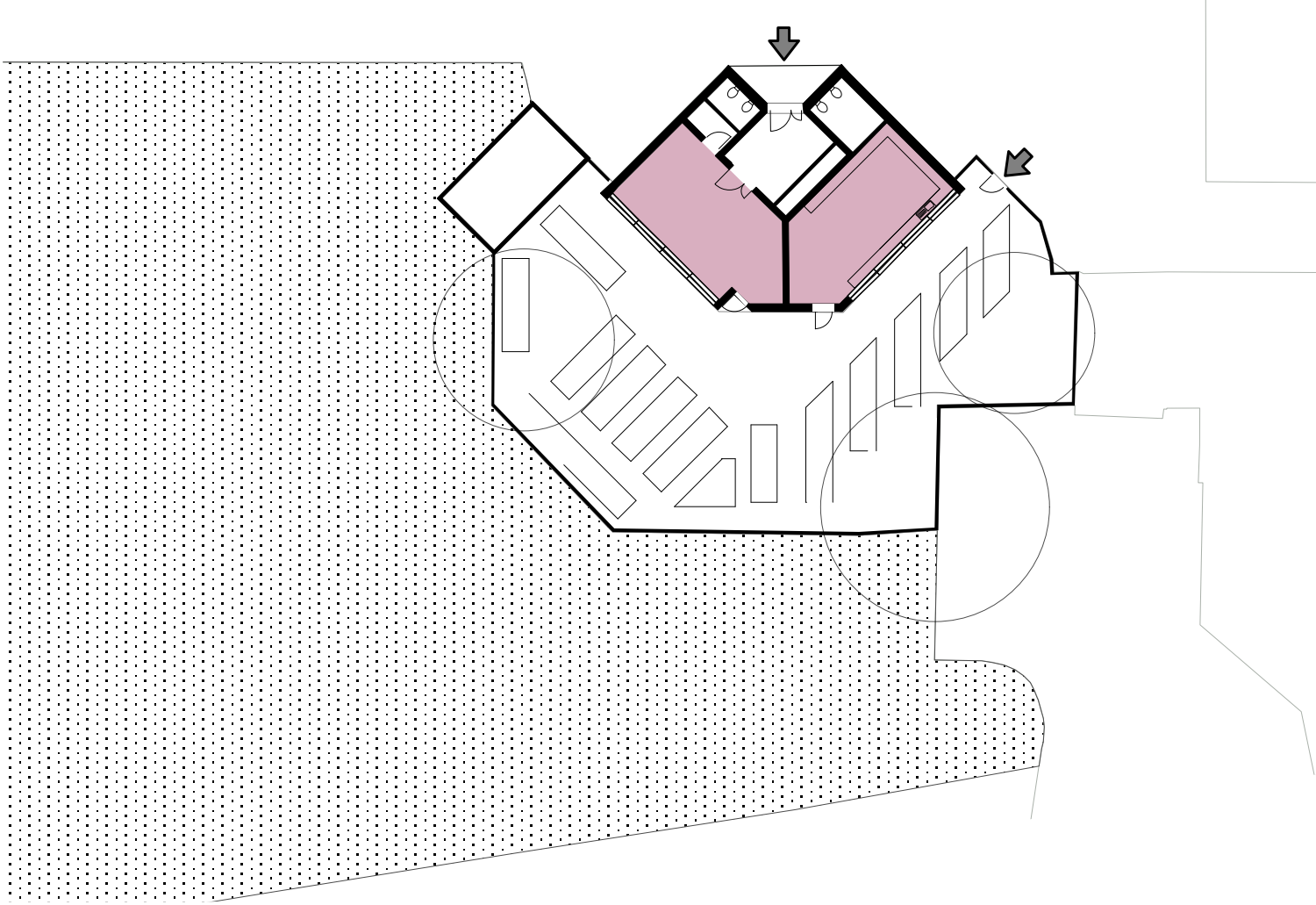
- ? Do you think the new buildings should be named after a female horticulturalist?
- ? Would you like to be part of naming the existing estate road and new blocks as part of the new development?

WHAT IMPROVEMENTS WOULD YOU LIKE TO SEE AT PITCAIRN OR ELSDALE HALLS?

We want to invest in better community spaces at Frampton Park. While the Community Hall would be replaced with much needed new homes, there’s a big opportunity to focus investment on the other two community halls on the estate so that they can provide more and better facilities for local residents.



Pitcairn House Community Hall

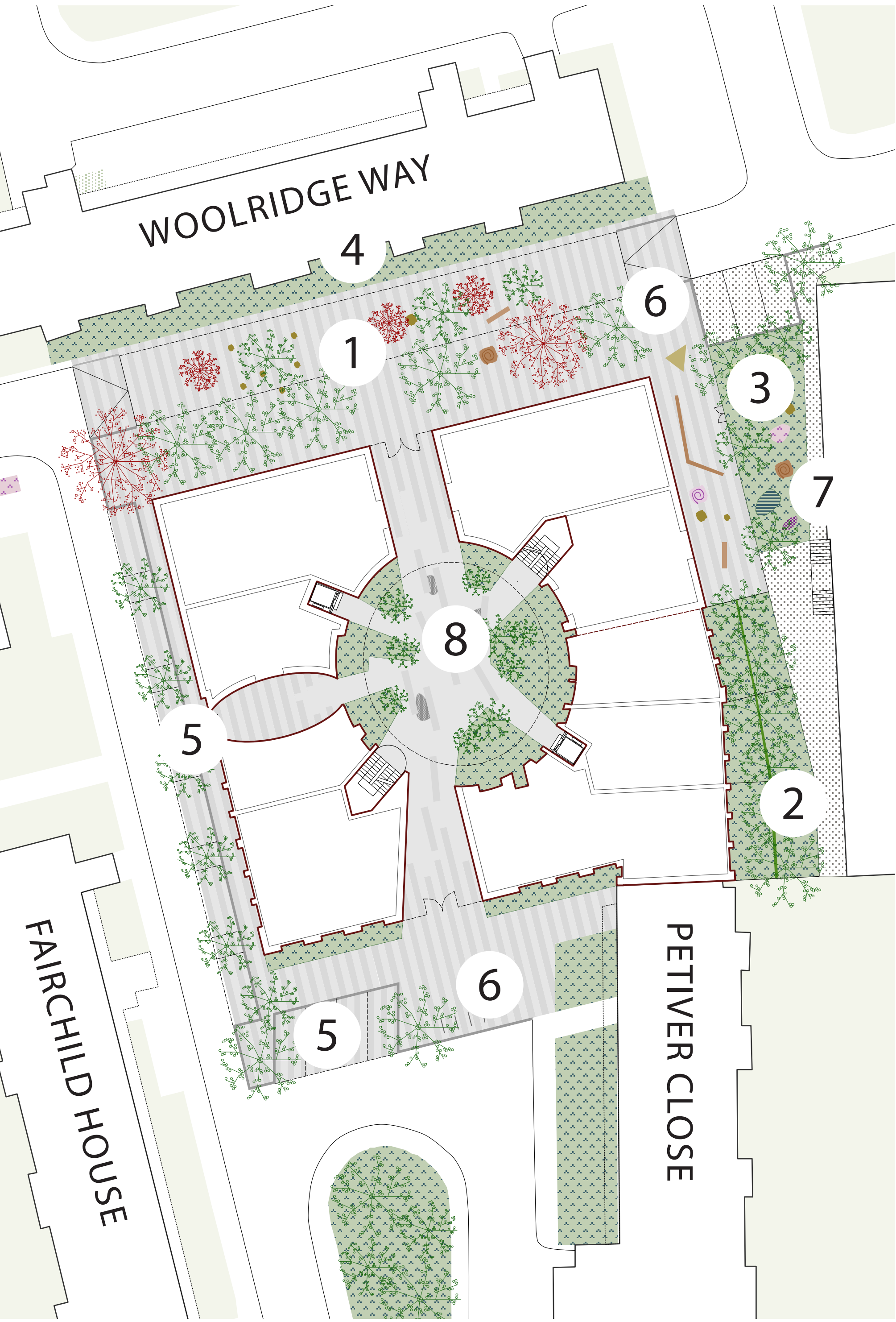


Elsdale Community Hall

FRAMPTON PARK COMMUNITY HALL SITE

We're proposing to replace the Frampton Park Community Hall and the depot next to it with around 50 new homes and much improved public spaces. The new building extends the Well Street building to form a new block with fronts on all four sides.

We would like to turn this part of the estate road into a play street as it is not a through route for cars. We would also like your input on how to improve the space at the back of the shops on Well Street.



- KEY TO PLAN
- 1 Playable street?
 - 2 Private gardens or shared gardens?
 - 3 Enclosed garden with play area for young children?
 - 4 Planting along the estate road?
 - 5 Parking spaces between trees?
 - 6 Visitor cycle parking?
 - 7 Improved access to maisonettes above the shops?
 - 8 Courtyard with generous openings to street?

TRADESCANT HOUSE
GARAGES SITE

10

We have developed three possible options for building on and around the garages near Tradescant House. These create different types of homes and have different impacts on the street and the spaces around them. We have outlined our preferred option - but are keen to know what you think.

OPTION 1



3 STOREY
TERRACED HOUSES

- + Proposal could make use of garage basement
- + The proposal does not affect Tradescant House
- Around 8 new homes, fewest of all options
- New homes are inward looking due to surrounding blocks

OPTION 2



'BOOKEND' BLOCK AND
'HIDDEN HOMES' UNDER
TRADESCANT HOUSE

- + More front doors on ground floor
- + Improved open spaces
- + Around 15 new homes, more than other options
- Complicated to build under Tradescant House
- High building costs due to service diversions

OPTION 3 - PREFERRED



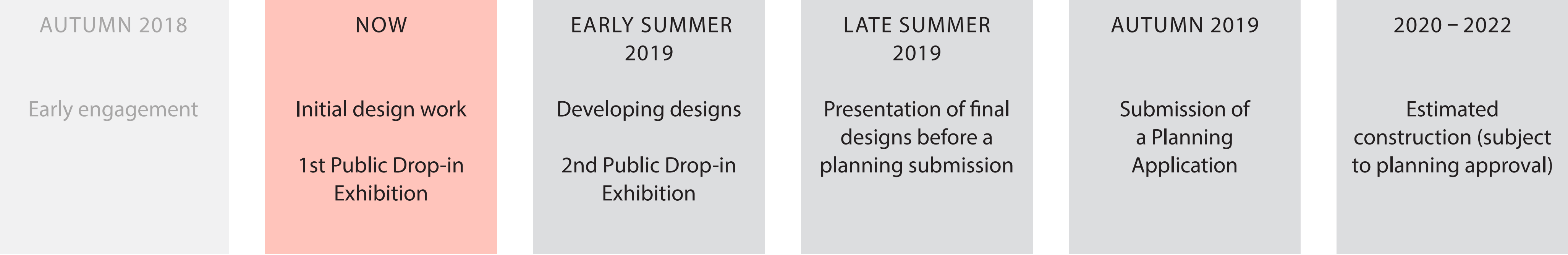
TALLER 'BOOKEND' BLOCK
AND FEWER 'HIDDEN HOMES'
UNDER TRADESCANT HOUSE

- + Most compact footprint
- + New open space created
- + Around 13 new homes
- The building would be slightly taller than other options (6 storeys)



WHAT ARE 'HIDDEN HOMES'?
These would be new homes built in the open areas under Tradescant House. These homes would have front doors on the ground floor and face the gardens.

PROJECT TIMELINE



FEEDBACK FORMS

We are keen to hear your thoughts on what you have seen here today. Please take the time to fill in a feedback form with your comments.



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