

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 development of the proposals, ask any questions you may have 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 20 homes to replace the garages in front of Tradescant House, and in the undercroft of Tradescant House. These are part of around 2,000 homes that the Council is proposing to build across over 20 sites between 2018 and 2022, more than half of which will be for social rent and shared ownership.

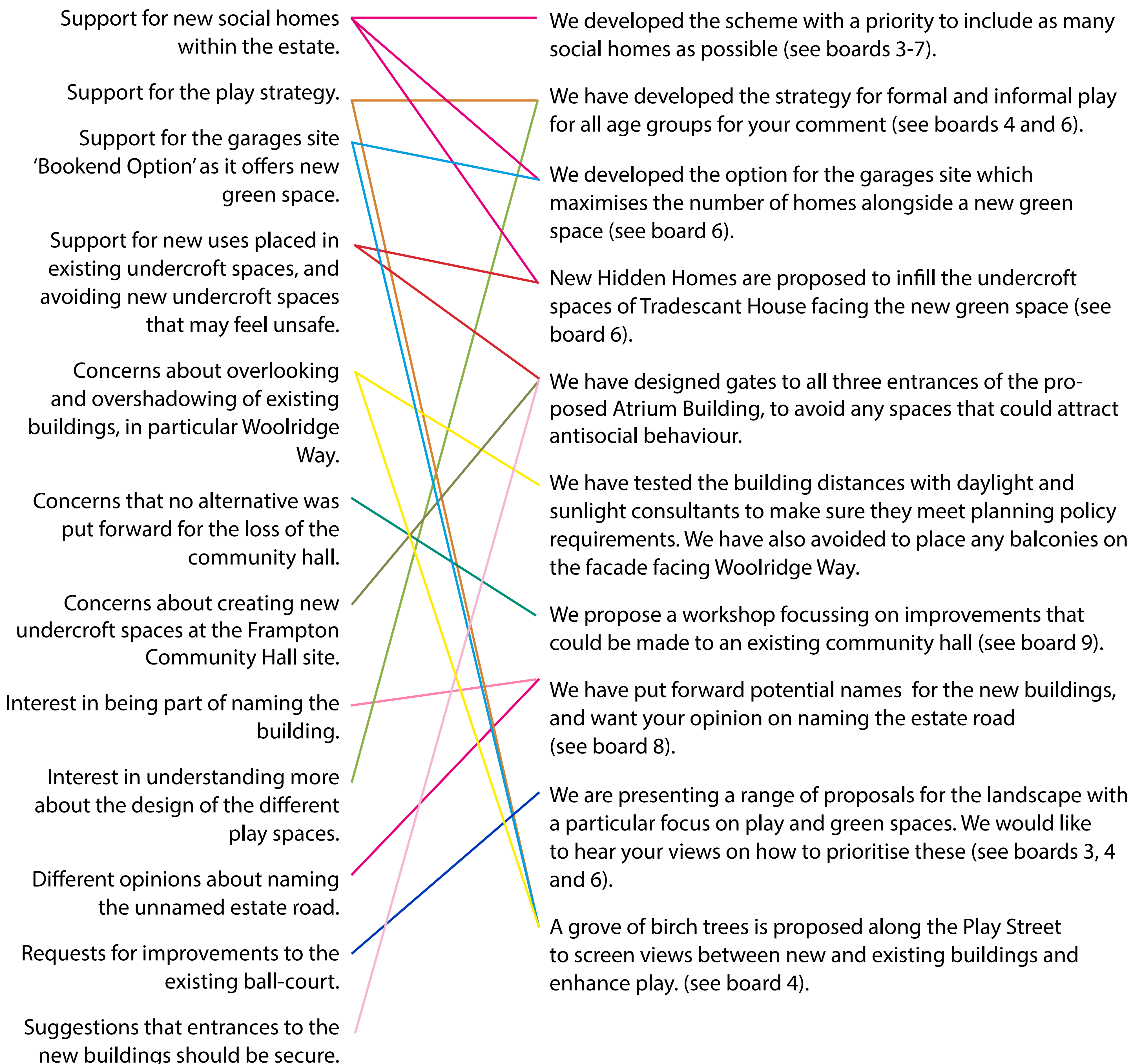
- KEY
- Wider project area
 - 1 Tradescant House garages site
 - 2 Frampton Park Community Hall

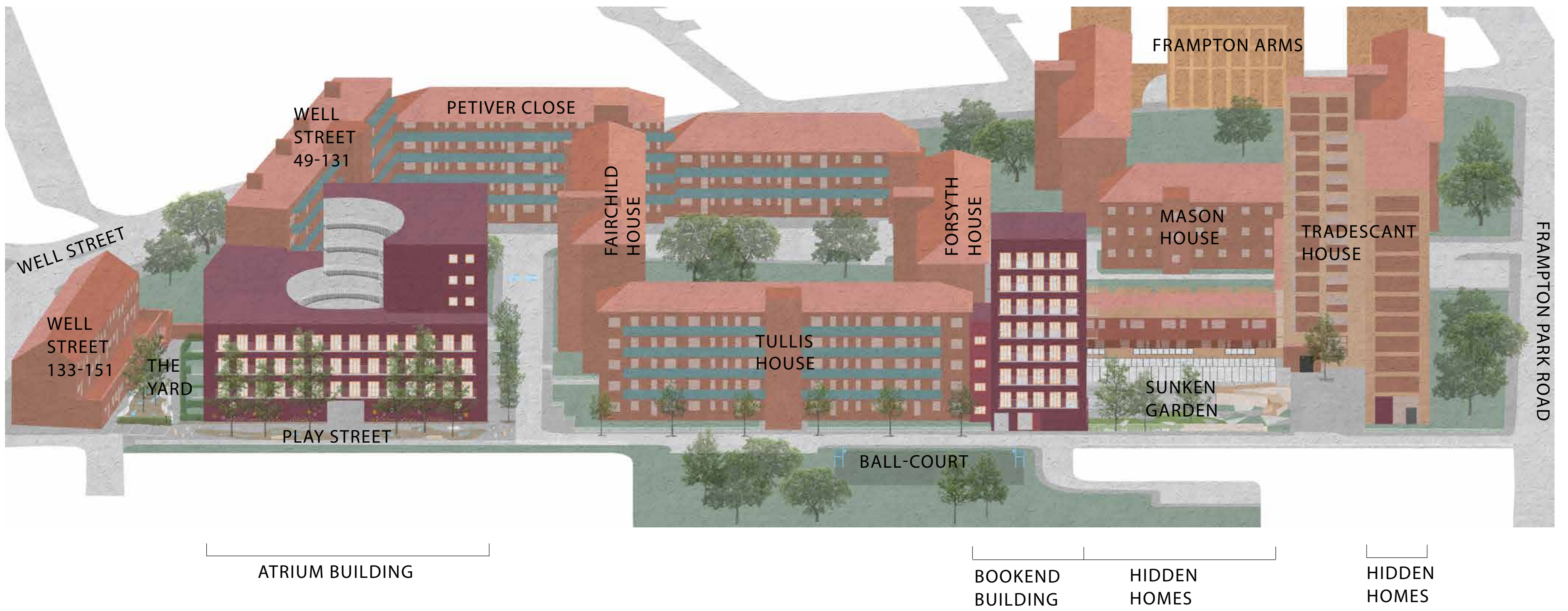
WHAT WE HEARD SO FAR AND HOW WE ADDRESSED IT

On March 14th and 16th 2019, the first consultation events were held. We also invited residents for an informal 'Walk and Talk' afternoons last September. This board presents what we have heard and how we have addressed it.

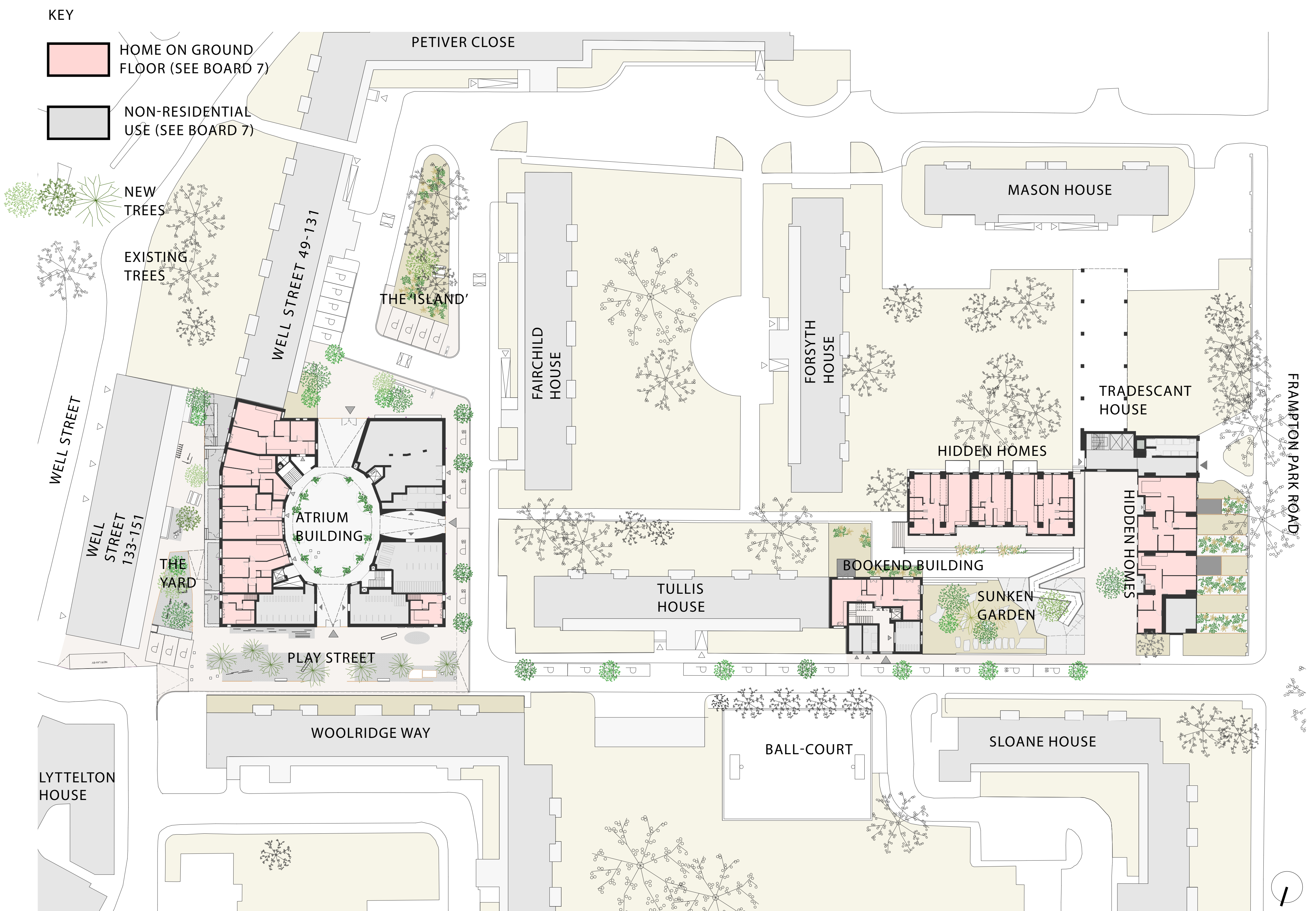
WHAT WE HEARD

HOW THE COMMENT IS ADDRESSED





PROPOSED NORTH ELEVATIONS



PROPOSED GROUND FLOOR PLAN

THE PLAY STREET, THE YARD AND THE 'ISLAND'



We are proposing to replace the Frampton Park Community Hall and the depot next to it with an open atrium building and three improved public spaces: The Play Street, the 'Island' and the Yard.

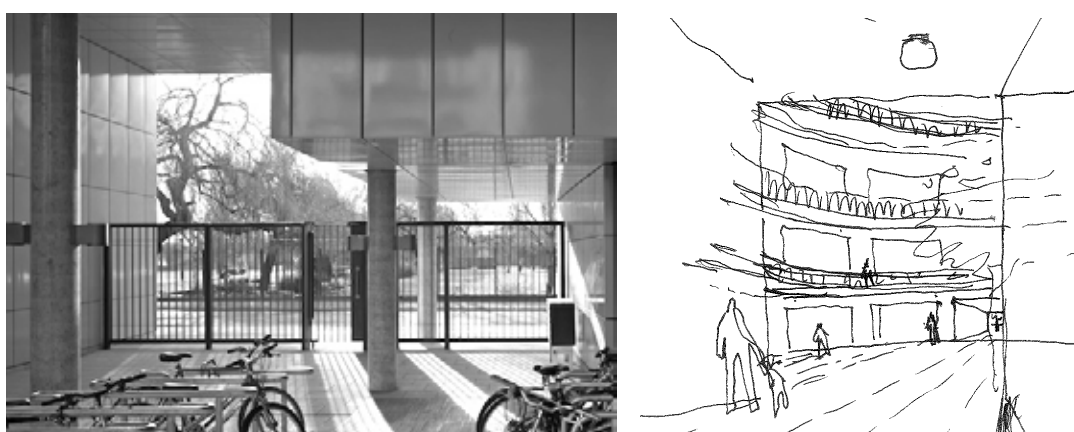
01 You told us that as this space is already car-free, it is used for informal play. To support this, the **Play Street** is to be planted with a grove of trees, climbing rails, reflective surfaces and playful furniture.



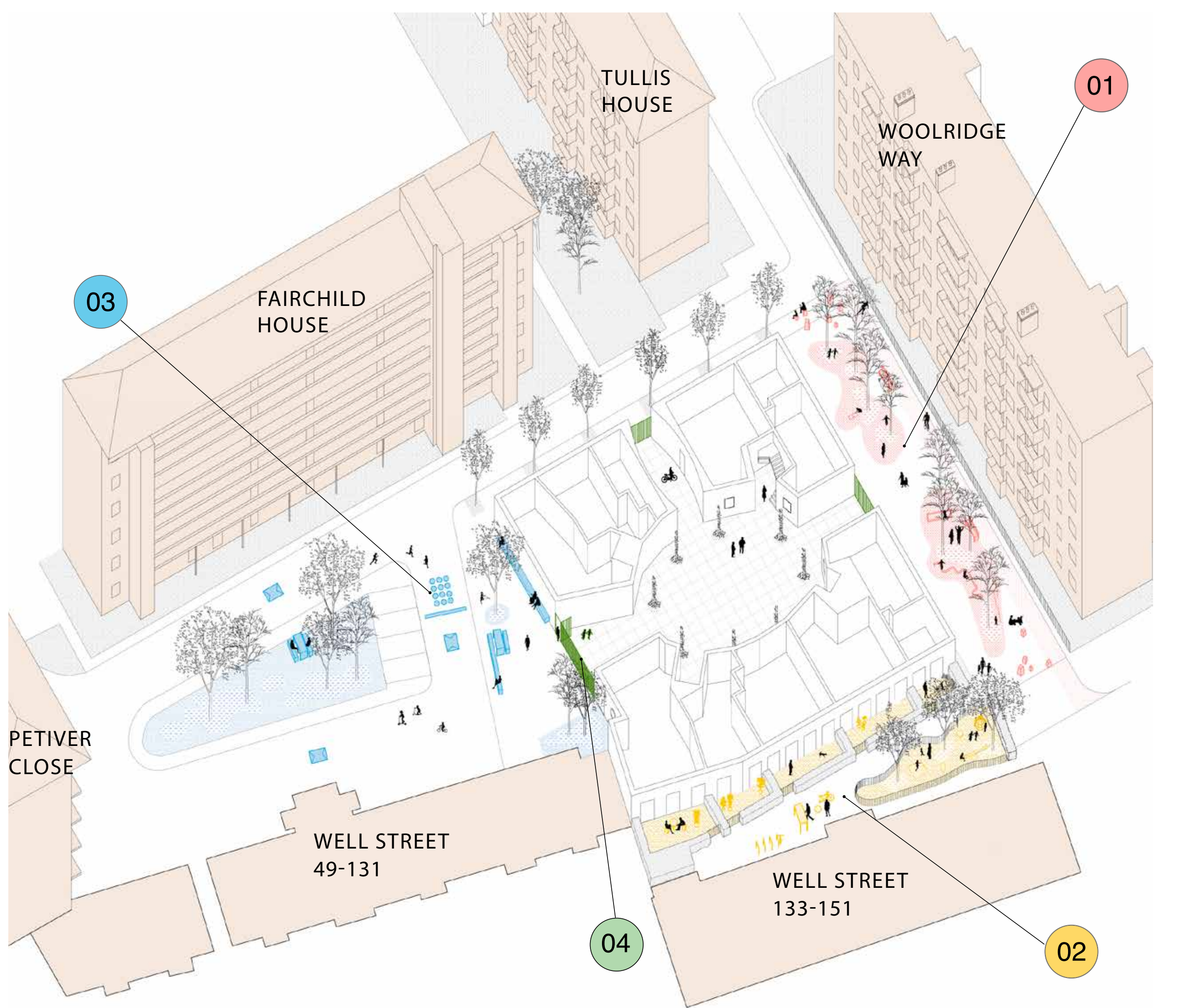
02 We heard from you that the area to the back of Well Street maisonettes feels unsafe. The proposal will bring new activity into this space. **The 'Yard'** will include an enclosed playground for younger children, picnic tables, space for the bike repair shop to use, and new residential back gardens.



03 **The 'Island'** is where you told us children race on bikes or scooters. The space is adjusted to make play safer, and we propose to introduce some south facing seating and additional planting.



04 Feeling safe was something you told us was important, and that new public undercroft spaces should be avoided. Gates are therefore proposed for each of the three building entrances. Beyond the gates the covered area leading to the atrium would be accessible to residents only.

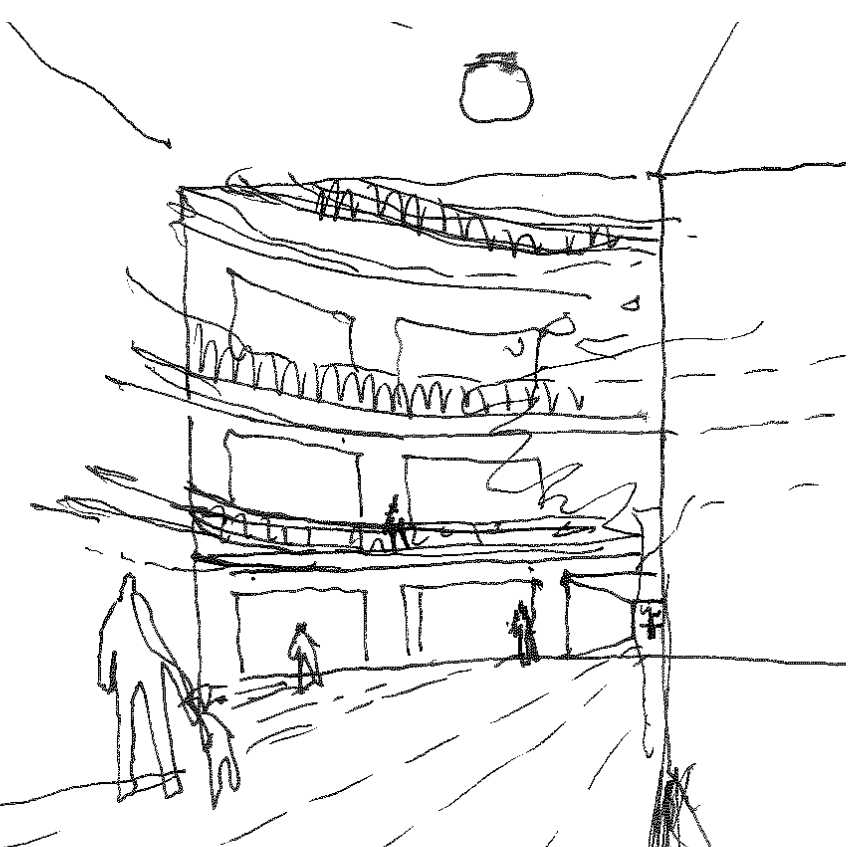


MOVING THROUGH THE ATRIUM BUILDING

We want to make the route from the street to the front door pleasurable and direct. This is something we heard that current residents enjoy about the existing buildings.



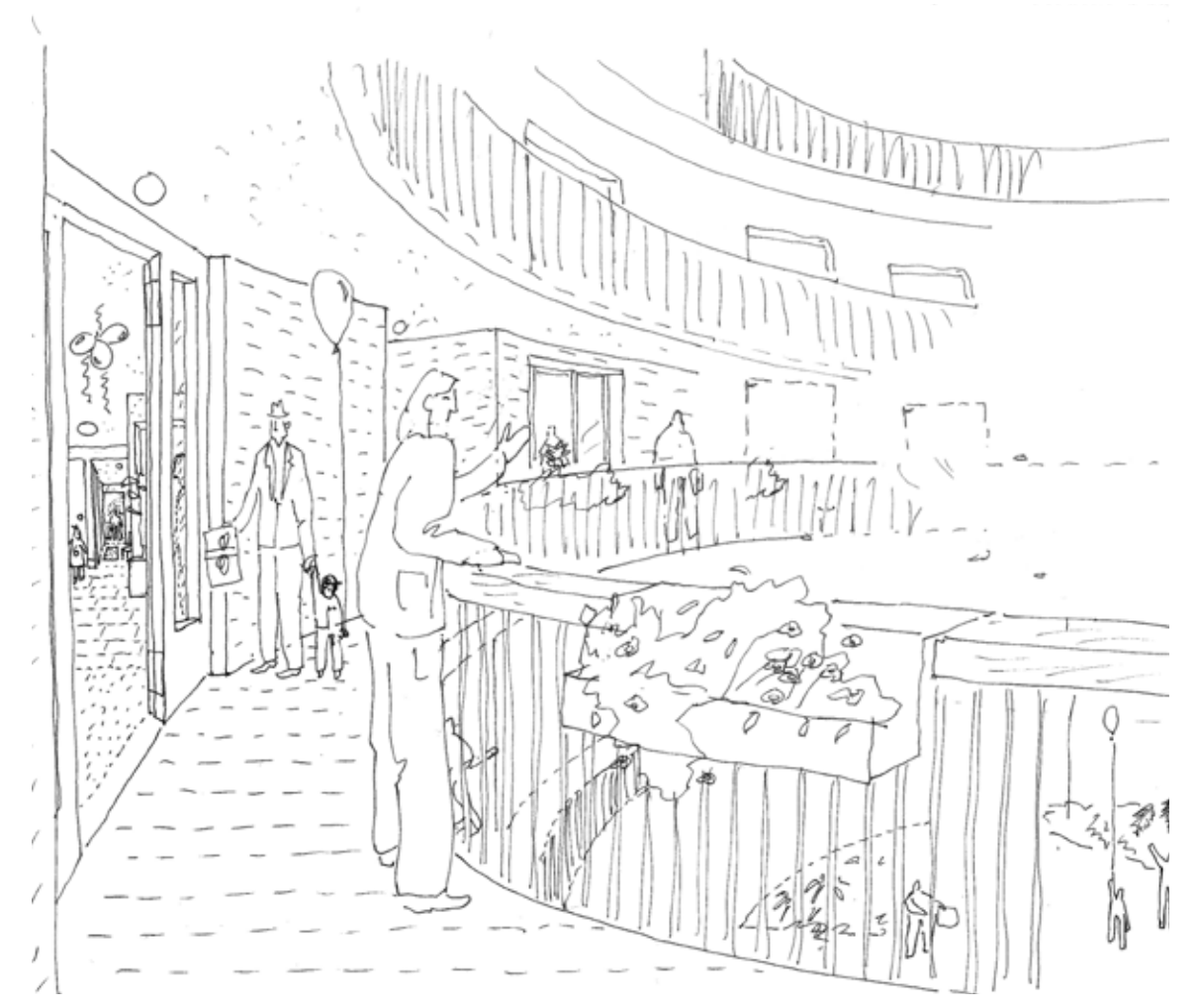
1. On the approach to the new building from the 'Island', a long bench is placed on the south facing wall.



2. The atrium is entered via one of the three large entrances. This is where residents can get on and off their bikes, collect their mail, and enter the bin and bike stores.



3. The new homes are accessed from the communal atrium. Every front door can be seen from the ground, where residents can access lifts or stairs.



4. Front doors open onto the access decks around the atrium. See more information on board 7.

BOOKEND BUILDING, HIDDEN HOMES AND THE SUNKEN GARDEN



We have developed your preferred option for the garages site: A 'Bookend' building adjacent to Tullis House, transforming the existing garages into a new bio-diverse sunken garden, and new 'Hidden Homes' in some of the Tradescant House undercroft spaces.

01 An eight storey Bookend Building is placed adjacent to Tullis House, facing the new green space. See more layout information on board 7.



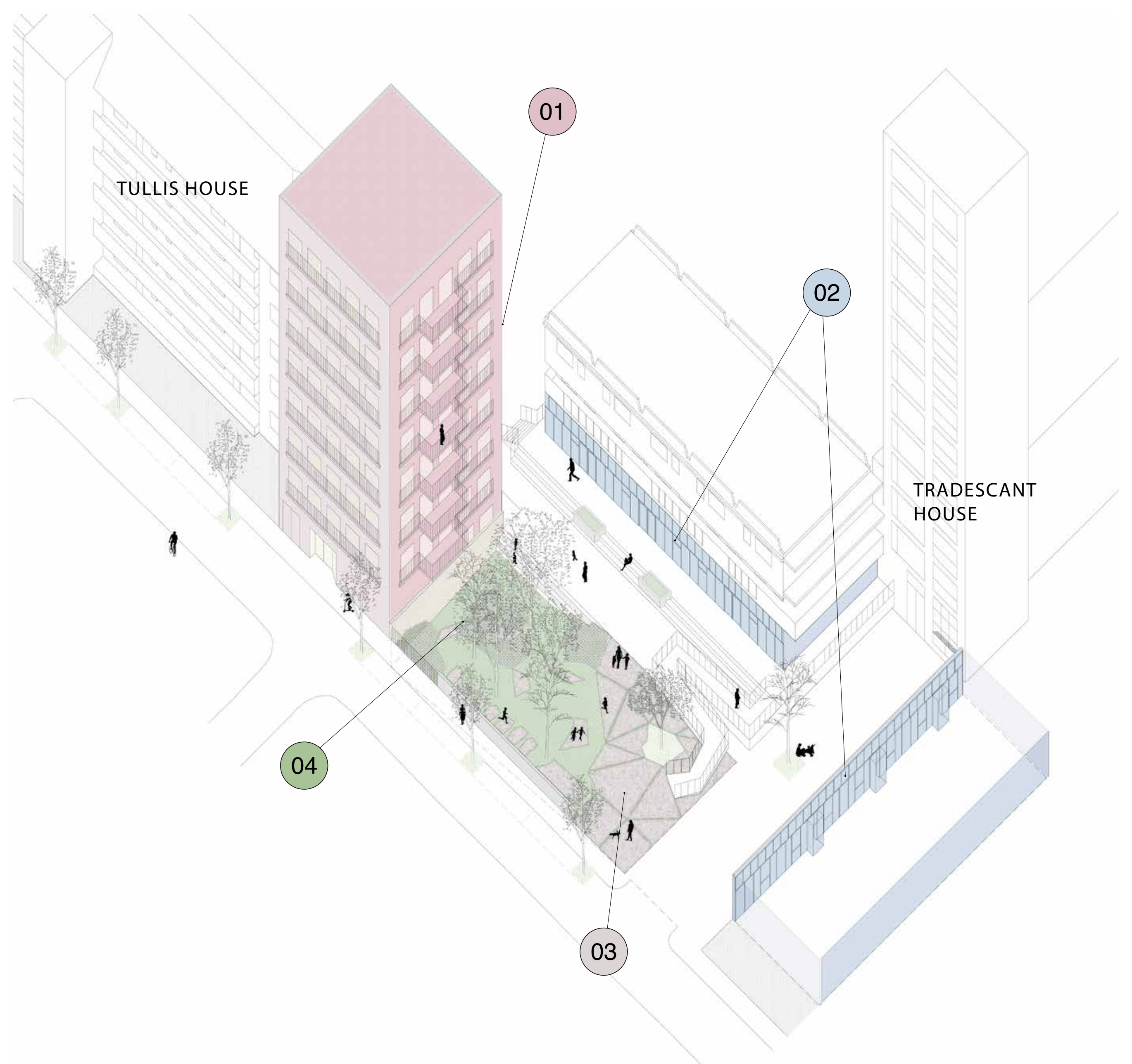
02 New Hidden Homes are proposed within the undercroft spaces surrounding the new green space. These homes have front doors and windows facing the new garden (existing and proposed images).



03 The upper level of the garden is at street level to allow existing shortcuts to continue through. We propose using the existing concrete, with some sections broken up to allow plants to self seed.



04 The lower level of the garden offers an opportunity to create green space with biodiversity benefits. This section will be sloping down and will be dominated by planting. It will act as a swale, offering water attenuation when excessive rain occurs.

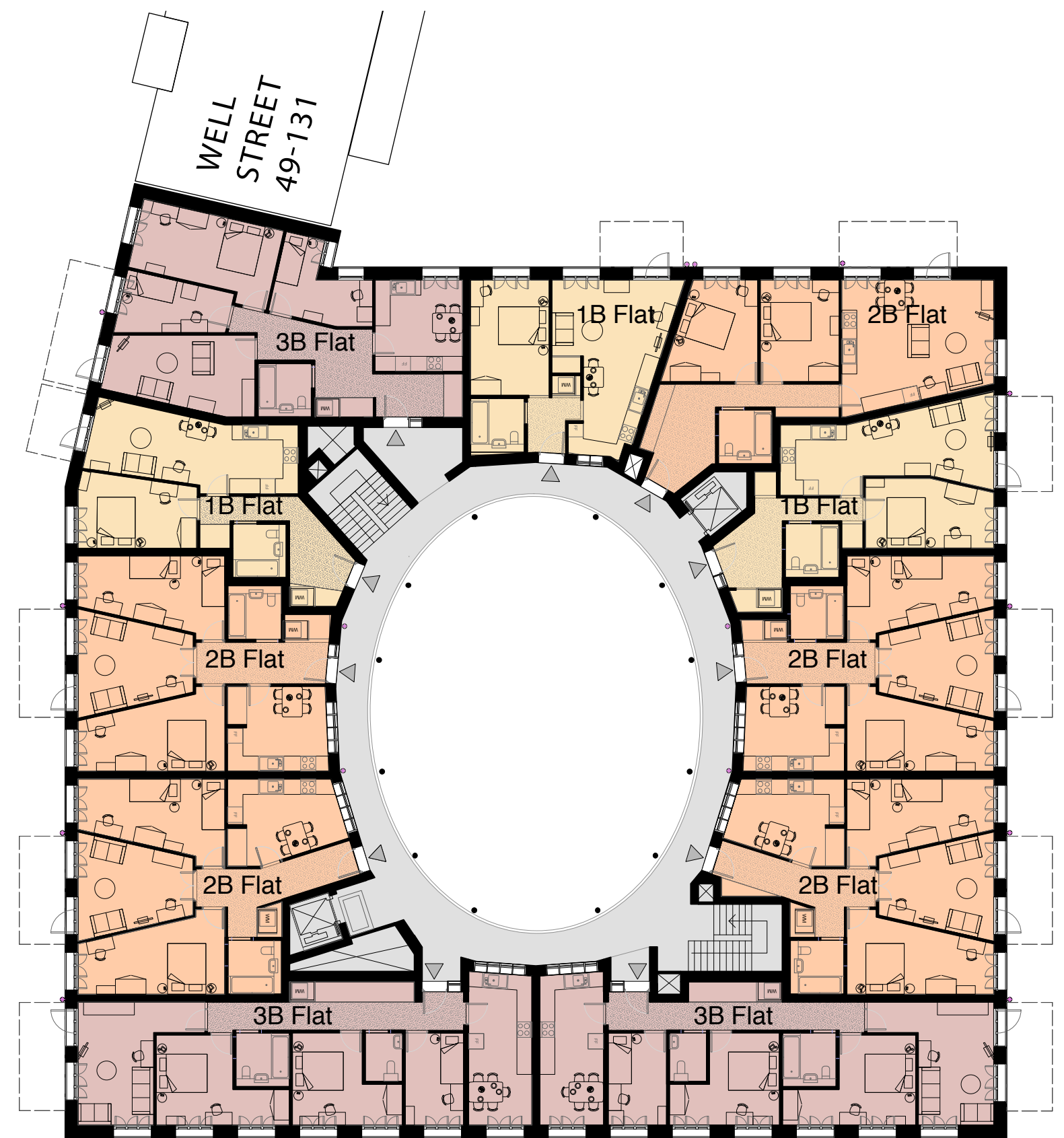


WHAT WOULD THE NEW HOMES LOOK LIKE?

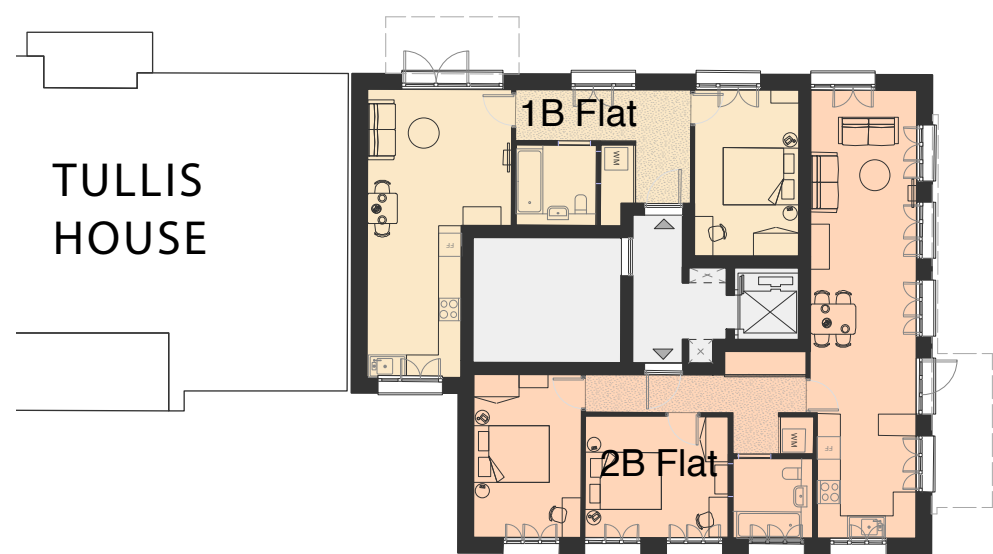
All homes are designed to have two aspects, well insulated and ventilated, large windows and balconies. Where possible, living rooms and bedrooms are equal in size, allowing flexibility how the rooms are inhabited.



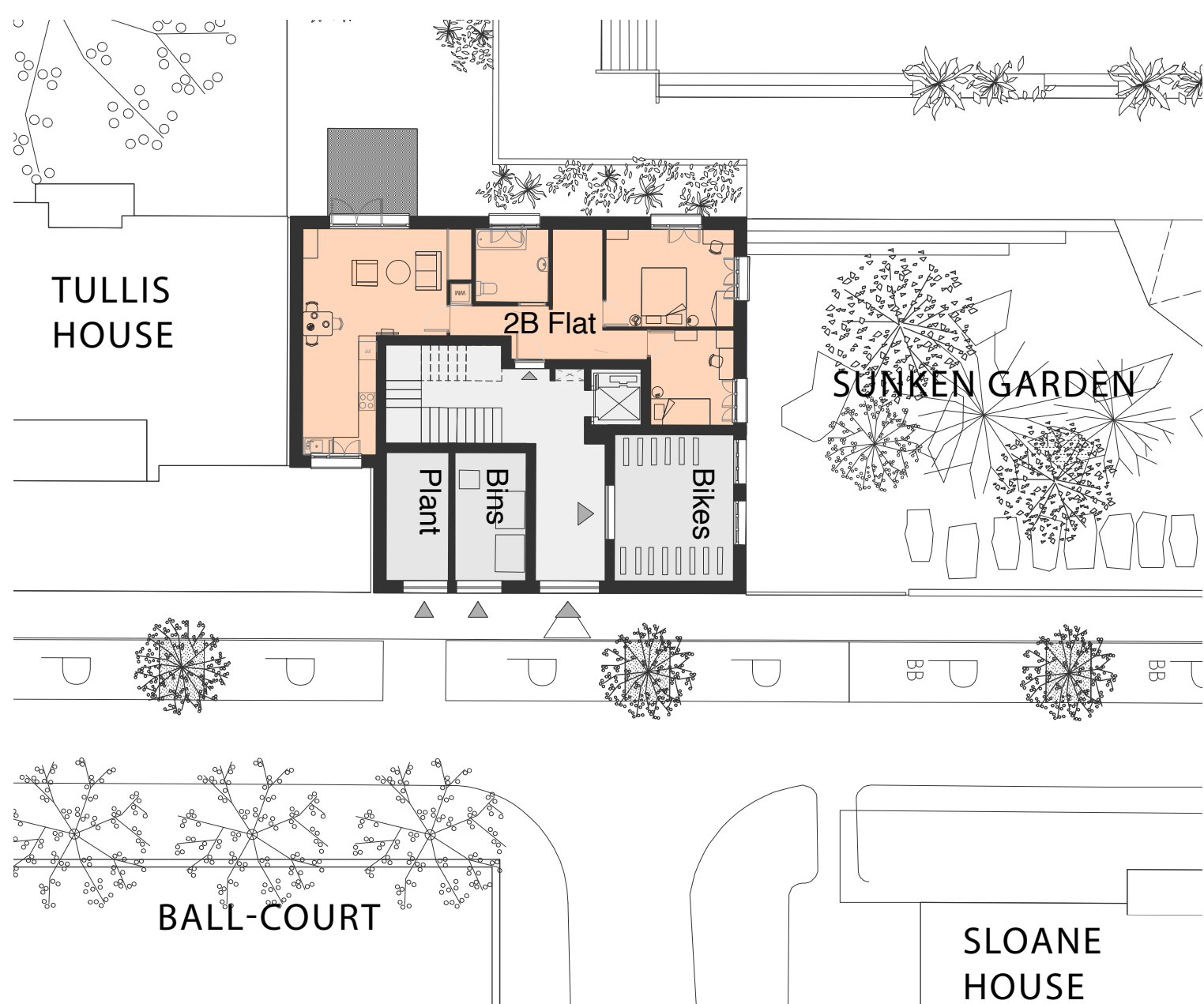
VIEW OF A KITCHEN FACING THE ATRIUM



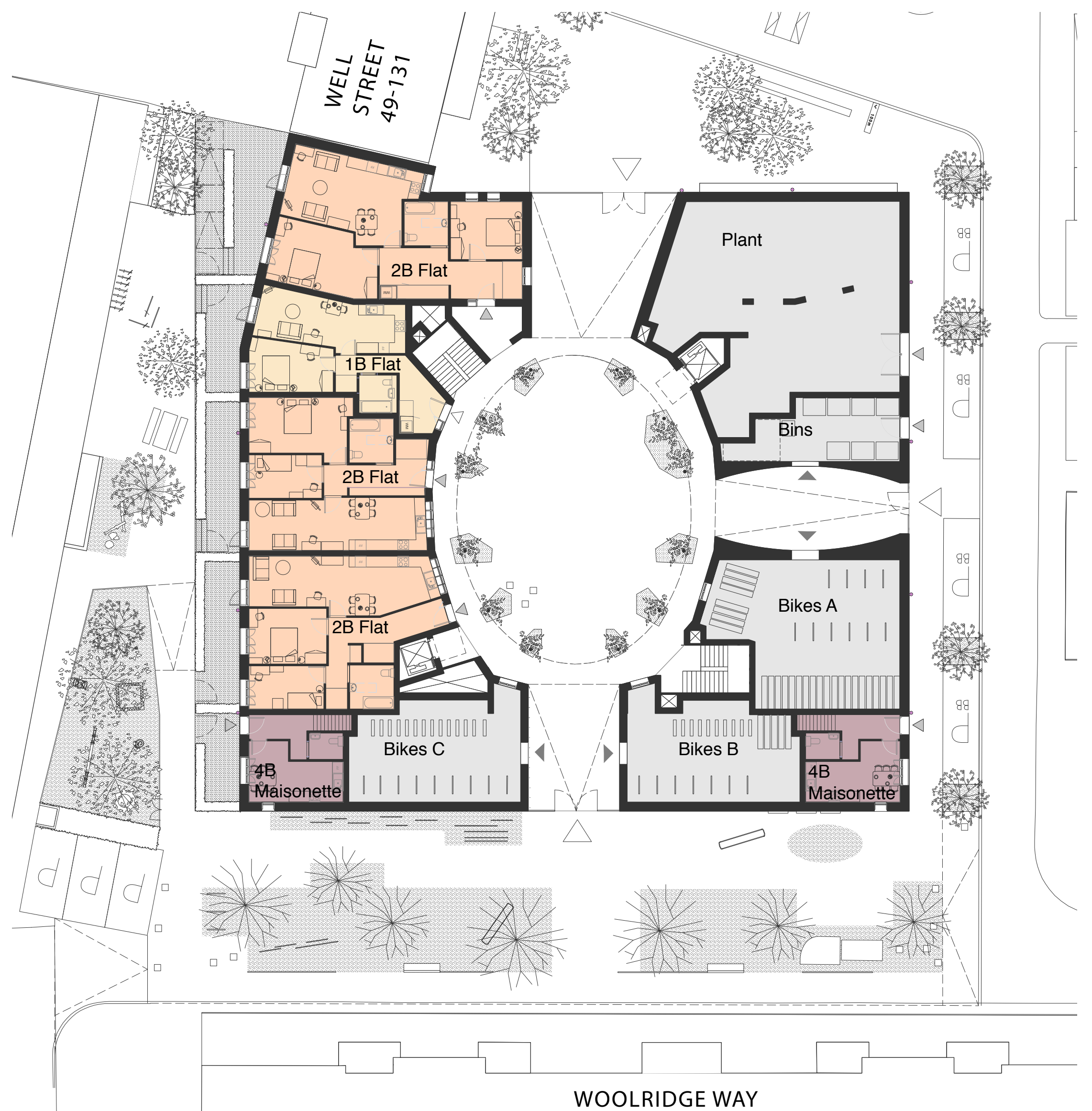
ATRIUM BUILDING TYPICAL UPPER FLOOR PLAN



BOOKEND BUILDING TYPICAL UPPER



BOOKEND BUILDING GROUND FLOOR PLAN



ATRIUM BUILDING GROUND FLOOR PLAN

Many of Frampton Park Estate blocks are named after horticulturists or naturalists, all of which are male.

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

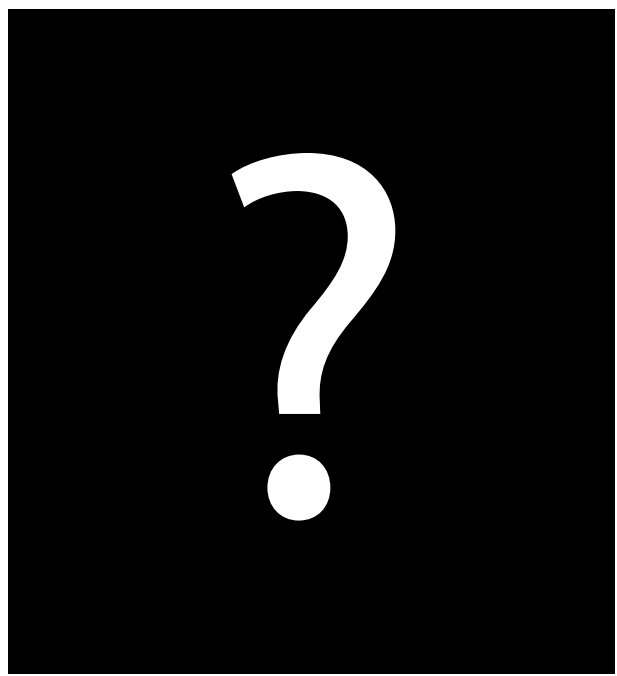
London's informal Temple Coffee House Botany Club, famous for his specimen collections in which he traded and studies of botany and entomology.

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.



In the first consultation, we were given support for naming the new buildings after a female horticulturist or scientist. Here are some suggestions:

NAMING THE ROAD?

We heard mixed opinions on whether the unnamed estate road should be given a name. While some felt this would make deliveries easier, others said that the identity of the estate was based on building names rather than street names. What do you think?

SAUNDERS



Edith Rebecca Saunders (Brighton; 1865 – 1945) was a geneticist and plant anatomist. She played an active role in the re-discovery of Mendel's laws of heredity, the understanding of trait inheritance in plants. She developed extensive work on flower anatomy.

ARBER



Agnes Robertson Arber (London; 1879 – 1960) was a plant morphologist and anatomist, historian of botany and philosopher of biology. She was the first woman to be elected as a Fellow of the Royal Society and receive the Gold Medal of the Linnean Society for her contributions to botanical science.

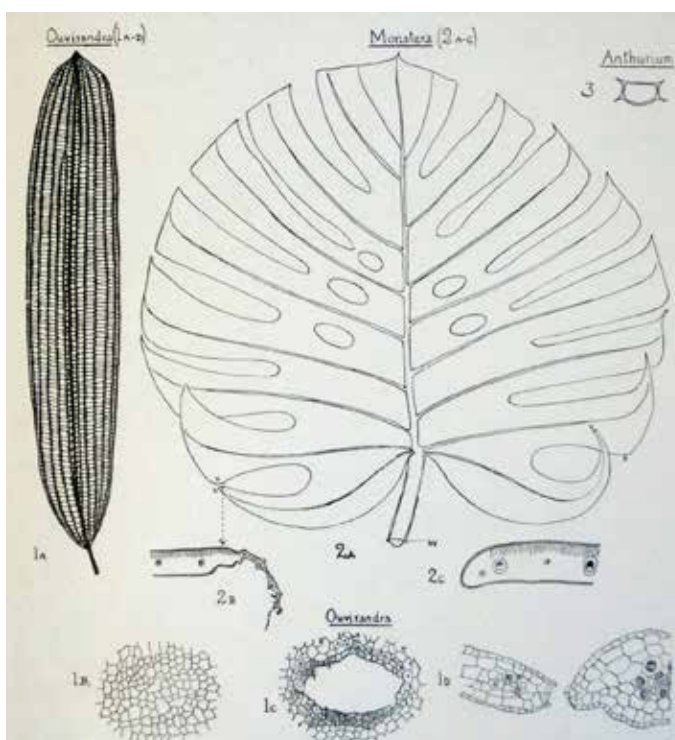
MANTON



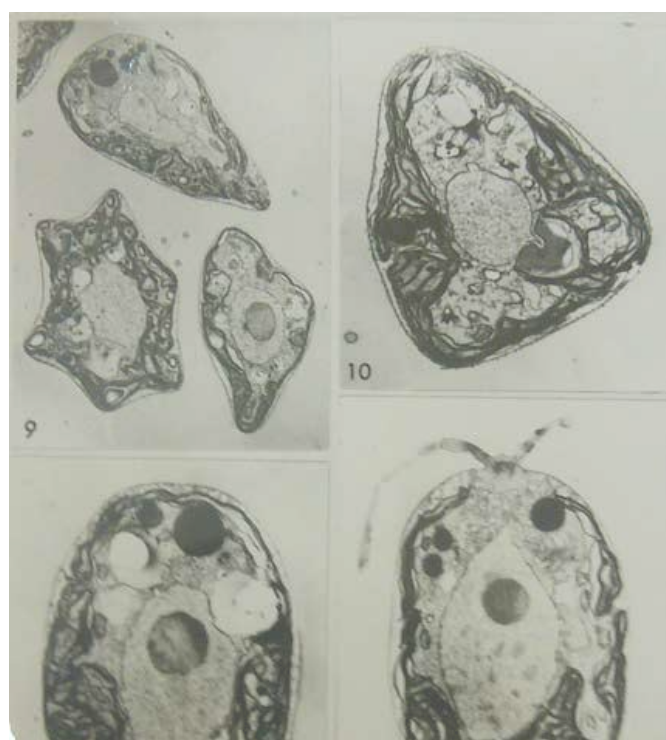
Irene Manton, (London; 1904 – 1988) was a British botanist who was Professor of Botany at the University of Leeds. She was the first female President of the Linnean Society of London, being elected in 1973 and serving until 1976. She was noted for study of ferns and algae.



Biscutella laevigata, one of species Saunders used for cross garden experiments

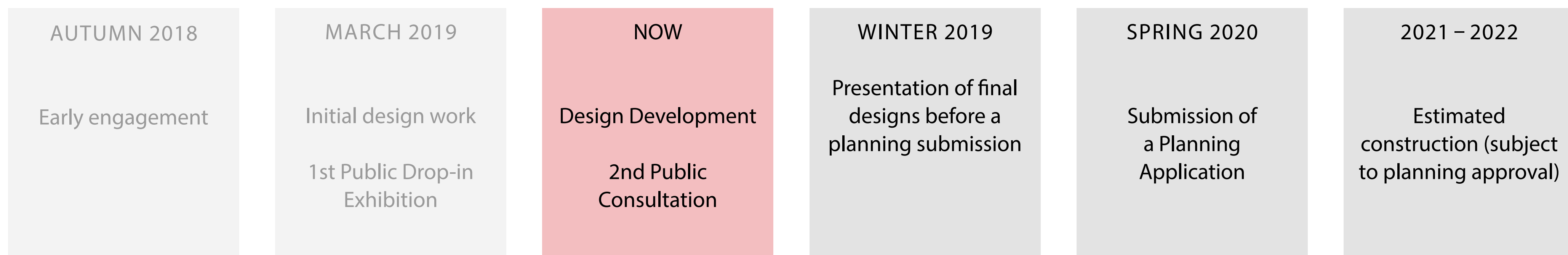


Hypoxis setoca; Extract from *Monocotyledons: A Morphological Study* by Arber



Representations of plant cells by Manton

PROJECT TIME LINE



While the Frampton Park Community Hall would be replaced with much needed new homes, there is an opportunity for some investment in one of the other council owned community halls within the estate. We heard from you that the Elsdale Community Hall would benefit the most from any improvement.



Please sign up to participate in a workshop later this autumn about the sort of improvements that could be made.

In the meantime, please tell us which themes you think the workshop could focus on?

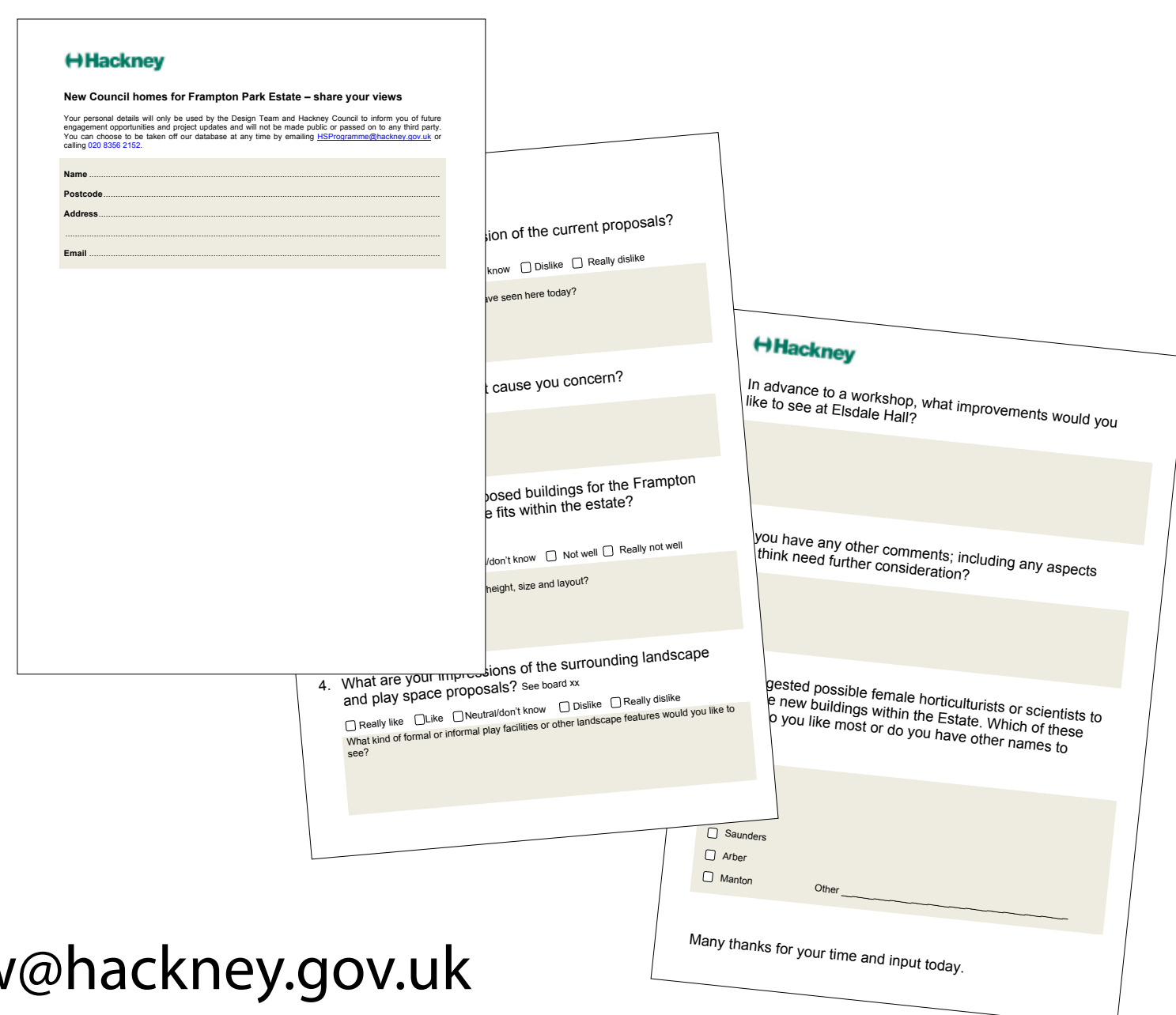
Possible new uses

Physical improvements

Opening times and access

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.



CONTACT

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