

1

Kings Crescent Overview

Consultation so far

All residents on the estate were invited to a meeting in July 2024 which provided the opportunity to show progress with the designs at that point. We subsequently provided updates at the December 2024, March, July and October 2025 Resident Steering Group (RSG) meetings. We also held two focused sessions outlining the details of the revised refurbishment proposals for the existing blocks in June and November 2025.

From the events and meetings with RSG we have noted and addressed resident feedback, which is provided throughout the exhibition. For example:

- we will be conducting a survey of residents' preferences for the brick colours of three blocks.
- we propose to provide a roof covering to the loggias to the existing block balcony installations.
- we are considering an alternative mesh design to the balconies to enhance privacy.

Finally, there is still an opportunity to make comments, either on line from the QR code provided with the invitations to the event or on slips provided at this exhibition.



Phase 3 & 4

The proposals for the second half of the King's Crescent Masterplan received planning consent in 2021. In the intervening period a lot has changed, both for the council and how we design, make and look after houses.

This means The London Borough of Hackney, Mulalley and the Design Team have been working together to update the designs to ensure they comply with regulations, are affordable and maintain the high standards of the previous scheme.

218 New Homes

28 Social Rent (28 in consented)
107 Shared Ownership (75 in consented)
83 Outright Sale (116 in consented)

Community Facilities

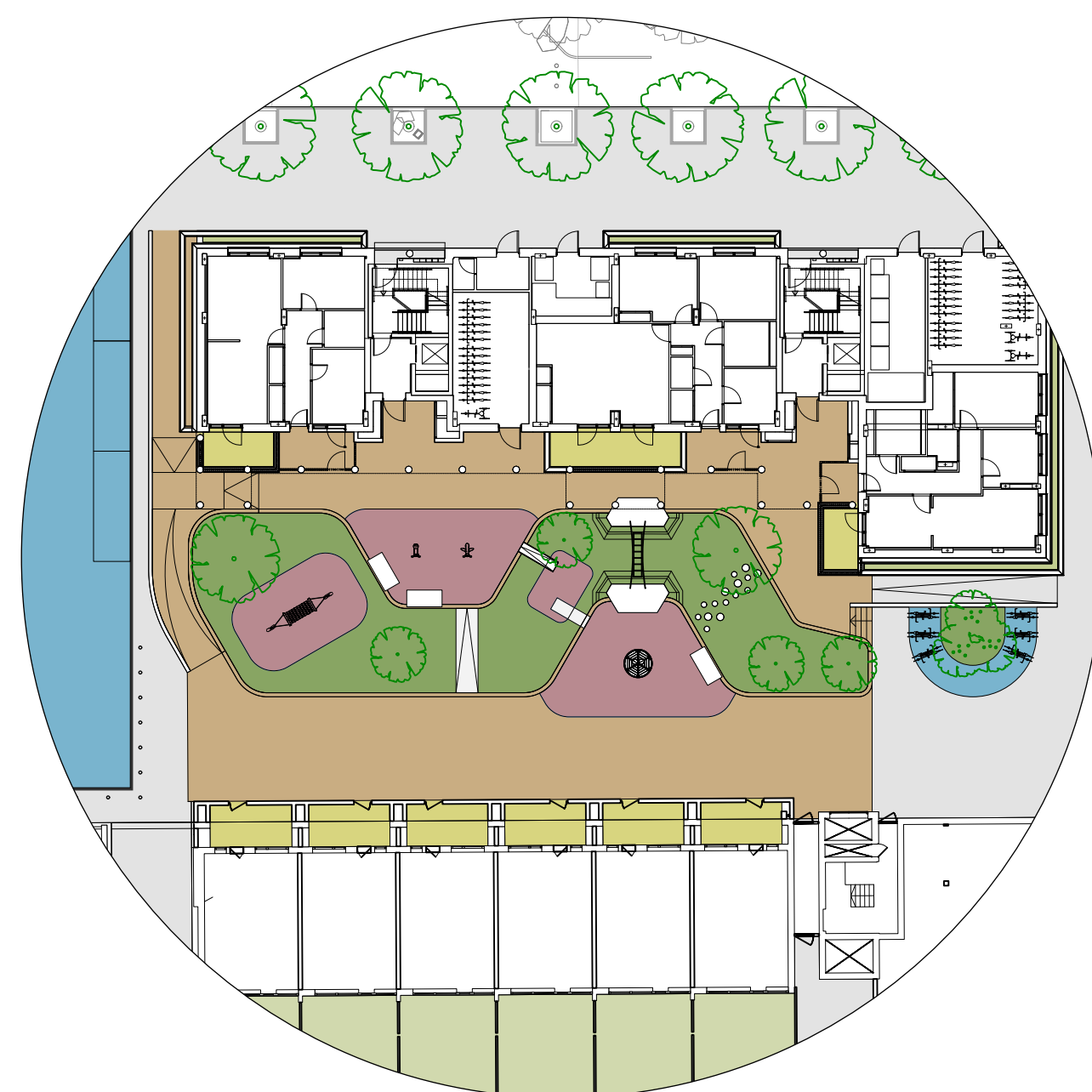
The proposal includes a new community centre (220sqm) located in the heart of the estate.

Commercial Uses

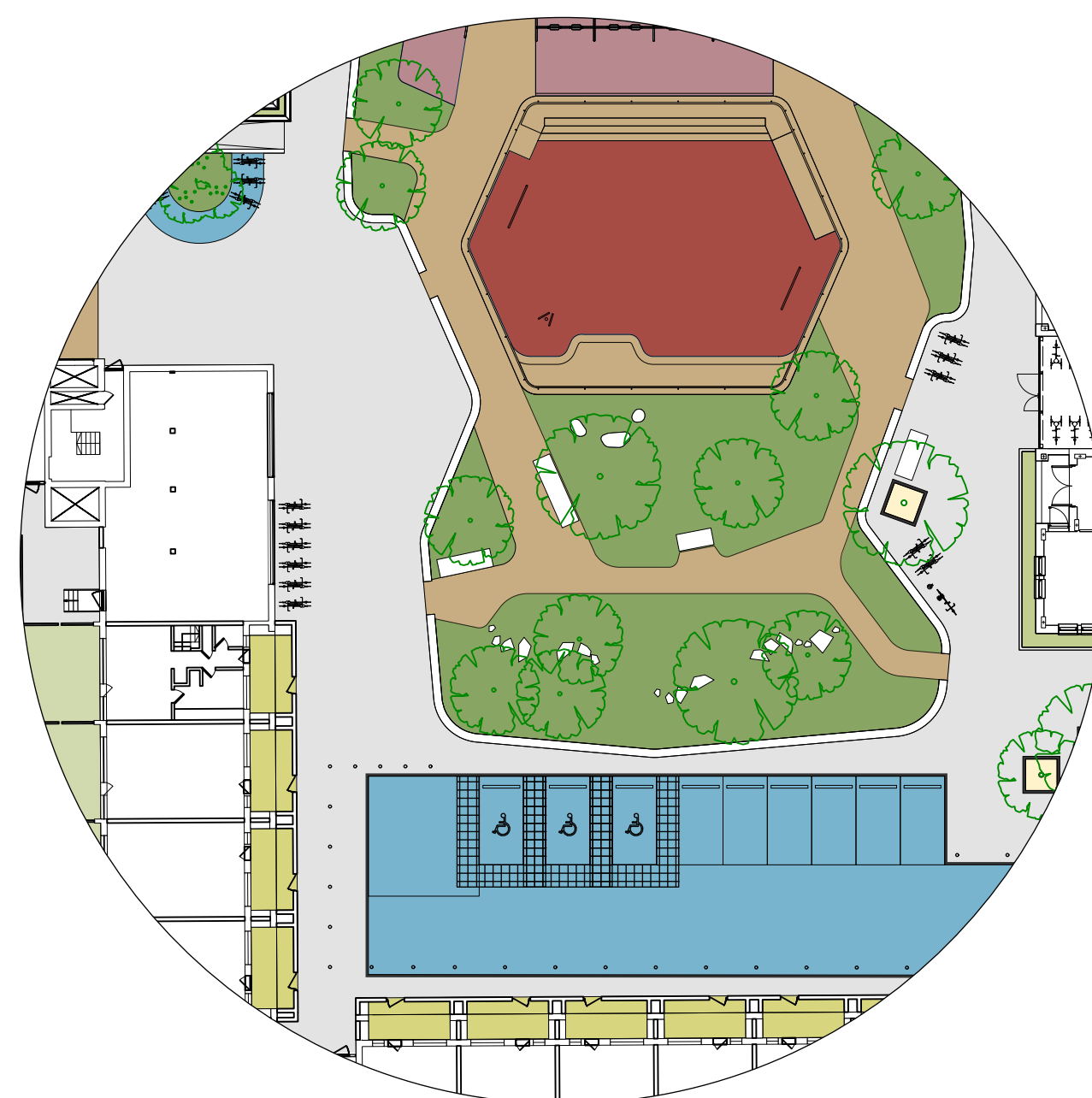
Commercial units for shops, restaurants etc. are located at the ground floors of DZ6N, DZ6S and DZ5.

2 Landscape and Public Realm Overview

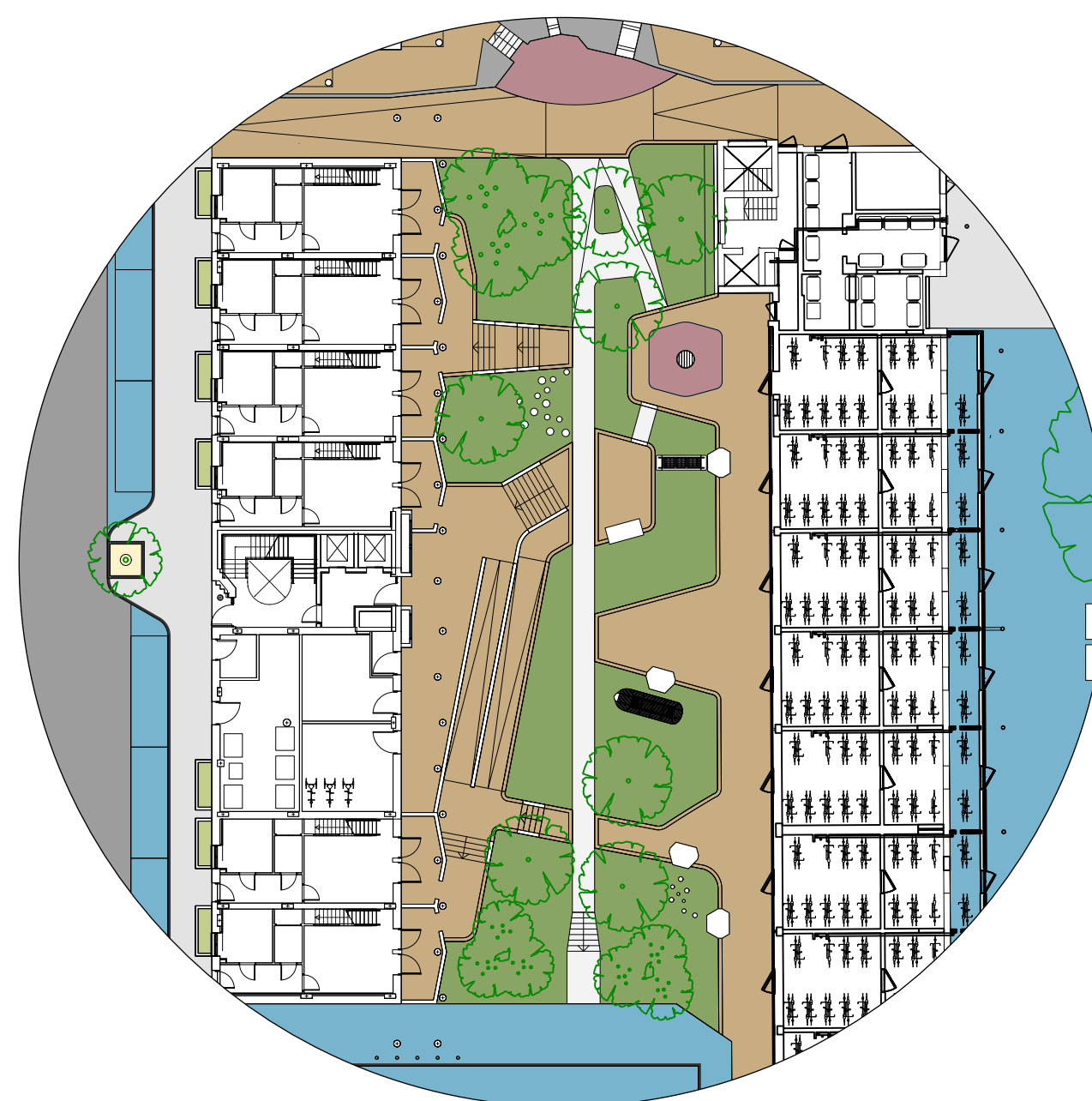
Key:	
	Asphalt
	Asphalt to MUGA
	Clay paving
	Concrete flag paving
	Concrete planks
	Defensible space
	Granite setts
	Rubber crumb
	Grass / planted area
	Garden planting



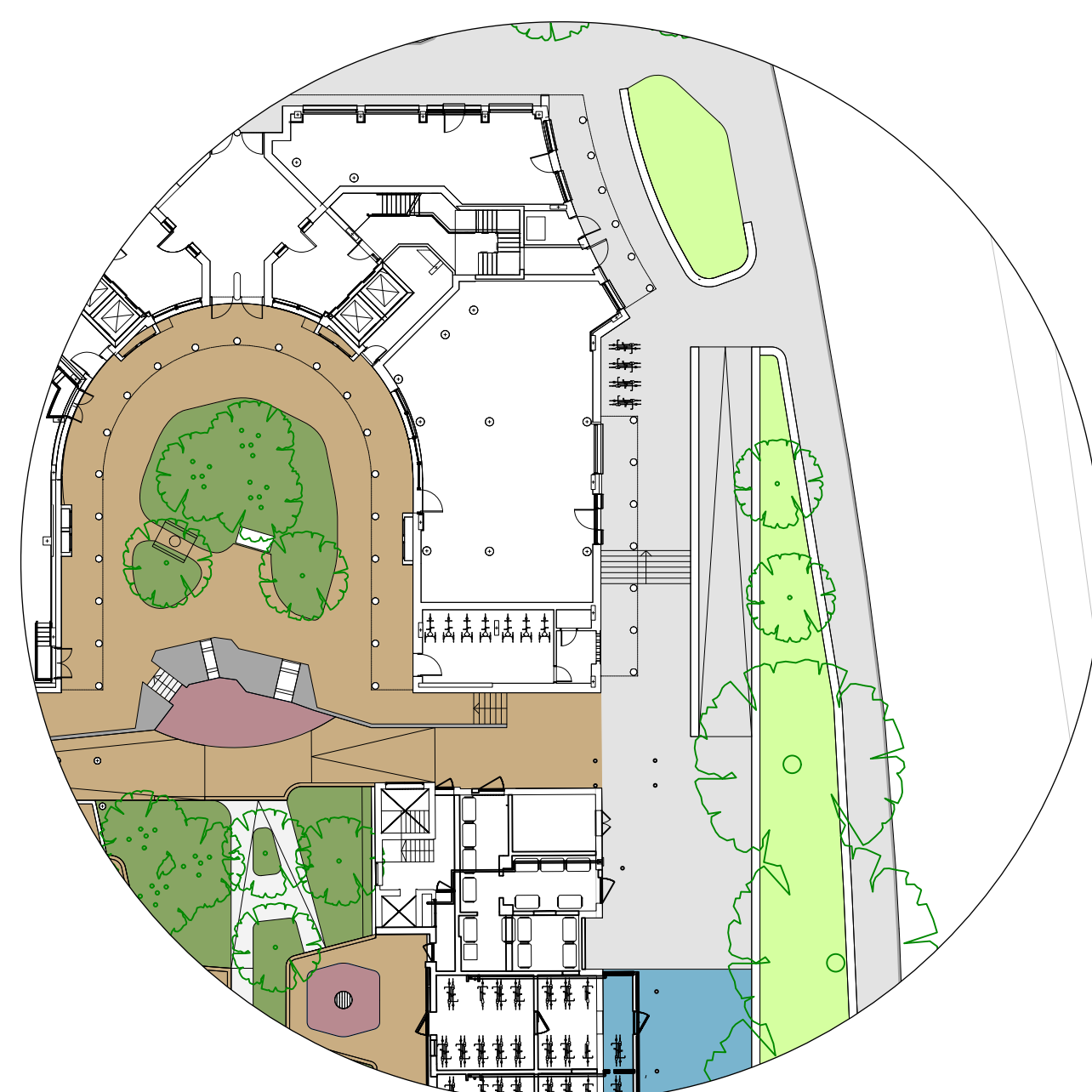
- 1 The courtyard design has been updated to allow for a fire engine to pass through the site in case of an emergency



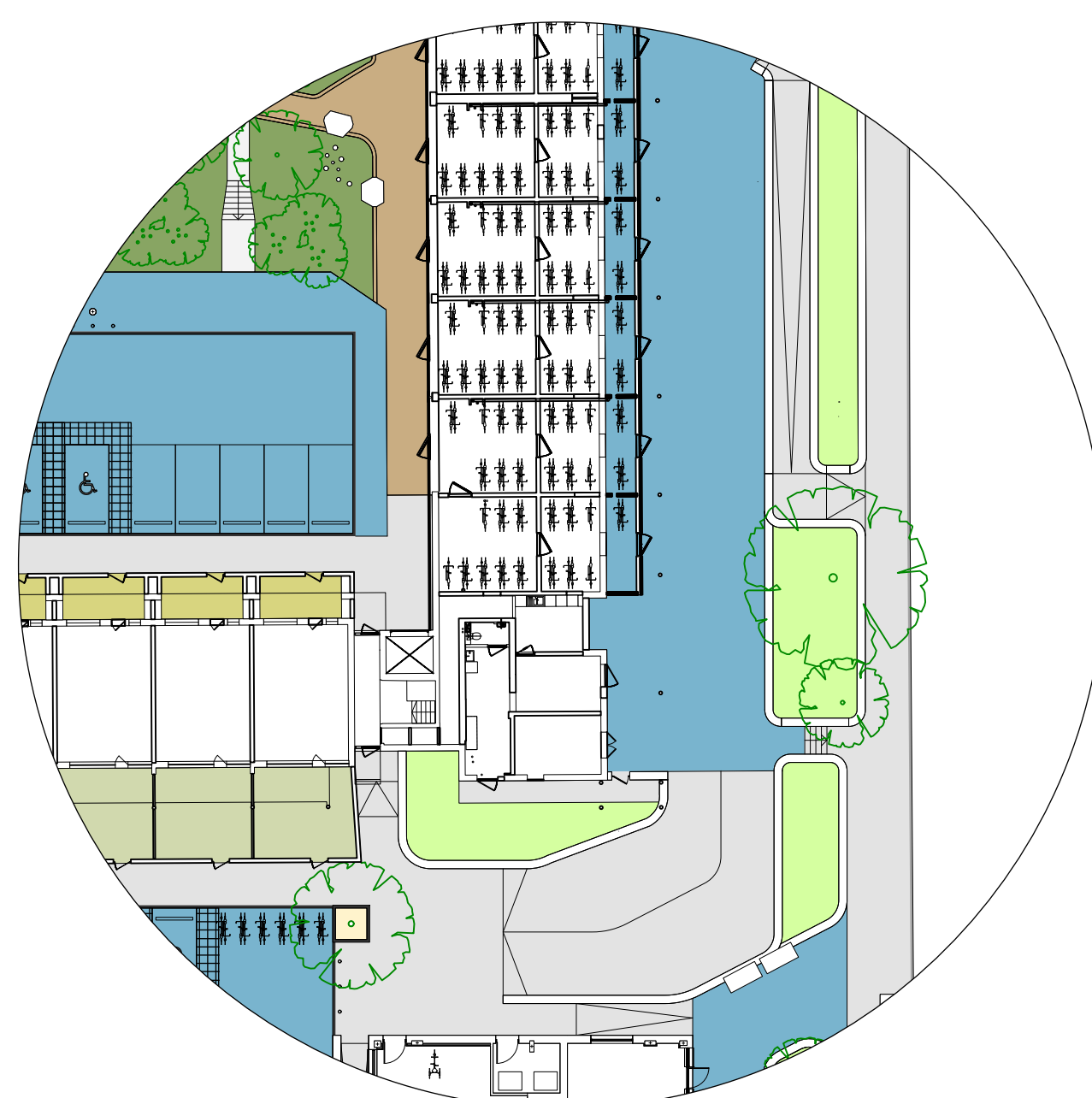
- 2 The central play area has been reshaped to allow for a fire engine to pass through the site in case of an emergency



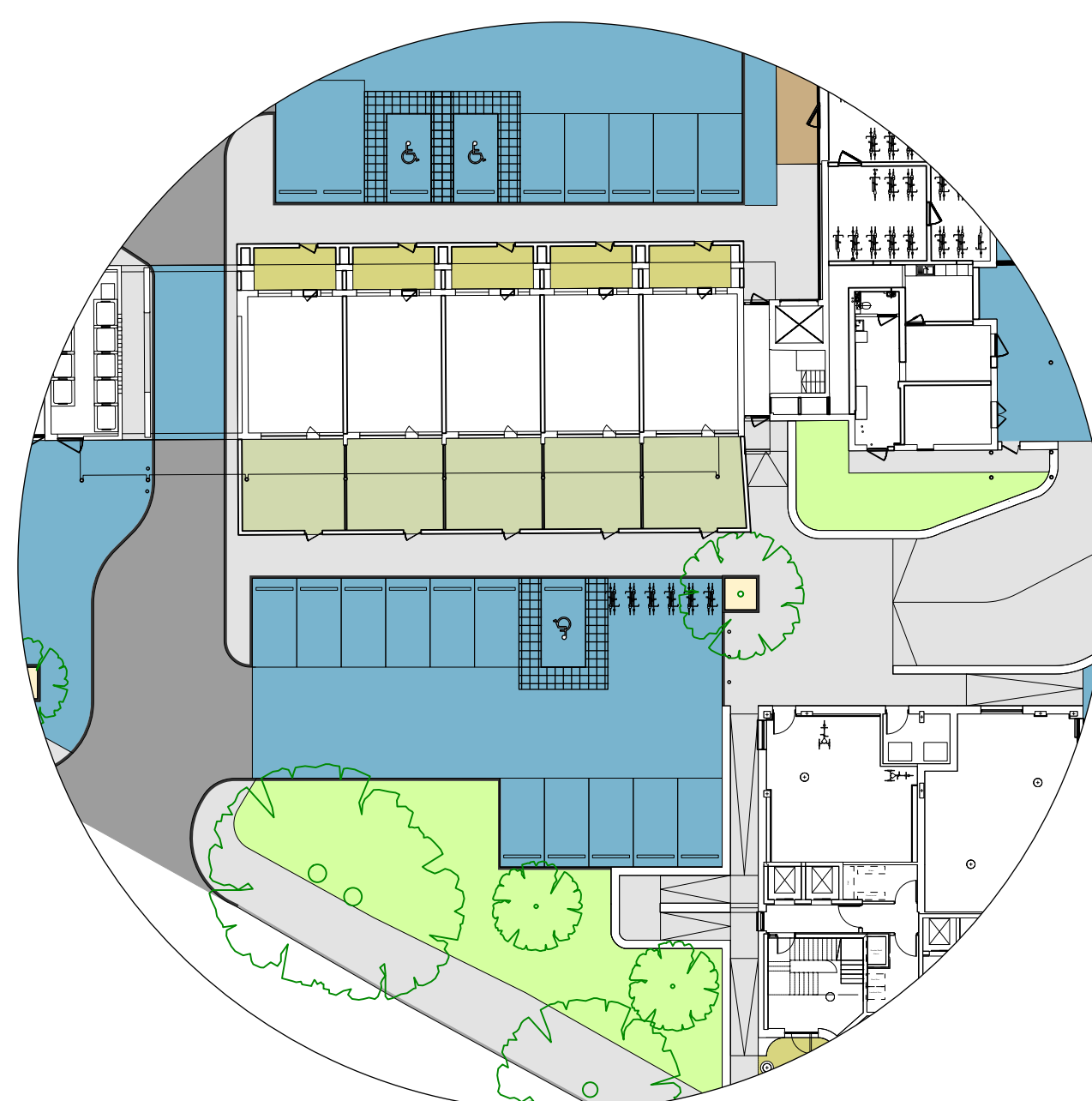
- 3 The courtyard design has been updated to provide level access to the new building with steps and ramps



- 4 The public realm along Green Lanes has been updated to provide level access to the ground floor long-stay cycle parking in Weston Court

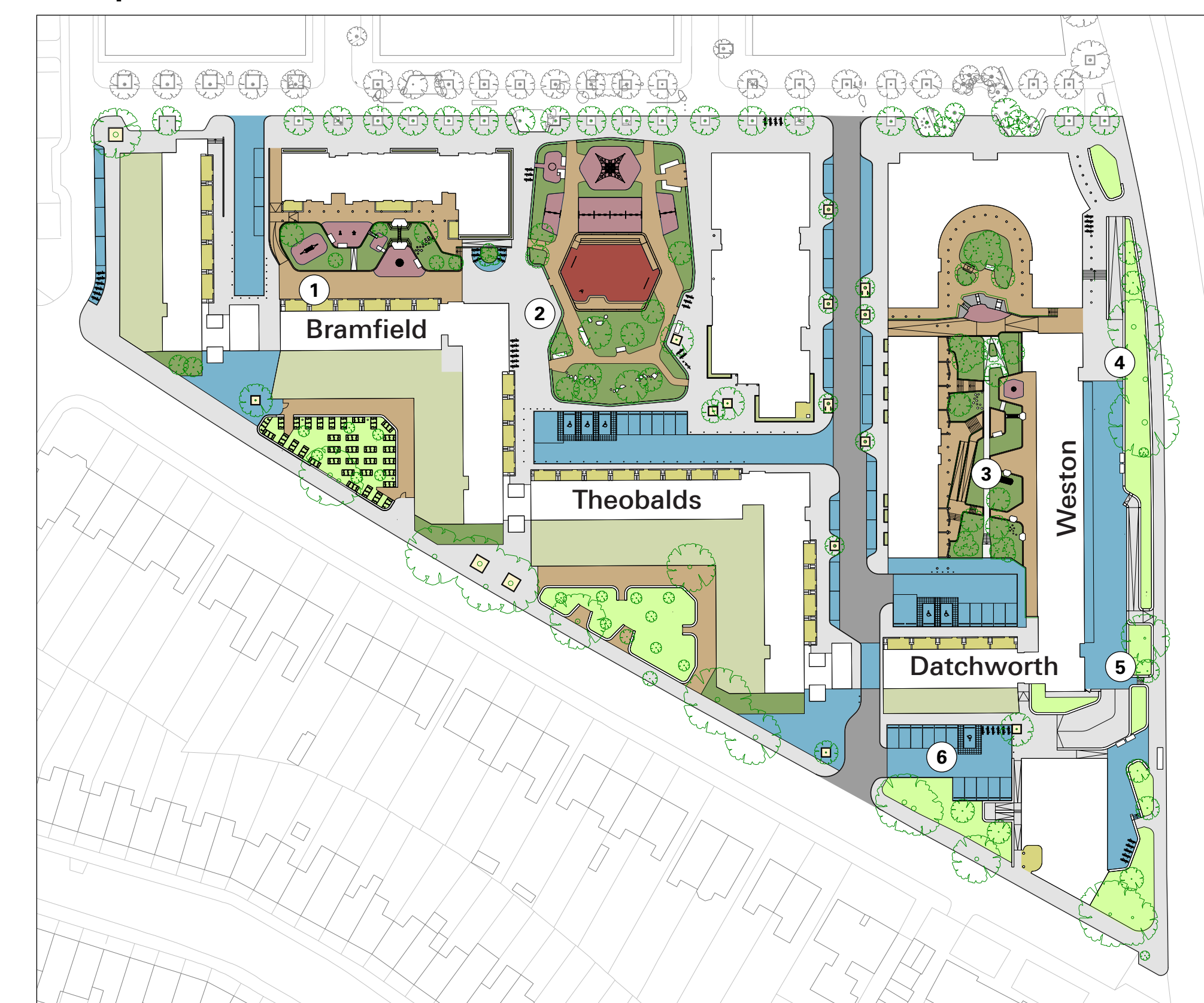


- 5 The public realm along Green Lanes has been redesigned to provide level access and allow for substation service access to Weston Court

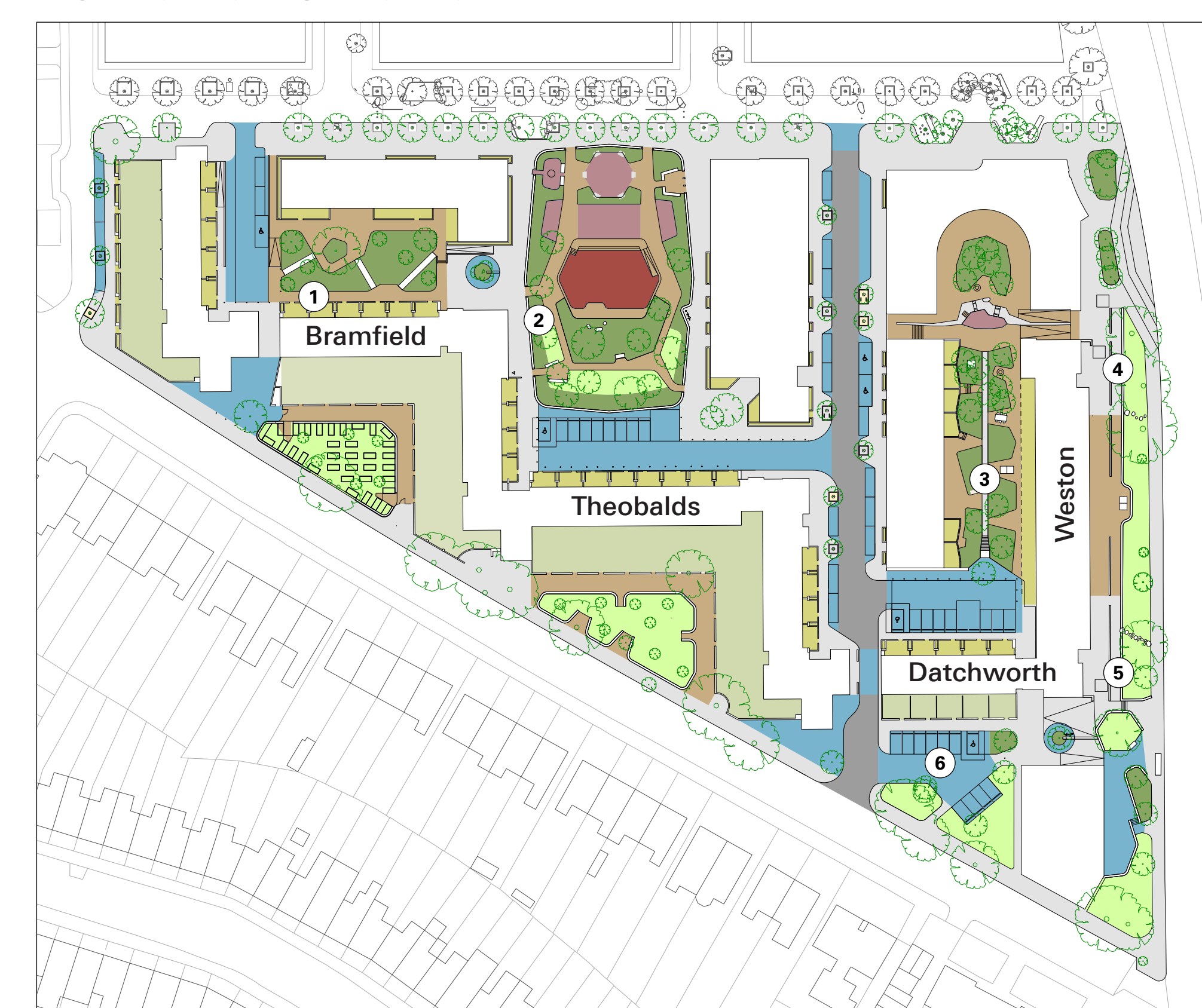


- 6 The parking area has been reshaped to allow for substation service access to Weston Court, providing an additional parking space

Proposed Scheme



Consented Scheme



3

Landscape and Public Realm Overview



1 Toddler play area



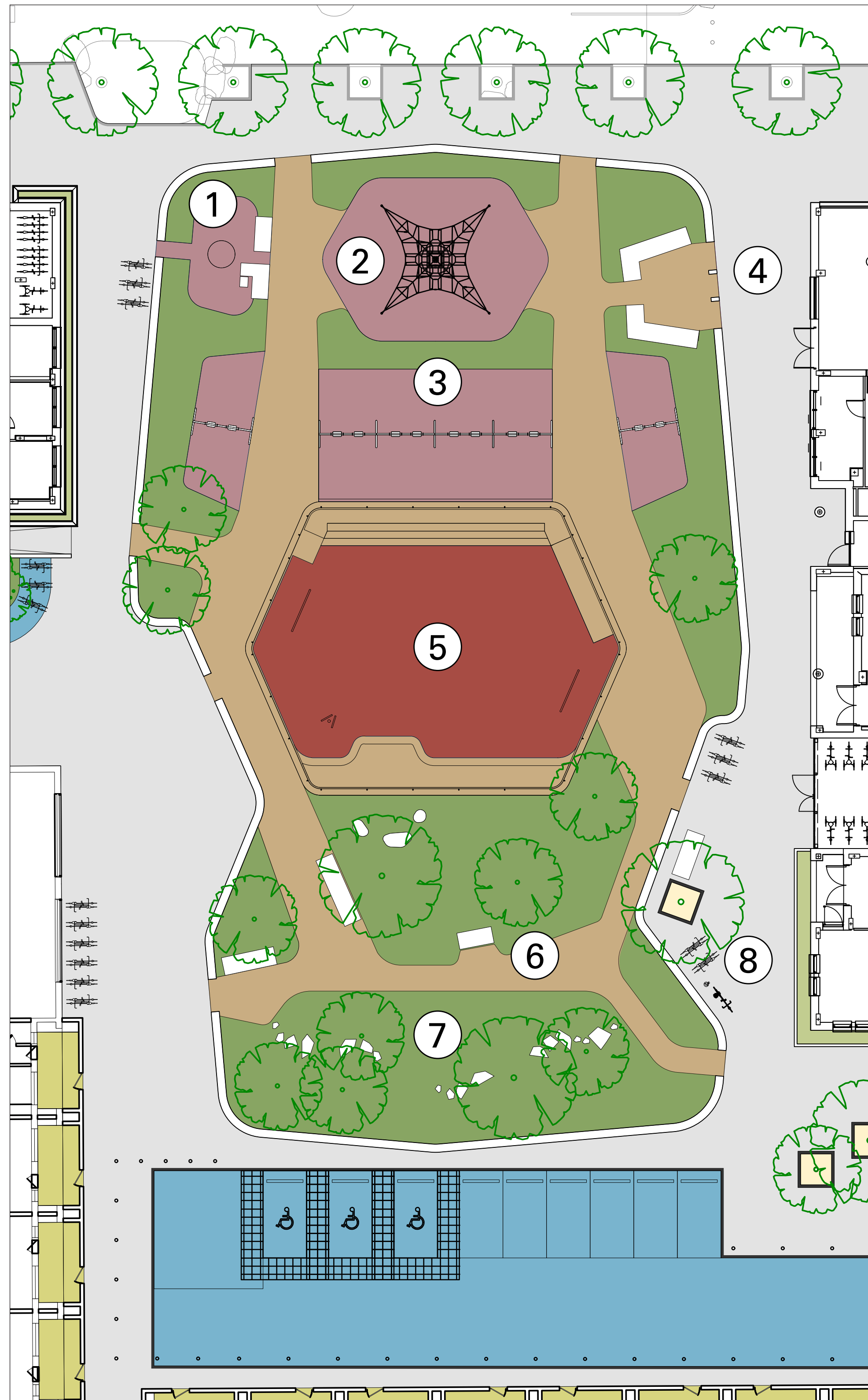
2 Climbing net



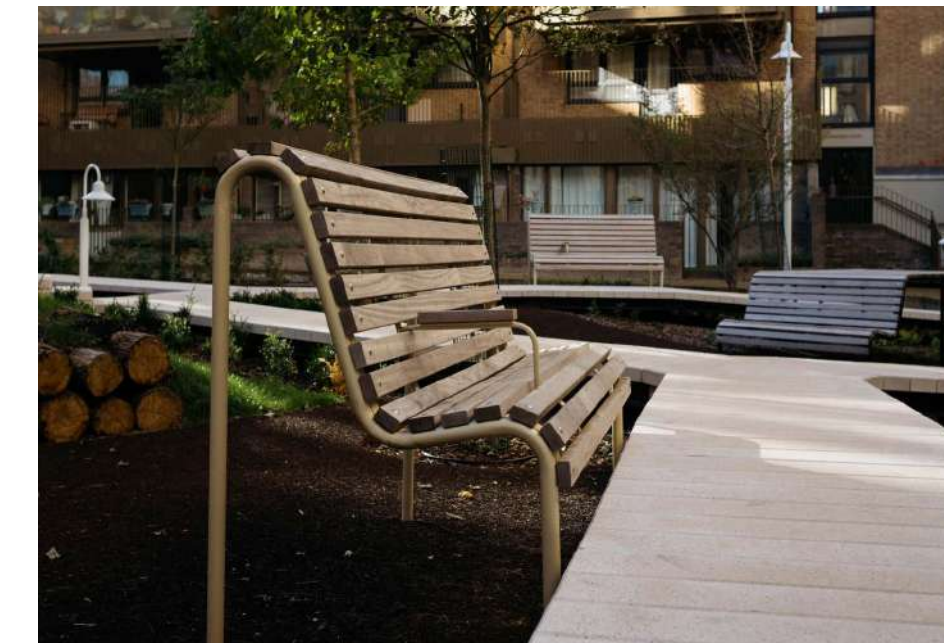
3 Swings for all ages & abilities



4 Terrace to new community space



5 Multi Use Games Area



6 Seats with back and arm rests

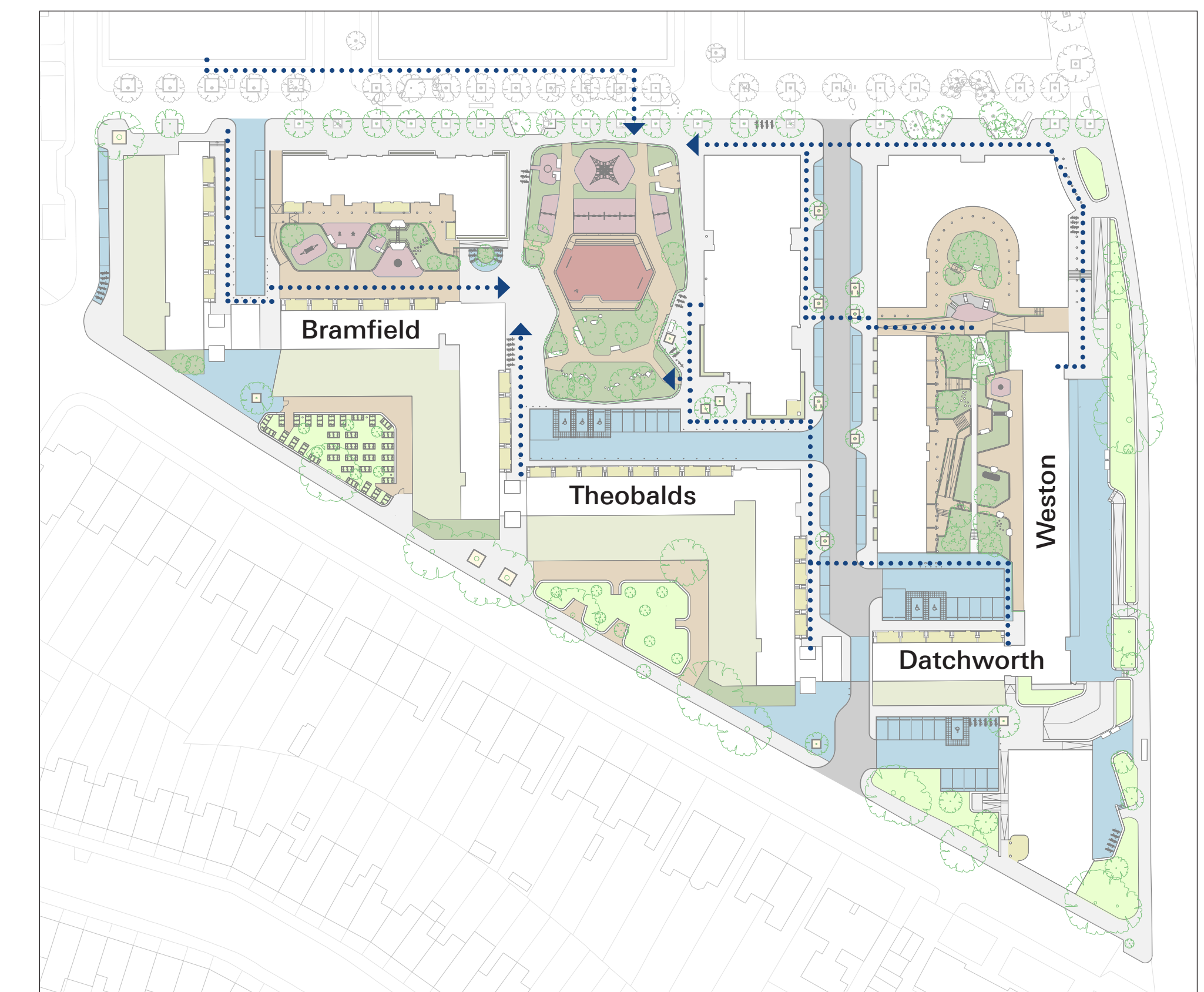


7 Space to sit and relax



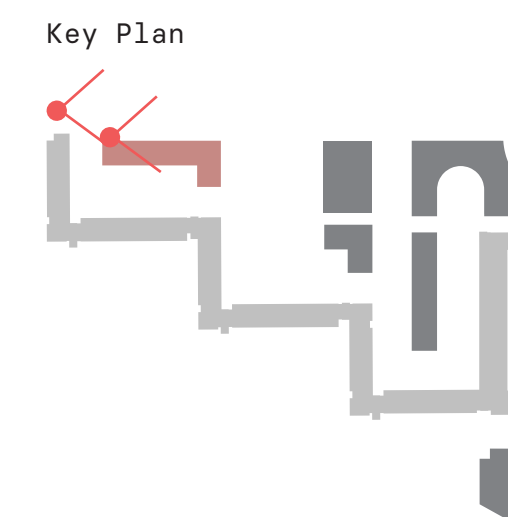
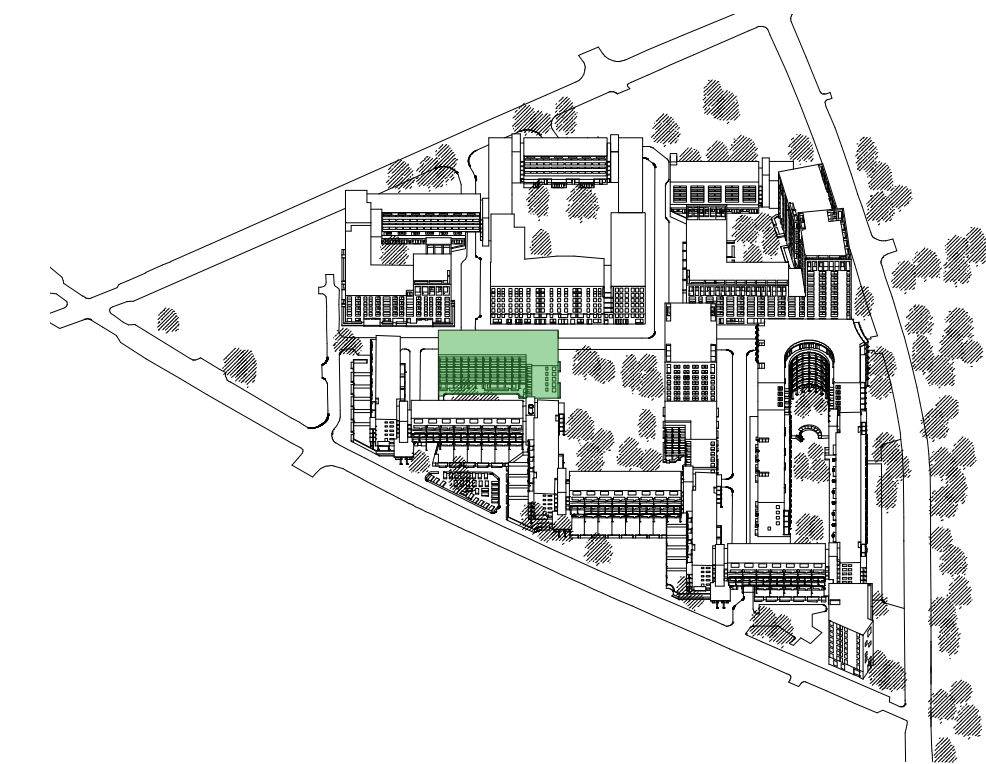
8 Bike repair station

Safe Routes to Central Square



4 New Buildings

DZ4

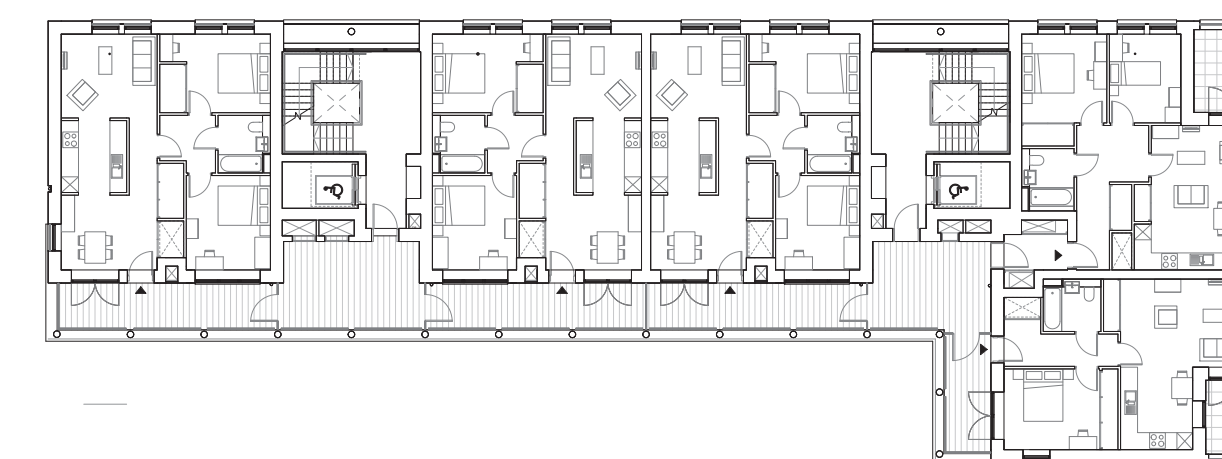


What do you think?
We're conducting a poll on the brick colour in response to comments from the RSG meeting

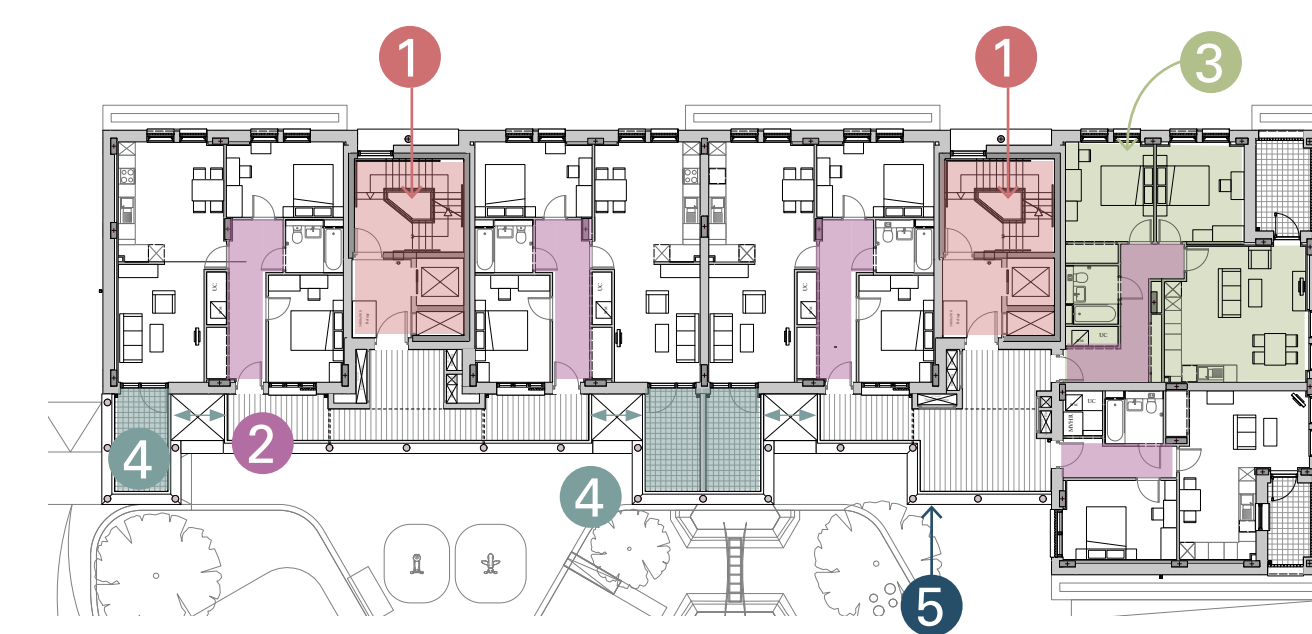
What's Changed?

The consented plans and elevations for DZ4 are shown below along side the proposed drawings. Key changes include:

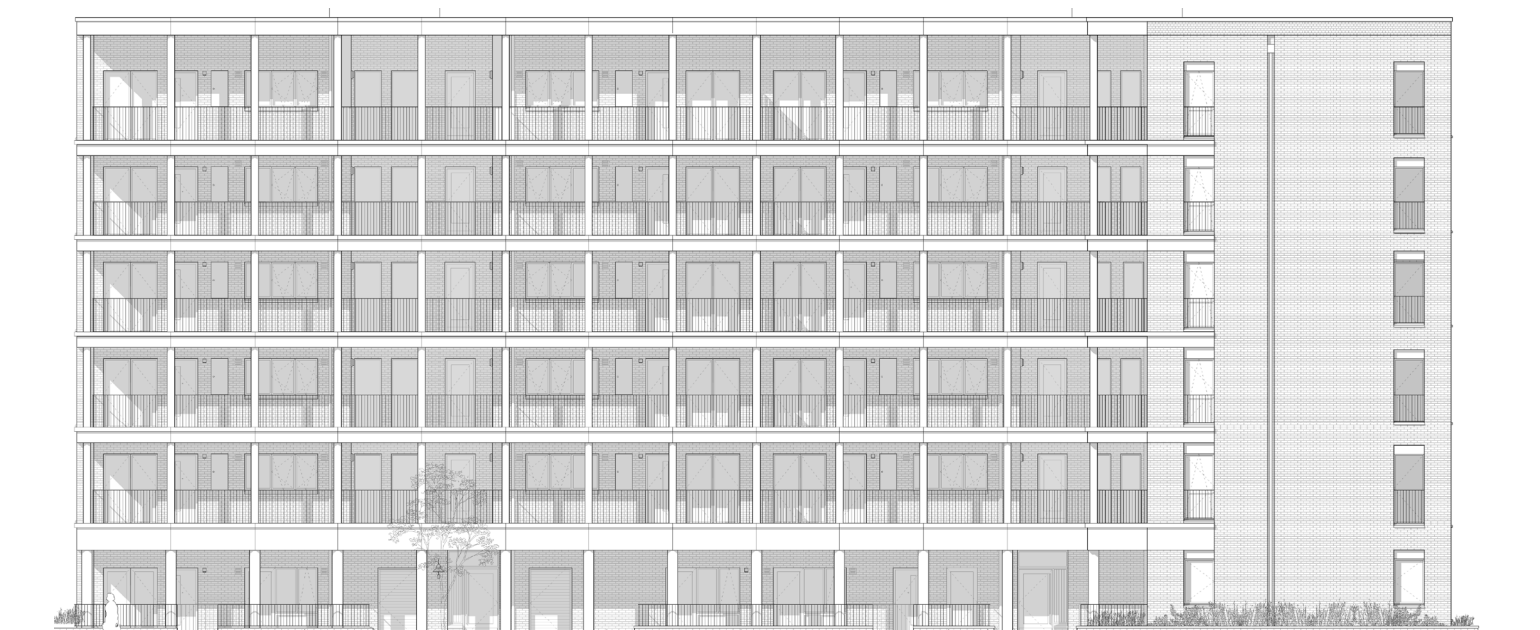
- 1 The core has been redesigned and rationalised so it meets the latest fire regulations. The layout has improved meaning we've been able to give more space to the homes.
- 2 Homes have been redesigned, introducing protected corridors in line with new fire regulations.
- 3 This home was updated following the core redesign, it now has an additional bed space.
- 4 The access deck has been redesigned so that the private outdoor areas are separated from the common escape routes, in line with fire requirements.
- 5 The access deck has moved to align with the amenity space and away from the adjacent bedroom.
- 6 The parapet has been raised to offer safe maintenance access to the roof



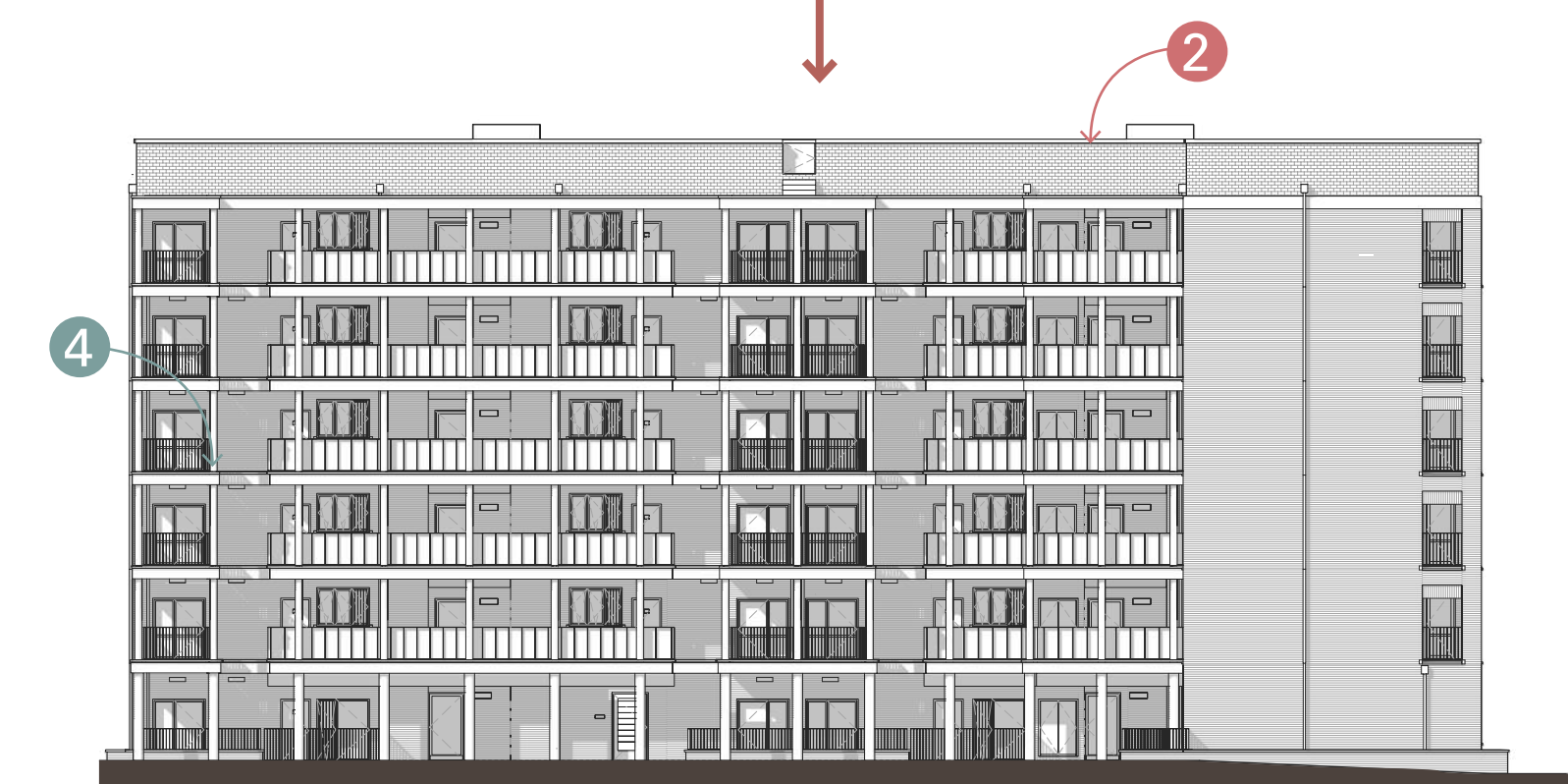
Consented DZ4 Typical Floor



Proposed DZ4 Typical Floor



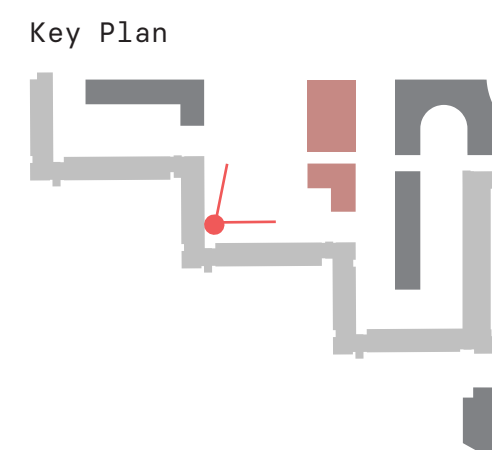
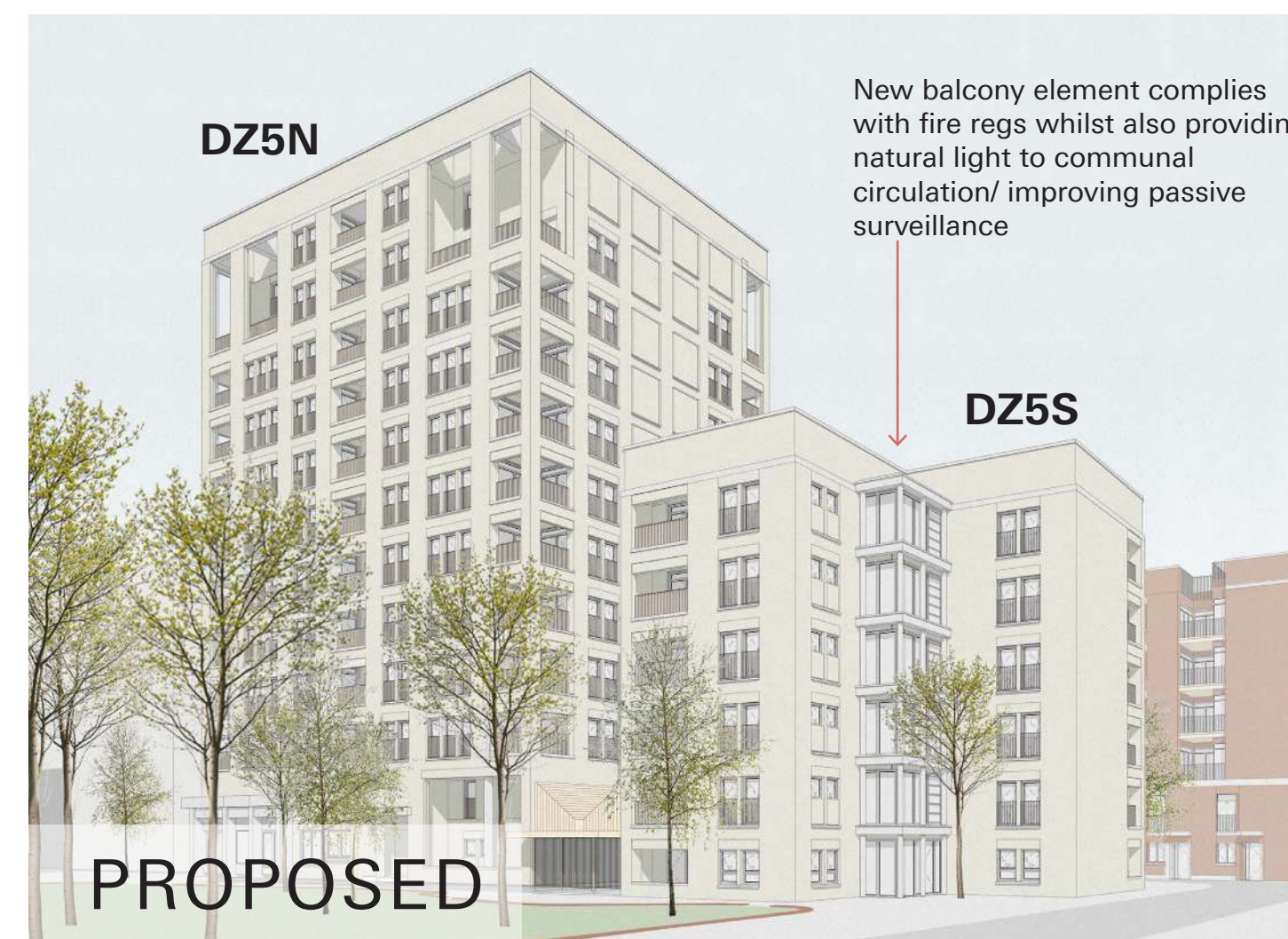
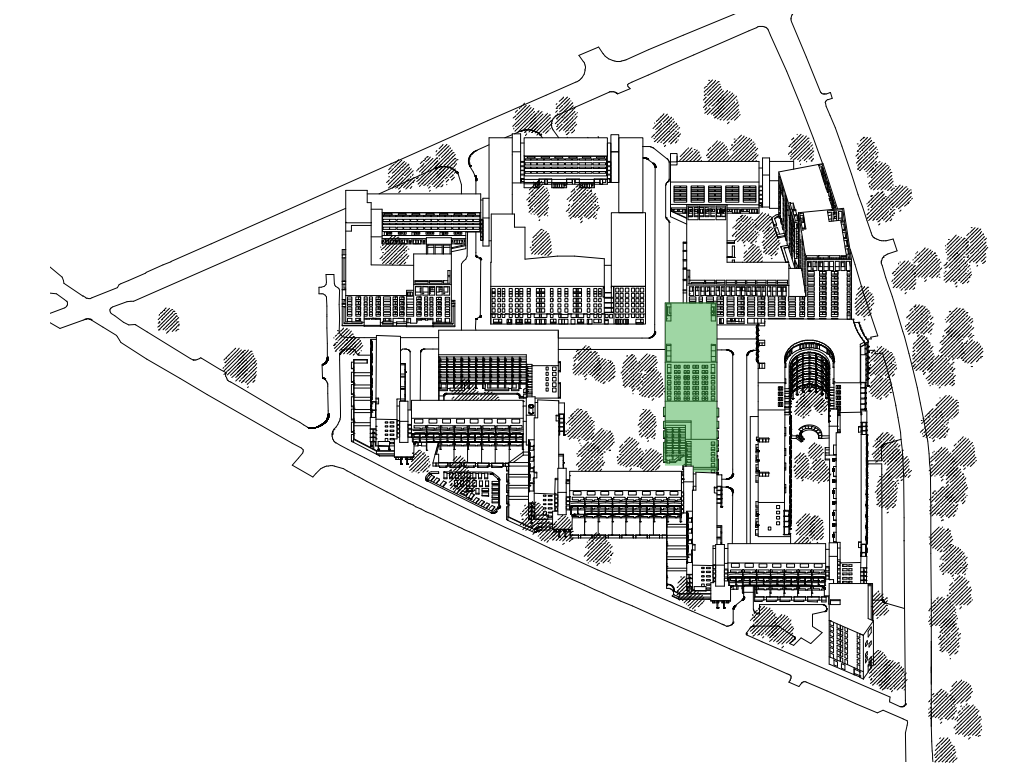
Consented DZ4 South Elevation



Proposed DZ4 South Elevation

5 New Buildings

DZ5



What's Changed?

The consented elevations for DZ5 are shown below along side the proposed drawings. Key changes include:

- 1 The mezzanine level has been omitted
- 2 The parapet has been raised to offer safe maintenance access to the roof
- 3 The extent of the access deck has been rationalised based on the revised access strategy. This maximises privacy for the residents as the deck avoids bedrooms and living space.
- 4 Windows facing neighbouring buildings have been repositioned where possible.



Consented DZ5 East Elevation

Proposed DZ5 East Elevation



Consented DZ5 West Elevation

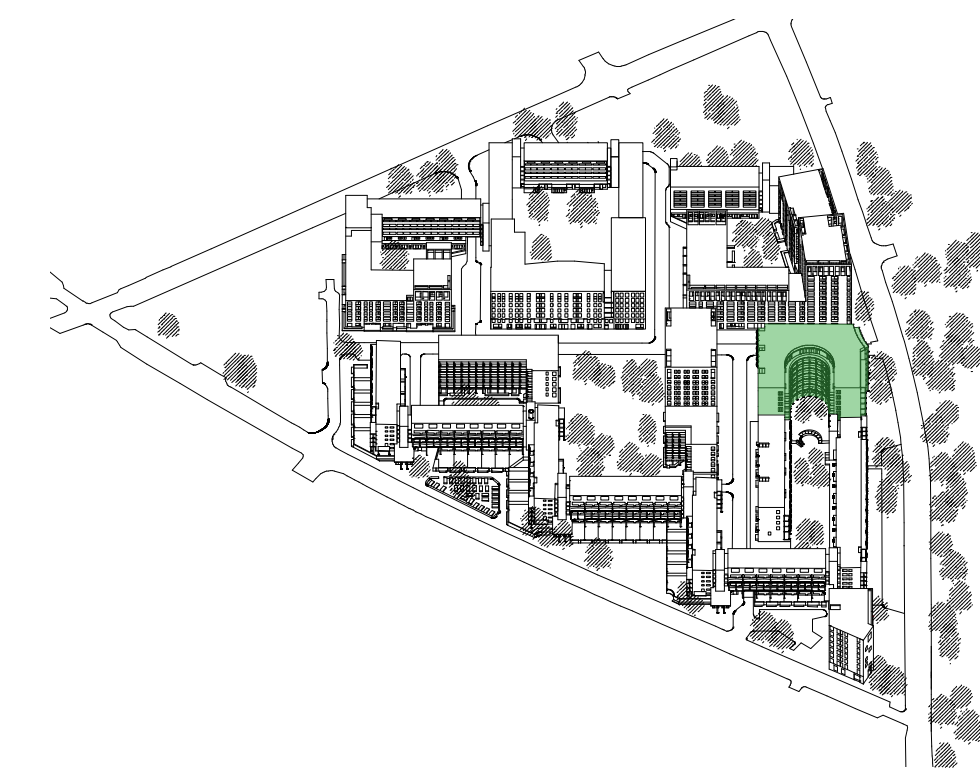
Proposed DZ5 West Elevation

Consented DZ5 South Elevation

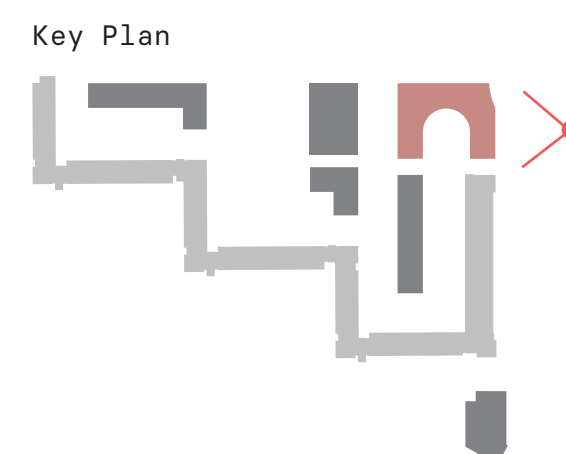
Proposed DZ5 South Elevation

6 New Buildings

DZ6 North



What do you think?
We're conducting a poll
on the brick colour in
response to comments
from the RSG meeting



What's Changed?

The consented elevations for DZ6N are shown below along side the proposed drawings. Key changes include:

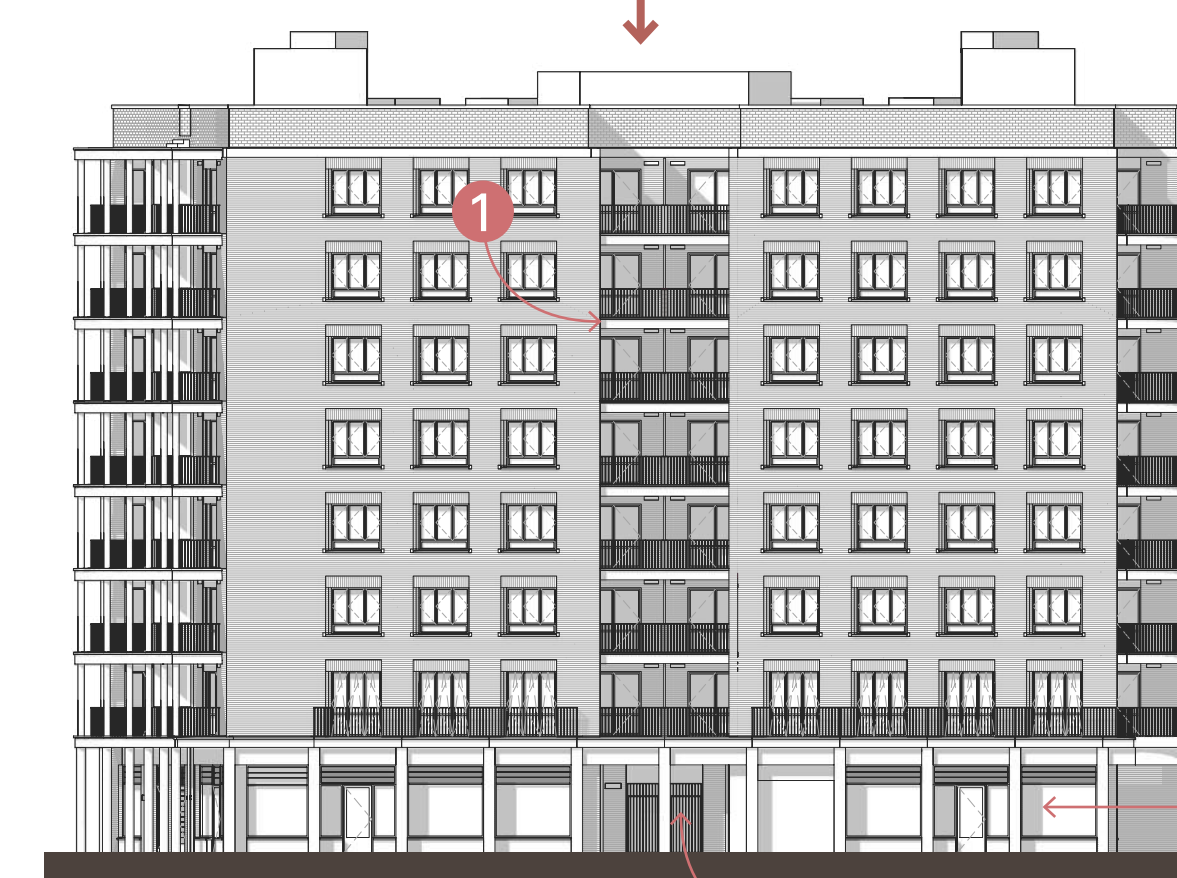
- 1 Balconies have been added to the street elevation to remove amenity space adjacent to the access deck. This breaks up the massing along Murrain Road and helps to further animate the street.
- 2 The shared atrium has been moved to the centre and redesigned to meet current fire safety requirements.
- 3 The non-residential spaces have been reconfigured to suit the updated layout.
- 4 Private outdoor spaces have been relocated to south elevation - they're no longer next to the common access deck. The balcony faces a blank gable to avoid overlooking.
- 5 Window positions on the south elevation have been changed.
- 6 The parapet has been raised to offer safe maintenance access to the roof.



Consented DZ6N North Elevation



Consented DZ6N South Elevation



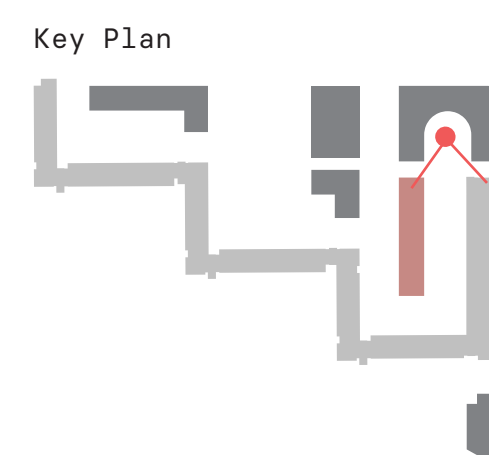
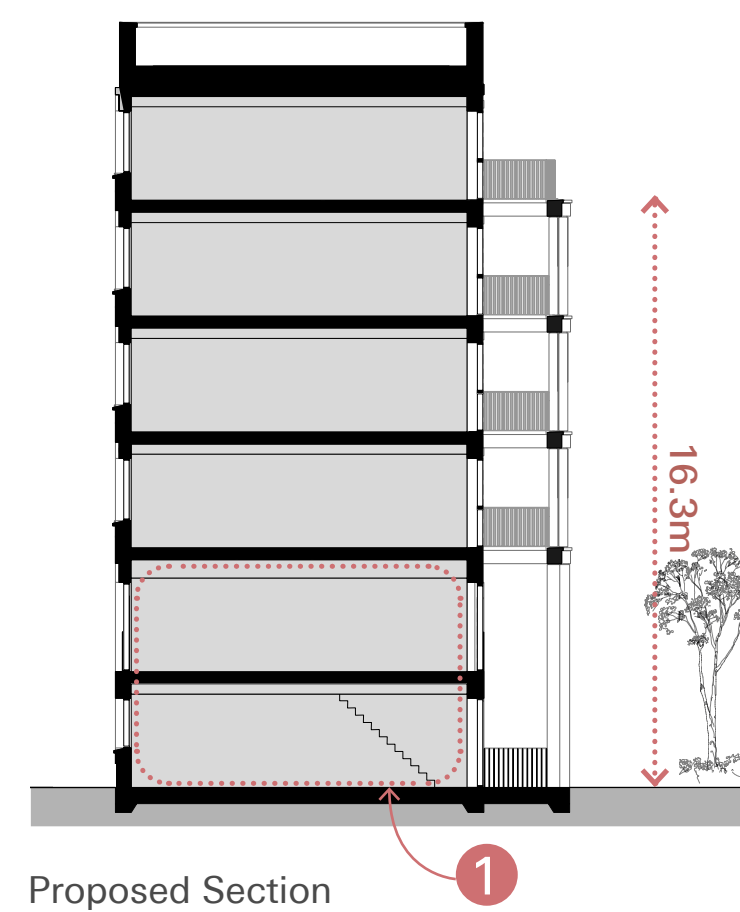
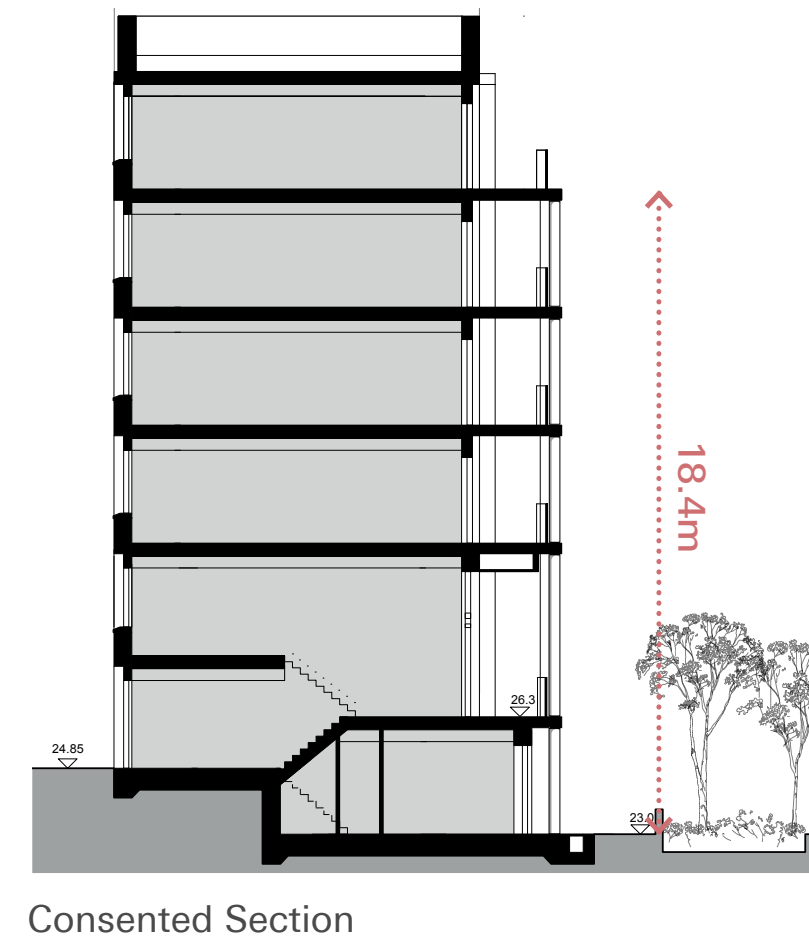
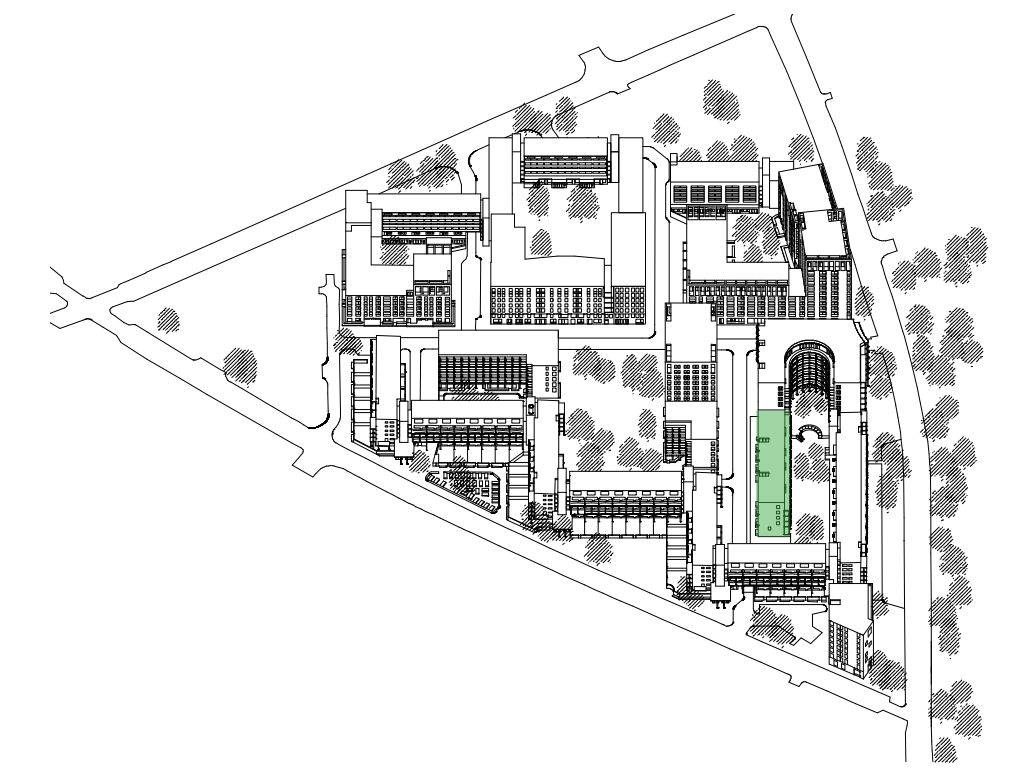
Proposed DZ6N North Elevation



Proposed DZ6N South Elevation

7 New Buildings

DZ6 West



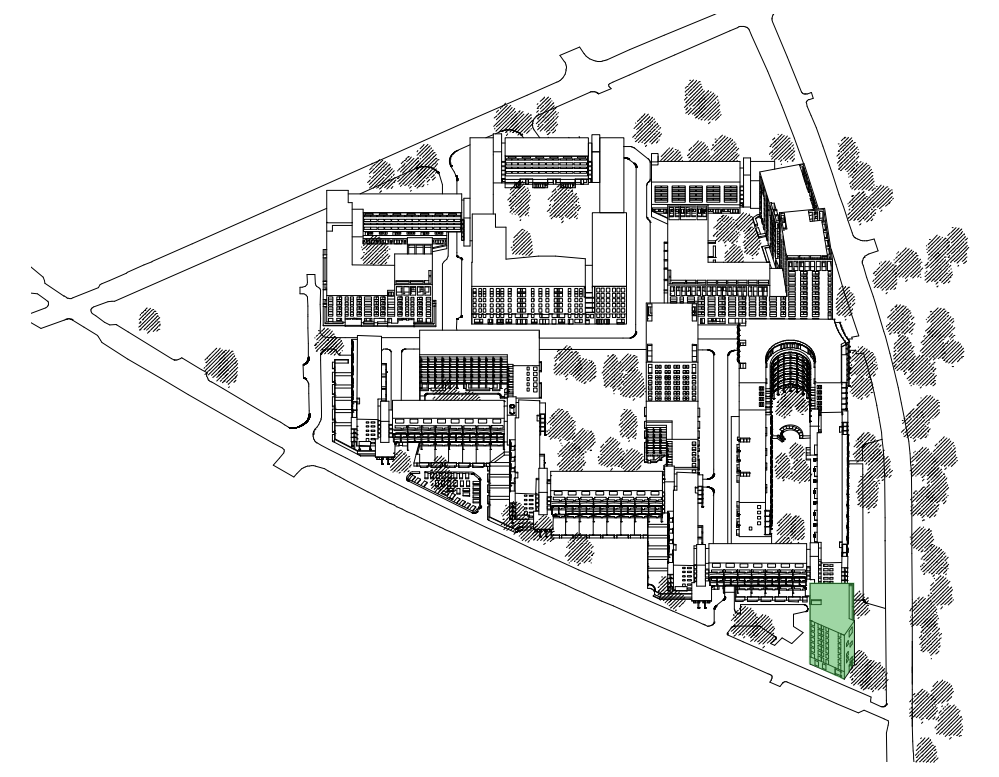
What's Changed?

The consented elevations for DZ6W are shown to the left along side the proposed drawings. Key changes include:

- 1 The ground floor level on the east side has risen. Previously there were three-storey homes here, these are now two-storey homes.
- 2 Horizontal banding continue across the facade, despite the introduction of spacing between the private amenity and access decks.
- 3 Solid balustrades to access decks for protection against smoke spread in accordance with fire regulations, whilst semi-open balustrades maximise light to dedicated amenity areas.
- 4 The building has reduced in length by 750mm.
- 5 The parapet has been raised to offer safe maintenance access to the roof.

8

New Buildings DZ6 South



What's Changed?

The consented plans and elevations for DZ6S are shown below along side the proposed drawings. Key changes include:

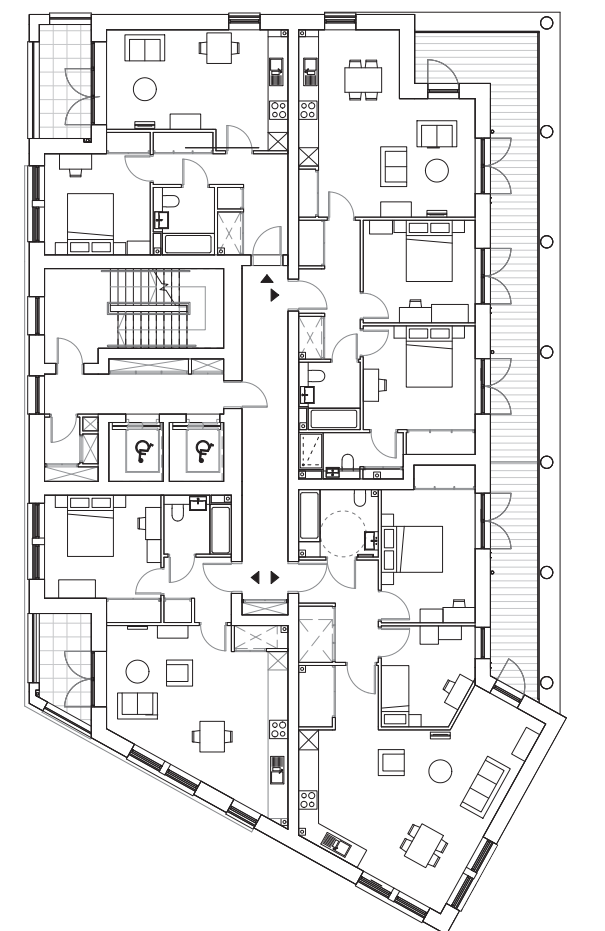
- 1 Massing of the upper portion of the building has been extended to accommodate two stair and lift cores serving all floors.
- 2 A new entrance to the secondary core has been added on the ground floor of this side of the building.
- 3 Core redesigned to ensure compliance with fire regulations.
- 4 The entrance area has been redesigned as a result of changes to the main core.
- 5 A secondary escape core has been introduced in line with fire regulations.
- 6 The parapet has been raised to offer safe maintenance access to the roof.



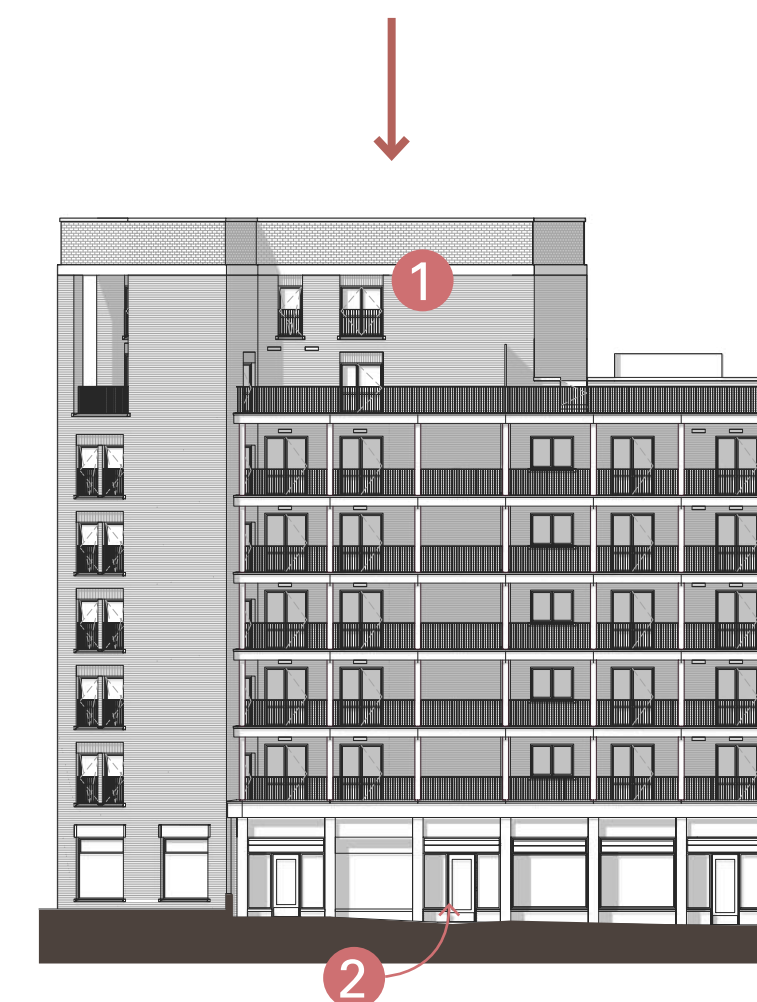
Consented DZ6S West Elevation



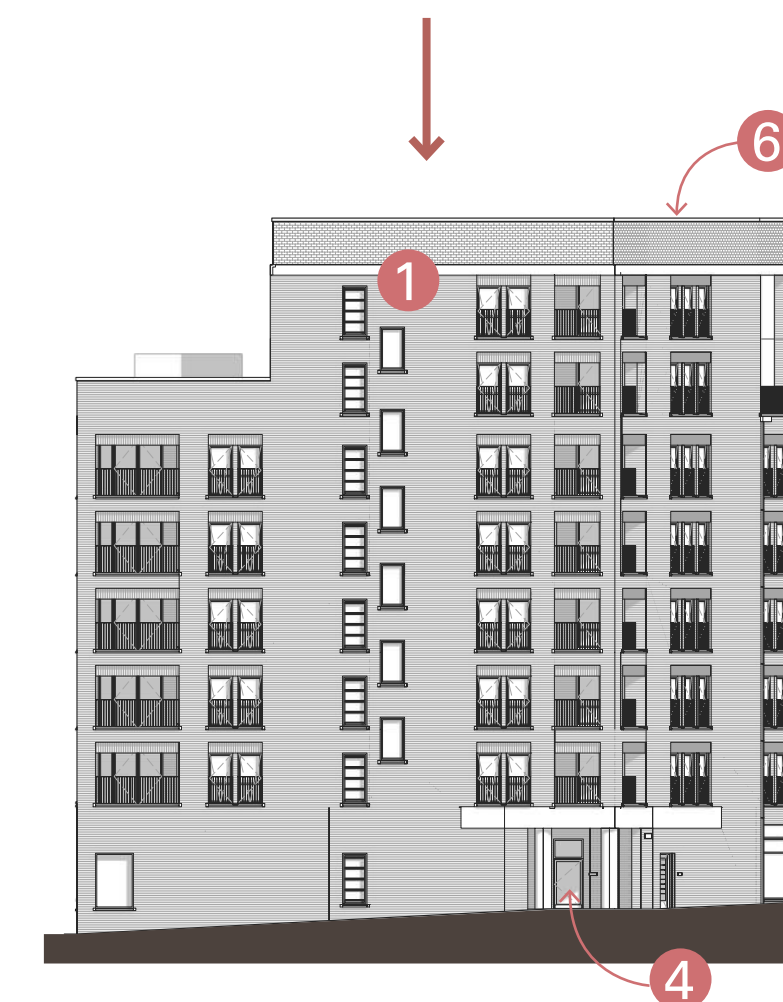
Consented DZ6S East Elevation



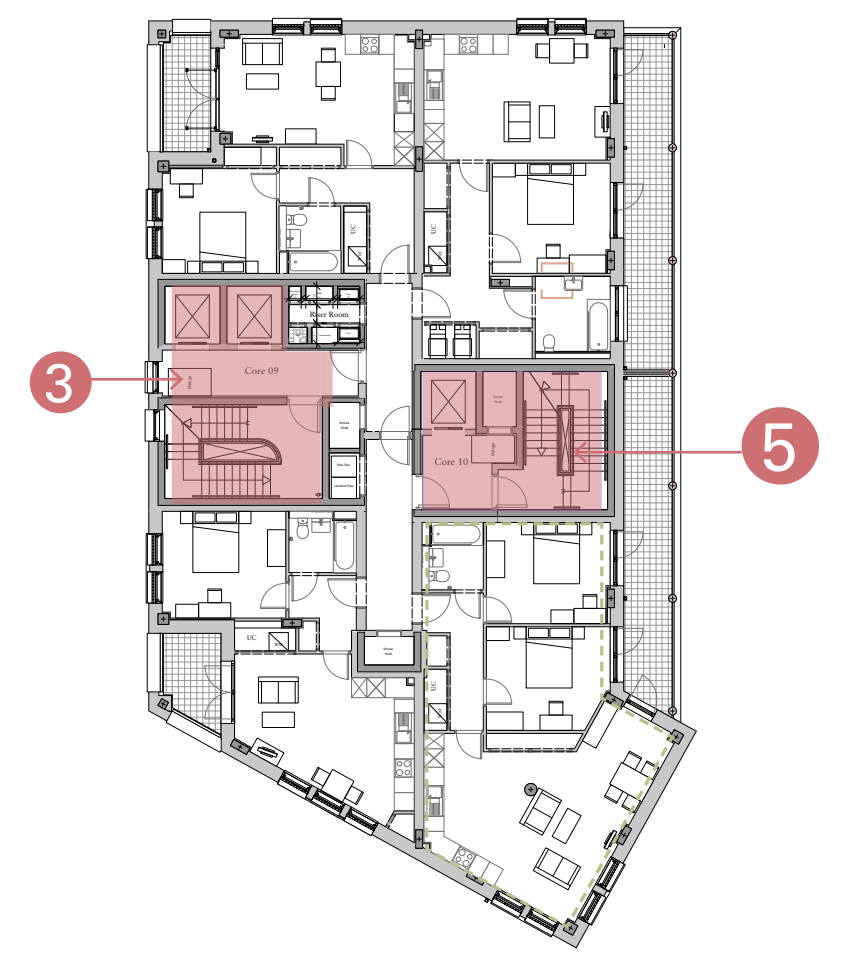
Consented DZ6S Typical Plan



Proposed DZ6S East Elevation

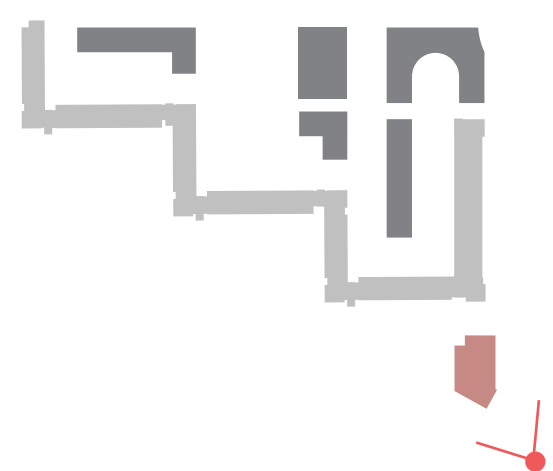


Proposed DZ6S West Elevation

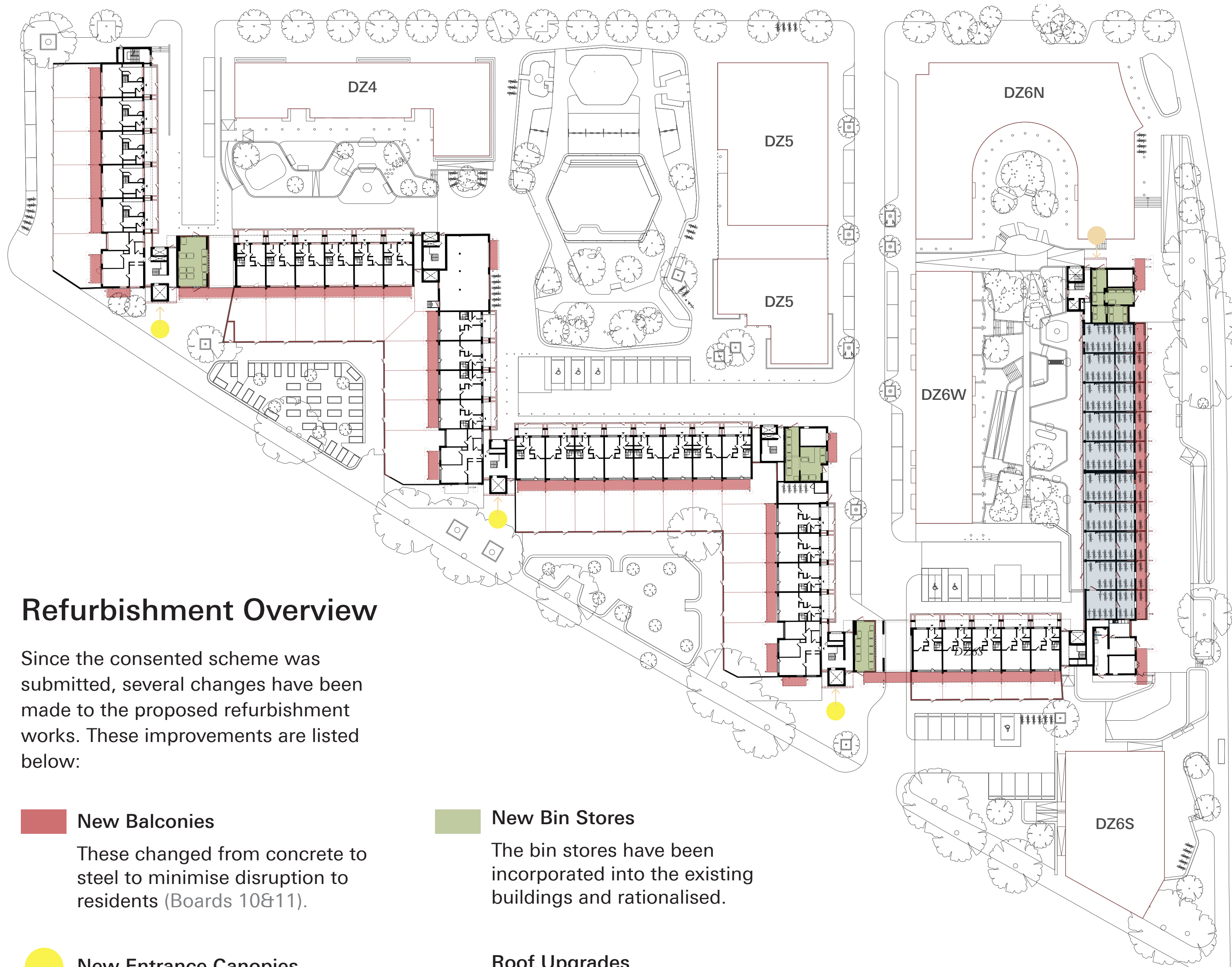


Proposed DZ6S Typical Plan

Key Plan



9 Refurbishment Overview

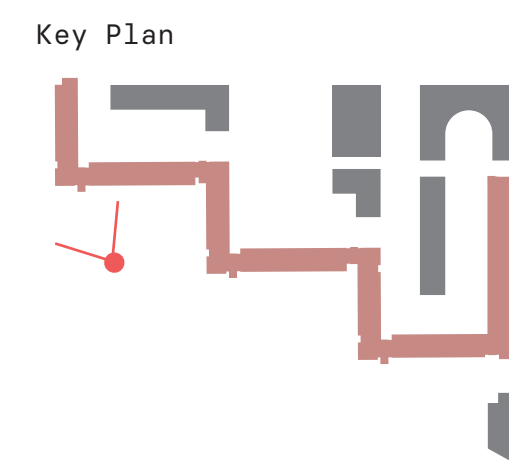


Refurbishment Overview

Since the consented scheme was submitted, several changes have been made to the proposed refurbishment works. These improvements are listed below:

- **New Balconies**
These changed from concrete to steel to minimise disruption to residents (Boards 10&11).
- **New Entrance Canopies**
The consented new lobbies have been removed from the proposal and replaced with new steel canopies to mark the entrances to each block.
- **New Cycle Store**
The Weston Court workspace has been removed and replaced with a new cycle store due to restricted ceiling heights (Board 12).

- **New Bin Stores**
The bin stores have been incorporated into the existing buildings and rationalised.
- Roof Upgrades**
The roof parapet will be raised to provide safe access for maintenance and a new protective membrane will be installed.



Entrance Canopies



- 1 Painted steel canopies offer a clear visual marker for the entrances. The canopies also provide weather protection for people entering and leaving the building.
- 2 Doors are to be replaced with new fob access doors. Windows to all cores will be replaced throughout. Windows to all homes in Bramfield Court will be replaced.
- 3 A new perforated metal covering improves the appearance of services next to the entrance.
- 4 Lighting and CCTV will be integrated into the canopies - internal surfaces within the core will be repainted.
- 5 New building signage on the canopy.



architects **Henley Halebrown**

10 Refurbishment Balconies



View from a typical back garden looking back up at the facade with maisonette balconies

Balcony Design

The original design comprised of concrete balconies that were to match the balconies on the new buildings proposed in the masterplan. The design of these has been reviewed, as the construction of such large concrete structures would have been very disruptive and required very large foundations that would need to be put in peoples' gardens.

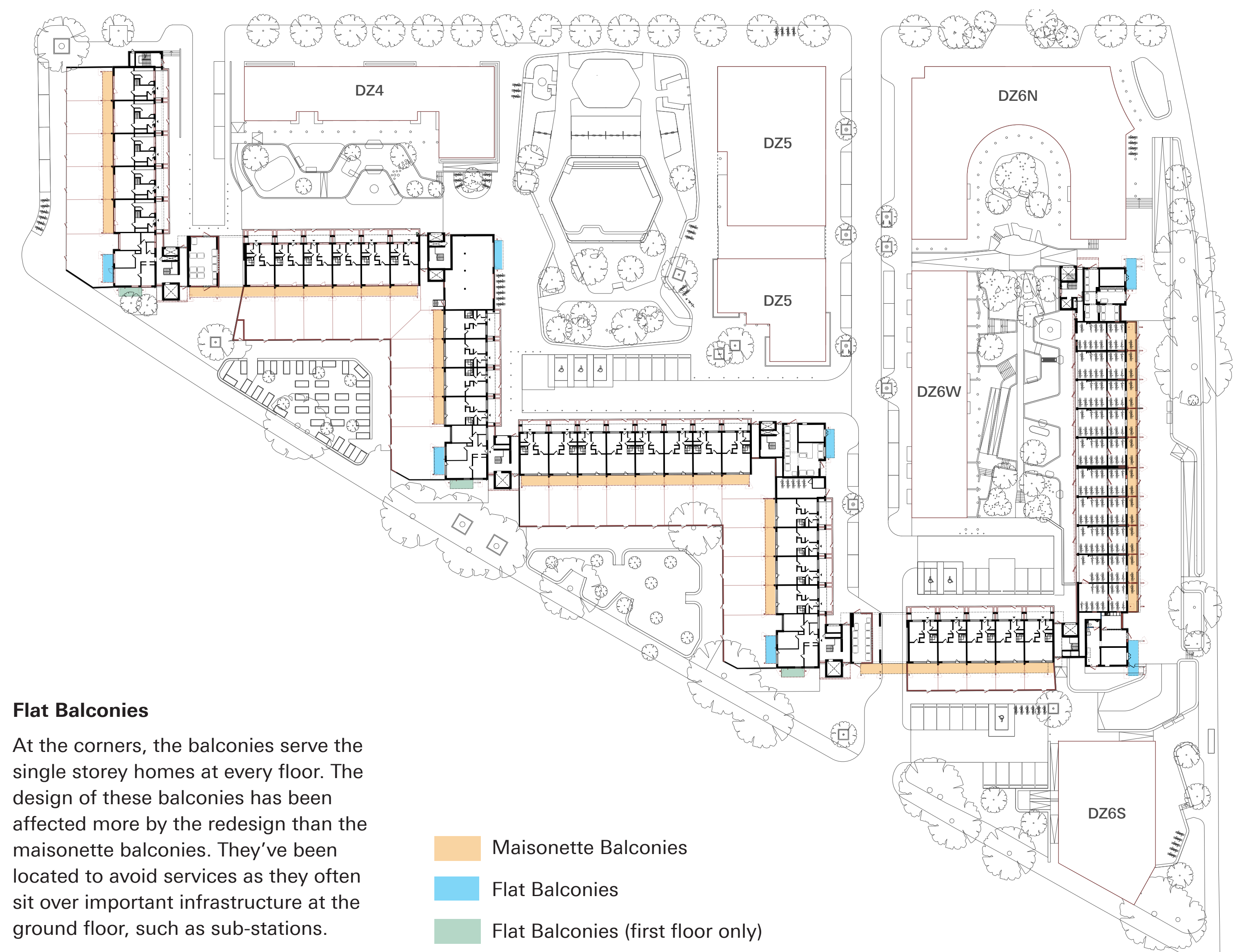
The new design has been carefully considered to make it lightweight and easy to construct from pre-fabricated pieces. The construction can occur one bay at a time, minimising disruption for residents. These have been redesigned to meet the requirements of the Local Planning Guidance and the constraints of where the columns can be placed.

Two types of balconies are proposed:

Maisonette Balconies

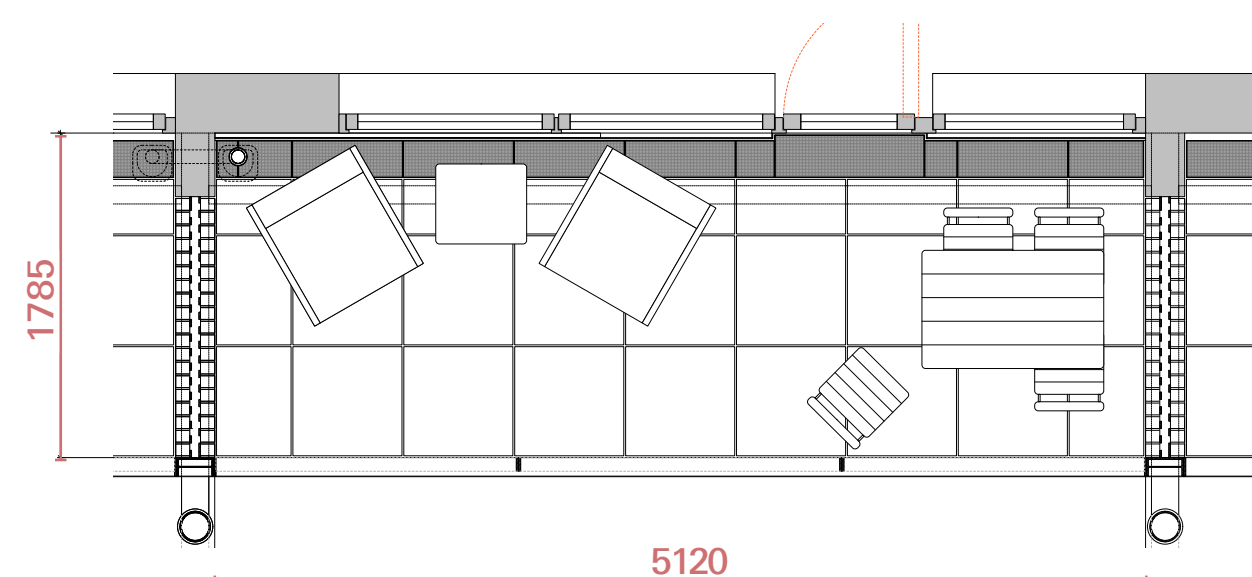
These are proposed where there are two-storey homes. They stretch the full width of the home and are the same depth as the balconies in the original design.

The balconies are divided with brick walls to prevent smoke spread. They have metal screens to a height of 1.8m for privacy and they're also suitable as a plant trellis.

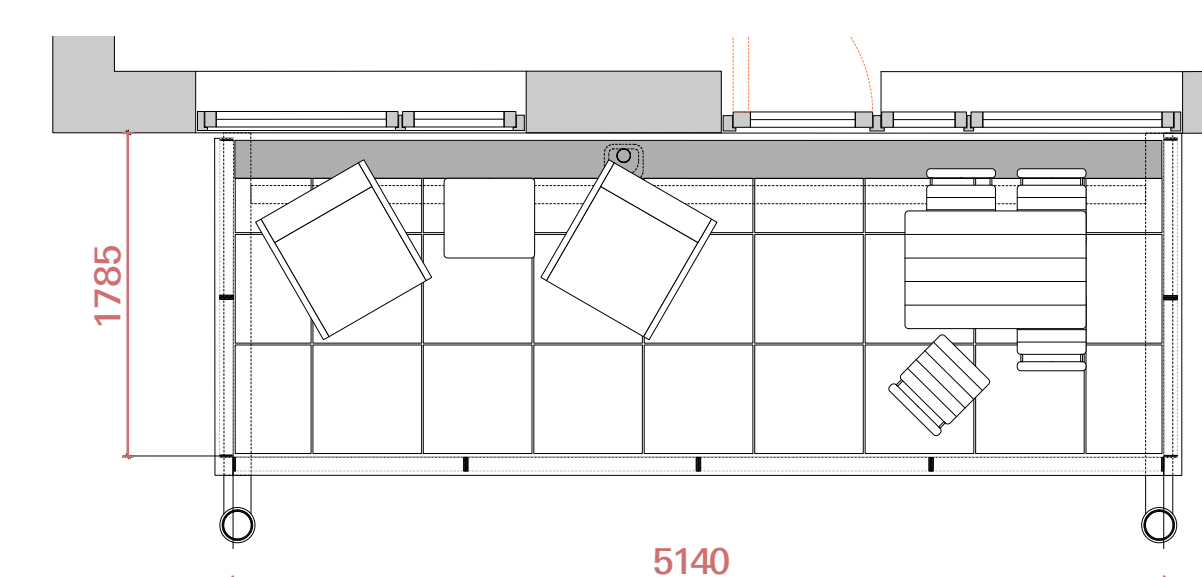


Flat Balconies

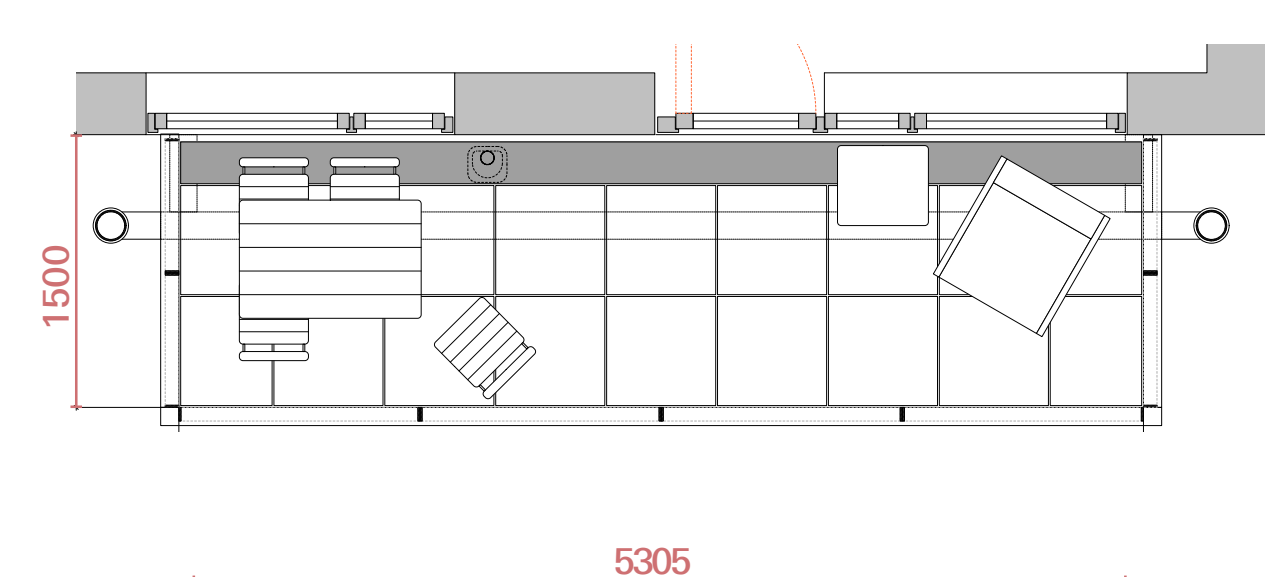
At the corners, the balconies serve the single storey homes at every floor. The design of these balconies has been affected more by the redesign than the maisonette balconies. They've been located to avoid services as they often sit over important infrastructure at the ground floor, such as sub-stations.



● A typical maisonette balcony (9.1 sqm)



● A west facing flat balcony (9.2 sqm)



● A corner flat balcony (8 sqm)

11 Refurbishment Balconies

Consultation so Far

RSG attendees had the opportunity to provide comments on the changes to the balcony design at the 4th of December 2024 and the 20th of March meetings before all residents were invited to a focussed event on the 19th June 2025.

4 December 2024

RSG attendees were presented with an image of a metal balcony installation with an solid metal screen. The gardens of ground floor property indicated a fully reinstated garden with a paved terrace, lawn, shrub border and a free-standing shed or summer house.

The main comments related to concern regarding the ability to climb the installation. However residents were reassured that the design had been developed with the advice of Secured by Design.

20 March 2025

Resident questions from the RSG were:

- whether they will be more noisy;
- whether there could be mesh rather than railings;
- whether there is an equality of robustness of material;
- whether there is any additional maintenance impact.

4 June 2025

At this event, the advantages of changing the material from pre-cast to steel were explained: There will be simpler foundations and the installation can be bolted together during construction which reduces the level of disruption during construction.

Resident comments were:

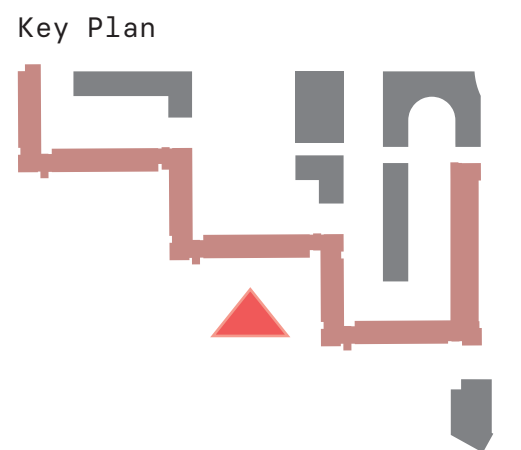
- keenness for the balcony installation to happen first given the long wait;
- preference and support for the more slender steel material compared to pre-cast;
- desire for tops to be provided to upper floor balconies to provide weather protection;
- more details requested on rainwater drainage;
- more details required on the stack balconies.

In Response

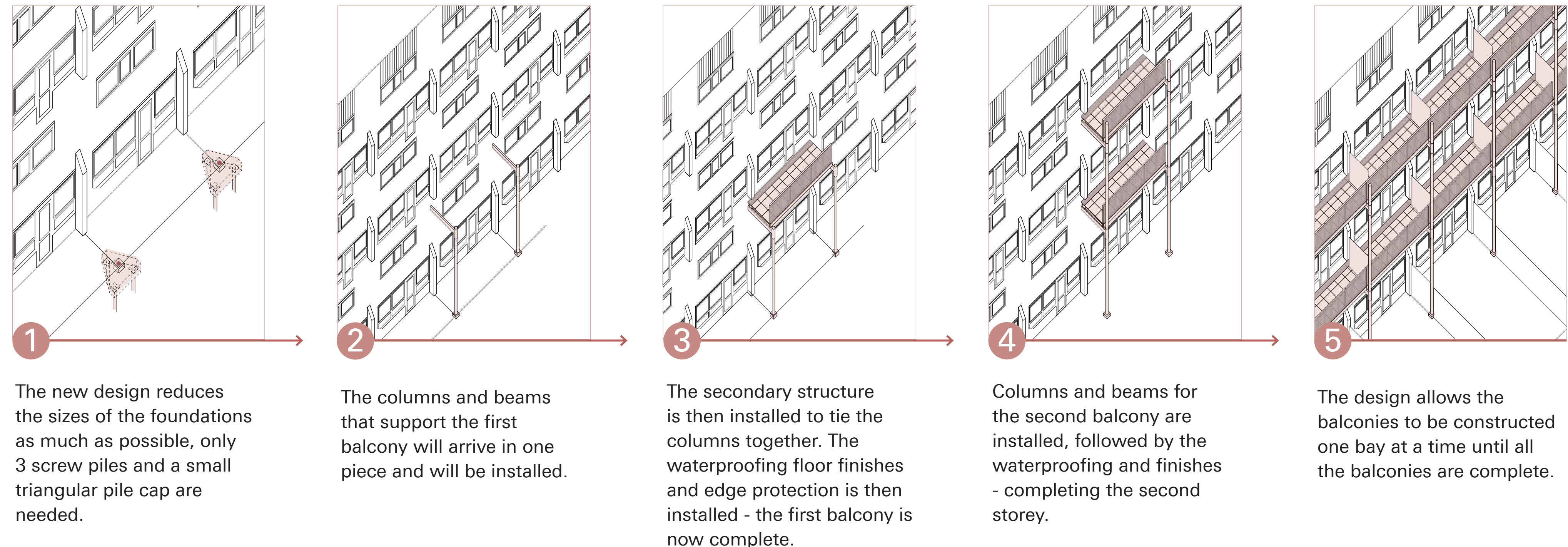
We are proceeding with the proposal to provide tops to upper level balconies, we are developing the balcony mesh design and the rainwater drainage details, and we have provided more detail on the stacked balconies in this exhibition.



Drawing of the proposed Theobalds Court south facade - showing the new balcony types and entrance canopy.



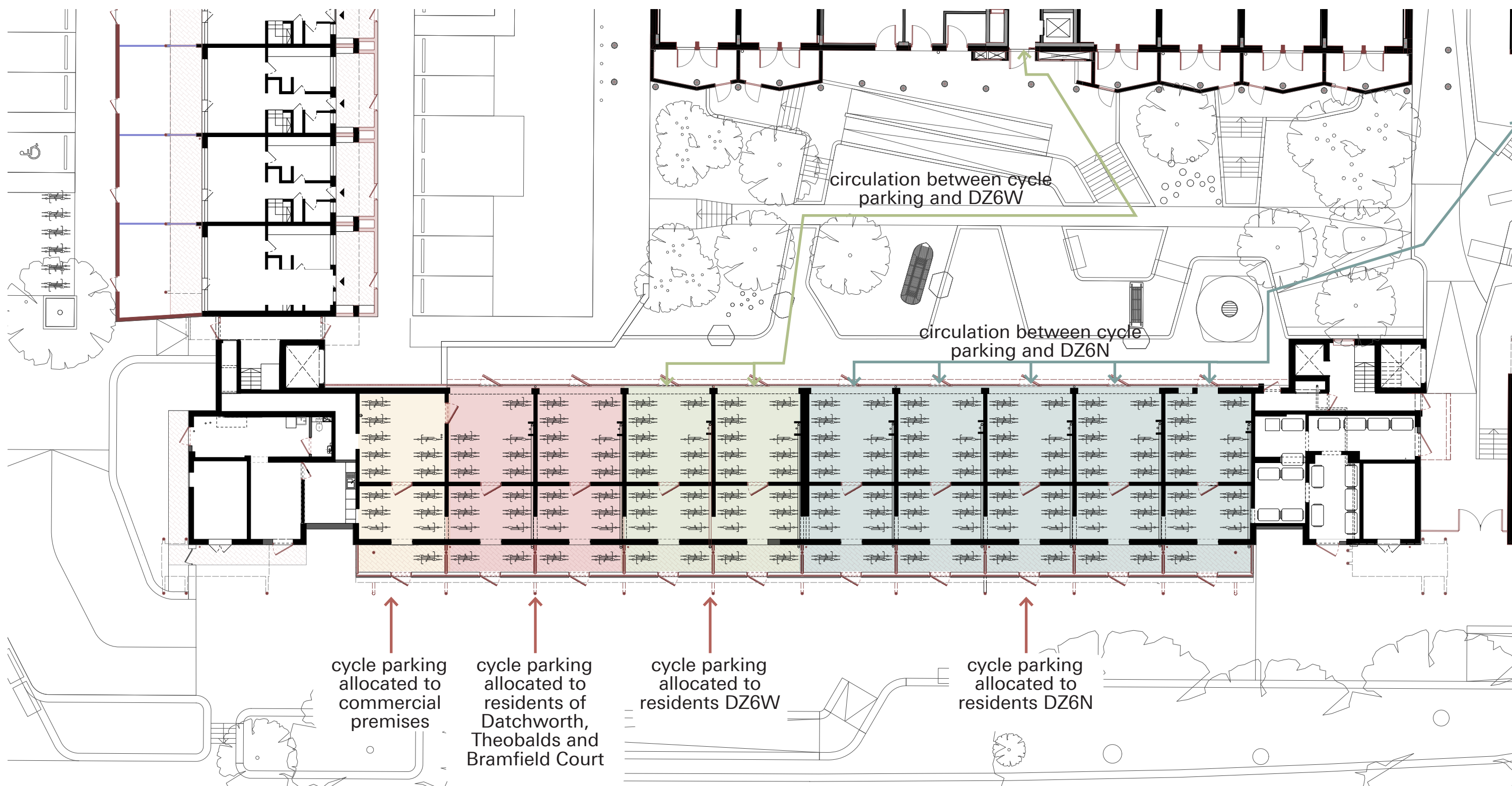
How will these balconies be constructed?



12 Refurbishment Weston Court



Consented scheme ground floor plan of Weston Court



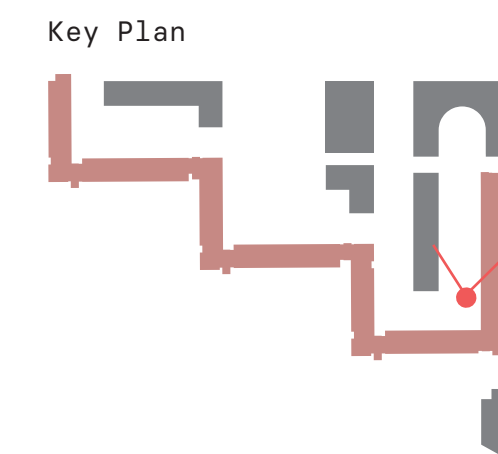
Proposed scheme ground floor plan of Weston Court

Consented Scheme

Our previous proposals included workspace beneath Weston Court; however investigations have shown that we cannot lower the floor as much as we planned, and any work to lower the floor would cause much more disruption to residents of Weston Court than originally expected. The ceiling would also need to be lowered to meet newer regulations, which means that the floor to ceiling height of this space would be too low for it to be used for workspace.

Proposed Scheme

Cycle storage is proposed to be relocated from other areas, making the cycle stores more spacious and usable and allowing us to free up ground floor space elsewhere, which will be used for better quality commercial space.



View from within the courtyard showing the west facade of Weston Court

- 1 The screen will have gates for each cycle storage bay and it will allow plenty of natural light to flood in.
- 2 The metal canopy offers shelter to courtyard users as well as smoke, fire and balustrade protection to the access deck above.

13 Refurbishment Weston Court

Consultation so far

4 December 2024

The proposed facade to Weston Court was presented indicating a concept design of a screen to the bike shed entrances. The main comment relating to the ability to climb the installation was addressed by reassurance that the design had developed with Secured by Design advice .

The changes to the underground garage conversion were explained: Further investigations had revealed constraints to creating a workspace in relation to internal head height; structural limitations; existing underground utilities; required access for the substation and external levels.

An alternative proposal was provided with the explanation that the changes had more positive impacts for the wider estate:

- better commercial units will be provided in Block DZ6N, enhancing their marketability and therefore viability of the project.
- removal of a basement area prevents excessive construction costs and therefore enhances the viability.
- sheffield stand hoops are much better for access to bikes than the original two-tired bike storage.

20 March 2025

Resident questions included:

- Clarification of the access arrangements;
- Confirmation that the proposal has been developed in collaboration with Secured by Design;
- Reassurance that a tidier arrangement of bikes would be facilitated by the use of sheffield stands;
- Whether general storage can be provided as well as bike storage.

4 June 2025

Attendees at this event were requested to share thoughts on the alternative bike store and the external views of Weston Court including the access to the bike store.

Respondents were supportive of the alternative proposals. The main concerns related to security and the general management of the bike store. Attendees were advised that there were two lines of fobbed access to the bike store and that there would be CCTV camera provision.

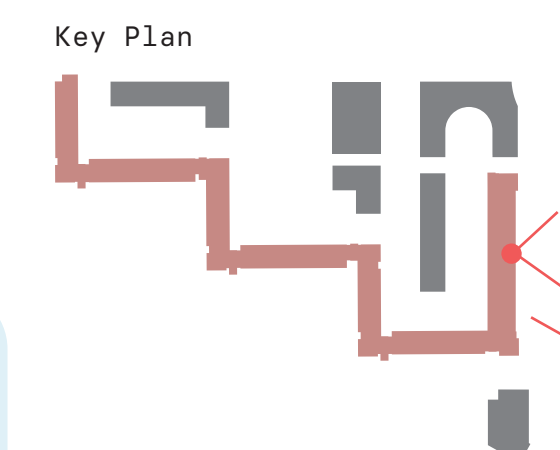
The main feedback to the proposed facade was concern that graffiti would be attracted. We propose to work further with the residents on the design of the facade.



Drawing of the Weston Court facade along Green Lanes showing the new balconies and cycle store at ground level



View looking at Weston Court Green Lanes facade



What do you think?
We will be consulting with the community on the ground floor facade here



View from a maisonette balcony along Weston Court - looking east over onto Clissold park