

What is this project? What have the architects been asked to do?

Marian Court is the final stage of the regeneration of the former Bridge and Marian Estate. Hackney Council has asked for designs that provide:

- 165-175 new homes that meet current space and energy-efficiency standards, replacing ageing blocks that are uneconomical to repair
- New community space, such as a community centre
- Ground floor commercial space, including workspace, of which at least 10% will be affordable
- High-quality, well-landscaped open spaces
- Playspace, helping with local under-provision

The design must:

- Create a clear and specific 'sense of place'
- Encourage a sense of community and shared identity
- Improve residents' perceptions of safety and security
- Relate positively to the local area's existing architectural character
- Support connections between the site and wider neighbourhood

This process is an opportunity to rethink a previous (2012) scheme for the estate, increasing the amount of social housing provided.



Homerton High Street

What are we showing you today?

This is our third drop-in event, so designs are quite advanced.

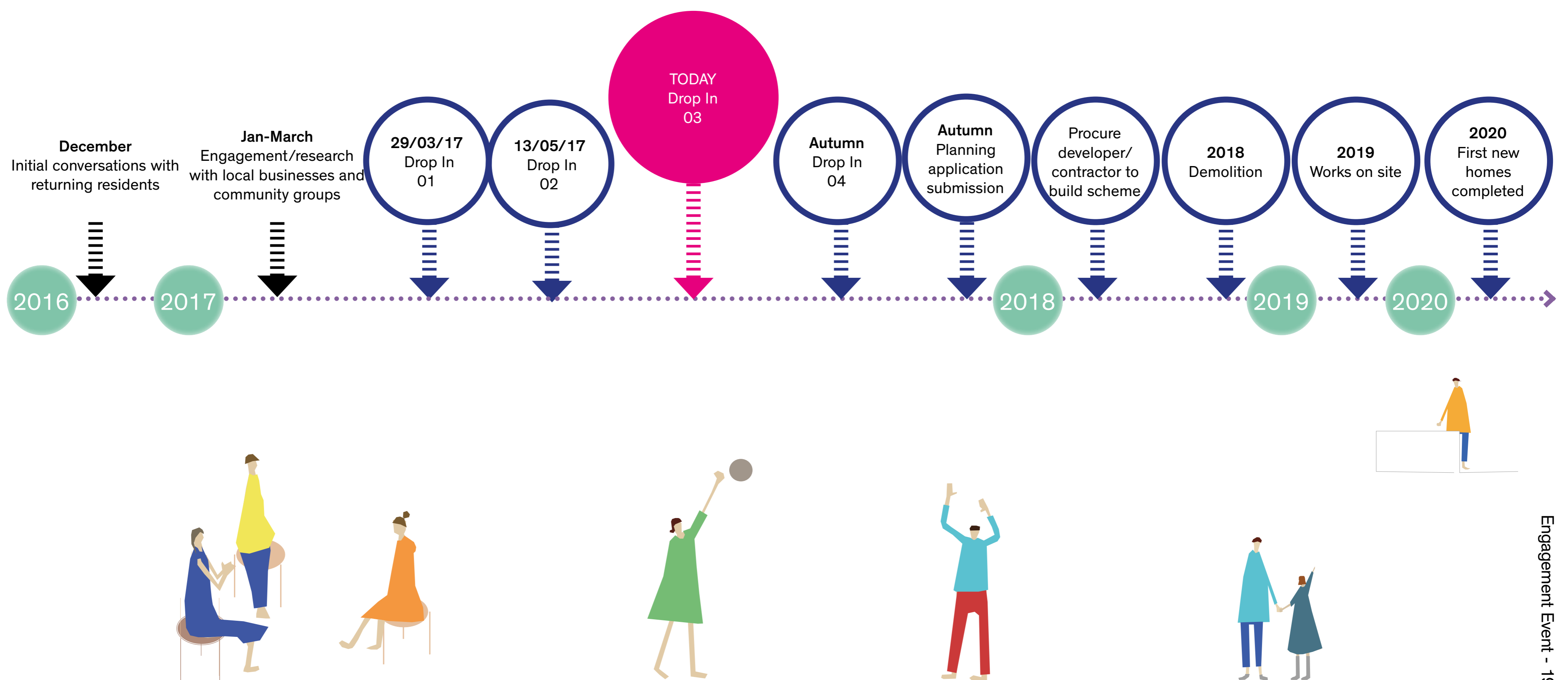
Today we are:

- Sharing DEVELOPED design proposals: we now have clear ideas for how buildings and spaces might look and feel - and we want to know what you think of them
- Showing our responses to your feedback from March and May

Please **DO** complete a feedback form to help ensure that we can focus on what matters most to you as we work up our final detailed designs.

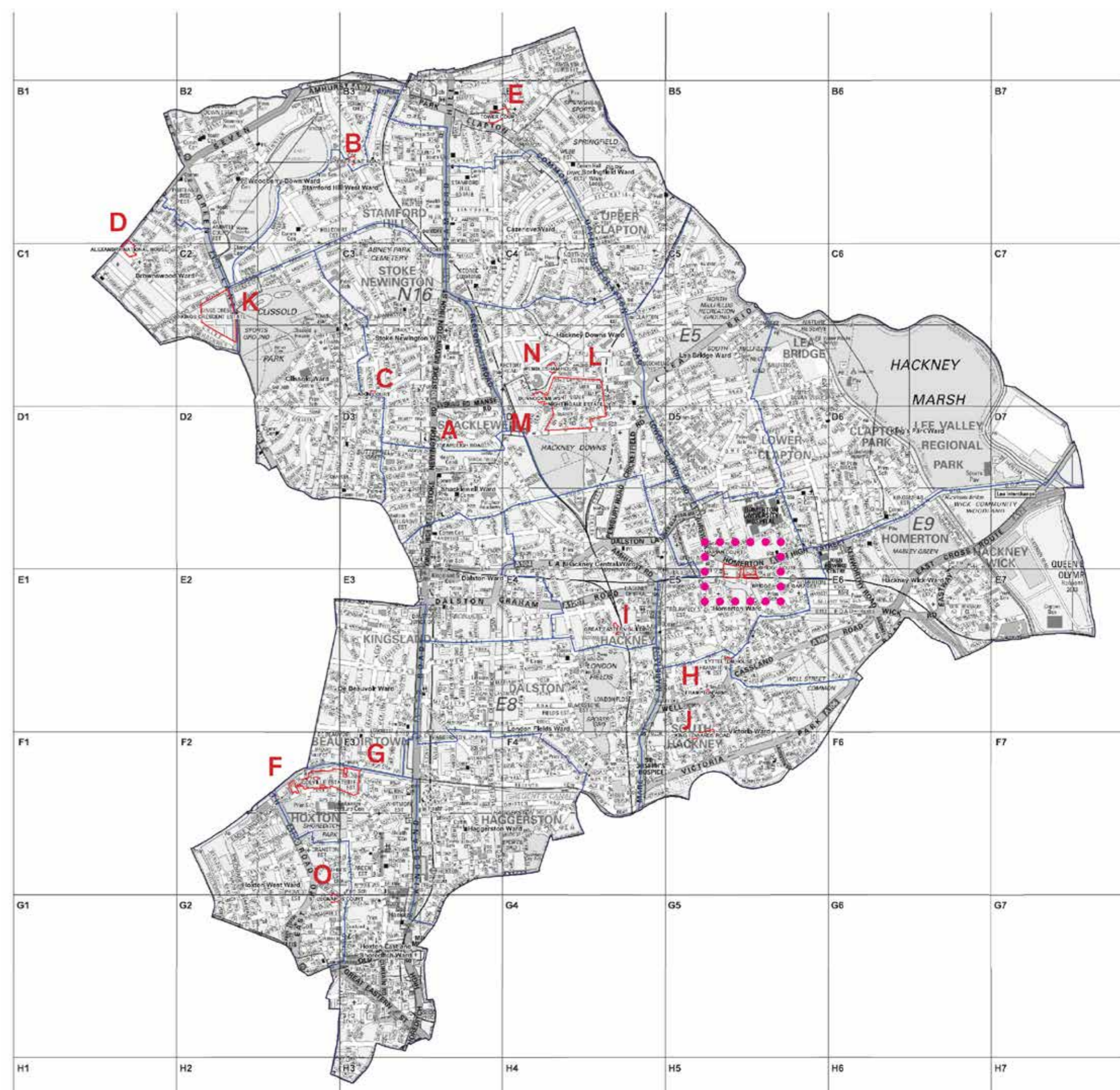
What happens next?

- We plan to hold one final drop-in event in the Autumn before submitting a planning application.
- We'll also continue to work with Marian Court residents who intend to return to the estate, focusing on the details of their new homes
- Please leave contact details to hear about upcoming activities and project updates.
- Questions about the project? Contact Claire Lindsay Project Officer at Hackney Council on 020 8356 1166 or claire.lindsay@hackney.gov.uk



Hackney Council Estate Regeneration

Marian Court is part of the Council's 18-site regeneration programme, building 2,760 homes, including 900 for social renting and 500 for shared ownership. With no government funding for new social-rented homes, the Council is paying for these by building properties for private sale and shared ownership. Council tenants have a Right to Return to a newly-built home on their estate, with shared ownership and shared equity options for leaseholders.



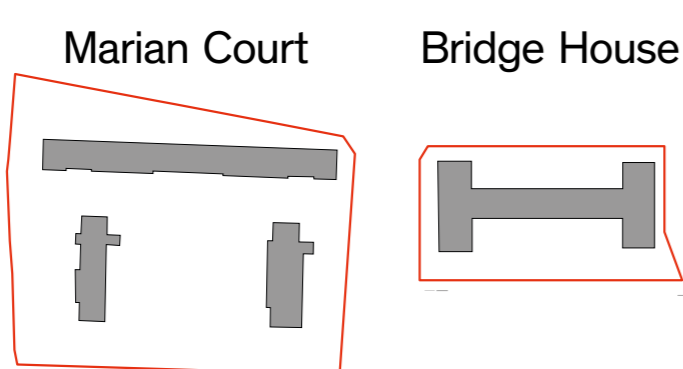
Site	New homes	Site	New homes
A 37 Farleigh Road	3	H Frampton Park Arms & Lyttleton House	29
B 73-75 Bethune Road	2	I Great Eastern Buildings	18
C Aikin Court	7	J King Edwards Roads	32
D Alexandra Nation House	109	K Kings Crescent	765
E Tower Court	132	L Nightingale	350
F Bridport House	41	M Ottoway Court/Dunnock Mews	30
G Colville Masterplan	487	N Rendlesham House	43
Colville Phase II	209	O St Leonard's Court	72
Colville Phase III	198	Bridge House and Marian Court (all phases)	234
		Marian Court (Phase 1 & 2)	165

Who will the new homes be for?

This 2017 re-design allows us to increase the number of socially-rented homes across the whole Bridge & Marian Estate by including more than was possible with the agreed 2012 designs.

2011

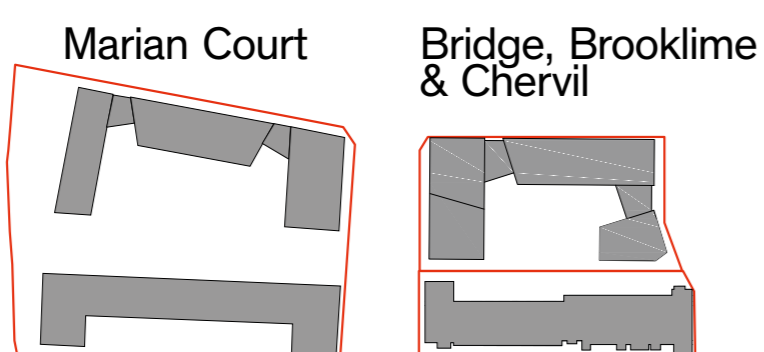
Prior to regeneration



	Bridge House	Marian Court	Total
Social Units	39	27	66
Total Units	60	75	136

2012

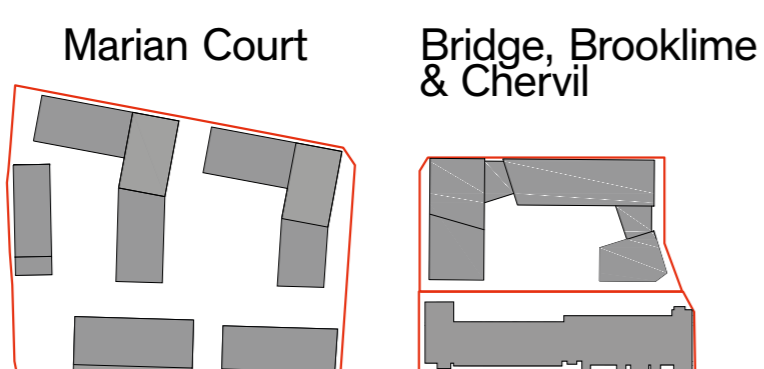
Previously consented scheme



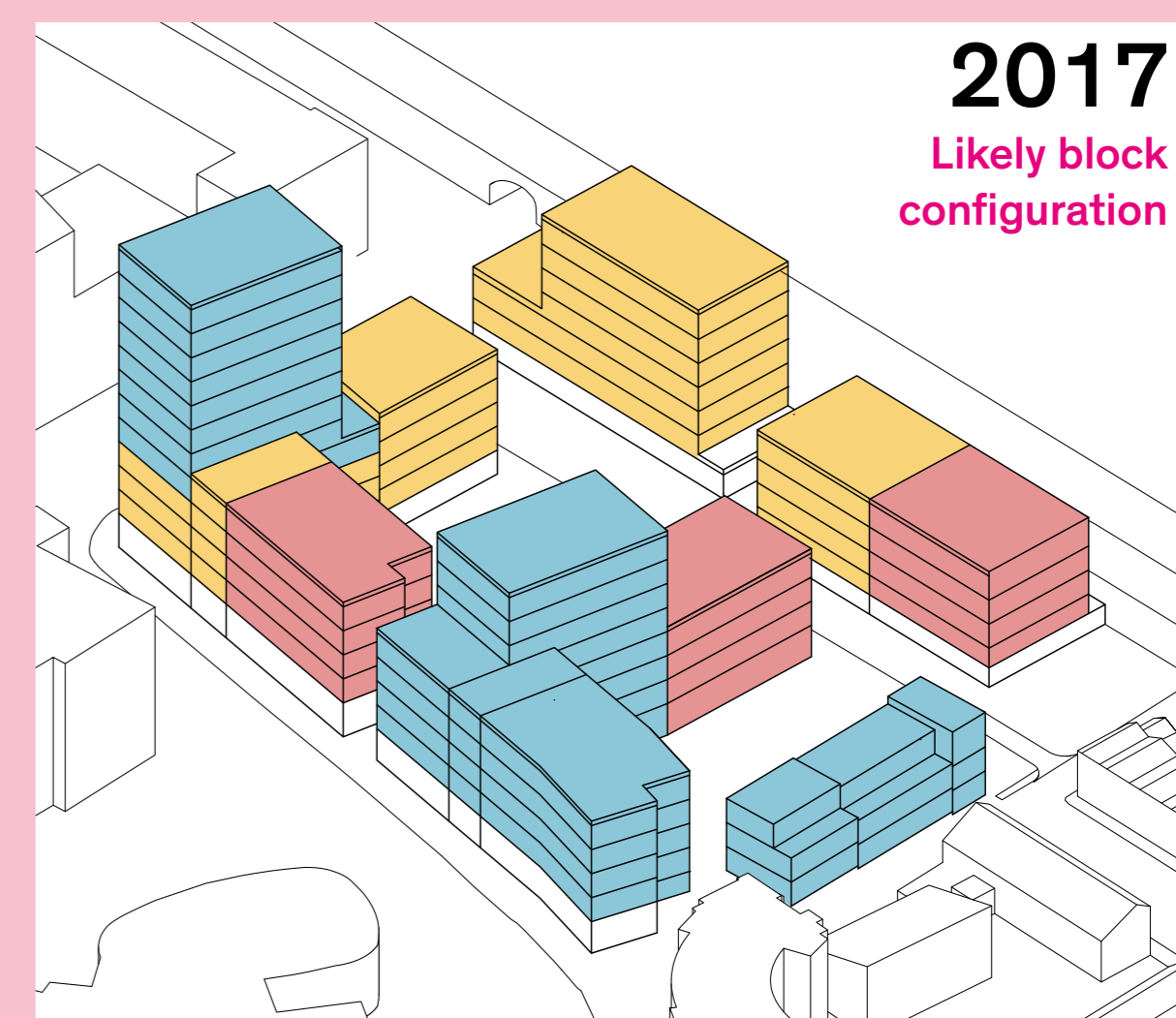
	Bridge, Brooklime & Chervil	Marian Court	Total
Social Units	48	16	64
S/O Units	59	51	110
Private Units	8	52	60
Total Units	115	119	234

2017

Current proposals



	Bridge, Brooklime & Chervil	Marian Court	Total
Social Units	48	31	79
S/O Units	59	59	118
Private Units	8	69	77
Total Units	115	159	274



2017
Likely block configuration

- Blocks are tenure-blind i.e. impossible to know from the outside which homes are which tenure.
- Courtyards are shared by different tenures.
- Homes are mostly 2 beds across all tenures, with some larger family units and some 1 beds.
- Existing secure Marian Court Council tenants prioritised for social-rented homes.
- Homes owned and managed by the Council, not a housing association, ensuring they remain at social rents.

IMPORTANT TO EVERYONE

- **Homes of appropriate tenures, on good terms:** truly affordable and 'social' housing to meet local need, with former residents not getting a worse deal.
- **Space for everybody:** change seems to happen TO some communities locally, rather than FOR them. Can the design bring people together and offer something for everyone?
- **Sustainable design and construction:** buildings that 'stand the test of time'.
- **A place with its own identity:** that captures the best of the old Marian Court and feels specific to Homerton.
- **Better connections to the neighbourhood:** make it easier to move East / West, and to get to shops on Homerton High Street; reconnect the site to the older street pattern.
- **But not too many:** too open would make the estate less safe for play. And no-one wants a 'rat run' for cars avoiding the High Street.

PARTICULARLY IMPORTANT TO MARIAN, BRIDGE, BROOKLIME & CHERVIL RESIDENTS

- **Good new homes ASAP:** 12 years on, something needs to happen, and ideally better than what is there now e.g. no damp!
- **Better space for play:** this should build on the way Marian Court children already play together. Good playspace is lacking locally.
- **Flexible homes for today's households:** rooms that are usable in different ways or adaptable with time, and that can take modern furniture and appliances
- **Safety and security:** safe stairs and hallways, estate entrances, and outside spaces.
- **Learn from previous phases:** make sure lessons from Brooklime, Chervil and Bridge inform designs for Marian Court.



Views from Marian Court



Mehetabel Road

PARTICULARLY IMPORTANT TO WIDER LOCAL COMMUNITY

- **Better relationship to Homerton High St.** The north block is an 'eyesore', set back from the road, with little positive connection to other local architecture.
- **Height and density:** people don't want to feel loomed over or have private spaces overlooked and a new building should feel in proportion to existing ones.
- **Joined-up infrastructure:** as the number of people increases, adequate provision needs to be made - schools, doctors etc.

Throughout the display, pink boxes like this, highlight points that really matter to local people and explain how we are responding to feedback.

What you told us about the designs we showed in May (Drop-in 02)

Overall shape /'massing' of the buildings looks good - sits well along the major roads.

Height still seems excessive - does it need to be so tall?

How will drop-offs and deliveries work for residents? Even if people don't park cars on the estate, they'll still need to move kids, shopping, furniture etc. around

Homes look light and airy; lots of windows and naturally-lit shared hallways and staircases.

The new connections and routes through the site are working well in principle.

But we're still worried about the potential for the through-road to turn into a dangerous rat-run. Moveable bollards won't work!

Park, and spaces for kids, look great! Children will get to play and enjoy themselves. But how can we make the most of this in a dense urban area?

This is an opportunity to make something really good for the whole area!

The workspace and community uses on the ground floor look good. But please can we have as much affordable workspace as possible

The relationship with Mehetabel Rd and the Conservation Area isn't working yet. Development still feels too intense on that side.

The social housing seems to be in the less desirable parts of the site e.g overlooking the noisy railway.

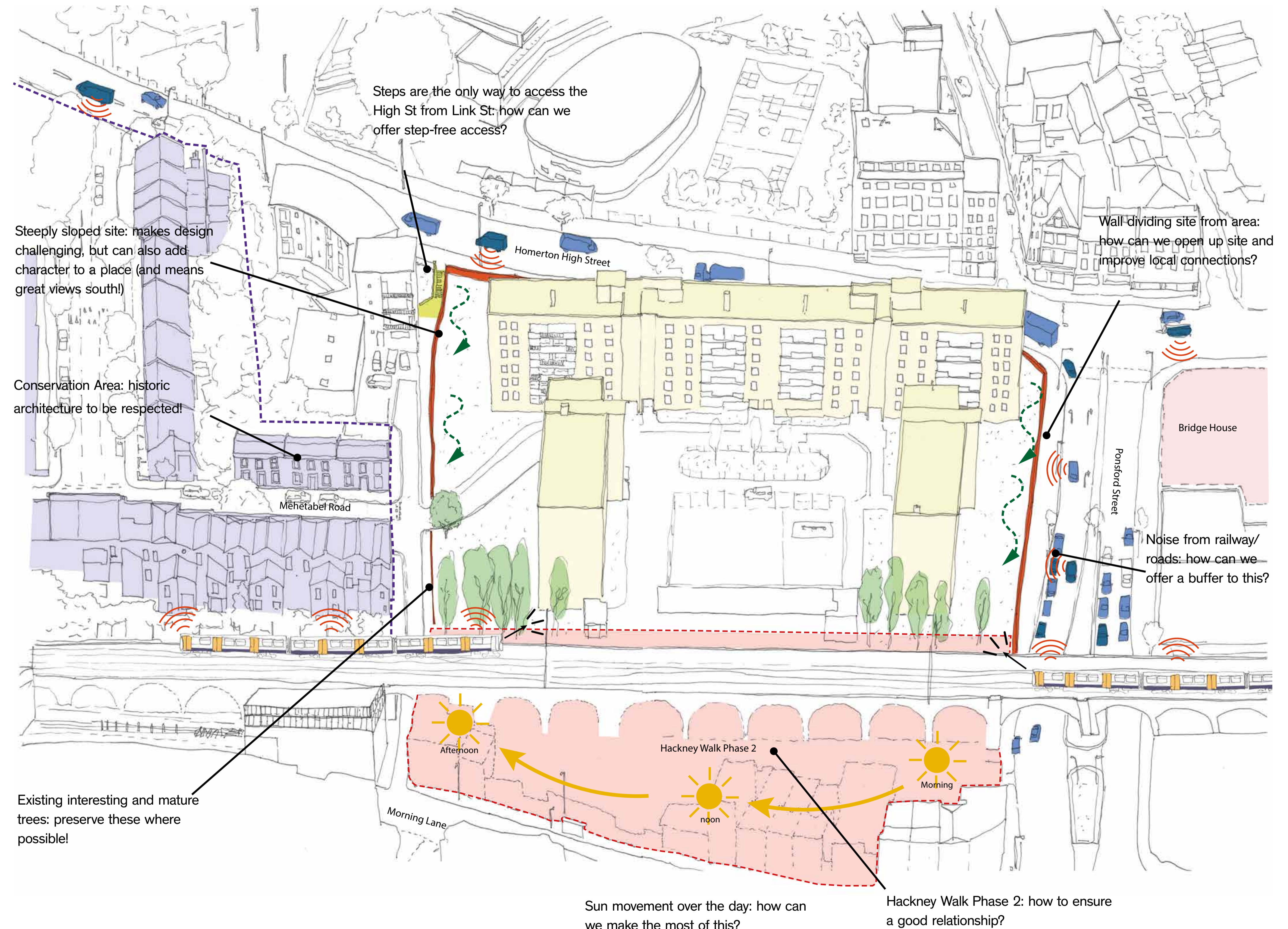
What's the local architectural character?



How have you described the area to us?

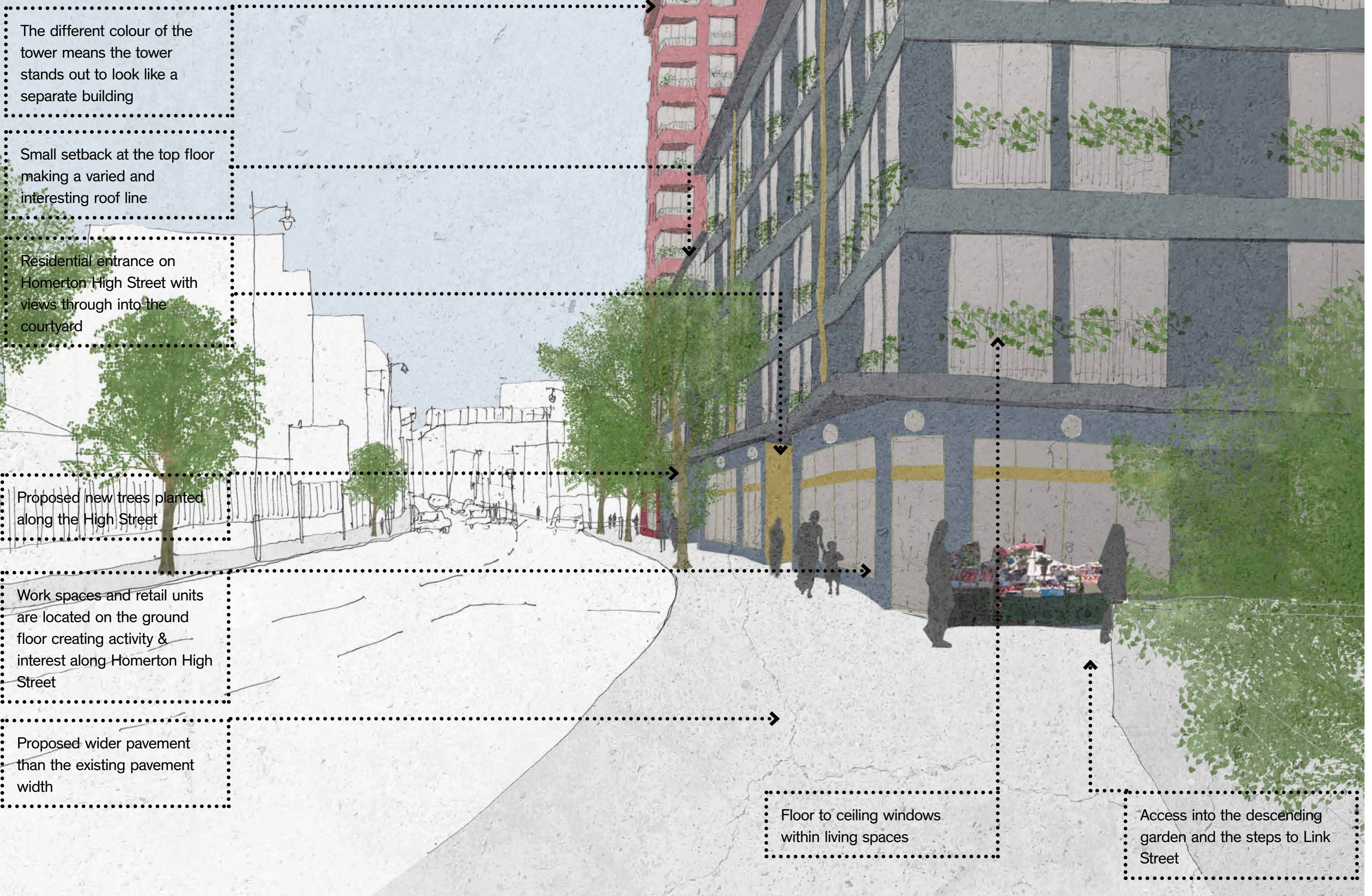
- "brick-dominated neighbourhood"
- "heterogenic and rich in detail"
- "changing - undecided"
- "mix, worn, textured, solid"
- "Victorian brickwork meets Local Authority/ post-industrial, moving towards new industry"
- "mix of warehouses and traditional terraced houses"
- "not too polished; rough around the edges"

The site today: What are the challenges? And the opportunities?



What are we proposing?

View along Homerton High Street



The different colour of the tower means the tower stands out to look like a separate building

Small setback at the top floor making a varied and interesting roof line

Residential entrance on Homerton High Street with views through into the courtyard

Proposed new trees planted along the High Street

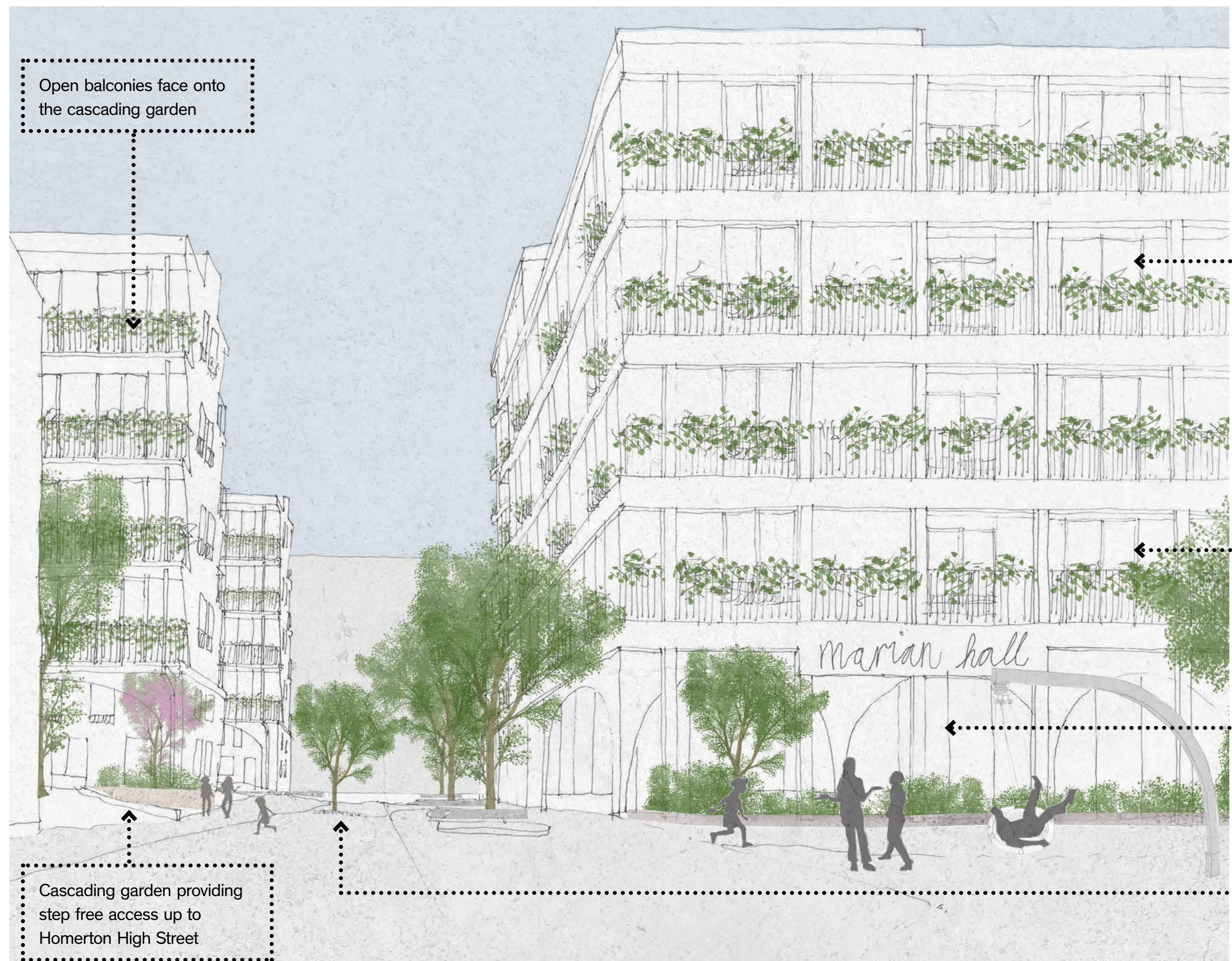
Work spaces and retail units are located on the ground floor creating activity & interest along Homerton High Street

Proposed wider pavement than the existing pavement width

Floor to ceiling windows within living spaces

Access into the descending garden and the steps to Link Street

View East inside Marian Court



Open balconies face onto the cascading garden

Large open balconies facing the communal play space off of Link Street

Social rented wheel chair units are located at the end of the building with a large accessible balcony to look over the communal play space

Community centre opens up to a play space

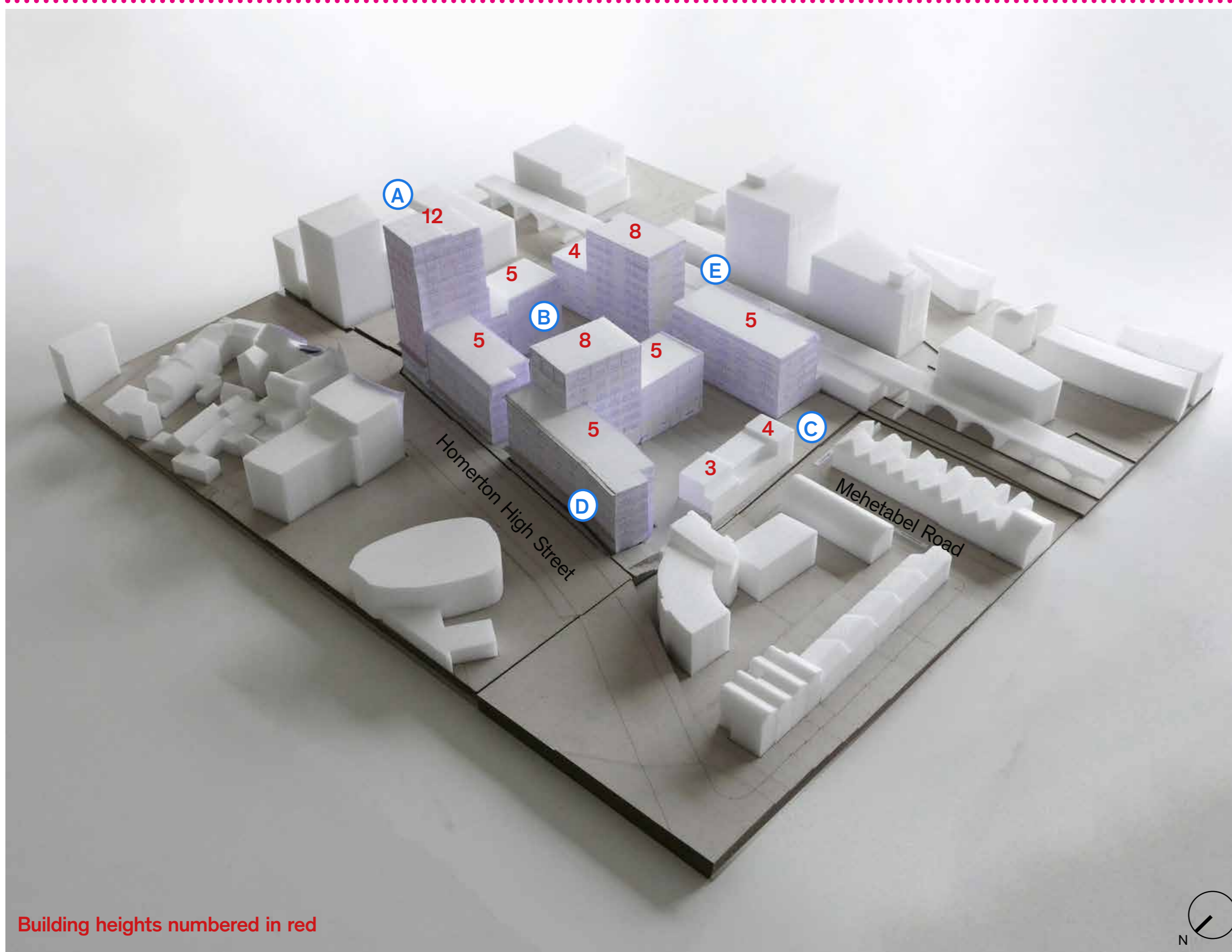
Trees acts as a bollard, creating a no through route for vehicles but still a pedestrian route

Cascading garden providing step free access up to Homerton High Street

RESPONSE TO COMMUNITY FEEDBACK

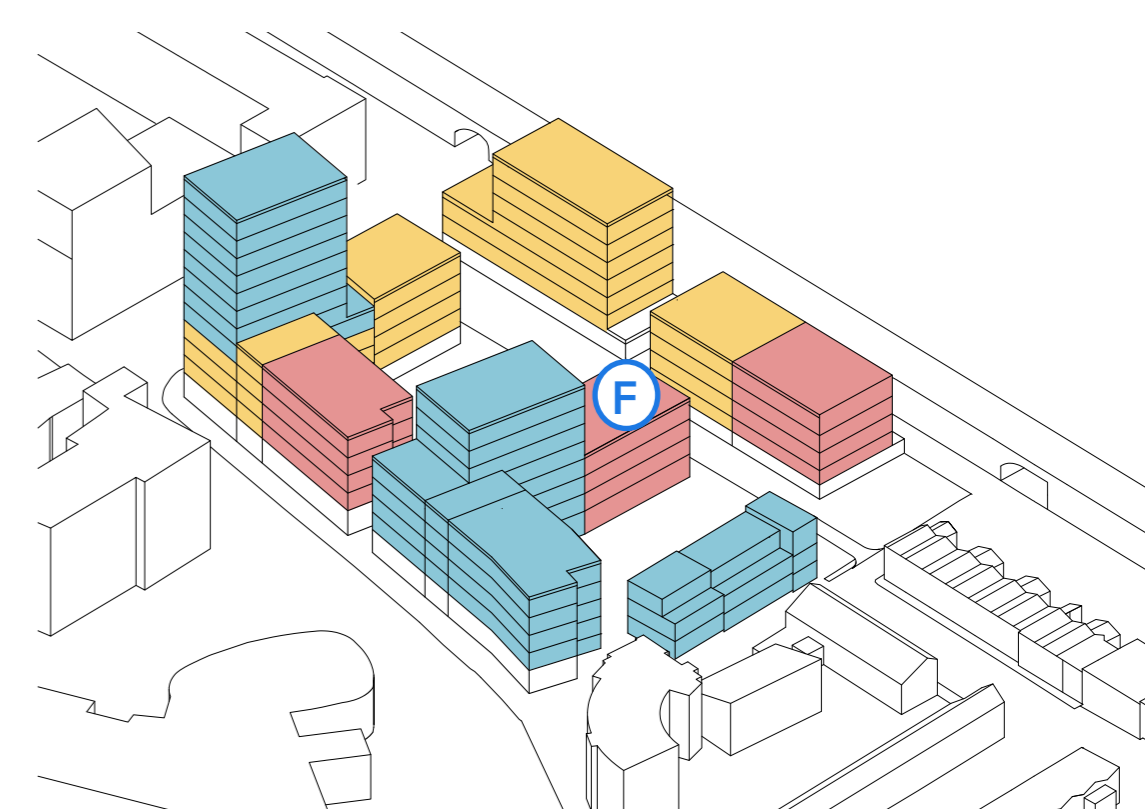
You liked our ideas about layout in May (Drop-in 02), and the proposed improved connections with the local area. But **HEIGHT** (and its relationship to nearby streets), **LOCATION OF SOCIAL HOUSING**, and potential problems of **East /West VEHICLE ACCESS ACROSS THE SITE** were concerns. This board summarises how these have been addressed.

Re. HEIGHT: In the end, a certain amount of housing has to be provided across the site, to help meet housing needs and to make the scheme add up financially, including paying for social housing in the absence of Government funding. Excellent transport links mean that planning policy encourages us to build relatively high and dense. But we haven't gone to extremes: we're proposing less housing than we could in order to sit well alongside lower rise streets to the west.

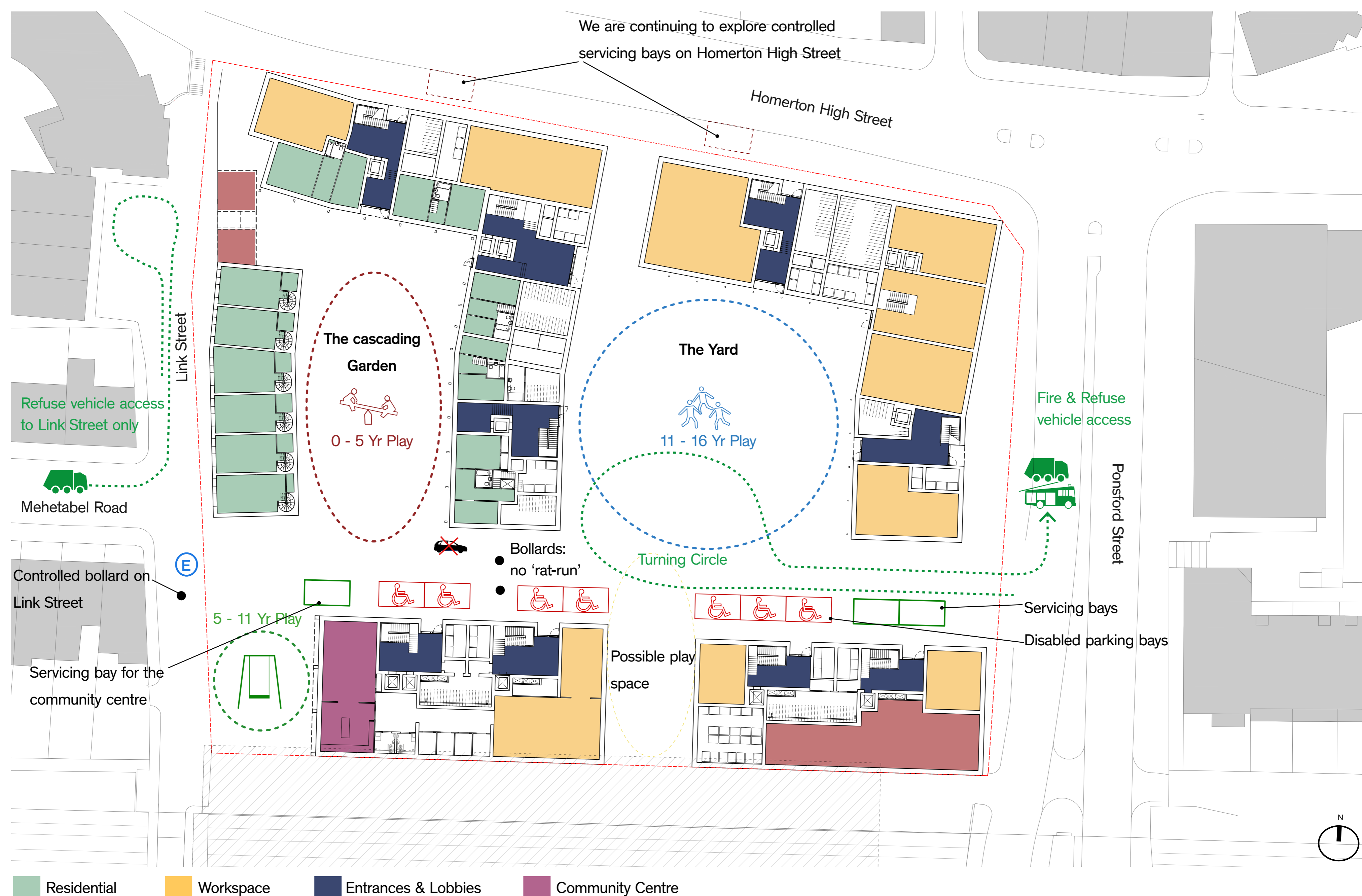


Building heights numbered in red

- (A)** Tower increased by 2 storeys but made thinner and more elegant
- (B)** 8 storey building staggered back from High Street to be less imposing
- (C)** Link Street town houses reduced in height and stepped back on top floor
- (D)** Homerton High Street building shaped to follow the curve of the street
- (E)** East/West route now a no-through road. Vehicle access via Ponsford St and a 'turning circle' to allow deliveries and refuse collection within the East courtyard. Only 3 disabled parking bays and the community centre delivery bay access the site via Mehetabel Road.
- (F)** Social rented units spread more evenly across the site, including in prime central block.



Social Units S/O Units Private Units



We are continuing to explore controlled servicing bays on Homerton High Street

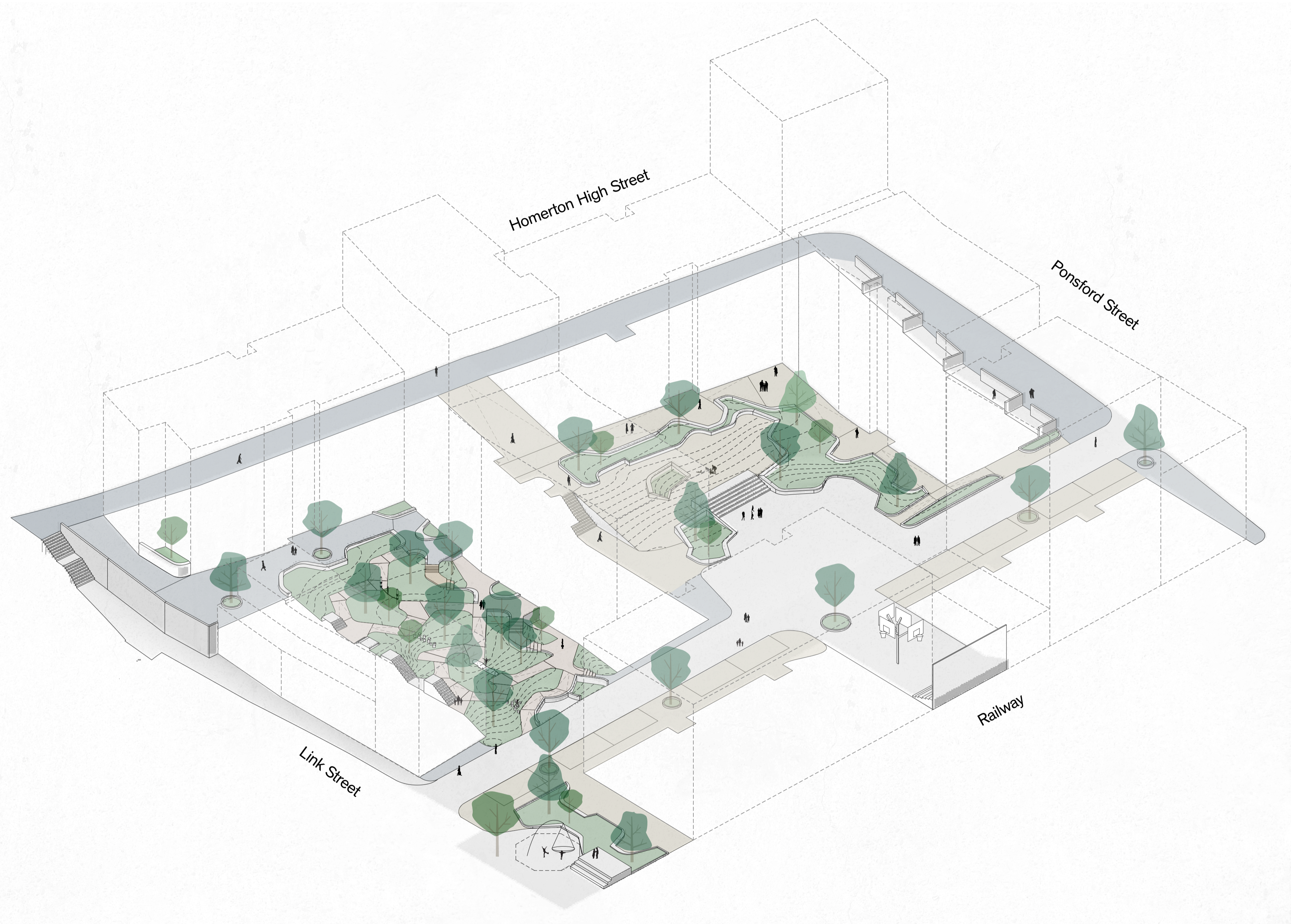
What are the shared spaces like



The cascading garden with ornamental flowering trees and play for under 5s.



A new East West walking and cycling route. No through traffic, tree acting as bollard and the only parking for disabled residents and access for delivery, refuse and fire trucks.



The community hall opens onto a garden of raised beds also fronting on to Link Street, providing play for older children.



The yard makes use of its different levels with places for sitting and playing with an accessible route across the site.



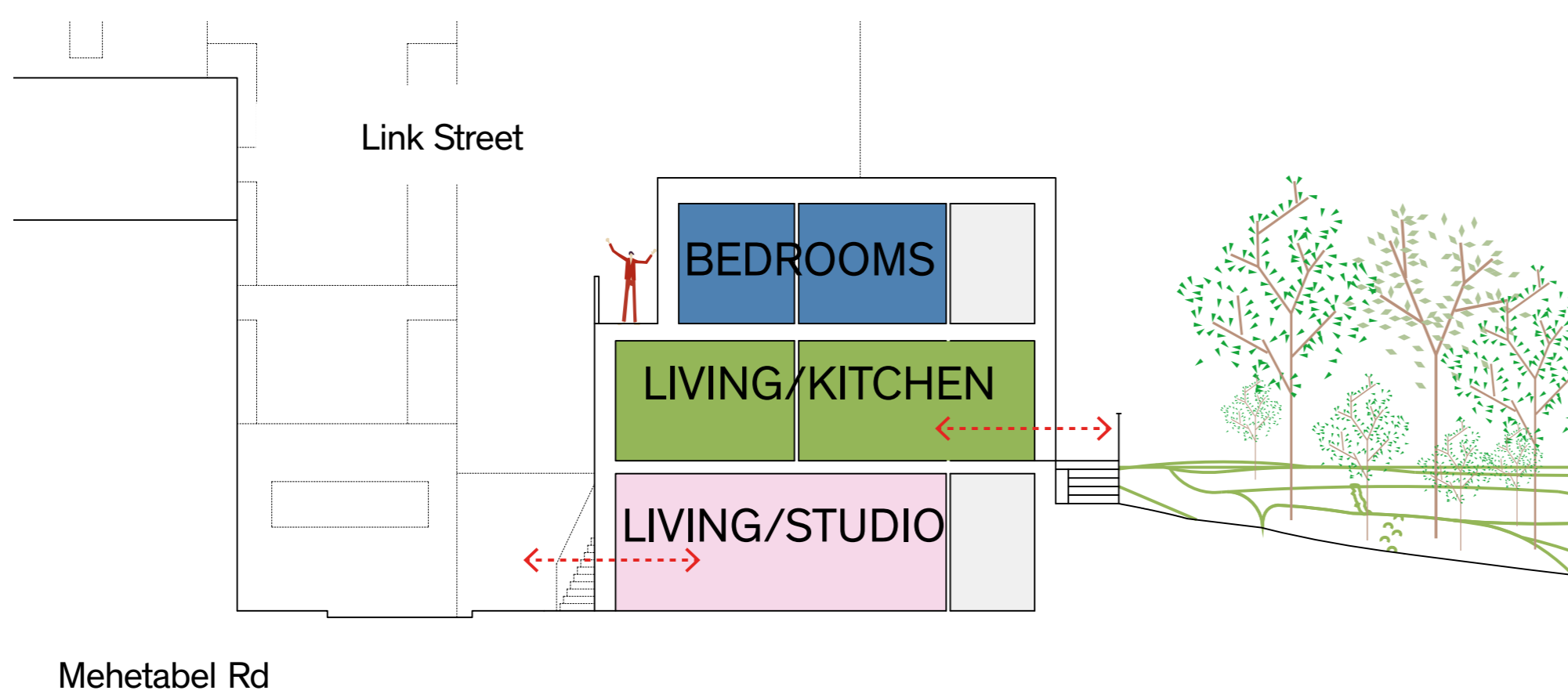
Examples of trees and planting for the cascading garden



The town houses 'kink' along Link St in response to their context and to make Link St feel wider



Slice through a typical town house, with 1.5 metre setback on the top floor



RESPONSE TO COMMUNITY FEEDBACK

In May you were concerned about how close the Link St houses felt to Mehetabel Road, potentially 'looming' over them, jarring with local architecture and overlooking back gardens. In response we have:

- Moved the houses further back from Mehetabel Rd, widening the pavement and the distance between the new homes and existing buildings.
- Set back the top floor of the town houses by 1.5 metres to reduce overlooking.
- 'Kinked' the threshold of the town houses along Link Street to follow the line of the street and to make link street wider at one end.
- We are also looking at planting a tree in the street by the southern most house, marking the end of the vista from Mehetabel Rd, and another tree mid-way down Link St to create a natural 'screen'.

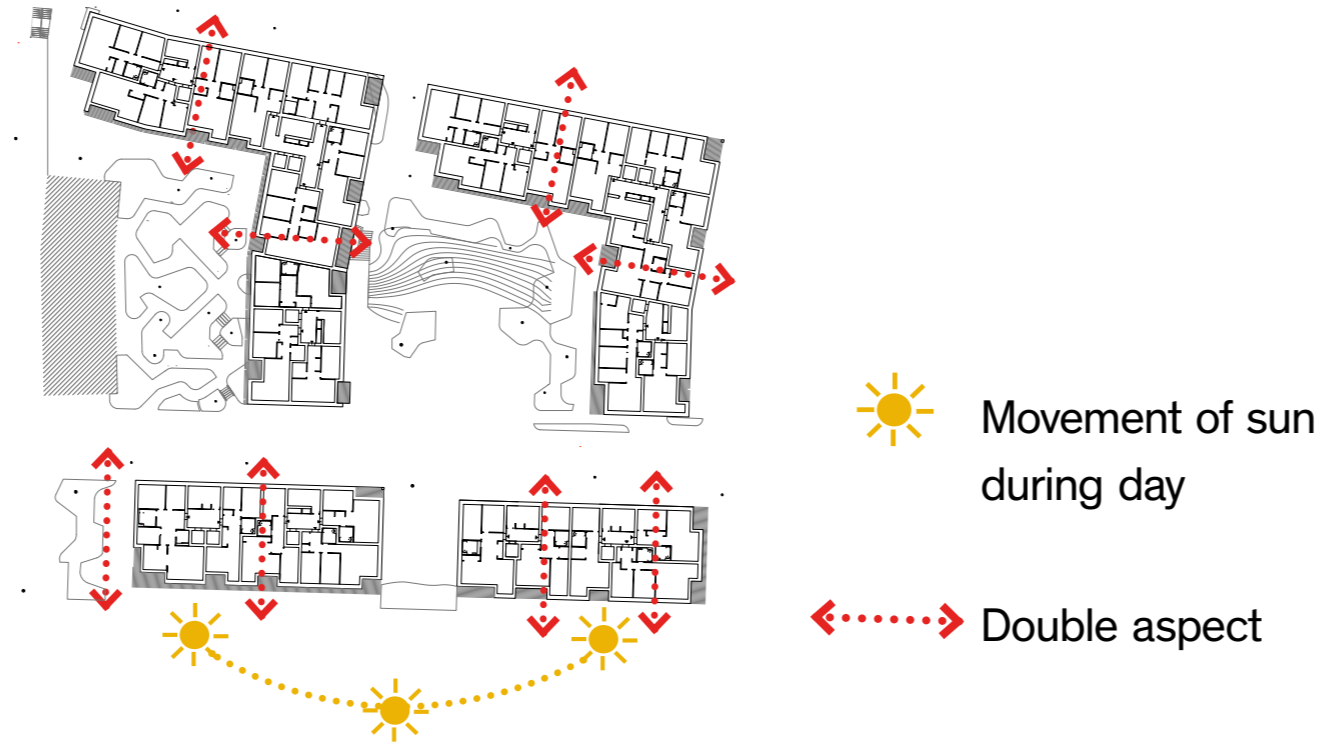


Neighbouring Sutton House



Key Principles

- Double aspect: windows on 2 sides
- Flexibility
- South facing balconies - maximum sunshine
- Big storage space
- Generous entrance hall

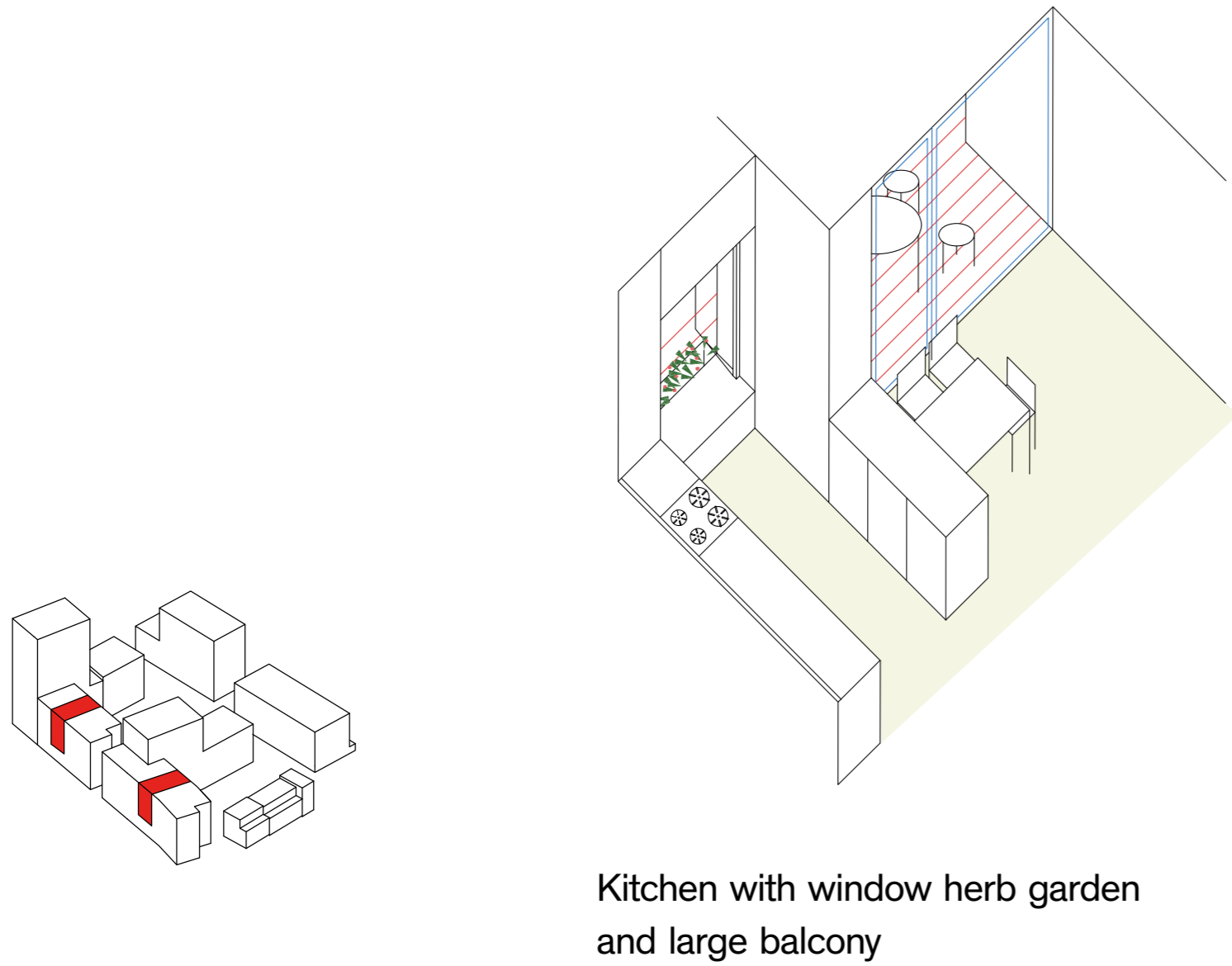


RESPONSE TO RESIDENT FEEDBACK

Following a workshop with returning residents in May, we have focused on:

- Making the homes as light and airy as possible
- Making the homes feel as spacious as possible
- Offering generous useful storage space
- Offering the option of an open plan kitchen/living room or keeping them separate
- Replicating as much as possible the views and sense of open-ness offered by current balconies

2 bed 4 person

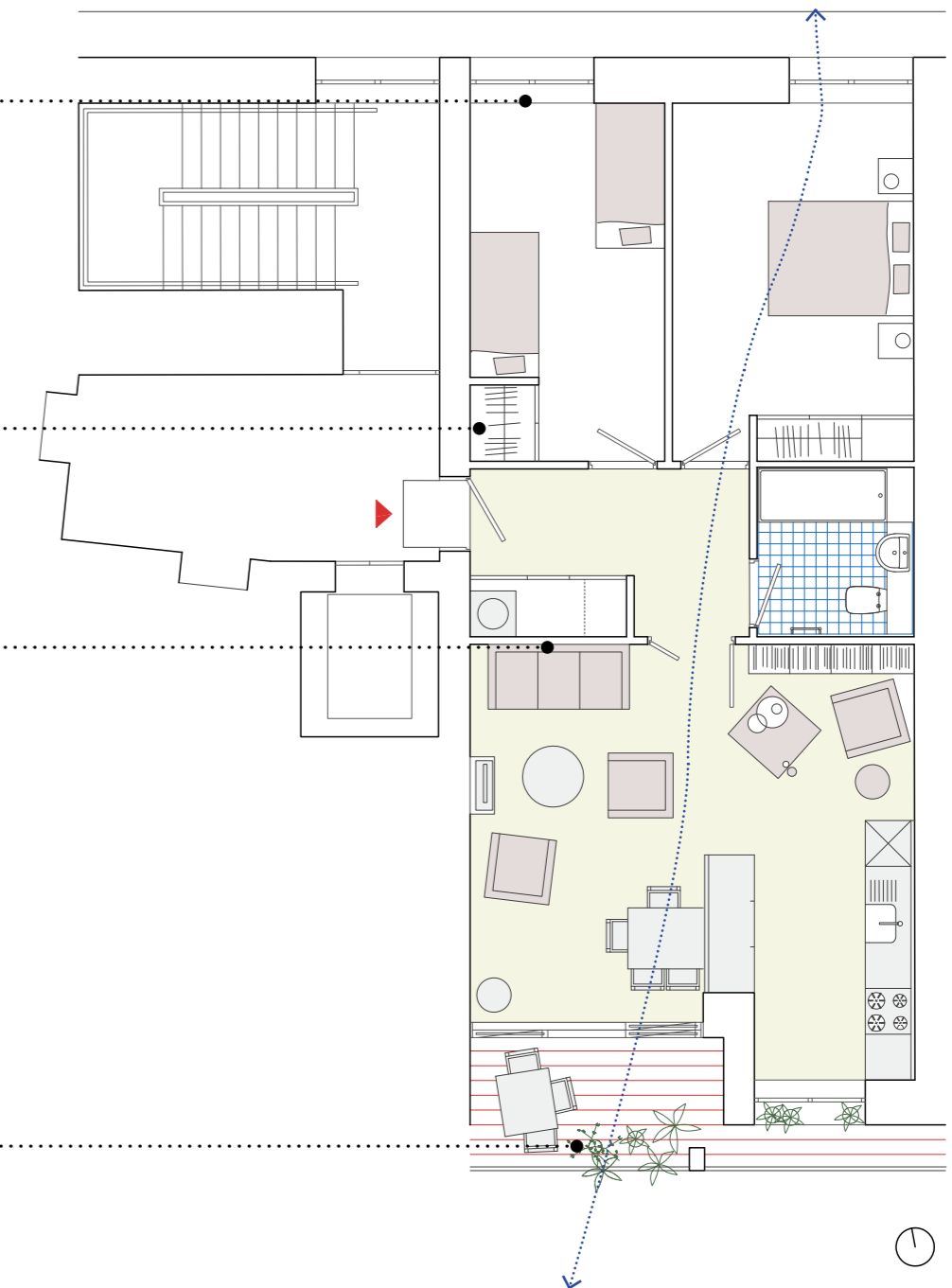


Views across flat to Homerton High Street and courtyard

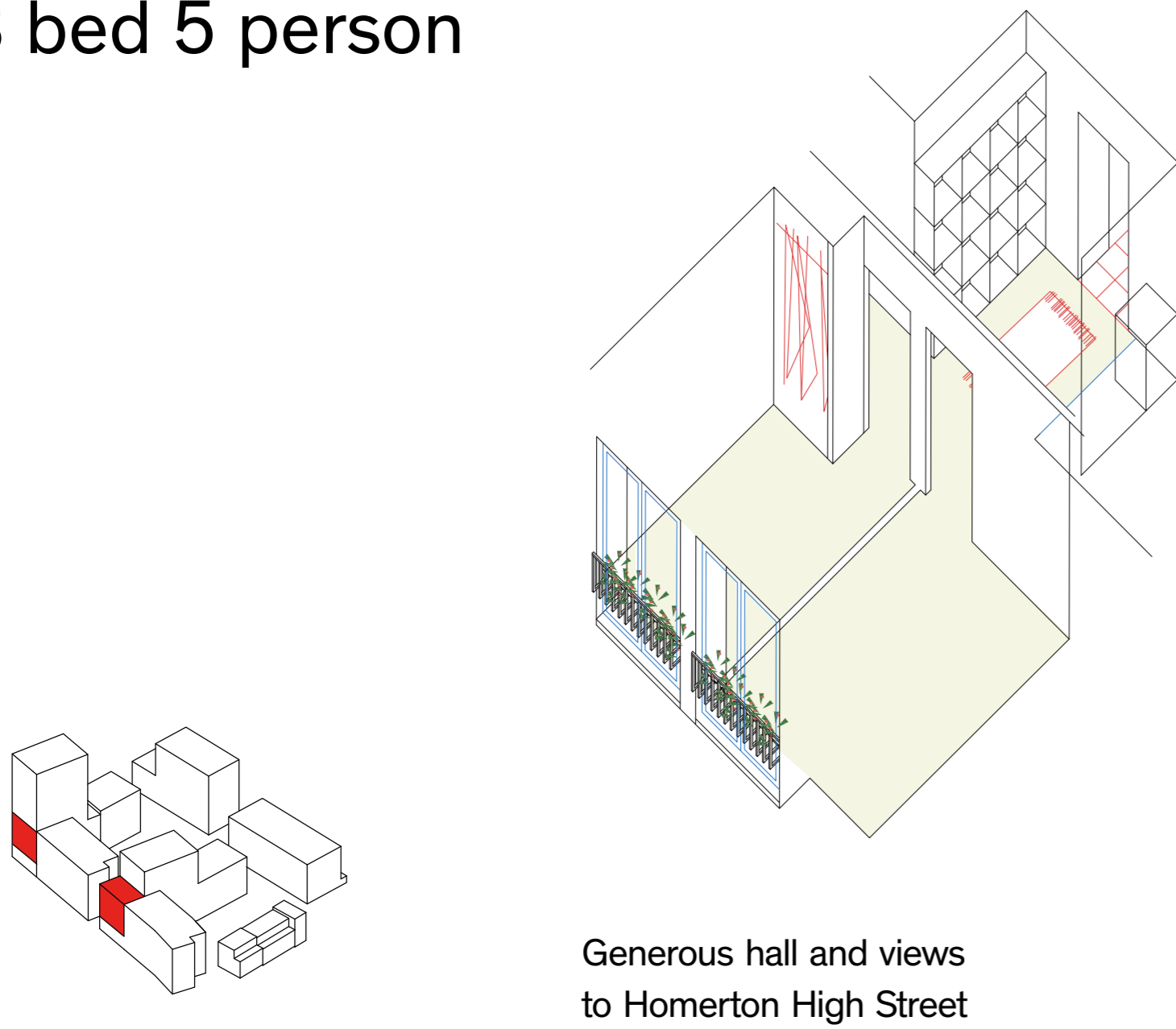
Possible built in storage

Deep storage space and integrated utility cupboard

South facing wheelchair-accessible balcony

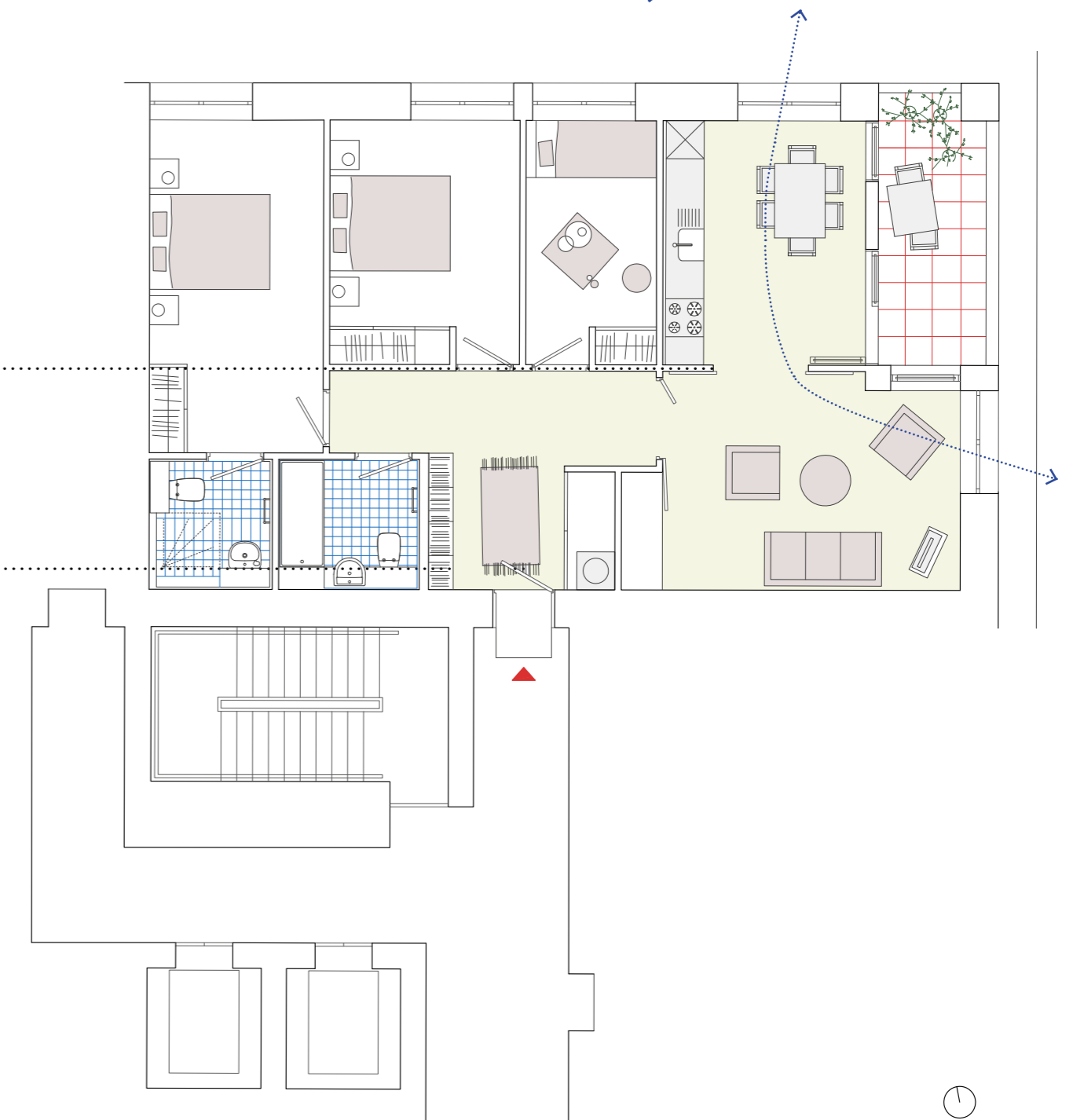


3 bed 5 person

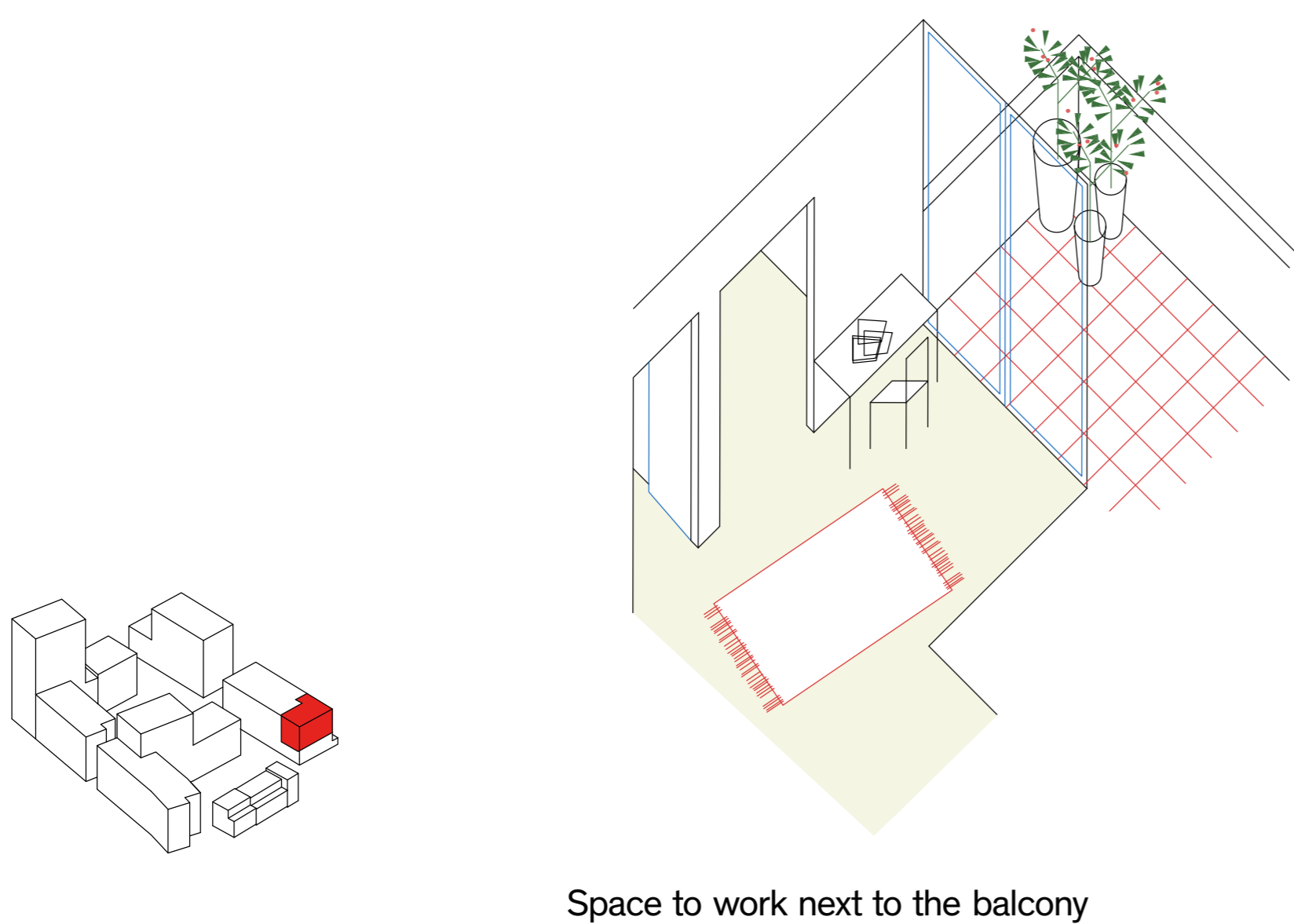


Choice to separate your kitchen and living room or go open plan

Generous entrance



3 bed 5 person Wheelchair



Views across flat to courtyard and trainline

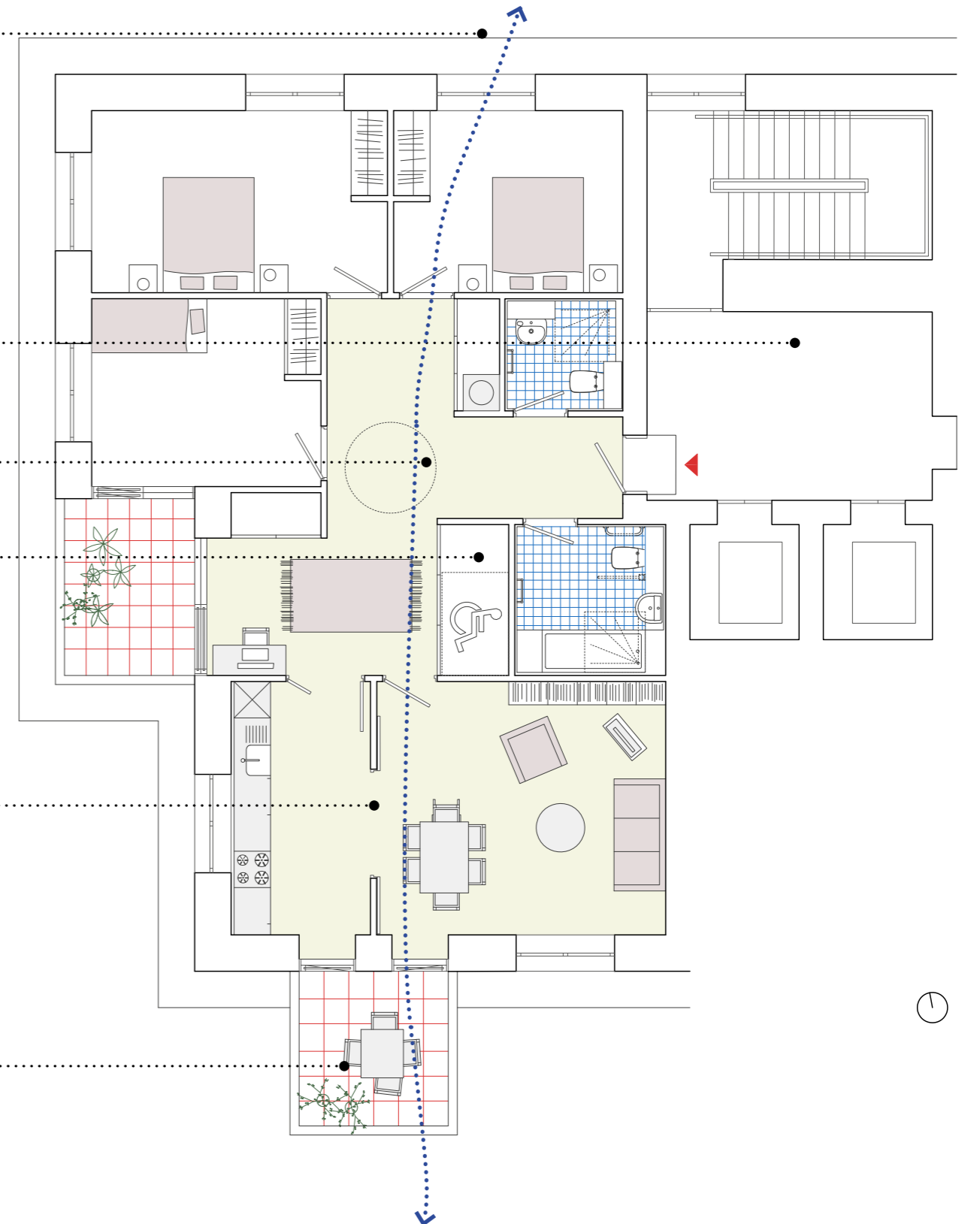
Generous communal hallways/stairwells

Generous central entrance room

Deep storage

Option of closing off kitchen from living space

Large south facing balcony

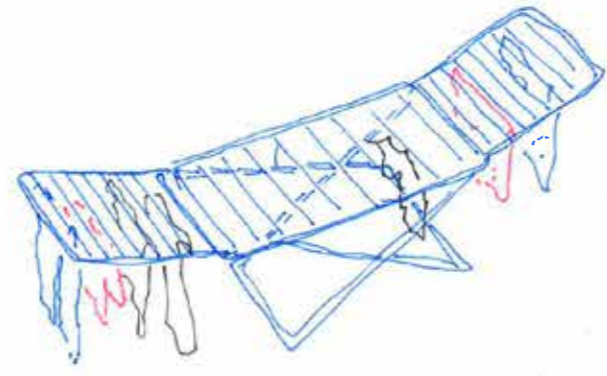


What could the balconies be like?

How would you use your balcony? Help us think about the details of balcony design!



To eat outside?



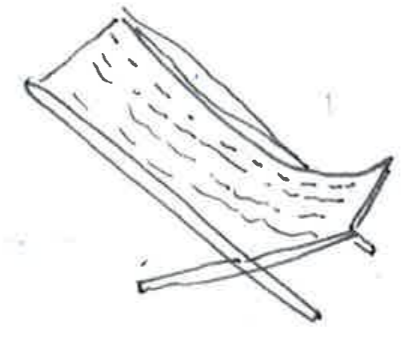
To dry your clothes?



To fix your bike/equipment?



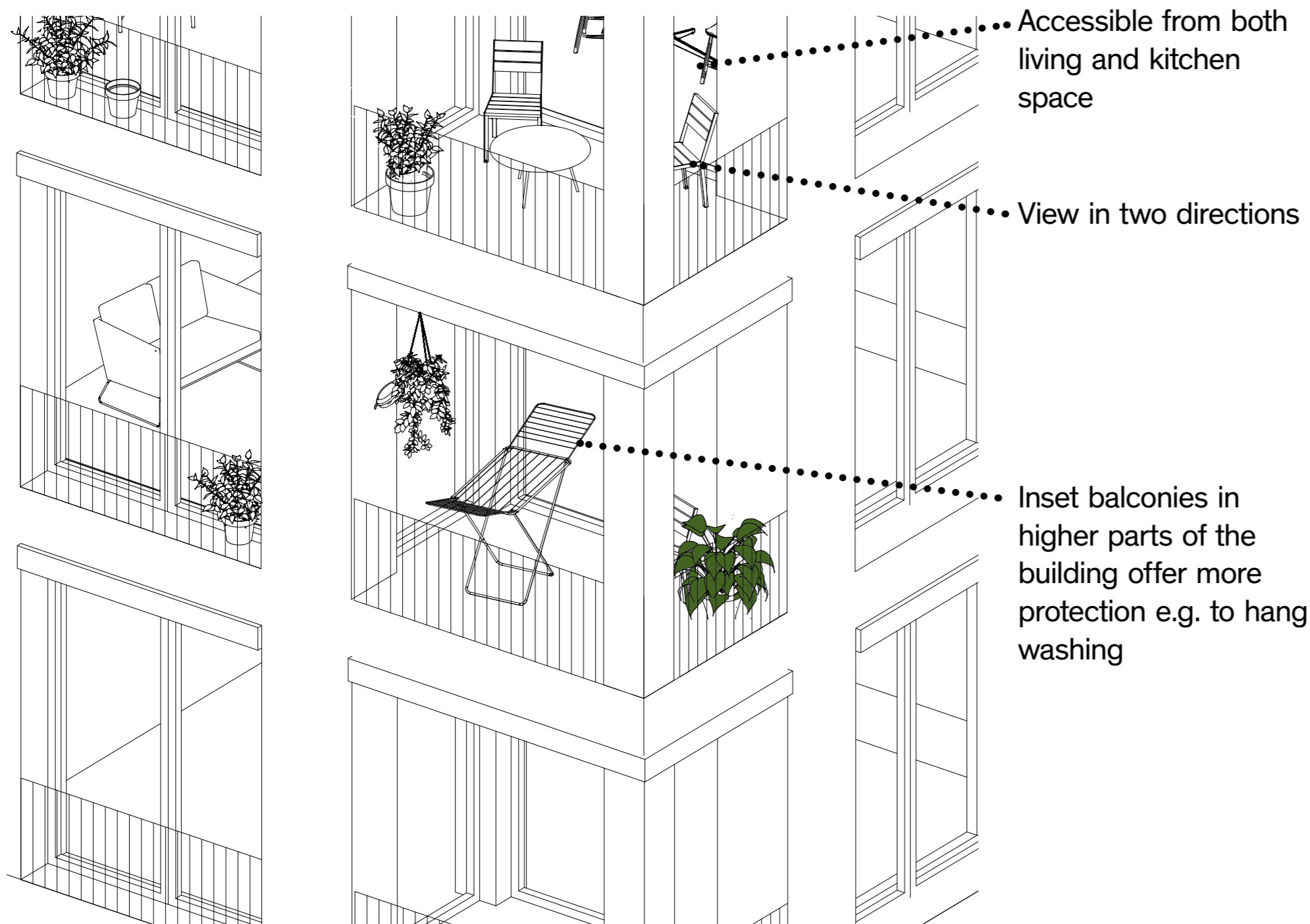
To grow plants?



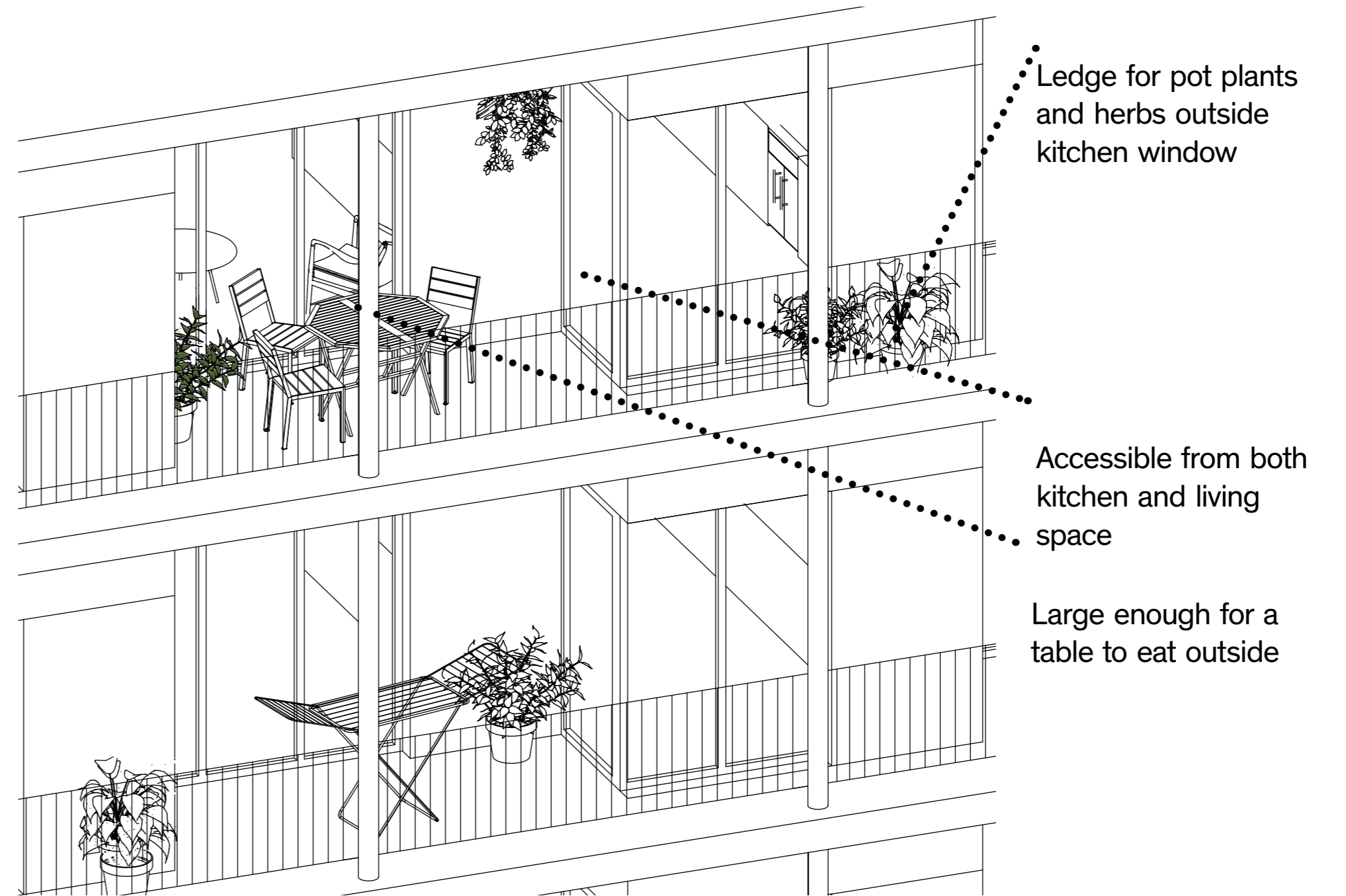
To relax?

Two balcony types currently proposed

Typical inset corner balconies (taller buildings)



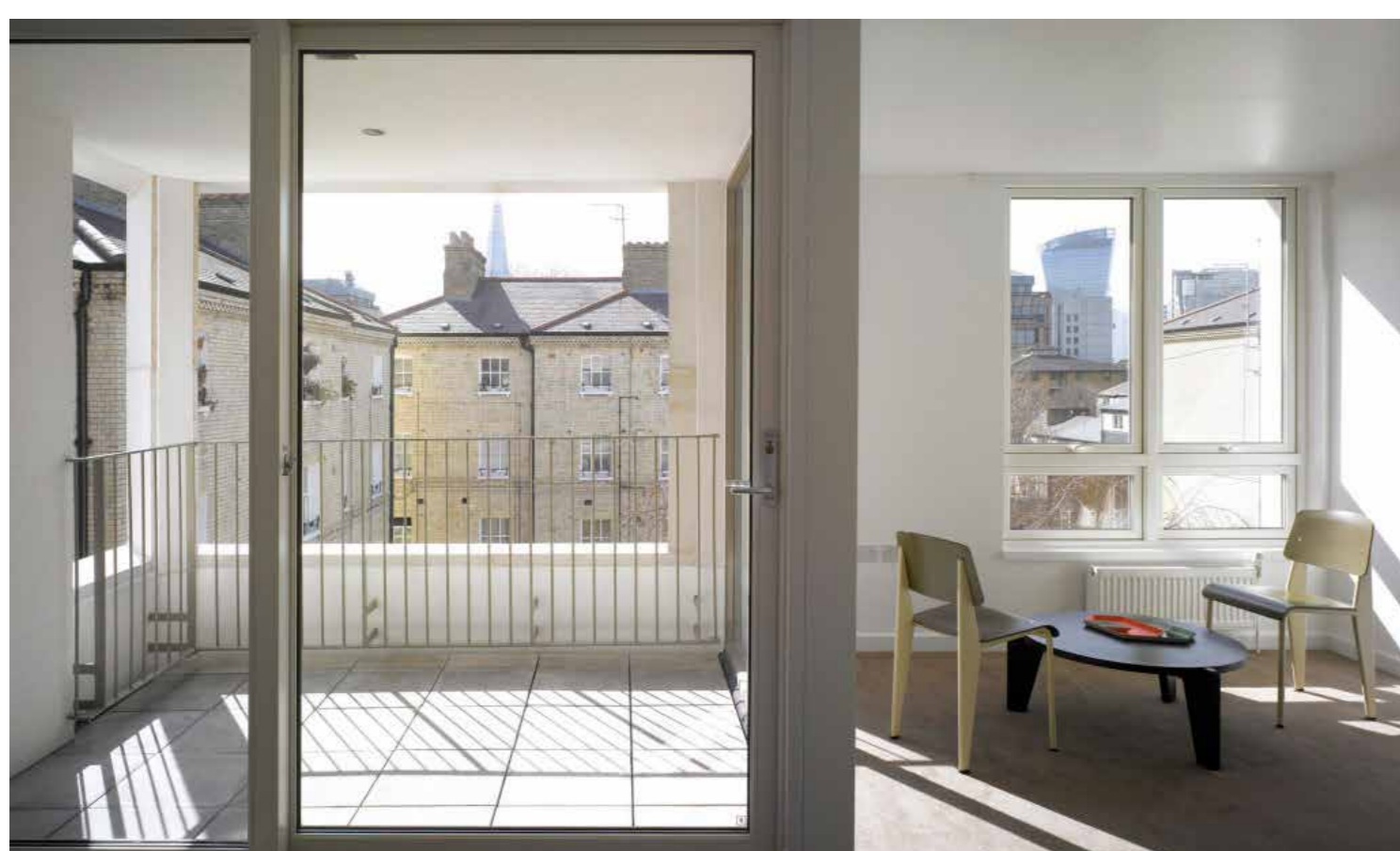
Typical long south-facing balconies facing courtyards



Inside view, looking out



Inside view, looking out



Example of a corner inset balcony dividing kitchen and living space



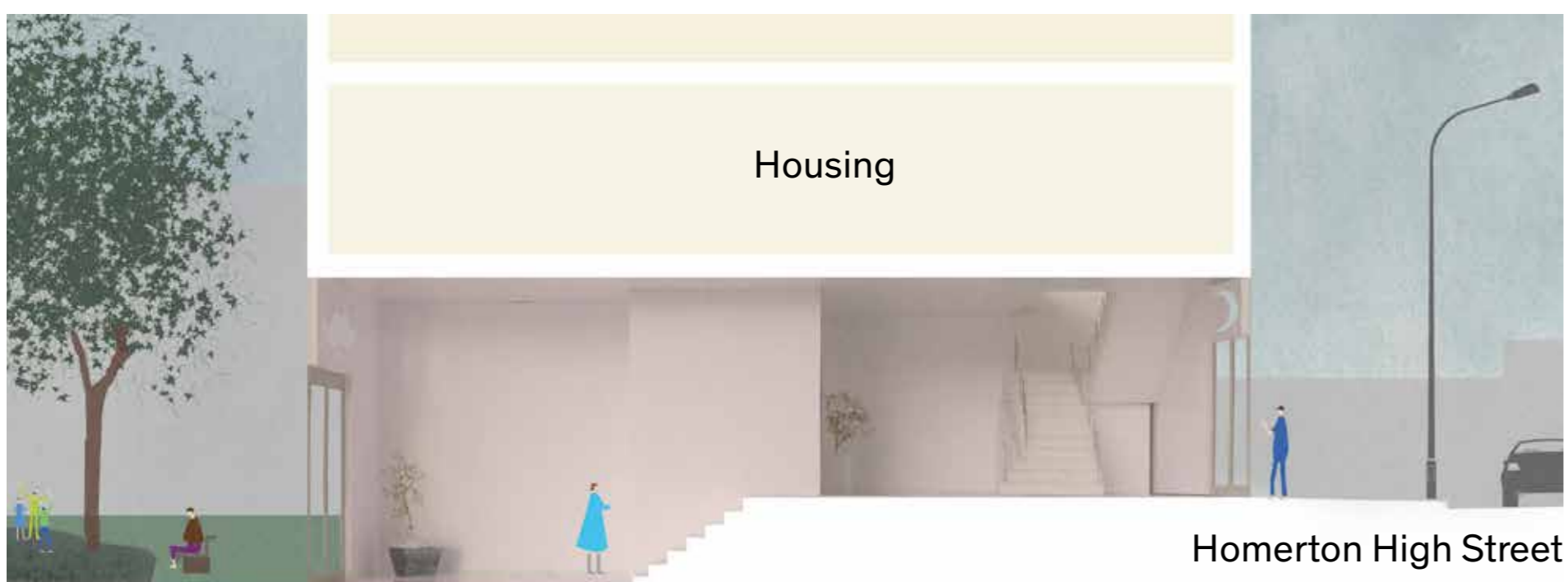
Example of an half inset balcony with a ledge outside the windows

Communal ground floor hallways



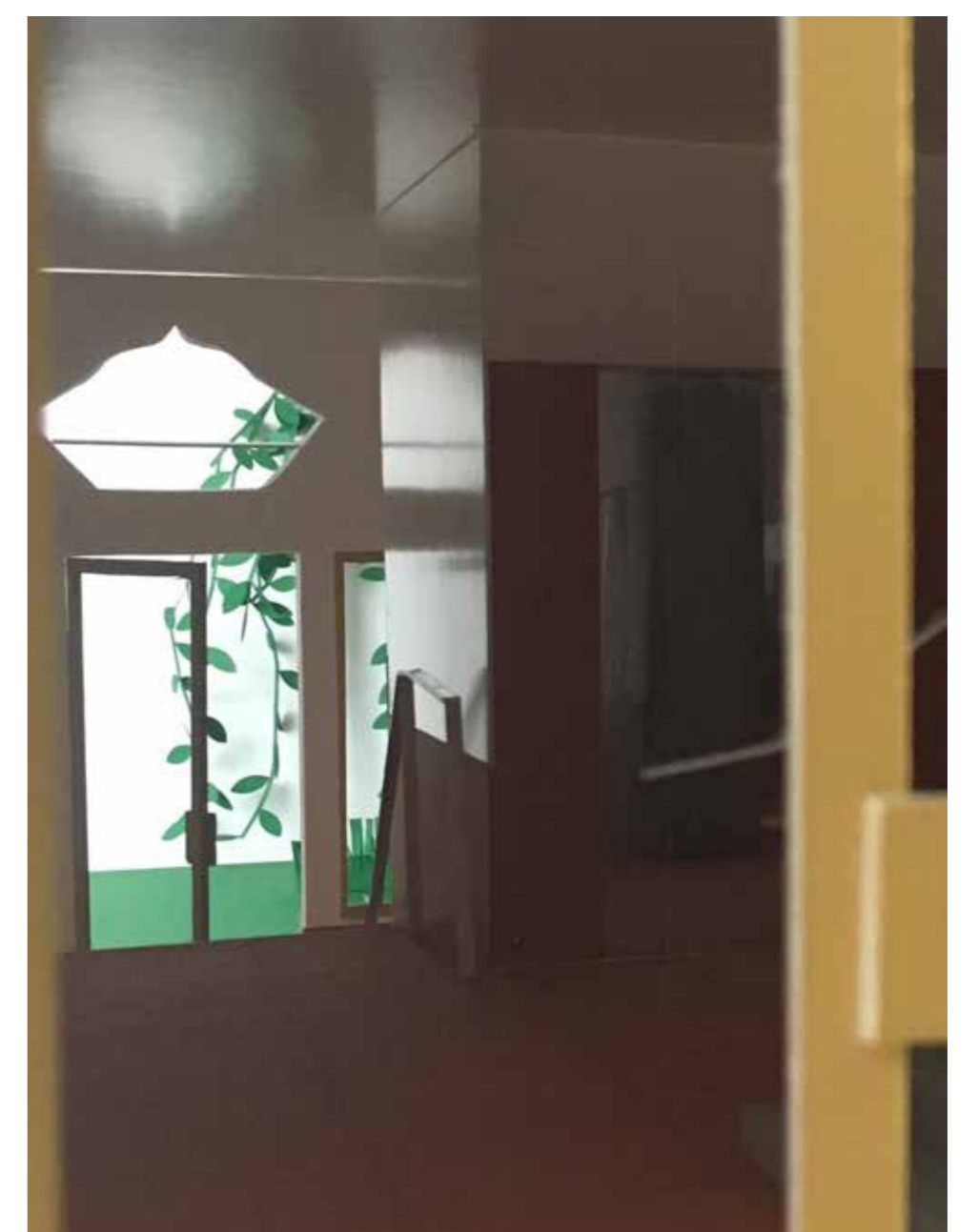
All ground floor entrance lobbies of the L-shaped buildings have entrances on both Homerton High Street/Ponsford Street and the courtyards. This offers a view through the building to carefully placed landscape elements in the courtyards.

The lobbies are generous, with high ceilings. Staircases to residential floors are not behind doors, but visible upon entering the block.



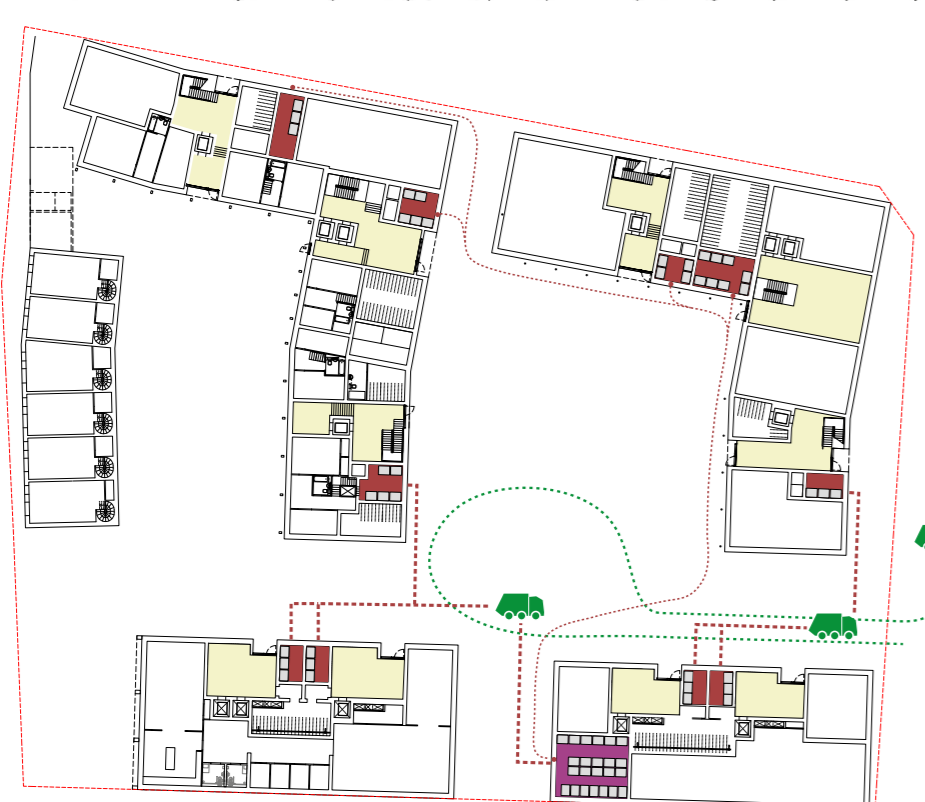
Internal courtyard

Connection from street to garden



Bin strategy

- All bin stores to be located inside and accessed from within the entrance lobby
- Only residents will have a key to access the bin store



- Bin collection will be managed. Bins from within the bin stores which are not located close enough to the bin lorry will be moved to a large bin store once a week for collection. Residents will not be expected to do this but management will do it once a week.

■ Bin store
■ Residential lobby

View from ground floor maisonette



The ground floors must harmoniously combine commercial/work spaces, a community centre, residential lobbies and subsidiary spaces (e.g. bin and bike stores).

We need (i) to help these spaces work well next to each other and (ii) to make a positive contribution to the streetscape. This requires careful thinking about both design and management.

Many recently-completed ground floors mindlessly tick the 'active frontage' box by providing lots of glazing, so that people can see the activity inside. But they remain unlet, or cannot retain tenants.

We have therefore been researching the qualities of a successful ground floor.

We propose:

Fit-outs that are adaptable and that allow a business to move in and get to work right away

Facades that can be subdivided and adapted to different work uses. Signage can be easily introduced and changed.

Natural ventilation and light.

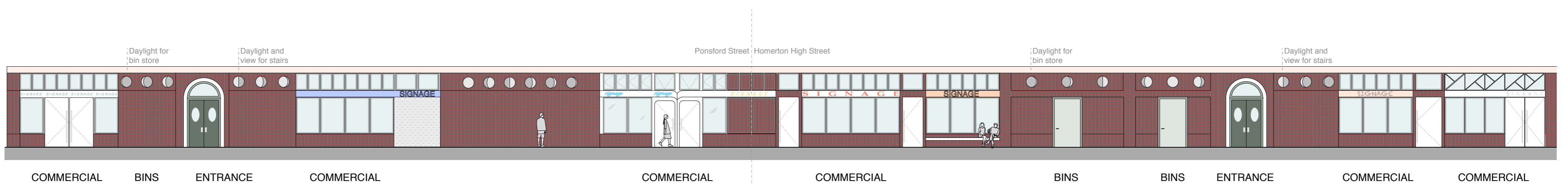
Units in sizes that local business need: between 50sqm to 150sqm.

Units that almost all look onto both street and courtyard, ensuring that activity and people are around.

Arranging buildings to encourage pedestrians to wander through.



Commercial units face both the street and the yard.



Studies for ground floor frontages -

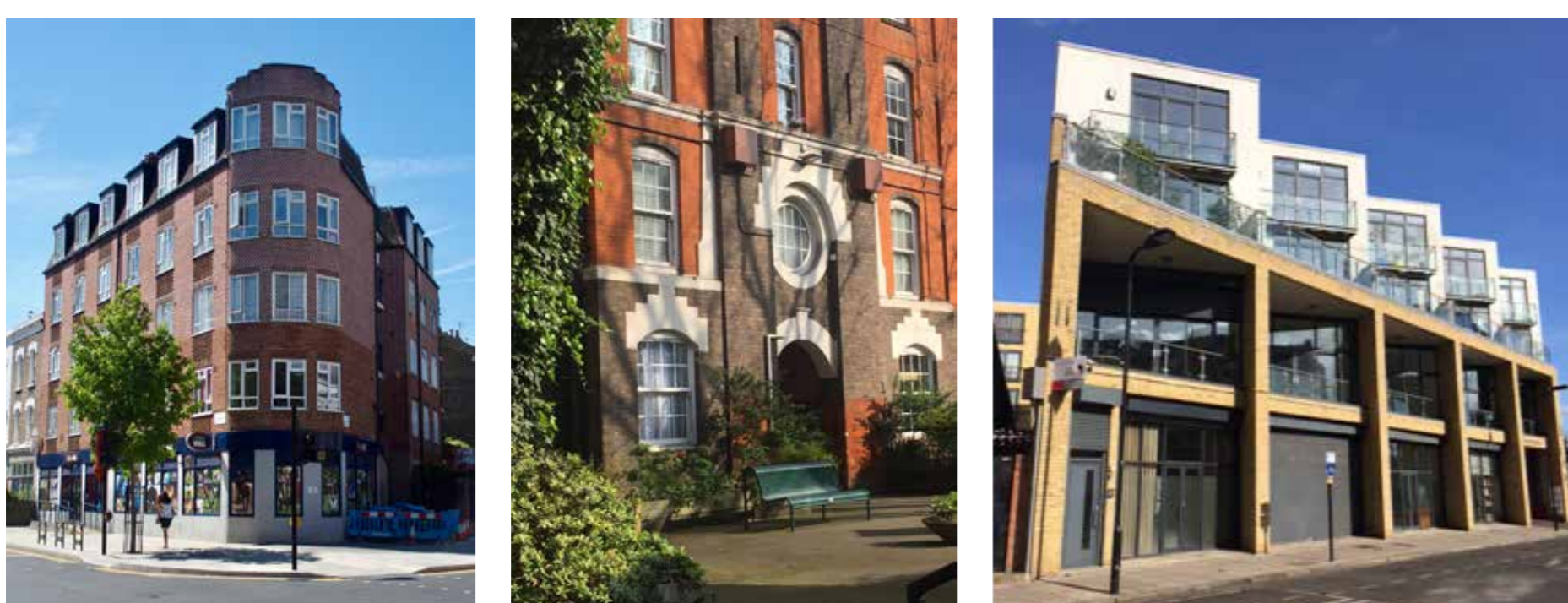
Adaptable to different uses, bins and bikes as part of the facade, entrances are celebrated, windows start at table height.



Gallery of Hackney inspiration: a rhythm of doorways of various sizes, desk height windows, space for signage. The street becomes animated by different views in, and by spaces to work - and places to sit - outside shops.



Gallery of Hackney failure: typical unsuccessful ground floor treatments.



More inspiring local examples:

(i) Turning a corner in an attractive and purposeful way, (ii) framing an entrance and (iii) combining residential and commercial uses on a street.



Marian Community Hall - an initial sketch