

Welcome to the first public drop-in event, showing the early design development for new homes at Blandford Court.

In 2023 the Council committed to build or support the construction of 1,000 new homes for social rent by 2026, to help tackle the housing shortage and provide a high-quality, genuinely affordable home to those who need it. Blandford Court is one of 14 locations across Hackney that will make up a new programme to build around 400 new homes.

We’re inviting you to work with us to progress the plans for new Council homes to replace the garages at Blandford Court and support wider improvements on the estate.



Residents at the heart of the project - Blandford Court RSG 03, April 2024



Blandford Court



Blandford Court

What’s happening now?

We’ve appointed a design team to develop proposals for Blandford Court site, including:

Architects: Haworth Tompkins, Nooma Studio and Balaam Murphy
Landscape designers: LDA Design with Mark Lemanski
(See examples of their work below)

They are supported by technical experts including:
Cost consultant: Exigere
Planning consultant: HTA Planning
Multi-disciplinary engineering consultant: XC02



Haworth Tompkins - Silchester Garages, for Royal Borough of Kensington and Chelsea



Nooma Studio - North Ealing Mews, a small site, and inter-generational living proposal



Mark Lemanski - Kings Crescent Play Street, Hackney



Balaam Murphy - Hartland Road, Isleworth. Four affordable flats on a council owned estate (planning)

Residents at the heart of the project

To ensure that residents are at the heart of this project, we’ve established a Resident Steering Group (RSG) of named residents to help shape the project, involve the wider community and inform the design development. To date, the design team have met with and worked with the Blandford Court Resident Steering Group 5 times. They have shared local knowledge, raised concerns, suggested ideas and encouraged other residents to get involved.



Site visits April 2024, Daubney Road scheme 2024



Blandford Court site exploratory, February 2024

Design development stage

From what we’ve heard to date a set of Shared Design Principles have been drafted. This is your opportunity to check if anything has been missed and that local views have been properly considered to inform the next stage of design. The design team have completed RIBA Stage 1 (Preparation and Brief) and have started Stage 2 (Concept Design) at the beginning of July. Therefore, the proposals shown on these boards reflect the scale and simple massing approach to accommodate the number of new homes required. These are not fixed nore detail designs.

What do we mean by Shared Design Principles?

Shared Design Principles are things we agree to try and achieve when we start the design process for the new homes. They will reflect the issues, concerns and aspirations of residents, the design team’s vision, technical constraints and guidance, and the Council’s goals.

Block naming and signage

Visit board 9 to explore the identity of the Lockner estate and discover some interesting facts and histories behind the names of the estate and blocks. Tell us your ideas for naming, share your personal stories and tell us about your local heroes.

Your views and feedback are important

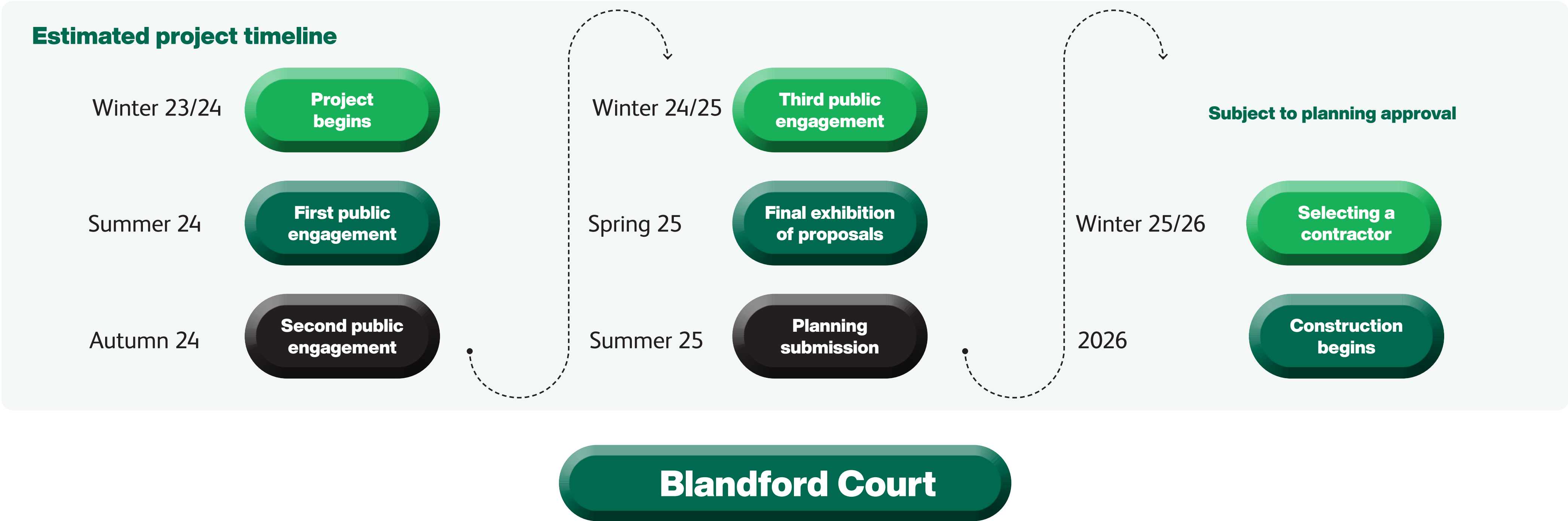
You can let us know what you think in a number of ways:

- Leave post-it notes on the physical boards
- Complete a printed feedback form
- Respond to the online questionnaire scan the QR code below or visit: [://bit.ly/3xAW7eW](https://bit.ly/3xAW7eW)



Next steps

Your feedback will be used to test and develop options for the location and design of the new homes and external spaces around them, as well as the landscape, access and movement routes and car parking between the new homes and the existing Blandford Court including potential improvements to existing bin storage.



The redevelopment of the land in front of Blandford Court is part of Hackney’s New Homes Programme, creating homes for social rent. The project aims to enhance the public realm, boost urban greening, and provide amenities. The objectives are to provide new social homes, engage the community & prioritise sustainability.


Site Description

The site is on the east side of the Lockner Estate, between the Blandford Court and Kingsland road. It is a long, narrow strip of land used mostly for vehicular access and parking to 1-71 Blandford Court, as well as the 57 garages which are now mainly used for storage.


Key commitments made to residents

- A medium height block no higher than Blandford Court.
- Blue Badge parking spaces will be retained where possible, or otherwise re-provided.
- There will be no demolition of existing homes, only garages.
- The Local Lettings Policy will apply. This will prioritise existing Council tenants on the estate whose home doesn’t meet their needs for a new Council home in the development


Brief:




10-20
New Homes




Local Lettings Policy




100%
Social Rent




Improved
Way Finding




1/3 1 bed homes
1/3 2 bed homes
1/3 3+ bed homes
*This is a council compliant unit size mix




Improved
Access




Efficient
Buidling



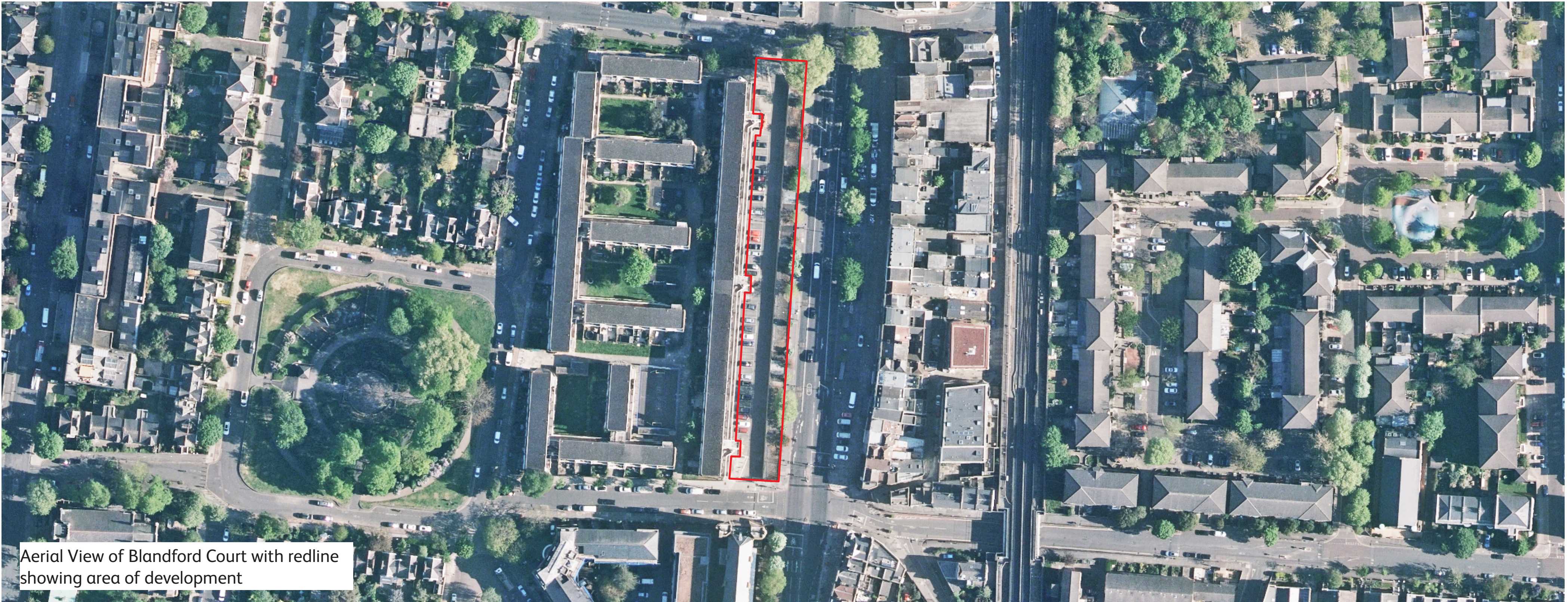
Enhanced
Biodiversity



Play
Provision



Cycle Storage



Estate layout and Blandford Court design

The Lockner Estate is laid out as a series of blocks which surround garden courts, except for Blandford Court which is a single linear block broken up by three vertical staircases that face the garages and Kingsland Road.

Flats above ground floor are accessed by a shared deck, this creates covered entrances in the form of colonnades at ground floor.

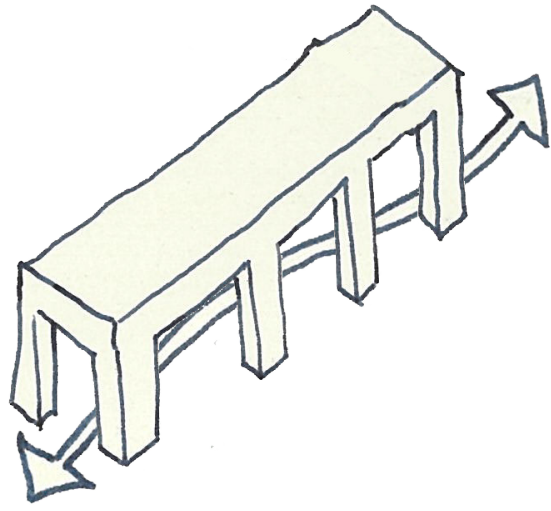
A number of Blandford Court residents have personalised and greened their doorsteps with plants, flowers and seating, showing this space is enjoyed and cared for.

Yellow brick, exposed concrete structure, white window panels and eve boards provide a consistent palette of materials throughout the estate.

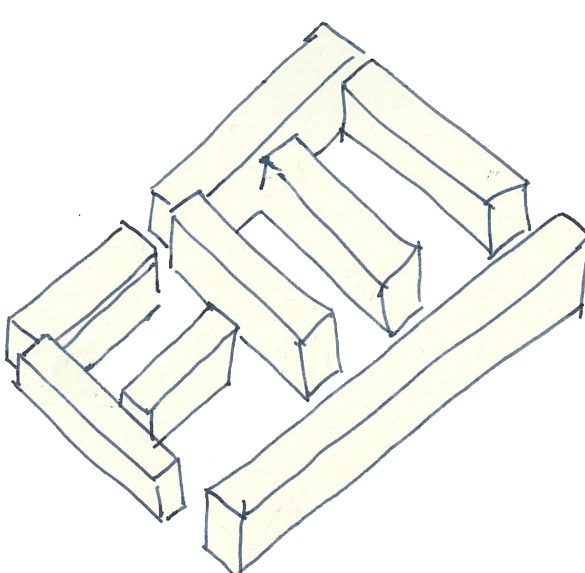
Proposed shared design principles:

Elements and ideas from the existing estate that could be brought into new design:

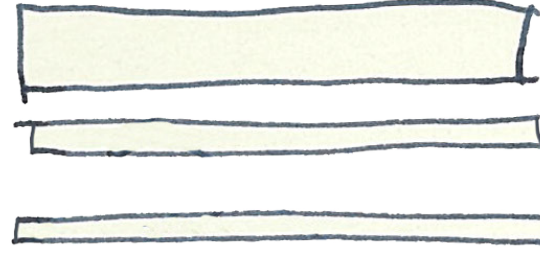
Use of colonnades for covered walkways



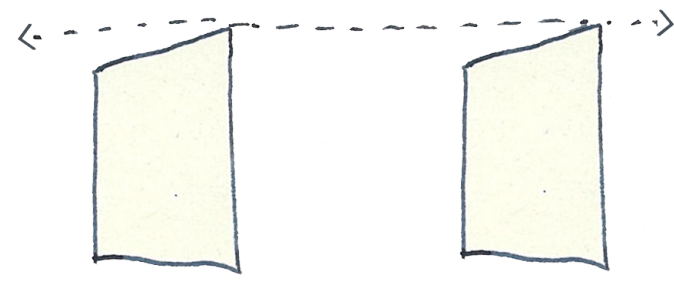
Consistency across buildings so the estate feels 'one'



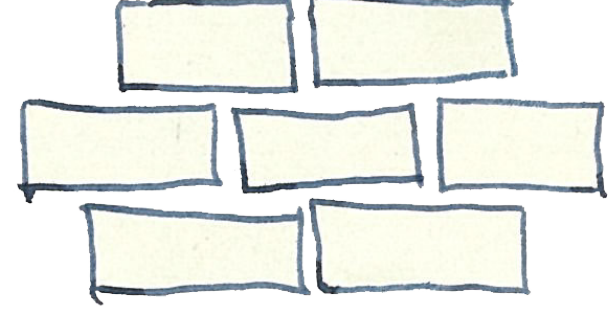
Strong Horizontal banding



Nothing heigher than what already exists on the Lockner Estate



Use a materiality that ties into existing materials, colours & details



We've heard:

"I really like the colonnades."

"I like the brick colour, and the consistency across the different buildings."

"I think it's nice, light, open and attractive. It feels communal and also calm compared to the busy areas surrounding it."

"The brick buildings, the greenery and the low rise buildings (which are all exactly the same height)"

Materials, Details, Texures and Colours from the Lockner Estate



Materials, Details, Texures and Colours from the Blandford Court Estate



What do you like about the existing estate, what would you like to see in the new building - colours, materials, details?



There is an opportunity to provide new / improved green spaces to the Lockner Estate, with increased biodiversity and integrated play spaces thereby improving wellbeing and enhancing the social life of the community.

Community Flat

The council has decided to convert the existing community flat into a new social home to help with the growing waiting list. The team are looking at options for the community to make use of a new commercial / non-residential space in the new development.

A New Public Space

There is an opportunity to make a new ‘street’ between the Blandford Court block and the new development. This is imagined as a place for people with the occasional car moving through. The space could be a combination of hard and soft landscaping with playable elements for children. There are gaps between the new homes which could become shared gardens.



Example - Kings Crescent Hackney, Mark Lemanski

Biodiversity and Ecology

There is potential to improve biodiversity and ecological benefits within the project boundary at Blandford Court, for example using green roofs and planting along the street with a diverse array of plants, which bring different benefits through the seasons. Improvements to biodiversity can also benefit people too, for example through more colourful and seasonal planting.



Sketch of what ‘play on the way’ could look like

Do you support the idea of a new public space between the new building and Blandford Court with integrated parallel parking?

Response area for the first question, showing a thumbs up icon and a green dot.

Response area for the first question, showing a thumbs down icon and a red dot.

Do you support the idea of non-residential spaces being located on the corners of the new development?

Response area for the second question, showing a thumbs up icon and a green dot.

Response area for the second question, showing a thumbs down icon and a red dot.

We’ve heard:

Opening up in the centre of the new development and creating better links with Kingsland road, the shops and the bus stop would be amazing.

I like the idea of locating the community space on the street corners.

There is a communal feel. Kids play on the walkway on the top floor of Blandford and people regularly sit out front of their flats on the middle floor. The WhatsApp group is active, as is the TRA.

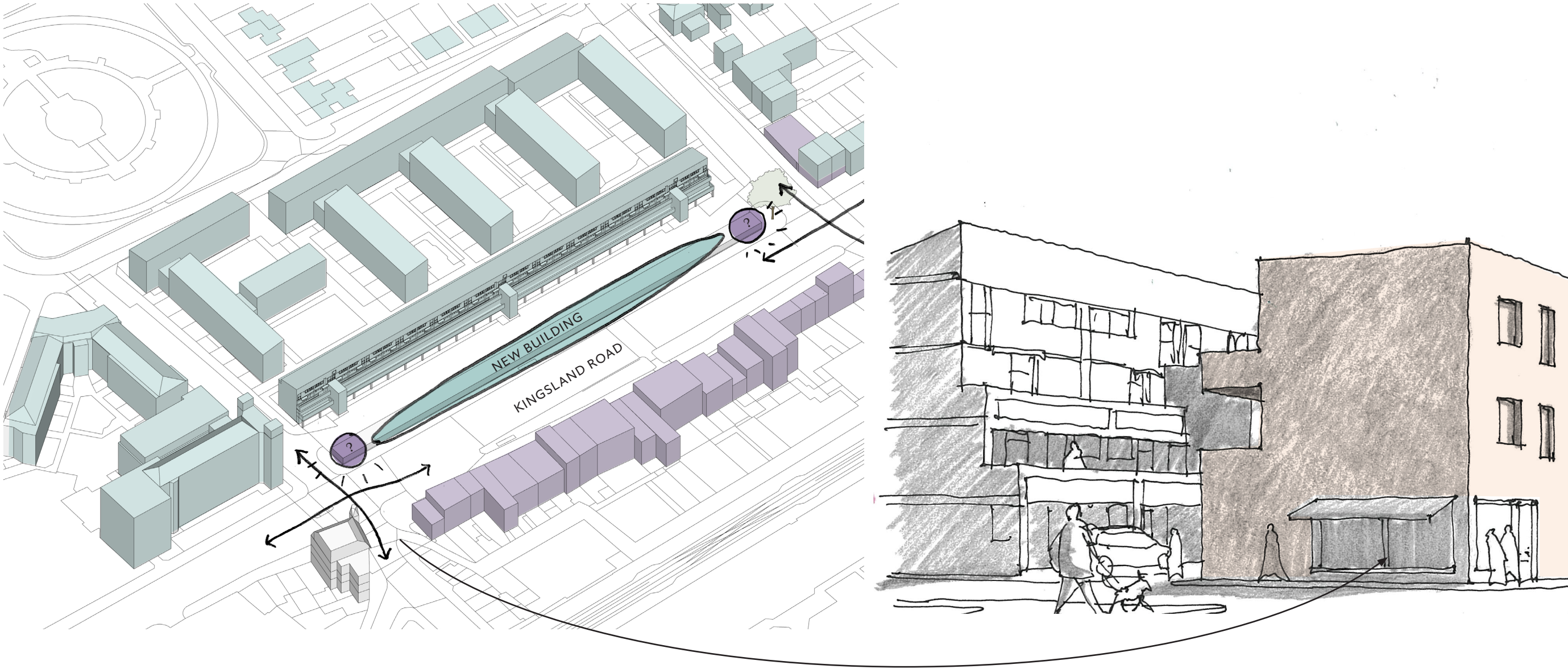
“I think it’s nice, light, open and attractive. It feels communal and also calm compared to the busy areas surrounding it.”

It would be lovely to have plants along the full length of the walkways. It would help brighten up the long continuous block and make it more attractive. The new block could match this.

Retaining a community space is important to the life of the estate

Light and views from upper levels of Blandford Court are loved and make the deck a sociable space.

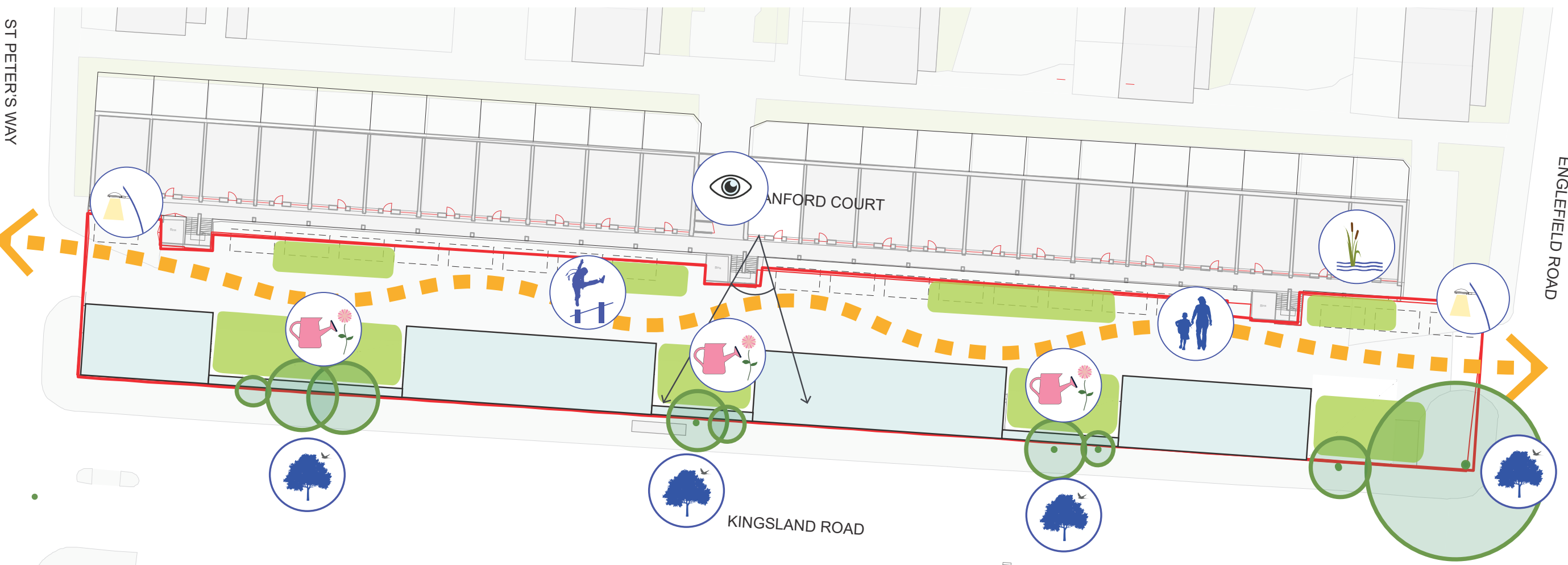
Where could non-residential / community space be best located?



Proposed shared design principles:

- More planting / biodiversity
- Retained visibility
- Street lighting improvements.
- Retain street trees where possible
- Shared garden
- Opportunity for improved connection / integrated with servicing routes.
- Improve pedestrian movement & experience
- Greener streets and doorstep ‘play-on-the-way’
- Non-residential spaces located on the corners of the site.

Opportunities for new public spaces and increased biodiversity



There is an opportunity to improve the movement and access through the Lockner Estate.

Existing pedestrian entrances to the estate

There are multiple pedestrian entrances from surrounding streets onto the Lockner Estate, and a single central connecting route between Blandford Court and the rest of the estate.

Existing vehicular access (cars, service vehicles, and emergency services)

The only vehicle accessible part of the estate is Blandford Court, for services and parking and emergency vehicles.

We've heard:

"Routes are good and access to public transport"

"The long garages can feel a long straight path, and the stairwells aren't great. Better access to Kingsland Road would be helpful, but then it opens the estate up more to people who don't live there. I'm not sure if that would be a good thing"

"I'd love it if the hard court area were replaced with a garden."

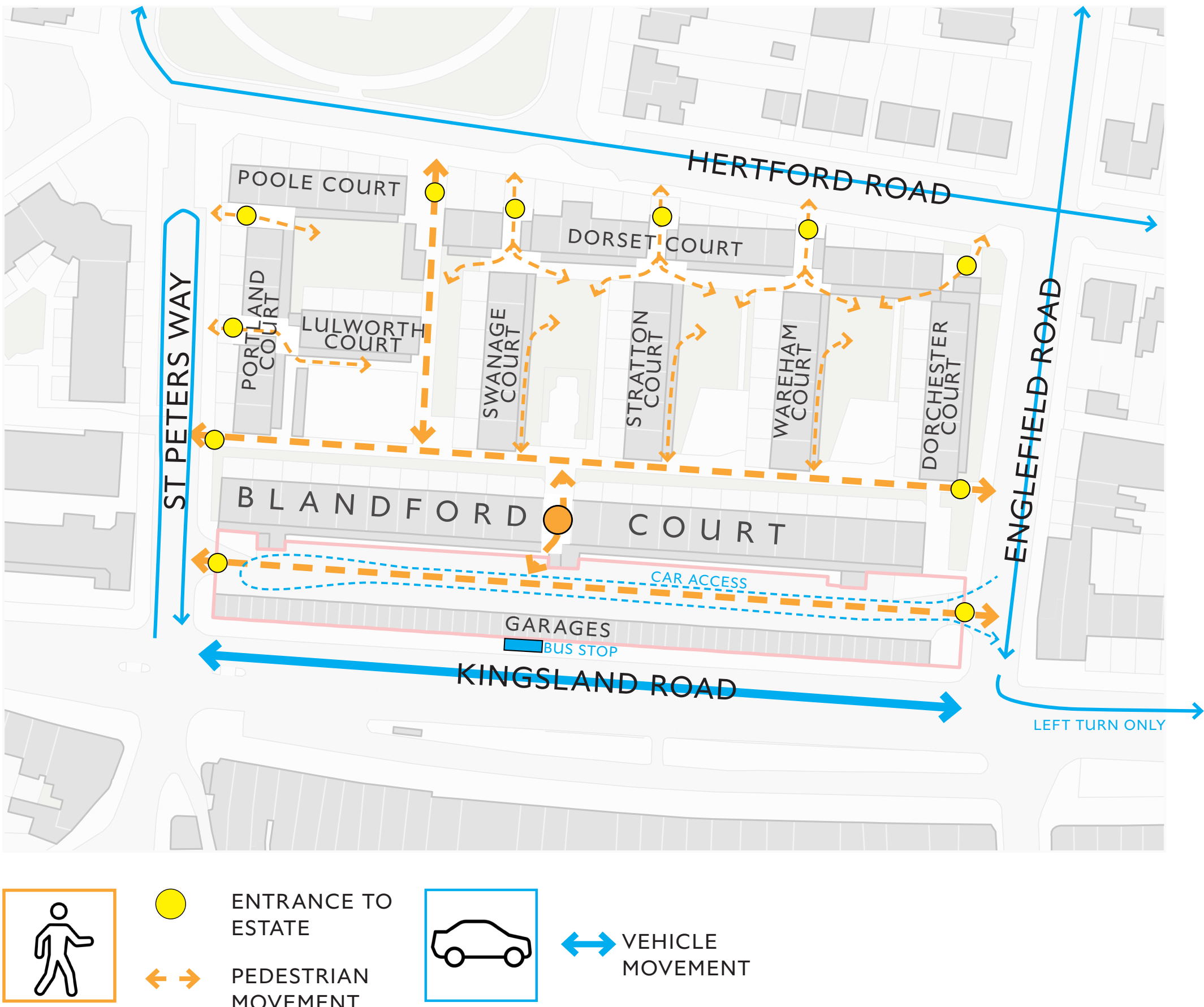
"The only alternatives are street parking - however there are a lot of break ins of cars parked on the street and it's much more expensive."

"It might be nice to break up the new development in some way, but I don't think it would be a good idea to have a physical connection."

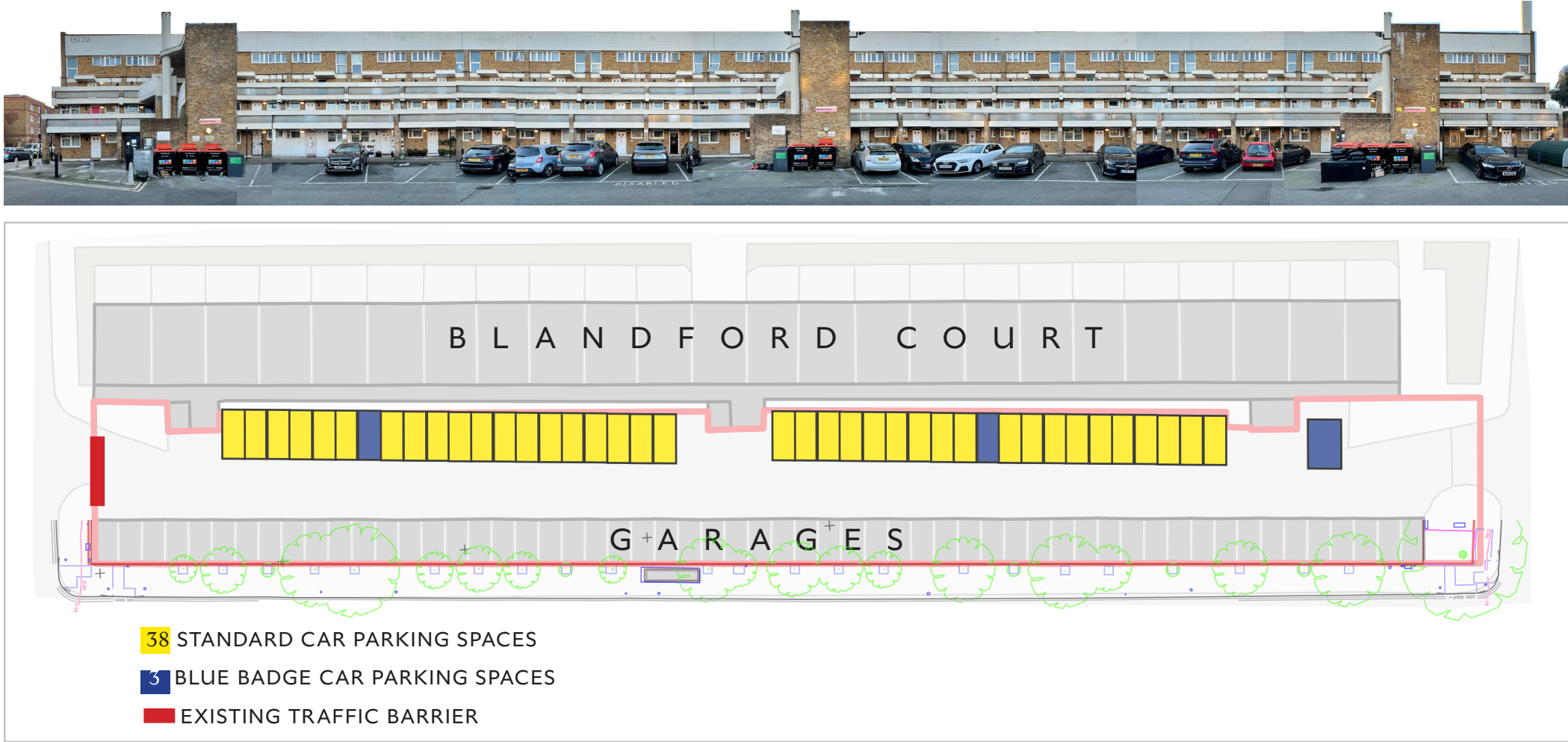
"I like the idea of the shorter connection to the bus stop, but concerned about potential increase in ASB a new connection to Kingsland Road might cause."

"The access and service route at Blandford Court provides parking for residents (and only residents) and it provides the opportunity for service people to park (i.e. council and private repair)..."

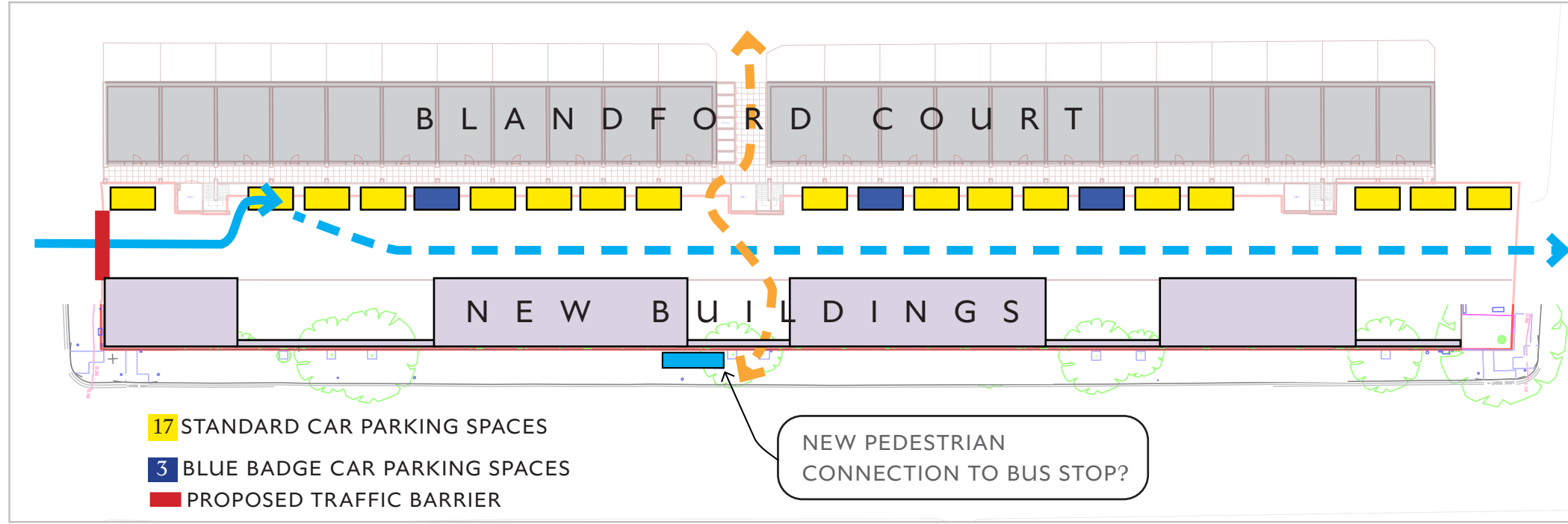
EXISTING ESTATE MOVEMENT DIAGRAM



EXISTING PARKING

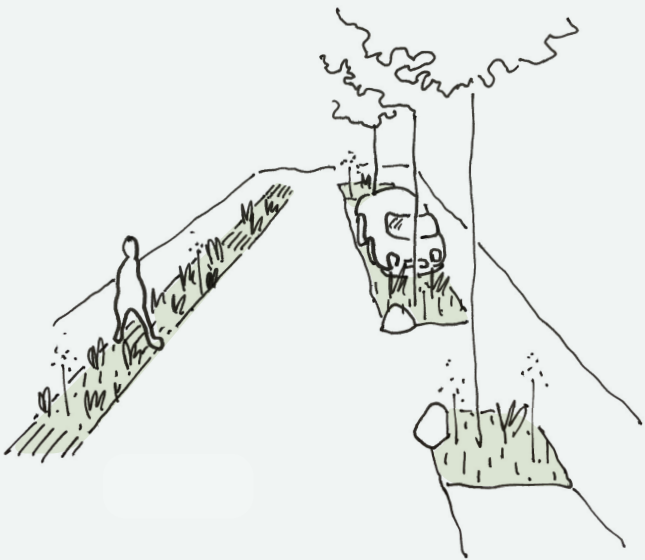


POSSIBLE PARKING & MOVEMENT STRATEGY



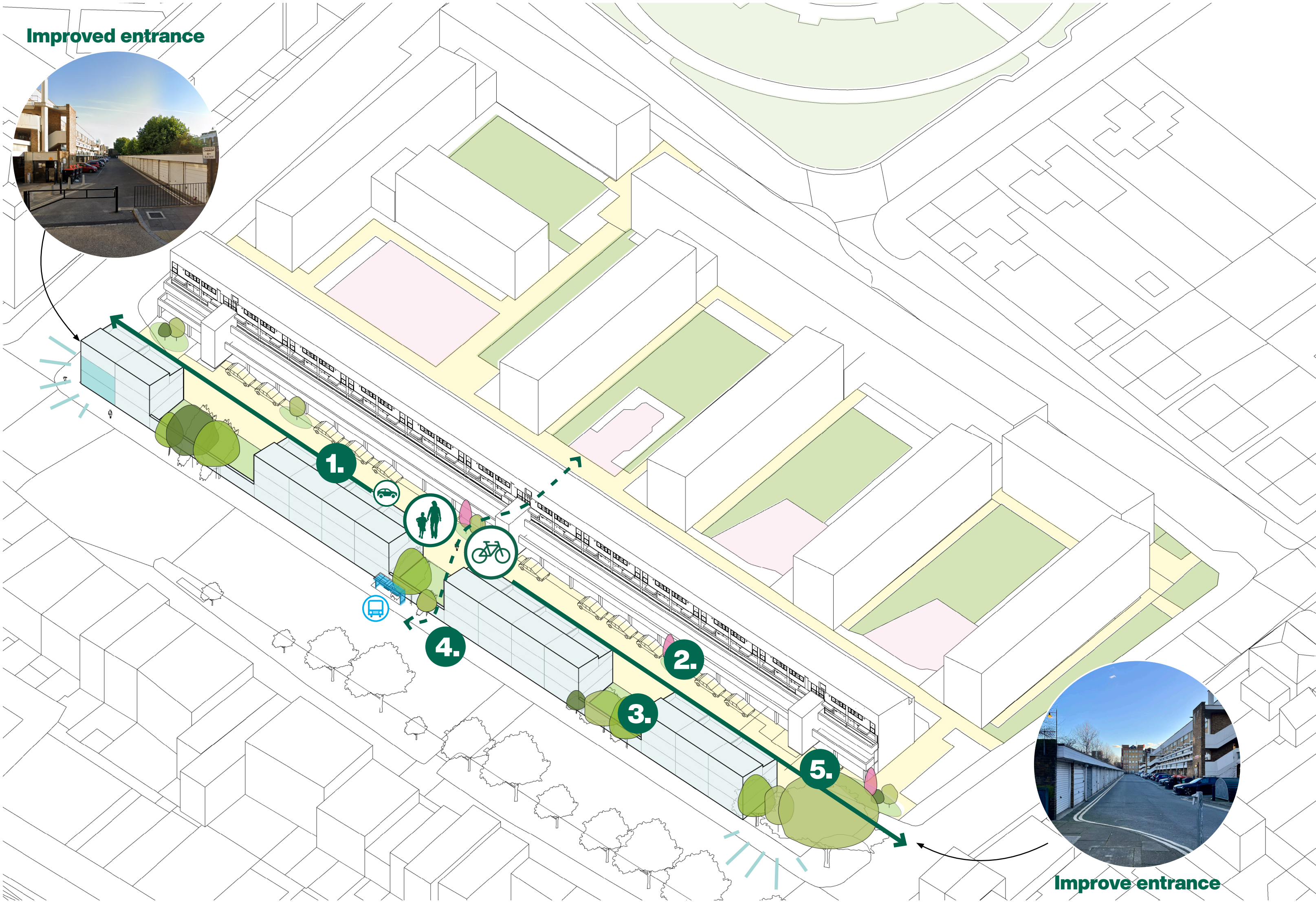
Proposed shared design principles:

- 1 Area between Blandford Court and new proposal to go from feeling like a 'space for cars' to a 'space for people'.
- 2 Rotating the parking spaces 90° means cars take up less space giving over more area for landscape.



- 3 Addition of new building with entrances & windows will provide more 'eyes on the street' which discourages anti social behavior.
- 4 Potential for central connection through to the bus stop on Kingsland Road to save walking all the way around the new block.
- 5 Potential for improved street lighting to improve route accessibility and safety.

Proposed shared design principles diagram



It’s important that the new development respects views, light & privacy of the existing Blandford Court homes.

Existing Setting

The garages site is located between Kingsland Road and the Blandford Court block. On the Kingsland Road side are a variation of historic buildings with mixed sizes and heights and design. The Blandford Court side, is a very different architectural style – a singular linear block of consistent height and design. It is important that the new building fits within this two sided setting. See below:



We’ve heard:

Existing garages, although visually unappealing make a good buffer to Kingsland Road.

Views, Light & Privacy

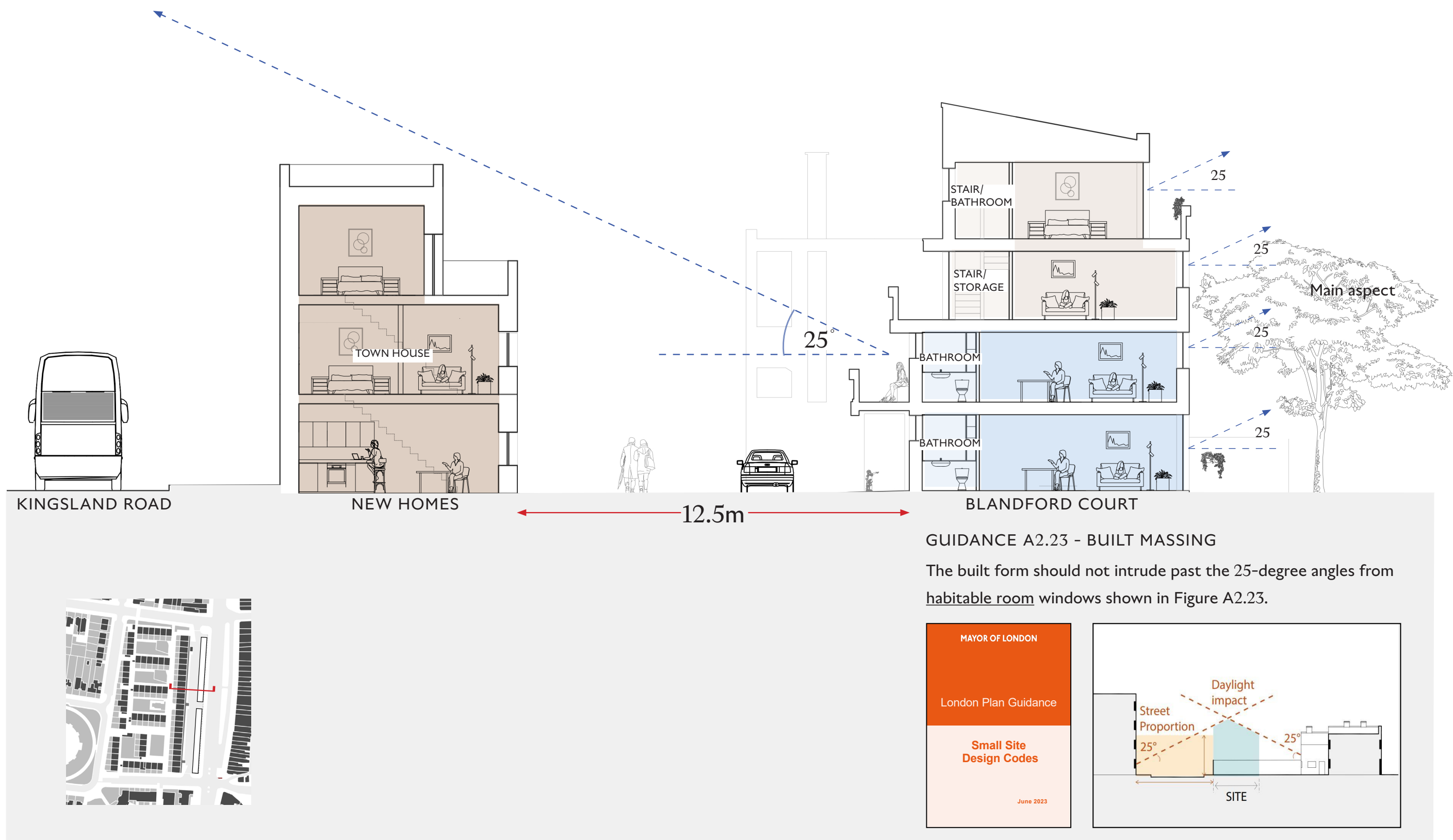
The form and massing of the buildings are informed by rules and regulations as well as public consultation. There are set rules around daylight, both for maintaining the correct level of light for the existing homes and ensuring that the new homes have also achieve suitable light levels. Planning will also require that privacy is retained and overlooking protected.

The east facing side of Blandford Court does not contain any habitable rooms (bedrooms & living rooms) which have a greater requirement for daylight & privacy, however, the design team is mindful that the first floor deck is the only outdoor space that the first floor residents have access to, and are therefore aiming to maintain as much daylight/sunlight to this space as possible. (see top diagram)

We’ve heard:

Light and views from upper levels of Blandford Court are loved and make the deck a sociable space.

Illustrative diagram showing height of potential new building



Above is an illustrative new block, showing a maximum of 3 stories high could which step back on the higher stories to allow maximum daylight and sunlight to the existing Blandford Court block.

Sketch view of a possible design for new houses from Blandford Court



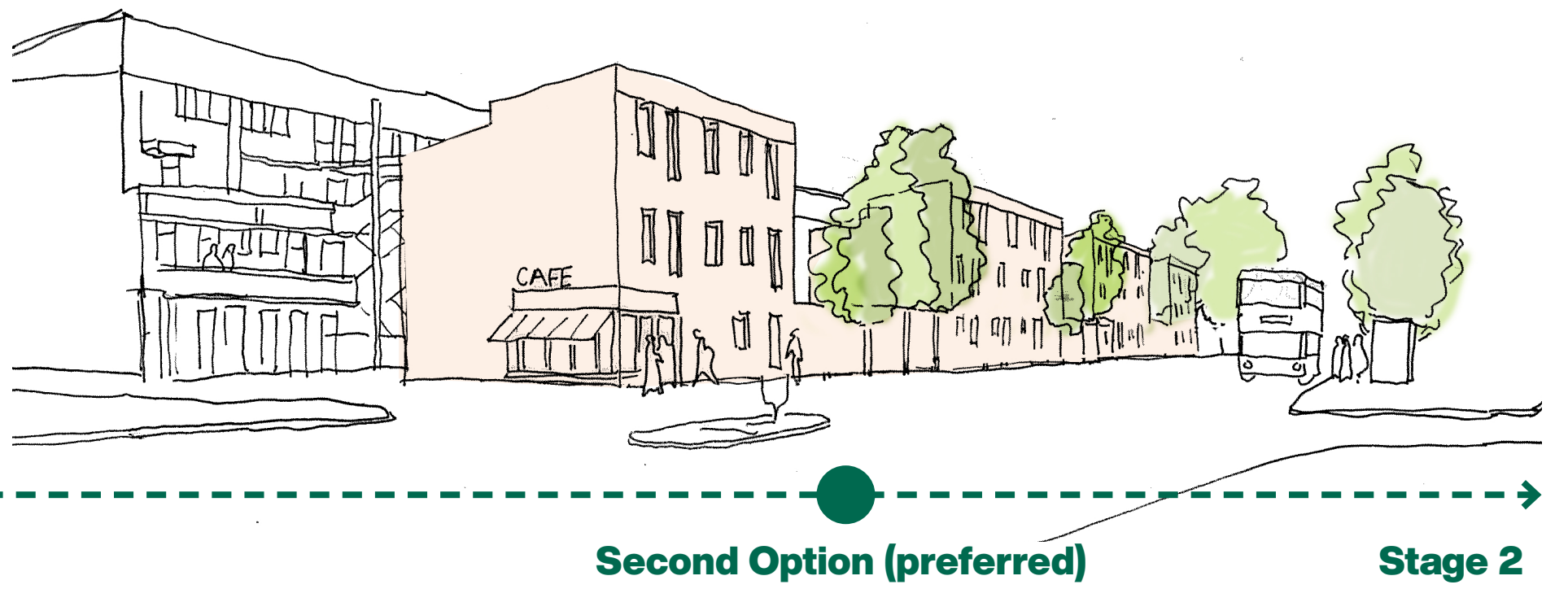
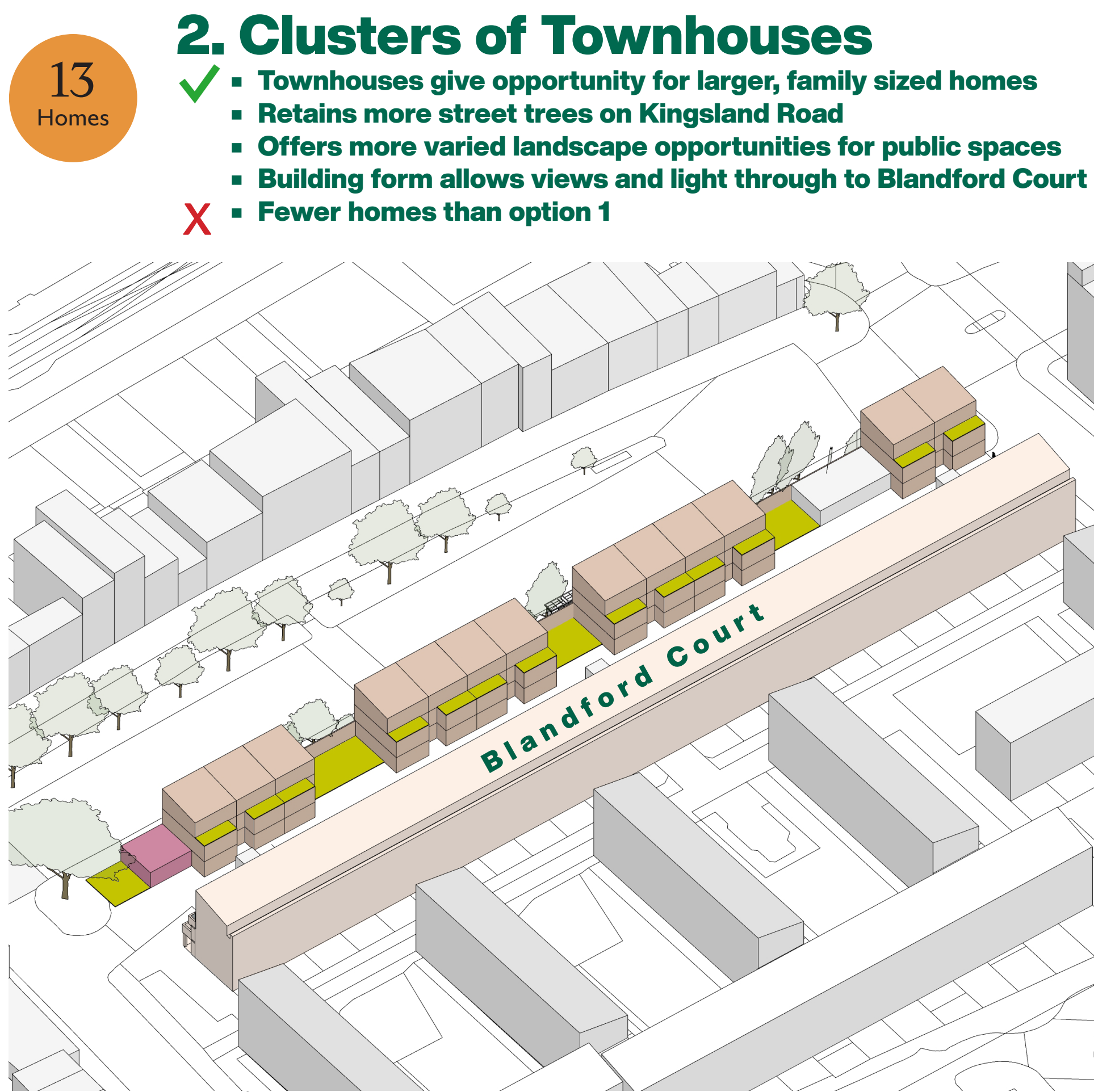
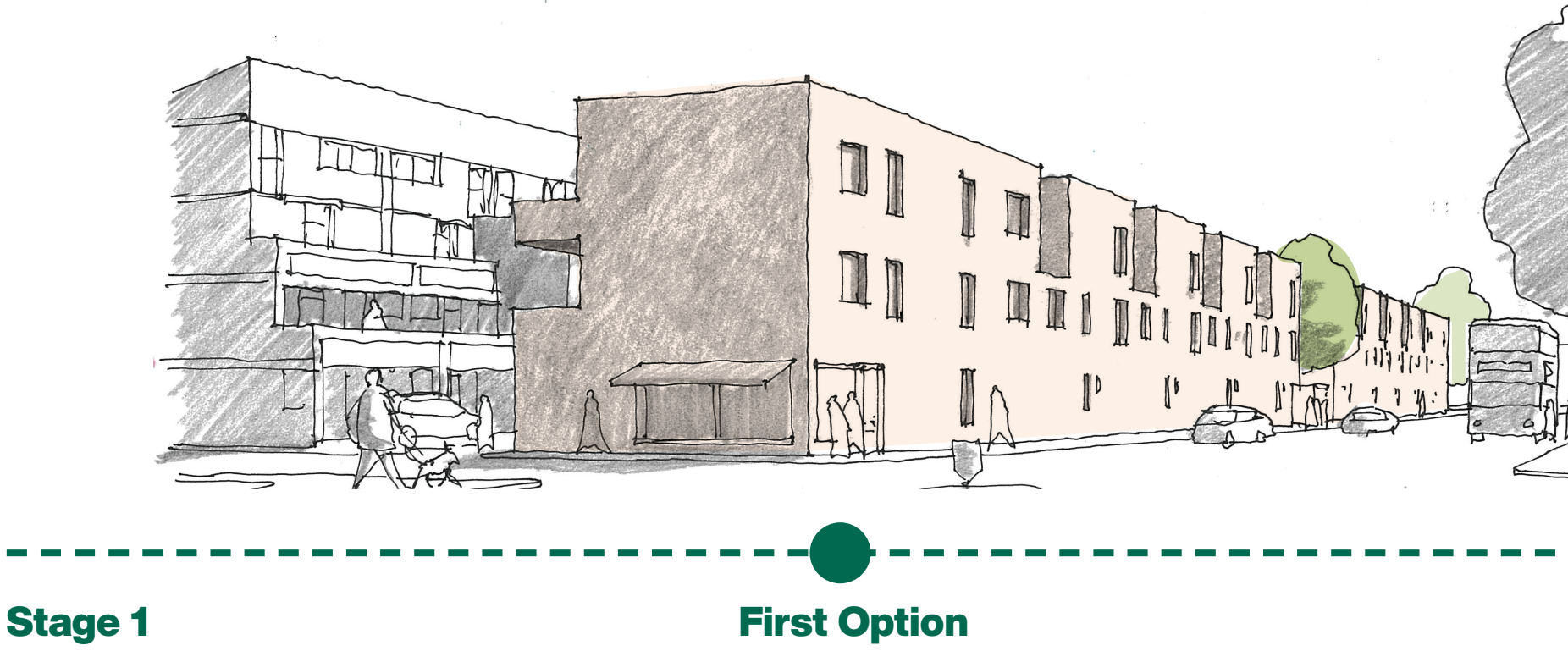
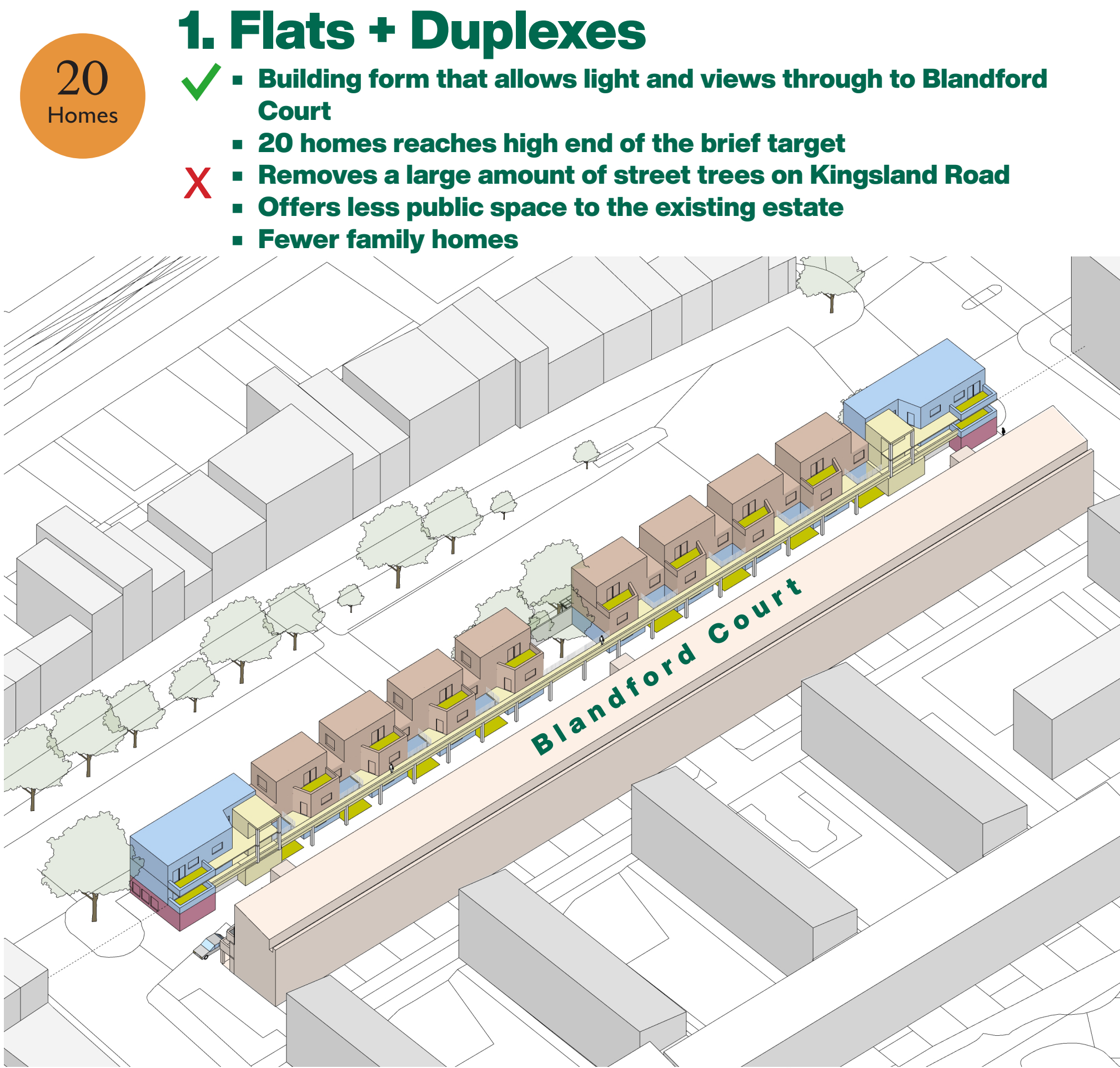
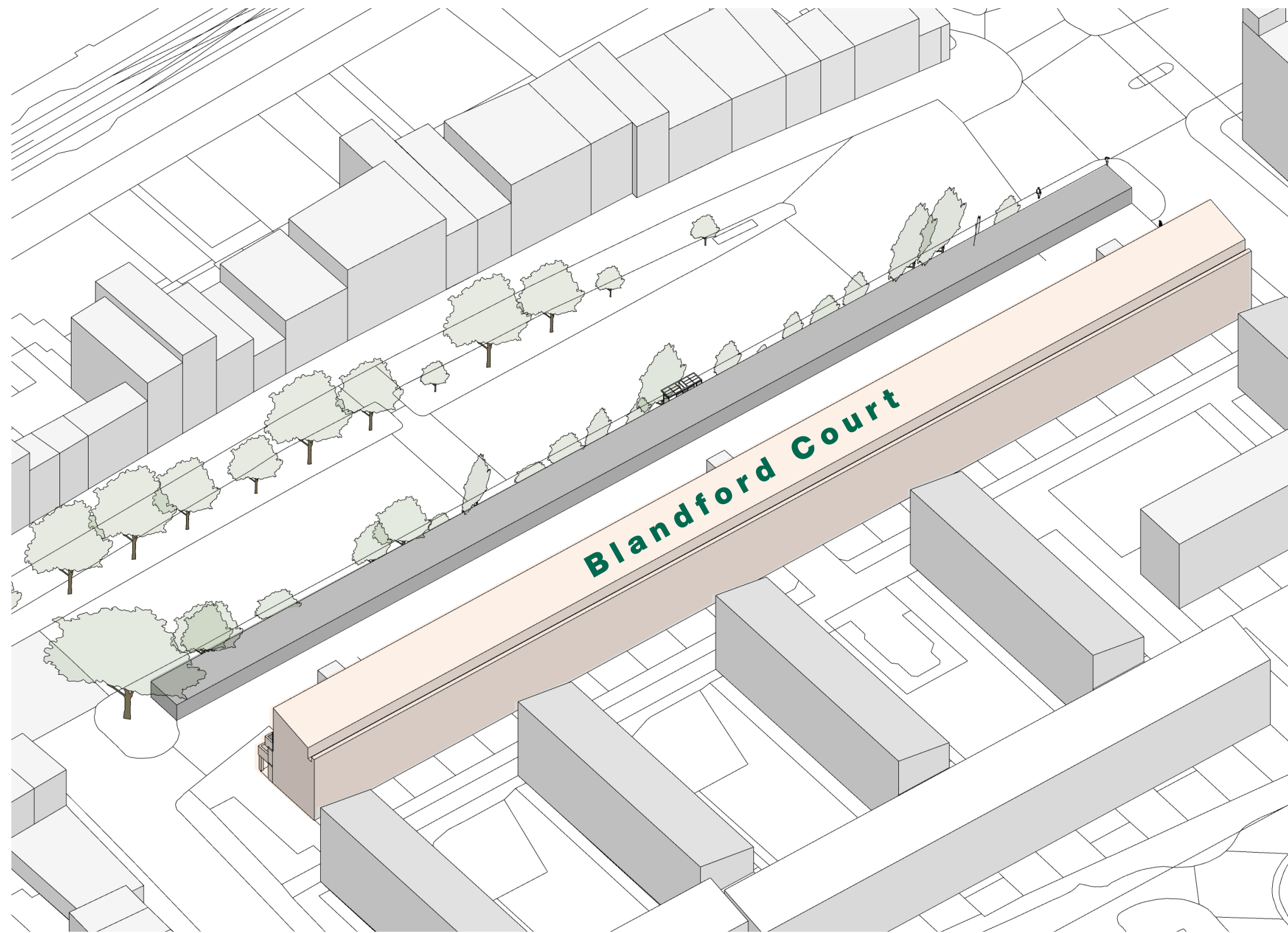
Proposed shared design principles:

- 1 No higher than 3 storeys (lower than Blandford Court)
- 2 Designed in a way to maintain as much daylight & sunlight to the existing block.
- 3 Consideration of window placement to avoid overlooking

Tell us what you think of these design principles:

Stage 1 design development. Sketch views of a possible designs for a new block from Blandford Court:

Existing Garages



1. Flats + Duplexes

- ✓ Building form that allows light and views through to Blandford Court
- ✓ 20 homes reaches high end of the brief target
- X Removes a large amount of street trees on Kingsland Road
- X Offers less public space to the existing estate
- X Fewer family homes

2. Clusters of Townhouses

- ✓ Townhouses give opportunity for larger, family sized homes
- ✓ Retains more street trees on Kingsland Road
- ✓ Offers more varied landscape opportunities for public spaces
- ✓ Building form allows views and light through to Blandford Court
- X Fewer homes than option 1

Tell us what you think:



Entrances, Storage & Maintenance

The current entrances to Blandford Court are via the garages for court and a row of parked cars. At the main points of arrival either end of Blandford Court there are open bin stores which attract fly tipping. The existing garages are mainly used for storage with varied ownership between estate residents, people from outside the estate and businesses.



Current external bin stores



Enclosed bin store example on another Hackney project at Daubney Road

We've heard:

"It makes you feel like you're walking down a carpark, past rubbish."

"If the bins could be closed off, then it'd be a much more pleasant way of entering. If there were a pathway and trees, I think that would make a huge difference."

"The hangers are not ideal for the cycle storage, many people still store their bikes in their flats."

"We hire a garage on Blandford for our bikes, along with general storage/camping gear etc.."

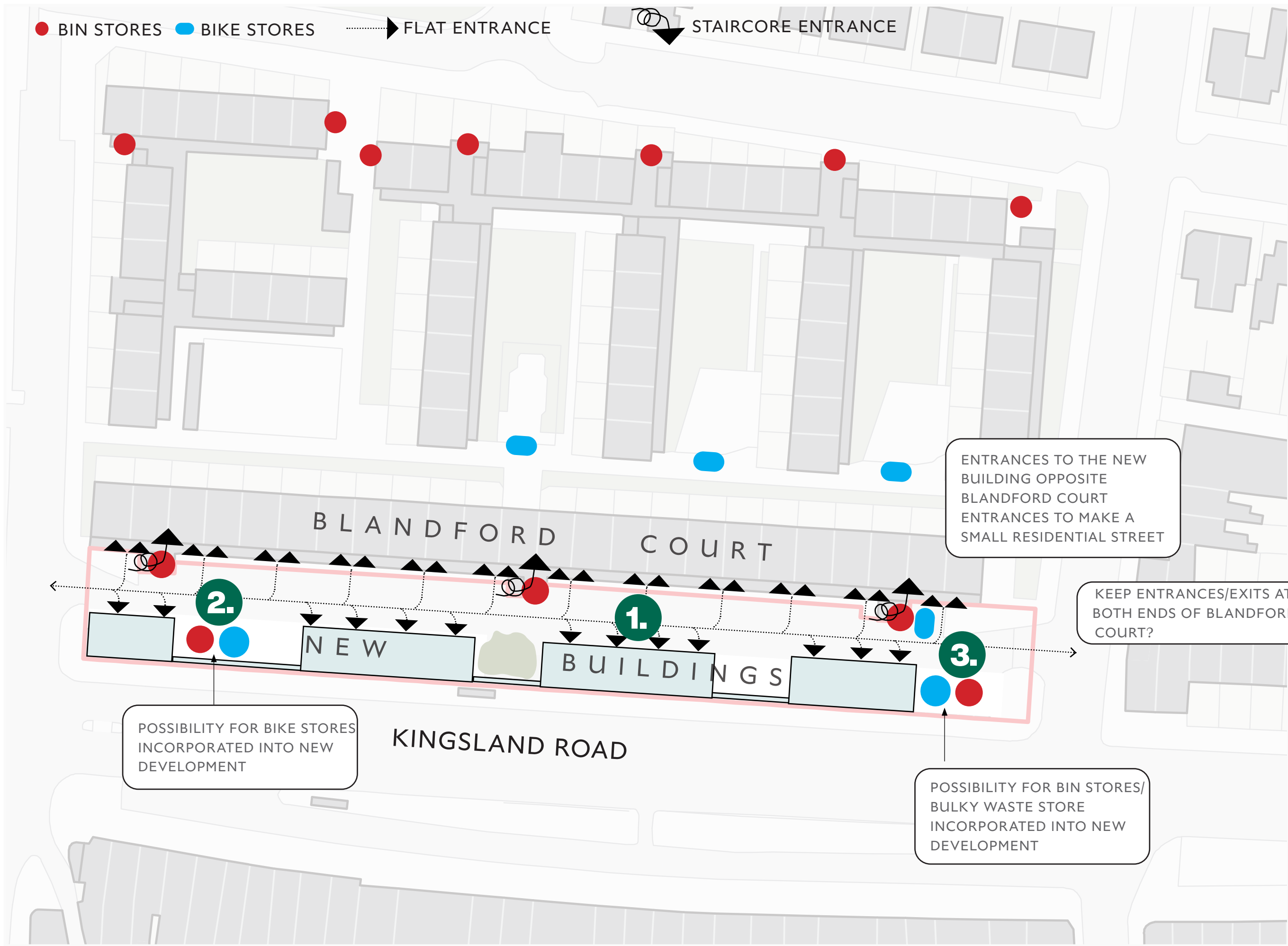
"Providing storage in the new building would be a commercial use of the new development that would benefit residents and provide income to the council without the risk of there being empty shops."



Forecourt in front of Blandford Court



Example - Marmalade Lane, Cambridge



Proposed shared design principles:

- 1 Entrances to the new homes opposite the existing entrances to Blandford Court making a new residential street.
- 2 Opportunity to combine and improve bin stores and potentially cycle stores for new & existing residents of Blandford Court.
- 3 Opportunity to include bulk waste store, cycle storage and/or shared garden.

Tell us what you think of these shared design principles.



Understanding the history of a place and how things are named can help think about what has already been referenced and commemorated, and can help us think about what other stories we want to tell about a place going forwards. This might be relevant when thinking about what names to give to new or existing buildings, gardens or spaces.

Your stories and memories of the estate:

The first day I moved in, one of the neighbouring kids helped us move my stuff in.

I have too many memories, I was born onto this estate and have raised my own son here too.

Only just moved here so making them, but every neighbourly interaction has been friendly so far.

The Big Lunches are always lovely. Everyone is welcome and it feels like a real community event. Pictures can be found on our website locknerestate.com

Book by Jon Hoskins. I can provide his telephone number if you want to speak to him. He did significant research into the local history of de Beauvoir including the estate.

Pictures from older parties can be found on our old website locknerestate.wordpress.com

On block naming, signage and wayfinding you said:

Signage could be better – it can be hard to know which block is which.

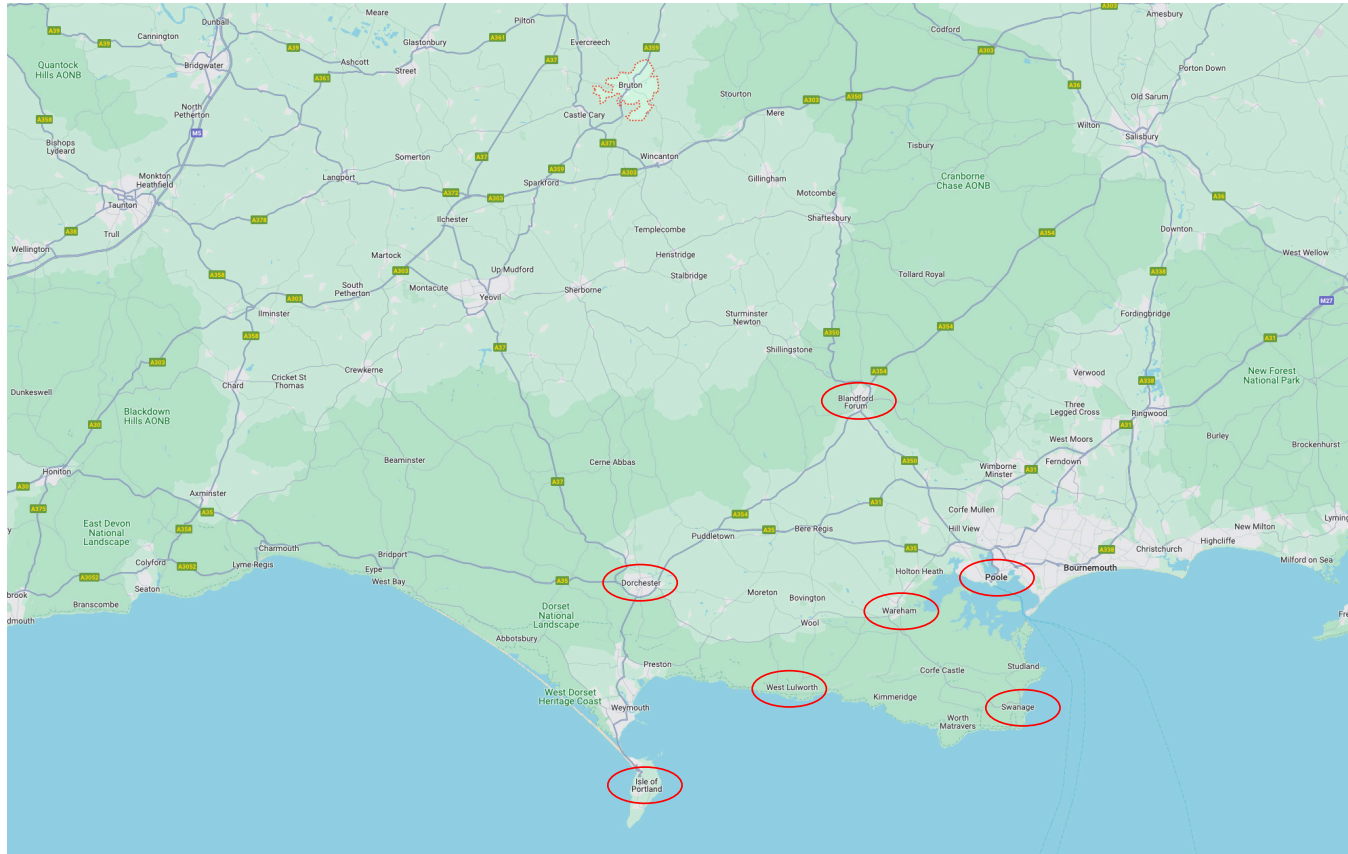
I think we should carry on with the current theme; new blocks should be in keeping.



The Lockner Estate was named (with an alternate spelling) after the architect William Conrad Lochner (c.1780–1861). Lochner designed the church St Peter De Beauvoir and may have designed De Beauvoir square itself.



Blandford Court is named after the town Blandford Forum in Dorset. All the buildings on the Lockner Estate (Dorset, Poole, Lulworth, Portland, Swanage, Stratton, Wareham, Blandford and Dorchester) are named after towns and villages in Dorset.



It is not clear if there is a connection between Lochner and Dorset. He did get married in Bruton not far from many of the towns that the blocks are named after but that is the closest connection we have found and lies over the county line in Somerset.



Lulworth Castle and Cottages



Lulworth Court



Poole Pottery Poole Court



Portland Stone Portland Court

- How relevant is this connection to Dorset or William Conrad Lochner to you?**
- How should the new building be named? Should we continue the Dorset theme or depart from it?**
- Could of should the Dorset theme inform decisions on materials or design for signage or architecture of the new or existing buildings?**
- What else can you tell us about the estates and how things are named?**

Please share your thoughts, histories, stories and anecdotes about Blandford Court and the Lockner Estate.