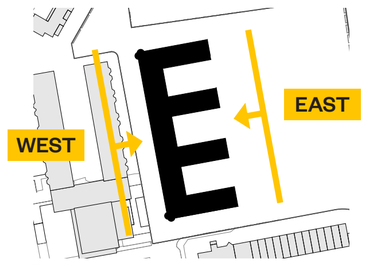
External Appearance

Board 01 - Nightingale Estate Block E

Context of this Consultation

The Nightingale Estate masterplan was created by Karakusevic Carson Architects, Stephen Taylor Architects and Henley Halebrown Architects for the London Borough of Hackney.

In 2021, Block E and the nearby Olympus Green were brought into Phase 1 of the development through a planning update (Section 73 application). Levitt Bernstein has since reviewed and updated the design of Block E to meet new regulations and guidance. The updated design has been developed in close collaboration with the council and project team. These boards show the key changes made since the last public consultation in 2021.



Elevation Key

Consented Scheme

S73 Consented West Elevation showing pre-cast cement core

S73 Consented East Elevation showing pre-cast cement columns


S73 Consented Western Facade


S73 Consented Eastern Courtyards

Overview of Key Changes

A. Concrete elements changed to brick

A darker brick is proposed for the lower floors to help ground the building within the shared landscape. This change also helps to visually distinguish the maisonettes from the apartments above and adds variety to the overall elevation.

B. Window Detailing

Areas that previously featured concrete—such as around the windows —have been redesigned with brick detailing to create a more cohesive material palette.

C. Concrete piers changed to Brick piers

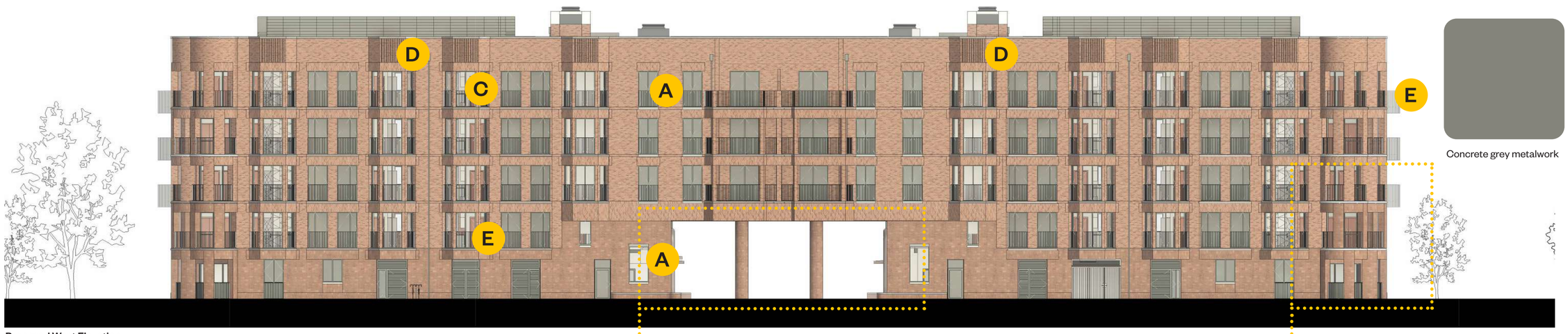
The walkway columns have been rotated 45 degrees and are now brick, introducing a distinctive diamond-shaped profile that complements the updated material palette and adds visual interest to the scheme.

D. Brick Bonds

To retain variety and character across the façades, a mix of brick and bonding patterns has been introduced such as saw tooth brick detailing above the bay windows.

E. Metalwork

Balcony balustrade design has been updated across the each elevation to create a lighter, more refined appearance.



Proposed West Elevation

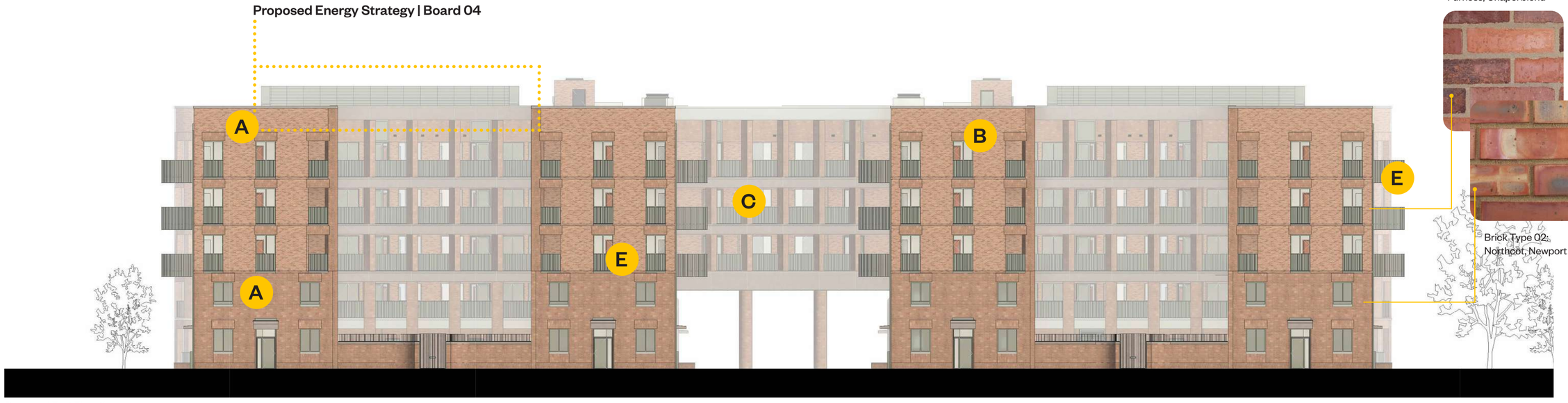
Updates to Undercroft and Cores | Board 03

New Corner Unit | Board 02

Concrete grey metalwork

Brick Type 01:
Furness, Chapel blend

Brick Type 02:
Northcot, Newport Light



Proposed East Elevation

Proposed Energy Strategy | Board 04

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Corner Units

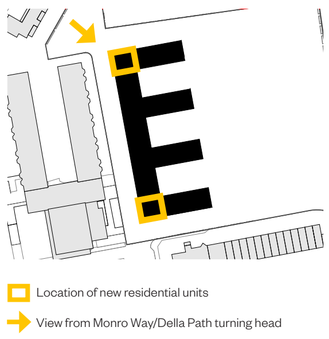
Board 02 - Nightingale Block E Estate

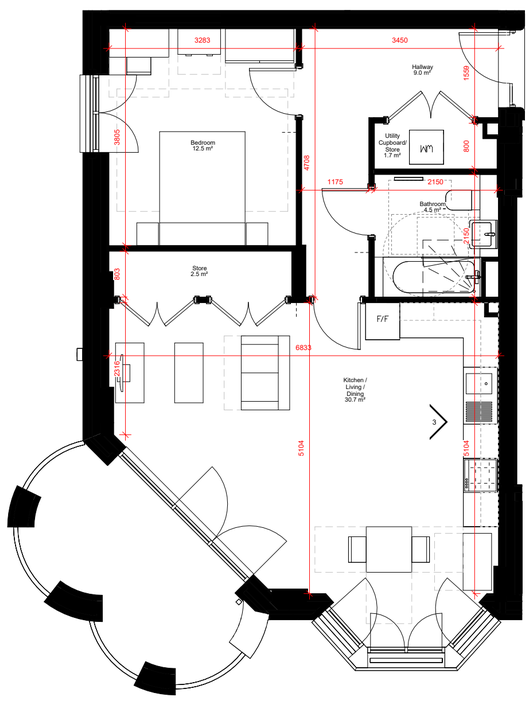
Retail to Residential

Previously 2no. Ground Floor retail units were proposed however these have been changed to 1 bed dwellings. The previous covered entrance walkthrough to the retail units are now enclosed and provide amenity space to the new dwellings.

Corner Amenity Space

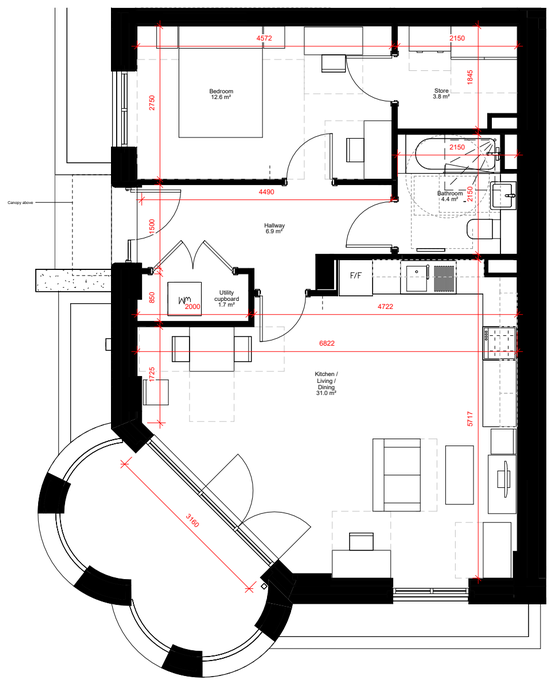
Balustrades to projecting balconies have changed from Plain Cement Concrete (PCC) to steel, aligning with the metalwork across the facades. Balustrades on the upper floors have become simple vertical balusters in place of the consented angled steel railings. This change helps to balance the variation introduced through the brick tones and retained brick detailing.





First Floor Apartment Plan

View from First Floor Corner Apartment Balcony



Ground Floor Apartment Plan (formerly retail space)

Proposed view of Monro Way/ Della Path turning head

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Cores and Circulation

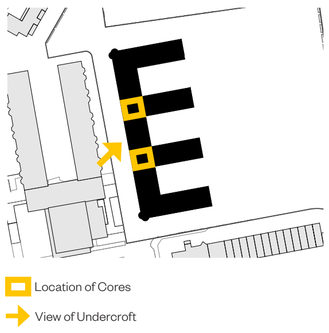
Board 03 - Nightingale Block E Estate

Changes to Circulation Strategy

Colonnade Simplification
The number of columns within the undercroft has been reduced to improve permeability between Monro Way and Olympus Green.

Double Height Space & Wayfinding
The stair and lift lobbies at ground floor are double height spaces with large windows enhancing the spaciousness and visibility within communal areas.

The entrances of Block E follow a hierarchy that distinguishes between communal entrances and private dwellings, and varying degrees of public/ civic presence. Maisonette Entrance canopies have reduced in height to aid with wayfinding.

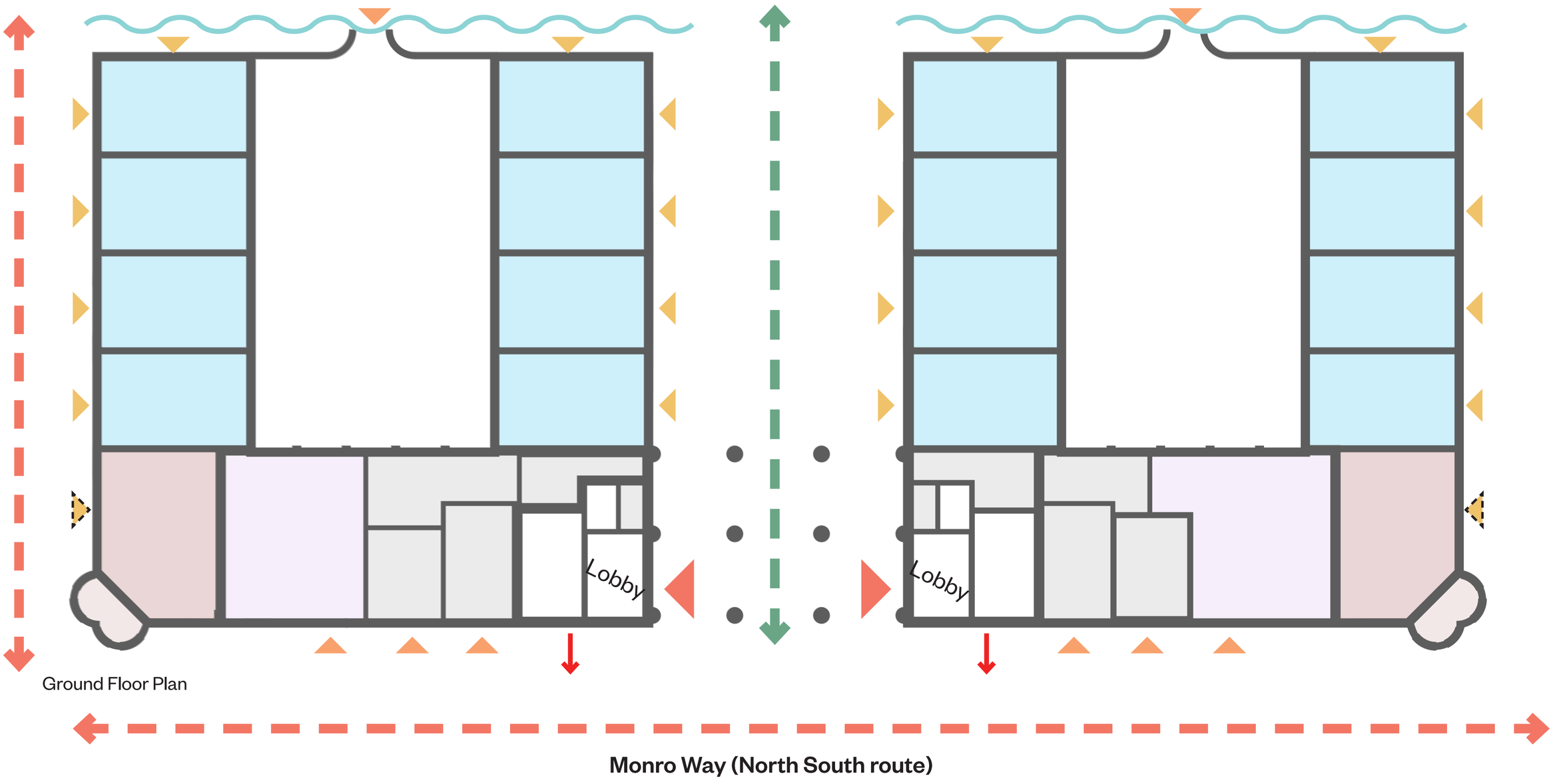


Ground Floor Plan Key

1. Communal shared entrance
2. Ancillary/ courtyard spaces entrance
3. Duplex entrance
4. New ground floor apartment entrances
Emergency fire exit (exit only)

Civic elevation expression
Primary East West/ North South axes
Olympus Green connection (Key public route)
3B4P Duplex
1B2P GF Apartment
Cycle Store
Ancillary Space

Ground Floor Entrances Diagram



The Undercroft

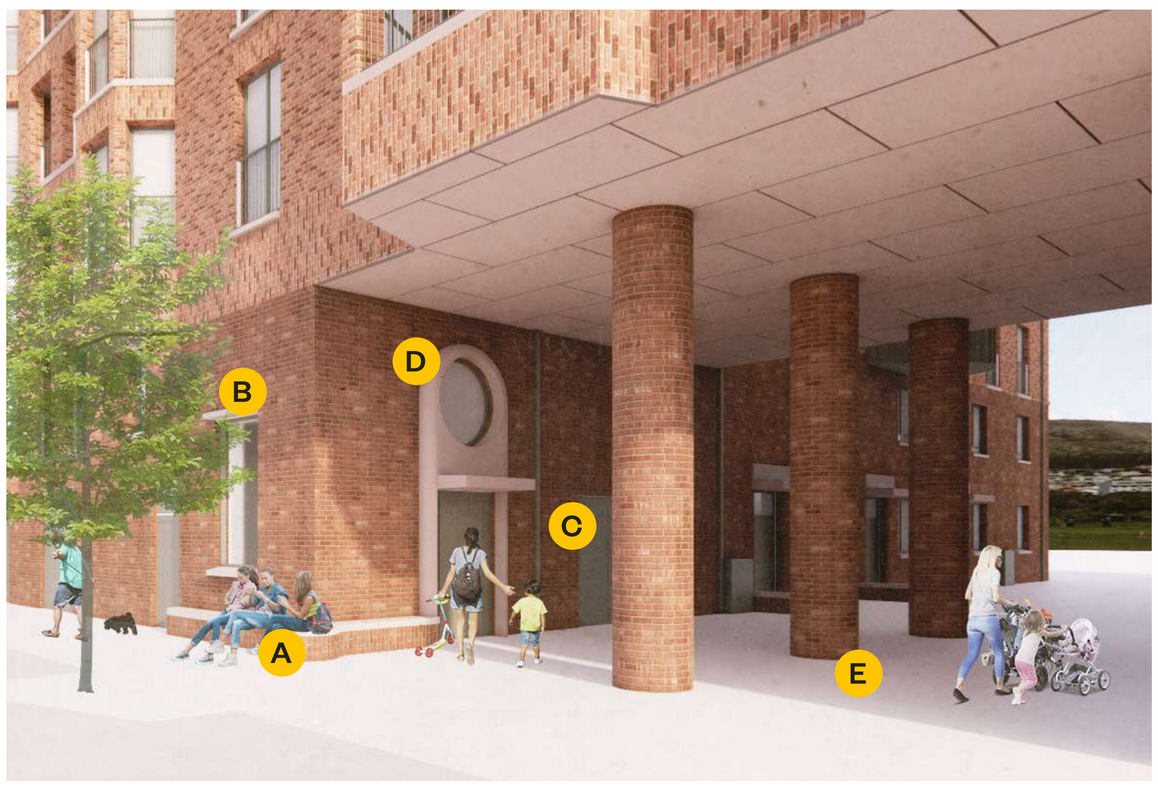
A. Sweeping Bench
Low-level benches wrap around the corners of the undercroft, guiding pedestrians toward the communal entrances and Olympus Green while offering informal seating and enhancing the public realm.

B. Windows to Monro Way
Generously sized windows facing Monro Way provide clear sightlines into the cores of Block E, supporting wayfinding and bringing natural light into internal communal spaces.

C. Fire Exit Door
A discreet fire exit is provided from the stair lobby only. The door is designed to sit flush with the brickwork, discouraging use as a primary entrance.

D. Pre-Cast Concrete Surround
The main entrance door is framed by a bespoke pre-cast concrete surround, providing a clear and distinctive marker for entry.

E. Permeable Colonnade
The number of columns within the undercroft has been reduced to improve permeability between Monro Way and Olympus Green. This adjustment also facilitates easier access for fire tender vehicles, enhancing site safety and connectivity.



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Energy Strategy

Board 04 - Nightingale Block E Estate

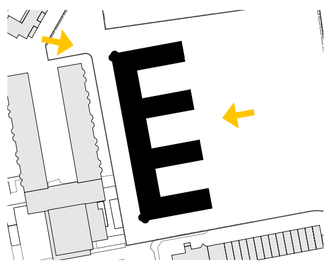
Air Source Heat Pumps (ASHPs)

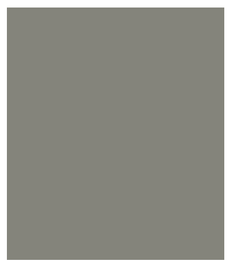
To provide low-carbon heating, 12 ASHP units will be installed on the roof of Block E. These have been carefully positioned at either end of the roof to reduce noise for nearby homes.

To further protect residents, the units will be enclosed in a specially designed acoustic screen that meets local noise guidelines. The enclosure will be made from high-quality materials to ensure it looks good where visible.

Solar Panels & Green Roof

PV (Photovoltaic) panels will be installed on the roof, generating clean electricity for the building. These will sit alongside a green roof, which supports biodiversity and helps manage rainwater.



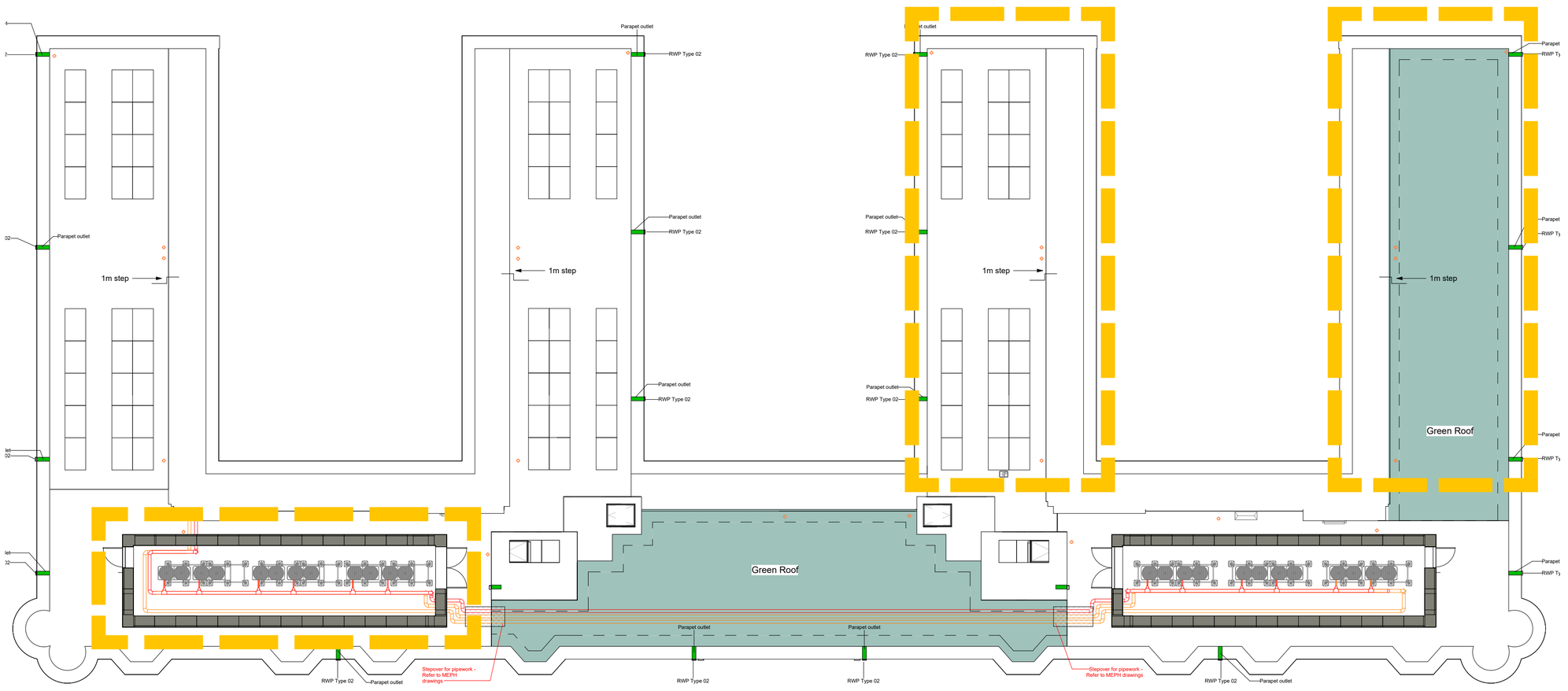


Metalwork of Acoustic Screen is consistent with metalwork of balconies and windows.

Example ASHP Unit

Example PV Panels

Example Green Roof



Proposed Roof Plan

Visibility of ASHP Units from Street

Proposed Perspective of Western Elevation - View from Monro Way

Proposed Perspective of Eastern Elevation - View from Olympus Green

Outline of ASHP Acoustic Enclosure

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