

What's happening at Nye Bevan?

Hackney Council is excited to announce a new housing programme aimed at building around 400 new homes across 14 locations in the borough, including at the Nye Bevan Estate garages. 75% of these 400 new homes will be council homes for social rent, prioritised for local residents with established housing needs.

At the Nye Bevan Estate, **Citizens Design Bureau Architects** have been appointed to design **9 new family-sized terraced homes**, and **100% of these homes will be for social rent**.

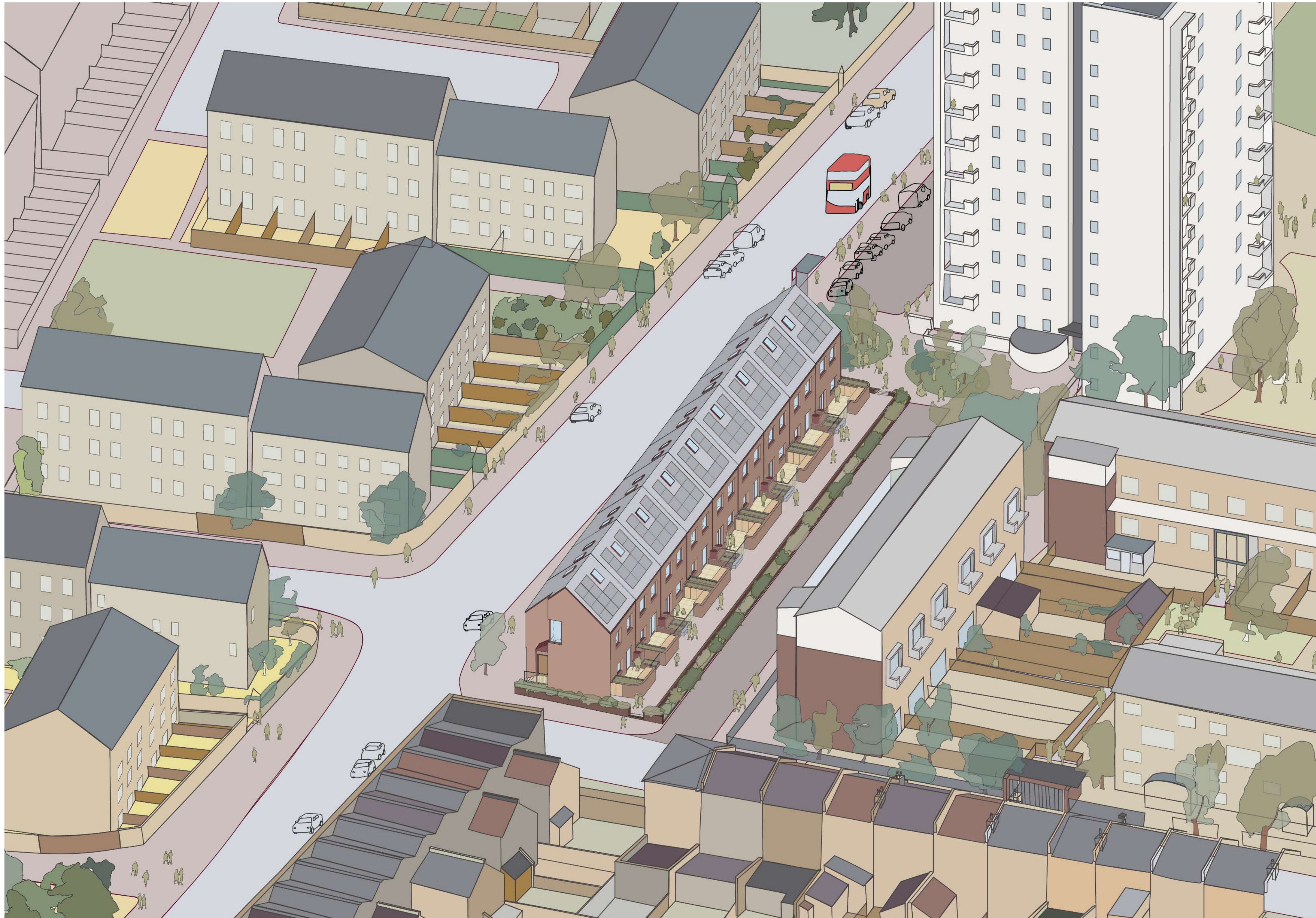
Over the past year, we have spoken to many of you about the proposals and can now share the designs that have been developed with community feedback.

9
new 3 bedroom
terraced homes

Improved
Public Space
for all



New Homes: Proposal



100%
Social Rent
homes

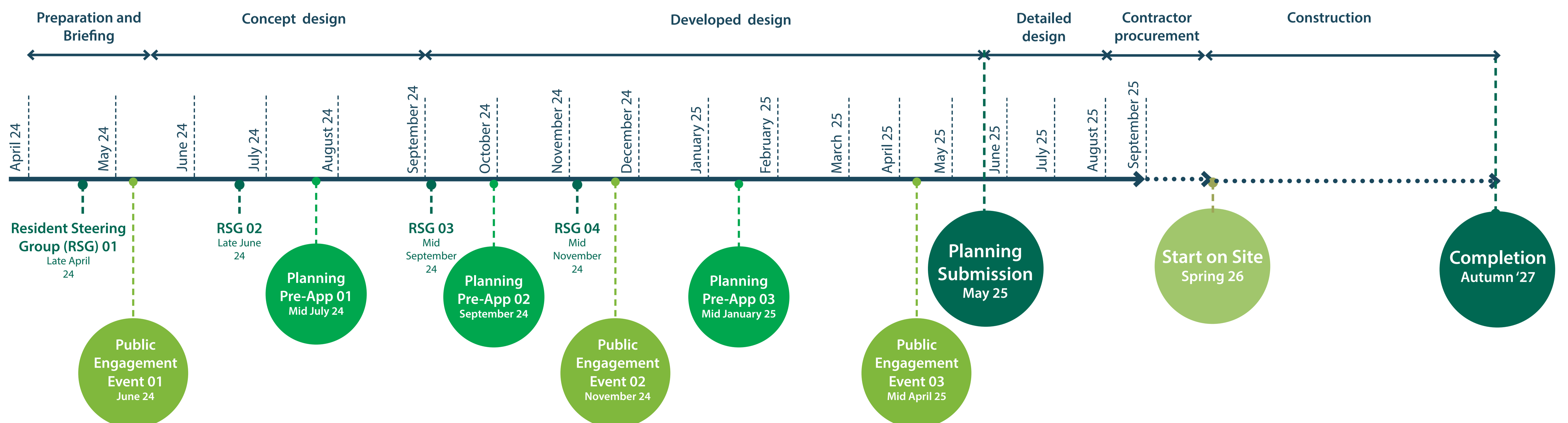
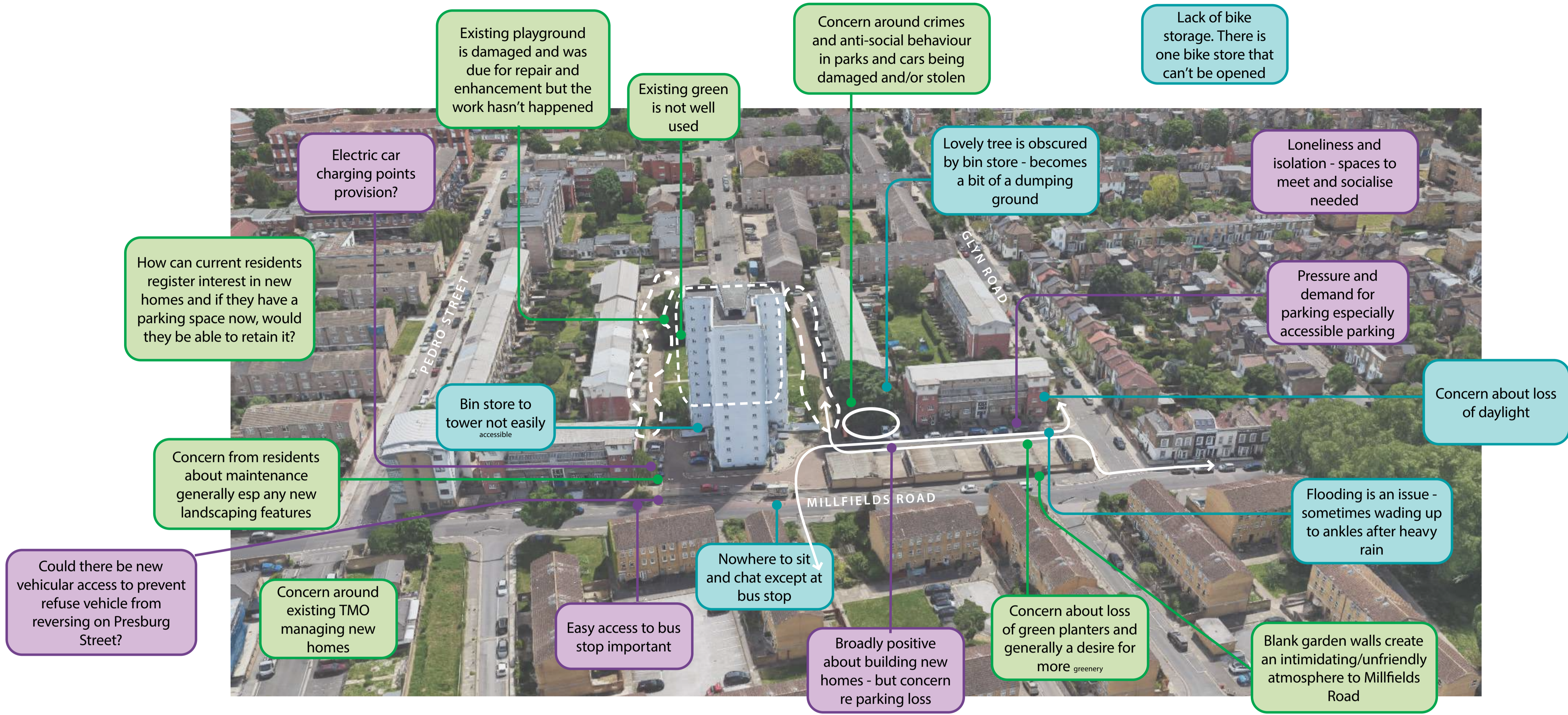
9
3 bedroom
houses

New
'pocket park',
bike and
bin store

Eco-friendly
'Passivhaus'
design

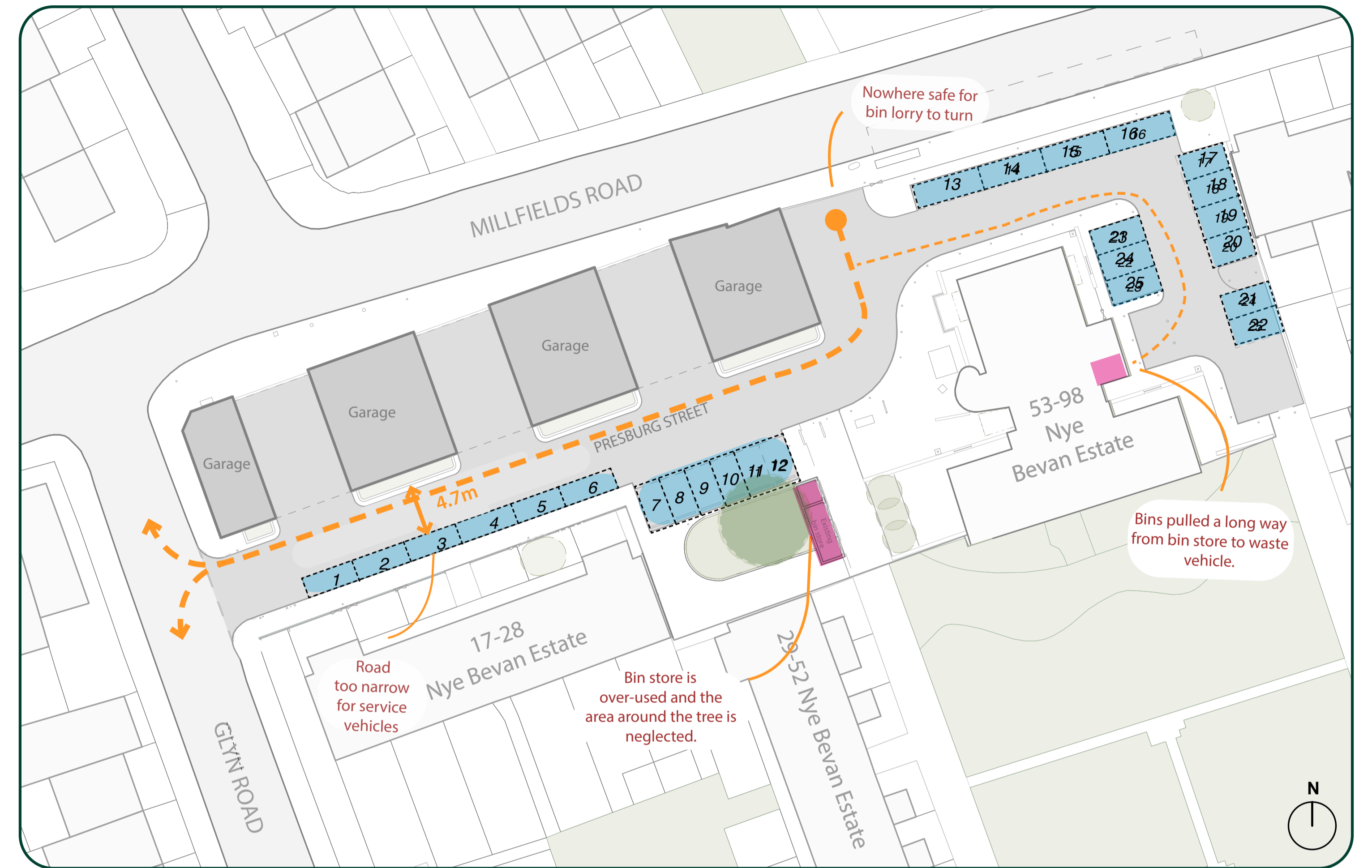
For further information please contact Bronwen Thomas : bronwen.thomas@hackney.gov.uk 0208 356 6131

Engagement: Feedback from previous sessions



Site plan : Existing

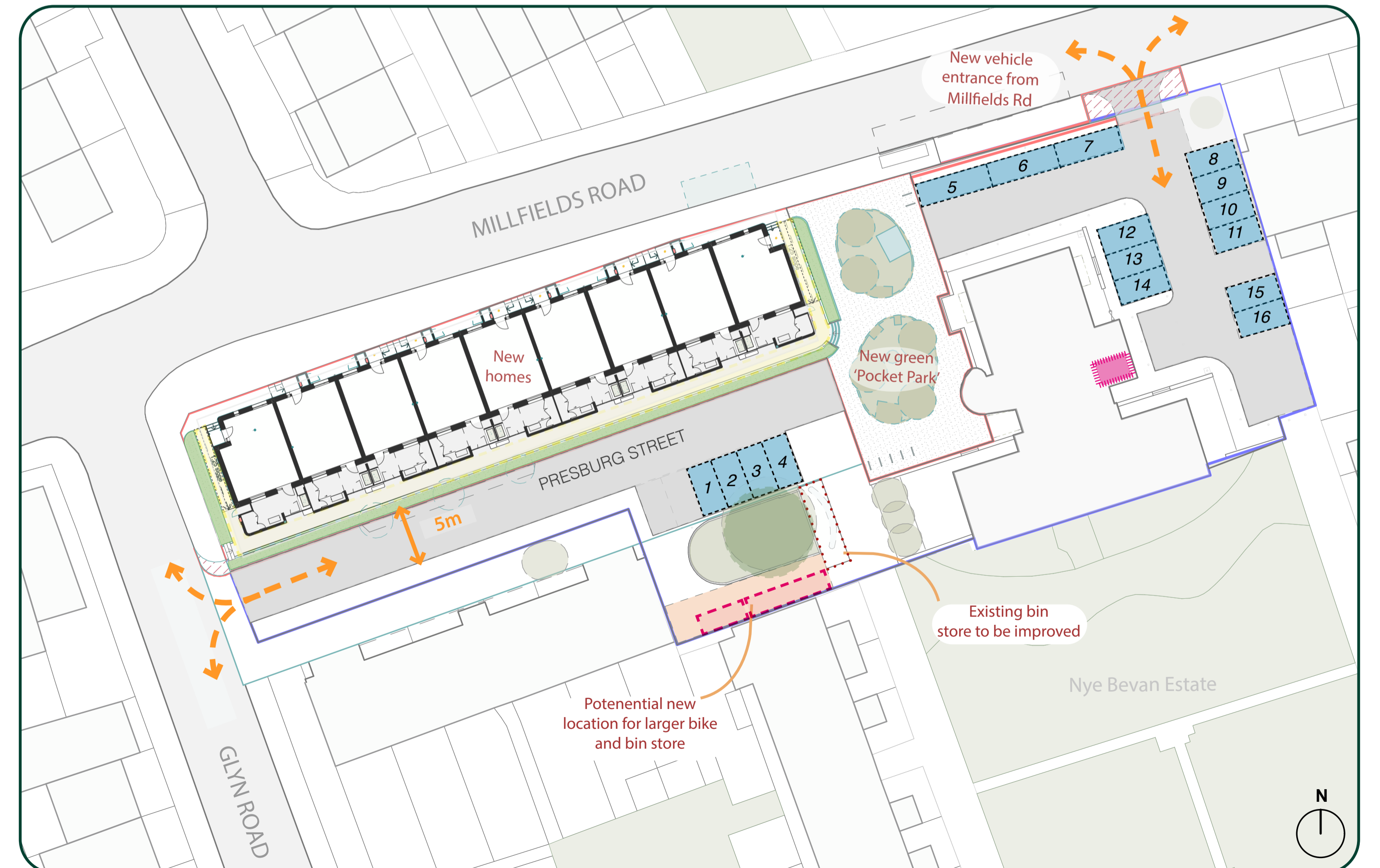
- Access for service vehicles too narrow
- Bin store currently overflowing
- 25 Existing parking spaces
- Occasional flooding
- Unkempt areas of landscaping
- Friendly estate but no places to sit and meet



Existing plan

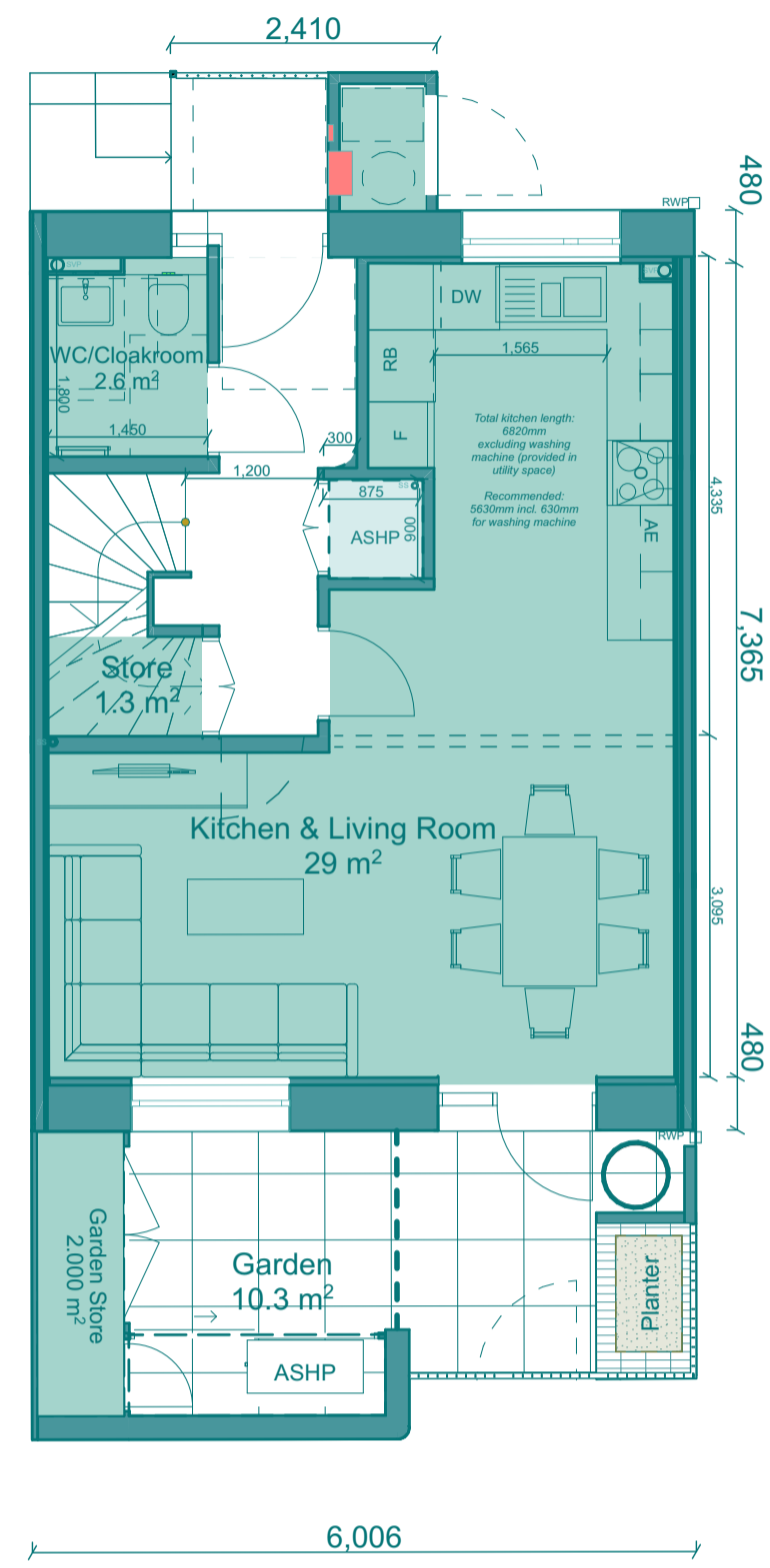
Site plan : Proposed

- 9 new family homes for social rent
- New 'Pocket Park' & improved public space
- Improved bin and bike store
- 16 parking spaces & Accessible bay
- Presburg St becomes community friendly cul de sac
- New vehicle access from Millfields Rd

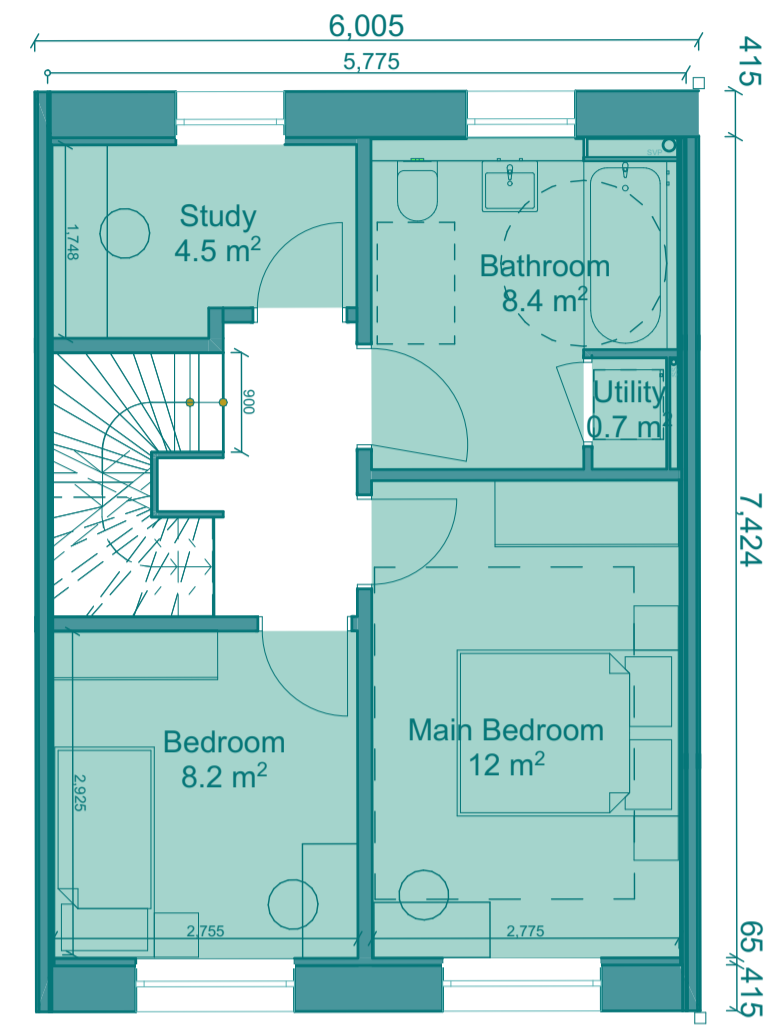


Proposed plan

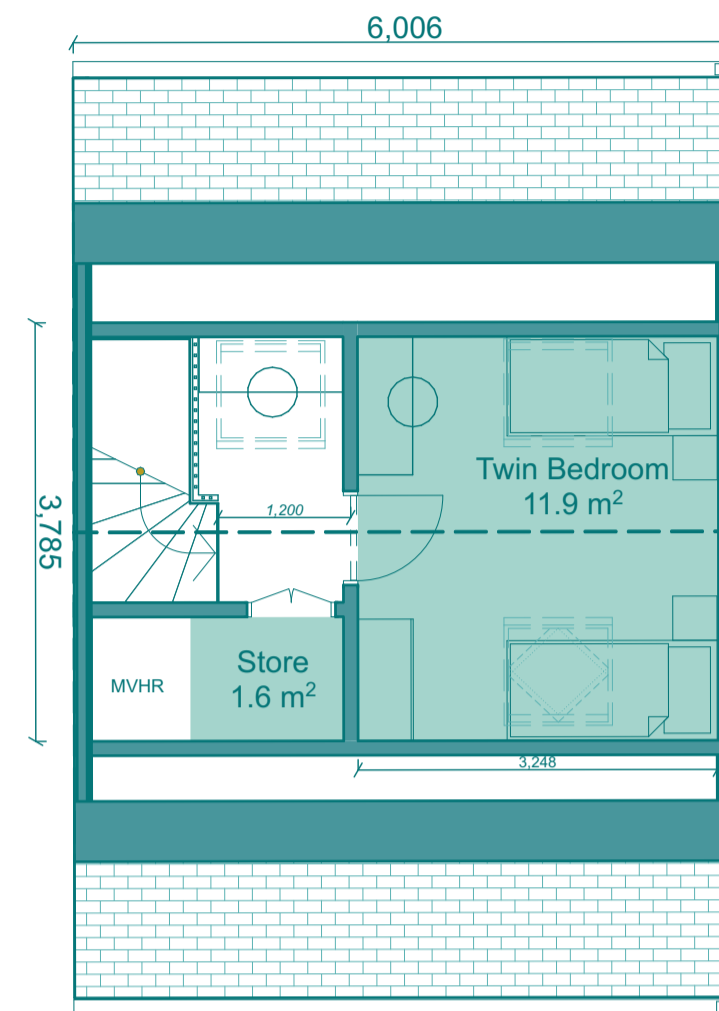
Typical homes : Internal plans and street views



Ground Floor plan



1st Floor plan



2nd Floor plan



View from Glyn Road



View from Caldecott Way

Flexible layout Ground floor can be open plan or split into separate rooms

Generous storage within ground floor and second floor cupboards

Home-working possible within first floor study/flexible additional space

Well ventilated bathroom generously sized to include utility space

Eco-friendly 'Passivhaus' design with high insulation, solar panels, air source heat pump & rainwater collection.

10sqm private garden

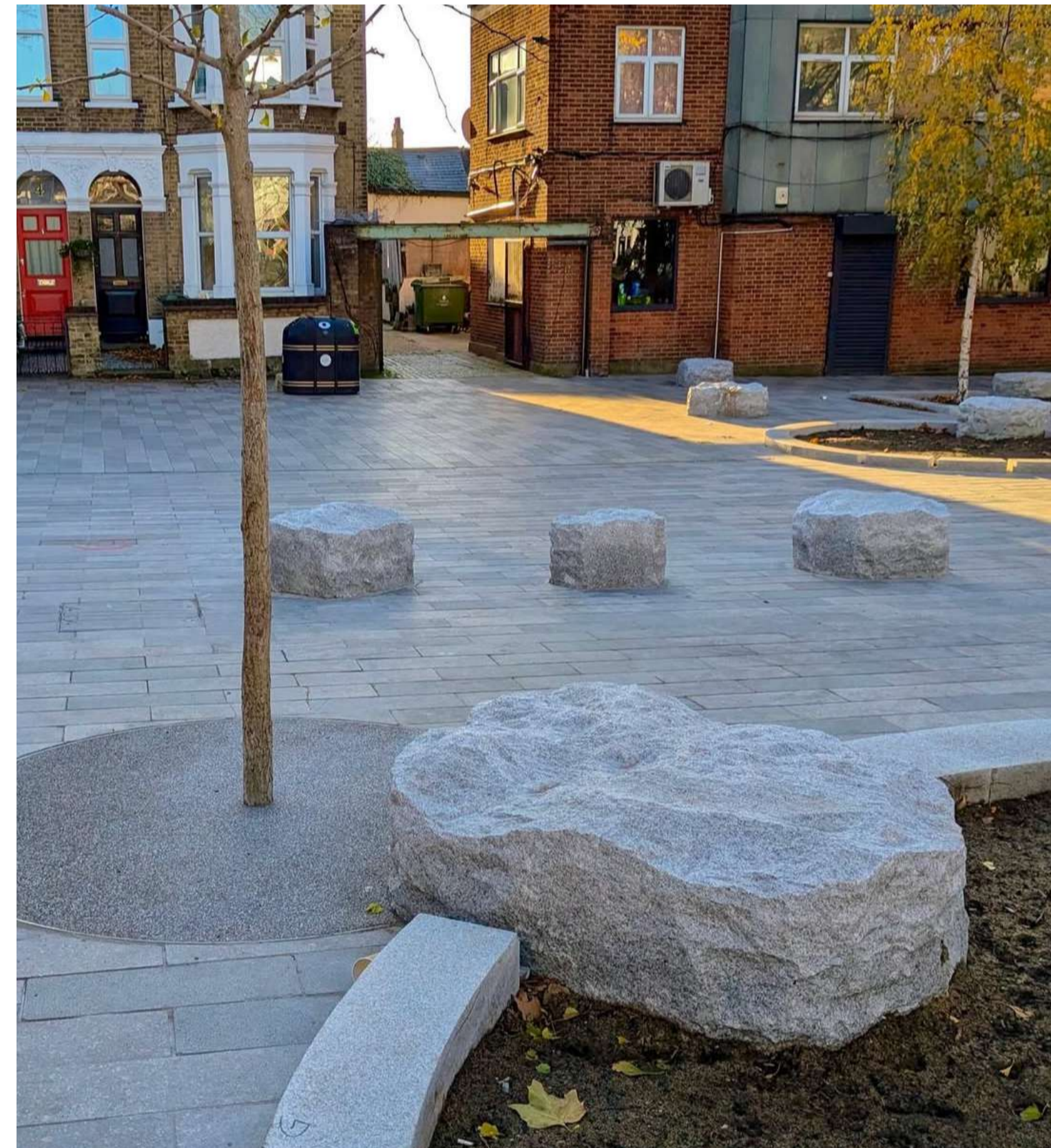
New homes and public space : Using new development to improve the area for everyone



View from Millfields Road and Glyn Rd



View from Millfields Road towards tower and bus stop



New '**Pocket Parks**' will be introduced to create community friendly cul-de-sacs within the Estate.

Green planters will line the Estate-facing street frontage giving opportunities for communal gardening, vegetable and herb growing.

Improved **bin store and bike store** will remove overflowing bins and encourage cycling.

