

# 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 Nye Bevan Estate garages. 75% of these new homes will be council homes for social rent, prioritised for local residents with established housing needs.

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

We want to hear your views on our early ideas to inform the next stage of design development.

9

New 3 bedroom terrace homes

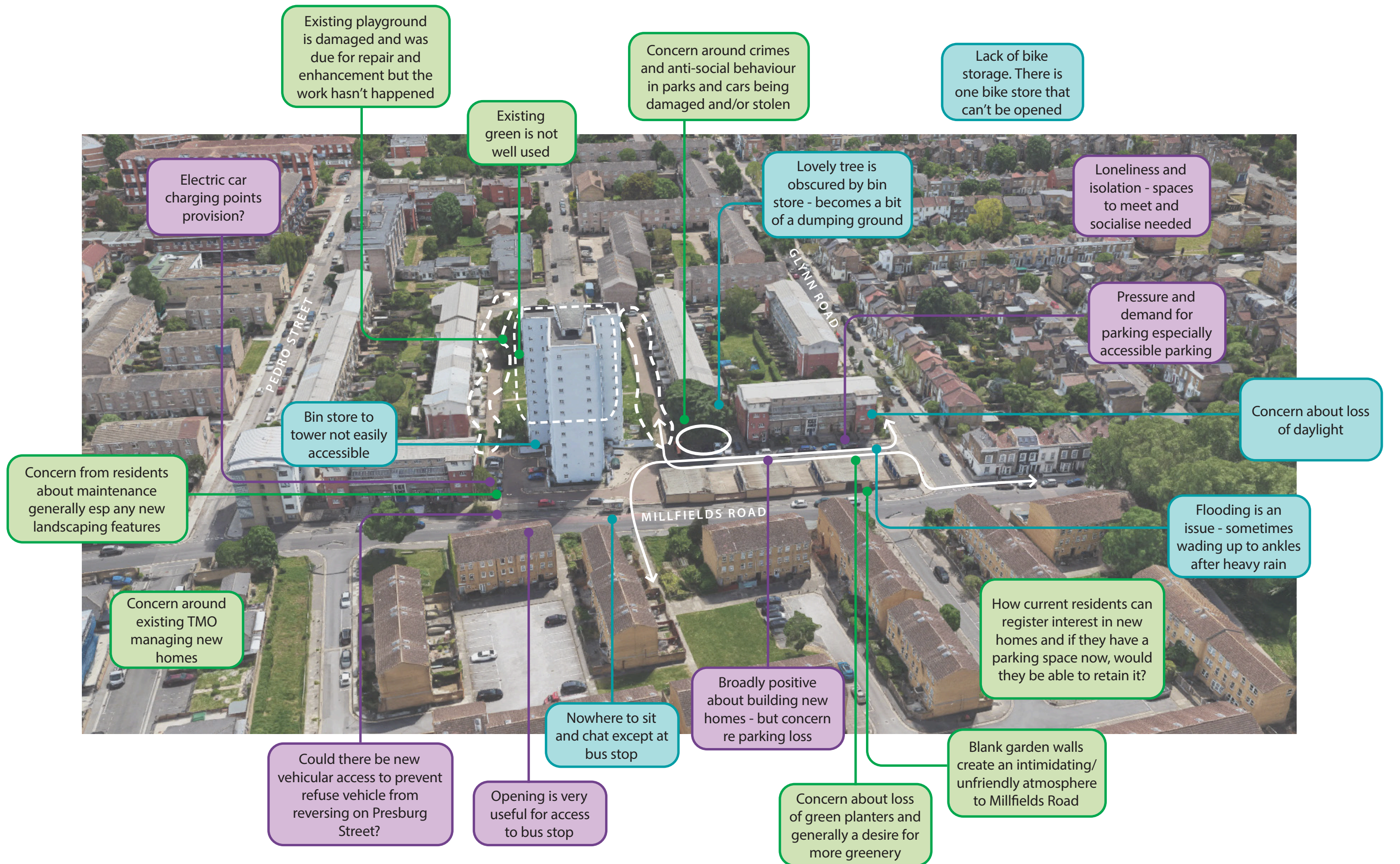
Improved Public Space



Aerial view

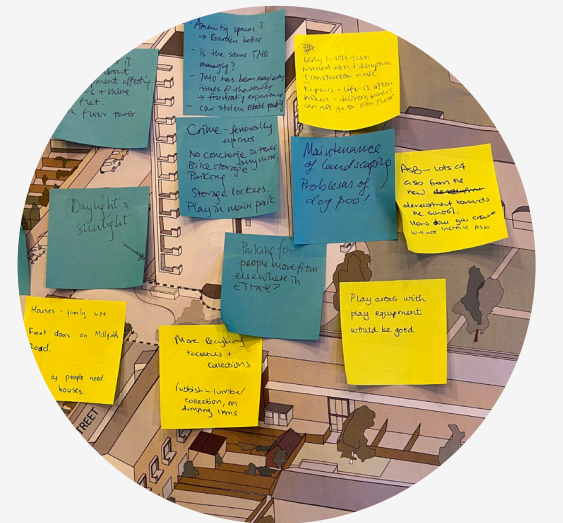
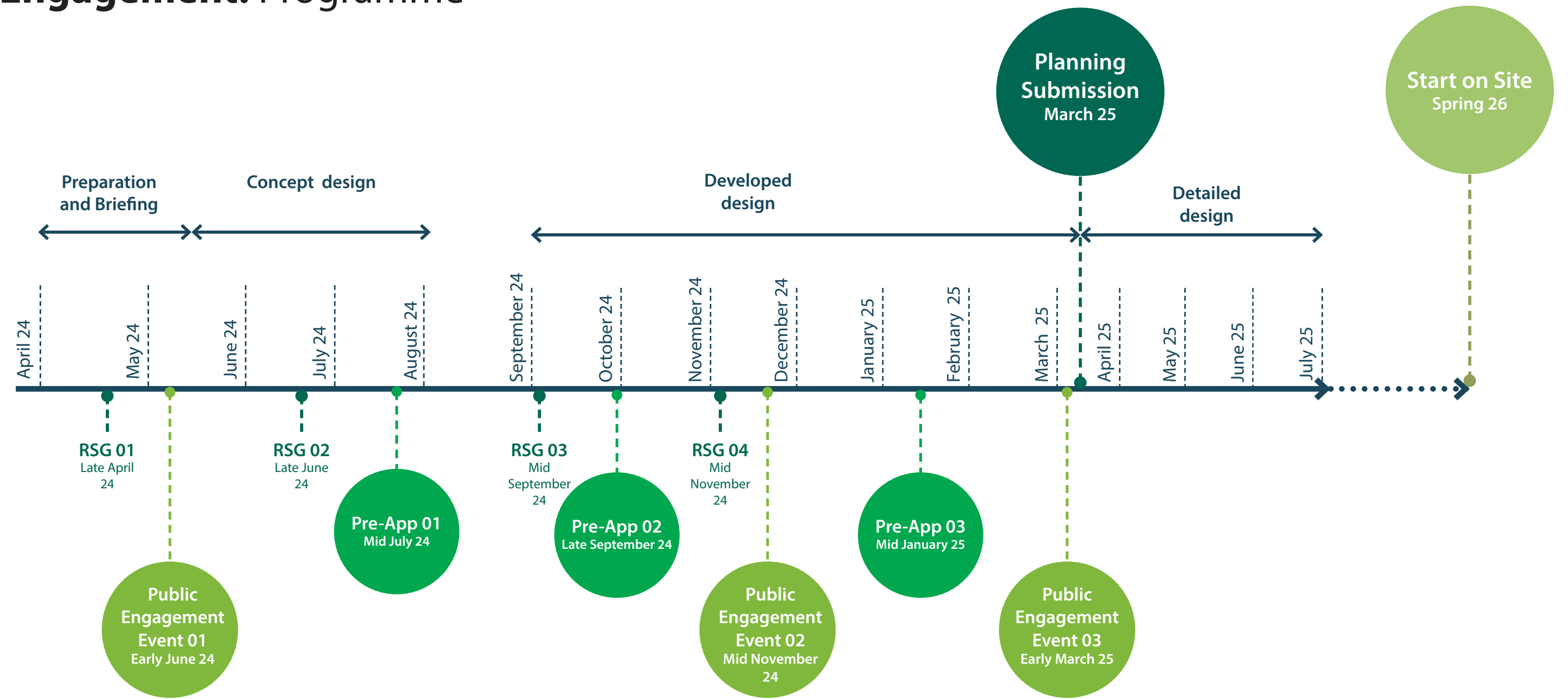


# Engagement: Feedback from previous sessions





# Engagement: Programme



The site plan illustrates the layout of the Nye Bevan Estate. Key streets include Caldecott Way, Millfields Road, Glyn Road, and Presburg Street. The plan shows various residential buildings, some numbered (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100). A central area is designated as 'Nye Bevan Estate 53-98'. Other areas are labeled 'Nye Bevan Estate 17 to 28', 'Nye Bevan Estate 117 to 128', and 'Nye Bevan Estate 99 to 116'. A 'Bus Shelter' is located near the center. A 'Play Area' is shown in the bottom right. The plan also indicates '4no. existing car parking spaces' and '6no. existing car parking spaces'. A red line outlines a specific area within the estate. The plan includes various annotations such as '+6.58', '+6.59', '+6.60', '+6.61', '+6.62', '+6.63', '+6.64', '+6.65', '+6.66', '+6.67', '+6.68', '+6.69', '+6.70', '+6.71', '+6.72', '+6.73', '+6.74', '+6.75', '+6.76', '+6.77', '+6.78', '+6.79', '+6.80', '+6.81', '+6.82', '+6.83', '+6.84', '+6.85', '+6.86', '+6.87', '+6.88', '+6.89', '+6.90', '+6.91', '+6.92', '+6.93', '+6.94', '+6.95', '+6.96', '+6.97', '+6.98', '+6.99', '+7.00', '+7.01', '+7.02', '+7.03', '+7.04', '+7.05', '+7.06', '+7.07', '+7.08', '+7.09', '+7.10', '+7.11', '+7.12', '+7.13', '+7.14', '+7.15', '+7.16', '+7.17', '+7.18', '+7.19', '+7.20', '+7.21', '+7.22', '+7.23', '+7.24', '+7.25', '+7.26', '+7.27', '+7.28', '+7.29', '+7.30', '+7.31', '+7.32', '+7.33', '+7.34', '+7.35', '+7.36', '+7.37', '+7.38', '+7.39', '+7.40', '+7.41', '+7.42', '+7.43', '+7.44', '+7.45', '+7.46', '+7.47', '+7.48', '+7.49', '+7.50', '+7.51', '+7.52', '+7.53', '+7.54', '+7.55', '+7.56', '+7.57', '+7.58', '+7.59', '+7.60', '+7.61', '+7.62', '+7.63', 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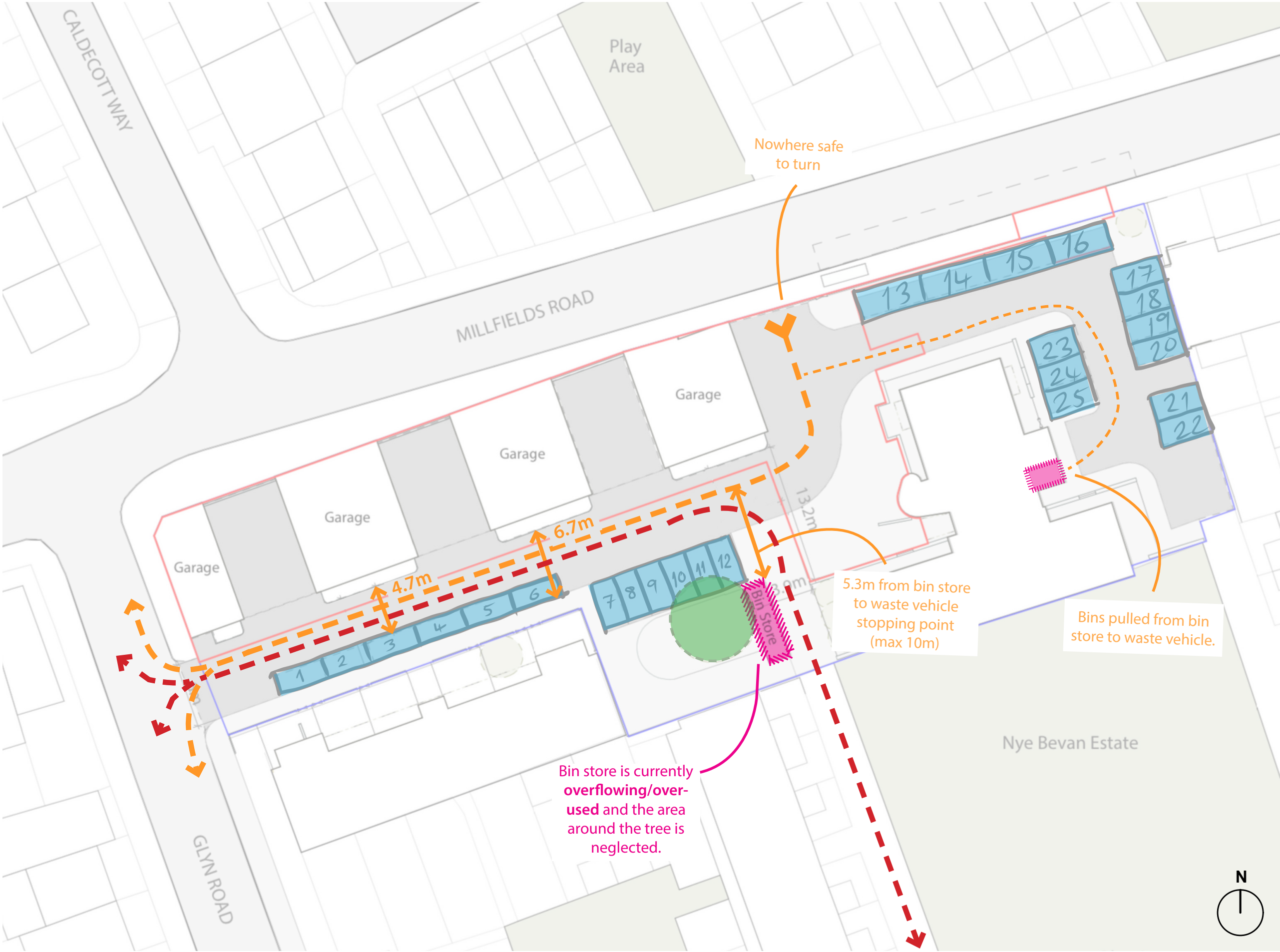
# Public Realm: Current Access

Note: in all scenarios reversing distance of waste vehicle exceeds their maximum guidance

Difficult access for **waste and fire vehicles** due to the narrow width of Presburg Street

Bin store currently overflowing

Existing parking spaces **25**



- Key
- Parking bay
  - Waste vehicle
  - Fire engine access
  - Bin store
  - Raised pavement
  - Green space










## Public Realm: Proposed Design

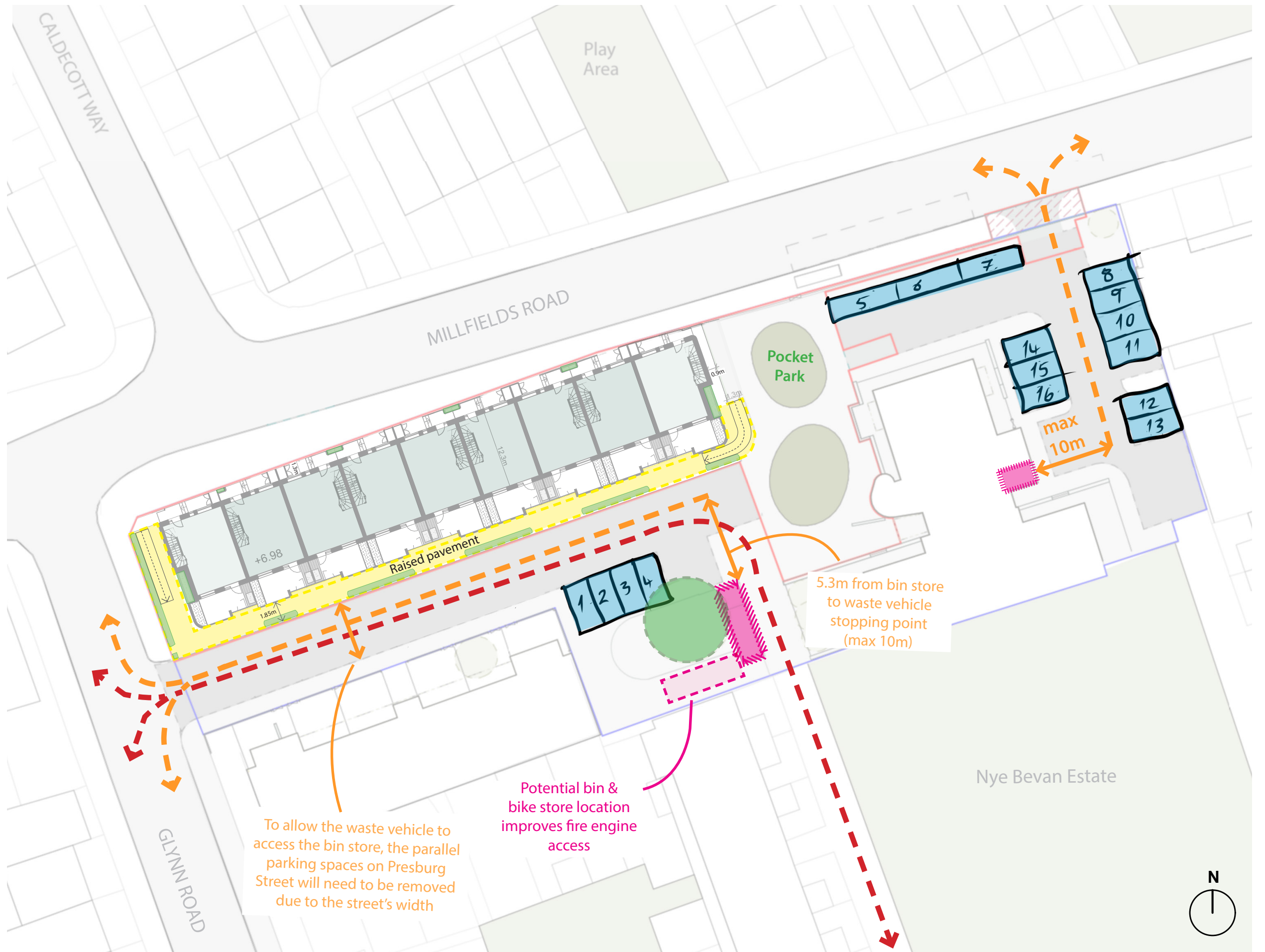
**New road access**  
from Millfields Road to  
tower. **Presburg Street**  
**becomes cul de sac**

**Accessible parking  
bay**  
to be located near new  
homes

**Improved public space**  
including 'pocket park' & new bin store

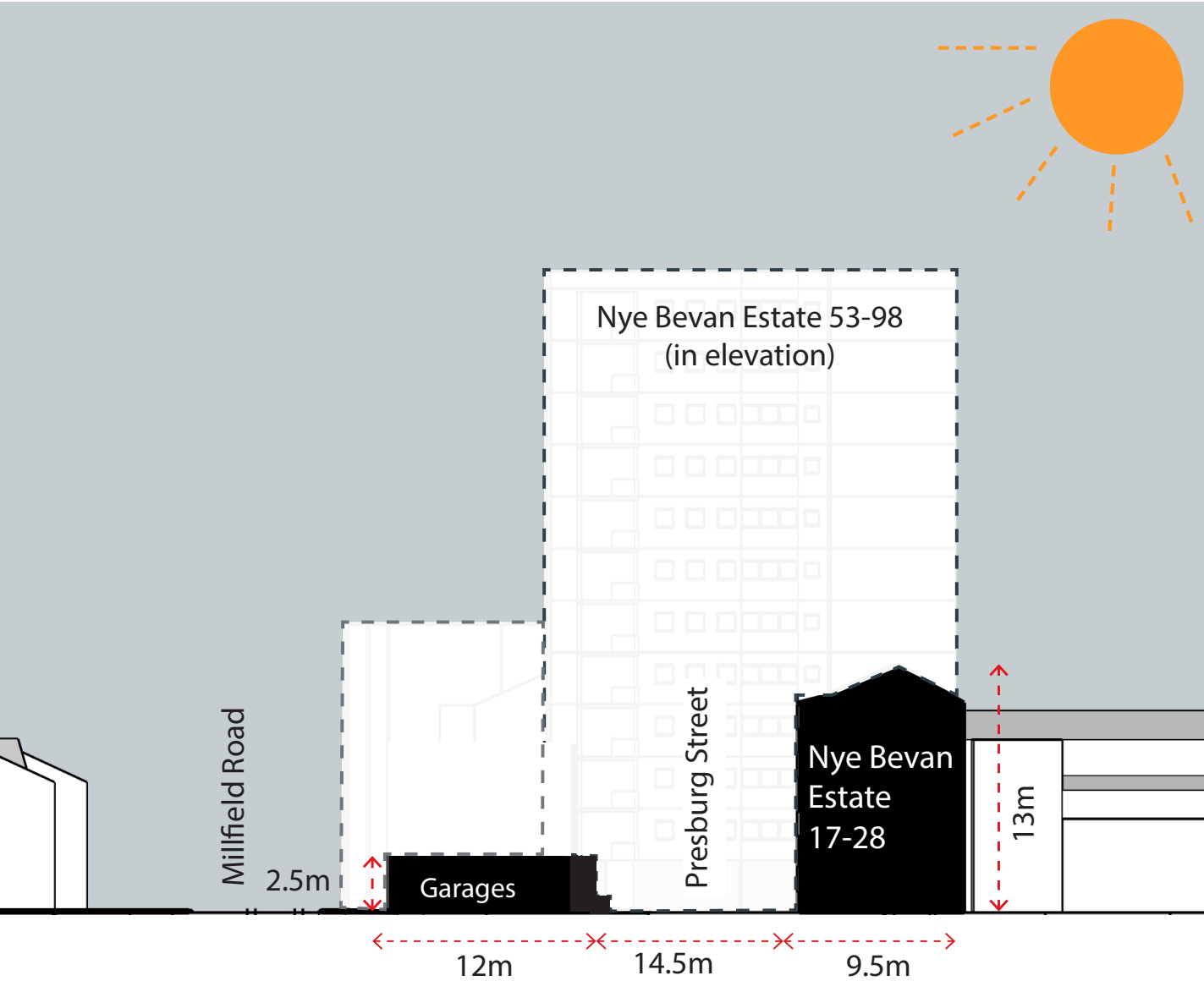
## Key

-  Parking bay
-  Waste vehicle
-  Fire engine access
-  Bin store
-  Raised pavement
-  Green space
-  Typical mid-terrace home
-  End of terrace home

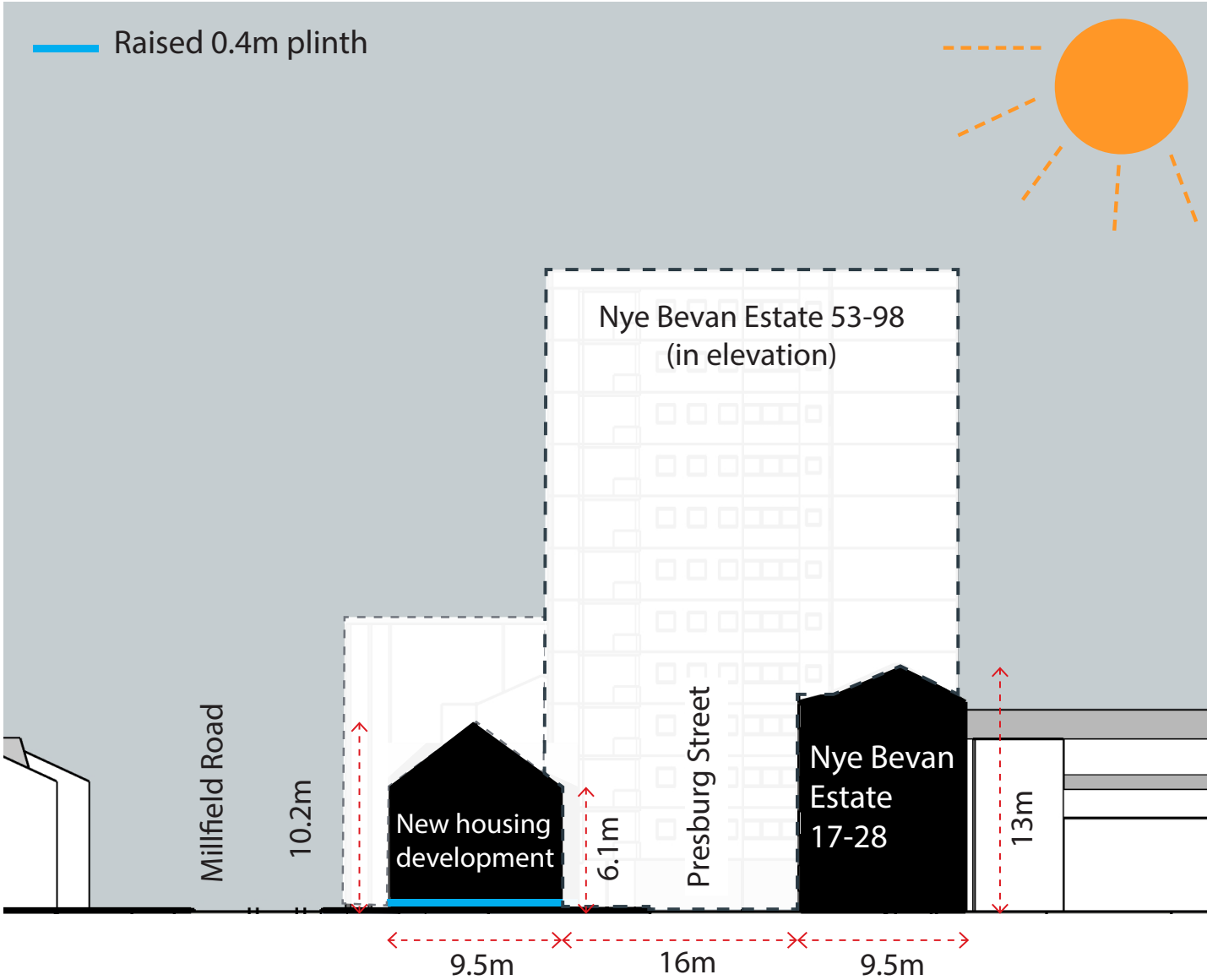




# Public Realm: Existing & Proposed Cross Section



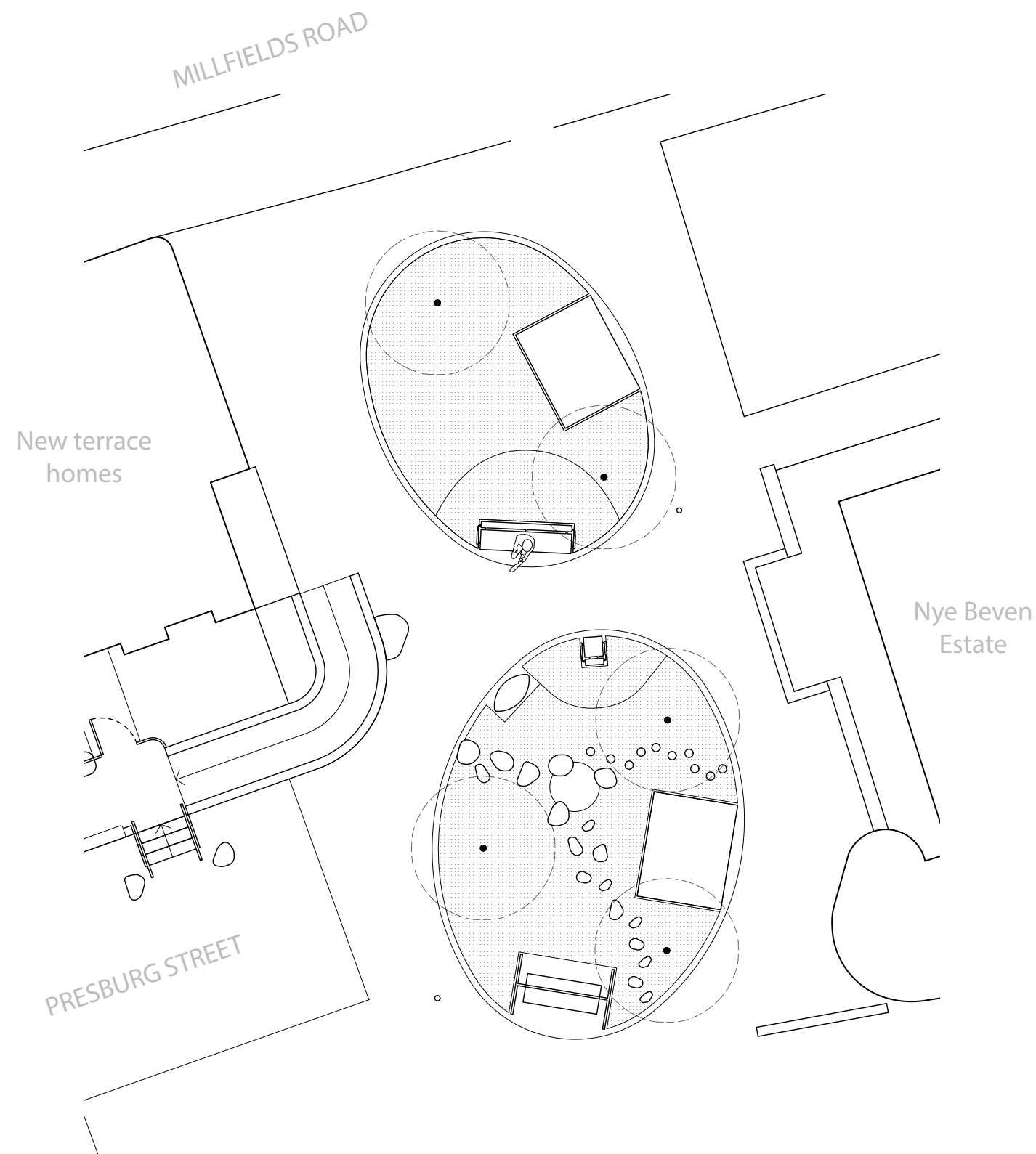
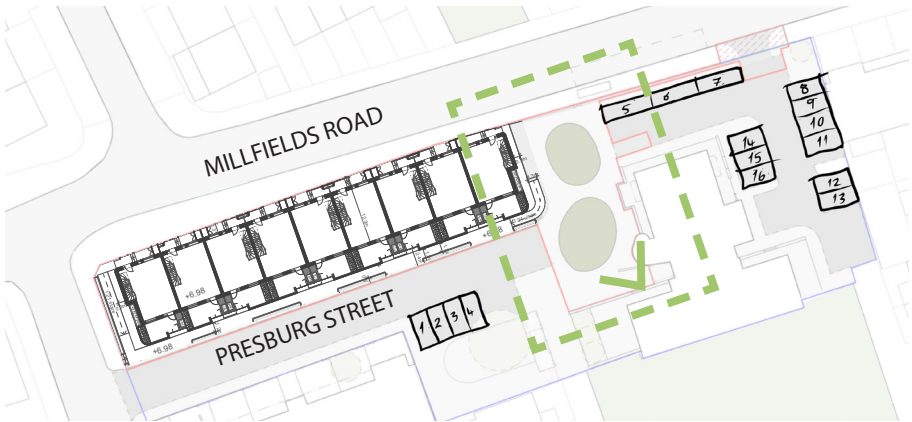
Existing site section



Proposed site section  
showing raised ground floor to mitigate flood risk



# Pocket Park: What would you like to see here?

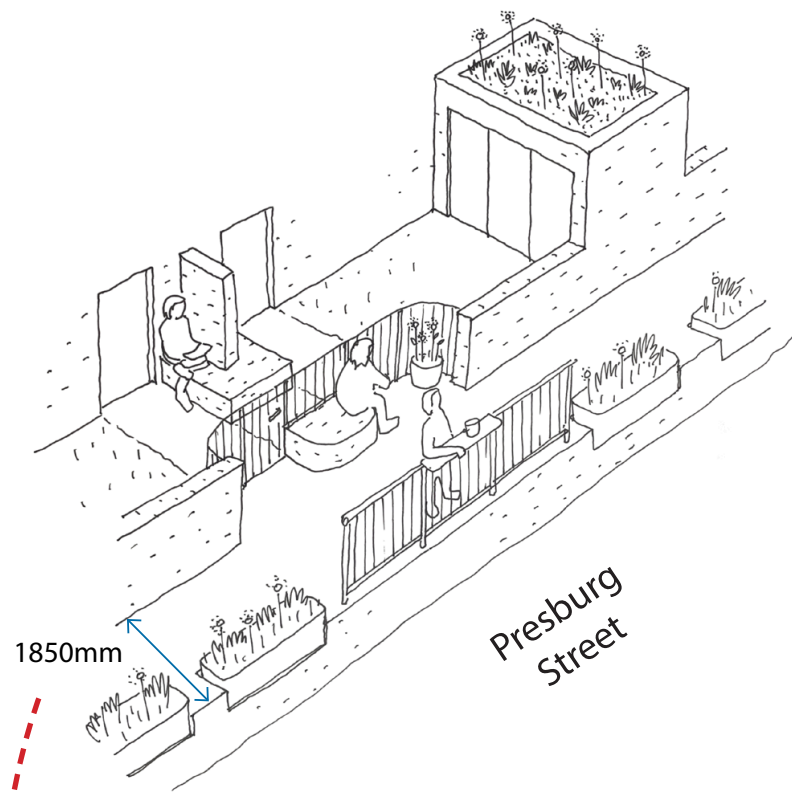


Concept plan

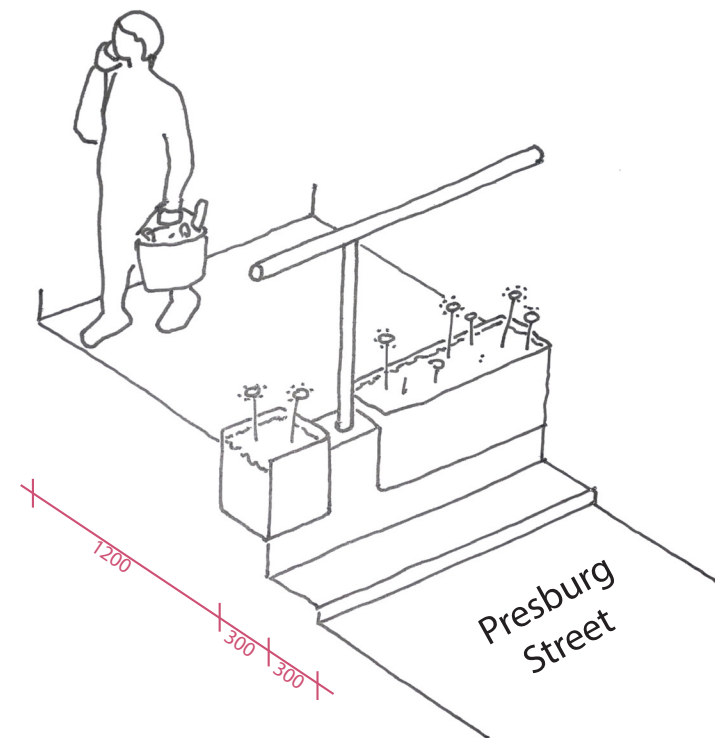




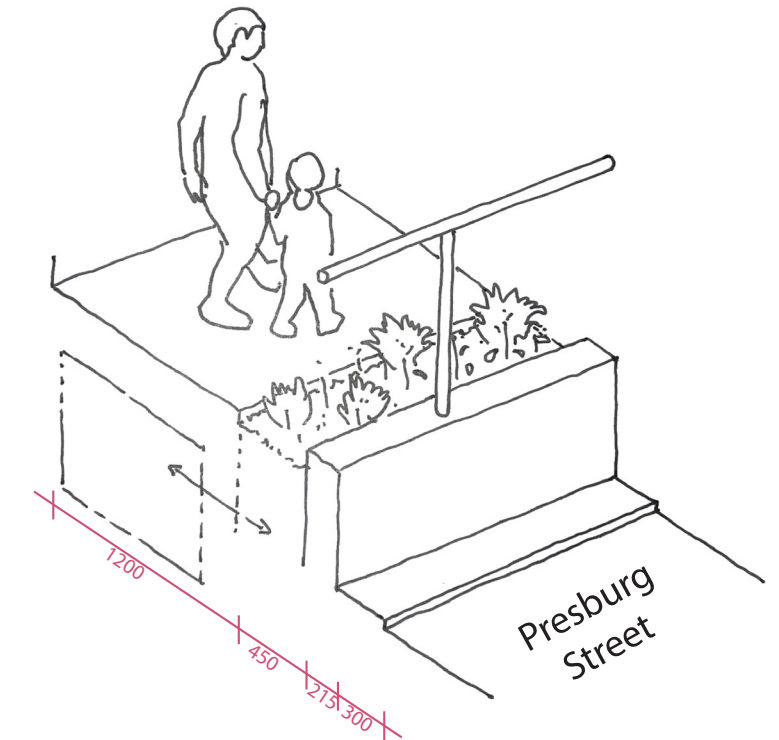
# Public Realm: Raised Pavement Options



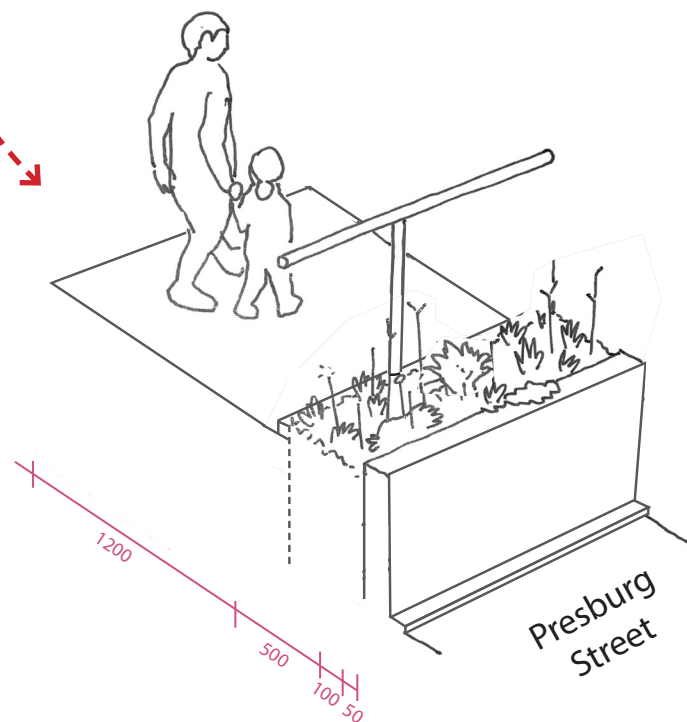
Early sketch showing threshold between terraces and Presburg Street



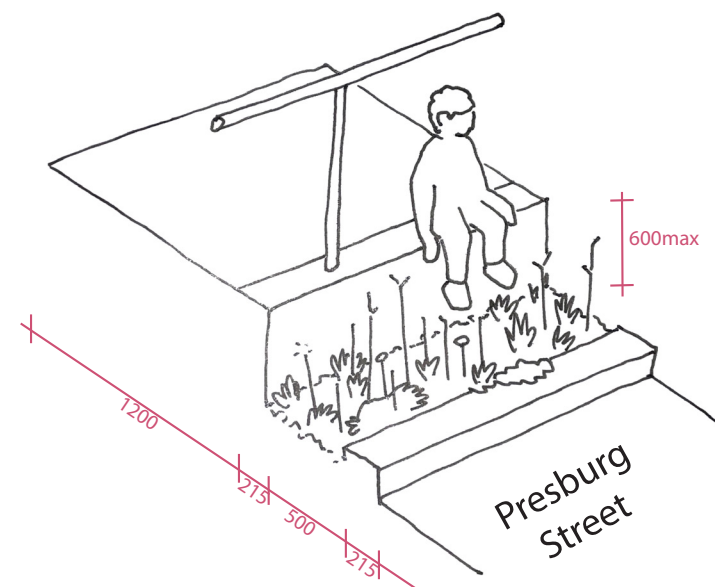
Threshold Option - 1500mm



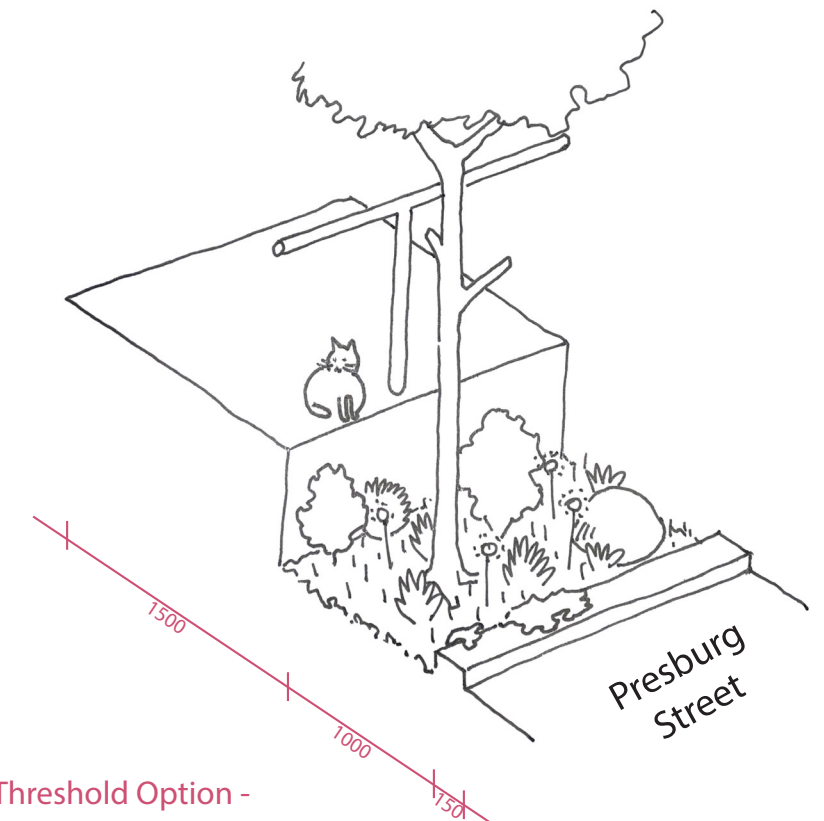
Threshold Option - 1865mm



1850mm Threshold Option  
As proposed site plan



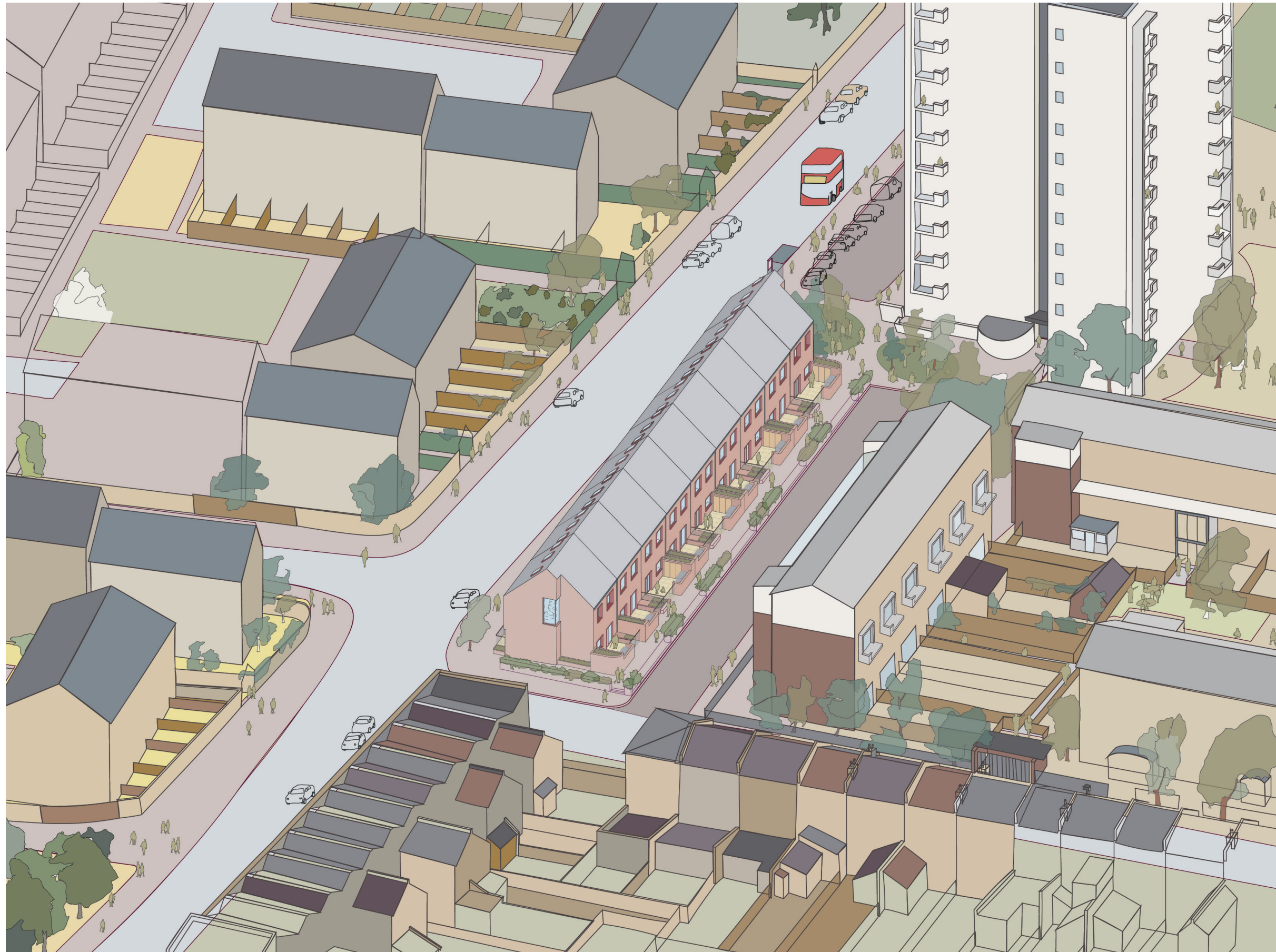
Threshold Option - 2150mm



Threshold Option - 2650mm



# New Homes: Proposed Design



Typology:  
**Terrace Houses**

Housing Mix:  
**9 x 3 bedroom  
houses**

Total Private  
External Space per  
house:  
**11 m<sup>2</sup>**

Storeys:  
**2.5m**