

Welcome

In 2023 the Council committed to build or support the construction of 1,000 new homes for social rent by 2026, to help address the housing shortage and provide high-quality, genuinely affordable homes to those who need it. **Orwell Court garages and Welshpool Street sites are two of 14 locations across Hackney part of a new programme to build around 400 new homes of which 75% will be for social rent.**

In July 2024 we presented early ideas for the sites. We spoke with over 90 people and received 15 completed surveys and over 70 comments. The findings from the stage 1 engagement can be seen here: bit.ly/3SexQCe

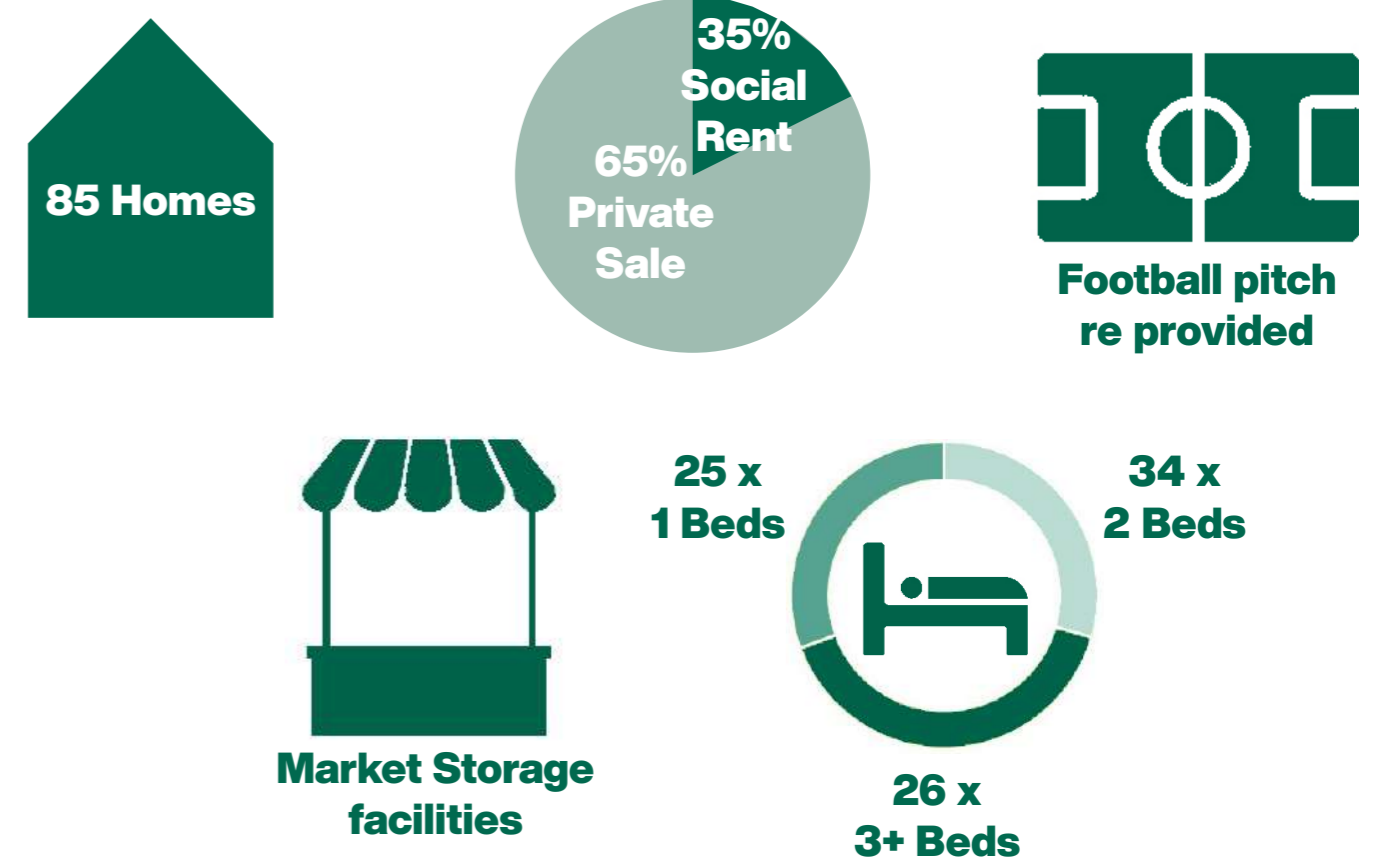
Purpose of this exhibition:

This public exhibition outlines developing plans for new homes on the Orwell Court garages and Welshpool Street sites. The purpose of this exhibition is to:

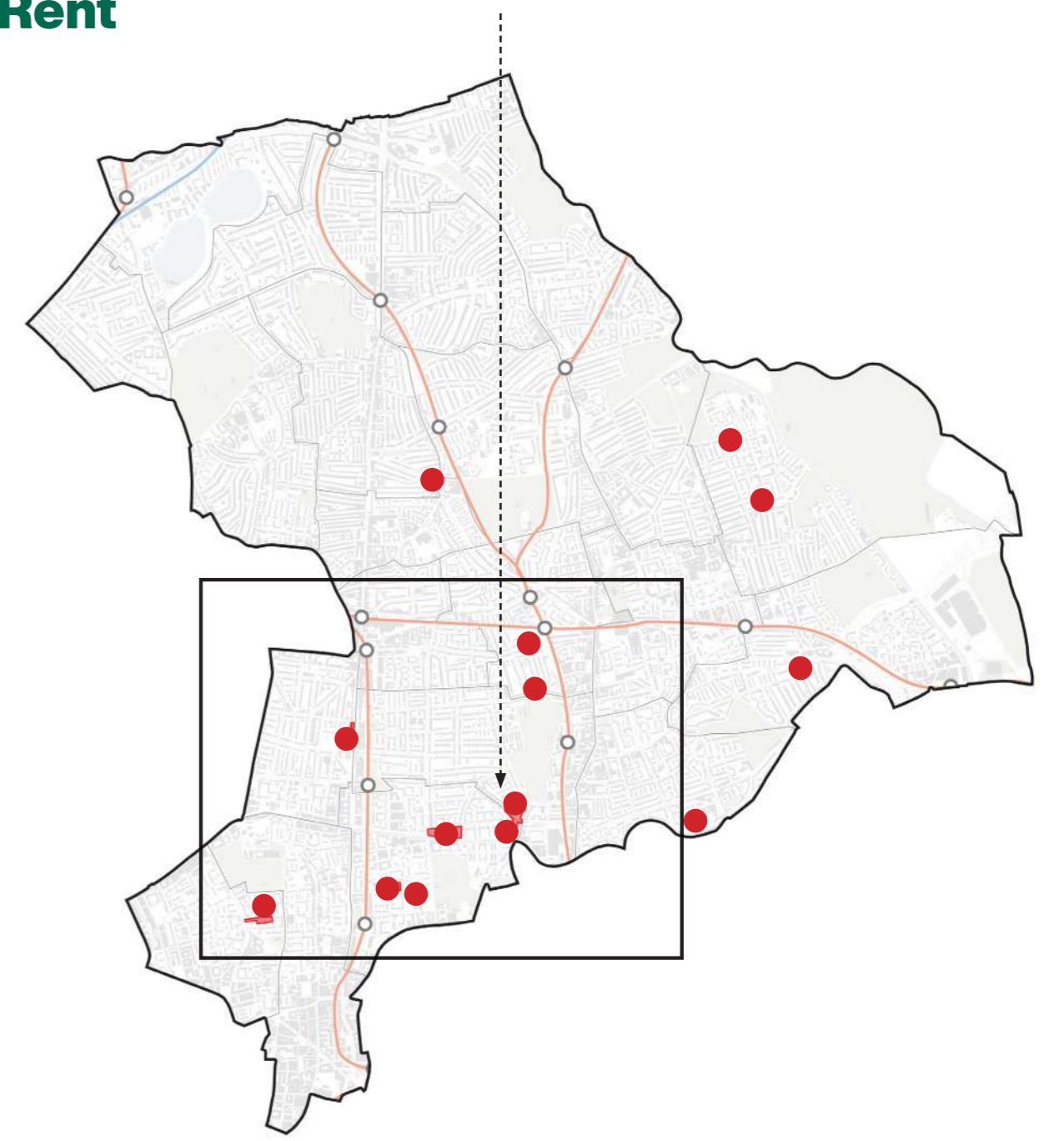
- Present the agreed shared design principles for the sites co-developed from the Stage 1 exhibition.
- Show updated plans and material designs for the proposed new homes and landscape, showing how we have incorporated and responded to your feedback. Including how other technical constraints have shaped the plans.
- Identify the impacts and benefits for the wider neighbourhood, including improvements to access, youth provision and the open space.
- Listen to your views on the latest designs to help shape the final plans before they are fixed.

Key Project Information:

The two sites being discussed today are currently occupied by garages, a football pitch, the Suffolk Estate TMO office and a council depot. A number of garages are used for market storage. The proposal is to provide:



This project is part of the wider Hackney New Homes Programme which will deliver 75% Council Homes for Social Rent



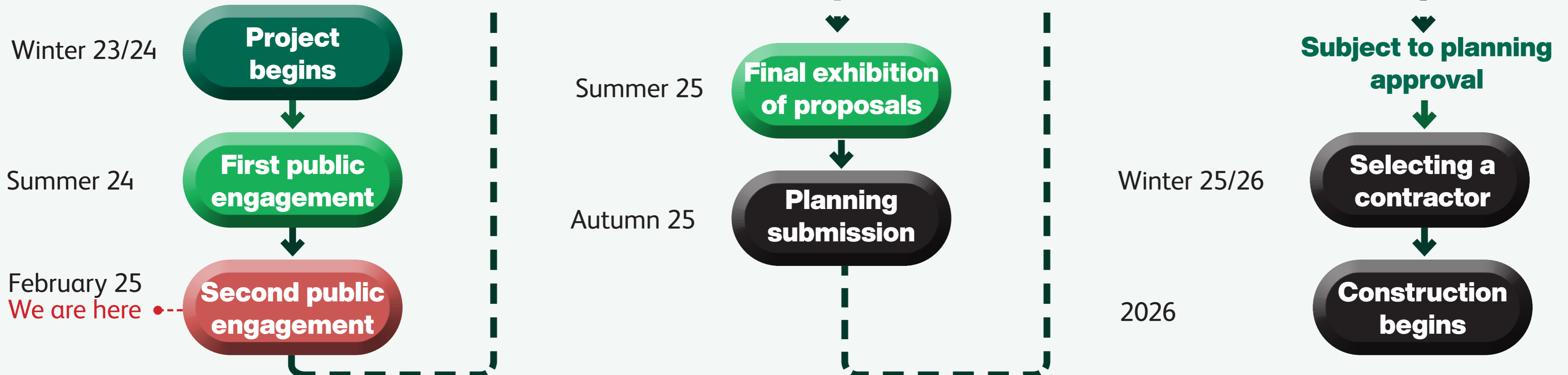
Your views and feedback are important:

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

- Leave a comment at the physical exhibition
- Complete a short, printed feedback form
- Respond to the online questionnaire by Sunday 23rd February Scan the QR code below or visit: bit.ly/4gqnum



Estimated Project Timeline



How we are responding to feedback received so far:

Feedback has been given and heard through a number of forums. The last public exhibition, a series of residents steering group meetings and two youth engagement events.

The main concerns and how we are responding to them are summarised through the annotations on the drawing below.

- Feedback or concerns
- Design team response
- Other project constraints

New road connection

Concerns about new creating short cuts for other vehicles.

Cul-de-sac on Croston Street

Concerns about creating a pedestrian link between Croston Street & Welshpool Street.

Architectural Character

Requests for new buildings to tie into the historical character of Croston & Dericote Streets.

Resident's gardens

Concern about small communal garden spaces.

Desire to retain spaces specially for residents, avoiding large grassed areas that may attract tourists.

Overshadowing

Concerns about overshadowing to Dericote street gardens from this block.

Viability

Three buildings are more expensive to build than two. Therefore this previous design is less financially viable for the council to build than the new design on the next board.

Shared spaces

Desire for community focused spaces, spaces for young people. Accessible to all and inclusive spaces. We have also heard from existing residents that they would like a clearer threshold between the market and residential areas.

Existing Sewer

This design builds over an existing sewer which would require expensive to re-route.

Building heights & proximity

Concern about building height and proximity to existing homes, particularly for Little Orwell and homes on Benjamin Close.

Residents only Route?

Concerns that the passage between Orwell Court and Little Orwell will be used as a short cut to Broadway Market, potential to make this a fobbed access for residents only.

Pedestrian Safety

If this is to become a new route parallel to Broadway Market there is some concern about pedestrian safety, particularly if this route is to also be used by bicycles and refuse vehicles. Especially in the tight area around Little Orwell and Regent's Row.

Servicing

This design would rely on one of the buildings being serviced from Regent's Row. We now know from traffic analysis this is infeasible as the space between Little Orwell and Regent's Row is too narrow for a refuse vehicle.

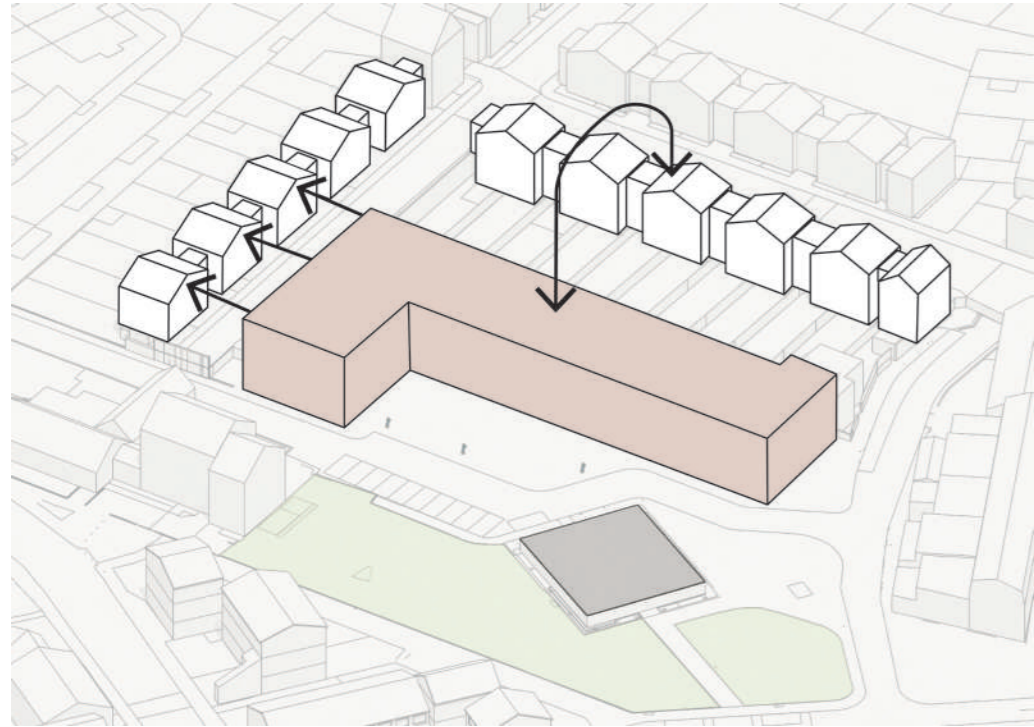
Football pitch

Concerns about reduced size (2/3 of its current size), noise and how it will be managed at night.

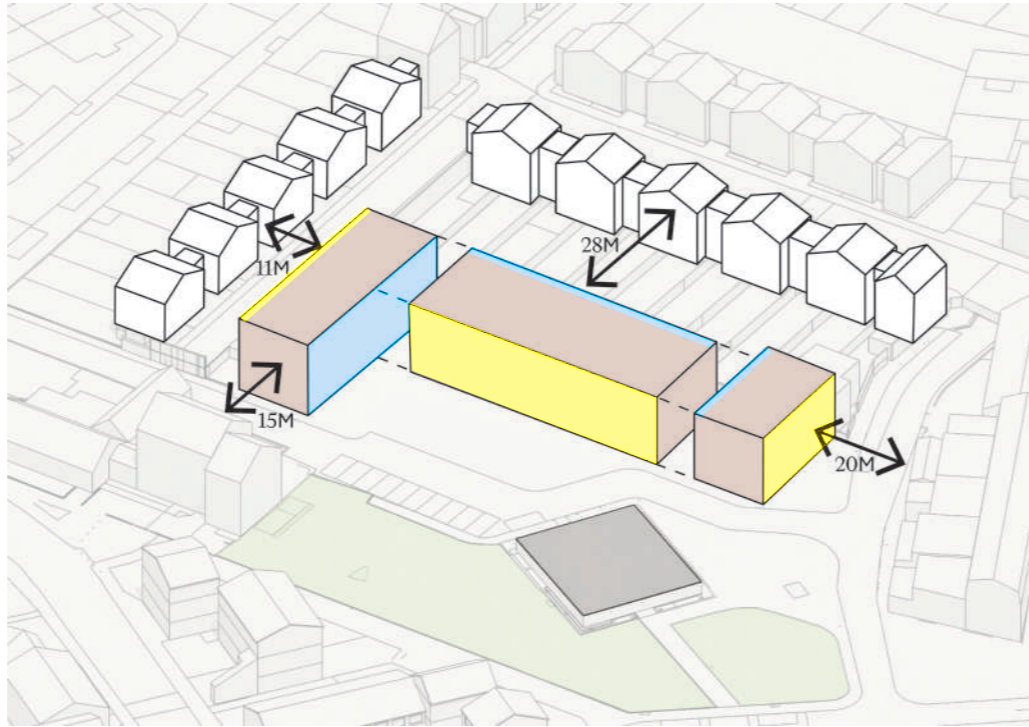
Anti Social Hotspots

Concern that current ASB issues around Little Orwell will persist if there are not improved sight lines and improved residential thresholds around the existing front entrances.

Welshpool Street design changes since last exhibition



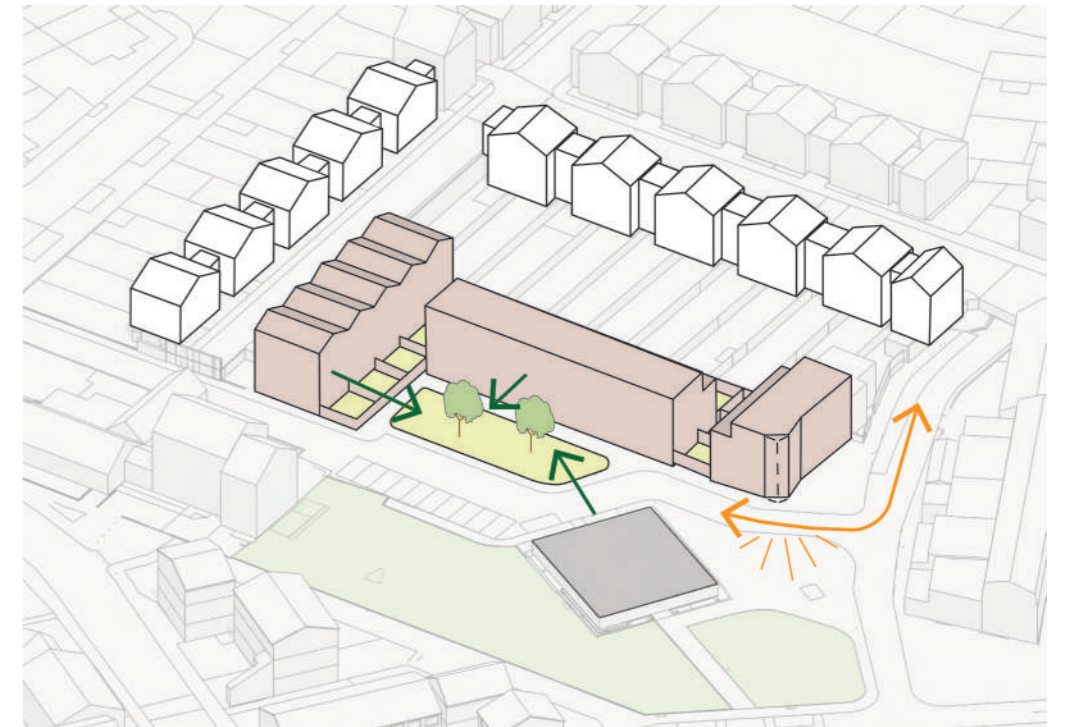
Fit in with the existing street pattern with a consistent 3 storey height



Establish fronts backs, and separation distances from existing buildings
■ Fronts ■ Backs



Pitched roofs on Croston Street to fit in with existing character. Setbacks introduced to step height away from neighbours on Dericote Street



New communal green garden on Welshpool Street for use by the new houses and the tower

Viability
Two buildings are more economically viable than three

Existing Sewer
This proposal avoids building over the existing sewer

Resident's Gardens
The two buildings in this design create two well defined and proportioned areas, one for the resident's garden, and one for the re provided football pitch
Resident's gardens will be level access and have playable elements for children.

Building heights & proximity
All separation distances between both existing and proposed buildings have improved

Clearly Defined Thresholds
Areas of new green space to have a clear threshold to indicate 'this is a residential area', no large areas of grass but rain garden planting and new trees.

Sports pitch
Pitches at the proposed size have been tested and played on by the group of young people who participated in the youth engagement
The Tenants Management Association who will manage the pitch will be relocated to the ground floor of Building B where they will be in close proximity and will have clear sight lines to the pitch

New road connection
Traffic control measures will stop route becoming a short cut and will only allow fire and refuse vehicles through beyond a certain point.

Cul-de-sac on Croston Street
No pedestrian link proposed.

Reducing overshadowing
Reduced height on this corner reduces overshadowing to existing gardens.

Architectural Character
Architectural designs have processed and draw heavily on surrounding context, see board 7

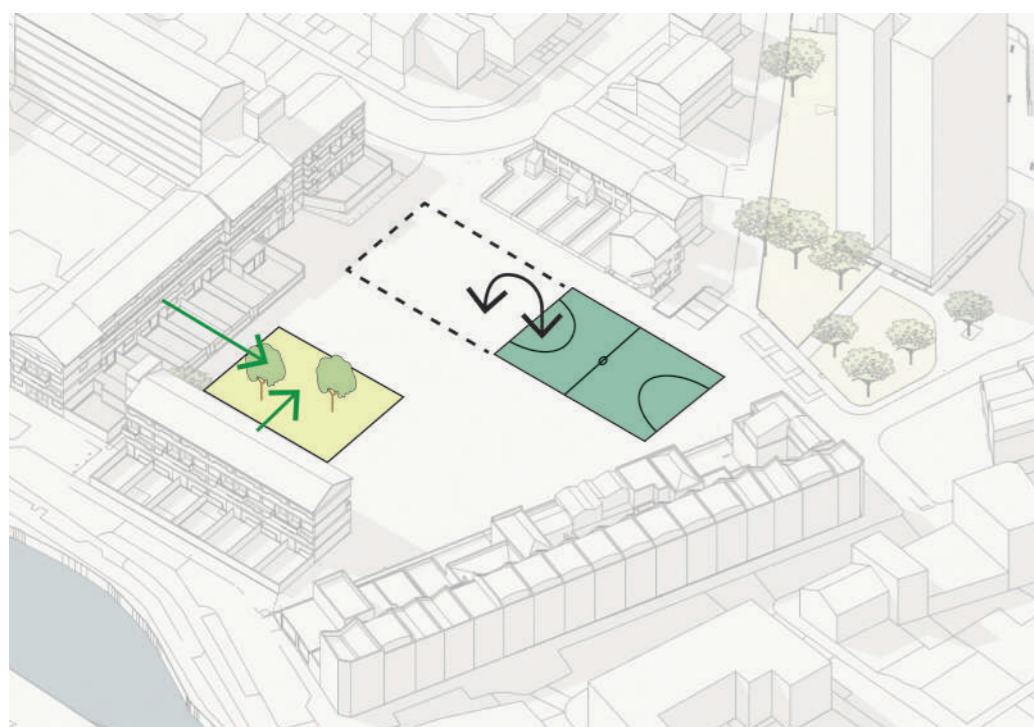
Shared Spaces
Community square which can be shared between several user groups proposed in the gap between Broadway Market and Benjamin Close. See landscape board.

Daylight and Sunlight
Daylight and sunlight analysis has been carried out on this design which was significantly reduces the overshadowing compared to the last proposal with 3 buildings

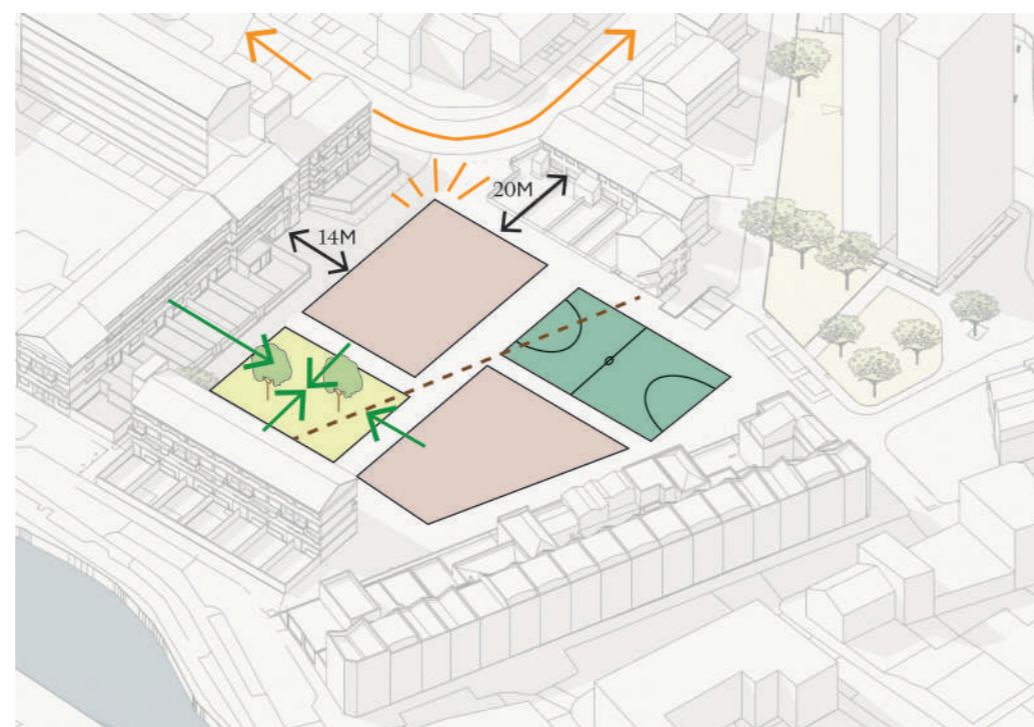
Reducing anti-social behaviour through improved passive surveillance
Little Orwell's front doors will open to a shared garden with clear sight lines and populated with neighbours, rather than rows of garages with poor sight lines which present opportunities for ASB.

New Route for Pedestrians & Cyclists
The new parallel route to Broadway Market is now proposed to be a pedestrian and cycle route only. No vehicles will travel past Benjamin Close to avoid any safety concerns

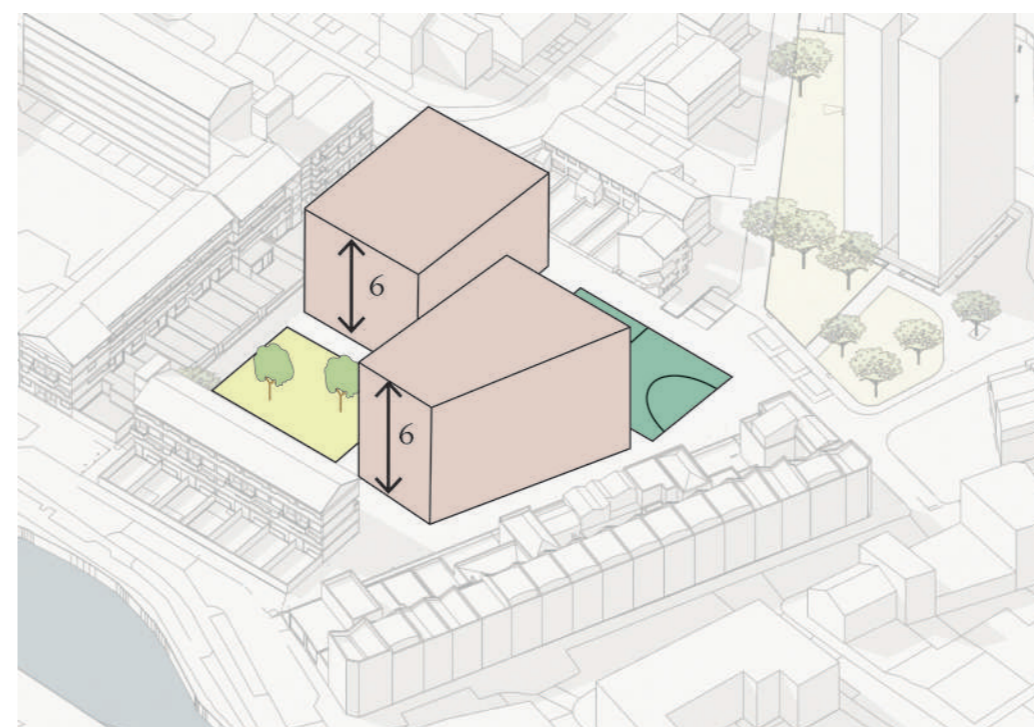
Orwell Court design changes since last exhibition



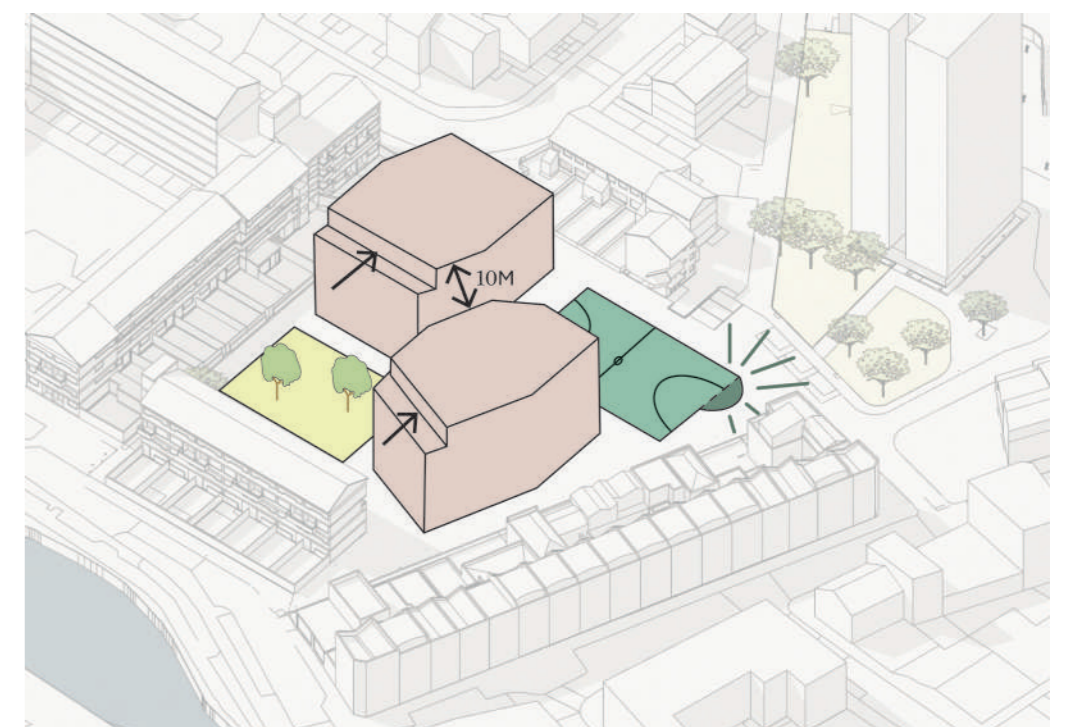
Create two well proportioned outdoor spaces, one for the new residents pitch garden and one for the re-provided football pitch



Place a building at corner of Brougham Road and another along Broadway Market Mews, ensuring offset from sewer



Extrude volumes to 6 storey height



Articulate corners and provide setbacks to south

Developed and updated design principles since last exhibition. A number of shared design principles between the local residents and the design team have been developed since the previous public exhibition and with the regular meetings with the residents steering group. These are annotated on the proposed plan below:

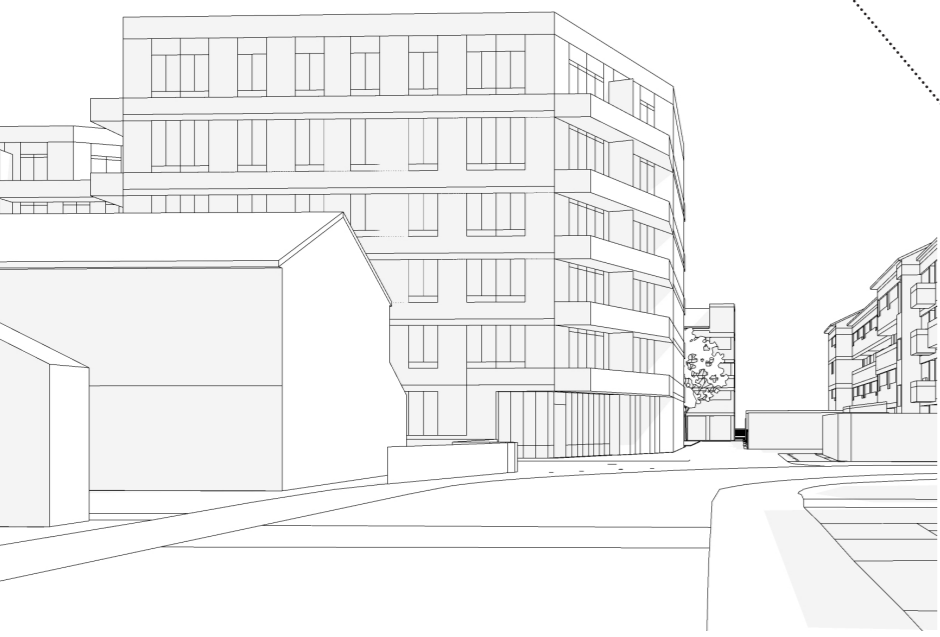
New Road Connection

Emergency access route to Welshpool House



Clear residential thresholds

Clearly marked residential entrance and landscape creates a clear threshold between public and semi private space



Small area of communal garden removed to allow for 10 x car parking spaces

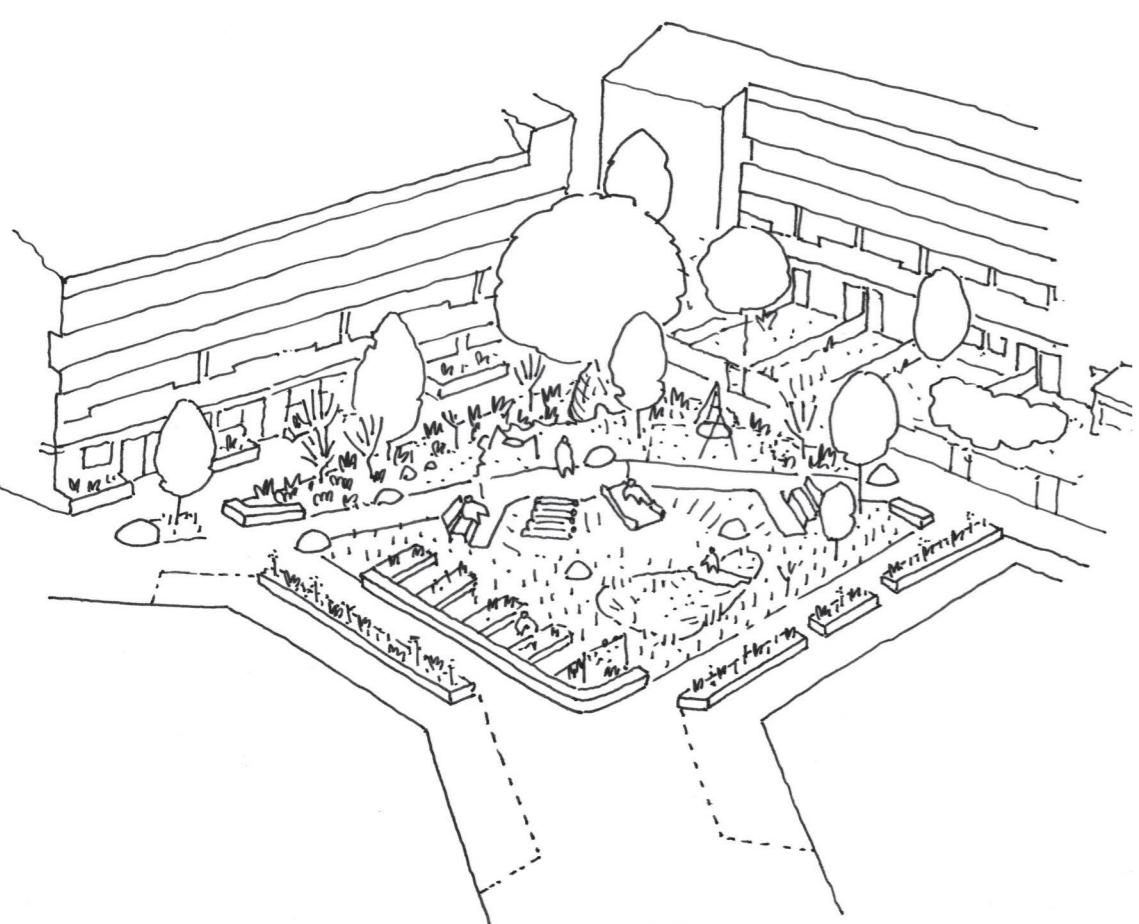
Re provided Suffolk Estate Tenants Management office

Orwell Garden

A communal garden for new and existing residents of all ages, with areas to play. This new green space will also increase the biodiversity in the area

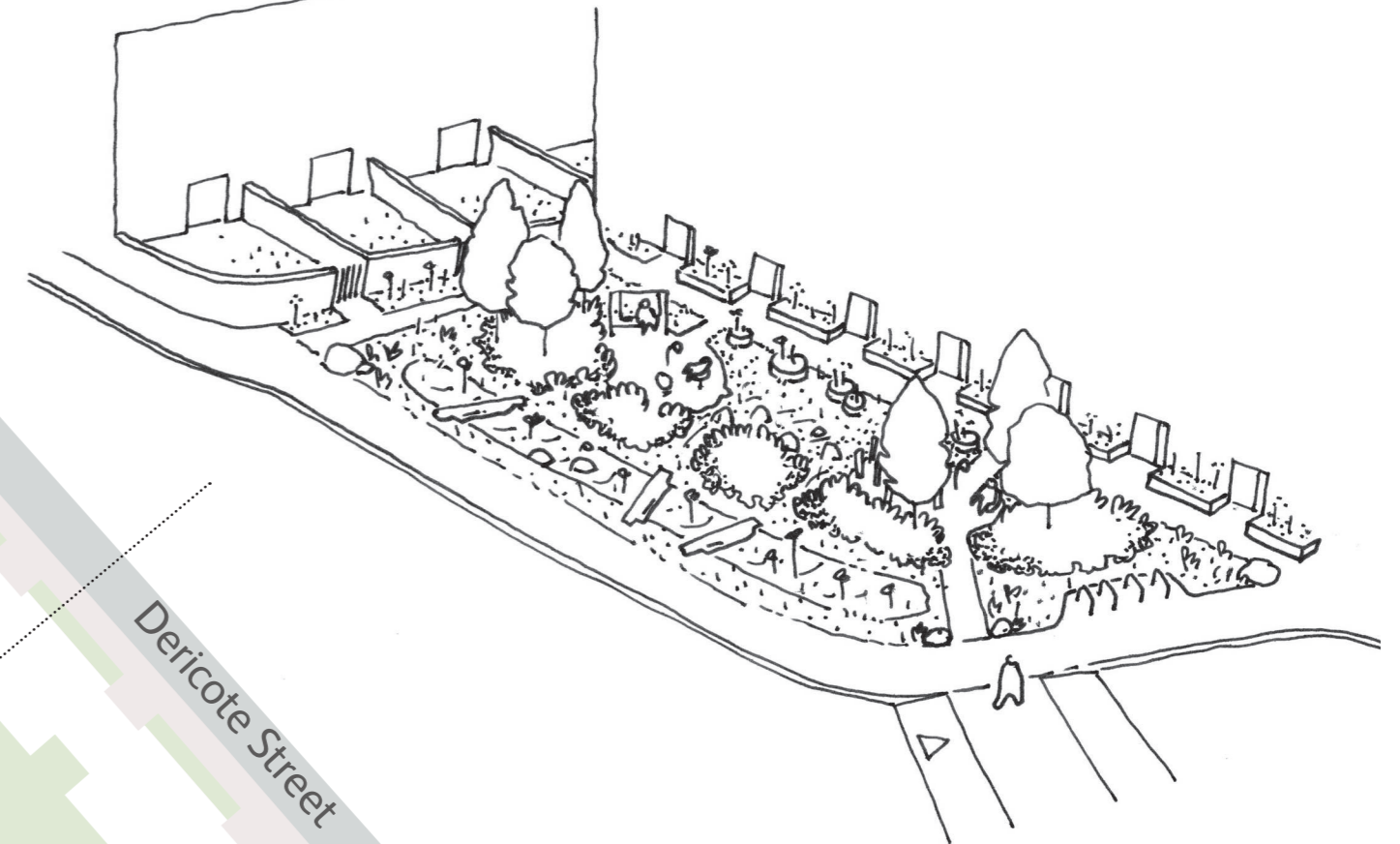
Reducing anti-social behaviour through improved passive surveillance

For example Little Orwell's front doors will open to a shared garden with clear sight lines and populated with neighbours, rather than rows of garages with poor sight lines which present opportunities for ASB.



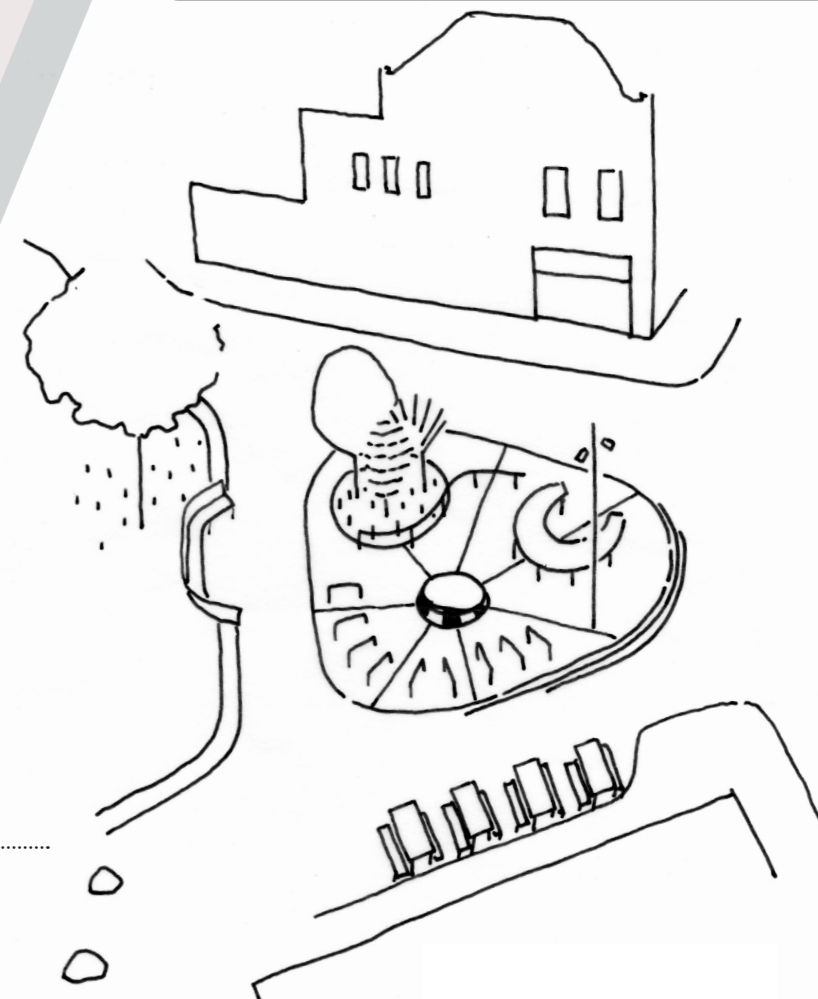
Welshpool Garden

A communal garden for new and existing residents of all ages and areas to play. This new green space will also increase the biodiversity in the area



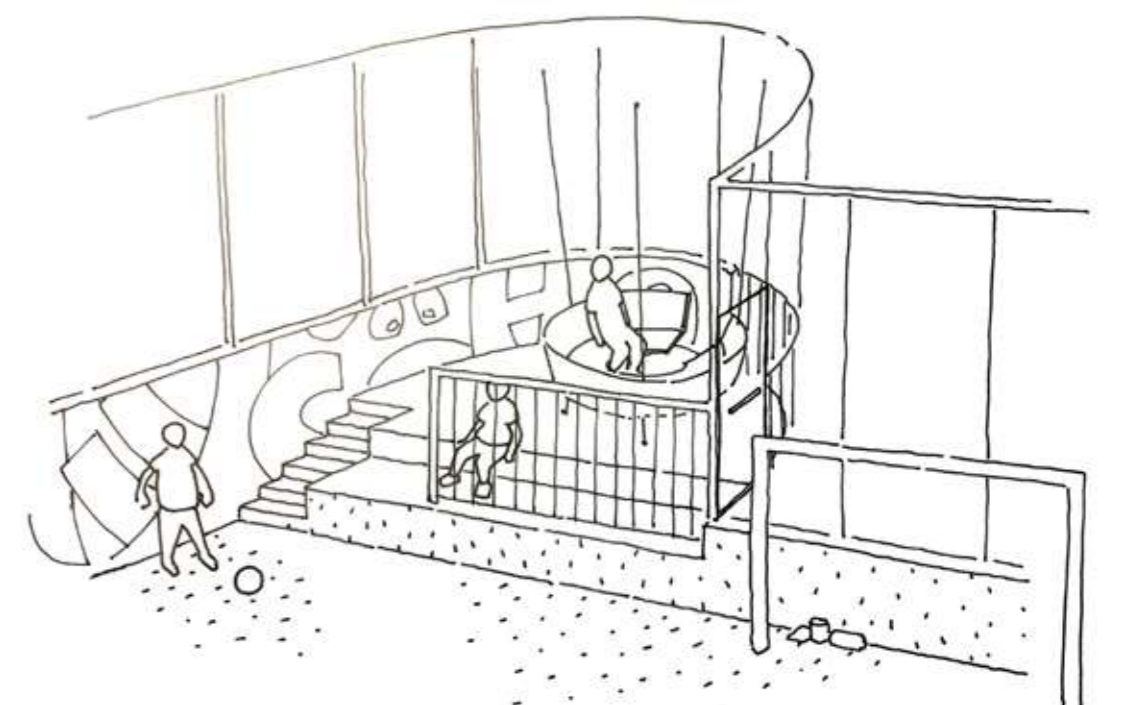
Share Square

Designed to cater to market users and residents at different times and to make a clear threshold to contain the market



Social area of new games pitch

re-provided astro turf pitch at 2/3 of the size of the current pitch with additional social amenity



New route for walking and cycling parallel to Broadway Market

Improved connection for people walking, cycling and wheeling



Changes to the Sports Pitch

The existing football pitch is a much valued resource for young people in the area. Several programmes offer regular activities including one run by Arsenal Football Club.

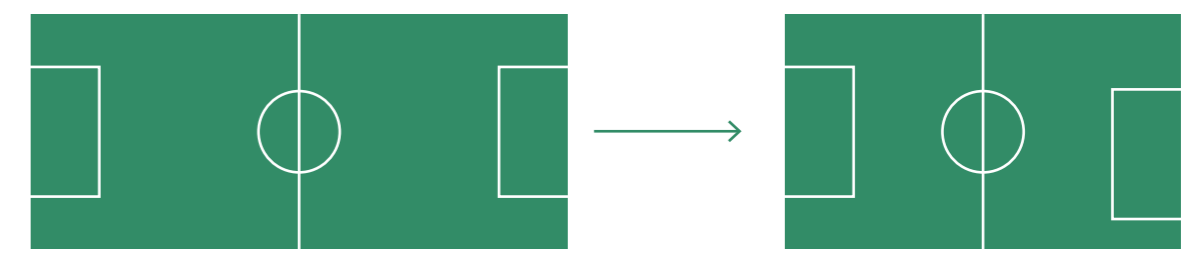
As part of the plans to provide new homes on Orwell Court garages site the existing games pitch will be re-provided in a new location on site potentially enabling continuity of use and will be re-designed including a reduction in size.

At the last public consultation concerns were raised over noise, how the pitch will be managed, opening hours, and whether any additional facilities would be provided for young people? See below for what is proposed.

Proposed size

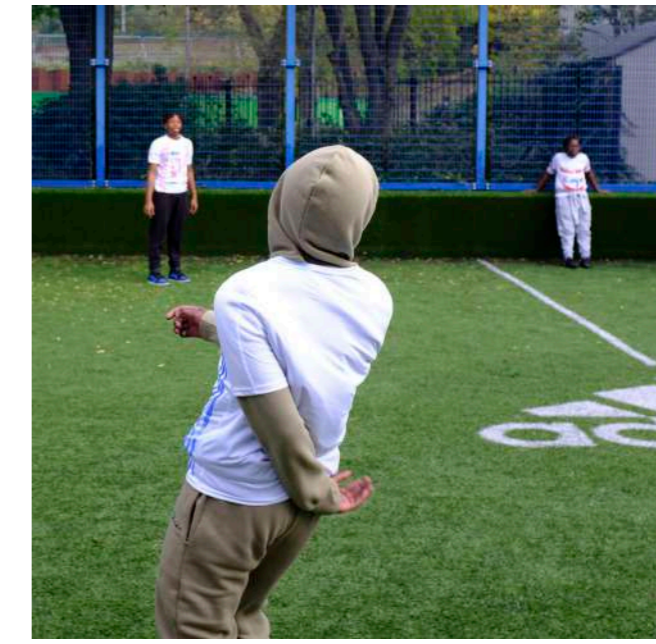
We have maximised the pitch size achievable while delivering the target number of new homes, with a maximum building height of six storeys. While the resulting pitch is smaller than the original, we have received assurances that it will accommodate the current programmes. Furthermore, based on resident feedback, we are proposing that the new pitch will have enhanced amenities providing:

- a second exit;
- a social space;
- a water fountain;
- and we are exploring if it is possible within our budget to provide free public Wi-Fi and a new indoor youth service space which would be shared with Suffolk TMO.



Existing pitch size:
40m x 17.5m = 700 sqm

Proposed pitch size:
29.5m x 17.5m = 515sqm



The workshop included a visit to the Harvist Estate games pitch, which is of the same size as the proposed ball games area.

Youth Engagement

We have closely worked with young people including current users of the pitch in two 3-day workshops during spring and autumn half term. The proposed design responds to the workshop outcomes.

Workshops explored young people's views on the wider neighbourhood, as well as design options for the proposed games court. Female participants of the workshop particularly often expressed a need for complimentary uses, such as seating, hanging out space, and playable space. This tallies with recommendations of organisations such as 'Make Space For Girls'.



During the first workshop, participants explored the wider area through a series of interviews held on a self-built structure that acted as a mobile backdrop, and later as a mobile gallery



Workshop participants explored boundary designs for the proposed pitch at scale 1:1, which they then capture in architectural models (see below)



During the second workshop, participants developed designs for the proposed pitch through the idea of a community of users as the 'team', for which they developed a name and identity, including a logo and a football kit



The proposed design

- An astro turf ball games area, 70% the size of the existing pitch
- A sociable space at the eastern end in response to comments by female workshop participants, to make space for a more diverse user group.
- A surface sunken by one meter to increase privacy, contain noise, allow for graffiti to the inside, whilst allowing good passive surveillance of the pitch and surrounding areas.
- The main, ramped entrance is proposed at the western end, with a secondary exit at the eastern end.



View looking east towards Broadway Market

Next Steps — Further design development

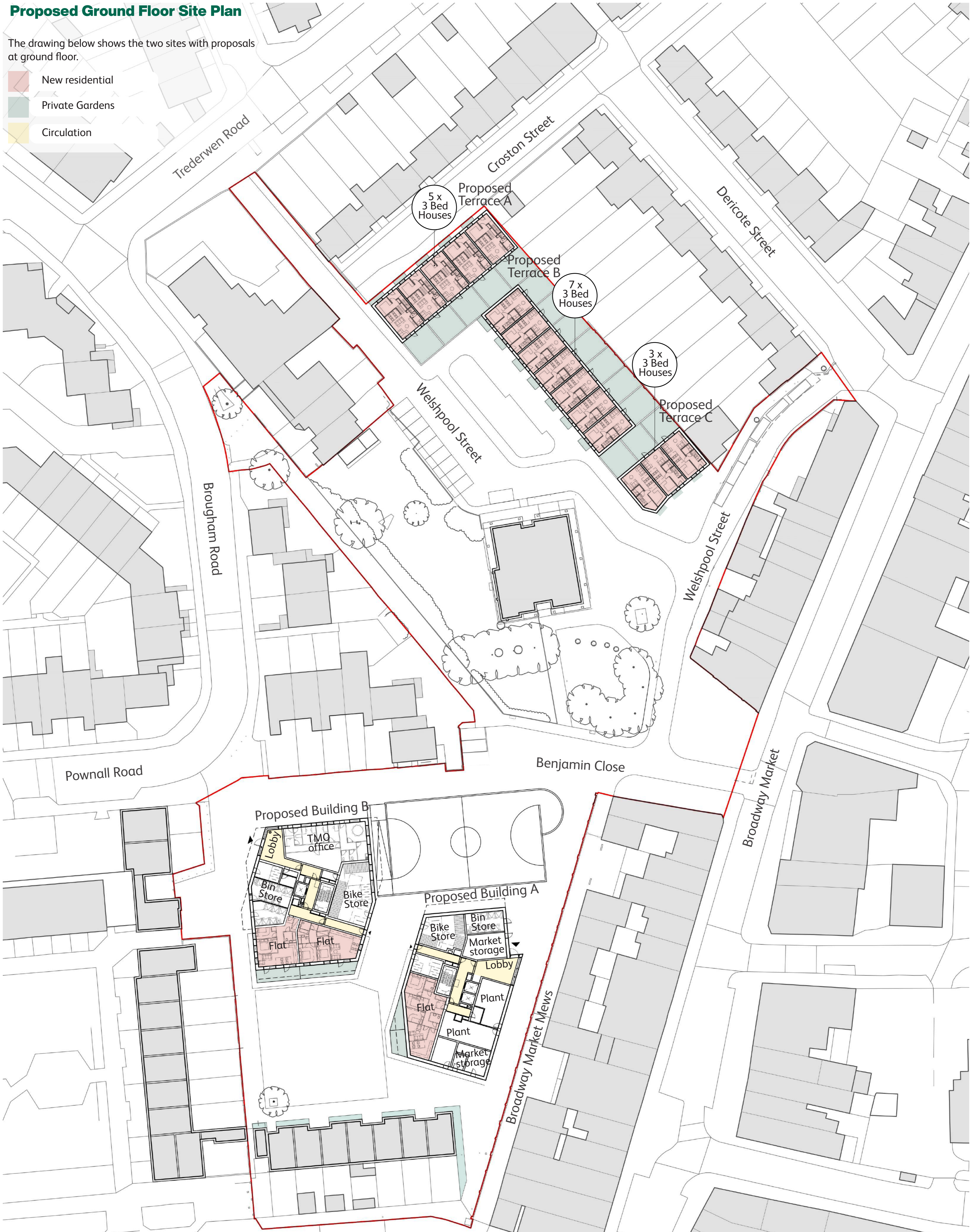
We are aware that the success of the games area in its new setting will be dependent on its management, which is why the new TMO office is located next to the pitch. This would allow for

- Passive surveillance
- Access management
- Removal of any items caught within potential netting to top of games area to prevent balls leaving the court
- Potential use of indoor space by young people

Proposed Ground Floor Site Plan

The drawing below shows the two sites with proposals at ground floor.

- New residential
- Private Gardens
- Circulation



Architectural proposals for Welshpool Street:

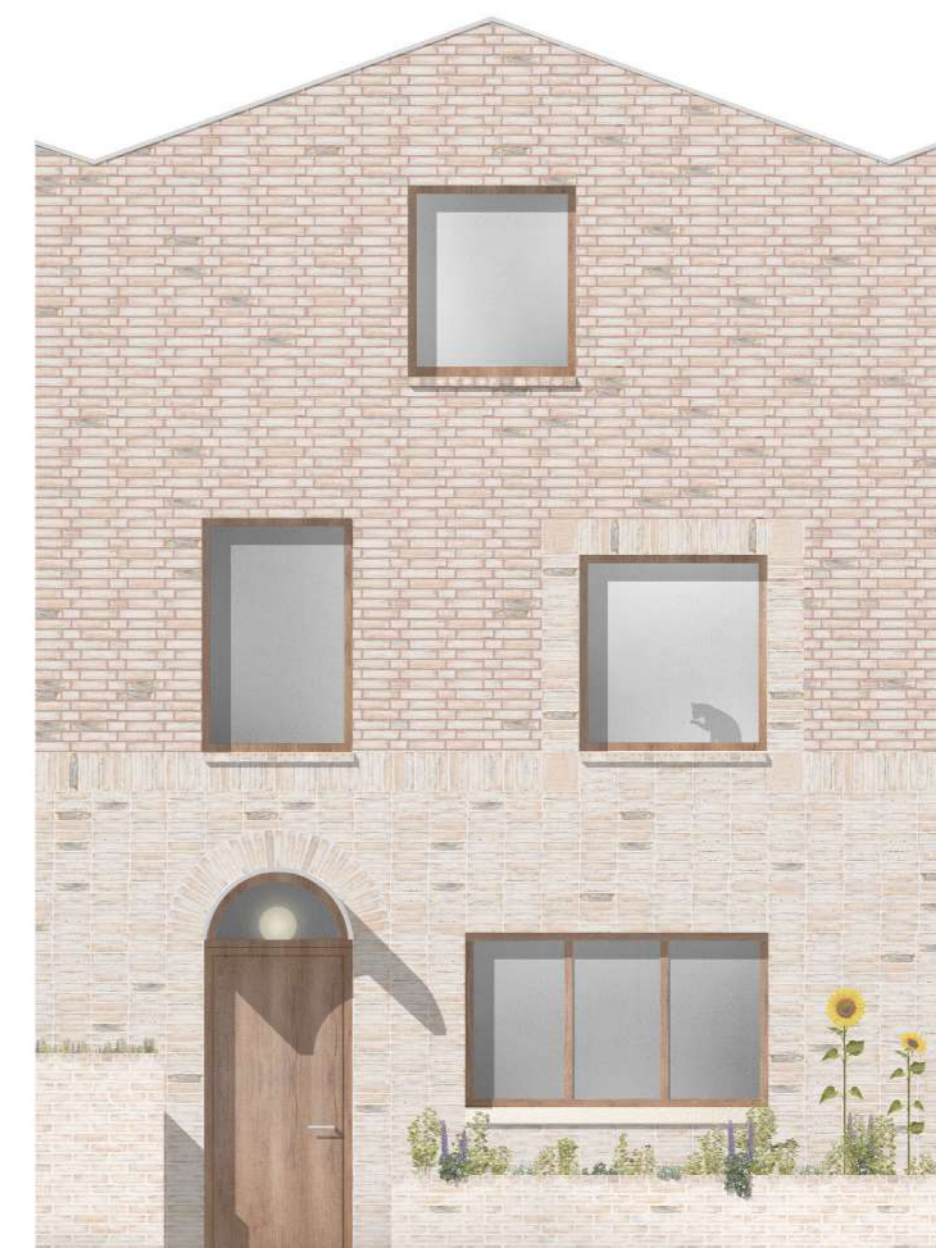
All 15 homes proposed on the Welshpool Street site are family sized homes and 3 storeys high. The Croston Street Terrace A has pitched roofs and a taller height to account for its one and a half storeys at ground floor, it has also been set back away from Croston Street in order to create a wider street and a greater separation distance from it's neighbours.

The design for Terraces B and C is very similar, the only difference being a mono pitched roof on Terrace B and flat roof on Terrace C. Both have a terrace at first floor level in the current design, created from the setbacks introduced to step the massing away from neighbouring properties. All new homes have a front and a back garden.

The facade design draws from its surrounding architectural context and aims to tie into the existing street pattern.



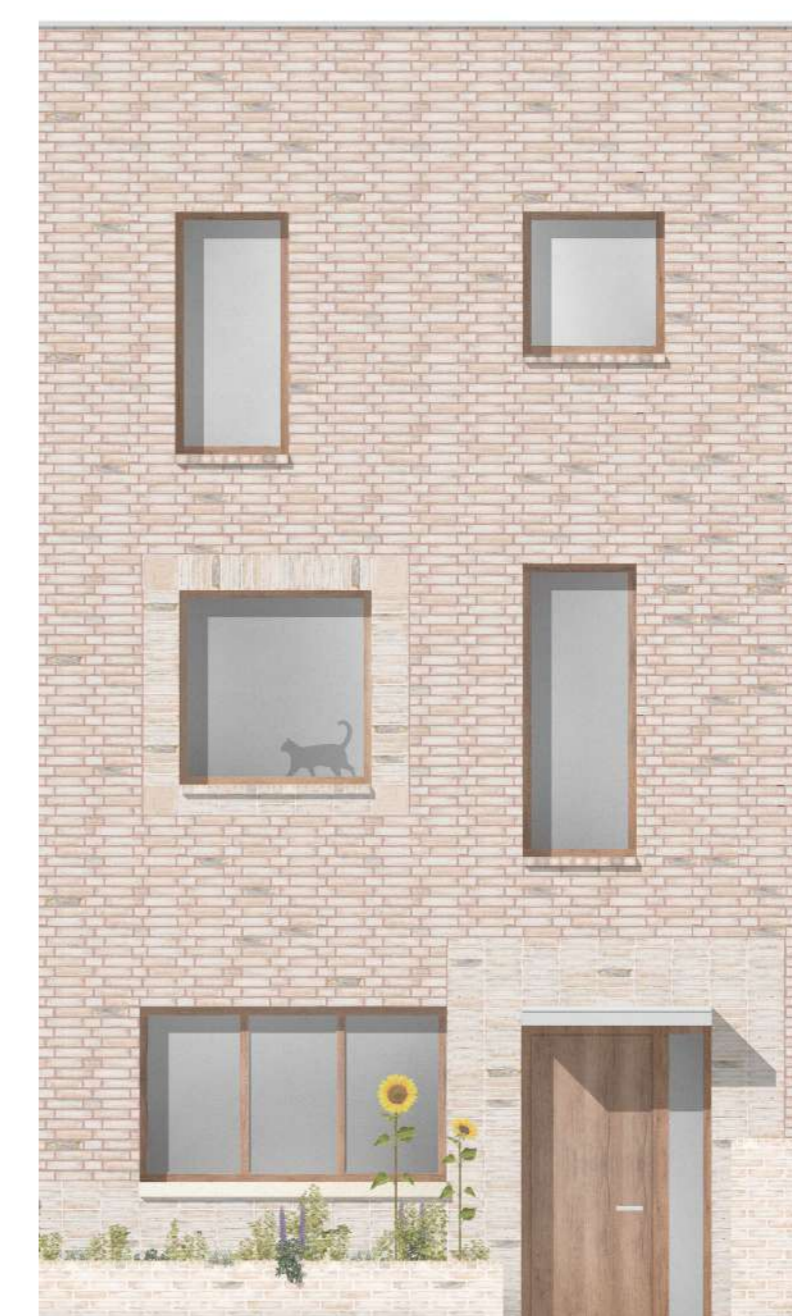
Croston Street view



Croston Street front facade bay study



View from corner of Welshpool Street



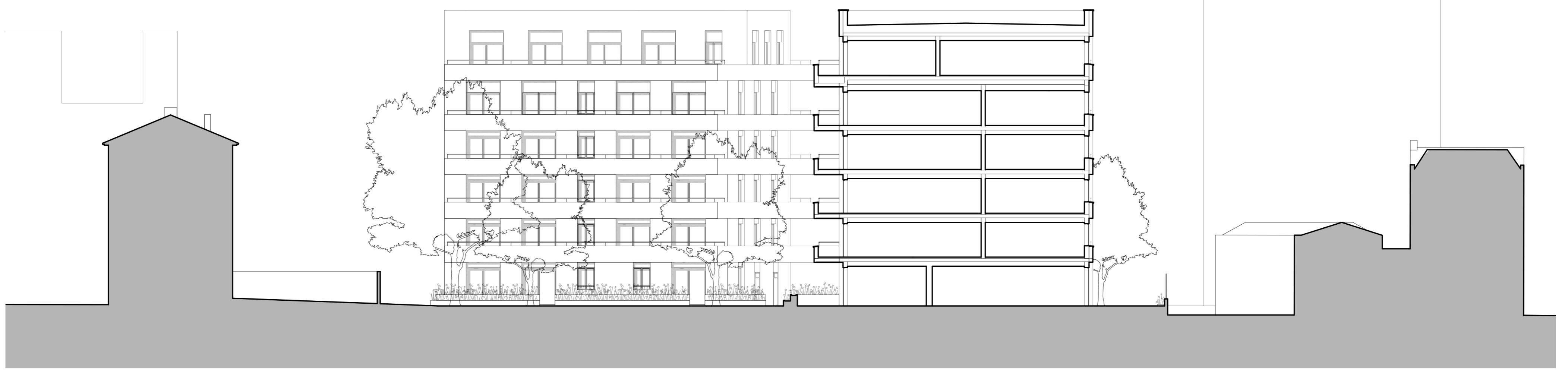
Welshpool Street front facade bay study



Material Swatches

Architectural proposals for Orwell Court:

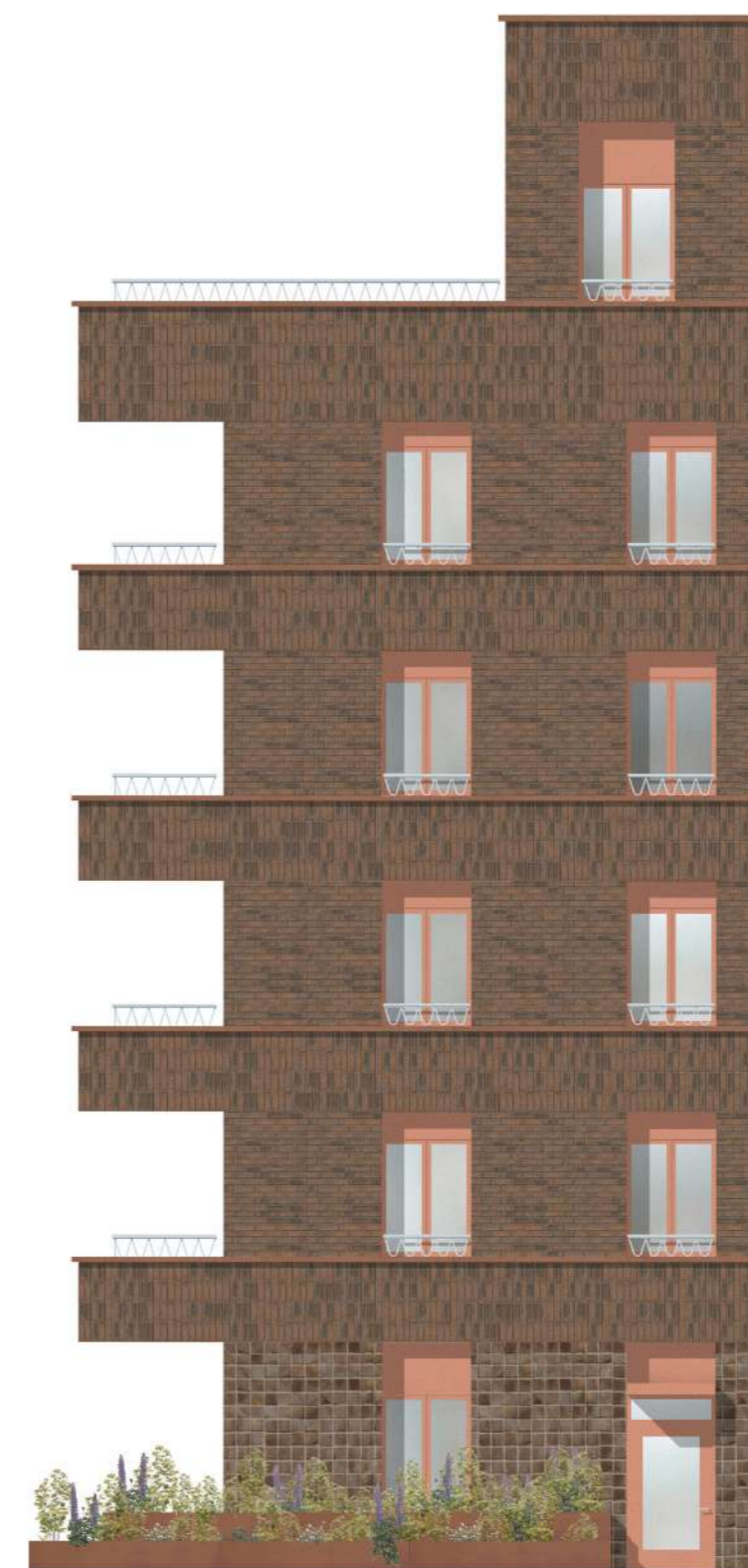
The diagrams below illustrate the order of design moves which resulted in the starting point of the current option. The first step was moving the games pitch to the north east corner of the site with the aim of having continuous use throughout the construction phase. The next was the placement of two blocks using the opportunity to hold the corner to Pownell Road with a building. The placement of the buildings also further defines and separates the two outdoor areas of the games pitch and the residents garden. To achieve the target number of homes both buildings need to be 6 storeys high. The design of these blocks has been considered to have no real front and back but have been designed to respond to its context on all sides which results in their chamfered forms.



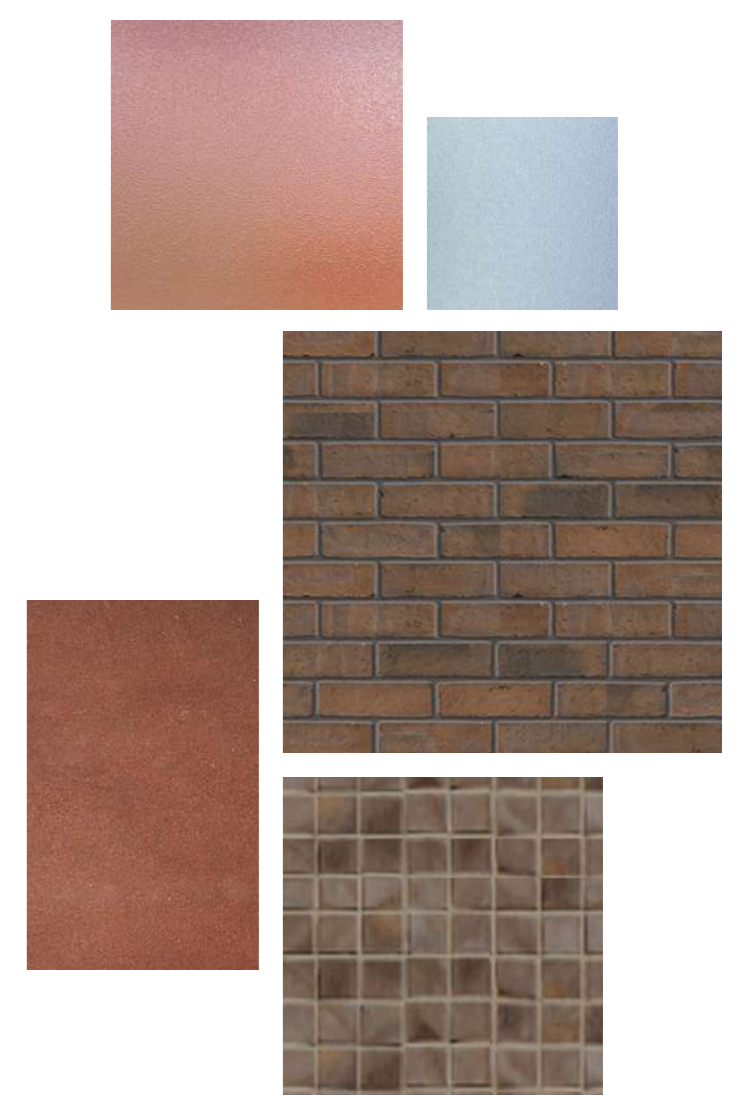
← Suffolk Estate → ← Orwell Garden → ← Building A → ← Broadway Market Mews →



View of New Football Pitch



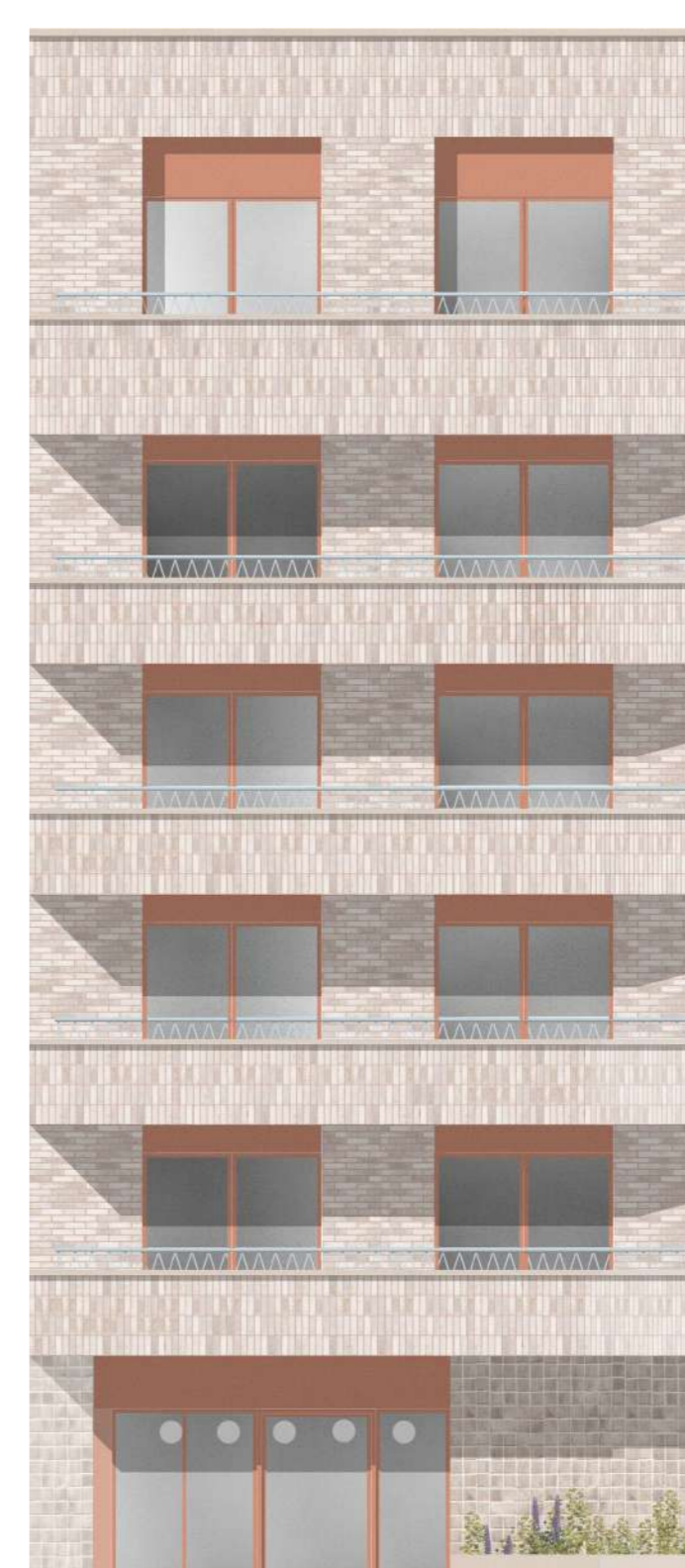
Building B baystudy



Material Swatches



View of Orwell Garden



Building B baystudy

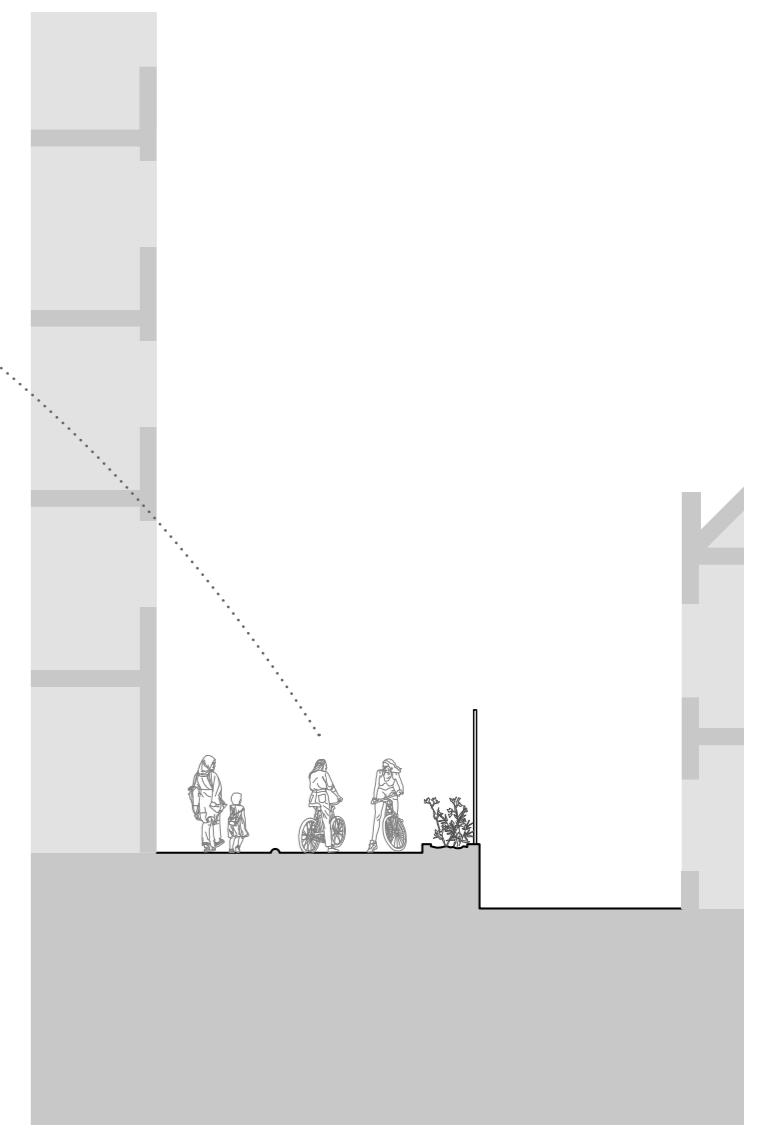
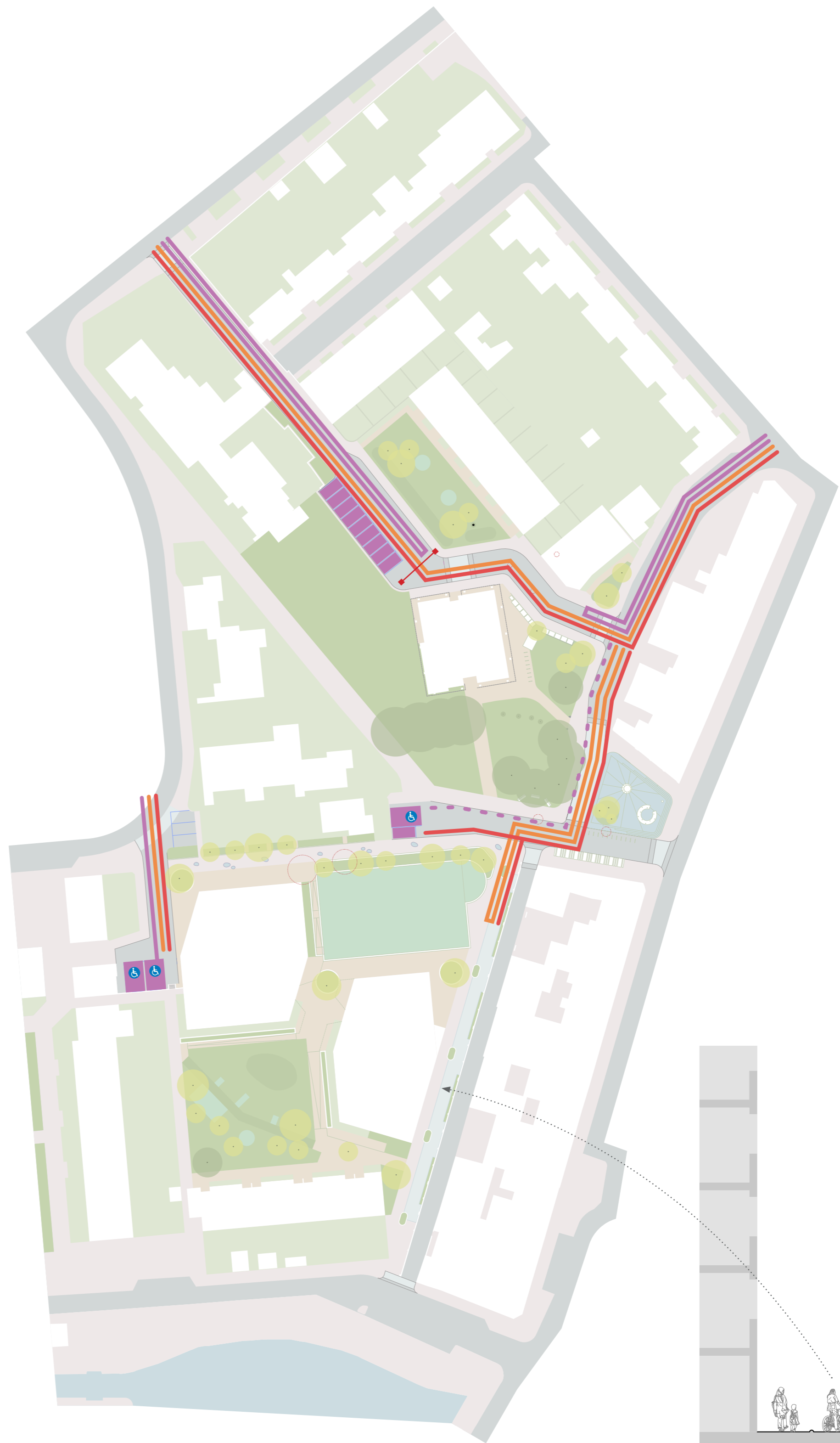


Material Swatches

How vehicles, people and bicycles will move around the sites:

Proposed Pedestrian and Cycle Movement

Proposed Vehicle Movement and Parking



New Cycle and Pedestrian Route between Broadway Market Mews and Building A

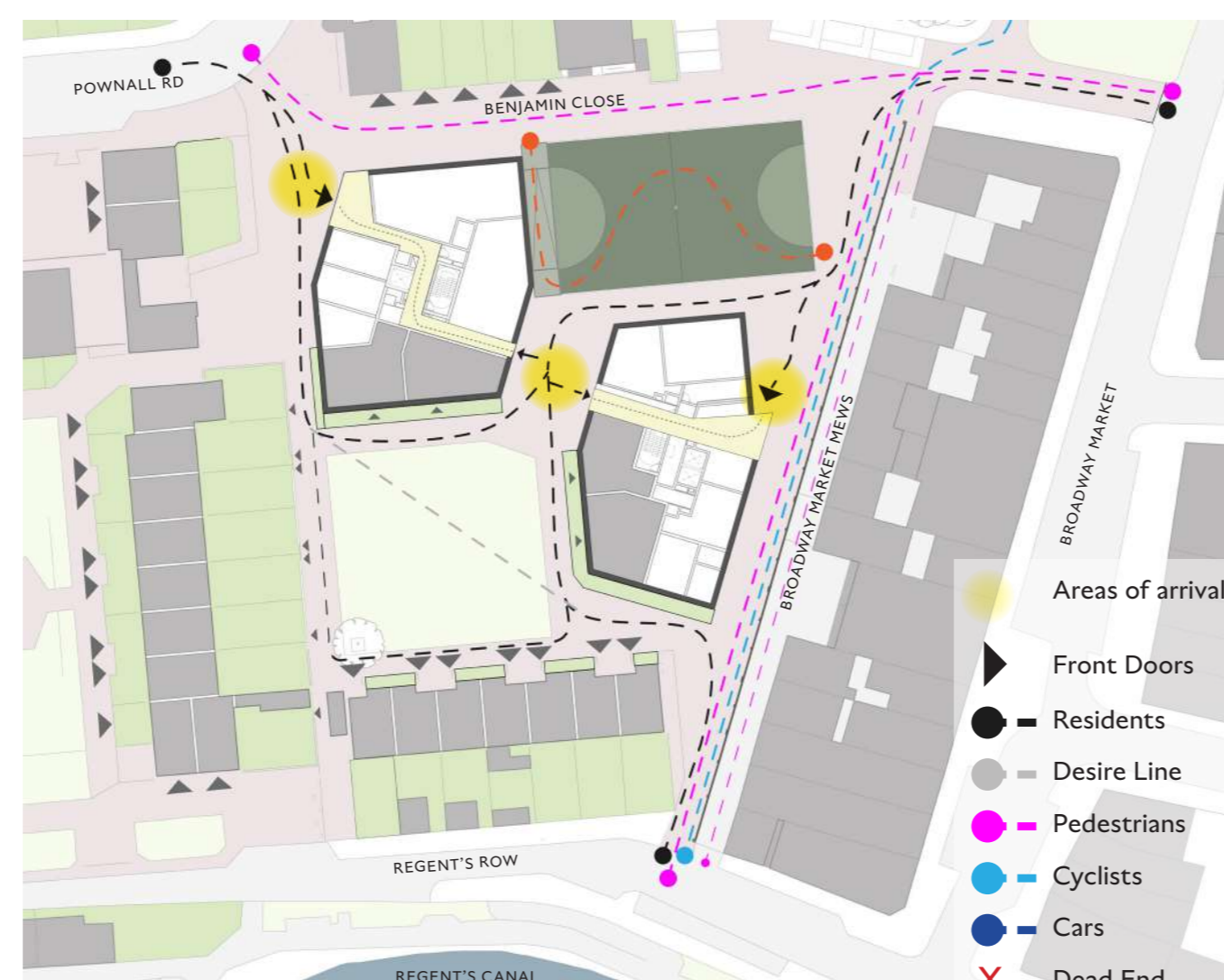
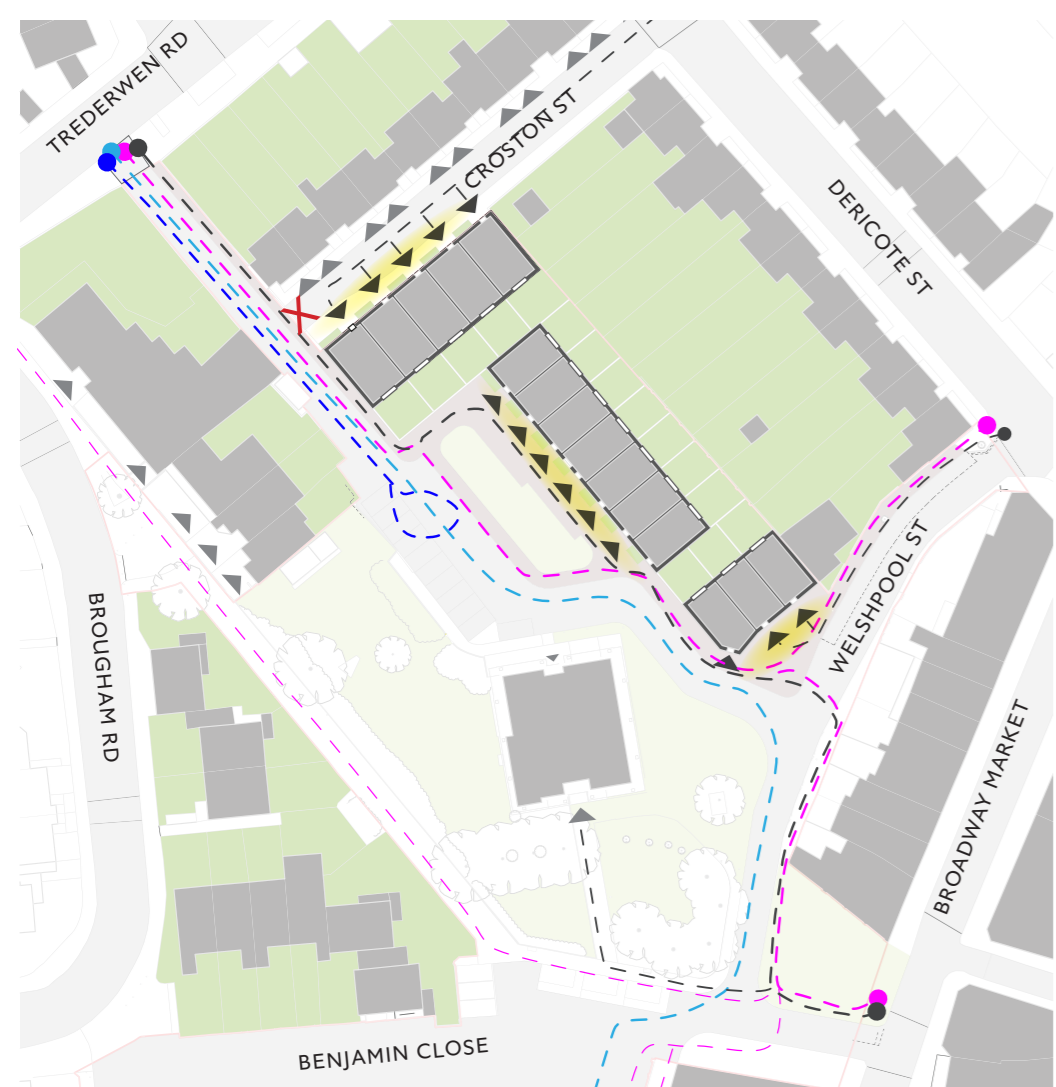
- Pedestrian route public
- Pedestrian route secondary
- Bicycle routes
- Bicycle desire lines
- Proposed entrance location
- Proposed gated connection

- Vehicular route
- Local resident only vehicles
- Refuse collection route
- Emergency access
- Blue badge parking

Proposed Welshpool St movement

Proposed Orwell Court movement

Options for Benjamin Close



We are proposing that vehicular access to Benjamin Close will be from Welshpool Street, via a new connection, as shown on the diagrams above. The current access from Broadway Market (which is inaccessible on market days) would no longer be required. We are evaluating two options for the layout of Benjamin Close, as shown on the right:

- (A) would retain the current layout of Benjamin Close
- (B) would stop up Benjamin Close, and expand the proposed Share Square. This second option would create a simpler, more attractive, and more pedestrian-friendly layout.

