

Welcome to the first public drop-in event, showing the early design development for new homes at Orwell Court garages and on the Welshpool estate.

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 high-quality, genuinely affordable homes to those who need it. Orwell Court garages and Welshpool estates are two 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 garages at Orwell Court and the Council depot and Suffolk TMO buildings on the Welshpool estate with improvements on the estates.



Residents at the heart of the project - Orwell and Welshpool RSG 19 April 2024



Orwell Court garages



Welshpool estate

What’s happening now?

We’ve appointed a design team to develop proposals for Orwell Court garages and Welshpool estate sites, 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



Mark Lemanski - Kings Crescent Play Street, Hackney



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



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 Orwell Court and Welshpool Street Resident Steering Group 3 times. They have shared local knowledge, raised concerns, suggested ideas and encouraged other residents to get involved.



Site visits April 2024, Daubney Road scheme



April 2024, half term youth workshop

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). Therefore, the proposals shown on these boards reflect the scale and simple massing required to accommodate the number of new homes on these two sites. These are not fixed nor are they detailed 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.

Youth engagement

A three day design workshop for young people to investigate issues affecting young people in the project area, and ensure young people’s views help shape the urban design and architecture proposals being developed. Visit board 11 to find out more and how we will continue to involve young people.

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: <https://bit.ly/3SexQCe>



Next steps

Your feedback will be used to test and develop options for the location and design of the new homes and open spaces around them, as well as the re-provision of the ball court, potential new access and movement routes in the wider area and the way the market and estates work together.

Estimated Project Timeline




The redevelopment of the garages on Orwell Court and the Welshpool Street depot site is part of Hackney’s New Homes Programme, creating homes for social rent. The project aims are to provide new council homes, shared new landscaped spaces that can be enjoyed by existing and new residents, re-provide

the football pitch, and support the market to work better and manage its impact on the wider neighbourhood. Sustainability is a very important to the New Homes Programme, creating homes with high environmental standards that will help to address the climate emergency.


Key commitments made to residents

- 1 No net loss of green space
- 2 The re-provision of the sports pitch
- 3 The re-provision of the TMO offices
- 4 The scale of the new development will be in keeping with the character of the area, in terms of height and scale

The project will provide:



90-110 New homes
*Total across Orwell Court and Welshpool Street




Min 35 % Social rent



Reprovide football pitch



New TMO offices for Suffolk Estate



Efficient and sustainable building



Improved accessibility and wayfinding

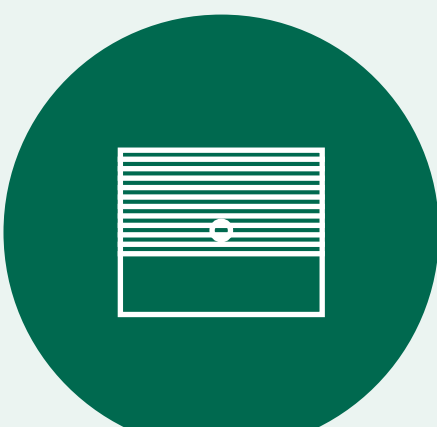


Enhanced biodiversity, new public spaces and play provision




Improved cycle routes and storage

The project could also provide:



Re provide storage for Broadway Market?



New commercial spaces?



Please let us know what you think about the brief and the provision of commercial or market storage space?

The neighbourhood has a very mixed character of buildings and spaces including historic streets, gated mews, 17 storey Welshpool House, and the 1960’s Suffolk Estate.

We’ve heard:

“Everyone knows each other here - it feels like a safe oasis. Build on this to make a stronger neighbourhood.”

“The new design needs to make a clear threshold between the market space and residential space, without using gates and barriers.”

“Orwell Court garages are used by more than the market traders. They perform an important social function - as storage and man sheds, workshops and gyms.”

“Opportunity to make a new vehicular access for emergency vehicles, into the new development from Trederwen Road.”

Character of Orwell Court



The football pitch is well used by locals and provides important social infrastructure for the estate and wider neighbourhood, although is also noisy and is not always well looked after.

Character of Welshpool Street



Listed buildings along Croston and Dericote Street border the north of the site

Impact of Broadway Market



Photo taken on a weekday showing the entrance to the site from Broadway Market and junction with Benjamin Close. This area is sunny but the fenced green space cannot be accessed and enjoyed.



The garages currently occupy the Orwell Court site and provide storage for local residents and market traders. The space is not well overlooked and attracts unwanted behaviour and littering



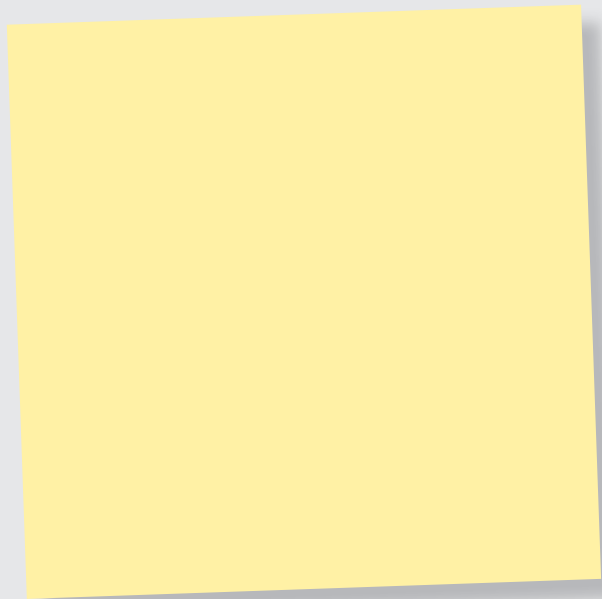
Welshpool Depot blocks the route through to Trederwen Road with blank high walls and fences. Car parking for Welshpool House dominates the landscape at the base of the tower.



On weekends the market is very busy with a lot of visitors and service vehicles moving around the area, which has a big impact on the surrounding roads and streets.

Orwell Court

What do you like about the existing estate, what would you keep / change / add / reflect in the new building
- form, scale, colours, materials, details?



Welshpool Street

What do you like about the existing estate, what would you keep / change / add / reflect in the new building
- form, scale, colours, materials, details?

Shared design principles

- 1 The new buildings should feel in keeping with the existing neighbourhood.
- 2 The new buildings should respect the character of the conservation area
- 3 Contain market activity and minimise impacts on the residential parts of the neighbourhood

There is an opportunity to provide new / improved green spaces, increase biodiversity, and integrate playful street elements to create shared community spaces

Proposed opportunities include:

Improved public realm and connectivity

- A new public ‘pocket park’ within the existing garage site
- Improved pedestrian connections, for example the route between Regents Row and Benjamin Close, and a new route connecting Welshpool Street with Tredewen Road
- A potential ‘community square’ at the junction of Benjamin Close, Broadway Market and Welshpool Street to provide improved seating, incidental play or a space for community events

Improved play and amenity provision

- Improved play provision by creating a new shared ‘pocket park’ with fixed play, and incidental ‘play-on-the-way’ elements within streets and public realm
- New homes with some private amenity space (balconies) and shared communal areas with doorstep play
- Retained / re-provided ball court
- Retained resident community garden and play area at the base of Welshpool House

Improved biodiversity and ecology

- More planting within streets and public spaces, including trees and seasonal planting
- Planted rain gardens within streets. These help to provide a sustainable approach to drainage and aid biodiversity
- Green roofs on new buildings. Green roofs provide important biodiversity, habitat and bird nesting opportunities

We’ve heard

The ball court is valued but can be loud, particularly for the residents of Benjamin Close and Welshpool Tower.

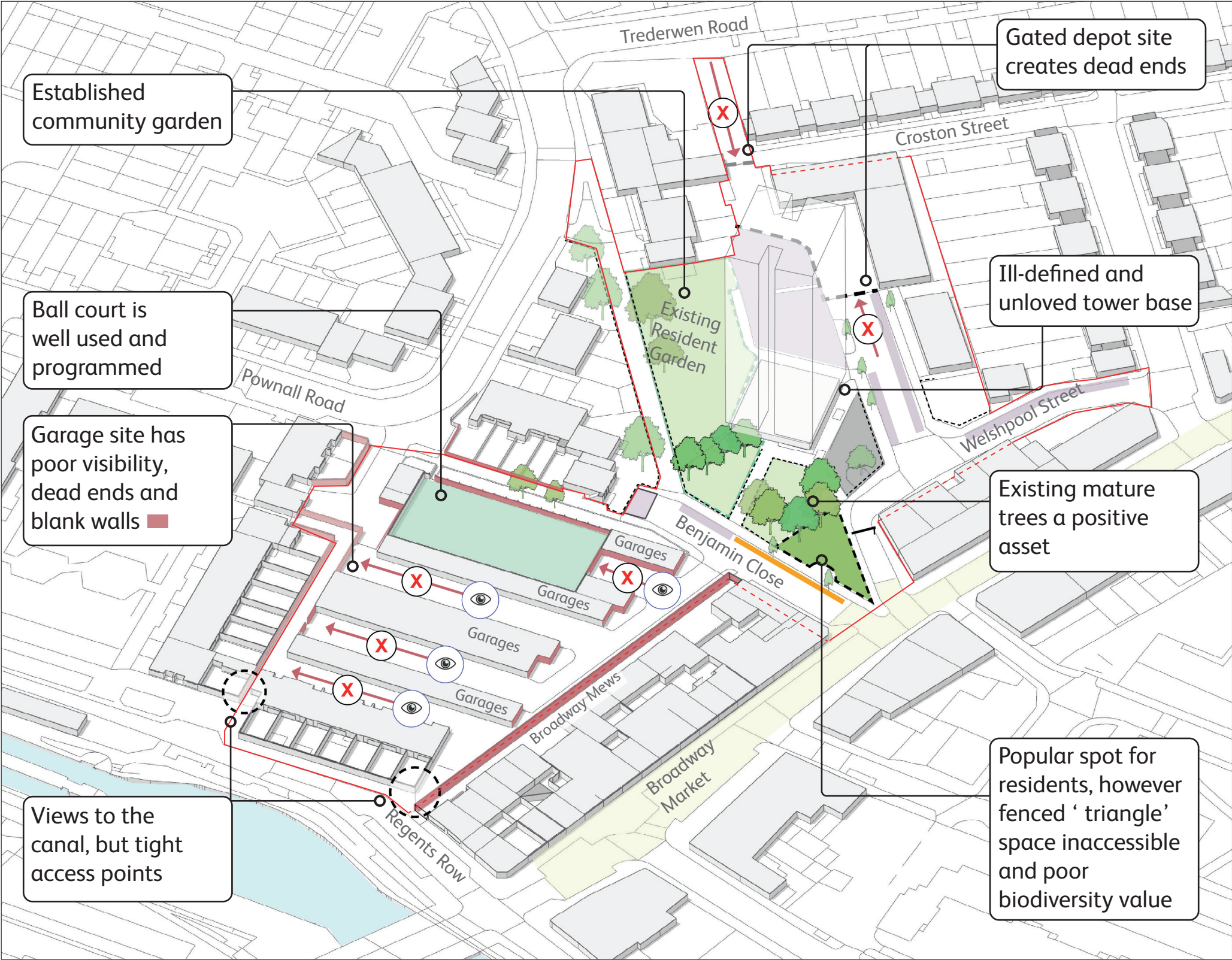
Mixed views about the pros and cons of increasing permeability

The playground at the bottom of Welshpool House is only for use by the children of Welshpool House

A lot of social activities go on in Orwell Garage area. Space to socialise with neighbours is important

The junction of Benjamin Close and Welshpool Street green space is a space where predominantly local people gather, including from St Mungo’s

Challenges and constraints



Inaccessible depot site restricts movement and access

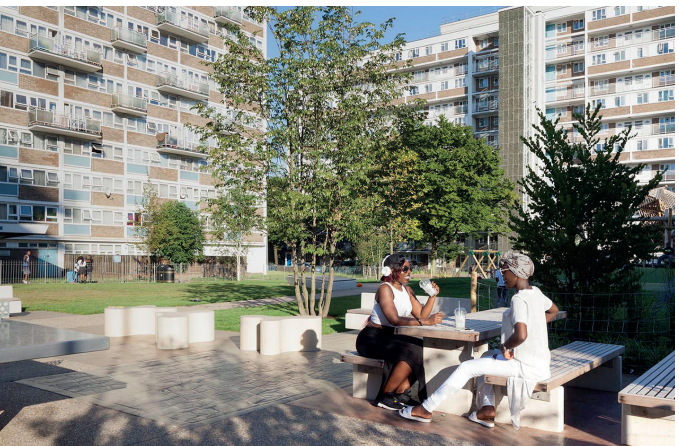
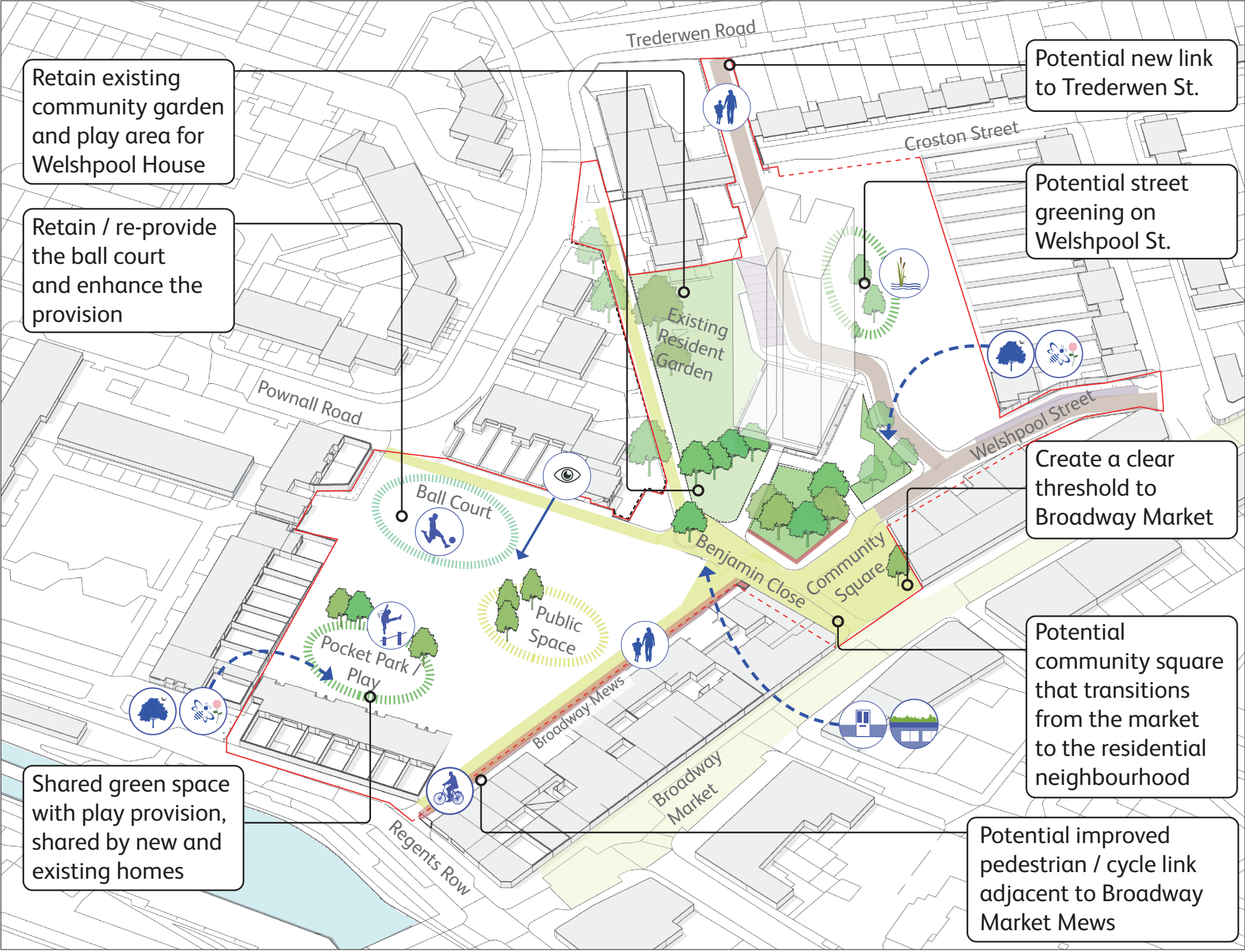


Fenced Benjamin Close ‘triangle’ has limited amenity and seating



Dead-ends in the Orwell site

Placemaking opportunities



‘Pocket park’ example
(c) Henrietta Williams / Erect Architecture



Green street example



Playful public realm example

Proposed shared design principles

- | | | |
|--------------------------------|---|------------------------------|
| More front doors on the street | More play | Pollinator friendly planting |
| Ball court re-provided | Green / brown roofs | Rain gardens |
| Improved pedestrian movement | Improved visibility and safety in public spaces | More trees |

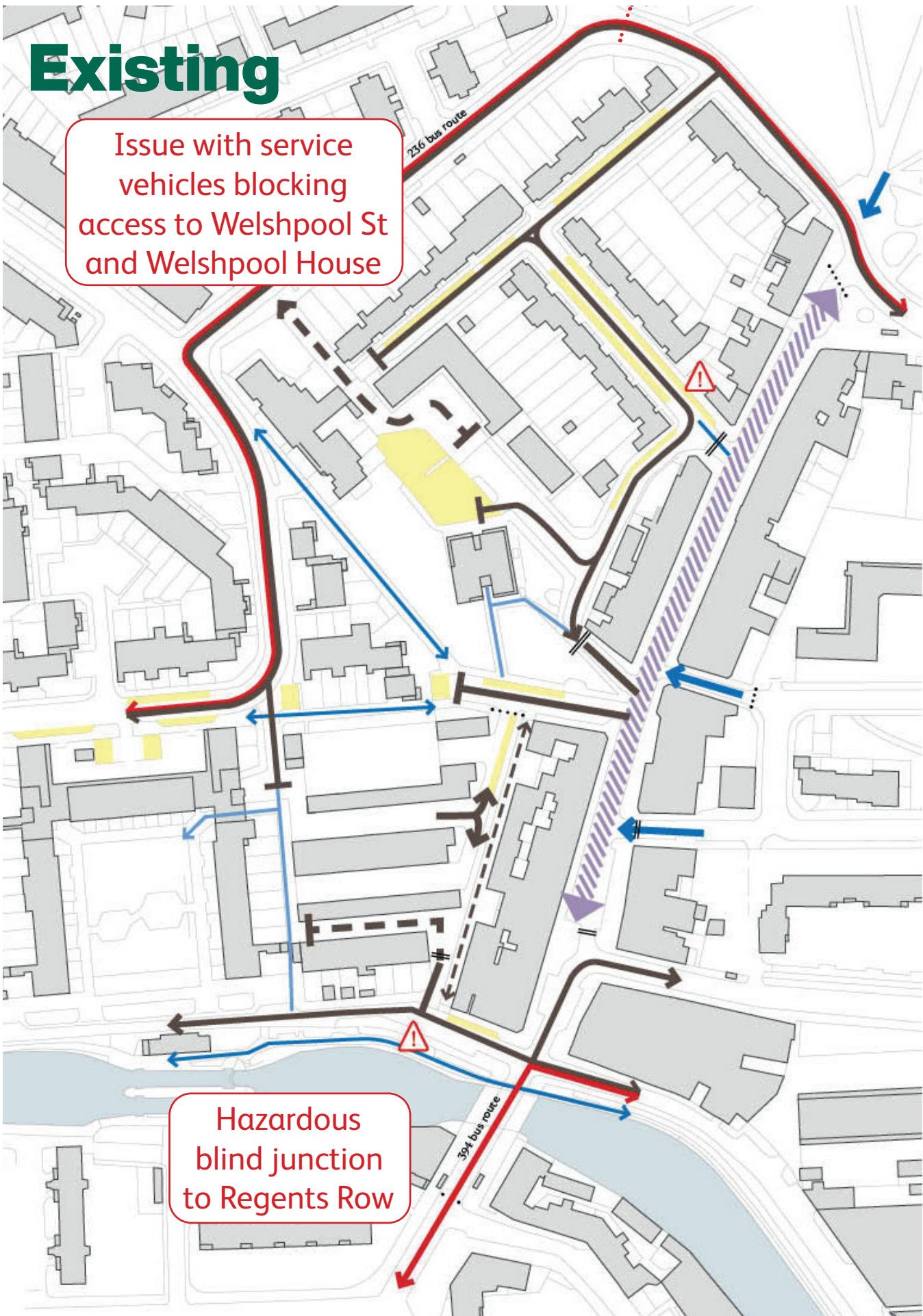
In order to provide new homes for social rent, the plans are to reduce the size of the football pitch by a third. There is a potential to improve the facilities. What improvements would you like to see?



Generally, are there other improvements or changes you would like to see in these areas to better meet your needs and preferences?



There are a lot of people, vehicles and cycles moving through the site, including traffic servicing the shops and market. These currently do not always work well together and can be unsafe.

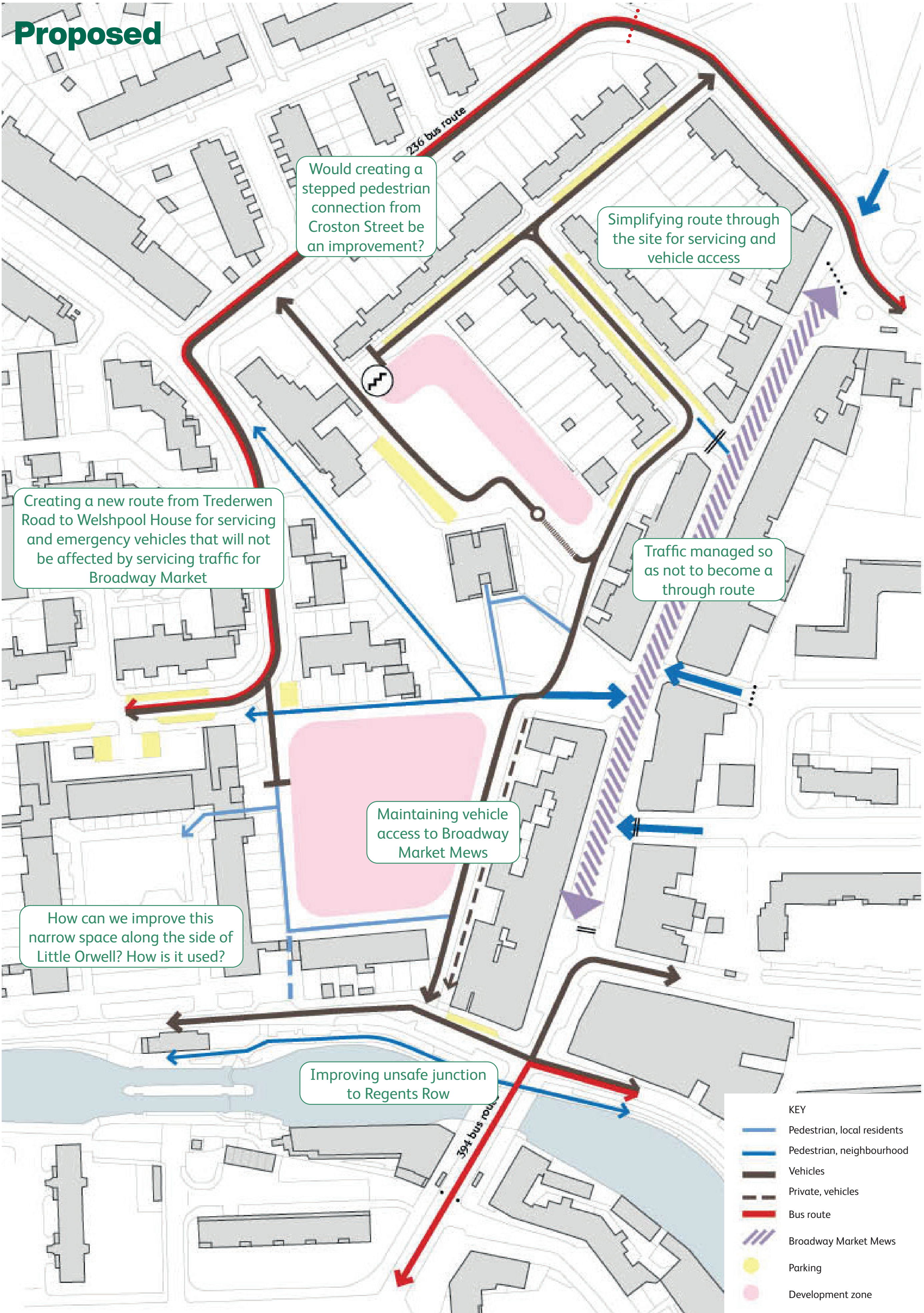


We hope to improve this through the project and create a safe and enjoyable space for everyone, particularly improving the experience for those on foot or by bike.

You said:

Concerns especially for emergency vehicles at the junction between Dericote Street and Welshpool Street which gets blocked on market days.

There is a desire line between Welshpool Street and Broadway Market Mews, that involves jumping over the low railings!



Proposed shared design principles

Pedestrians

- 1 Strengthen pedestrian and cycle routes throughout the neighbourhood
- 2 Create a safer junction connecting to Regents Row for pedestrians and cycles
- 3 Improve the route for pedestrians along Benjamin Close
- 4 Creating a stepped (pedestrian only) access from Croston Street?

Vehicles + Servicing

- 5 Provide new servicing / emergency route from Tredewen Road to Welshpool House that cannot be affected by the market
- 6 Reduce the amount of cars on Benjamin Close and Welshpool Street
- 7 Remove bins from the public realm

What do you think about these design principles? Are there any others you would like to suggest?

What improvements would make getting around the area easier and safer for you?

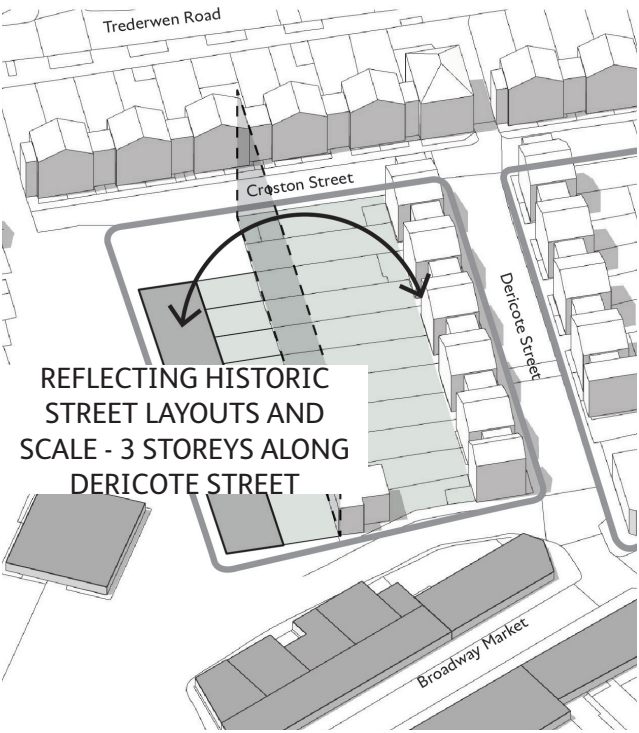
The brief for between 90-110 homes has been tested through feasibility design stage, which concludes that 100 homes is the maximum capacity across both sites alongside the non-residential and other requirements.

The proposed buildings are between 2-6 storeys, in keeping with the surrounding buildings.

Views, light and privacy

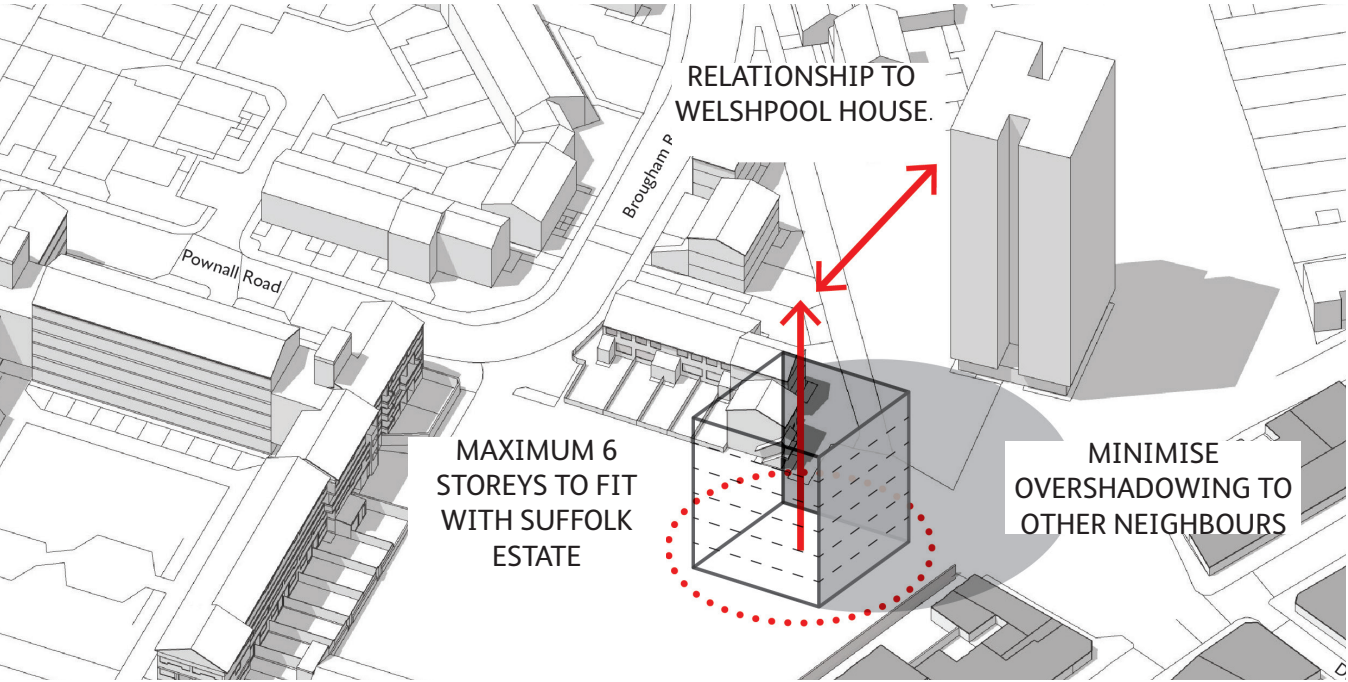
Any new development will respect the views, light & privacy of all the existing homes surrounding the site.

Building height - Welshpool



The proposed building heights are generally 3 storeys, reflecting the same heights as those on Croston + Dericote Streets. The scale is sensitive to the heritage importance of these streets. There is potential for 4 storeys at the corner to Welshpool Street, directly opposite Welshpool House. The buildings can repair the street landscape at the base of the tower.

Building height - Orwell



The maximum building height on is 6 storeys, which is the same number of storeys as the Suffolk Estate buildings along Pownall Road, although the overall heights will be slightly greater to meet current building standards. We have positioned the 6 storey building overlooking the corner of Benjamin Close and opposite Welshpool House, where it will have least overshadowing impact on neighbours.

Sketch view of the junction between Broadway Market and Benjamin Close, creating a improved shared open space. The tallest new building is 6 storeys and overlooks this space.



Proposed shared design principles

- 1 Opportunity for height on the corner of Benjamin Close, maximum 6 storeys (under 18m) where it will have least overshadowing impact on neighbours.
- 2 New buildings to be designed in a way to maintain as much daylight & sunlight to the existing homes
- 3 Design of buildings to be tenure blind and all shared external amenity areas and play spaces to be shared between tenures.
- 4 A new home for the Suffolk Estate TMO, with better facilities and connection to the Suffolk Estate.
- 5 Re-providing some level of storage for market traders.

You said:

Restaurant at the end of Broadway Market Mews is very noisy. Concern for anymore things like this coming further into what the residents consider a residential area.

The new design needs to make a clear threshold between the market space and residential space, without using gates and barriers.

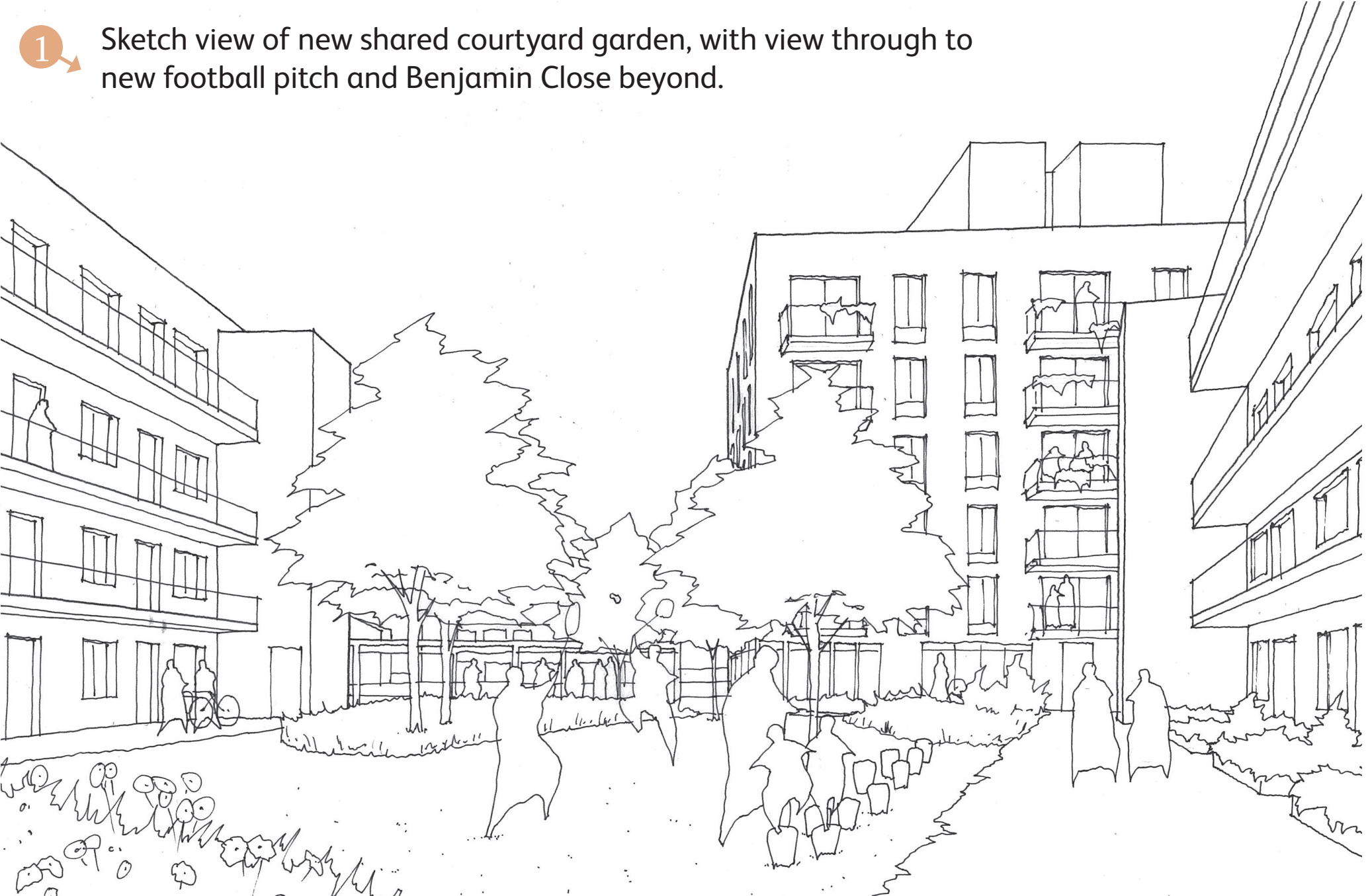
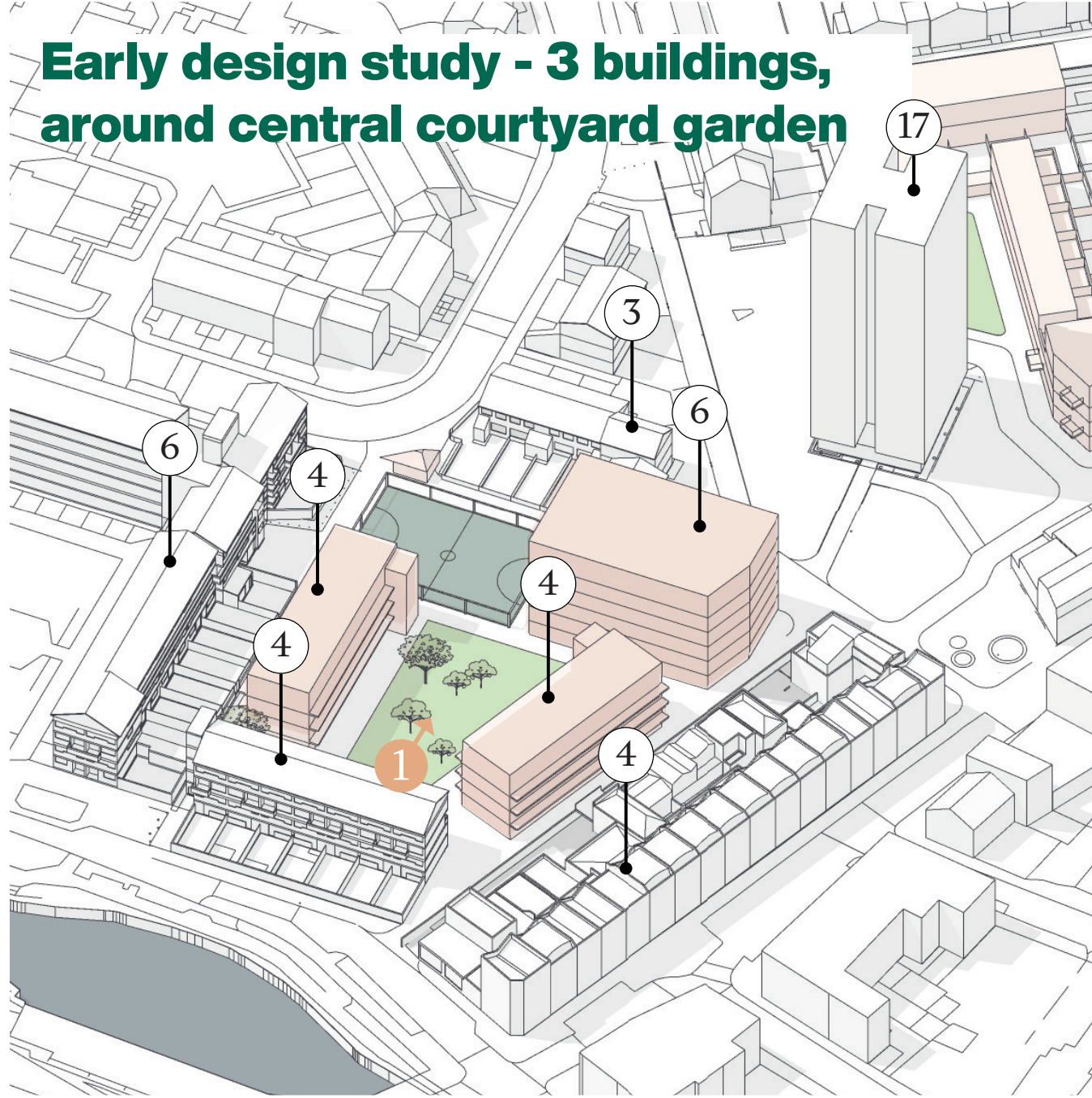
Orwell Court residents use the garages side to enter their homes

The gates and wall along Broadway Market Mews are very important for security of tenants and residents, but hopefully can be improved and made more positive

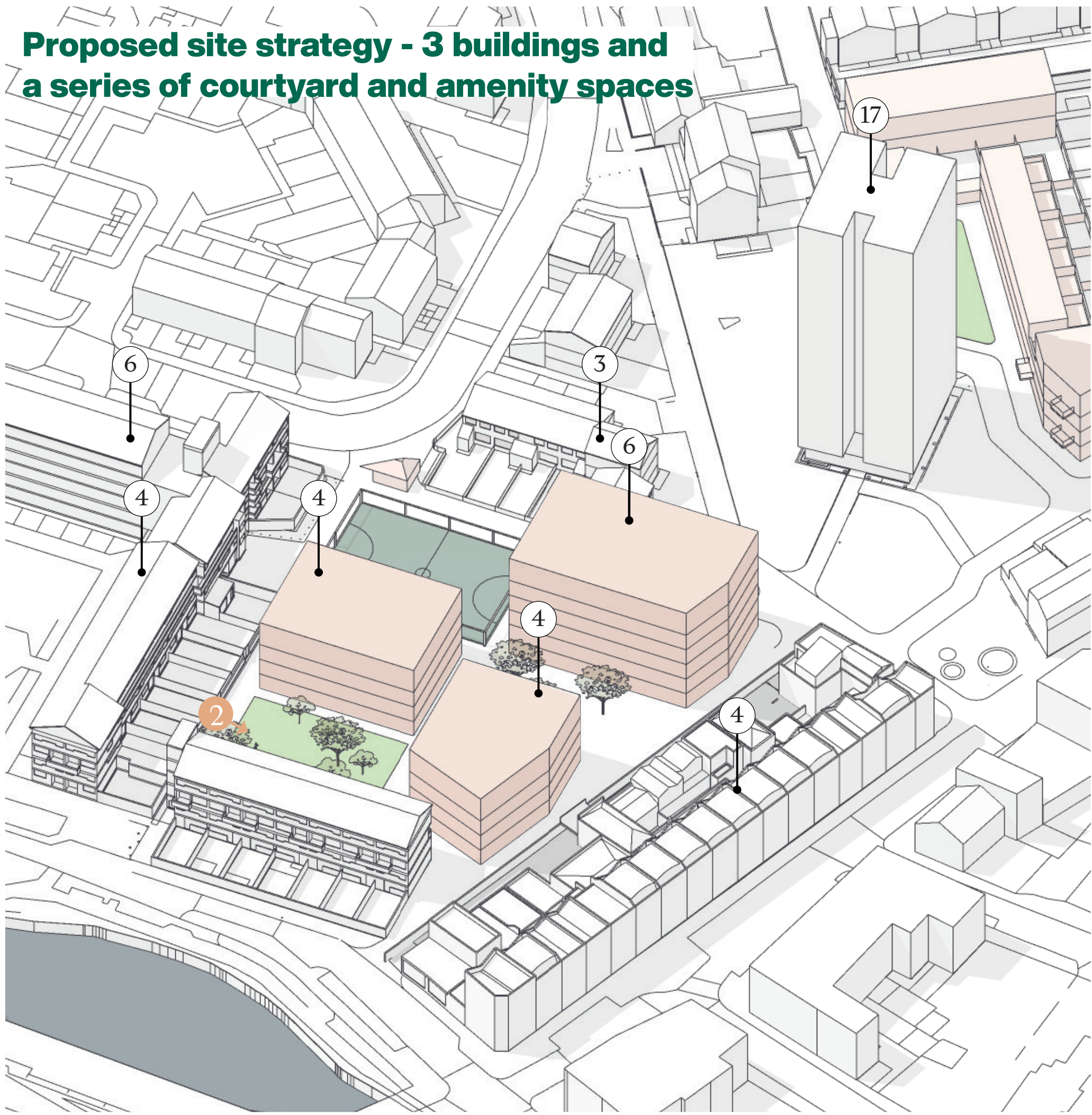
Let us know what you think

A number of site strategies have been tested during the design development process so far looking at the layout of the new public spaces, football pitch and

buildings and their relationship to existing neighbours. The options presented here summarise the design development, and show the current proposed strategy.



- 66 approx New homes
- 500 m² Football pitch
- 720 m² Shared landscape
- ✓ Large central garden. Little Orwell has improved entrances and arrival to the building.
- ✗ Long buildings along Broadway Market Mews and Orwell Court affect views from these homes all the way along. Landscape courtyard and pitch are connected.



- 74 approx New homes
- 500 m² Football pitch
- 640 m² Shared landscape
- ✓ Gardens separated from football pitch. Little Orwell has improved entrances and arrival to the building. Wider route along Broadway Market Mews. Impact on neighbours on each side is balanced maintaining views onto open spaces on all sides.
- ✗ Potential overshadowing of football pitch. New 'villa' type buildings are different shapes as those surrounding. Lower % dual aspect homes.

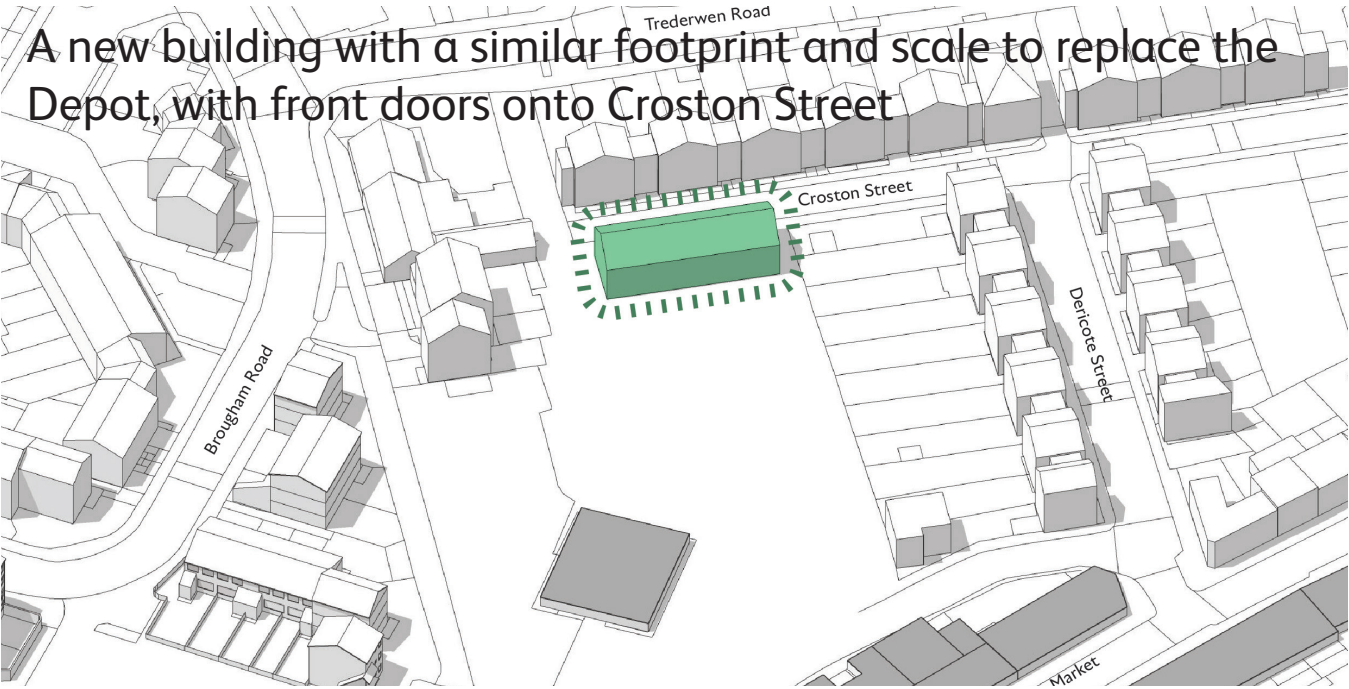


Tell us what you think

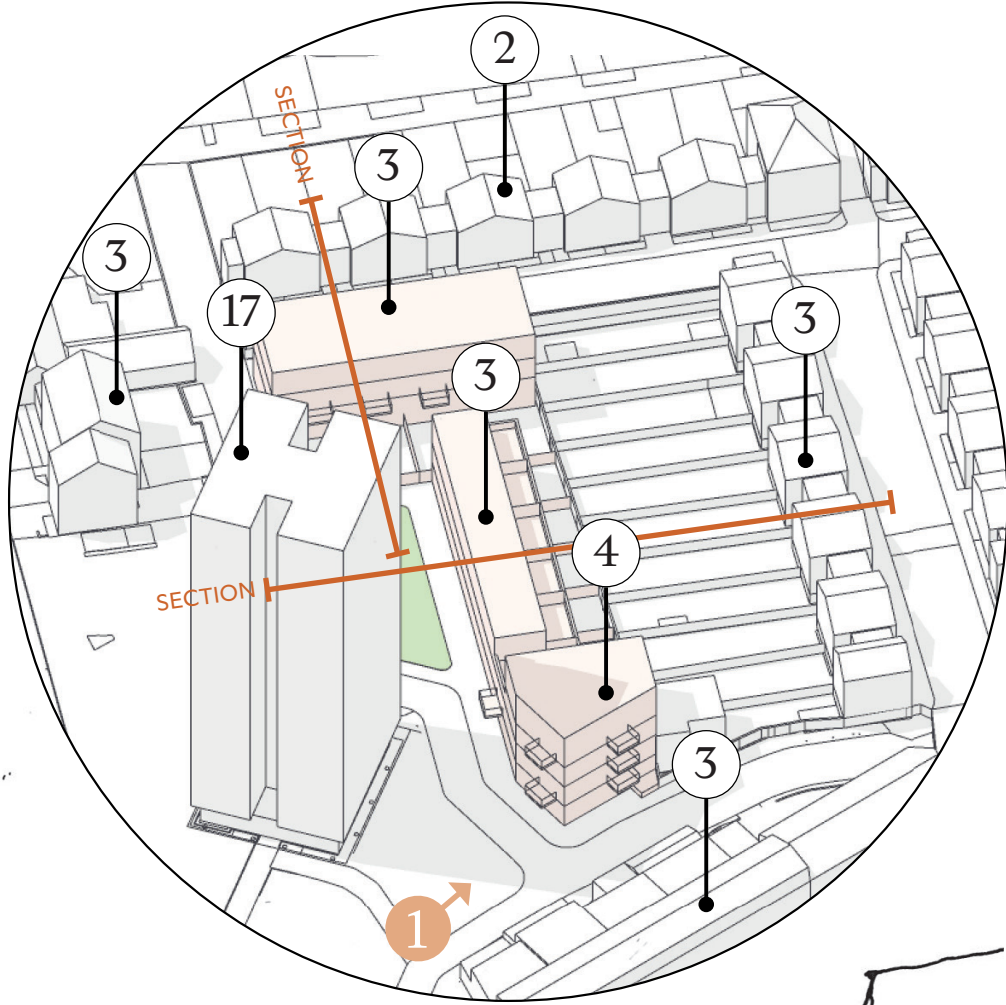
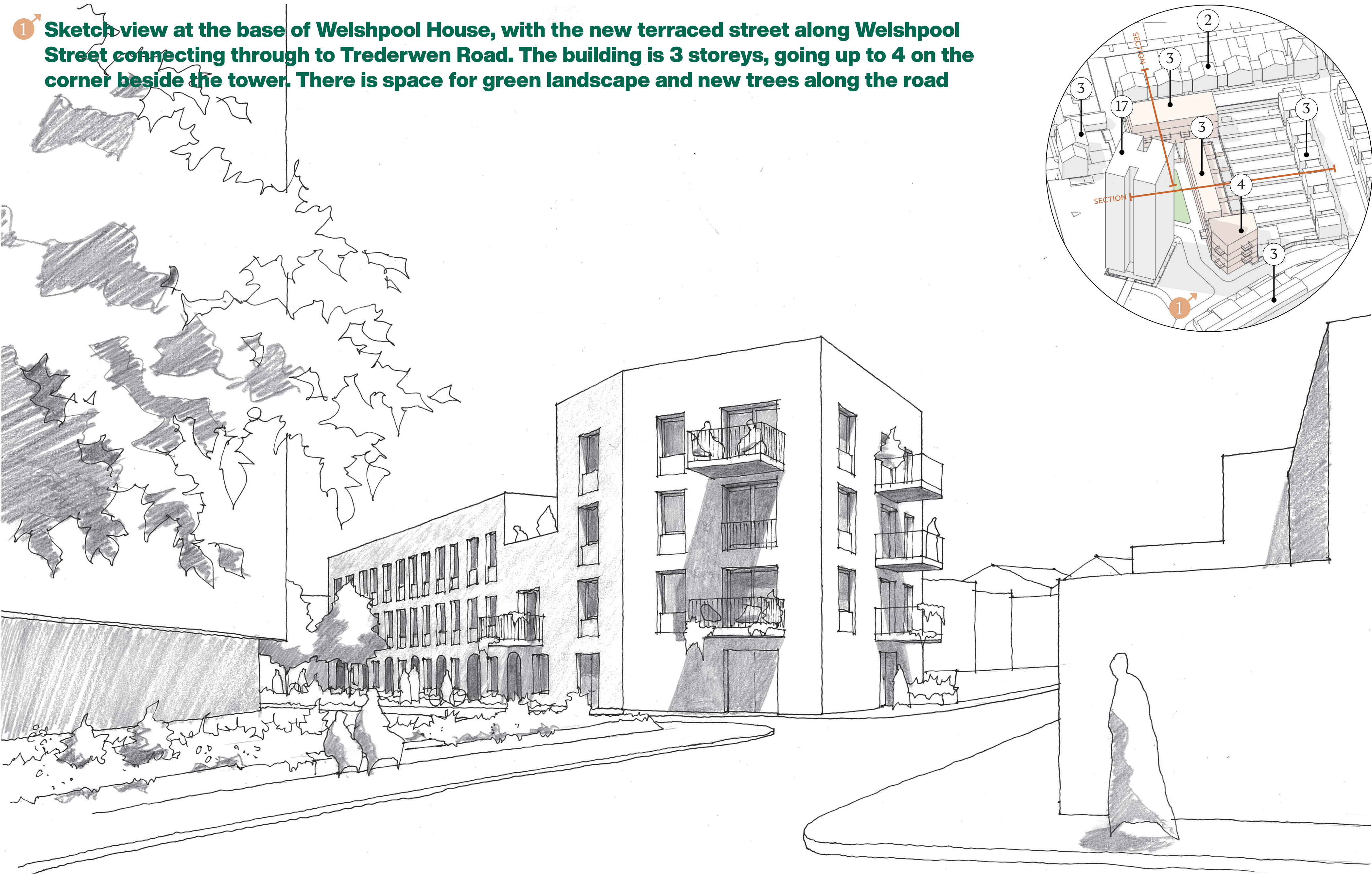


The massing and site layout is to replace the Depot and TMO with two simple low rise terrace buildings, one addressing Croston Street and one a newly connected Welshpool Street. The scale of the buildings is 2-4 storeys, in keeping with the surrounding historic context. The site strategy repairs the streets and landscape around the base of Welshpool House with a new connected route through to Trederwen Road.

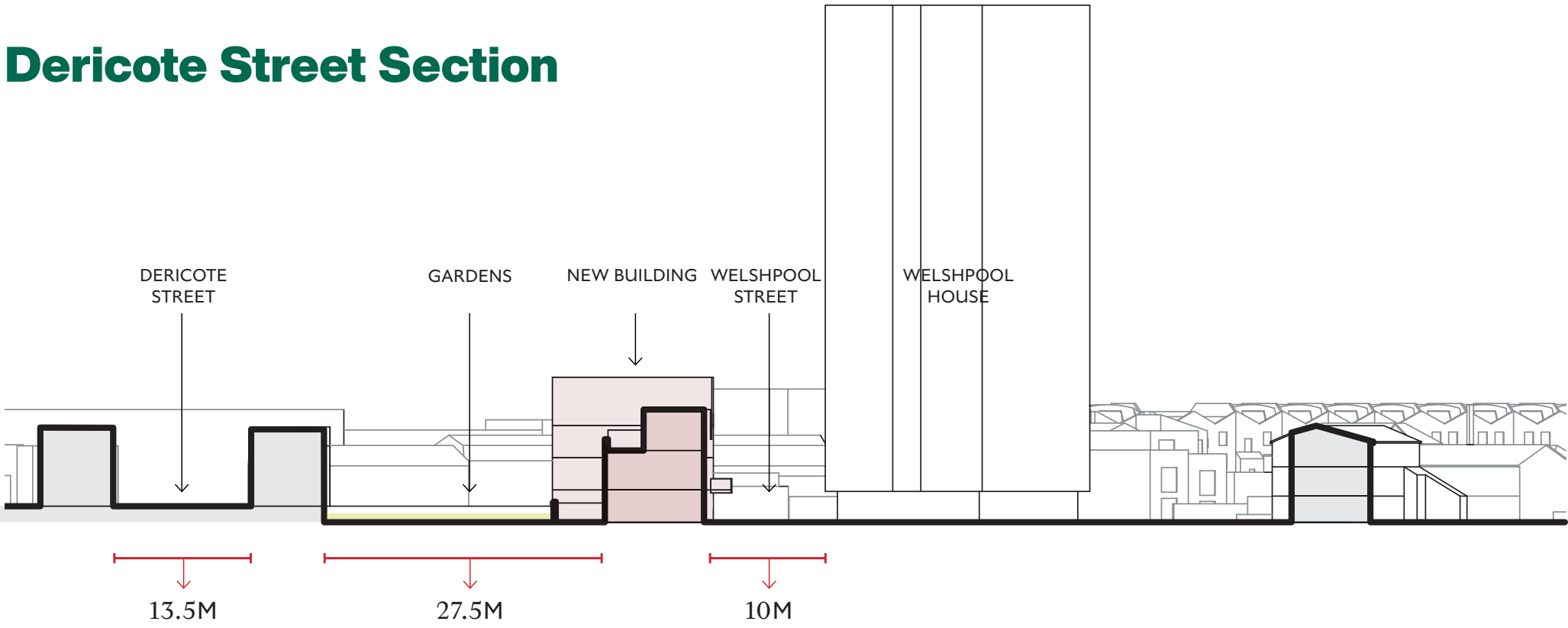
Layout principles



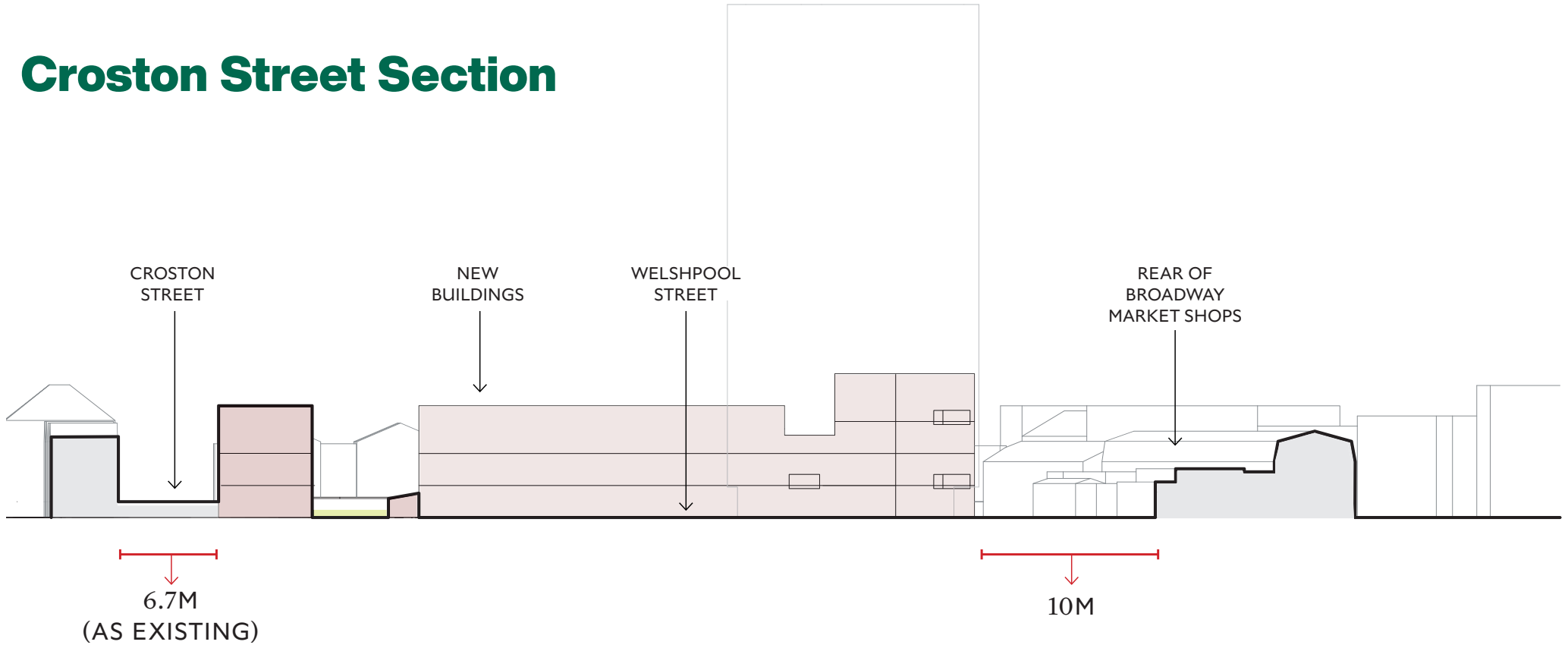
1 Sketch view at the base of Welshpool House, with the new terraced street along Welshpool Street connecting through to Trederwen Road. The building is 3 storeys, going up to 4 on the corner beside the tower. There is space for green landscape and new trees along the road



Dericote Street Section



Croston Street Section



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:

Everyone knows each other here – it feels like a safe oasis. Build on this to make a stronger neighbourhood.

The area the TMO currently is in used to be the football pitch in the 70s.

Orwell Court garages are used by more than the market traders. They perform an important social function – as storage and man sheds, workshops and gyms.

There is a history of making and production in the area – can this be accommodated – eg. workshops like Blackhorse Lane?

Naming on the Suffolk Estate
The various buildings on the Suffolk Estate are named after places in Suffolk. Laxfield and Debenham are both villages, whilst the river Orwell flows through Suffolk from Ipswich to Felixstowe.



“River Orwell from the Strand, Suffolk”, painted by John Moore of Ipswich, 1883



Welcoming signage for Welshpool House
This arched entrance marks the threshold between the Welshpool House grounds and the street. It feels welcoming and communicates the name of the building to passers-by. Welshpool House shares its name with a market town in Wales, 6km from the English boarder. The town was originally called Poole but it’s name was changed to Welshpool in 1835 in order to distinguish it from Poole in Dorset. Y Trallwng is the Welsh language name for the town.



Graffiti
The White Cage is the colloquial name for the astroturf pitch on the Suffolk Estate. The graffiti within it is described by the teenage users as special, and acts as a signifier that this is a space for them.



Negative and vandalised signs
Many signs tell you what not to do rather than signposting valued assets. These No Ball Games signs and Cycling is Forbidden are just a few examples. Many other signs have been vandalised and are no longer legible. This all adds up to an unwelcoming and uncared for feeling around the estate.

Please share your fond memories and anecdotes about the Suffolk Estate, Orwell Court and Welshpool House

Who is your local hero?

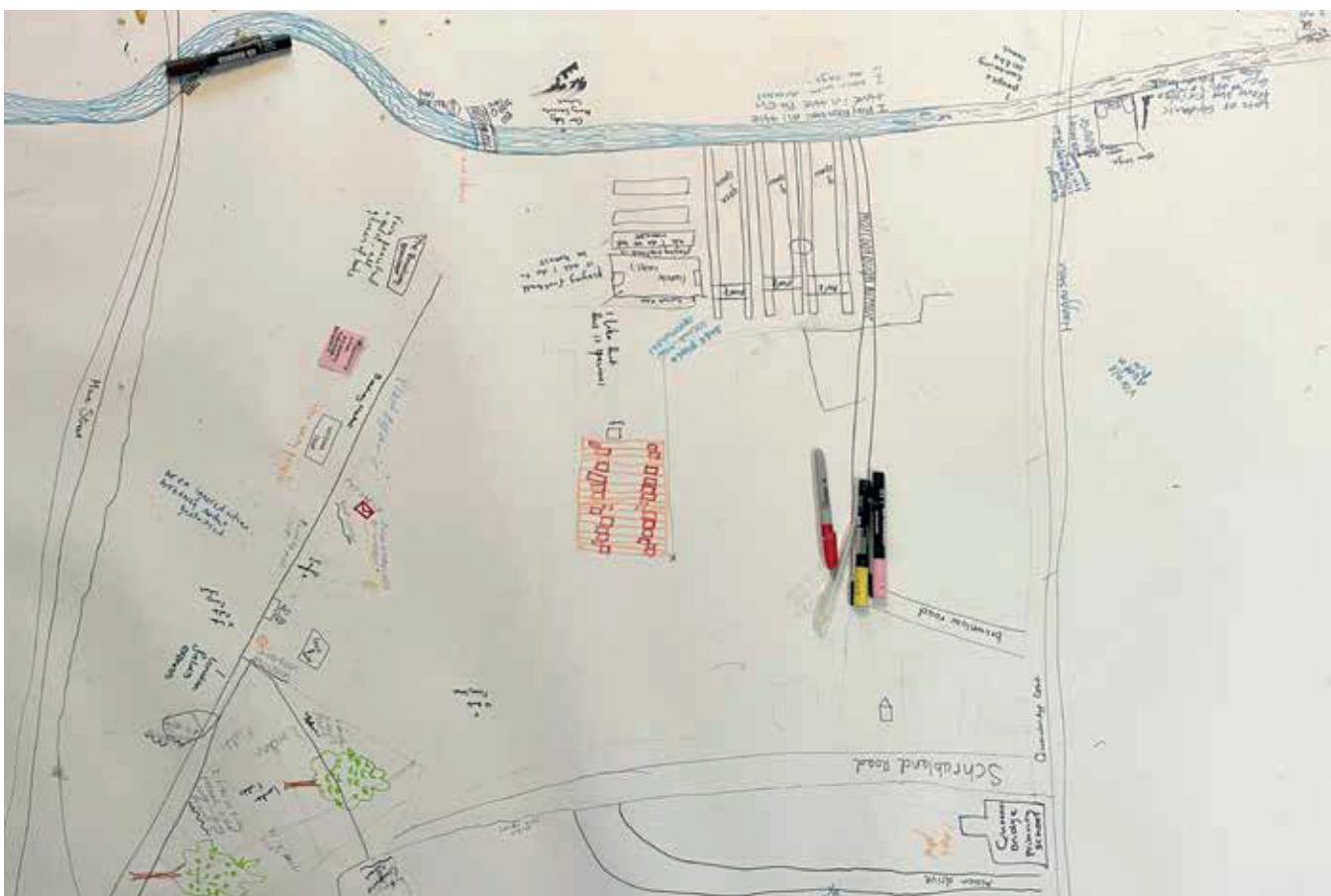
Reshaping Our Neighbourhood was a three day design workshop for teenagers. Participants explored issues affecting young people in the area. The workshop culminated in a public exhibition and presentation.

The workshop was attended by 14 young people aged 11–18, with a balanced mix of ages and genders. The workshop was structured as follows

Day 1: Constructing the vehicle and mapping experiences

A second hand plasterboard trolley was lined with plywood peg boards, to serve as a mobile base to investigate the surrounding area, as a backdrop for interviews, and as an exhibition space.

Participants drew a map of the area from scratch, and added familiar routes and destinations, then made qualitative assessments of the child-friendliness of locations.



Day 2: Field research and interviews

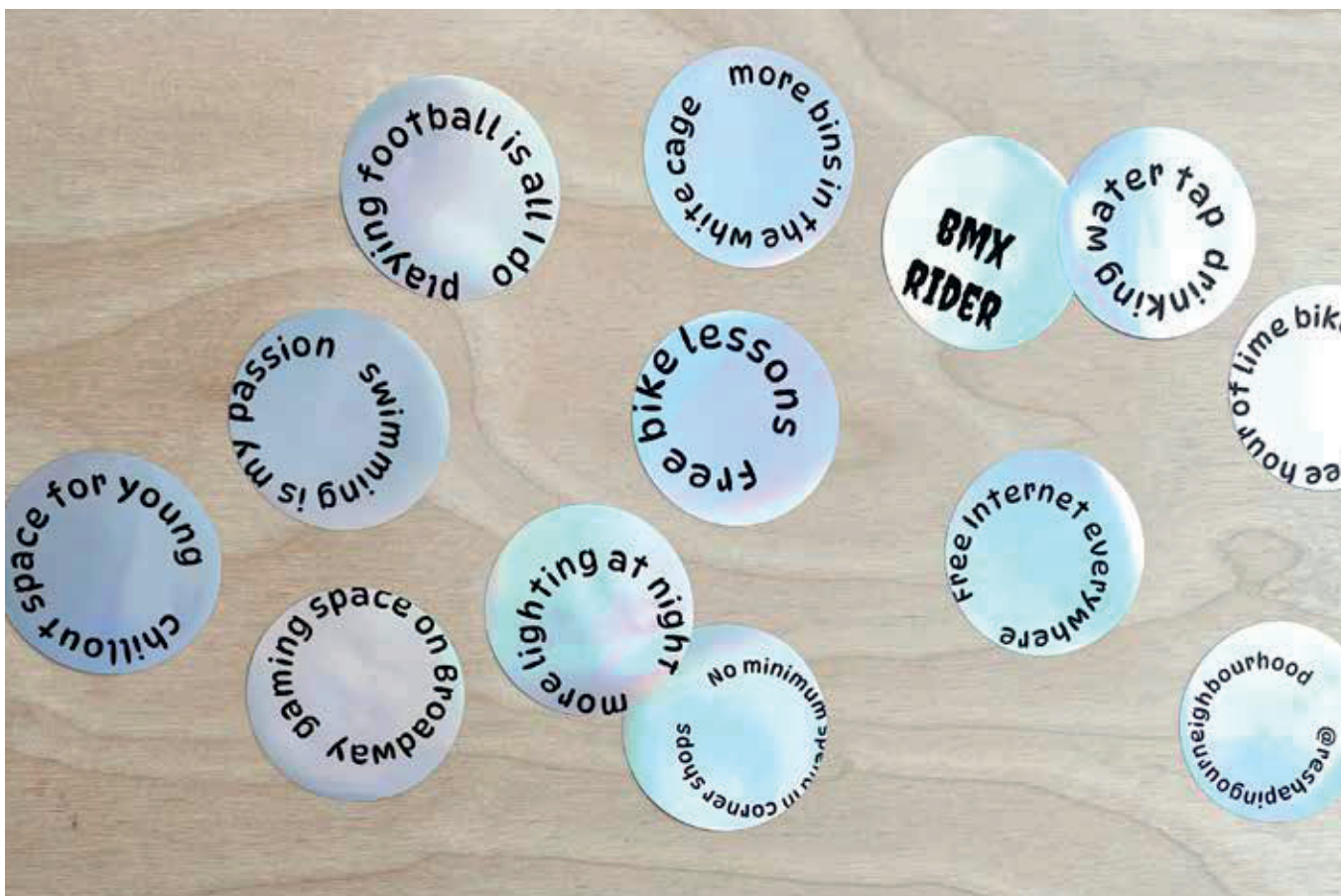
Participants moved the vehicle to a number of locations in the area, and gathered information through conversations, measurements (incl. dimensions and sound levels) and 3d scanning. We recorded videos of participants interviewing each other as well as passers-by on topics such as:

- What do you value about the area, what could be improved?
- What do people think of you as you hang out here?
- In which locations are you more aware of problematic behaviour and why?



Day 3: Exhibition design and presentation

Videos and photos were edited and uploaded to an Instagram account. Further interviews with individual participants were transcribed and exhibited on the vehicle. Local qualities that are valued, need improving, or are missing were expressed in signposts and stickers. The presentation took place outdoors in a public space, and comprised a short introduction, following which each participant added a sticker with a proposed change to the vehicle. This was followed by a Q&A with members of the design team and client body and communal pizza feast.



Existing qualities of the area

Familiarity was often mentioned as a positive by the young people, the school uniform shop on Broadway Market for example serves as a reference point that teenagers have known for a long time, or the local Costcutter supermarket, the owner of which ‘knows my whole family’.

Teenagers recognised and valued spaces provided for them, such as the white and blue cage or the BMX track, and especially the graffiti within it, which they described as special, and as a signifier that the cage is ‘theirs’. They expressed reservations about nearby London Fields Park, describing how initially friendly encounters would occasionally end in arguments, or even violence. They described how theft is a common occurrence in the area, both drive-by phone snatching, as well as theft of belongings from the side of the football pitch. Some said that they prefer to socialise outside the borough. They also didn’t think there was much to do for teenagers. Broadway market was described as positive at weekends, but teenagers also recognize that it is part of the gentrification of the area and too expensive for them. The canal is described as positive, in the sense that its water and the planting along it has a calming effect.

Proposed improvements

The young people described the importance of Wifi access, as many do not have mobile data and depend on wifi to contact family or friends. They suggested that teenagers should have an hour’s worth of free rental bike time, as that would allow them to visit friends, who for example live in the Victoria Park area. Other proposed improvements included: a chill-out space just for teenagers, more bins, more lighting at night, a drinking water tap, no minimum spend in corner shops, a gaming space on the estate

Next Steps

This workshop formed part of a series of engagement events with teenagers, which aims to bring young people’s experiences and views into the design process. Activities being planned include a trip to some other ball games areas, and a co-design workshop potentially during autumn half term.

Write or draw your idea to improve the area for young people?