

Welcome to our exhibition on the future of the New Era Estate.

This exhibition presents our design proposals for rebuilding New Era ahead of making a planning application to Hackney Council.



Illustration of proposals for the new courtyard at New Era

Rebuilding New Era

The rebuilding of New Era provides a great opportunity to improve both individual homes and the estate as a whole, to ensure it continues to be a great place for residents to live.

Rebuilding New Era also gives us the opportunity to provide improvements that are not possible any other way. The major repair work that is currently needed to the roof, brickwork and drainage will no longer be required.

It also provides the opportunity to create additional affordable homes for working Londoners right in the heart of Hackney. It is our intention to build spacious, well designed homes that will ensure existing and future tenants can live comfortably in their homes for many years to come.

Our Team



Dolphin Living

Dolphin Living are a housing charity that was established in 2005 with an endowment of more than £120 million.

In December 2014, Dolphin Living acquired the 96-home New Era Estate in Hackney where they took an approach to rent based on residents' ability to pay (Personalised Rent Policy). Dolphin Living are also working in partnership with Westminster City Council and have set up the Home Ownership Accelerator Scheme. Dolphin Living own 630 homes, have a further 200 on site and plans for a further 450 homes across London.

Dolphin Living are committed to creating more affordable housing opportunities for working Londoners.

Allies and Morrison

Allies and Morrison is an architecture and urban planning practice based in London who have developed a reputation for well-crafted buildings. They are responsible for designing the new buildings and homes at New Era.



Examples of other buildings designed by Allies and Morrison.



Working With Existing Residents

We started talking to residents about the option to rebuild New Era to provide an improved estate and additional homes in August 2017.

Since we announced our intention to explore rebuilding the estate, we have spoken to tenants of New Era to understand views about the rebuild, design and moving processes.

Between 21st March and 11th April 2019, we balloted eligible residents of the estate on the following question:

“Are you in favour of Dolphin Living’s proposal to rebuild the New Era Estate?”

The ballot returned a YES vote on the basis of a 91% turnout of eligible residents, with 91% of those who voted voting YES. This shows an overwhelming majority of residents are in favour of rebuilding the estate and therefore we intend to move to the planning application stage of the process.



Resident Exhibition, June 2018

AUGUST 2017

Initial conversations with residents of New Era about the future options for the estate.

SEPTEMBER / OCTOBER 2017

Resident engagement on the proposals to rebuild New Era and information on new and temporary homes.

JANUARY / FEBRUARY 2018

Resident consultation on the initial design proposals for rebuilding New Era.

JUNE 2018

Resident consultation on the evolving design proposals following feedback from residents.

SEPTEMBER 2018

Resident and public consultation on the more detailed proposals for New Era.

OCTOBER 2018

Resident and public consultation on the more detailed proposals for New Era.

MARCH/APRIL 2019

Residents’ ballot on the future of the estate.

MAY 2019

Planned resident engagement on the final proposals for New Era.

JUNE/JULY 2019

Submission of a planning application to Hackney Council.

Our Proposals

The planning application that we will submit to Hackney for New Era will include:

- 199 homes
- A mix of 1, 2 and 3 bedroom homes
- 100% of homes will be for rent
- Homes re-provided for existing New Era tenants
- Retail space along Whitmore Road

We want the rebuilt New Era to be suitable for all of our tenants, from children right through to our eldest tenants. This means creating a safe, pleasant and inviting environment both inside of homes as well as on the estate.

We have been listening to what our tenants want for the new building and our design includes the following amenities in response to resident feedback about the improvements they would like to see:

- A shared residents' garden with planted areas and spaces for residents to socialise
- Areas for playing and resting
- All homes will have private outdoor space (either a balcony or terrace)
- Lifts to all homes from level one upwards
- Easily accessible bicycle storage facilities

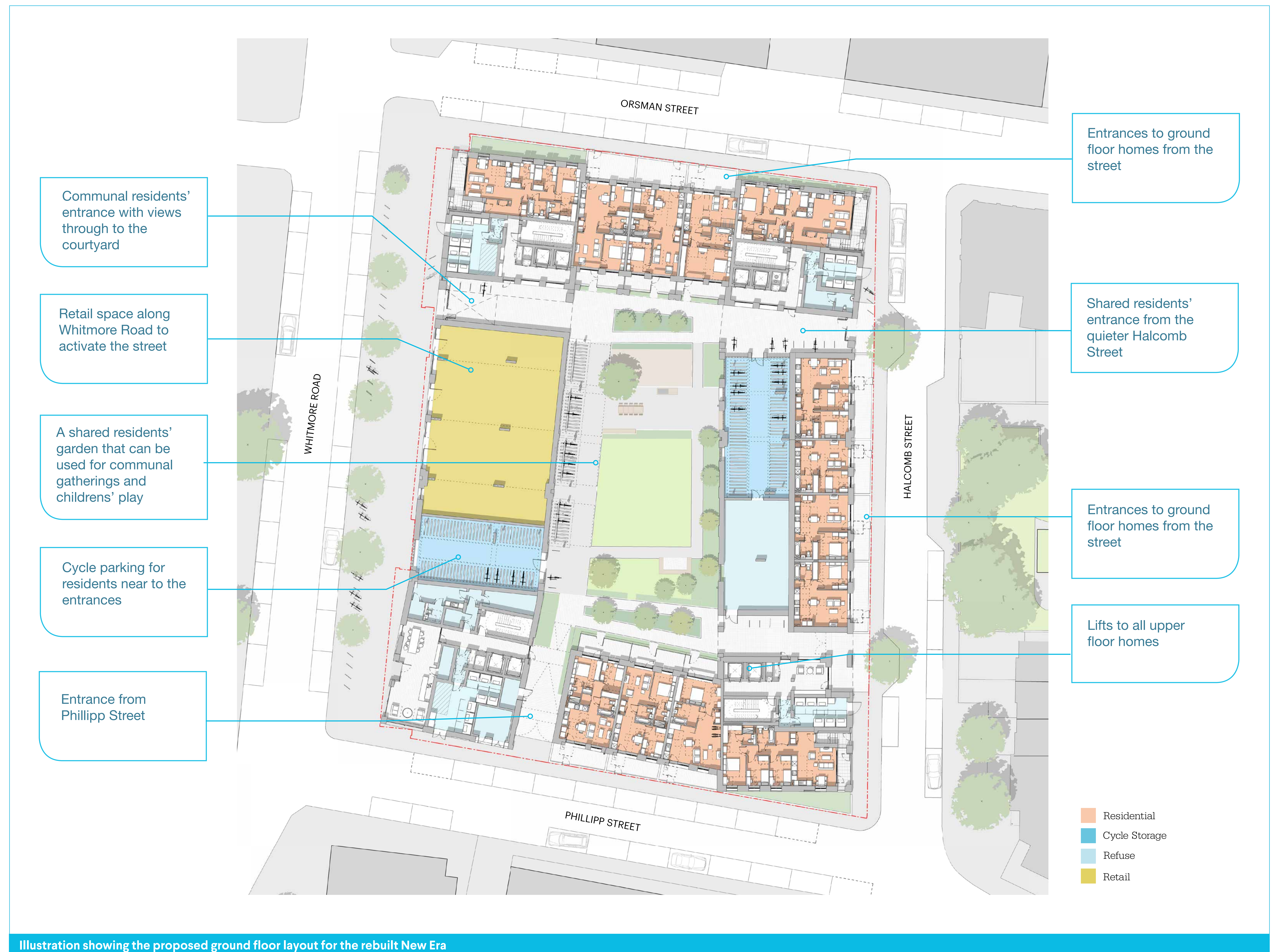


Illustration showing the proposed ground floor layout for the rebuilt New Era

Shared Residents' Garden

The lack of shared space on the current estate has meant that throughout the consultation process many residents have expressed a desire for more communal areas. This feedback has been used to influence design, including the creation of a residents garden, which will become an important amenity space on the estate.

Key features of the garden will be:

- A communal space can be used by the residents for gathering and outdoor dining
- A seating area close to the main communal area to create an intimate social seating space surrounded by planting
- Introduction of informal play opportunities for the young
- Raised beds for residents to plant, tend and grow their own vegetables, herbs and plants

Additionally, the proposals include two roof terraces for residents. Residents will have access to one or other of these depending on which building they live in.



SOCIAL SPACES



POCKET SEATING



RAISED PLANTERS FOR GROWING



INFORMAL CHILDREN'S PLAY

Proposed Landscape Plan



Illustration of the proposed courtyard



Examples of how aspects of the courtyard garden could look

Building Elevations and Materials

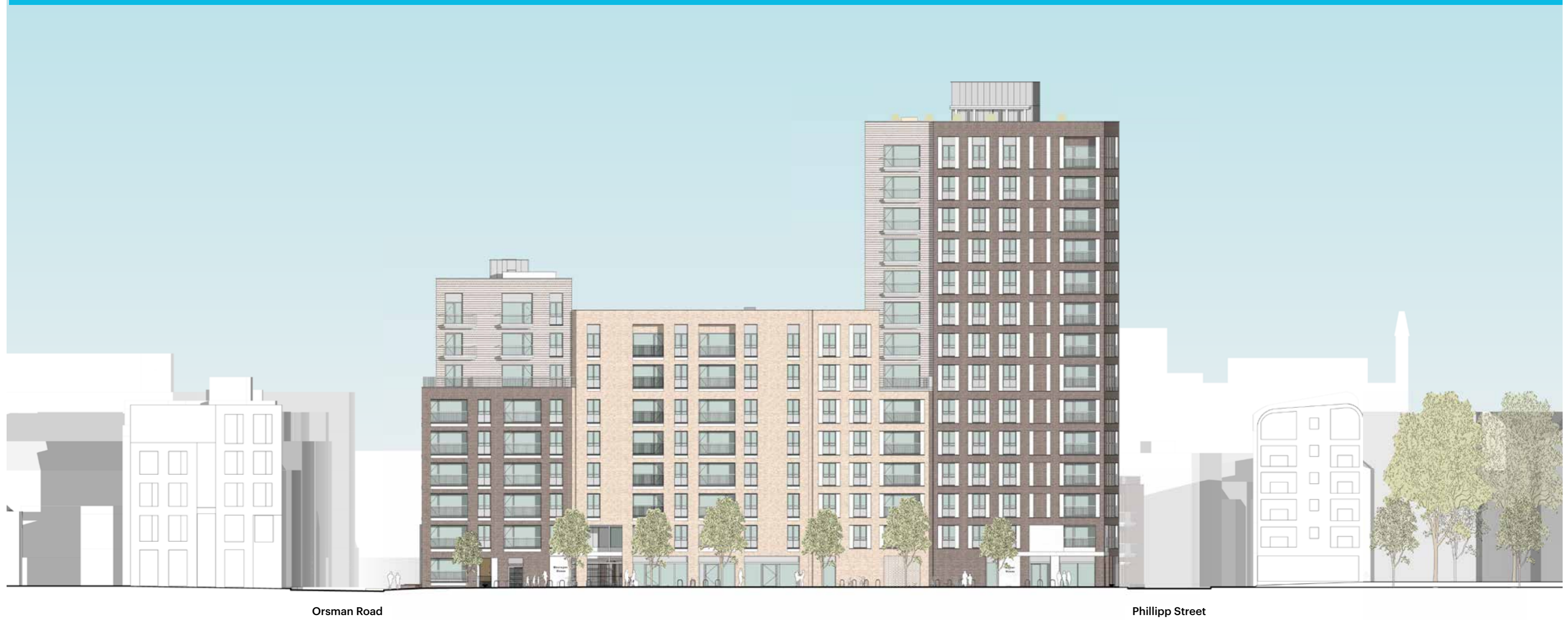
The predominant material in the surrounding area is brick, having been used in Victorian and Edwardian buildings as well as more modern buildings along the canalside.

We propose to use a palette of brickwork for the new buildings so that the development sits attractively in the local context. The detailed design of the brickwork and the positioning of windows and balconies will vary across the different elevations to respond to the character of each street.

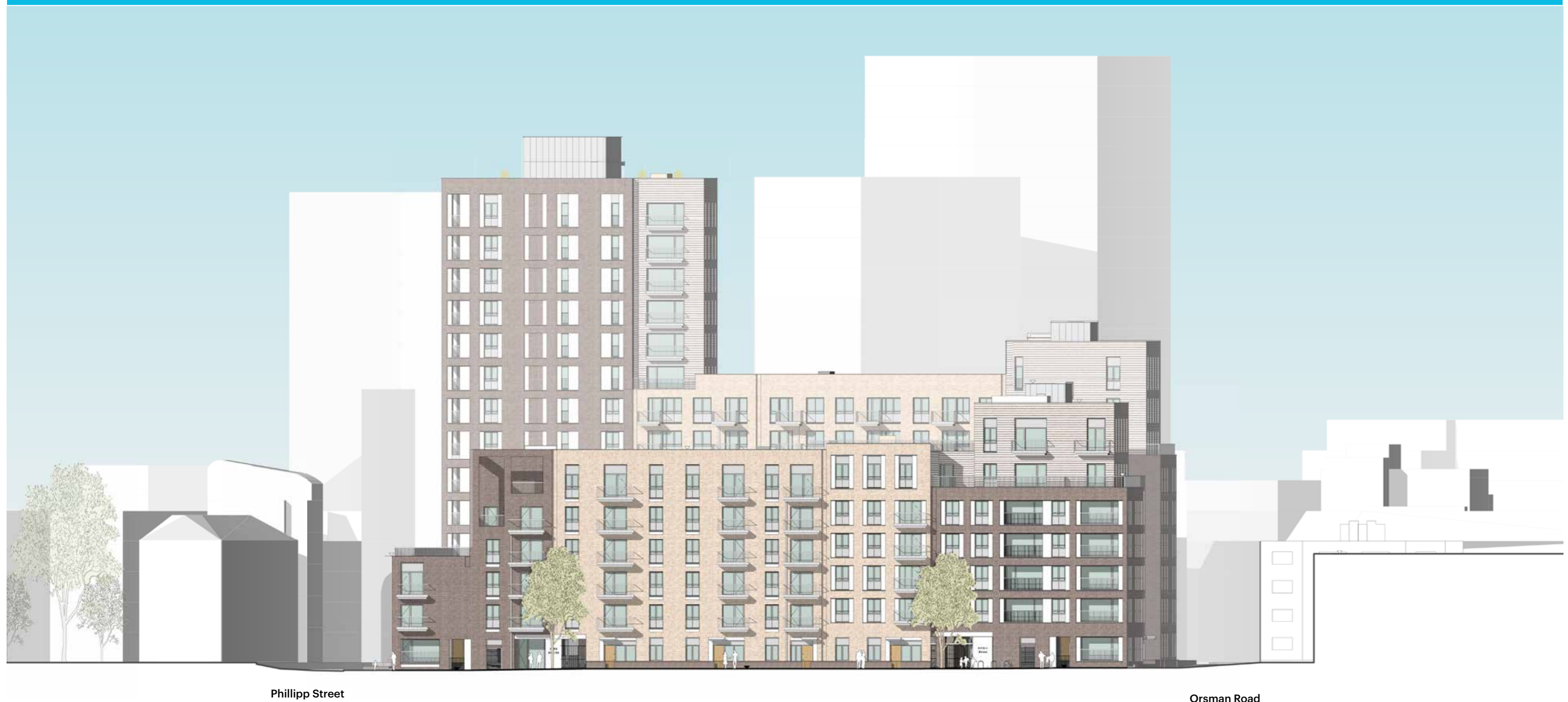
PROPOSED MATERIAL PALETTE



WHITMORE ROAD ELEVATION



HALCOMB STREET ELEVATION



Building Design and Appearance

The building will have four entrances situated at each corner. Each entrance will lead to a lift and stairway core, which will generally serve 8 -10 homes on each floor. Each entrance will also lead to the shared residents garden. Access to each entrance and the garden will be through a locked gate or door accessible only by residents. The entrances will be secure and well lit. Each home will have a balcony and large windows for which we will provide blinds. The height of the building ranges from 3-14 floors.

WHITMORE ROAD ENTRANCE



Building Design and Appearance

Along Halcomb Street the buildings are setback to allow front gardens and projecting balconies. This will provide a space between the building and the road as well as creating activity along this street.

There are also individual front gardens to most of the ground floor flats along Phillip Street and Orsman Road. Along these roads the ground floor homes are accessed from the street, with some having access to the courtyard garden from the living room or bedroom.

HALCOMB STREET ENTRANCE



Illustrative Views



Illustration of proposals for New Era looking along Halcomb Street

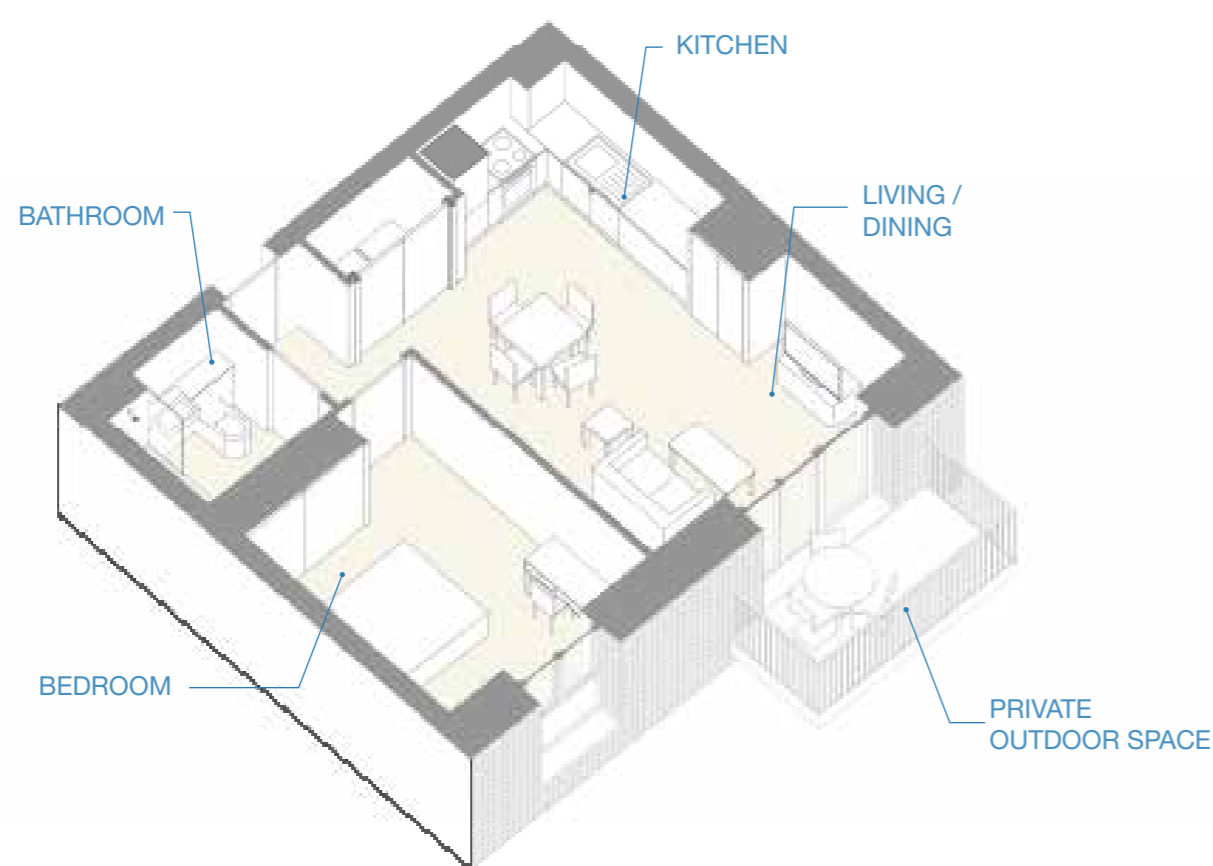


Illustration of proposals for New Era on Whitmore Road

Example Layouts of the New Homes

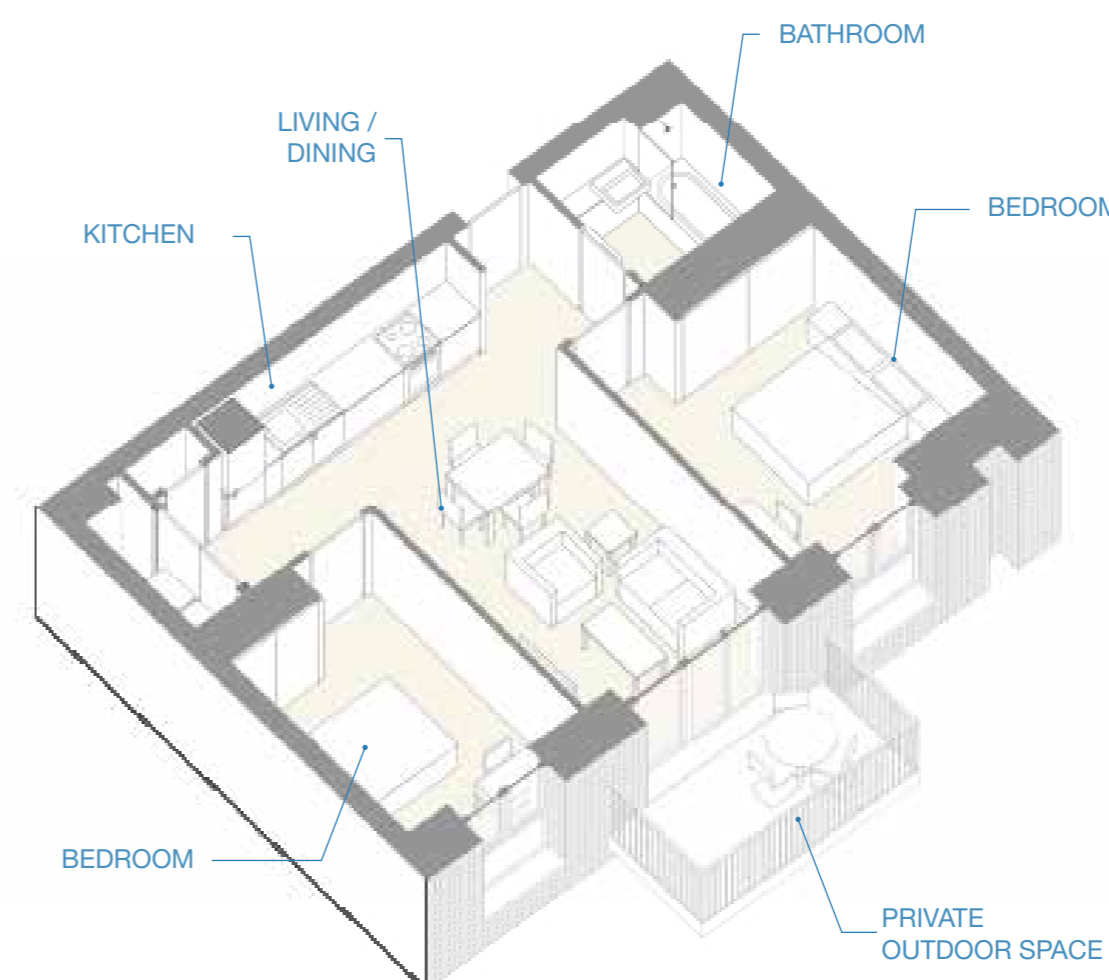
The drawings below show examples of potential layouts for typical 1 bedroom, 2 bedroom and 3 bedroom homes within the new buildings.

EXAMPLE 1 BEDROOM FLAT LAYOUT



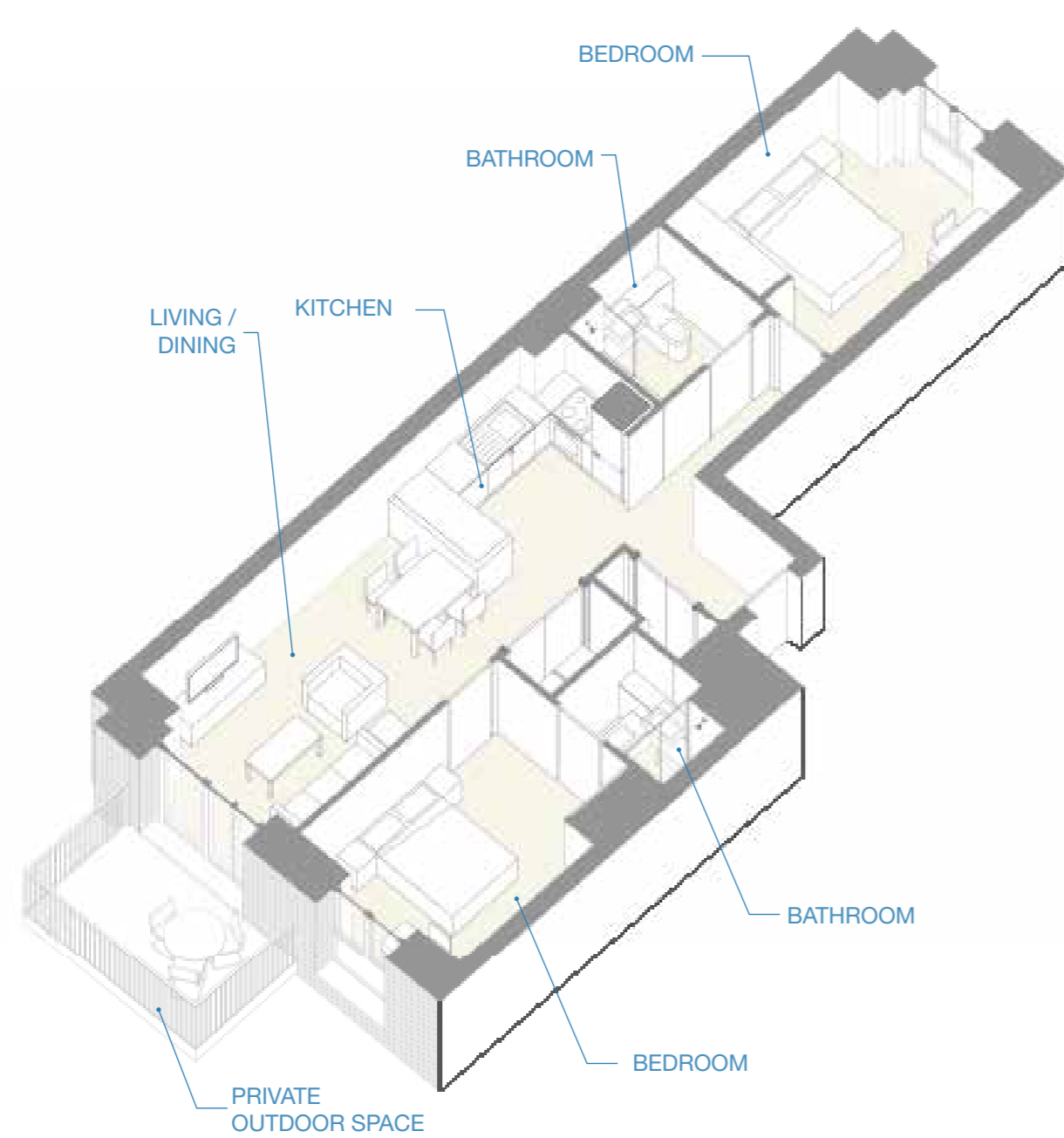
- Private amenity – balcony or terrace
- 1 double bedroom
- Kitchen/ dining/ living
- Storage
- Bathroom

EXAMPLE 2 BEDROOM FLAT LAYOUT (TYPE 1)



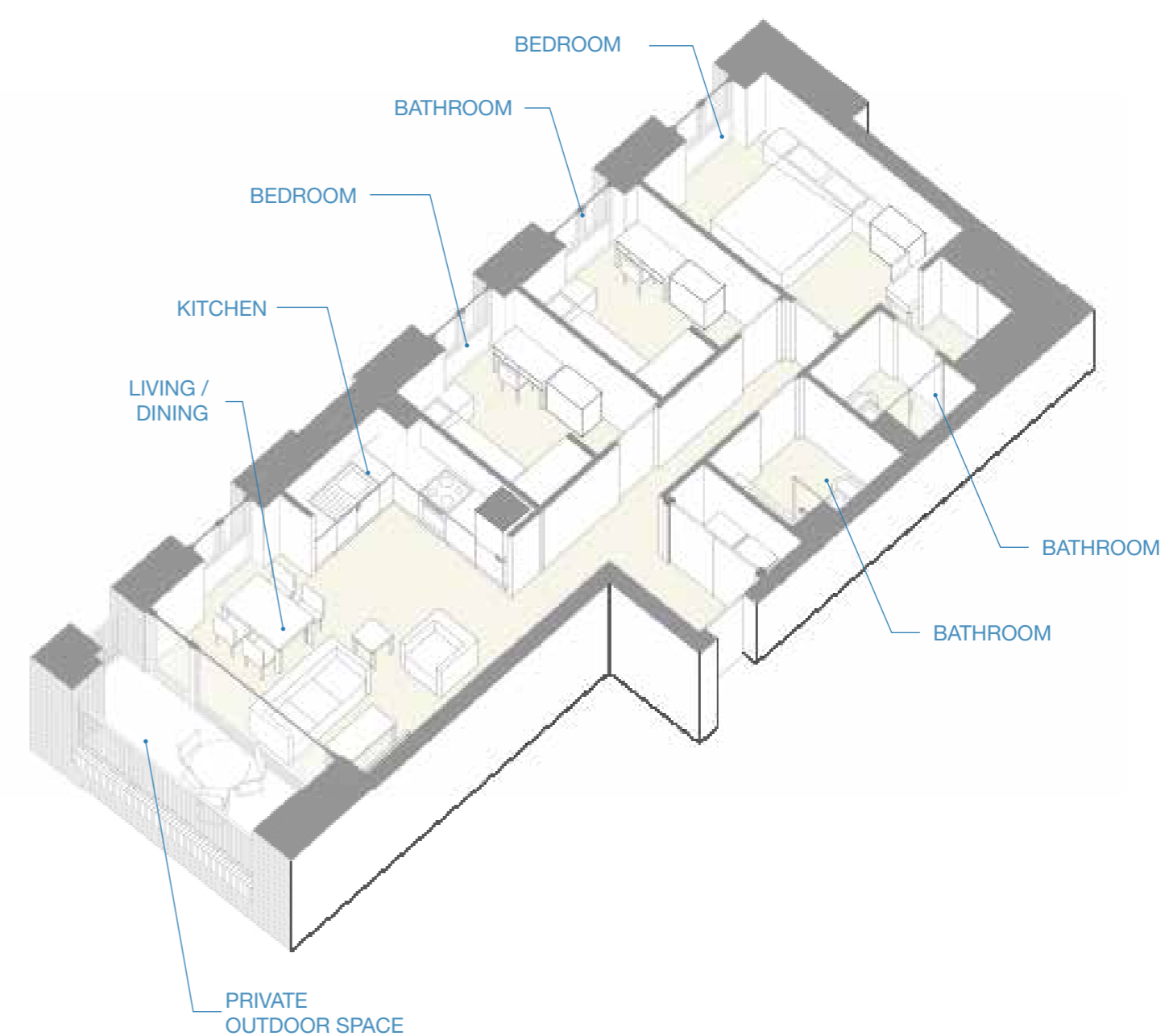
- Private amenity – balcony or terrace
- 2 double bedrooms
- Kitchen/ dining/ living
- Storage
- Bathroom

EXAMPLE 2 BEDROOM FLAT LAYOUT (TYPE 2)



- Private amenity – balcony or terrace
- 2 double bedrooms
- Kitchen/ dining/ living
- Storage
- Bathroom

EXAMPLE 3 BEDROOM FLAT LAYOUT



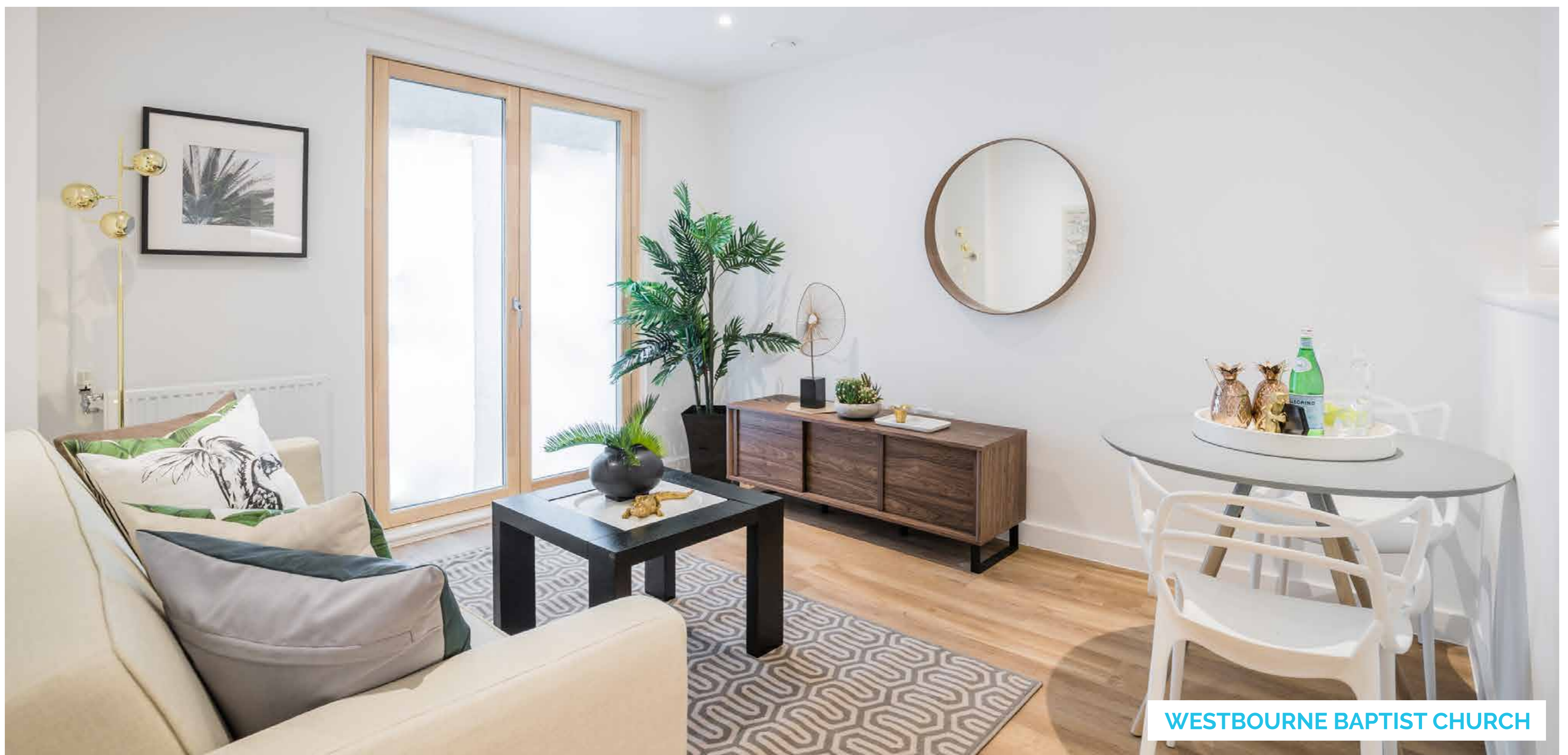
- Private amenity – balcony or terrace
- 1 double bedroom and 2 single bedrooms
- Kitchen/ dining/ living
- Storage
- Bathroom

Example Dolphin Living Homes

Dolphin Living strive to ensure every home they provide is not just fit for purpose but are the best designed homes possible for existing and future residents.

Below are some examples of Dolphin Living homes that we have completed on other projects. We aim to provide this level of quality in all the homes we build.

EXAMPLES OF CURRENT DOLPHIN LIVING HOMES



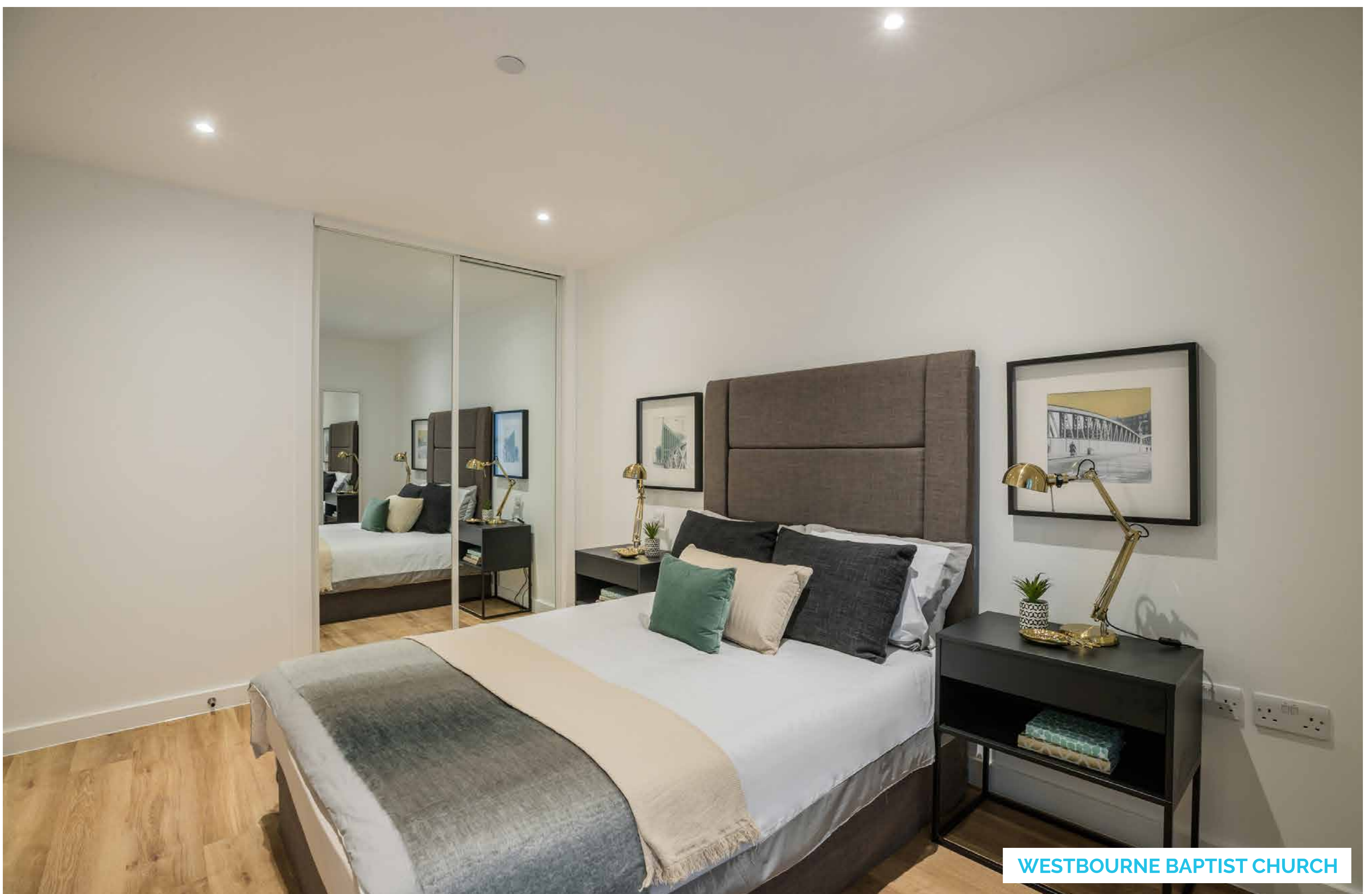
Example Dolphin Living Homes



WESTBOURNE BAPTIST CHURCH



LANHILL ROAD, WESTMINSTER



WESTBOURNE BAPTIST CHURCH

Our Commitments to Residents

As part of our plans to rebuild the estate, we have set out our commitments to original New Era tenants below:

	A NEW HOME	<ul style="list-style-type: none"> We will offer you a brand-new home on the rebuilt New Era You will be offered a new home on a like for like basis, unless you are under occupying by two bedrooms or more
	YOUR RENT	<ul style="list-style-type: none"> You will pay no more rent than you would have done had we not rebuilt the estate
	YOUR TENANCY	<ul style="list-style-type: none"> You will be given the equivalent tenancy as you were on before you moved
	MOVING AWAY TEMPORARILY	<ul style="list-style-type: none"> Whilst the estate is being rebuilt, we will make sure you have somewhere to live and we will support you with your move If you would like to move away from New Era, we can support you in securing a permanent move elsewhere
	COVERING THE COST OF DISTURBANCE	<ul style="list-style-type: none"> All residents will have their reasonable costs of relocating covered. Where necessary, we will support you by helping with the moving and packing process We will pay for the following utilities to be reconnected when you move <ul style="list-style-type: none"> Water, heat and electricity Telephone line and internet
	HIGH QUALITY HOMES	<ul style="list-style-type: none"> All homes will have high-quality, modern interior. New white goods, flooring and blinds will be fitted in all the new homes All homes will be built to modern energy efficient standards giving the opportunity to save money on your energy expenditure Residents will be able to choose from a range of the internal finishes
	LISTENING TO RESIDENTS	<ul style="list-style-type: none"> We will listen to your views so the way in which we rebuild New Era and how we manage tenants' moves works for everyone
	ACCESS TO INDEPENDENT ADVICE	<ul style="list-style-type: none"> We will cover the reasonable costs of independent legal advice should you require it

Planning Process

The next step in the process of rebuilding New Era is for us to finalise our plans and submit our planning application to Hackney Council later this month.

Once the application has been submitted, there will be a number of months before we know whether Hackney have granted planning permission.

Once permission is granted, we will be in a better position to confirm the timescales for the project.

STEPS WE NEED TO TAKE

Prepare the planning application

Submit the planning application to Hackney Council

Continue discussions on the detail of the application with the Council and the GLA

Hackney decide whether to grant planning permission for the application at a Planning Committee meeting. This will also be subject to final consultation with the Mayor of London.

If planning permission is granted, Dolphin Living and Hackney will prepare a Section 106 legal agreement to mitigate the impact of the development on the local area

Dolphin Living and Hackney Council agree and sign the Section 106 agreement

At this point we will have a clearer plan for moving residents and how this will work.

At the same time as progressing the planning process, we will be working out the best approach for rebuilding the estate, including how this will be funded and how construction will work.

Next Steps for Residents

Since we first approached residents about the potential rebuild there have been several policy and political changes in housing delivery, including the requirement to hold a residents' ballot on our proposals. This means our initial timelines for submitting our planning application and, therefore obtaining a planning permission, have extended from when we first started talking to residents.

We will continue to keep you informed of our progress over the coming months. Given the complexity of the rebuild project, we cannot provide certainty on the timing or outcome of the planning application. The earliest we will have a decision is Autumn 2019.

We are aware that many residents are preparing for a move to Kingsland Road in the Autumn. Due to the delays in obtaining a planning consent we now think this may be delayed. We cannot be certain of the timing however, we remain committed to delivering the best homes we can for the Original New Era Tenants and future residents of estate. We will keep residents updated as discussions progress.

We will ensure that you have a minimum of 3 months' notice of your move date so that you can plan and arrange for this.

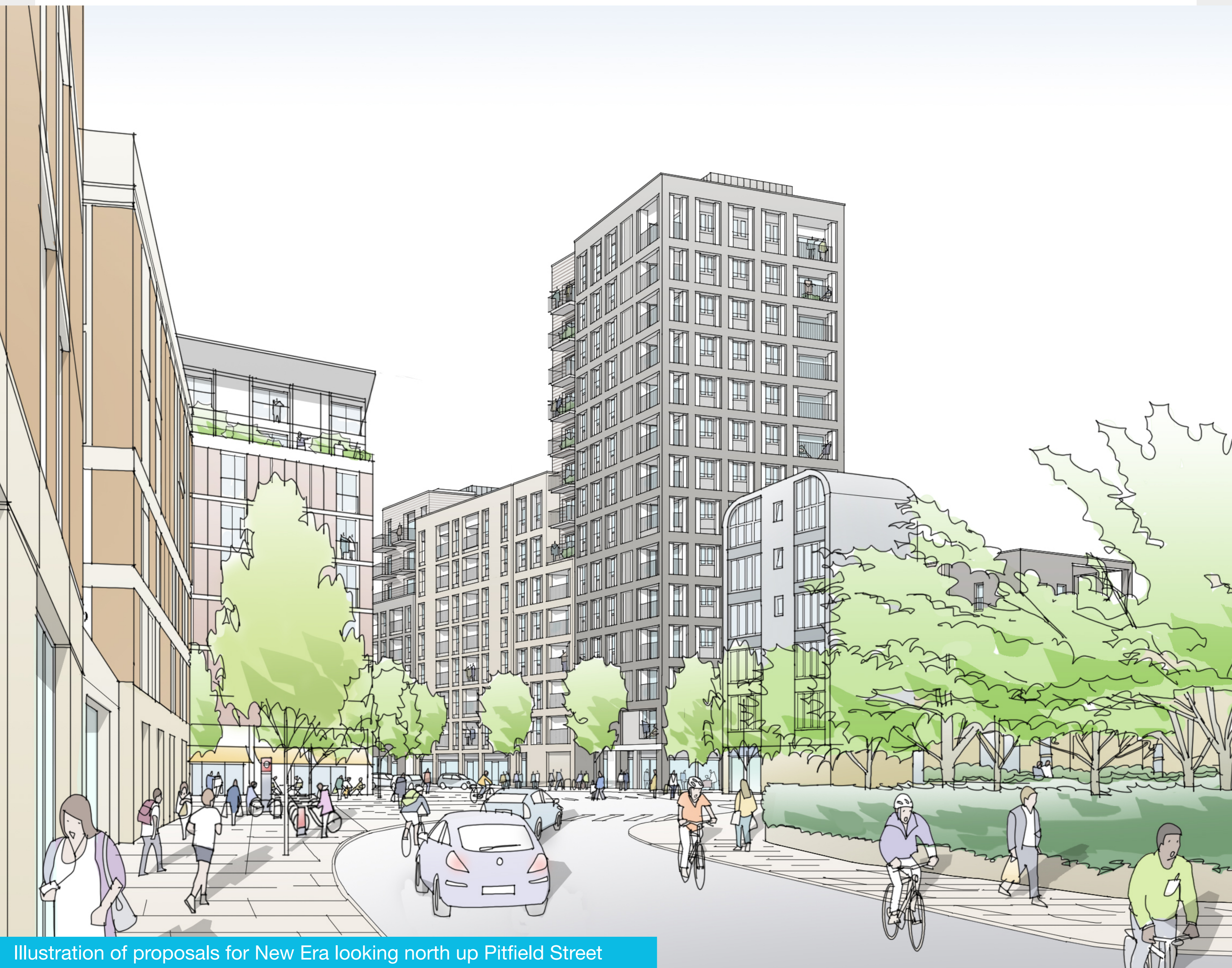


Illustration of proposals for New Era looking north up Pitfield Street