

Understanding the process of development

February 2020

Purpose of this evening



To give you an understanding of the process of development.



To share with you the feedback we have received and the impact of that feedback.



To show you where key information is required and when.



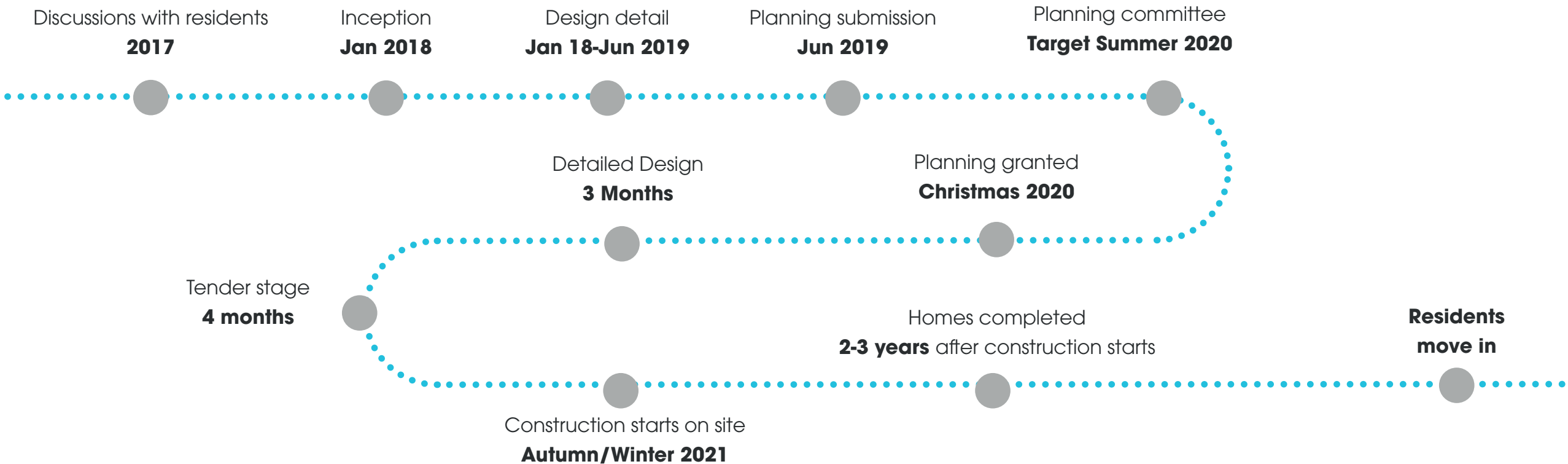
To explain where we are in the process and what the issues are.



To explain the next steps.



Process of a development



Inception

- In December 2014, after one month of negotiations and without formally visiting the estate, Dolphin acquired the New Era estate to preserve it for the benefit of residents - working Londoners on modest incomes.
- Dolphin spent four years working with residents and getting to know the estate and those who lived there.
- Residents reported repairs and other issues with their homes.
- Given the quantity of repairs and limitations of the building, we asked residents to consider whether rebuilding would be the best outcome for them.
- With the support of residents, we appointed a design team to consider the options for redevelopment.



Inception

The design team includes:

- An architect
- Dolphin Living (the landlord)
- A landscape architect
- Engineers (mechanical/electrical and structural)
- Cost consultants
- Project manager
- Planning consultant
- Health and Safety consultants
- Building regulations consultants
- A vast number of other consultants.



How were the team appointed?

The team were appointed in a number of ways.

A design competition was held.

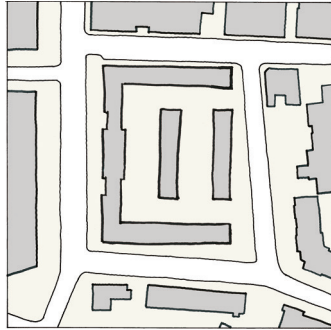
- We invited some of the best architects in London to submit proposals for the site:

Allies & Morrison were chosen as the architect.

- Other consultants were chosen because of their connection to Hackney or because of their relevant professional expertise.



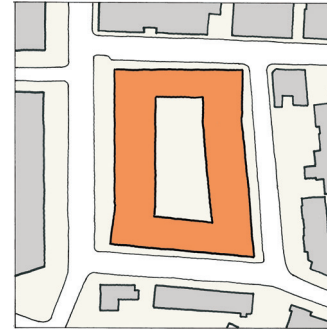
Design process



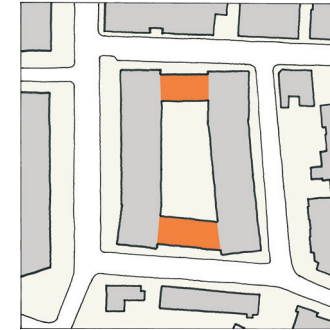
1. Fragmented existing site layout



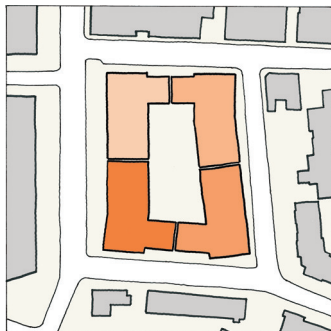
2. Responding to urban grain



3. Perimeter block creates generous courtyard



4. Articulation of the perimeter building



5. Building articulation



6. Logical permeability



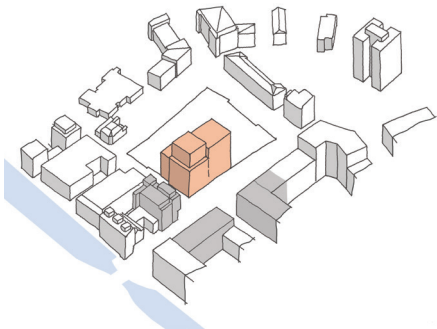
7. Quality shared & private amenity



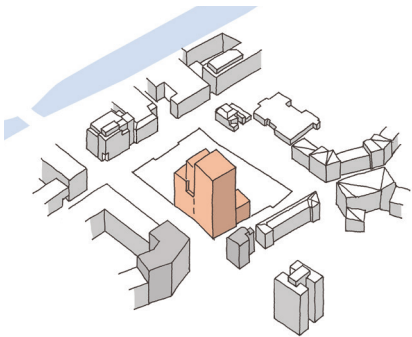
8. Integrated & enhanced public realm



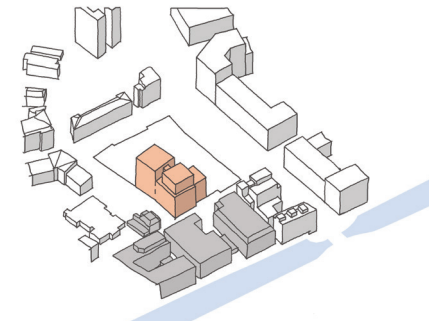
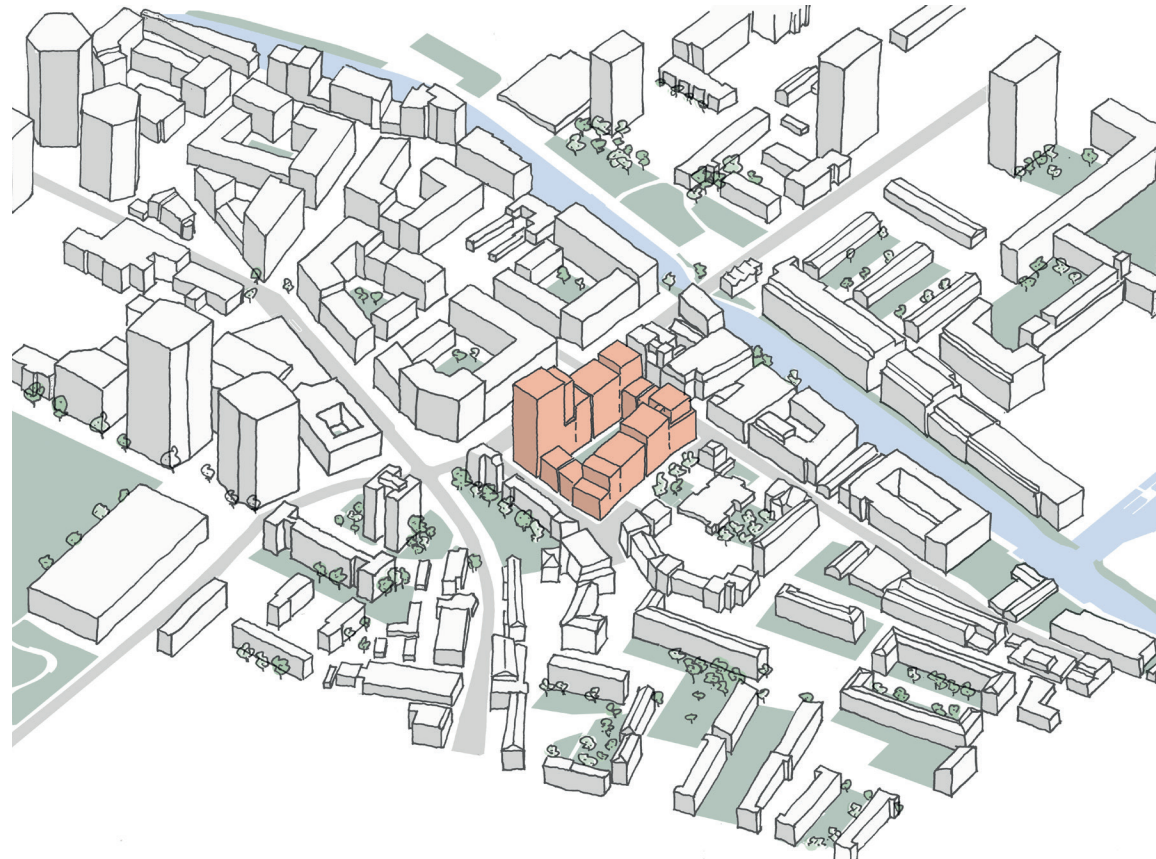
Design process



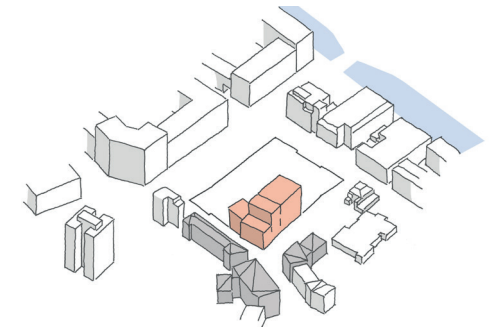
North west sketch



South west sketch



North east sketch



South east sketch

Resident consultation

Consultation on the proposals for New Era began in August 2017 and included residents of the estate, local stakeholders and residents and businesses. Four stage of engagement were held, as follows:

- **Stage 1:** Initial resident engagement on the future of the estate.
- **Stage 2:** Consultation on the emerging design proposals.
- **Stage 3:** Consultation on the draft design proposals.
- **Stage 4:** Pre-application consultation.

September / October 2017

Residents engagement on a number of proposed options for the New Era Estate.

June 2018

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

October 2018

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

May 2019

Resident engagement on the final proposals for New Era.

August 2017

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

January / February 2018

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

September 2018

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

March/April 2019

Residents' ballot on the future of the estate.

June/July 2019

Submission of a planning application to Hackney Council.



Planning application and process



Planning is a delicate balance

There are a number of key policies that apply to any development these are:

- National Planning Policy Framework (NPPF)
- London Plan
- Draft New London Plan (likely to be adopted in early 2020, to replace the previous version)
- Hackney Core Strategy
- Hackney Development Management Local Plan (DMLP)
- Draft Hackney Local Plan LP33 (likely to be adopted in early 2020, to replace the Core Strategy and DMLP).



What we have done so far

Dolphin have listened to stakeholders including residents and as a consequence have made several amendments to the design including:

- Resident feedback on communal garden and accessibility.
- Reducing height to respond to daylight and sunlight issues.
- Widening the entrances in response to Hackney Design Review panel.

The planning application was submitted on the **27th June 2019**.



New Era “in planning”

The planning application contained **41 submission** documents, some of which were **over 80 pages long**.

The Government’s target for ‘major’ scale planning applications is that they **should be determined within 13 weeks**.

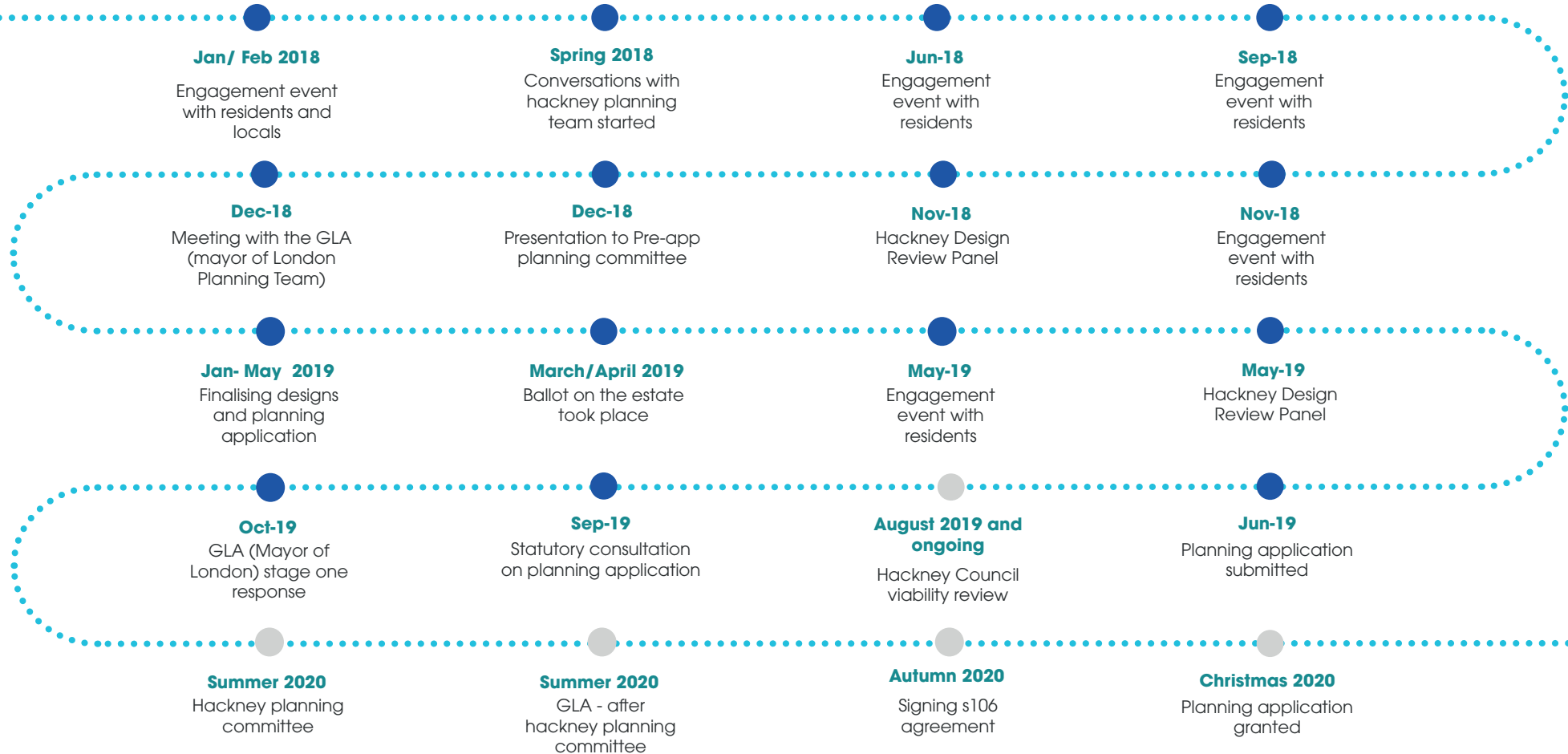
Due to the size of the proposed New Era development, it is categorised as a **‘strategic’** scale development, which means Hackney Council has to refer the application to the Mayor of London.

If the Mayor disagrees with the Council’s decision, he **has the ability to ‘recover’ the application and determine it himself**.

Key complexities of New Era are **around the provision of affordable housing**.



Planning timetable



Prepare to start on site

Obtaining a grant of planning consent is not the end, nor the beginning of the end, more the end of the beginning!

Prior to starting construction we need to:

- Agree a number of **planning conditions** with Hackney on construction methodology, financial contributions to Hackney, operational management of the completed building.
- Complete the **detailed design** and **tender**.
- **Source funding** and **appoint a construction delivery team**.
- **Prepare to start on site**.



Planning conditions / Legal Agreement and Section 106

The planning permission will include a number of conditions, some of which will be 'compliance' conditions and will remain in force for the life of the development (e.g. the development must comply with the approved Energy Strategy), whilst others will need to be discharged at different stages of the development process:



- **Pre-commencement conditions** – these need to be discharged before any works start on site, and typically require the approval of: a Construction Management Plan; land contamination investigations; and archaeological investigations.
- **Pre-occupation conditions** – these need to be discharged before the development is occupied, and typically require the approval of: details of sound insulation; details of cycle parking; and details of refuse storage.

Detailed design and tender

Detailed design is generally not carried out prior to the planning application, in case changes were required to the design.

Further development of the design is required, including coordinated and updated proposals for all architectural, structural and building services information, specialist subcontractor design and specifications.

This information pack is needed to help us appoint a delivery team.



Source funding and appoint a construction delivery team

- The estimated cost for the build of your estate is £60m. We are in discussion with Hackney/ GLA regarding grant.
- We are looking at a number of ways to fund construction.

There are a number of ways to procure a construction delivery team ,such as:

- Design and build contract with a traditional building contractor.
- Appoint a development partner with specific expertise in Build to Rent delivery.
- The procurement method is dependent on market conditions, such as demand for construction resources and confidence in the property sector.

Appointment of a construction delivery team

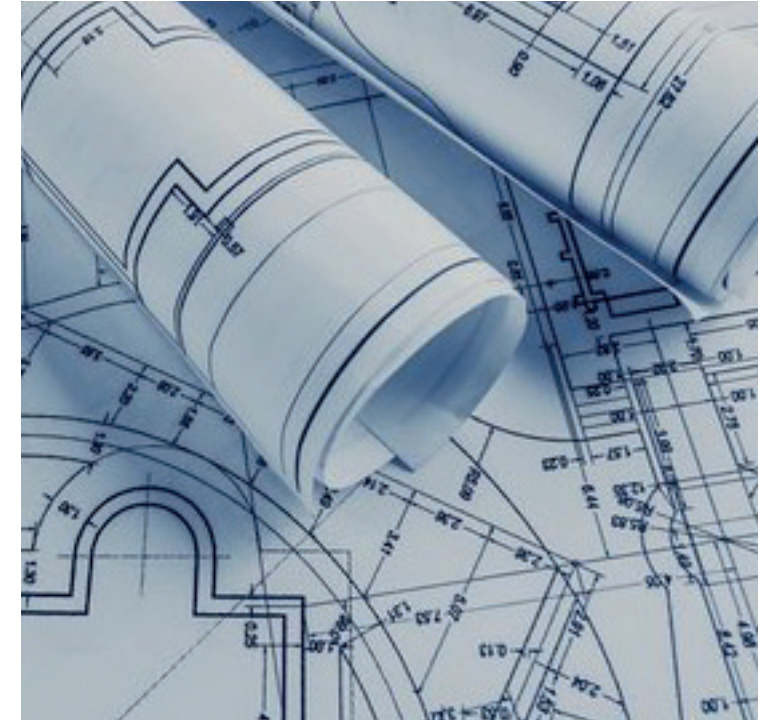
- We will run an open market process to appoint a construction delivery team.
- A delivery team will then be appointed based upon a number of aspects, including reputation/experience, programme and quality of their submission.
- The appointment will not simply be based on cost.



Prepare to start on-site

Following the appointment of the delivery team, and before they put a spade in the ground, they will have to:

- Prepare detailed construction drawings.
- Discharge any pre-start planning conditions i.e. construction management plans, how they will work on site, agreeing materials they will use.



Building on site

The timetable may change depending on a number of factors, including:

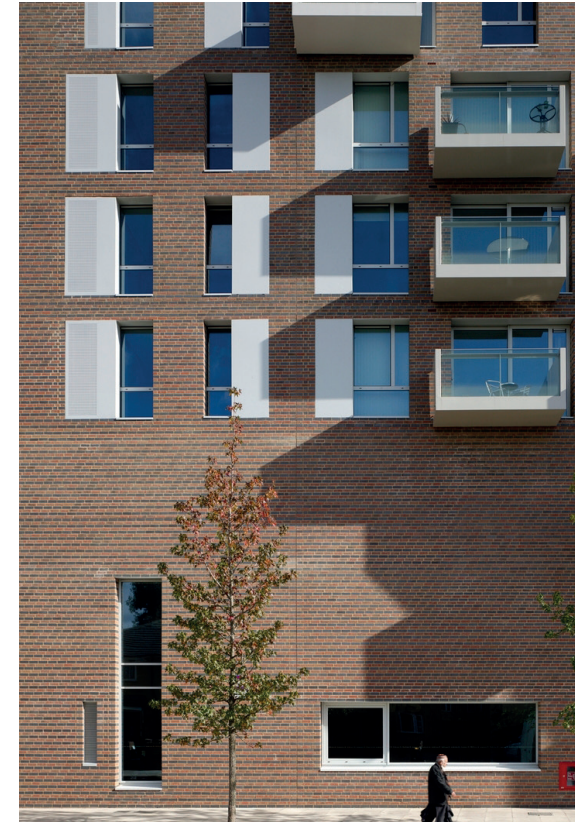
- Bad weather
- Finding something unexpected underground
- Availability of materials
- Availability of skilled workers i.e. brickies
- Delay in planning conditions being discharged.

We currently anticipate that the build will take around **2-3 years**. Taking into account move times you will be away from New Era for longer than the build timetable.



Moving into your new home

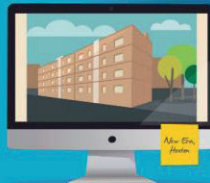
- Allocations will take place before building works have been completed - we will keep you up to date about any changes.
- There will be a number of health and safety checks that will need to be completed before you can move into your new home.



Next Steps...

We know it is important that we meet and communicate with residents regularly to keep you updated on progress – even if the update is that progress is slow.





Thank you

Any Questions?