

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





# Working With Existing Residents

In August last year we asked tenants if they would work with us to consider rebuilding the estate. This was in response to residents' requests for repairs and refurbishment at the estate, as well as our own condition surveys. We contacted all residents to discuss the options and over 80% of tenants support rebuilding the estate. In January this year we shared with residents our decision to rebuild the estate.

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

This has included:

- Individual meetings with tenants to understand specific issues and priorities to consider
- Meetings with the Residents Association to help us with our process
- Drop-in sessions to share our approach to rebuilding New Era and the temporary move to the Kingsland Road site and listen to feedback from tenants
- Phone calls and meetings with individual residents who weren't able to attend the exhibitions to discuss our plans further
- Exhibitions for residents and the wider community to present our early design ideas
- Meetings with residents about their individual requirements

All of these conversations have helped us to shape our design proposals.





# 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.

We also have the opportunity to create additional affordable homes for working Londoners right in the heart of Hackney. We want 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



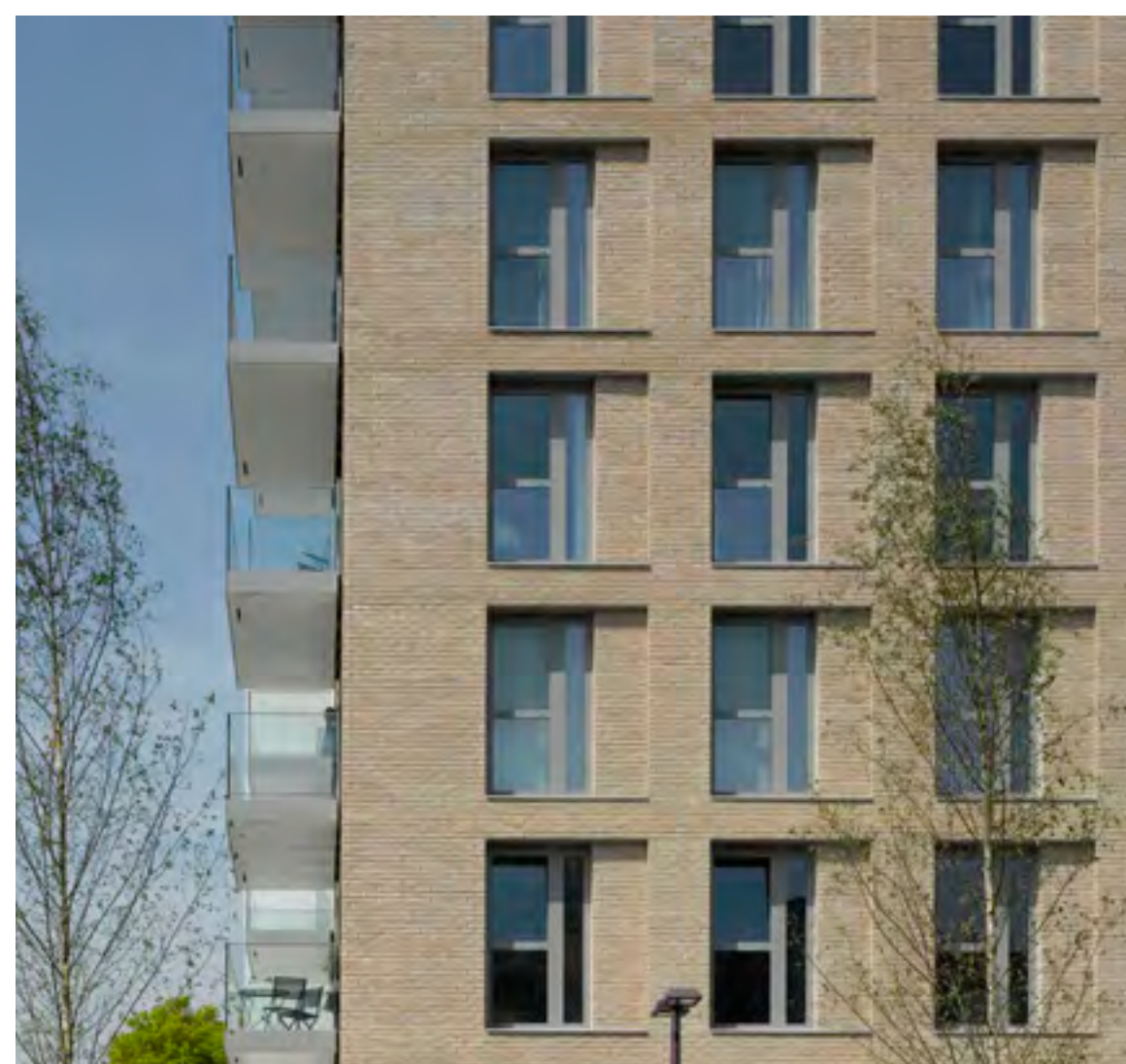
Dolphin Living are a housing charity that was established in 2005 with an endowment of more than £120 million.

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.



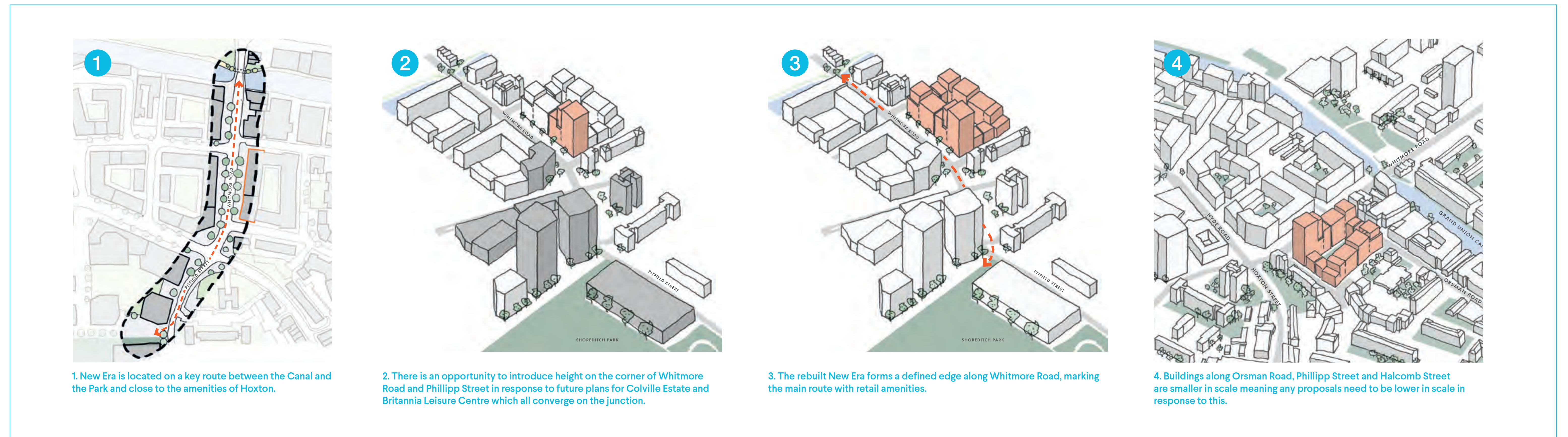
# Local Considerations and Design Approach

In developing our design for the rebuild of New Era we have considered the local context as well as the future plans for the surrounding area, including the Colville and Britannia regeneration schemes.

The surrounding area consists largely of 4 to 8 storey residential buildings with shops and restaurants occurring along Pitfield Street, Whitmore Road, the Grand Union Canal and Kingsland Road.

The London Borough of Hackney is in the process of demolishing and building new developments on the Colville Estate and the Britannia Leisure Centre. These are large scale developments and will provide a combined total of 1,400 new homes, including a number of taller buildings.

As part of our proposals, we think there is an opportunity to introduce height on the corner of Whitmore Road and Phillip Street in response to future plans for Colville Estate and Britannia Leisure Centre which all converge on this junction.



Diagrams showing how the proposals fit with the local context

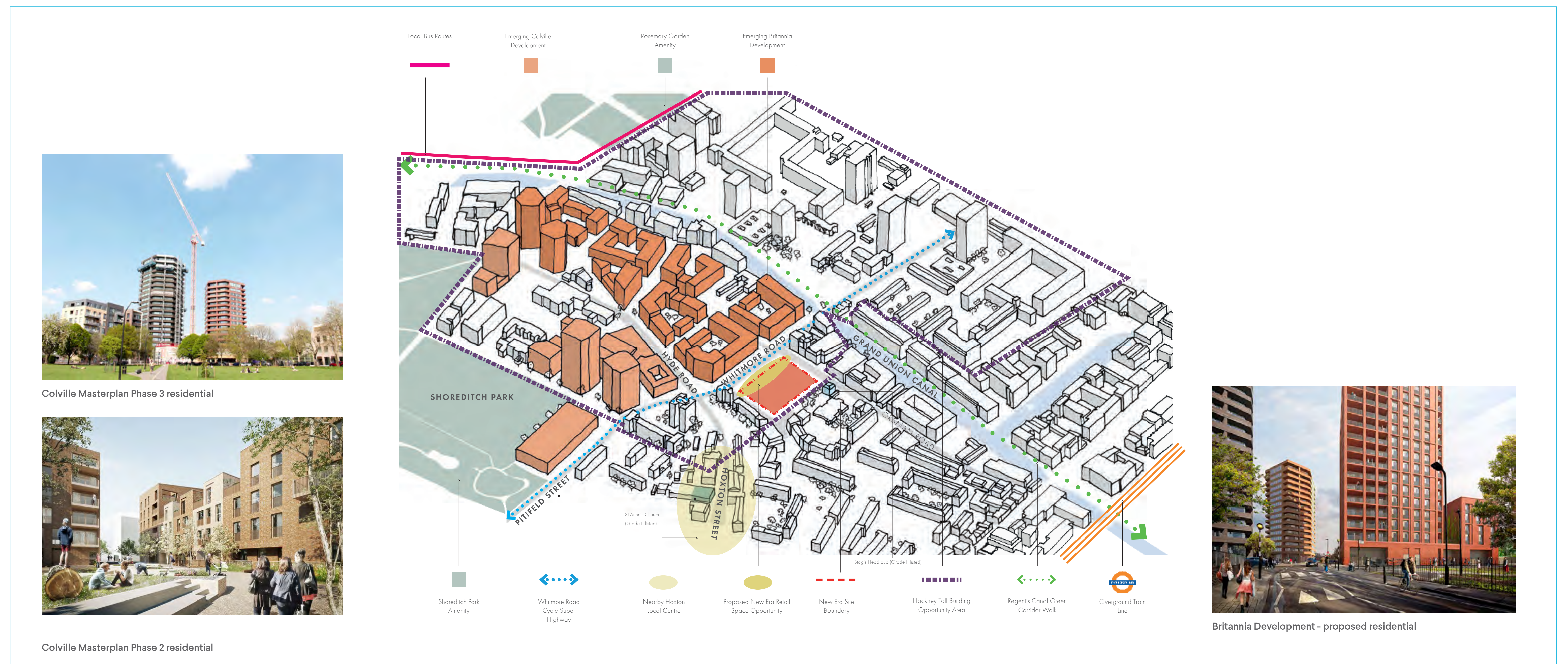


Diagram showing local considerations, including proposals for Colville Estate and Britannia Leisure Centre



# Our Proposals

**When rebuilt, New Era will include:**

- Over 200 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 frontage

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 and mobility scooter storage facilities

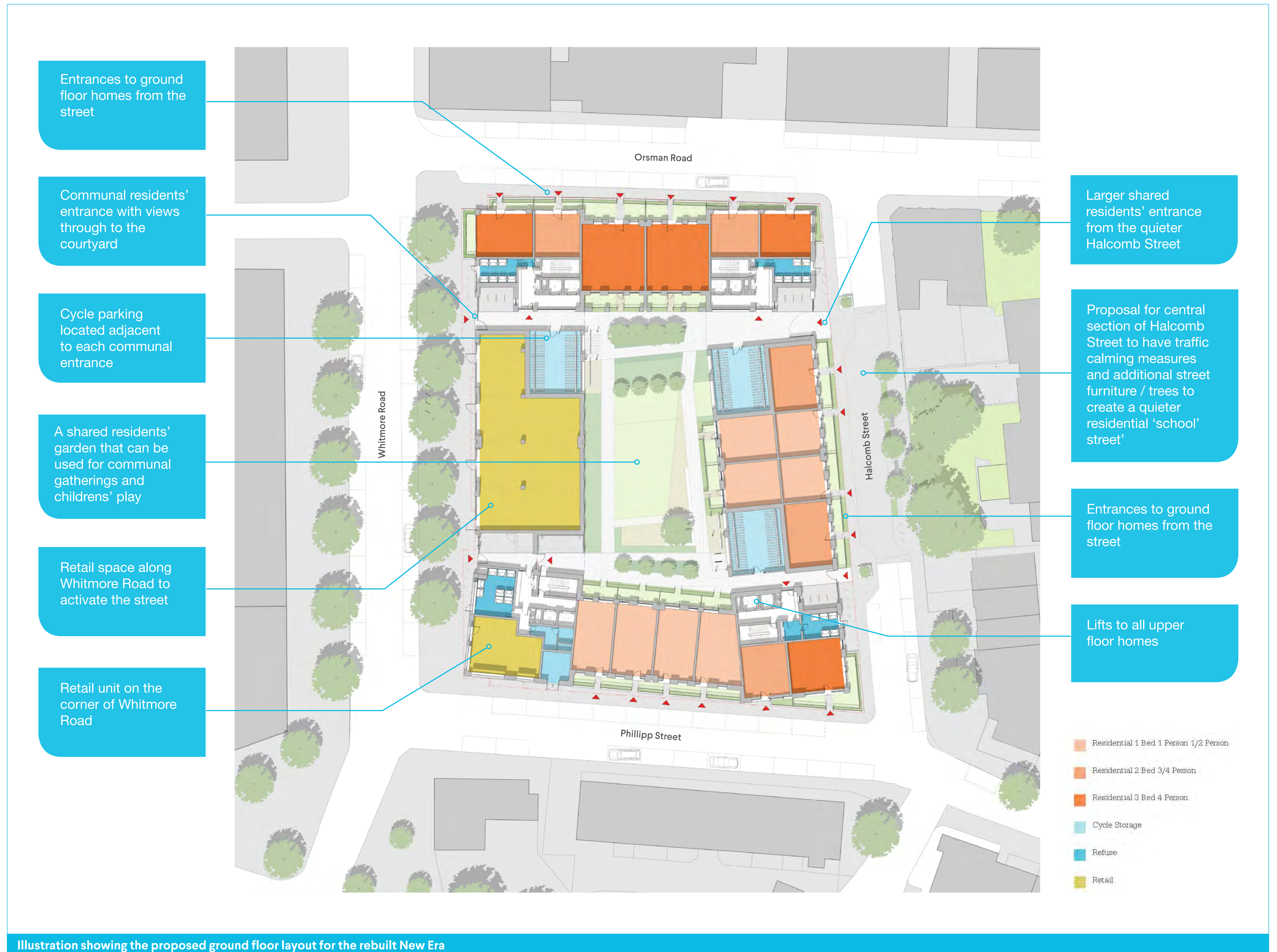


Illustration showing the proposed ground floor layout for the rebuilt New Era



# Shared Residents' Garden

The lack of shared space on the current estate has meant that many residents have continually expressed a desire throughout the consultation process to have more shared and communal areas provided on-site. This feedback has been used to shape the design of the shared 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 barbecues 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



Concept illustration of the courtyard



Examples of how aspects of the courtyard garden could look




# Improving the Surrounding Streets

Rebuilding New Era gives us the opportunity to make improvements to the streets directly surrounding the estate, enhancing the overall quality for both residents and neighbours in the area. We have been exploring a number of ways this could be achieved.

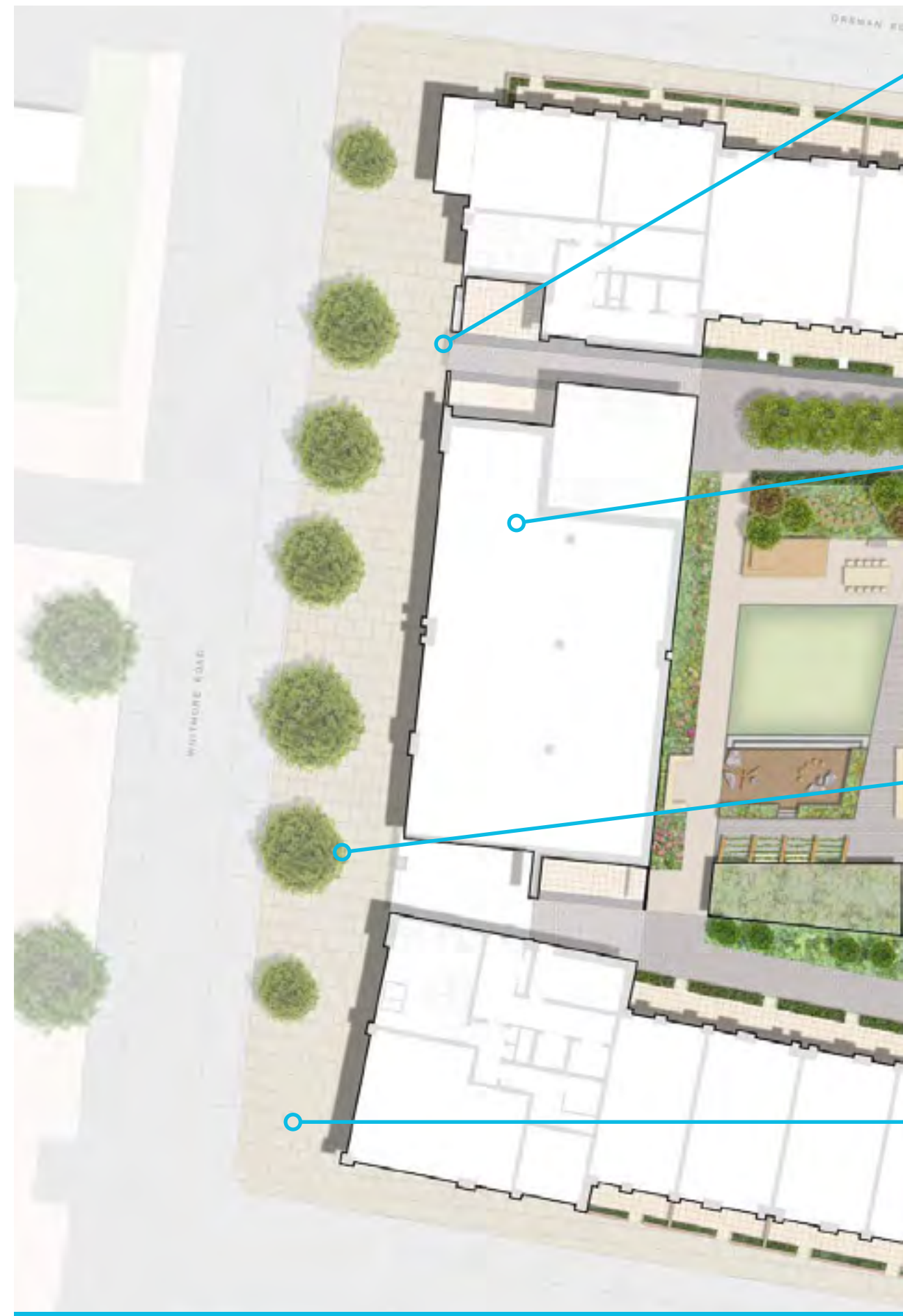
Our proposals include:

- Retail spaces along Whitmore Road
- New street trees and improved paving
- A small number of private gardens and front doors facing onto Phillip Street, Orsman Road and Halcomb Street
- Creating a shared surface along the middle section of Halcomb Street to calm traffic and create a safer, more people and child friendly residential street
- Using contemporary street furniture such as raised planters, benches and cycle parking to create a more attractive street setting
- Using high quality paving materials and exploring the potential for a decorative road surface on Halcomb Street
- Parking bays along the remaining length of Halcomb Street

**Proposed view of Whitmore Road improvements**




**Proposed plan of Whitmore Road improvements**




**WHITMORE ROAD IMPROVEMENTS**

- New residential entrances will be provided along Whitmore Road
- Retail units will activate the pedestrian area
- Trees retained and cycle stand will be provided along Whitmore Road
- Improvements will be made to the pavements and walkways surrounding the rebuilt New Era

**Proposed view of Halcomb Street improvements**



**Proposed view of Halcomb improvements**



**HALCOMB STREET PROPOSALS**

- The entrance to Halcomb Street will be highlighted with new trees in planters
- The existing pavement edge will be raised to create a central section of shared space to make the street more pedestrian-friendly
- New street furniture, seating and cycle stands will be incorporated
- New trees will be planted along the street, enhancing the green link with the trees within Comet Nursery's grounds



Examples of how we could improve the streets around New Era



# Building Design and Appearance

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

We propose to use a palette of brickwork for the new buildings so that the development sits comfortably in the local context.

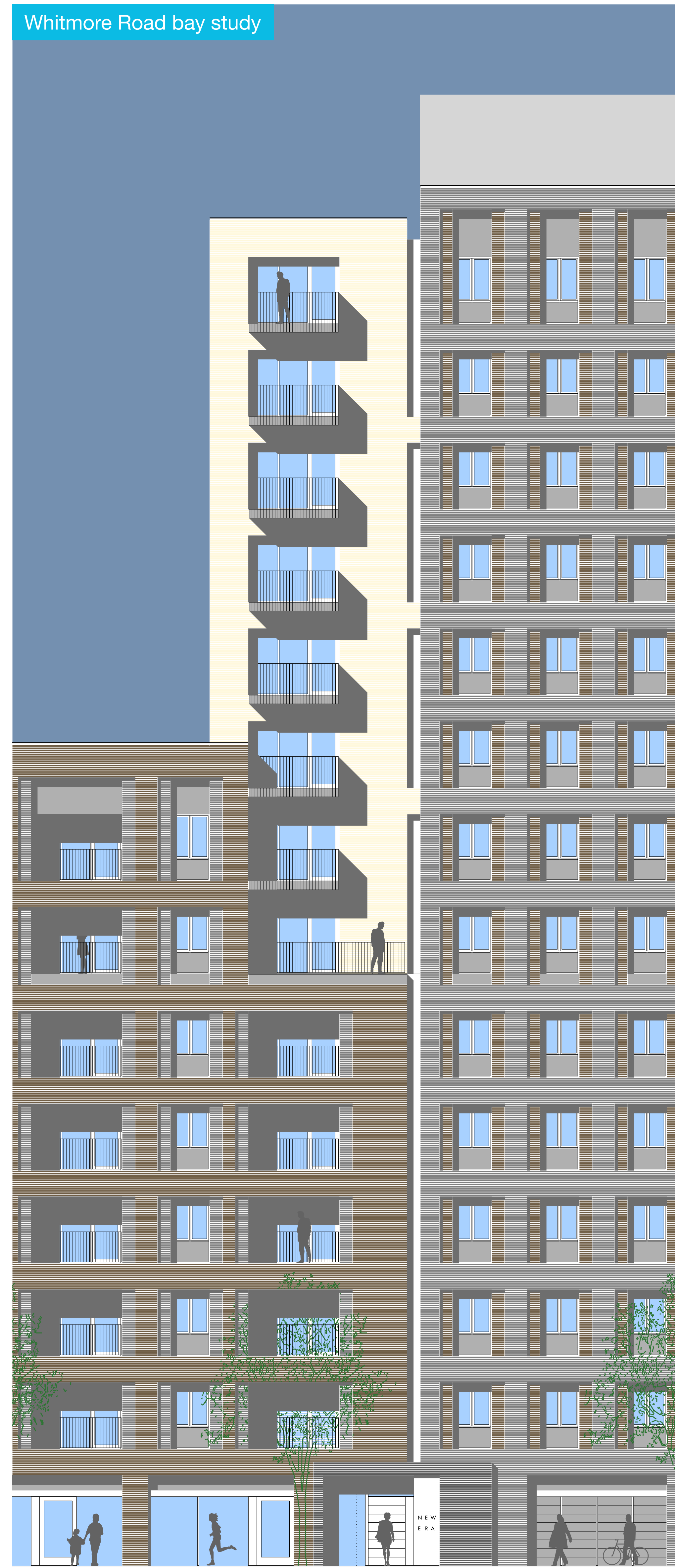
The main building will vary in height between 3 and 8 storeys, with the corner of Whitmore Road rising to 14 floors.



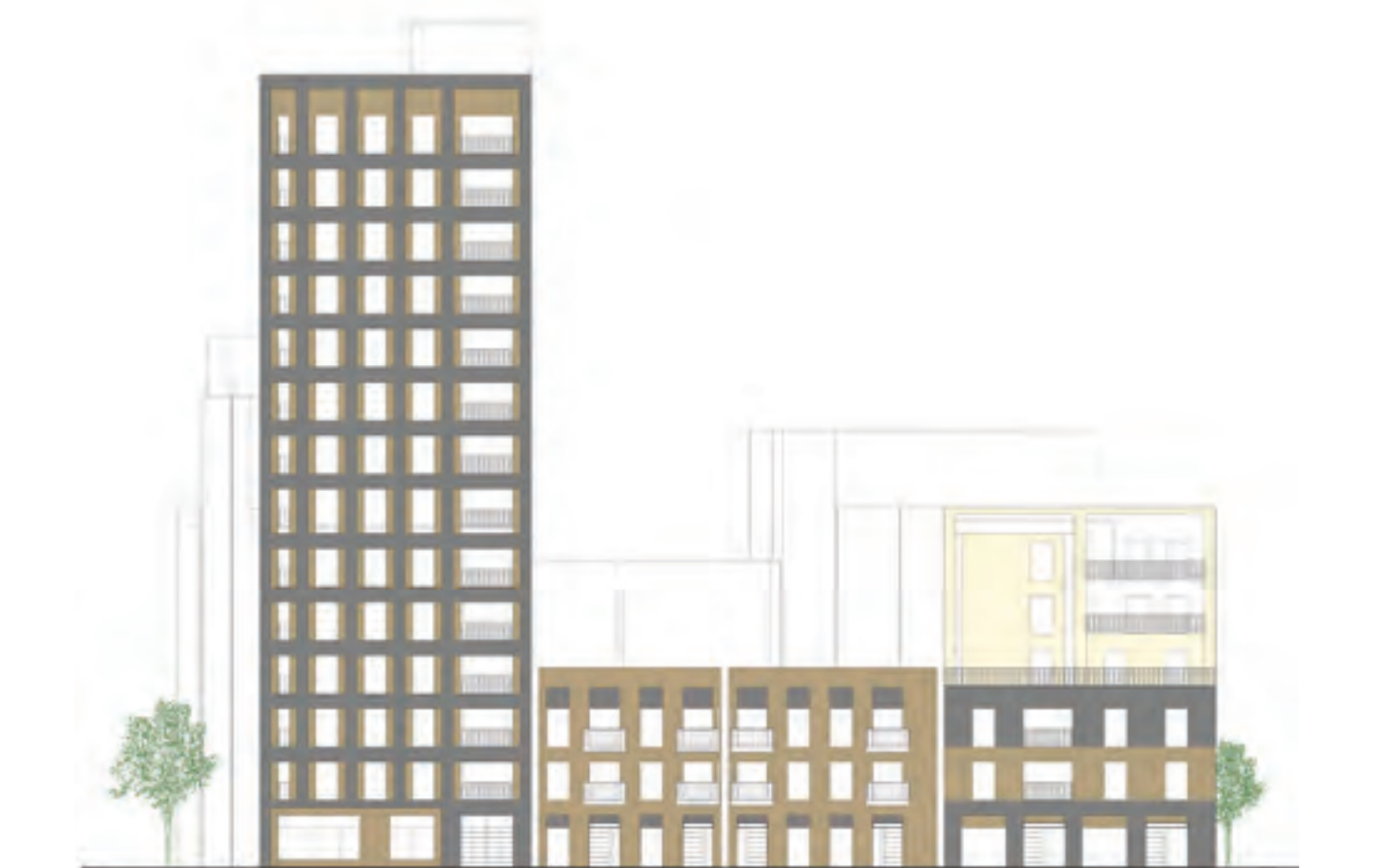
Examples of materials being considered for the new building



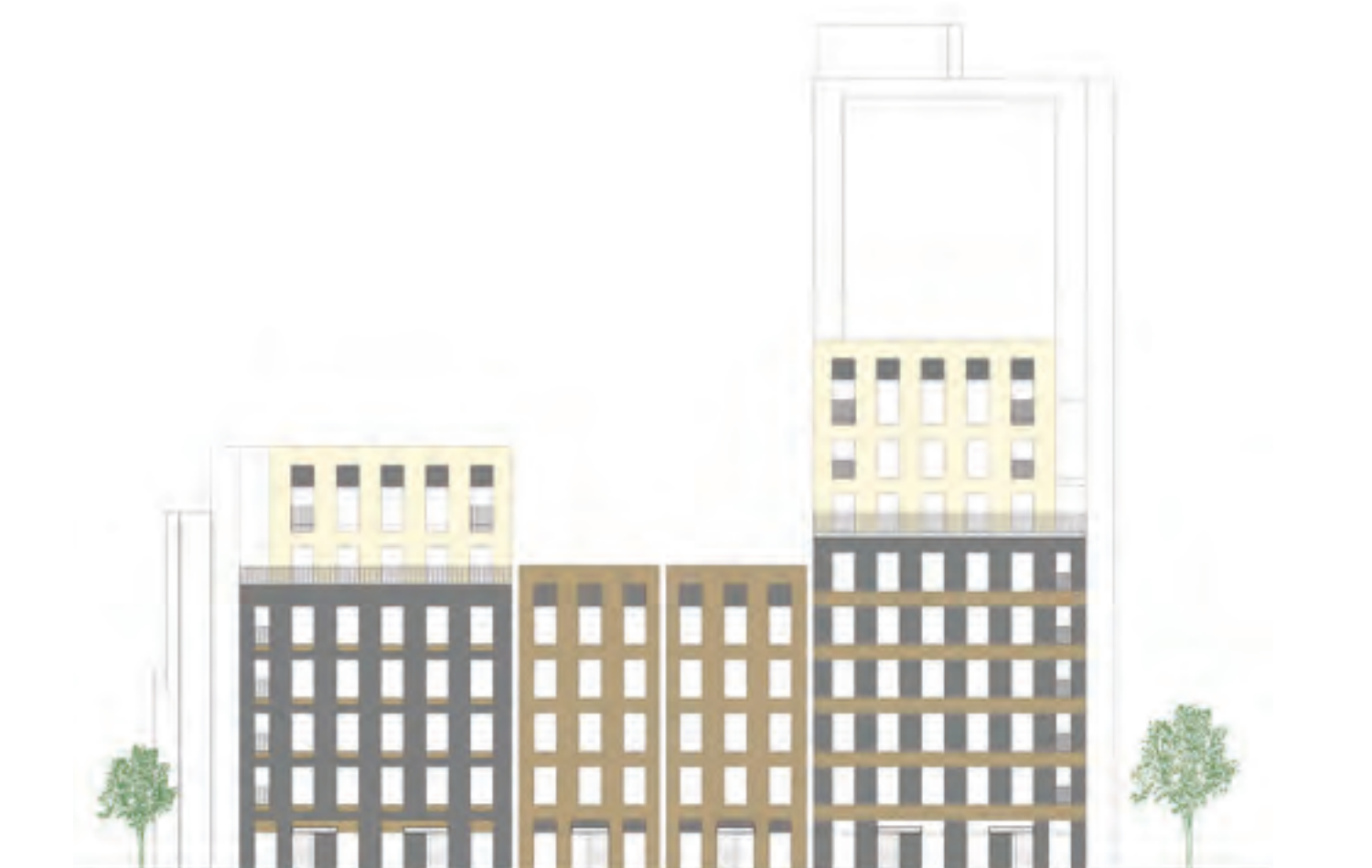
Illustration of proposals for New Era looking along Halcomb Street



Proposed Elevation - Whitmore Road



Proposed Elevation - Phillip Street



Proposed Elevation - Orsman Road



Proposed Elevation - Halcomb Street



# Illustrative Views



Illustration of proposals for New Era looking north up Pitfield Street



Illustration of proposals for New Era on Whitmore Road

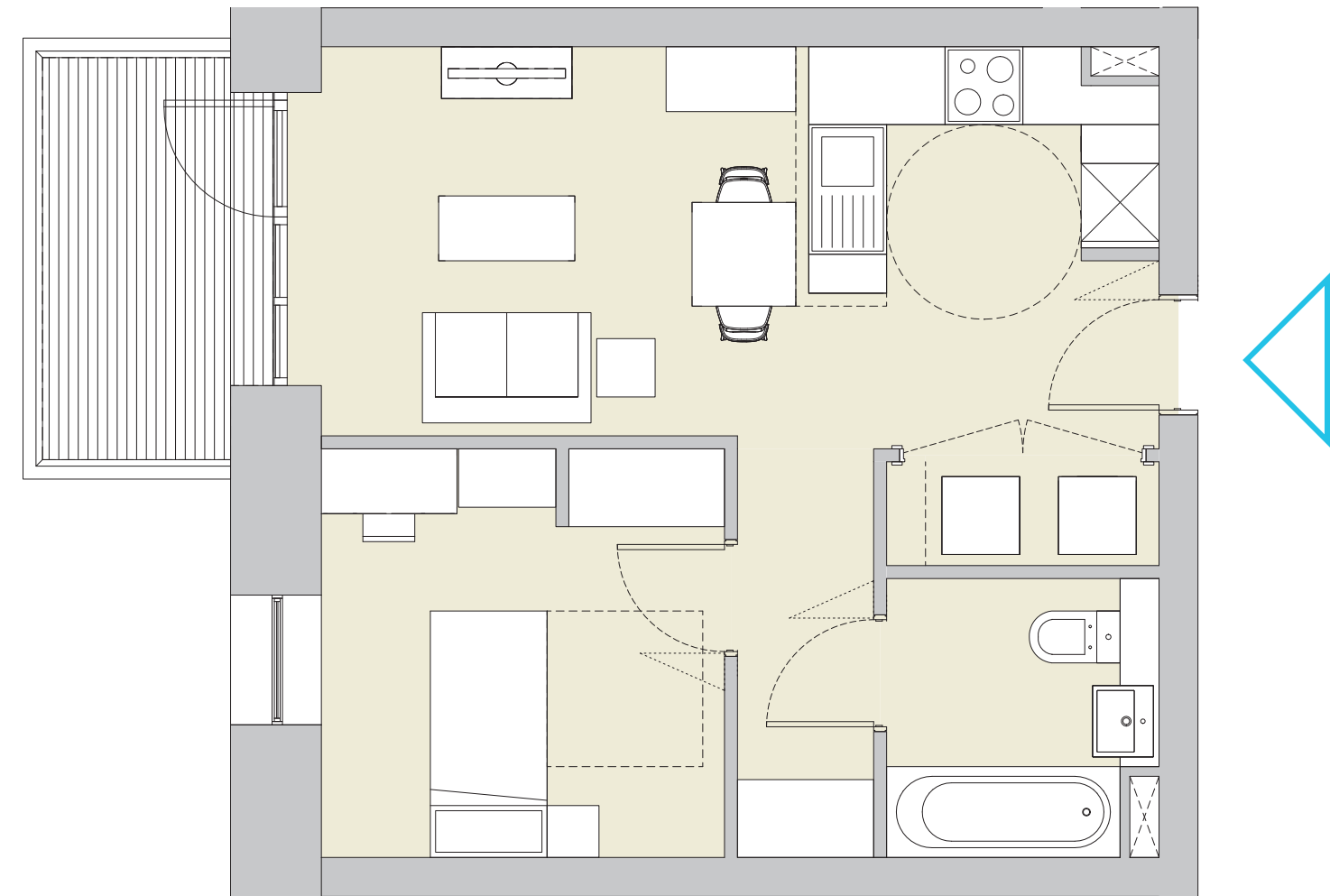


# Example Layouts of the New Homes

We are still in the process of designing the new homes. The drawings below show some examples of potential layouts for typical 1 bedroom, 2 bedroom and 3 bedroom homes.

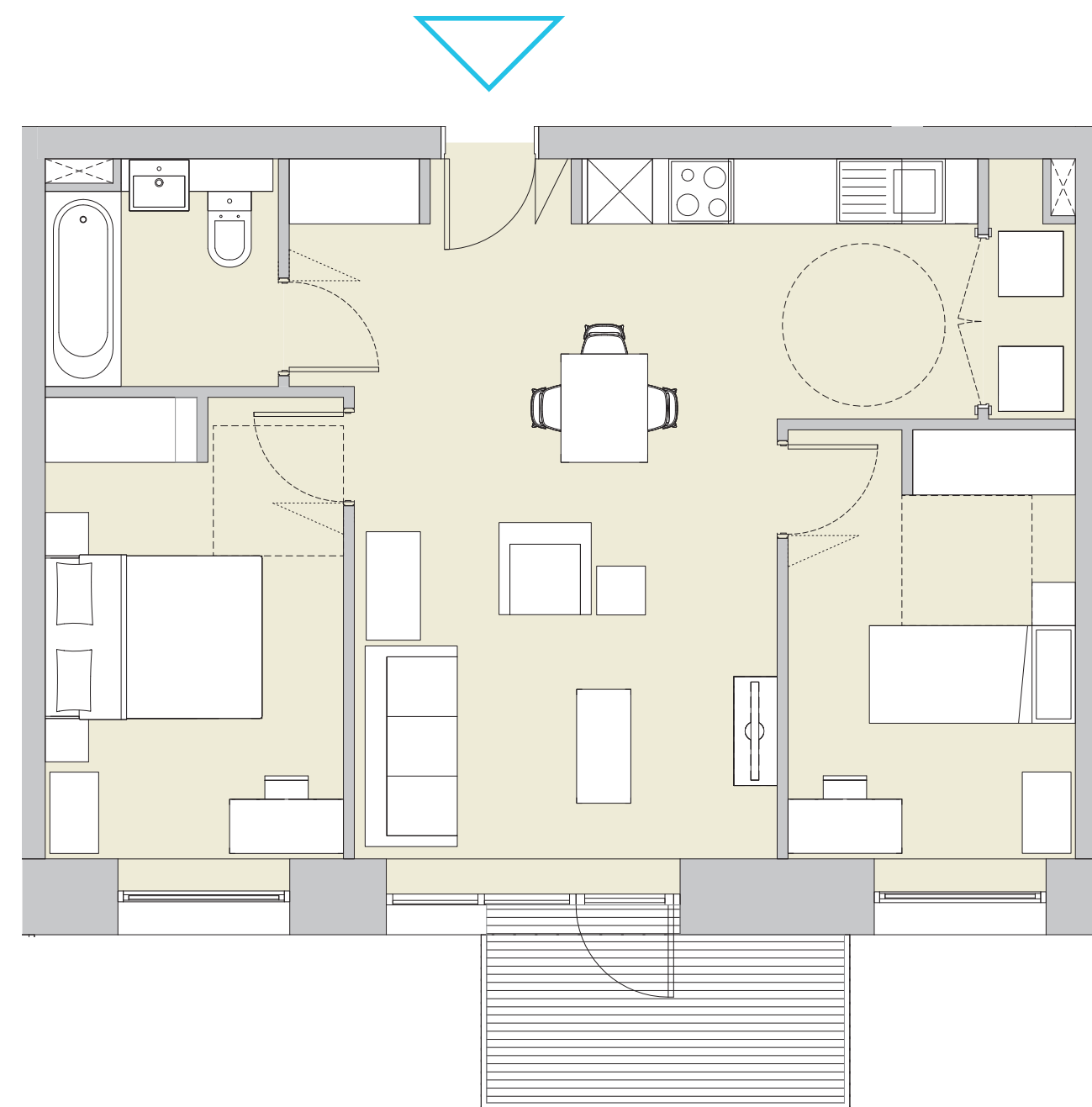
## EXAMPLE 1 BEDROOM FLAT LAYOUT

- Open plan kitchen/living/dining
- Modern finishes
- Fitted wardrobes
- Storage
- Balcony



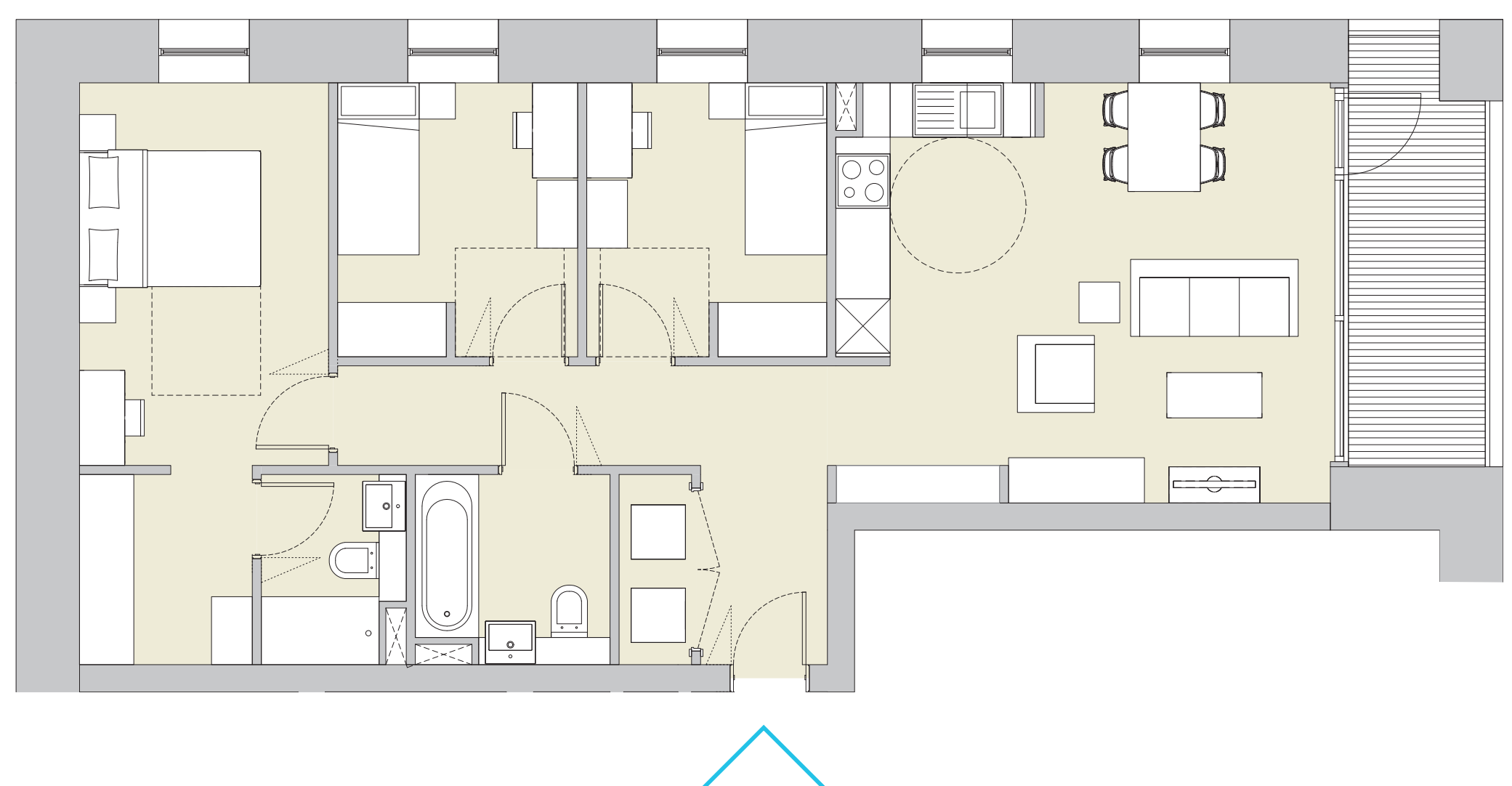
## EXAMPLE 2 BEDROOM FLAT LAYOUT

- Open plan kitchen/living/dining
- Modern finishes
- Fitted wardrobes
- Storage
- Balcony



## EXAMPLE 3 BEDROOM FLAT LAYOUT

- Open plan kitchen/living/dining
- Modern finishes
- Fitted wardrobes
- Storage
- Balcony





# 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

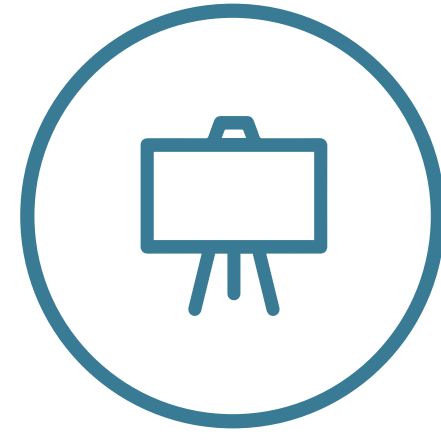


WESTBOURNE BAPTIST CHURCH



# Timeline of Activities

Jan / Feb 2018



- ◆ Resident Drop In - engagement with residents on development principles
- ◆ Undertake parking survey with residents

Spring 2018



- ◆ Prepare relocation policy and consult with Tenant Association – agreeing how tenant moves will work

June / July 2018



- ◆ Resident Engagement - New Era design launch and discussion
- ◆ Share initial design ideas with neighbours of New Era

Autumn 2018



- ◆ Tenant visits – checking household composition, medical needs and confirming in detail all tenant choices/wishes for their temporary move; discussing and agreeing move out plan for tenants
- ◆ Share updated designs for New Era with residents and neighbours

Early 2019



- ◆ Plans for New Era finalised
- ◆ Submit planning application to Hackney Council
- ◆ Confirm temporary move address and permanent home entitlement (size and floor only)

Spring 2019



- ◆ Book moving dates, plan removals and prepare for temporary moves

Sept - Nov 2019



- ◆ Tenants move from New Era

2022 - 2023



- ◆ Tenants move to the rebuilt New Era