

Welcome to our public consultation on the future of the New Era estate.



Dolphin Living

Why we are proposing to rebuild New Era

The rebuilding of New Era provides an opportunity to create a great place for both existing and future residents to live for many years to come.

There are three main reasons that have influenced our decision to rebuild New Era at this time. These are:

- 1 Rebuilding New Era is the only way to deliver all the improvements the estate needs.
- 2 Rebuilding New Era means we are able to provide additional modern, spacious, well-designed affordable homes in Hackney.
- 3 We are building other new homes locally we can use to minimise the disruption and inconvenience to tenants who need to move out whilst New Era is rebuilt.

When rebuilt, New Era will include:

- Over 200 homes with a mix of 1, 2 and 3 bedroom homes
- 100% of homes will be for rent
- All homes will have private outdoor space (balconies, terraces)
- Shared gardens and play space
- Retail space along Whitmore Road frontage

Our Team



Dolphin Living

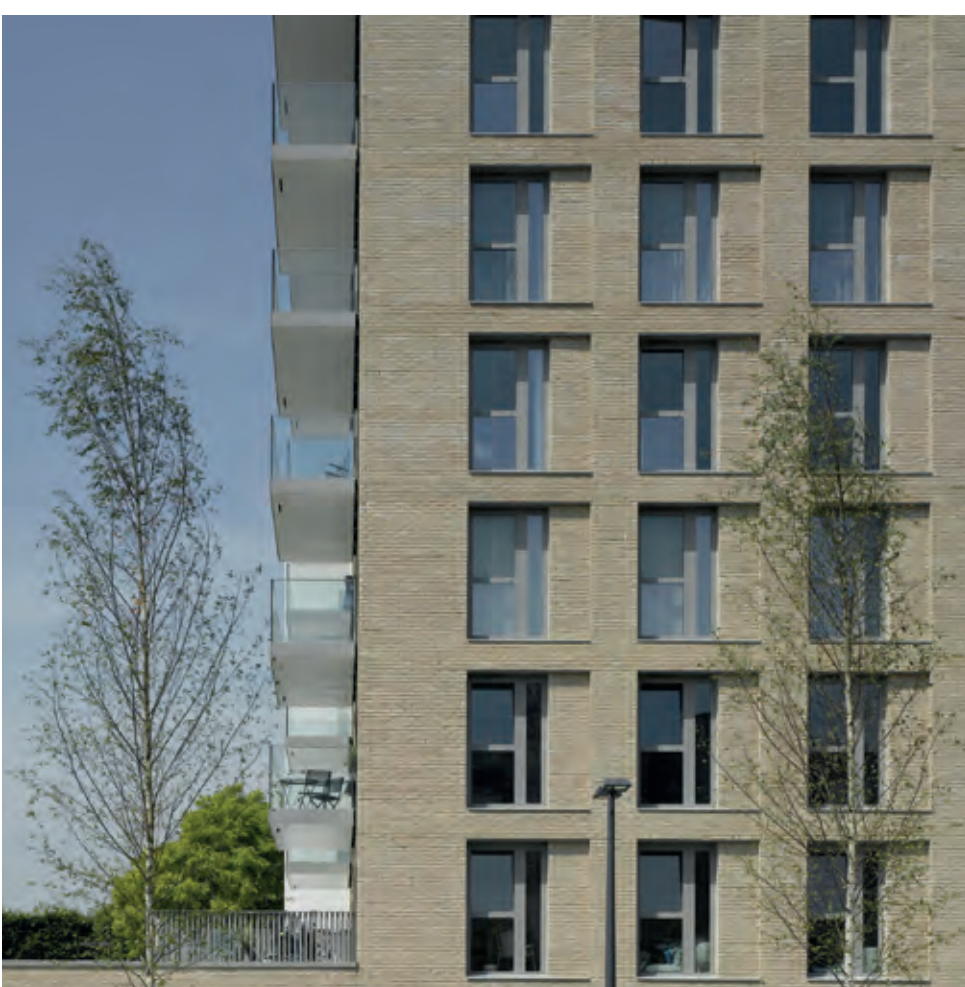
Dolphin Living are a housing charity that was established in 2005 with an endowment of more than £120 million.

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.

Overview of engagement

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 and met with all households who wanted to meet 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 their priorities and any specific issues**
- **Meetings with the New Era Residents Association to inform, share ideas and receive feedback**
- **Drop-in exhibitions to share our approach to rebuilding New Era with existing residents**
- **Meetings with commercial tenants on Whitmore Road**

Our interactions with New Era residents have been positive and have influenced our proposals for the rebuild.

We are keen to hear your thoughts about the rebuild of New Era.





Design

Rebuilding New Era will give us 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. The key features we are looking to provide in the rebuild of New Era include:

Key features of new Dolphin Living homes



Modern, efficient and well designed



Maximised exposure to sunlight and daylight



Room sizes are to be compliant with the London Housing Design Guide (LHDG) standards



Sustainable design and construction



High quality finishes



Built in storage



A choice of interior finishes



Balconies to all apartments



High quality landscaping



Accessibility

Local considerations

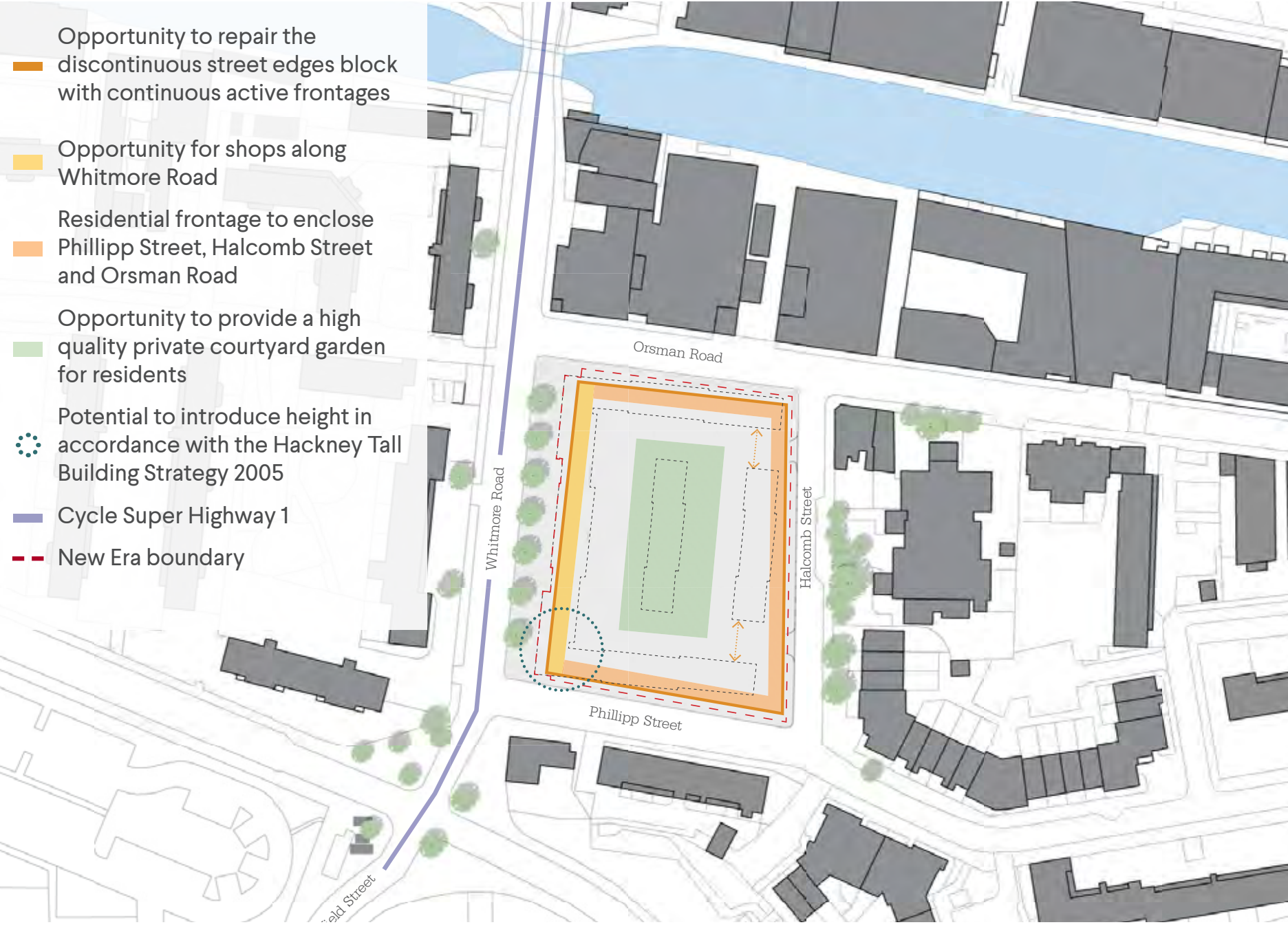
In developing our design for the rebuild of New Era we have considered the local context as well as the future plans for the surrounding area, including the Colville and Britannia regeneration schemes.

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

Design constraints for the site



Opportunities for the new development



Nearby developments

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.



Illustration of Colville Estate Proposals



Illustration of Proposals for Britannia Leisure Centre



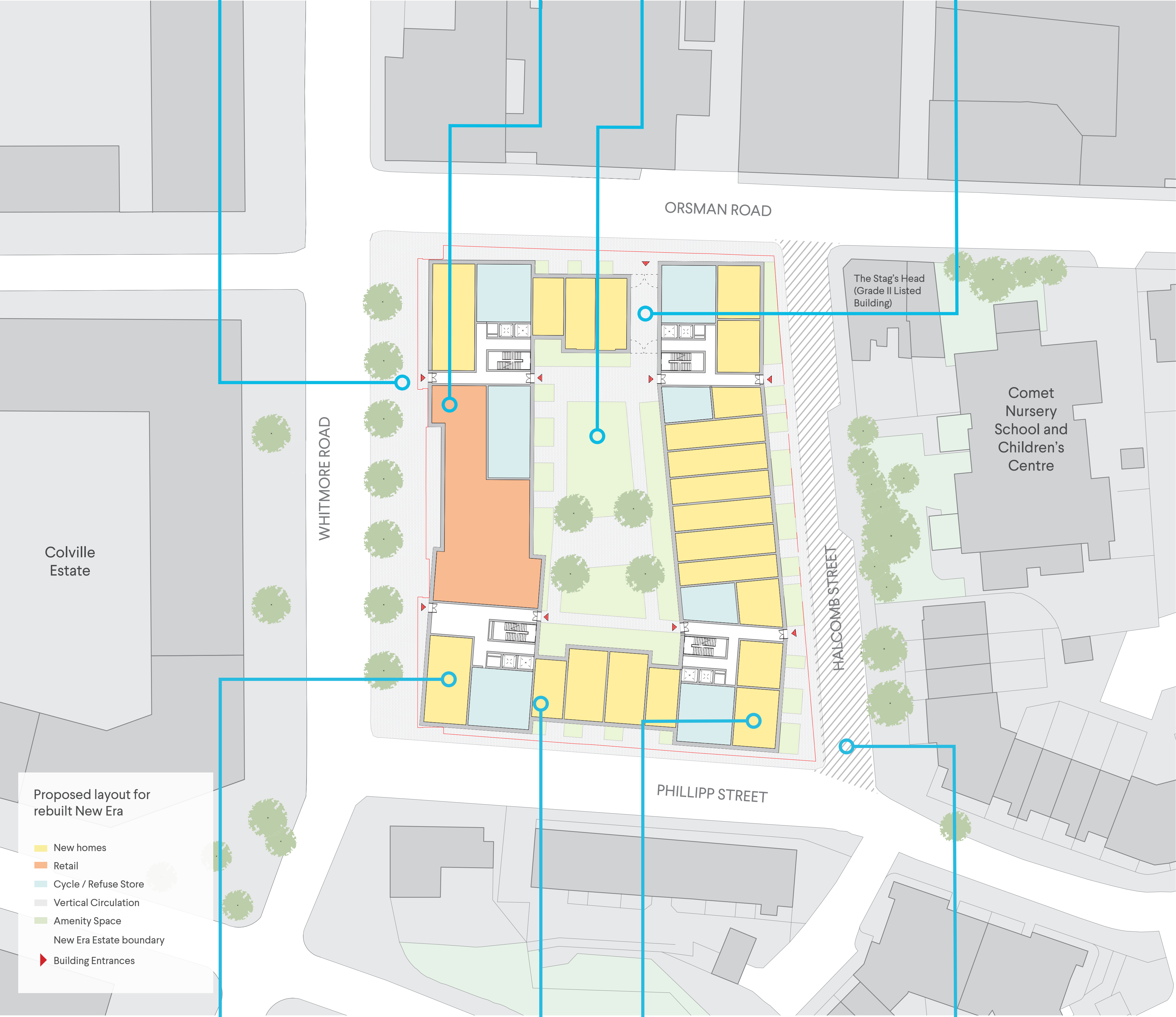
Concept approach to rebuilding New Era

Entrances to residential buildings on Whitmore Road and Halcomb Street.

New retail space along Whitmore Road.

New shared residents' garden.

A separate gated entrance to the courtyard.



Higher building on the main corner of Whitmore Road and Phillipp Street.

Lower residential buildings on Halcomb Street, Orsman Road and Phillipp Street.

All new homes will have either a balcony or a private terrace.

Potential for a pedestrian friendly street in front of the school on Halcomb Street.

Improvements on the estate

We want New Era to be a nice place for everyone, this includes children right through to our eldest tenants as well as those who will come to live here in the future. This means creating a safe, pleasant and inviting environment both inside of homes as well as in common areas of the estate.

We have listened to what our tenants want for the new building and our initial design includes the following amenities in response to resident feedback:

- A shared residents' garden
- Areas for playing and resting
- All homes will have private outdoor space (a balcony or terrace)
- Lifts to all homes
- Bicycle and mobility scooter storage facilities



Existing view of New Era

Examples of how the new residents' garden could look



Design and materials

We want to ensure that the rebuilt New Era responds sensitively to the local area and the surrounding buildings. We have undertaken an investigation of local building designs, scale and materials to inform our thinking about the look and feel of a rebuilt New Era.

We are investigating using different heights of building throughout the estate, ensuring the design responds to the surrounding streets and local context.

We are currently considering a range of materials, including brickwork, for rebuilding New Era, which is in keeping with the history of the site and the other buildings in the area.

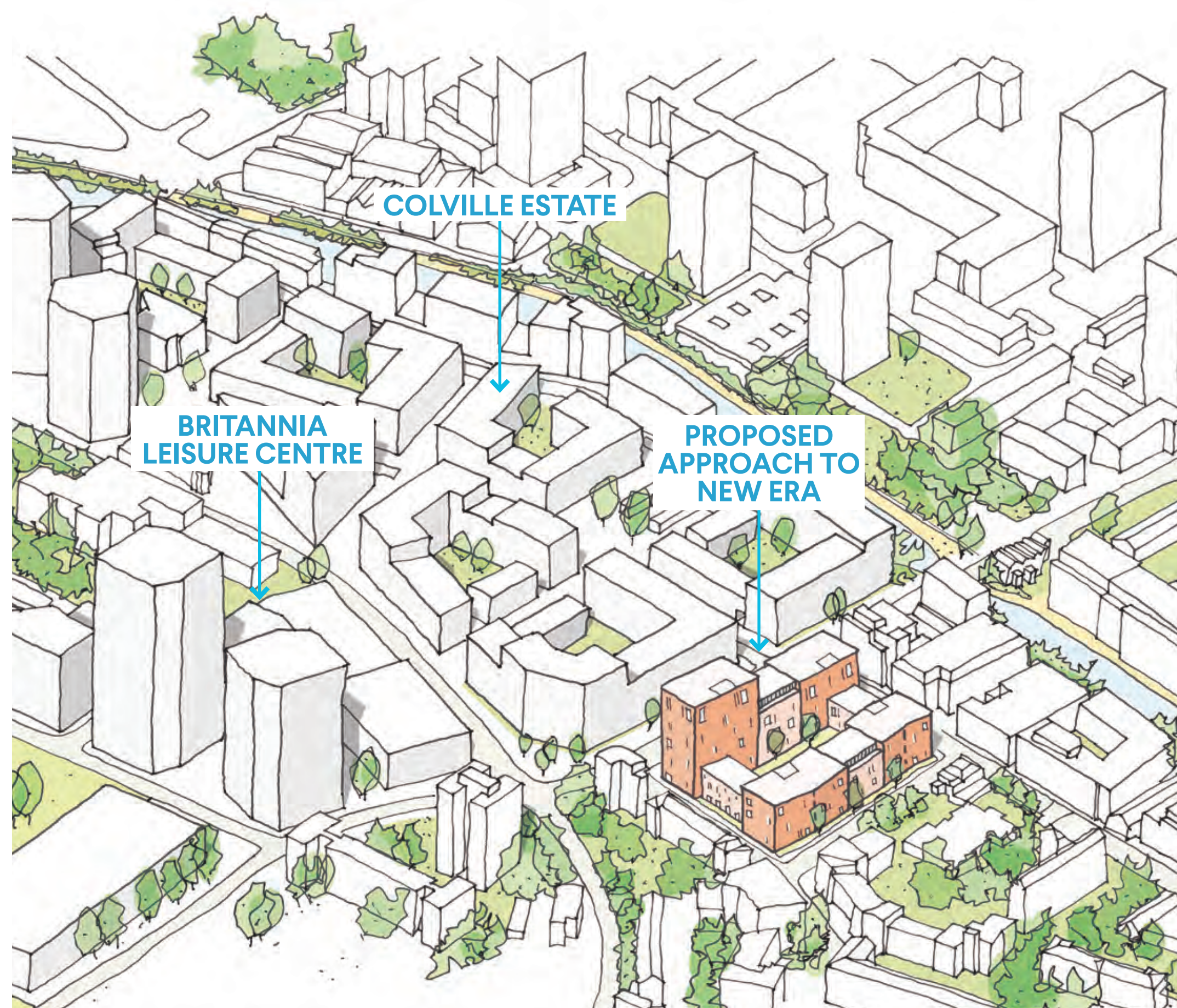


Illustration showing how the proposals fit into the local area

Examples of the types of materials being considered for the new building

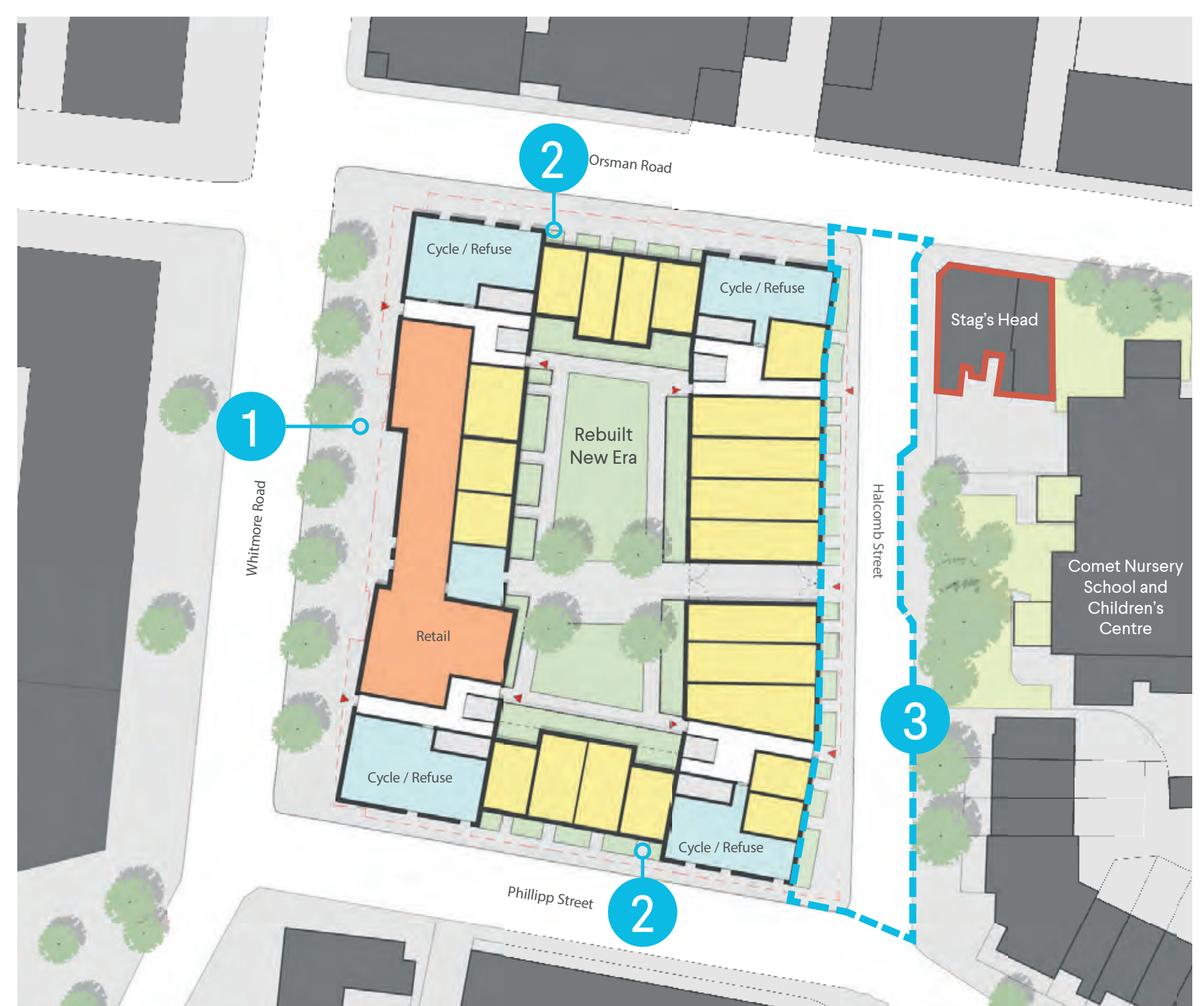


Improving the surrounding streets

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

Our ideas include:

- 1 New retail, improved paving and trees along Whitmore Road
- 2 A small number of private front gardens facing onto Philipp Street and Orsman Road
- 3 Turning Halcomb Street into a 'school street' with improved paving and traffic calming outside of the school

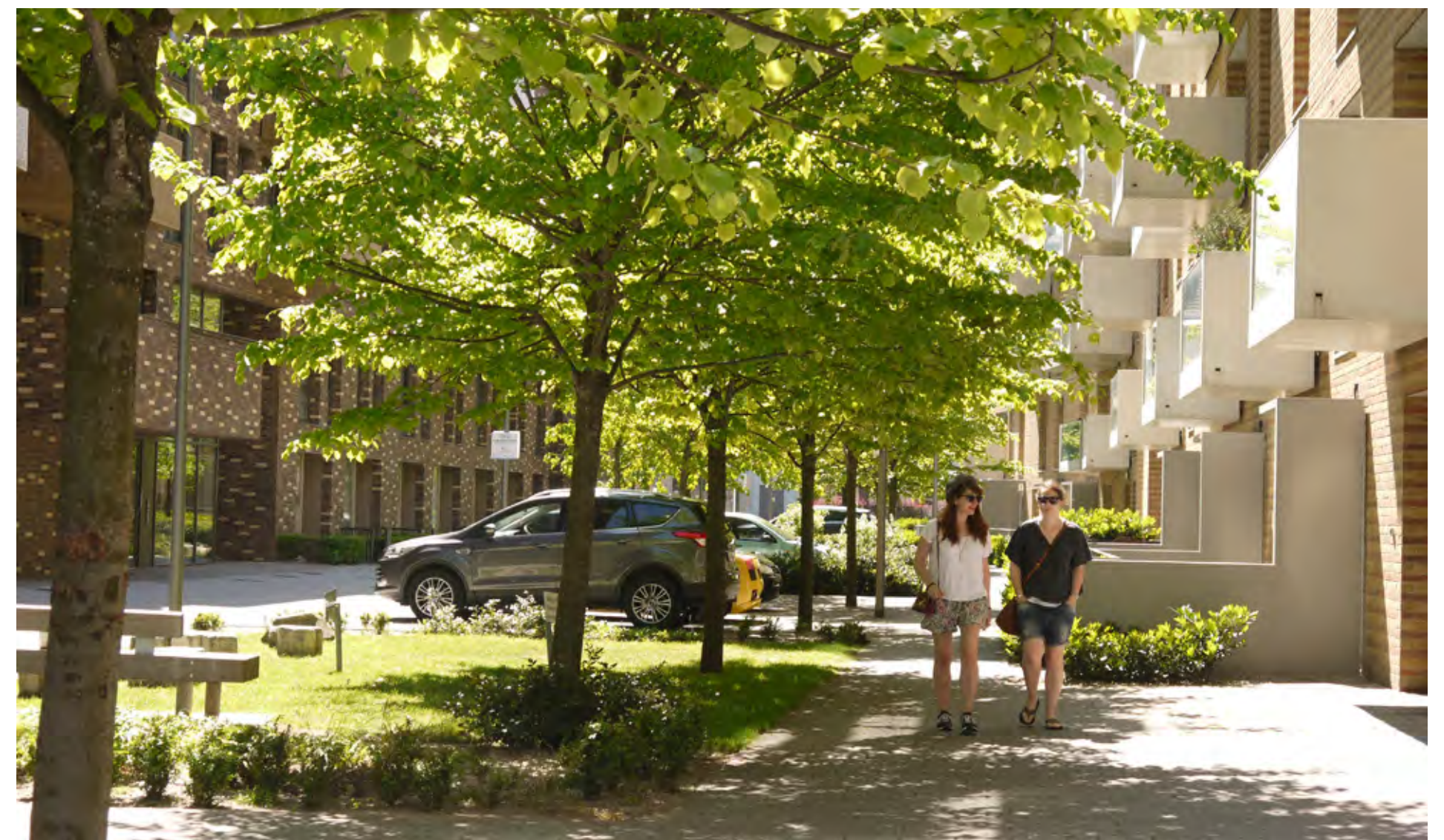


Plan showing where improvements should be made

Examples of how we could improve the streets



New retail



Shared surface



Improved paving and street trees



Prioritising pedestrians



Upgraded pavements

Illustrative proposals



Illustration of proposals for New Era looking along Philipp Street



Illustration of proposals for New Era looking south along Whitmore Road



Timeline of activities

Jan / Feb 2018



◆ Resident Drop In - engagement with residents on development principles

June / July 2018



◆ Resident Engagement - New Era design discussion

September 2018



◆ Public exhibition

Early 2019



◆ Plan the relocation of New Era residents during the rebuild

Winter 2019



◆ New Era residents move from the estate

2022 - 2023



◆ New Era residents move back to the rebuilt estate