



Novello House, Hackney

Design Overview

FBMArchitects



Located in the London Borough of Hackney, Novello House provides 32 high quality new homes for Metropolitan Thames Valley Housing, of which 50% are affordable. Despite the small footprint, each home benefits from a generous private amenity space in the form of a balcony, patio, or terrace, and every unit offers fantastic views of the city or the Regents Canal.

Front Cover

Main elevation along Bridport Place

Opposite

View of the emerging townscape from Southgate Road

Below

East elevation against the Victorian context and emerging townscape

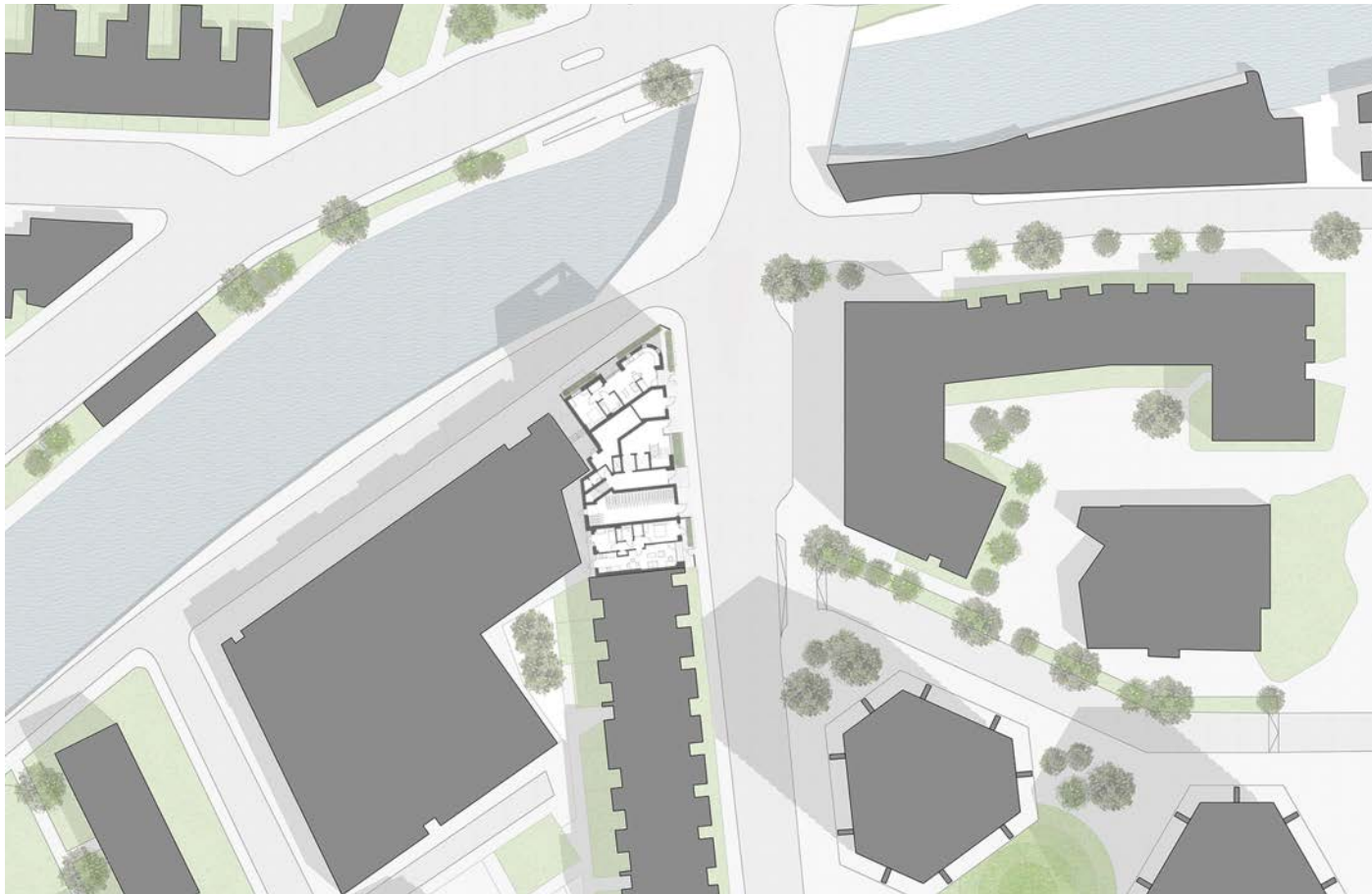


Scheme description

Our scheme, which achieved occupation in the summer of 2021, provides 32 high quality new homes (50% affordable) with 10% wheelchair accessible apartments in a range of sizes. From the outset, FBM considered that any design solution within this small urban site would likely play a key role in the future of the emerging townscape, alongside the recent Coleville Estate masterplan development. The building's design reinforces and defines the streetscape, defined by the adjacent Bridport House to the south, and Crown and Manor development to the west. Given the small site footprint (427sqm), we maximised the number of homes on the site by increasing the building height to 11 storeys, rising to celebrate the corner and falling away to the

south to respond to the height of the neighbouring building. The height of the proposal allows homes to capitalise on the wonderful views across the canal and the city, and the building to be seen as integral to the new townscape. Each home benefits from a generous private amenity space in the form of a balcony or a terrace; at ninth floor the scheme provides a sunny south-facing terrace as communal amenity for residents to enjoy. The materials palette is simple and elegant. An apparent contrasting brickwork is achieved by a variation in the colour of the mortar, rather than the brick itself, which helps to differentiate the ground floor and recessed upper floors from the main body of the building. Furthermore, a canted

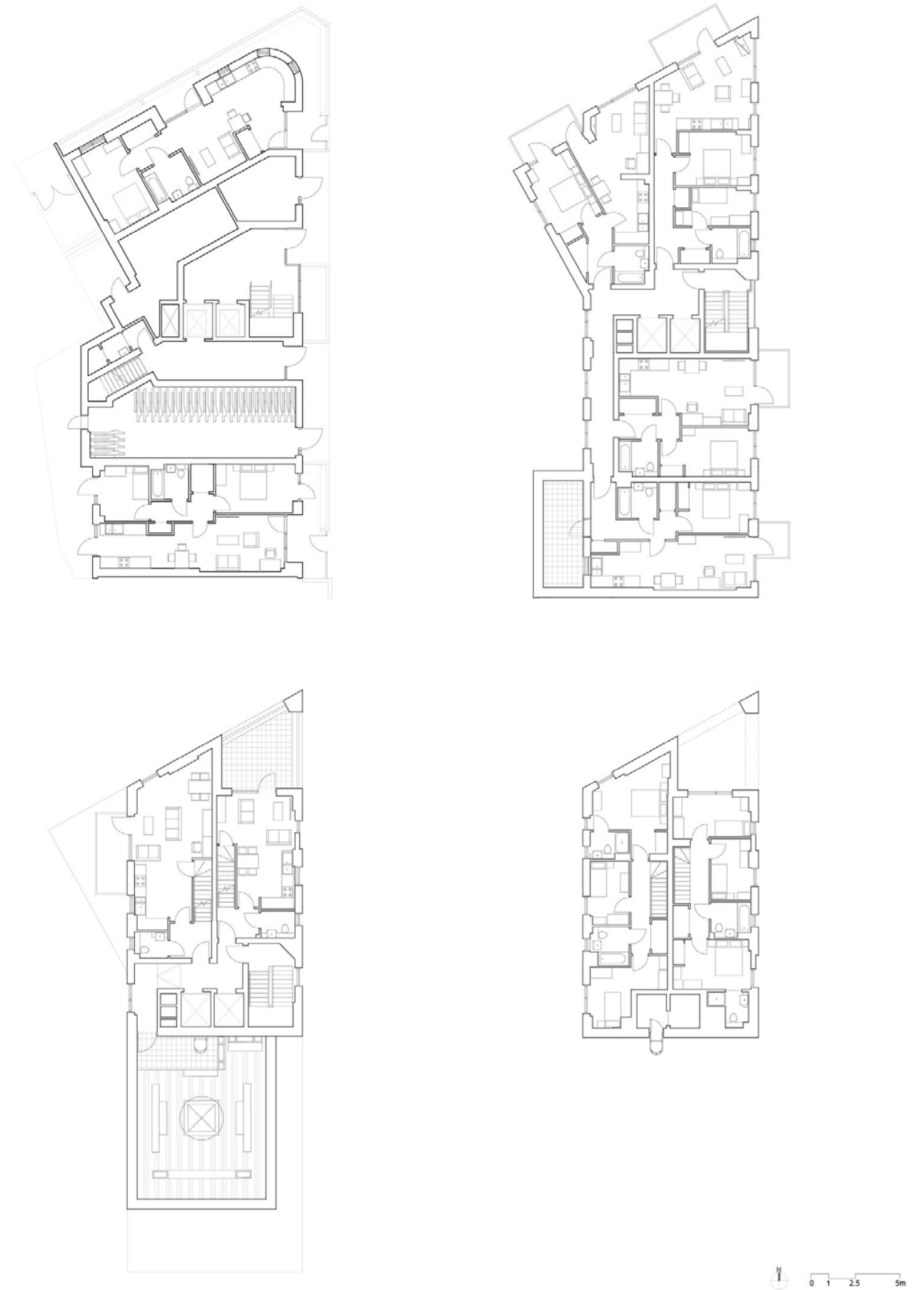
brick detail - with a 45 degree cut in one corner - was introduced to increase the coarseness of the contrasting materiality. Finally, a triple-stacked soldier brick course was further used to define the lower and upper floors. The elevations have been carefully designed to respond to the opportunities of the site in a controlled way: the ground floor is 'carved' away to the north to respond to the new axis created with the Colville Estate Masterplan; a frame element at the top of the building defines the volume's profile at high level; the carefully-designed balconies are arranged to break the rhythm established by the windows and capitalise on the opportunities provided by this fantastic canalside location.



Opposite
Ground and Landscape plan.
Above
The contrasting materiality at ground and upper floors is achieved by the use of a different mortar colour and special bricks.



Above
The east elevation with balconies that help break the rhythm established by the windows.
Opposite Above: Ground and First floors. Below: Duplex apartments at ninth and tenth floors.





Project data

Start on site January 2018

Completion date July 2021

Number of units 32

Unit types 14 x 1-bed apartments; 15 x 2-bed apartments; 1 x 3-bed apartments; 2 x 3-bed duplexes

Tenure Affordable Rent, Shared Ownership, and Market Sale

Form of contract/procurement Design and Build

Main Contractor Henry Construction

Construction cost £10 million

Planning Authority London Borough of Hackney

Design team

Client Metropolitan Thames Valley Housing

Planning Consultant Wildstone Planning

Architect FBM Architects (planning and delivery)

M&E Engineer and Sustainability Norman Bromley

Environment Technology Mechanical Ventilation Heat Recovery (MVHR), Photovoltaic cells (PVs)

Heating Gas boilers with potential connection to the Colville Estate district heating system

Environmental performance data (as designed)

Predicted on-site renewable energy generation per year 5,000 kWh through PV array

Airtightness at 50pa 3m³/h/m²

CO2 reduction above Building Regulations (2013) 35%

Photography Tim Crocker and FBM Architects



Above
One of two residential lobbies
Opposite
View from Colville Street, with the recent
Colville Estate in the foreground.



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