

Blandford Court garages Development Proposal

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Background

This report summarises the engagement methods and feedback received during the second phase of the New Homes Programme. This stage of consultation was a targeted site-specific discussion with neighbours and local residents around the development of new homes being built on the Lockner Estate. This engagement took the form of 2 site-specific events and an online survey that ran for 2 weeks, from Saturday 5 October 2024 to Saturday 19 October 2024.

Purpose of this report

This report provides a neutral account of the engagement that took place and the feedback received. The scope of the second stage of engagement was to present the current proposals for the Blandford Court garages site following the first round of public engagement events held on the 13th and 17th of July 2024. By gaining an understanding of resident's views and ideas regarding the developed design work, would allow the Council to better understand how to further develop the designs for residents' use and interact with the areas around them.

Distribution

- 1,006 newsletters were sent to the surrounding area ([see distribution area](#)).

Engagement

- An online survey was hosted on Citizen Space; Hackney Council's consultation hub between Saturday 5 October 2024 and Saturday 19 October 2024.
- Two events were held on Saturday 5 October 2024 and Tuesday 8 October 2024 in the open space adjacent to the garages and the Community flat on Lockner Estate
- Contact details were provided in the newsletter sent to residents who wished to ask any questions.
- Door knocking was also conducted at the events to encourage residents to attend the public events or fill in the online survey.

Responses

- 13 responses were received from the online survey, plus 9 comments from post-it notes and quick comment cards received at the events.
- Around 22 local residents attended the events ([see attendees location](#)).

Feedback

General feedback

Response to the online questionnaire and from people attending the public drop-in events indicates overall support for the delivery of 13 social rent homes at Blandford Court on the Lockner Estate.

Overall these are the aspects mentioned of the proposed plans that people like the most:

- Provision of 100% social rent homes.
- Provision of family homes.
- Hackney Council's 'Local Lettings Policy' will prioritise existing residents in need for new homes.
- Proposals will improve the estate overall and liveability for residents.
- Efforts to keep existing trees on Kingsland Road.
- Increasing greenery and wildlife.

Specific issues raised

Loss of car parking - The most mentioned concern remains regarding the loss of car parking spaces, what will be offered to residents who currently use these spaces and can't afford street permits, or have access issues.

Vehicular access - Questions regarding how deliveries will be made.

Construction impact - The second most mentioned concern of residents is around how the construction process will be managed and minimising impacts of noise, dust and access on residents of Blandford Court.

Lack of wider estate improvements - Whilst there is appreciation of the landscape and planting strategy, including addressing bins on Blandford Court improving the environment - people feel that wider estate concerns around drainage, pest control and the need for re-decoration of the estate are not addressed.

Refuse strategy - Mixed views on the proposed refuse strategy, with some agreeing it will improve the environment whilst others are concerned that the strategy will only increase the problem of fly tipping on Hertford Road and St Peters Way sides of the estate.

Cycle storage - General agreement that providing additional cycle storage for residents is a good idea. Some feel that new residents are given preference over the existing and cyclists preference over car users with mobility needs.

Estate management and service charges - Some residents have raised questions around how the new landscape elements of the proposals will be integrated within the estate management and whether service charges for existing residents will be increased.

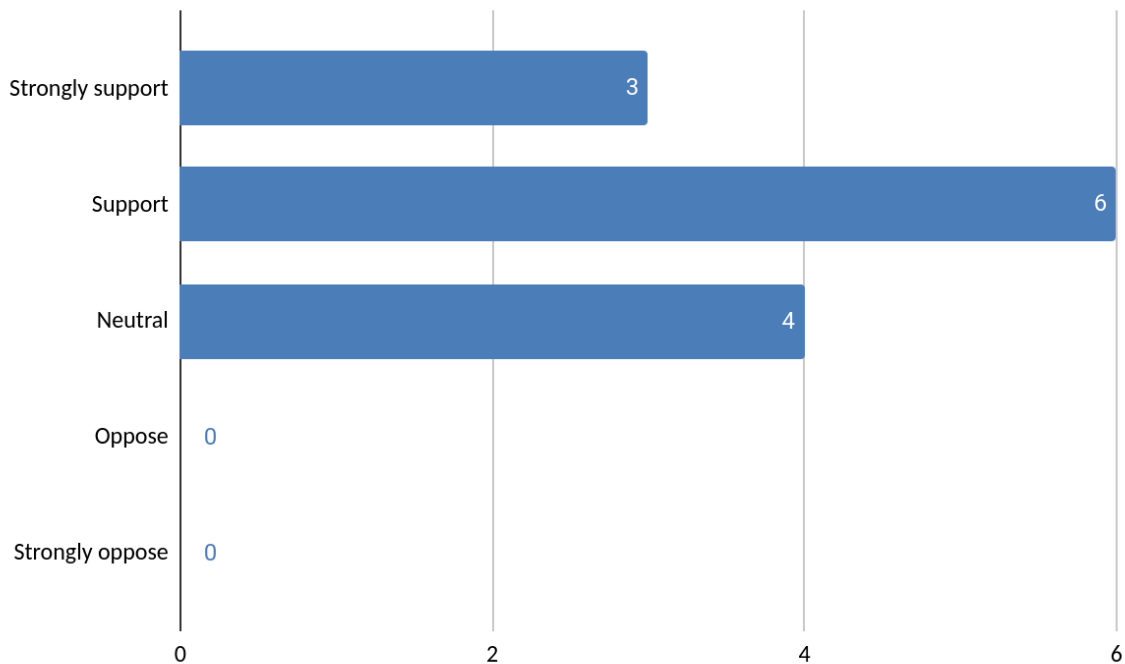
Safety of children and elderly - Some concerns around the shared use of Blandford Court for vehicular access, children's play and those with mobility issues.

Commercial unit - Mixed views on the provision of a commercial unit at the southern end of Blandford Court, with some suggesting that an additional home could be provided, or storage for cycles, or a commitment to a community space.

Overview of results

A mixture of quantitative and qualitative questions were asked concerning plans for the delivery of 13 new homes, proposed vehicular access, car parking and refuse strategy, cycle storage, landscape strategy and the location of a commercial unit with potential for community use; including design development of the new housing in response to previous consultation. The aim of which was to give participants an opportunity to tell us their views and ideas, to give feedback on the design proposals and other strategies to inform the final stage of design prior to a planning application being made. The feedback to these questions is summarised below:

Question 4a. Do you support or oppose the plans for the delivery of 13 new homes (100% social rent townhouses + two flats) on Blandford Court Garages? Keeping as many mature trees as possible along Kingsland Road.



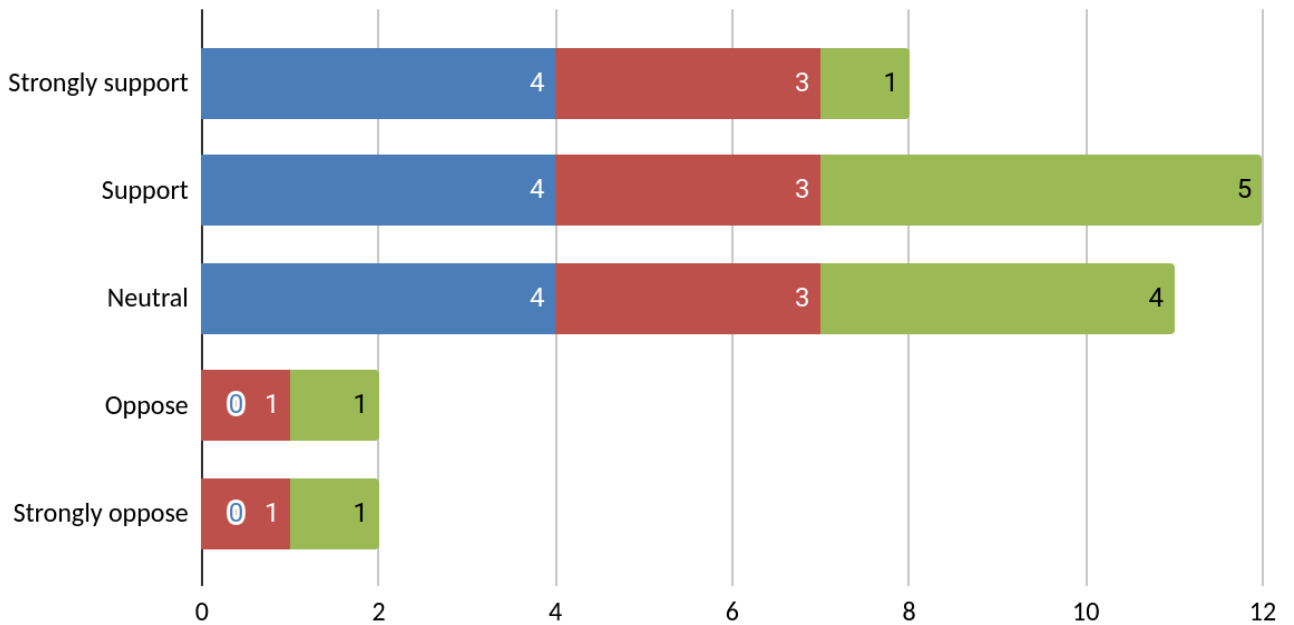
Strongly support	3
Support	6
Neutral	4
Oppose	0
Strongly oppose	0

Question 4b. Please tell us more in the space below:

Whilst supporting the plans to deliver 13 new homes for social rent; respondents stated that the proposals must also address concerns around car parking, deliveries and wider estate improvements such as drainage issues, pest control, landscape improvements and the re-decoration of the Lockner estate buildings.

Question 5a. Do you support or oppose the proposed vehicular access strategy at Blandford Court?

- Access to Blandford Court closed to all vehicles at the southern end (except for refuse and emergency vehicles)
- Access (entry and exit) for resident vehicles only from the North of Blandford Court (Englefield Road)
- 3 point turn or turning location for resident vehicles at the southern end of Blandford Court

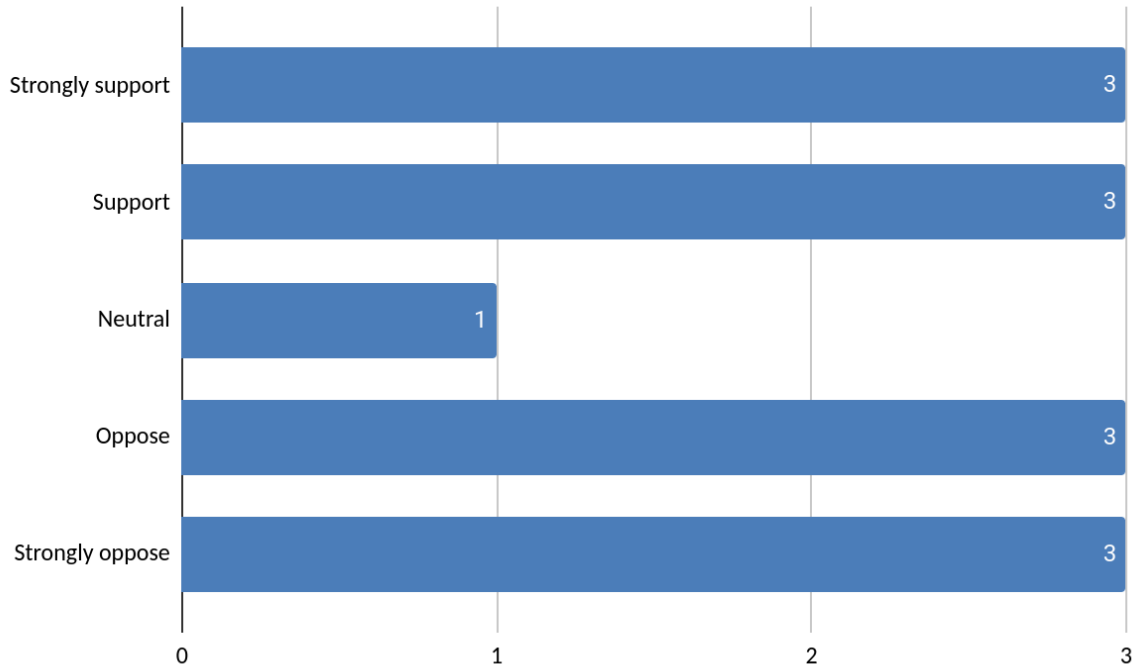


	Access to Blandford Court closed to all vehicles at the southern end (except for refuse and emergency vehicles)	Access (entry and exit) for resident vehicles only from the North of Blandford Court (Englefield Road)	3 point turn or turning location for resident vehicles at the southern end of Blandford Court
Strongly support	4	3	1
Support	4	3	5
Neutral	4	3	4
Oppose	0	1	1
Strongly oppose	0	1	1

Question 5b. Please tell us more in the space below:

Some residents would prefer to keep access from both ends, and are concerned that delivery vehicles including moving lorries won't be able to turn around.

Question 6. Do you support or oppose the reduction in car parking spaces along Blandford Court by 50% (Including maintaining 3 existing blue badge spaces) to allow a more pedestrian friendly environment?



Strongly support	3
Support	3
Neutral	1
Oppose	3
Strongly oppose	3

Question 6b. Please tell us more in the space below:

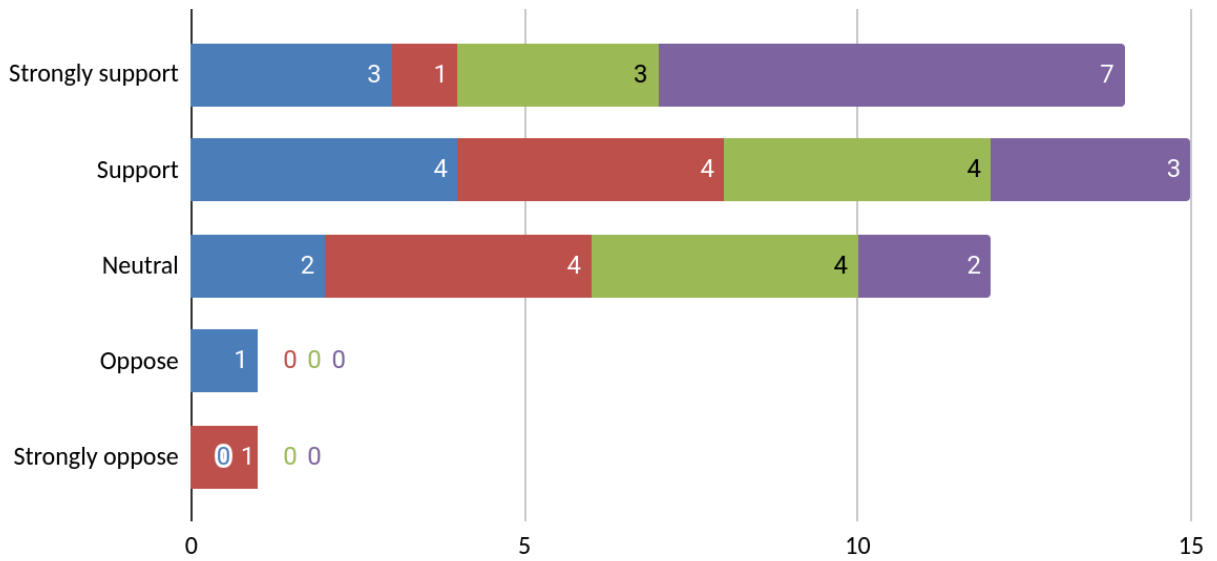
The proposal to reduce parking along Blandford Court by 50% is the most controversial of the design strategy. Of the 12 people responding to this question including from the public drop-in events, 9 people raise concerns. Whilst they appreciate the aim to make a more pedestrian friendly environment and provide space for the new homes, residents want:

- A clear plan in place for residents with permits to park on the estate to acquire permits to park on the street with no additional cost.

- Provision for disabled parking spaces including those with specific needs such as carers and children with special needs; as well as visitors on low wages.
- Maintaining more than 50% of car parking spaces.

Question 7a. Do you support or oppose the proposed refuse strategy?

- Existing residents on the ground floor of Blandford Court to use bin and recycling stores between the new tow...
- Residents of the upper floors of Blandford Court to continue to use the existing bin chutes for general waste
- All recycling for existing and new residents provided in the new development between the new townhouses
- All access to bin stores by a fob key



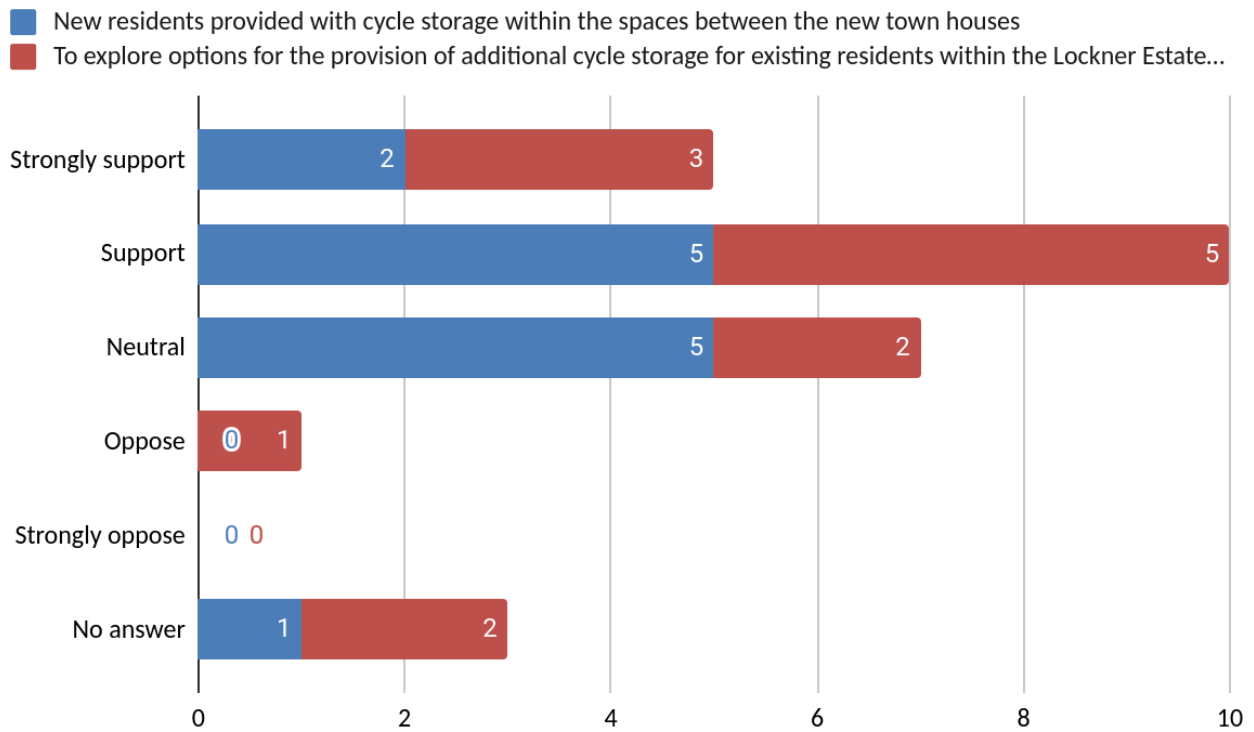
	Existing residents on the ground floor of Blandford Court to use bin and recycling stores between the new townhouses	Residents of the upper floors of Blandford Court to continue to use the existing bin chutes for general waste	All recycling for existing and new residents provided in the new development between the new townhouses	All access to bin stores by a fob key
Strongly support	3	1	3	7
Support	4	4	4	3
Neutral	2	4	4	2
Oppose	1	0	0	0
Strongly oppose	0	1	0	0

Respondents broadly support the refuse strategy, especially the recycling located in the gaps between the new development and the use of fob keys to access secure and enclosed bin stores.

Question 7b. Please tell us more in the space below:

Four of seven comments received express support for this idea. Concerns relate to the existing bin chutes not being fit for purpose and that by securing the bin stores on Blandford Court and providing secure stores within the new homes development the problem of fly tipping will get worse in other areas of the Lockner Estate - on Hertford Road and St Peter’s Way sides. Suggestion for provision of CCTV as the environments around the bin stores also attract ASB.

Question 8a. Do you support or oppose the proposed cycle storage strategy?



	New residents provided with cycle storage within the spaces between the new town houses	To explore options for the provision of additional cycle storage for existing residents within the Lockner Estate, share your suggestions below on possible locations you think would work
Strongly support	2	3
Support	5	5
Neutral	5	2
Oppose	0	1
Strongly oppose	0	0
No answer	1	2

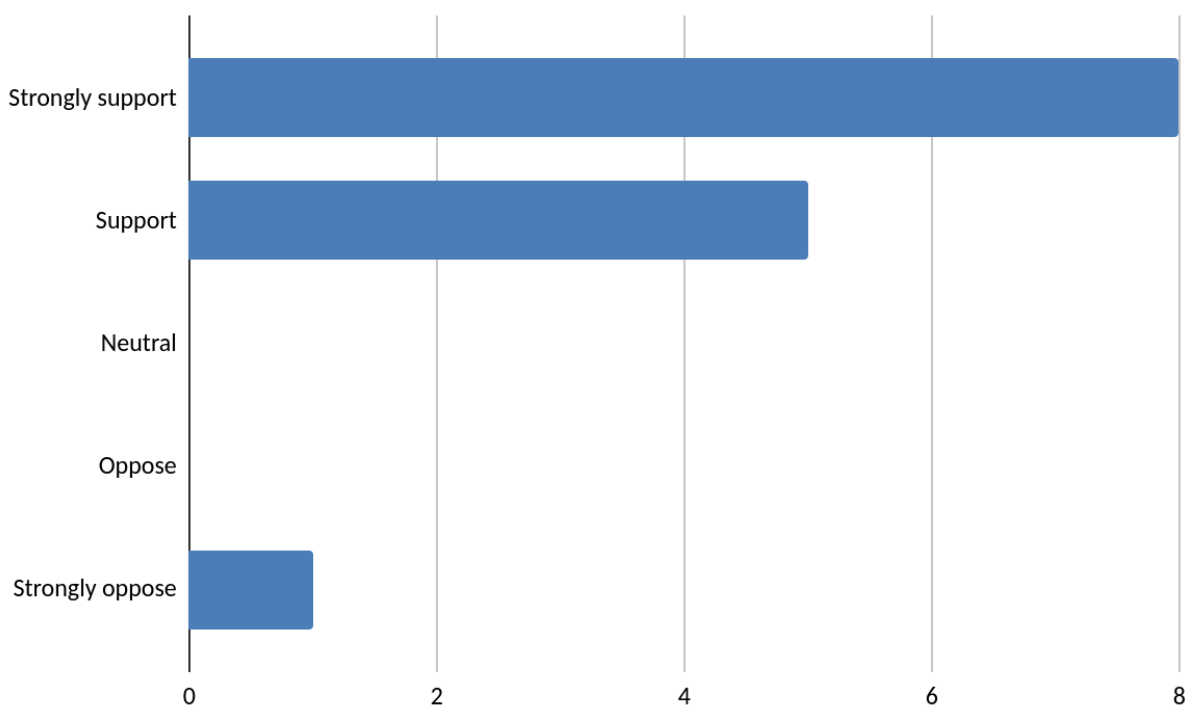
12 people responded to the cycle storage strategy question with 7 supporting and 5 being neutral and none opposing. 10 out of 13 respondents support the idea of providing additional cycle storage for existing residents elsewhere on the Lockner Estate.

Question 8b. Please tell us more in the space below:

Concerns over the provision of new or additional cycle storage is that new residents get preference over existing residents and over car users, who may depend on cars for their mobility.

Suggestions for the provision of additional cycle storage for the estate included locating additional cycle hangers next the recently provided hangers behind Blandford Court as well as using the bin chutes, pram sheds or new commercial unit in the new development.

Question 9a. Do you support or oppose the proposed landscape and planting strategy along Blandford Court, including new lighting?



Strongly support	8
Support	5
Neutral	0
Oppose	0
Strongly oppose	1

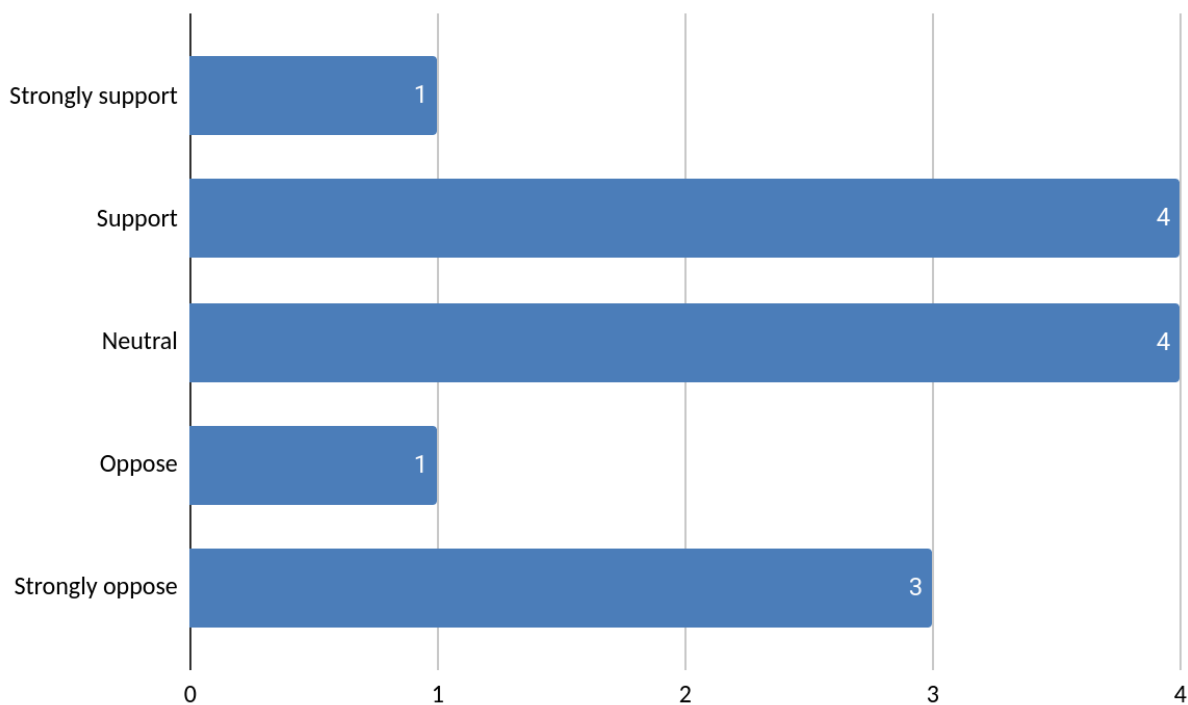
There is strong support for the proposed landscape and planting strategy. One respondent opposed this strategy because they consider lighting and landscaping and general repairs need to be estate wide not just on Blandford Court.

Question 9b. Please tell us more in the space below:

6 out of 7 responses support the provision of new trees, planting and greenery to address pollution and noise and to increase biodiversity. In addition, increased lighting is seen as a good benefit.

There are concerns around how the new landscape will be managed & maintained and if this will result in an increase to the service charge for existing residents.

Question 10 a. Do you support or oppose the proposed commercial space being located at the southern end of Blandford Court? A space with the potential to provide community use.



Strongly support	1
Support	4
Neutral	4
Oppose	1
Strongly oppose	3

Opinions vary about the proposal to locate a commercial unit on the ground floor of the southern end of the site / development; especially until its use is further defined.

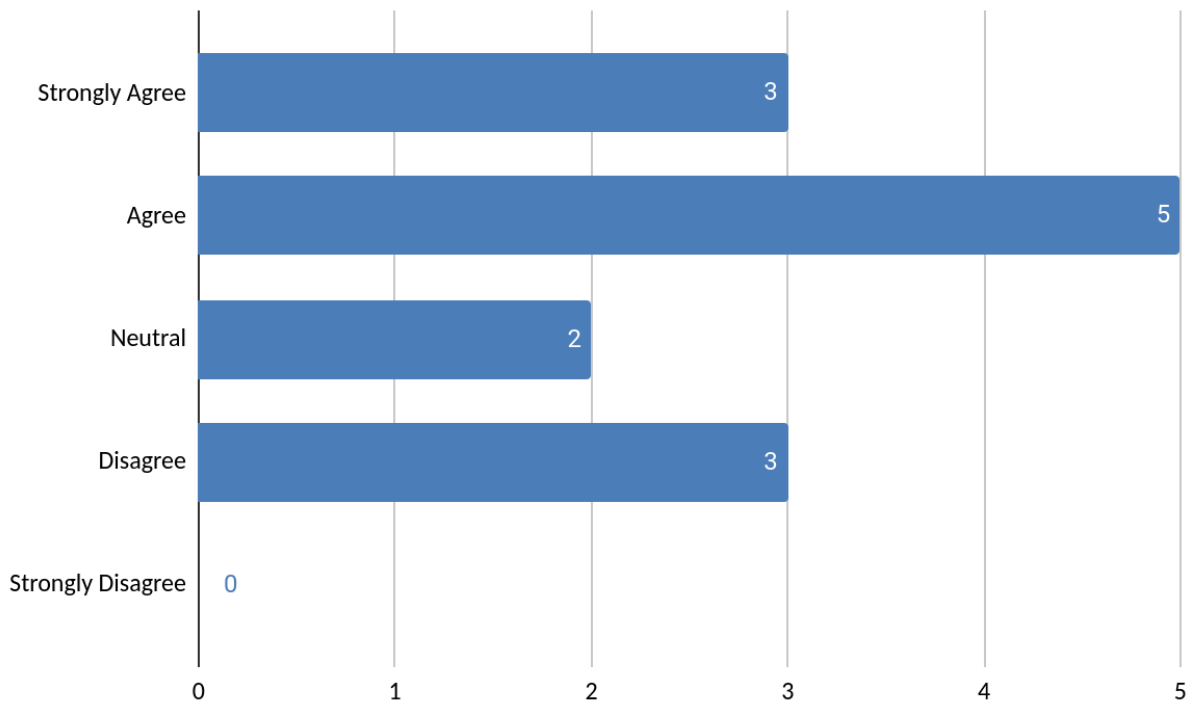
Question 10 b. Please tell us more in the space below:

Opposition is based mostly on the number of nearby vacant commercial units on Kingsland Road especially and preference for either an additional new home or a community centre. One respondent felt the northern end would be a better location.

Those that strongly support or support the commercial unit and its location hope that it will be put to good use, benefiting the community.

About the engagement process

Question 11 a. To what extent do you agree or disagree that your views have been heard?



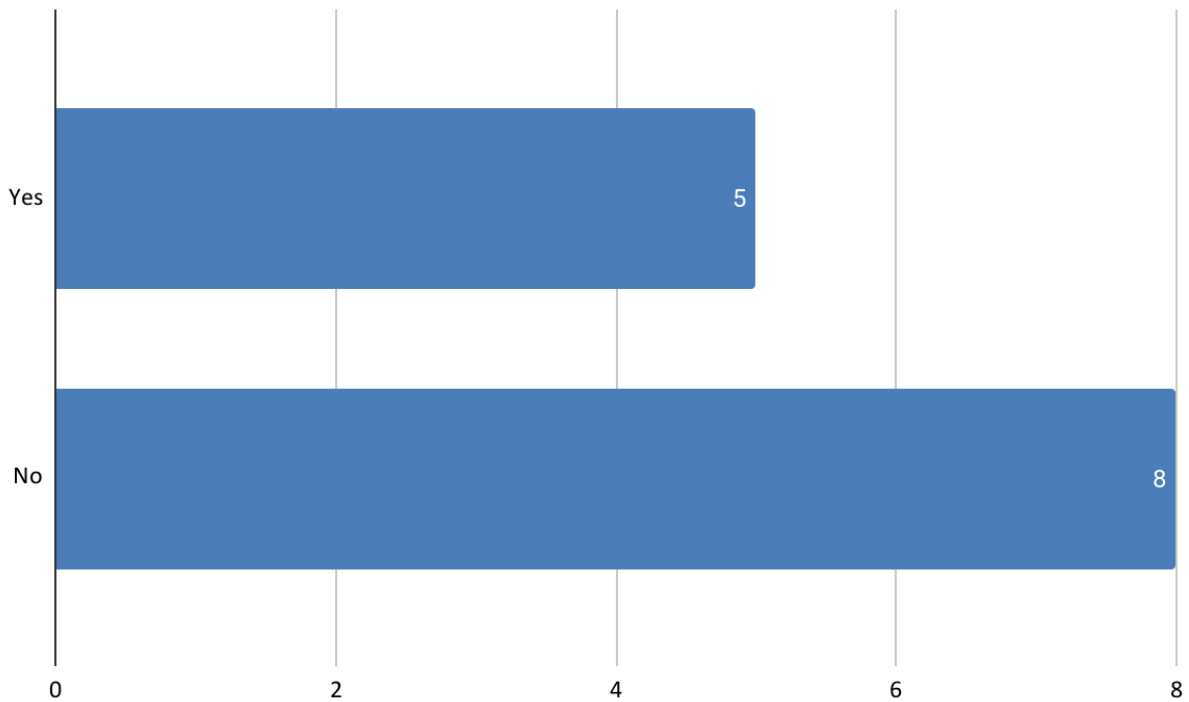
Strongly Agree	3
Agree	5
Neutral	2
Disagree	3
Strongly Disagree	0

The majority of respondents (8) agree that their views have been heard.

Question 11 b. Please tell us more in the space below:

A respondent mentioned that having the opportunity to talk with the architects was great; however, other respondents (2) felt that decisions had already been made and were concerned that more issues on the estate will be created by the new homes.

Question 12. Would you like to be involved in co-designing an element in the public realm such as new estate signage, public art, or building naming?

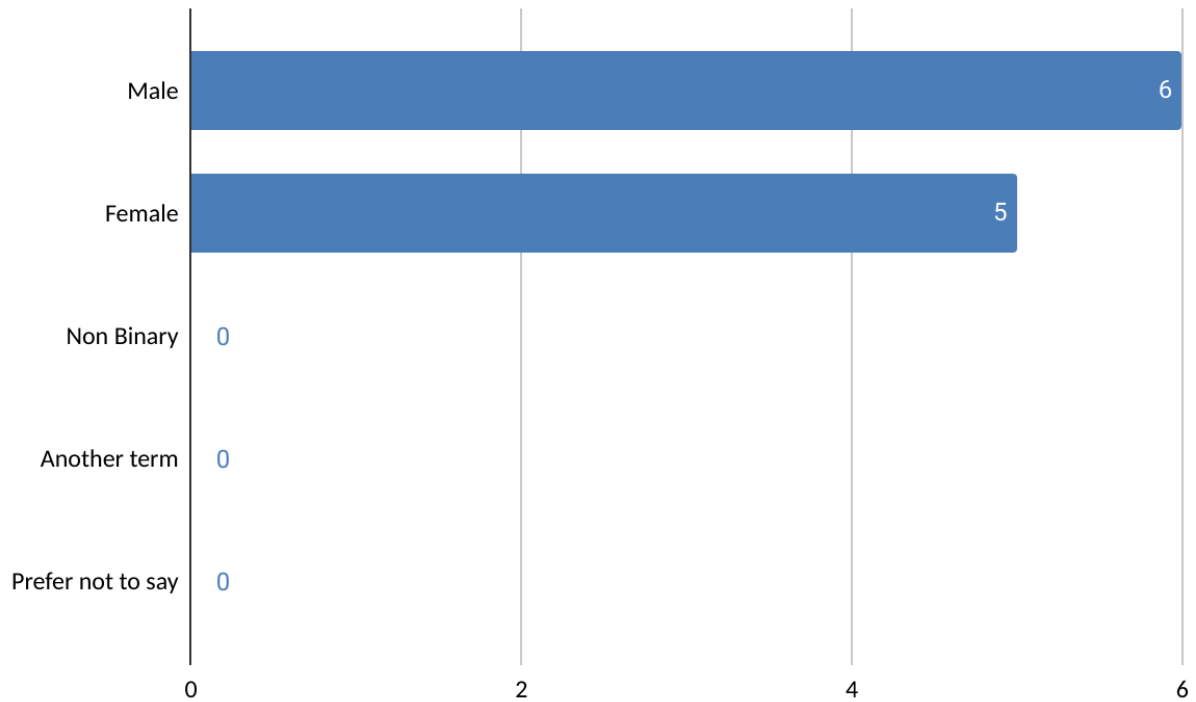


Yes	5
No	8

There is some interest in being involved in co-designing an element of the public realm in the next stage of engagement.

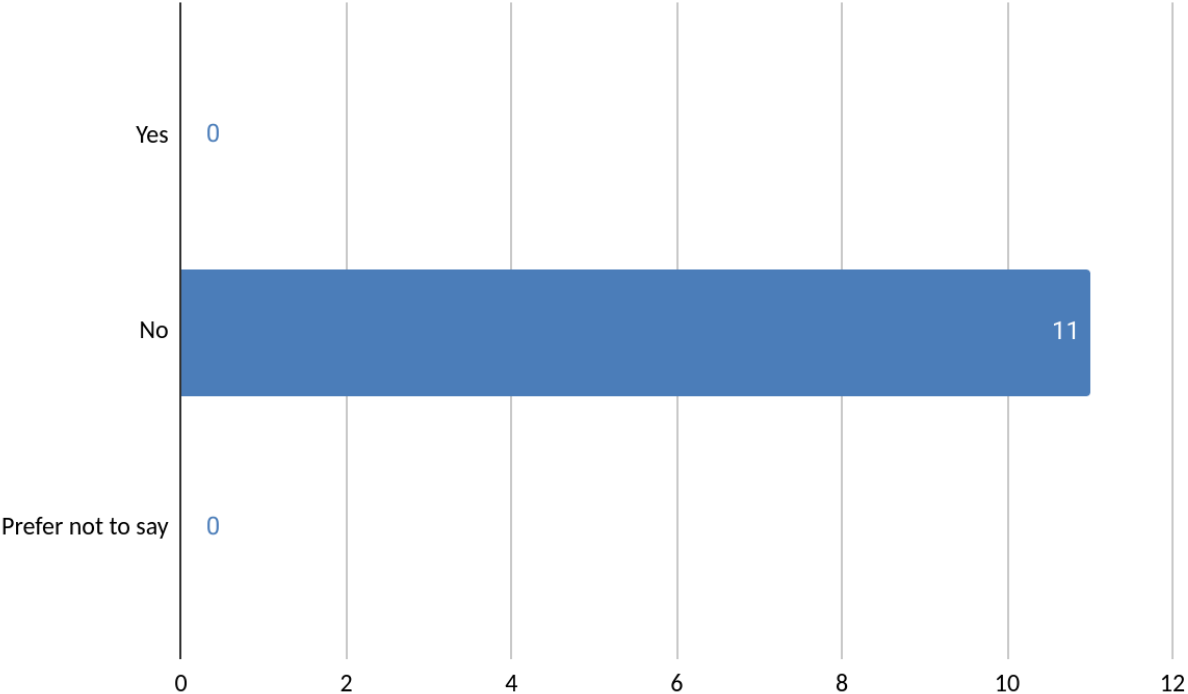
About You

Gender: Are you...



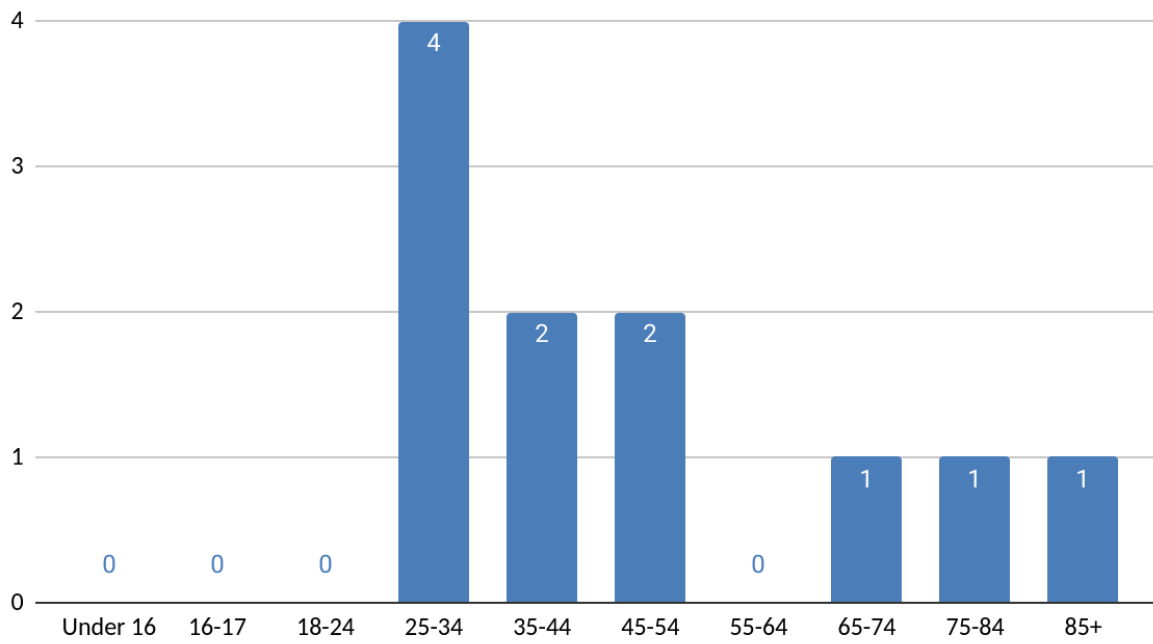
Male	6
Female	5
Non Binary	0
Another term	0
Prefer not to say	0

Are you transgender or do you have a history of being transgender?



Yes	0
No	11
Prefer not to say	0

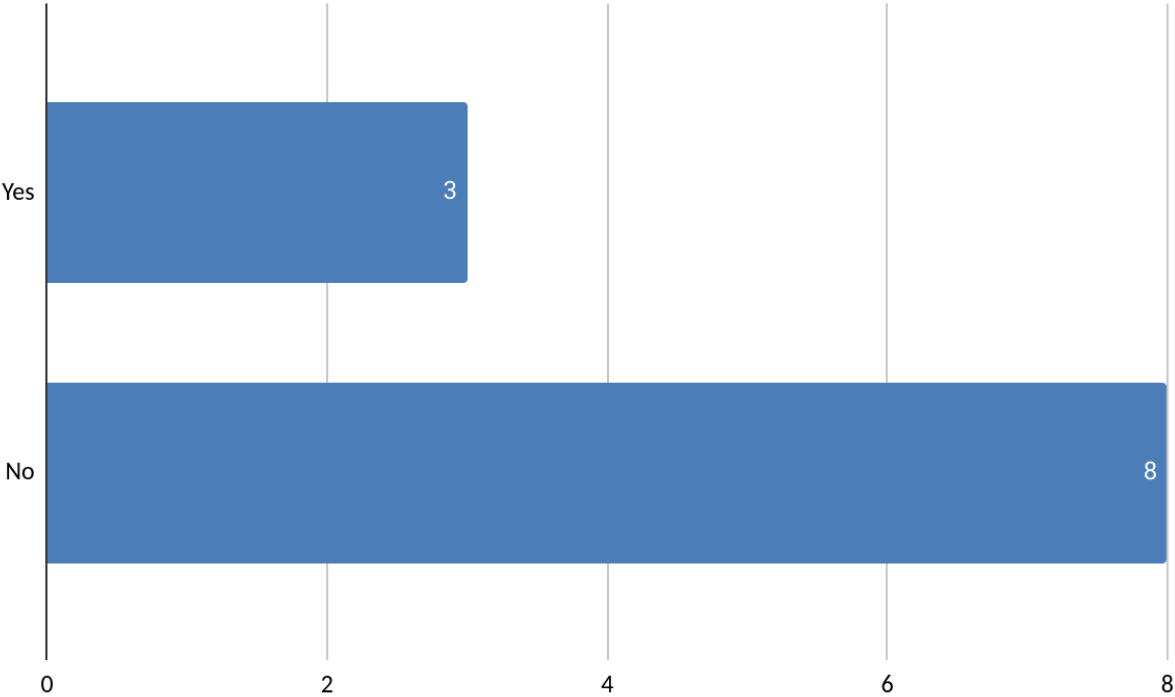
Age: what is your age group?



Gender: Are you...

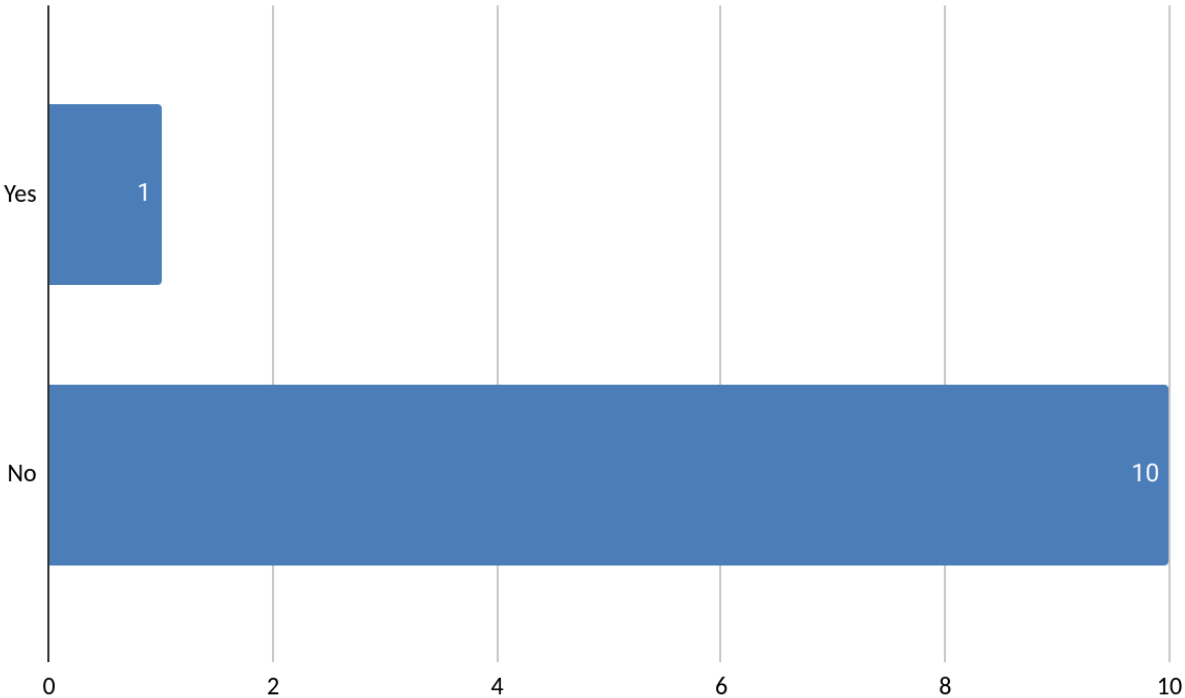
Under 16	0
16-17	0
18-24	0
25-34	4
35-44	2
45-54	2
55-64	0
65-74	1
75-84	1
85+	1

Disability



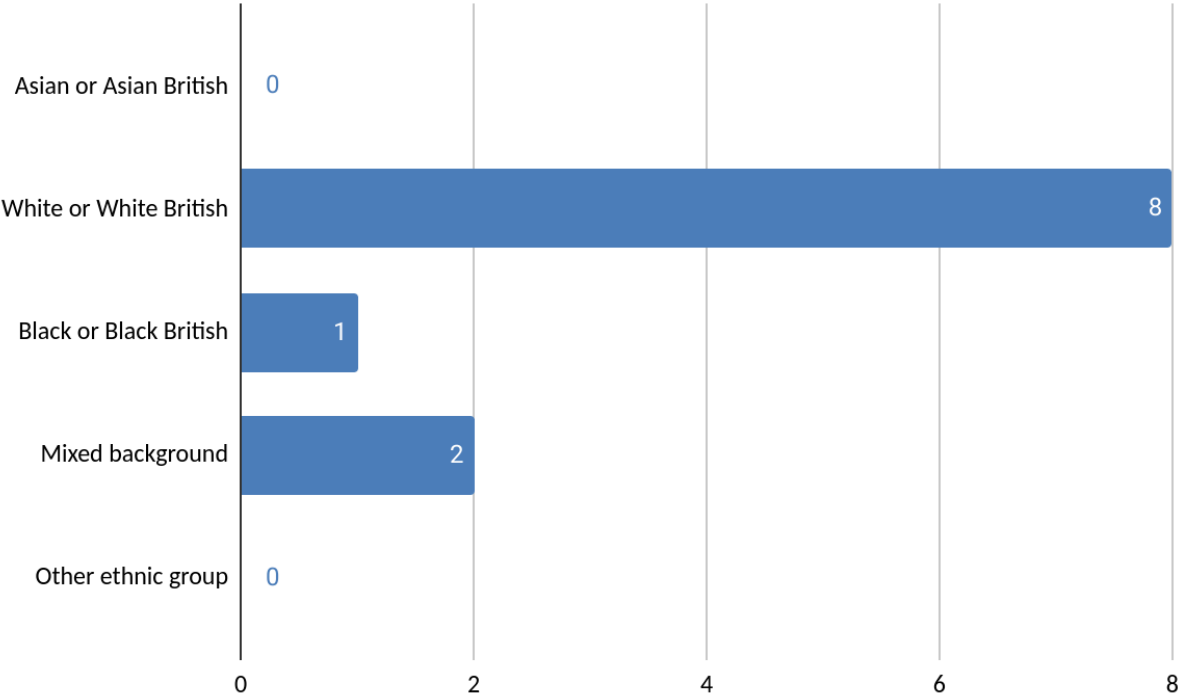
Yes	3
No	8

Caring responsibilities



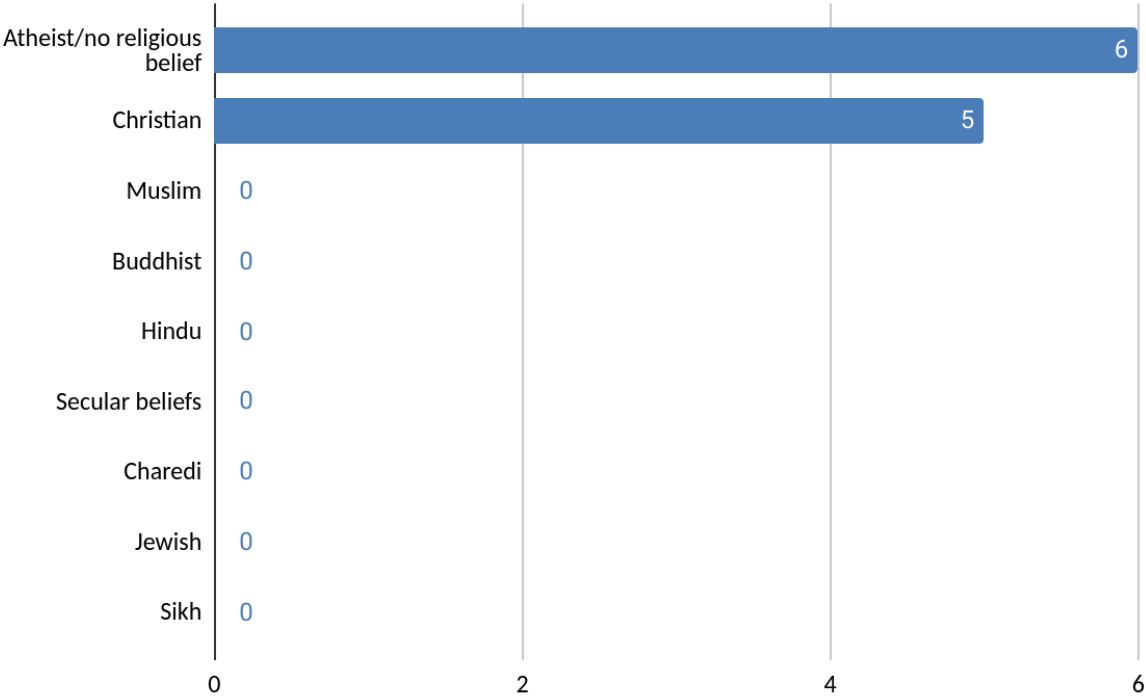
Yes	1
No	10

Ethnicity: Are you...



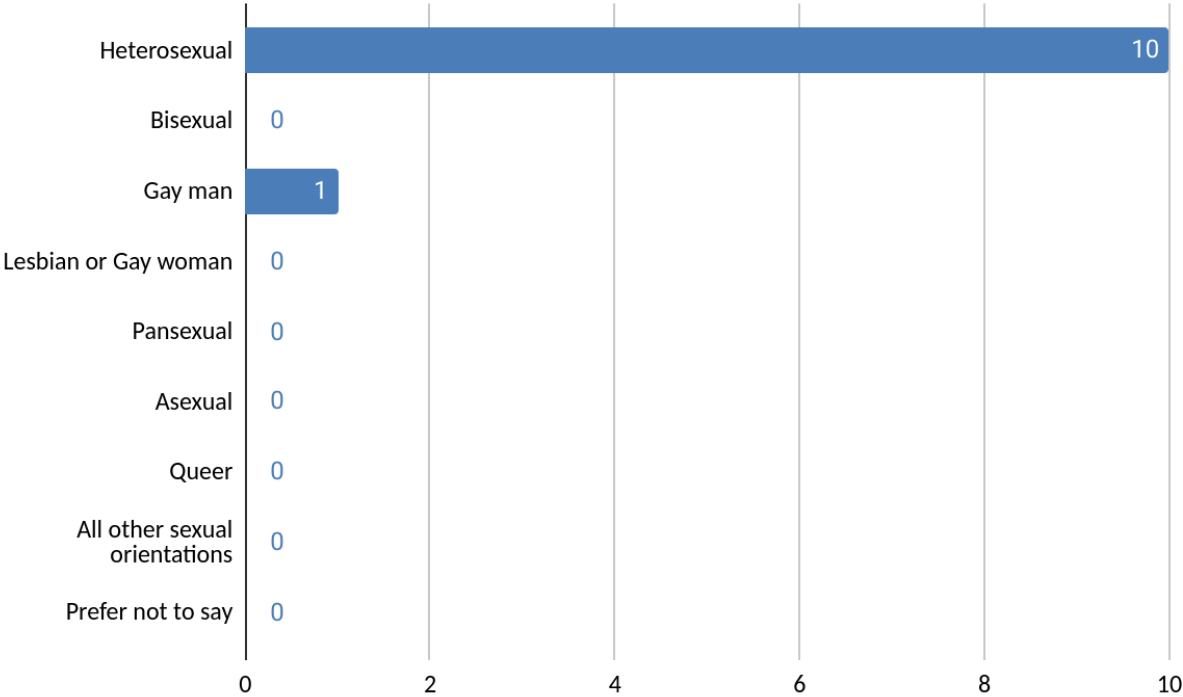
Asian or Asian British	0
White or White British	8
Black or Black British	1
Mixed background	2
Other ethnic group	0

Religion or belief: Are you or do you have...



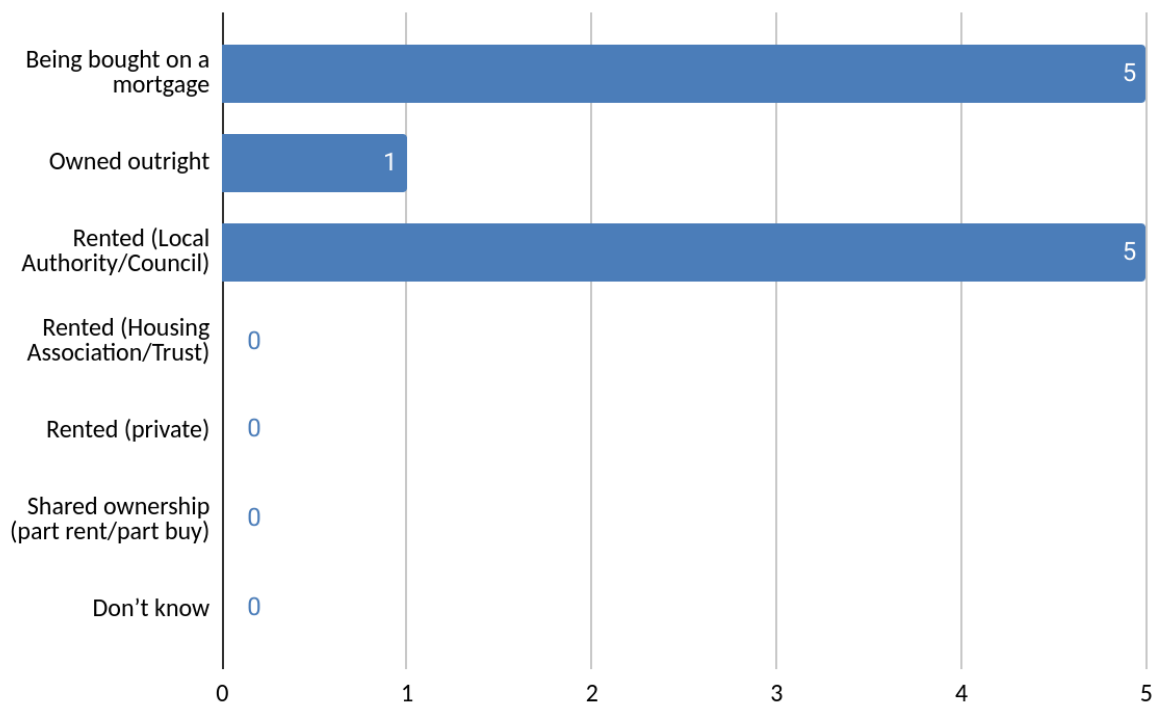
Atheist/no religious belief	6
Christian	5
Muslim	0
Buddhist	0
Hindu	0
Secular beliefs	0
Charedi	0
Jewish	0
Sikh	0

Sexual orientation: Are you...



Heterosexual	10
Bisexual	0
Gay man	1
Lesbian or Gay woman	0
Pansexual	0
Asexual	0
Queer	0
All other sexual orientations	0
Prefer not to say	0

Housing Tenure:



Being bought on a mortgage	5
Owned outright	1
Rented (Local Authority/Council)	5
Rented (Housing Association/Trust)	0
Rented (private)	0
Shared ownership (part rent/part buy)	0
Don't know	0

Next steps

The feedback summaries in this report will be incorporated into the design and presented back to the public at the public exhibition in advance of the submission of a planning application in spring 2025.

If you have any questions regarding this project please contact Tina Sabz, Project Manager at tina.sabz@hackney.gov.uk