

# Buckland Court Development Proposal Summary Report

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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 residents around the development of new homes being built at Buckland Court.

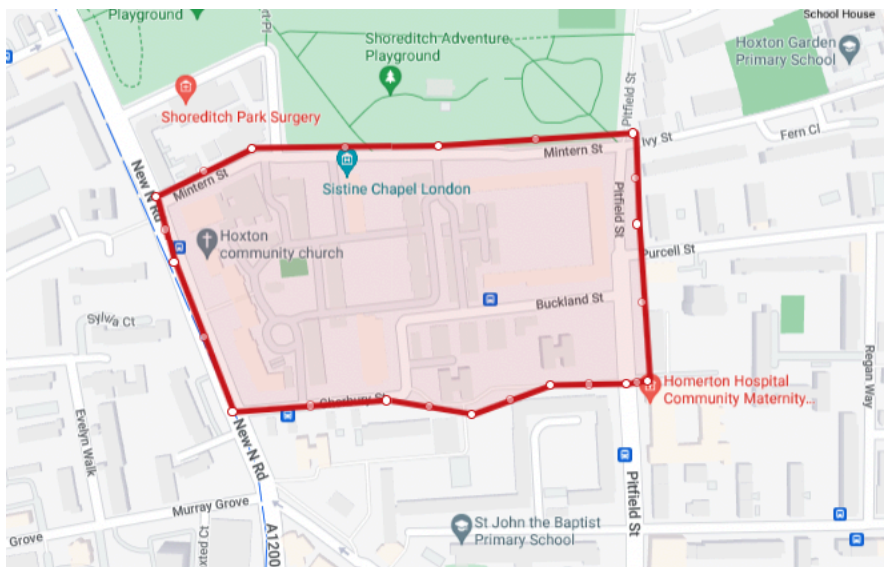
In addition to the site-specific event an online survey ran for 4 weeks, from Saturday 24<sup>th</sup> of September 2024 to Saturday 22<sup>nd</sup> of October 2024.

## **Purpose of this report**

This report provides a neutral account of the engagement that took place, and the feedback received. The scope of this engagement event was to gain an understanding of resident's views and ideas regarding the early design work for the new homes. As a result, would allow the Council to better understand how to develop the designs for residents' use and interact with the areas around them.

## **Distribution**

- 1,070 newsletters were sent to the surrounding area (see distribution area below).



## **Engagement**

- An online survey was hosted on Citizen Space; Hackney Council's consultation hub between the 24<sup>th</sup> of September 2024 and the 22<sup>nd</sup> of October 2024.
- A public event was held on Saturday 24<sup>th</sup> of October 2024 under a gazebo in the open space, where the garages are.
- 11 exhibition boards and a physical model were provided. The design team and project management officers were present to answer any questions.
- Contact details were provided in the newsletter sent to residents who wished to ask any questions.
- Door knocking was also conducted prior to the event to encourage residents to attend or fill in the online survey.

## **Responses**

- 2 responses received from the online survey, plus 44 comments written by residents on post- it notes at the event.
- Around 30 local residents attended the events.

## **Feedback**

### **General feedback**

There was a consensus amongst residents that the proposed development would improve the area and provide new homes. However, it was also noted that some existing residents might be more impacted than others especially in terms of overlooking and daylight impact.

Below are key aspects of the proposal that people enjoyed most:

- Provision of social housing for rent
- Provision of private housing
- Provision of a mix of apartment sizes (up to 3 bedrooms)
- Designs that address anti-social behaviour
- Improvement of existing landscaping
- Maximising retention of trees and improved biodiversity

Below are key aspects of the proposal that people had comments on:

- Overlooking proximity
- Daylight/sunlight impact
- Parking provision within Buckland Court

## Specific issues raised

### Importance of good homes

- Some residents were positive about the scheme but felt *“left behind”* as they would welcome better maintenance and repair done to their block: *“if you build new stuff, you could at least repair the existing homes”*.
- Residents welcome the key design principles of the homes: dual aspects, balconies, views through and high sustainability standards.

### Feeling secure

- A few residents complained about the existing anti-social behaviour in the area: *“fly-tipping is an issue”*; *“the area feels unsafe”*. The proposal will bring more passive surveillance by having more eyes on the open spaces and by opening up the public realm to Buckland Street, so the site is visible from the road: *“Living room window being able to be overwatched”*.

### Reduce building proximity

- A resident was concerned about the proximity to the northern wing of St. John estate: *“Concerns of overlooking and proximity to northern St John court”*

### Play for all ages

- Residents were positive about informal play but did not welcome formal play equipment within Buckland Court due to proximity to the park: *“People play in the park and the playground. We don’t need more formal play”*; *“Natural play is a big yes”*.

### Location and landscape

- Residents welcomed the improved open spaces design and were positive about the provision of additional greenery improving local biodiversity: *“The area is an eyesore”*, *“Need more opportunities to sit and read, need peaceful and quiet areas”*, *“biodiversity is good we need more”*.
- Residents were positive about the provision of food growing and encourage biodiversity enhancement: *“Keen that ecology and planting is protected and improved”*; *“People may want to grow food which is good for children and the community”*

### Inclusivity and accessibility

- Residents were concerned about existing parking spaces being removed from the site despite a parking survey showing sufficient provision within proximity of the estate: *“Question the accuracy of the car parking survey, there aren't any available spaces! Parking is a challenge as it is”*; *“parking on streets is more expensive than in the estate”*.

## **Overview of results**

A mixture of quantitative and qualitative questions was asked concerning Green Spaces & Play, Access, Movement and Servicing, Design approach / shared design principles; and History & Identity for new housing for Buckland Court. The aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

### **Green Spaces and Play**

**Question 5a. Please select your top three priorities for improving your estate from the list below. Number them 1 to 3, with 1 being the most important:**

	More planting and biodiversity	Green spaces and outdoor areas	Greener streets and 'doorstep play on the way'	Rubbish collection and access for rubbish lorries	New trees and natural shade / shelter	Improved (and safer) walking and cycling routes	Better wayfinding and signage	Natural surveillance of streets and public spaces	Community gardening and allotments	Outdoor seating including benches	Improved environment around bin stores	Other:
1	1	2	0	0	0	0	0	0	0	0	0	0
2	1	1	0	0	0	0	0	0	0	0	0	0
3	0	0	0	0	2	0	0	0	0	0	0	0

**Question 5b. If you selected other, please tell us more below:**

There were no responses to this part of the question.

**Question 6. What do you like about the green spaces, outdoor areas, and play spaces on your estate and nearby?**

There were no responses to this part of the question.

**Question 7. What improvements or changes would you like to see in these areas to better meet your needs and preferences?**

1 respondent responded to this part of the question by saying "Native and wildlife-friendly species".

### **Access, Movement and Servicing**

#### **Question 8a. Do you walk or cycle to and around your estate?**

Yes, walk	1
Yes, cycle	0
Yes, both	0
No	0

#### **Question 8b. If yes, what improvements or changes would make walking and cycling more enjoyable and safer for you?**

There were no responses to this part of the question.

#### **Question 9a. Do you have a mobility issue that affects your ability to get around the area?**

Yes	0
No	1

#### **Question 9b. If yes, what improvements or changes would make getting around easier and safer for you?**

There were no responses to this part of the question.

#### **Question 10. How would you rate the following statements regarding rubbish collection services:**

	<b>Current rubbish collection services on Buckland Court</b>	<b>Access for rubbish lorries around Buckland Court</b>
Very good	1	0
Good	0	0
Neutral	0	0
Bad	0	0
Very bad	0	0

**Question 11a. To what extent do you agree or disagree with the shared design principles listed below:**

	Enhanced public realm stitching into the existing context	Retention of existing trees and provision of new trees where appropriate	External amenity and play areas accessible for all	New well planted south facing square	Improvement of existing pedestrian connection from Buckland street to Shoreditch Park.
Strongly agree	1	2	0	1	0
Agree	0	0	0	0	0
Neutral	0	0	0	0	0
Disagree	0	0	0	0	0
Strongly disagree	0	0	1	1	1

**Question 12. If you have any additional comments, please write here**

There were no responses to this part of the question.



**Design approach / shared design principles**

**Question 13a. To what extent do you agree or disagree with the Shared Design Principles listed below:**

	New building overlooking public realm, providing sociable spaces and passive surveillance	Characterful communal entrances	All new homes will benefit from dual aspects, maximising good levels of daylight	Same, high design quality for all tenures (tenure blind design) Please select only one item	New building form and location to minimize impact onto existing residents Please select only one item	New building meets Passivhaus standards of sustainability
Strongly agree	0	1	0	0	0	0
Agree	0	0	0	0	0	0
Neutral	0	0	0	0	0	0
Disagree	0	0	0	1	0	0
Strongly disagree	1	0	1	0	1	1

**Question 13b. If you have any additional comments, please write here:**

One respondent responded to this part of this question. They raised the concern about the loss of light to the existing buildings and that the designs should have a focus on the impact of existing dwellings.

**Passivhaus**

**Question 14a. Are you familiar with Passivhaus?**

Yes	2
No	0

**Question 14b. If yes, how do you feel about it?**

One respondent responded to this part of this question. Their feeling towards Passivhaus is positive.

**Balcony**

**Question 15a. Do you have a balcony?**

Yes	0
No	1

**Question 15b. If yes, how do you currently use it?**

There were no responses to this part of the question.

**History & Identity**

**Question 16. Please share your fond memories and anecdotes about living on the Cranston Estate or St Johns Estate**

There were no responses to this part of the question.

**Question 17. Who is your local hero?**

There were no responses to this part of the question.

**Question 18. The various buildings and streets in the area are named after places in Shropshire and Buckland Street was formerly land for market gardening. How relevant is this connection to Shropshire or gardening to you?**

Relevant	0
Neutral	1
Not Relevant	0

**Question 19. How should the new building be named? Should we continue the Shropshire or gardening Theme or depart from it?**

Keep the Shropshire Theme	0
Don't keep the Shropshire Theme	0
Keep the gardening theme	1
Don't keep the gardening theme	0
Not sure	0

**Question 20. Please share your ideas for naming**

There were no responses to this part of the question.

## **About You**

### **Gender: Are you... - Gender**

Female	0
Male	2
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	2
Prefer not to say	0

### **Age: what is your age group:**

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

### **Disability**

Yes	0
No	2

### **Caring responsibilities**

Yes	0
No	2

**Ethnicity: Are you...**

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

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

Atheist/no religious belief	1
Christian	0
Secular beliefs	0
Jewish	0
Muslim	0
Buddhist	0
Hindu	0
Sikh	0
Charedi	0

**Sexual orientation: Are you...**

Heterosexual	2
Lesbian or Gay woman	0
Queer	0
Prefer not to say	0
Bisexual	0
Gay man	0
All other sexual orientations	0
Pansexual	0
Asexual	0

**Housing tenure:**

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

## **Next Steps**

The feedback summarised in this report will be incorporated into the design and presented back to the public at the next phase of public engagement events in January 2025.

If you have any questions regarding this project please contact Jessica Bembridge, Project Manager at [jessica.bembridge@hackney.gov.uk](mailto:jessica.bembridge@hackney.gov.uk).