

Cherbury Future Development Summary report- Stage 1

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Background

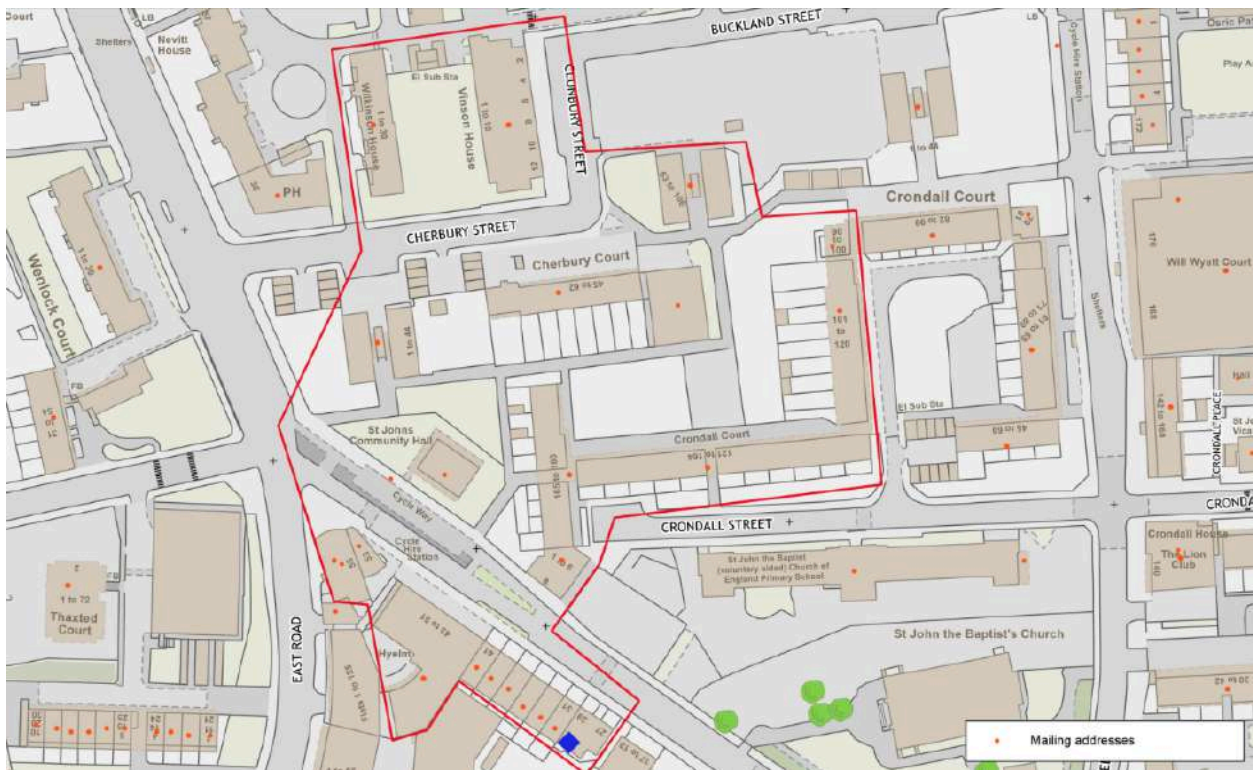
This report summarises the engagement methods and feedback received during Stage 1 of the New Homes Programme's project Cherbury Court. This stage of consultation was a targeted site-specific discussion with neighbours and local residents around the development of new homes being built on Cherbury Court, part of the St John's Estate. This engagement took the form of a site-specific event and an online survey that ran for 3 weeks, from Saturday 21st 2025 to Sunday 13th July 2025.

Purpose of this report

This report provides a neutral account of the engagement that took place and the feedback received. The scope of the first stage of engagement was to gain an understanding of resident's views and ideas regarding some options for the location, scale and massing of the new homes. As a result, would allow the Council to better understand how to develop the designs with residents' views in mind.

Distribution

- Approximately 400 letters were sent to the surrounding area, as per distribution map below:



Engagement

- An online survey was hosted on Hackney Council's consultation hub, Citizen Space for three weeks between 21st June and 16th July.
- One public engagement (drop-in) event was held on Saturday 21st June and in the communal green space on Cherbury Court.
- Contact details were provided in the letter sent to residents who wished to ask any questions.
- Door knocking was also carried out at the event to encourage residents to attend and/or complete the online questionnaire. 399 properties were door knocked, with no responses from 56 properties. with 40 conversations on the door step. Some said they would go to the event, others took the QR code to look online.

Responses

- 16 responses were received from the online survey, including 2 paper surveys completed at the event. 7 questionnaires were from Cherbury Court and 7 from Crondall Court, also part of the St John's Estate.
- Around 20 local residents attended the public engagement event.

Feedback

General feedback

There is a growing level of interest in the development of new homes on Cherbury Court from St John's estate residents and a few from surrounding streets. There is a real sense of community shared by many residents who have lived on the estate for many years. Residents value the green spaces, the peaceful quality away from the main roads. What they want to see is thoughtful design; and their central concern is overdevelopment and the potential loss of these qualities they love about living here. Most feedback reflects a desire to maintain the estate's livability and openness, with a few heartfelt endorsements of its charm and functionality.

Specific issues raised

Four Options:

Four differing design approaches were presented both in drawn diagrams and physical model form. Rather than choose an option, residents were asked to say what they liked or disliked about each approach. Responses have been insightful informing the selection of a preferred option / approach, which will be developed to the next level of design. The first two options were based on two sites previously identified for potential new homes at an initial engagement in November 2024 -

namely the site of the former Florence Bennett Centre - site A - (including land east of Cherbury Court, a ball court and estate amenity land), and - site B - the garages at the entrance to Cherbury Street from New North Road, located near the Cherbury Court tower (west) no. 1-44. Options 3 and 4 introduced an additional site - C - of the St John's Community Centre and surrounding land fronting New North Road.

- Option 1 suggested building on sites A + B delivering 23 new homes
- Option 2 maximised development on site A delivering 28 new homes
- Option 3 proposed 47 new homes on site A plus the St Johns Community Centre, with the community centre re-provided on site C.
- Option 4 proposed developing St John's Community Centre site for 33 new homes and re-locating the community centre to site A

Most opposition was directed at Option 2, particularly for its loss of green space, its scale and mass. Option 1 is considered more acceptable as the homes are fewer and delivered over both the garage and Florence Bennett Centre. However, Option 4 is the most favoured as it has the least impact, whilst delivering a good number of new social rent homes.

Top concerns:

- Overdevelopment / loss of green space
- New buildings too close to existing ones (daylight/sunlight issues)
- Privacy issues from new flats overlooking homes
- Densification and overcrowding risks
- Need for maintenance and repairs on the existing buildings
- Impact of proposed development on health and wellbeing
- Construction impact

Preserving trees and outdoor amenity spaces

Many strongly express attachment to the mature sycamore tree, whose canopy stretches over site A, and that would be lost in Option 2 and affected by Option 1 and 3; as well as concerns about the potential loss of the ball court and dog walking area.

"The big old tree still stands... people look out for one another."

Re-locating the community centre (noise)

The favoured option for the re-provision of the community centre is on the current site of the Florence Bennett Centre, at the heart of the community, also ensuring a low density development of this site, maintaining openness. The new community

centre is seen as an opportunity to provide a much needed facility that is affordable and addresses the needs of the community primarily. Some are wary of the potential of noise issues especially in connection with events outside of the community.

Community garden

The existing community garden situated at the rear of the community centre is much loved and many expressed opinions that it should be retained and moved to a location that will not be affected by the new building.

Construction impact / current construction works

Many attendees at the drop-in event on 21 June were very concerned about the impacts on them currently due to the construction of the Council-led Buckland Street housing development, and public realm works being carried out on Cherbury Street and the closure of the path through the estate. Concerns relate not only to the noise, dust and disruption, it is also related to the lack of communication and information. The result is that they are very concerned about the proposed development on Cherbury Court and how the construction process will be managed.

Condition of the existing estate

Conversations and feedback reveal a level of frustration with regards the lack of an ongoing maintenance and repairs programme, the condition of entrances, bins and general cleanliness and lack of responsiveness from the Council. They are concerned about a new development without attention to addressing the current poor conditions on the estate leading to a two tier estate.

Community empowerment.

Whilst many of the residents who attended the drop-in event seemed to know each other, and there was a strong sense of community and history - not having a TRA or other representative group or network, means that overall they are feeling disempowered and now even more so as the proposed development on the estate is coming to light and there is a perceived lack of information. They are interested in the formation of a Residents Steering Group as part of the design process which could also expand into a longer term role (TRA).

Overview of results

A mixture of quantitative and qualitative questions were asked concerning the existing neighbourhood and estate qualities that could inform the plans and what people would like to see improved. Responses were sought about some opportunities presented for the green and play spaces and to the four options for the location of new homes, including numbers and scale. Finally, residents were asked to say what their top 3 priorities would be for the development, and provide any additional comments. 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:

Board 3- Character of Cherbury Court

Question 4. What are the things you most love about Cherbury Court and the neighbourhood?

Residents really value Cherbury Court estate, in particular the green spaces and the way the estate has been laid out to provide secluded green spaces and paths that people can walk through and avoid the noisy and dangerous main roads. Many have lived here for over 10 years and there is a sense of community and cohesion across tenures and generations.

Value assets mentioned from most to least:

Green/open space (gardens, trees)	11
Sense of community/friendly neighbours	6
Quiet and peaceful atmosphere	4
Good layout and design of estate	3
Central location/access to amenities	3
Airiness and light in flats	2
Recreational facilities (courts, dog areas)	3
Diversity and mixed density	1
Safety (no burglaries)	1
Fish & chips (Murray Grove)	1

Some quotes:

"The big old tree still stands... people look out for one another."

"Light accommodation even on the ground floor."

"Green space, including its special kitchen garden..."

"It is liveable... avoids a sense of overcrowding."

They would like to preserve the green spaces and mature trees, maintain the low rouse and open character and avoid excessive densification.

Question 5. What would you like to see improved?

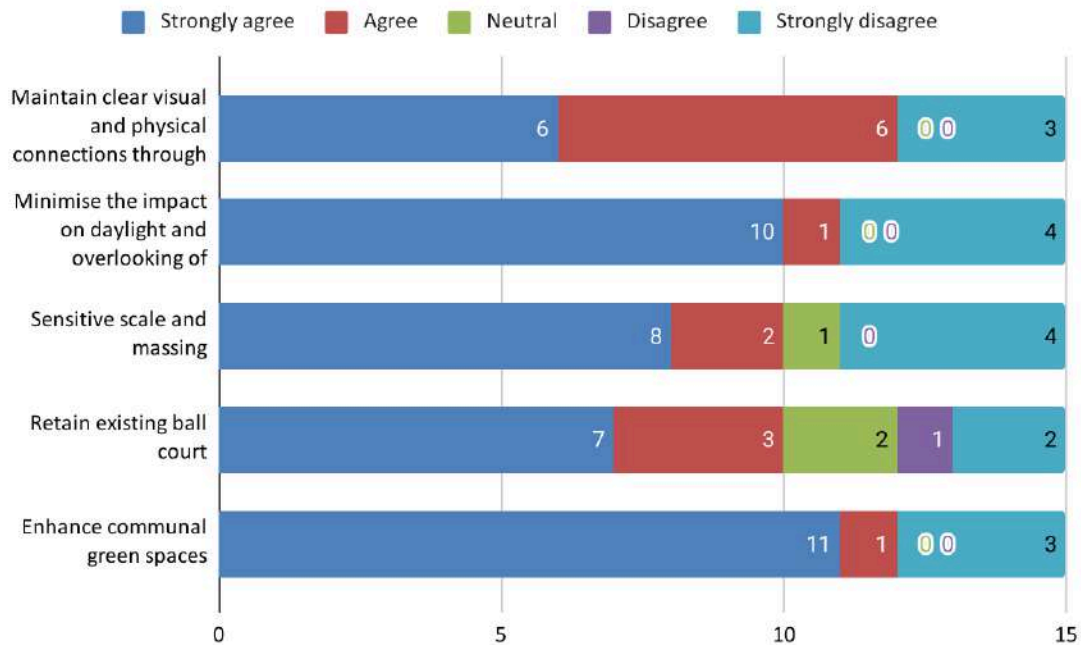
The top improvement residents would like to see is the comprehensive refurbishment of the old and deteriorating buildings. Listed below are things they would like to see improved within the existing estate buildings:

- Dilapidated housing stock and lack of maintenance
- Dirty common areas and poor hygiene (bins and smells)
- Better insulation inside flats
- Shading from the sun
- Better access and less mobility barriers
- CCTV to improve security
- Addressing light pollution issues

Other suggestions (not building refurbishment) for improvements estate wide and for the public realm include:

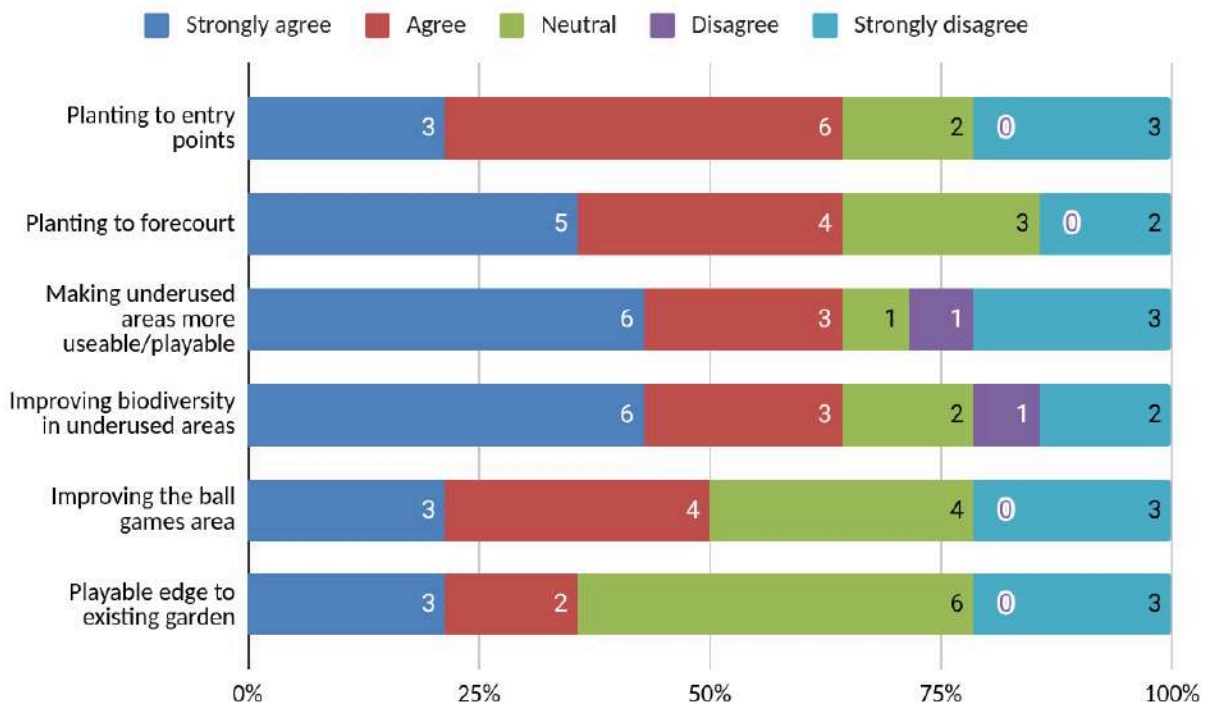
- Green space improvements
- Better maintenance of public areas and streets
- Better security
- Improved play and recreational facilities, including the re-provision of the basketball court
- Better estate access and pathways
- More cycle storage
- More shaded areas
- Improved estate communications - eg estate noticeboards
- Provide a community hall for meetings
- Install shed/storage space for towers

Question 6. Do you agree or disagree with the 'Shared Design Principles' described on Board 3?



	Maintain clear visual and physical connections through the estate by maintaining and improving existing walking routes	Minimise the impact on daylight and overlooking of neighbouring buildings	Sensitive scale and massing	Retain existing ball court	Enhance communal green spaces
Strongly agree	6	10	8	7	11
Agree	6	1	2	3	1
Neutral	0	0	1	2	0
Disagree	0	0	0	1	0
Strongly disagree	3	4	4	2	3

Question 7a. Greenspaces and Play-Do you agree with the opportunities identified?



	Planting to entry points	Planting to forecourt	Making underused areas more useable/playable	Improving biodiversity in underused areas	Improving the ball games area	Playable edge to existing garden
Strongly agree	3	5	6	6	3	3
Agree	6	4	3	3	4	2
Neutral	2	3	1	2	4	6
Disagree	0	0	1	1	0	0
Strongly disagree	3	2	3	2	3	3

14 responses:

Residents are supportive of most opportunities for increased planting and biodiversity and making better use of underused spaces.

Question 7b. Are there any other amenity areas you would like to see improved - tell us on the space below?

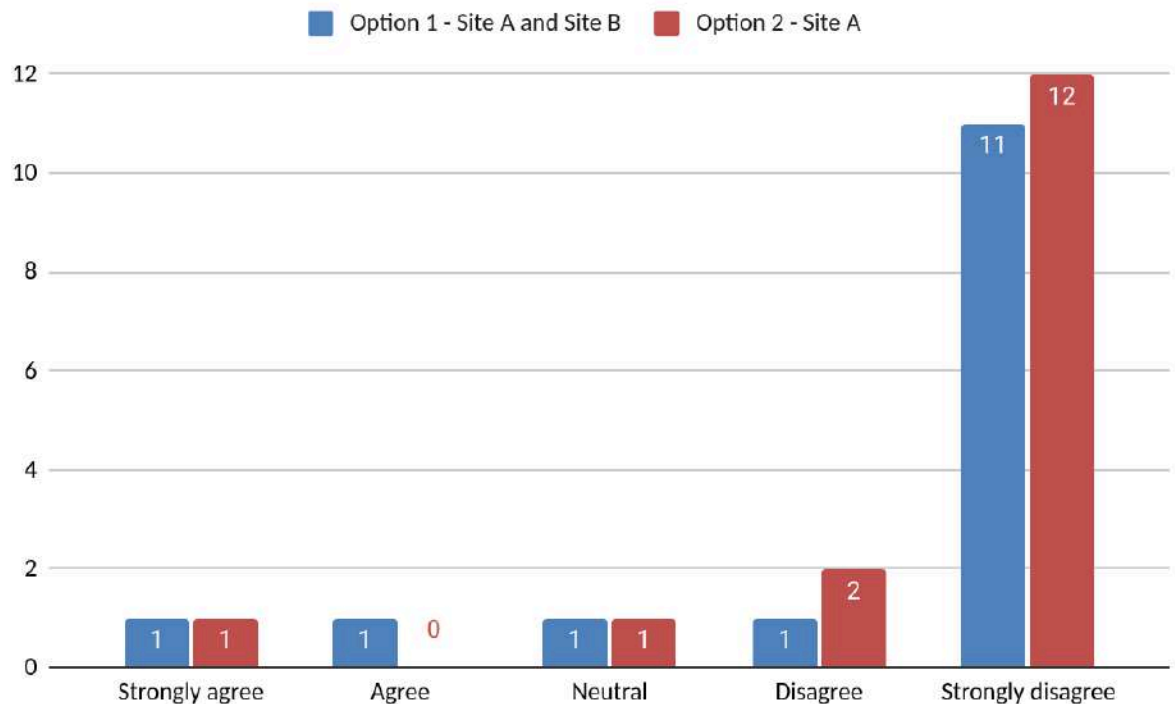
8 responses

Overall maintenance and thoughtful planning are central themes including the poor upkeep of bins, entrances and public spaces. They feel strongly that existing green spaces should be improved rather than built over. And there is confusion over the plans for play / football areas in connection with the overall changes happening to the area. The preservation of the mature tree is also flagged as a priority. They would like more recycling facilities and ageing infrastructure like entrance doors replaced.

"Bin areas really don't function well. Recycling areas are regularly overflowing."
"Entrance door is broken in Crondall Court which needs replacement."

Board 4-Development Options 1 & 2

Question 8a. To what extent do you agree or disagree with the following scenarios:



	Option 1 - Site A and Site B	Option 2 - Site A
Strongly agree	1	1
Agree	1	0
Neutral	1	1
Disagree	1	2
Strongly disagree	11	12

A large majority strongly disagree with Option 1 (12 out of 16) and Option 2 (14 out of 16 responses).

Question 8b. If you have any additional comments, please write here:

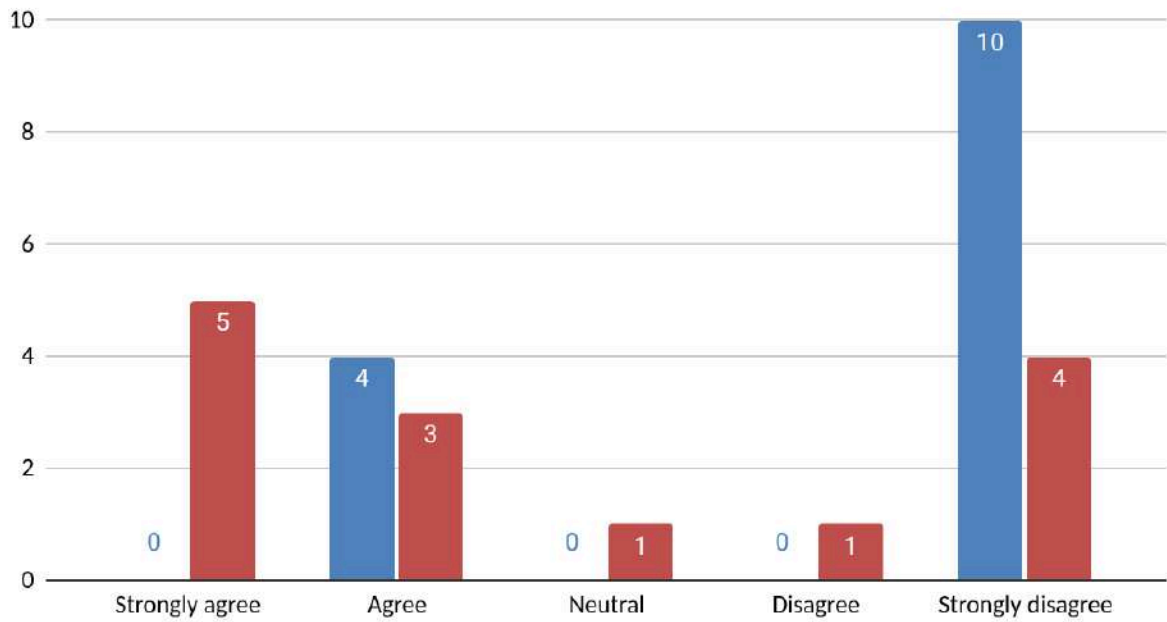
10 responses

Option 2 is the least liked, particularly for its loss of green space and large scale. Loss of daylight/sunlight are the most common issues raised, with some suggesting that there would be a decline in mental well being and community cohesion as a result. There is a strong attachment to the mature trees on site and the communal spaces such as the ballcourt and dog walking areas). Several want to see height restrictions in place. While there is broad resistance to all the original options, option 1 is seen as potentially voidable if scaled down.

Board 5-Development Options 3 & 4

Question 9a. To what extent do you agree or disagree with the following scenarios:

- Option 3 - Site A plus St Johns Community Centre (Site C) (community centre re-provided on the ground
- Option 4 - Site A plus St Johns Community Centre (Site C) (community centre re-provided as a standalone buil...



	Option 3 - Site A plus St Johns Community Centre (Site C) (community centre re-provided on the ground	Option 4 - Site A plus St Johns Community Centre (Site C) (community centre re-provided as a standalone building on Site A)
Strongly agree	0	5
Agree	4	3
Neutral	0	1
Disagree	0	1
Strongly disagree	10	4

14 responses

Option 3 is not liked with 10 people strongly disagreeing with it. 8 people either strongly agree or agree with Option 4. Of all the options, Option 4 is the only option that receives positive feedback rather than negative.

Question 9b. Additional comments - Tell us more in the space below:

14 responses

Scenario/Option 4 is broadly seen as the least harmful and most sensible option as it minimises the loss of light and open space; it relocates the community centre at the heart of the estate and allows the protection of valued green infrastructure, such as mature trees and the community garden.

Scenario 3 gains some support as it seems the most viable and increases green space, however some object to the loss of a stand alone community centre.

In general respondents want to see as much attention given to upgrading and maintaining the existing housing as is being put into new homes.

Key conditions of support are that the new community building is kept to 1-2 storeys, that existing views, light and the open community feel are retained. They want to ensure that community use of the new centre is affordable, resident focussed and that noise is kept to a minimum.

Concerns remain over:

- Loss of daylight / sunlight due to new buildings
- Risk of over development / excessive density in the centre
- Loss or relocation of community centre facilities
- Noise / misuse of the proposed new community hall when open to the general public
- Creation of a two tier estate created by the juxtaposition of housing quality (new to old)
- Risk to any loss of mature trees, the community garden and any greenery
- Safety concerns if railings are removed from green spaces

“Be mindful of maintaining open community hall and also community garden.”

Residents assess that Option 4 has the least negative impact on light and density and is the most sensible / preferred option overall. Residents assess that Option 3 would cause excessive density and overshadowing. Residents want to ensure that the Community hall stays low-rise.

"Option 4 is really the only option that avoids degradation of life quality."

Question 10. Please tell us your top 3 priorities for the development of new homes on Cherbury Court:

Priorities

Resident priorities have been clustered by theme and comments and from most mentioned to least:

Priority 1

Protection of green space and amenities - 4 mentions

Prioritising existing open spaces, ball courts, trees, and dog areas.

"Retain current amenities...", "Keep the open space", "Reinforce greenery...", "Regenerate the public area..."

Light, views, and spatial quality - 3 mentions

Strong concern loss of daylight/ sunlight, blocked views, and overcrowding

"DONT BLOCK THE VIEWS...", "No impact on daylight...", "Protecting existing residents from... light-loss"

Community and life quality preservation - 2 mentions

Maintaining cohesion, connection, and avoiding negative effects on quality of life

"Community connection (Site A)", "That the development doesn't denigrate life quality..."

Housing quantity and size - 2 mentions

Support for increasing the number and size of new units

"Number of homes (more)", "Larger than 1 bed"

Noise concern - 1 mention

Mention of sound and disturbances as a concern (from new community hall)

"Noise"

Priority 2

Strong opposition to high-density or tall buildings - 4 mentions

Opposition to tall or bulky buildings, prioritising daylight, and low rise scale (especially for site A)

"NO TALL BUILDINGS", "A maximum of 2 storey dwellings...", "Minimise the scale...", "That the development doesn't create loss of light..."

Green space & facilities - 2 mentions

Preserving green spaces and enhancing facilities for all age groups - echoes Priority 1 theme

"Green space", "Improve facilities for children and adults"

Construction impact - 2 mentions

Construction disruption must be kept to a minimum, with roads, paths and daily life unaffected

"Minimum disruption during construction...", "Consideration of residents' experience following construction"

Investment in existing homes - 1 mention

Desire to upgrade current housing stock and not just add new buildings.

"Renovating existing buildings and facilities"

Priority 3

Maintain light, privacy & open feeling - 3 mentions

Emphasis on not enclosing or densifying space; preserving privacy and sunlight

"Light and privacy", "Keep the sensation of openness and visual connection...", "Do not enclose or densify too much"

Protect community garden & spaces - 2 mentions

Concerns that new development must not restrict use of the growing garden or central community assets

"That any development... does not prevent continued resident use of the adjacent Growing Garden", "LEAVE THE COMMUNITY CENTRE..."

Quality & maintenance of existing buildings - 2 mentions

Calls for upkeep and enhancement of existing buildings and communal areas

"Cleaner communal areas", "Improve the building outer and maintenance"

Address overcrowding & estate capacity - 1 mention

Concern that the estate is already full; adding more homes will worsen quality of life

"This estate is overpopulated as it is... adding more will increase noise disturbance and health impacts"

Social / green housing commitment - 1 mention

Emphasis on housing being 100% social and built to Passivhaus, environmentally friendly standards.

"That they are 100% social housing and are green/passive"

Respect existing estate design ethos - 1 mention

Desire to retain qualities of current layout and design

"Maintaining the positive aspects of the current design"

Summary of combined priorities(1,2&3)

1. Maintaining light, privacy and spaciousness are non-negotiables

10 total mentions reflect anxiety about overshadowing, loss of light, privacy violations, and reduced openness. Need to avoid tall or bulky buildings, especially near Crondall and Cherbury Courts.

2. Maintaining green spaces and community amenities are critical

8 mentions for green infrastructure and 6 for current amenities show high value placed on trees, ball courts, dog spaces and the Community Garden. Any development must protect or enhance these, not replace them.

3. Regenerate before expanding

Across all three priorities, calls for investment in the existing estate buildings and cleanliness is consistent. 4 mentions demand a fairer balance of investment - not just shiny new blocks next to neglected towers.

Other points of interest:

- Homes should fit resident needs
 - Mixed requests include larger homes, 100% social housing, green/passive standards
- Option 4 emerges as a focal preference
 - Mentioned multiple times across responses, Option 4 is associated with lower impact, retained greenery, and a balanced compromise.
 - Comments also suggest merging features from different options may be worth exploring.

Additional feedback

Question 11. Please write any additional comments in the space below:

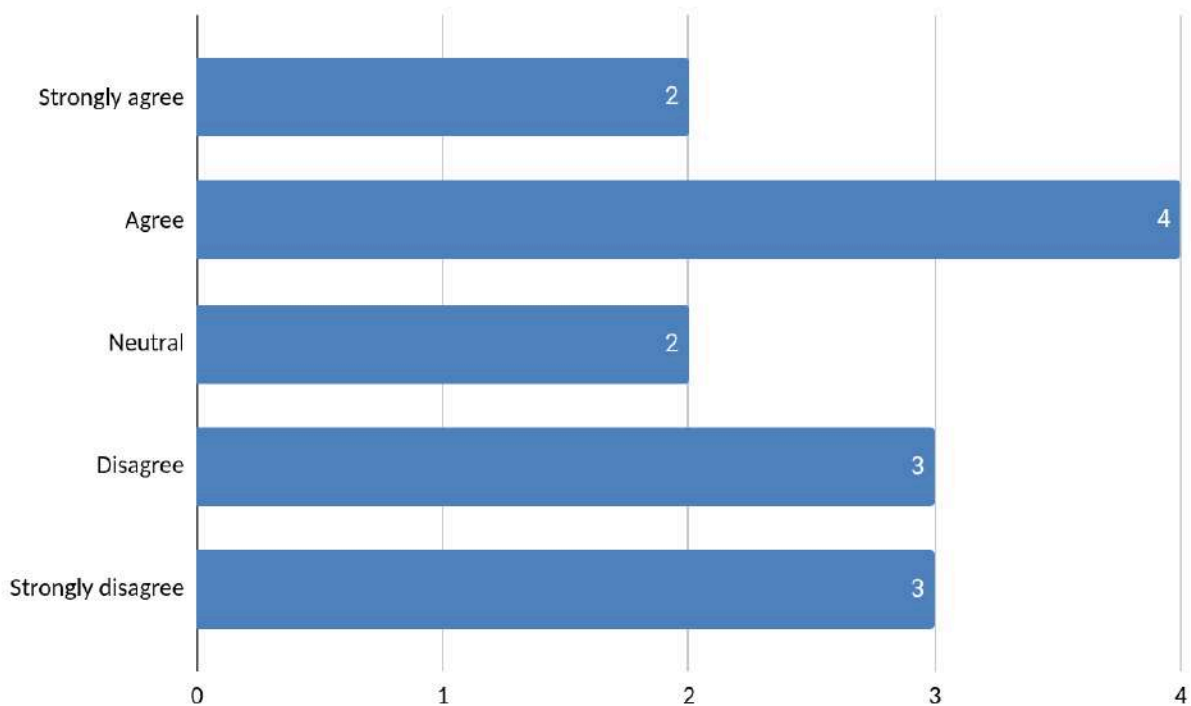
A thematic breakdown and numerical analysis of the additional comments submitted is provided below. This analysis clusters the comments into key themes and subthemes, providing a numerical assessment of how frequently each theme appears, along with a summary of the concerns, suggestions, and questions raised.

Theme	Sub-theme	No	Key points
Overdevelopment / building height & density	<ul style="list-style-type: none">- Objection to tall buildings- Density-related stress & overcrowding	4	Strong resistance to tall buildings behind Cherbury Court; fear of blocked light/views, overcrowding, and mental health impact
Inadequate consultation & transparency	<ul style="list-style-type: none">- Poor communication- Missed consultations- Unclear design information	3	Perceived lack of transparency in process; spring consultation was missed; most residents unaware of proposed designs
Protection of daylight / sunlight and views	<ul style="list-style-type: none">- Sunlight, views, and daylight studies	3	Requests for proper solar/daylight analysis; concerns over overshadowing and blocked views, especially from Site A
Resident integration / community cohesion	<ul style="list-style-type: none">- Value of community centre- Integration of new & existing residents	2	Call for the new community centre to foster integration; concern about disconnect between old and new residents.
Support for option 4 / opposition to others	<ul style="list-style-type: none">- Specific endorsement of Option 4- Rejection of options 1-3	2	Option 4 is seen as best for maintaining community connection and daylight; other options increase privacy concerns.
Preserving quality of the environment	<ul style="list-style-type: none">- Green space- Cleanliness- Hygiene/safety	2	Worry that development will reduce greenery and cleanliness; calls for better bin hygiene and addressing antisocial behaviour.
Maintenance /	<ul style="list-style-type: none">- Rubbish hygiene	1	Specific request to address

Hygiene / Safety Issues	<ul style="list-style-type: none"> - Drug use - Need for more attention to maintenance 		current maintenance issues, including bins and weed smoking in shared gardens.
Mental health & wellbeing	<ul style="list-style-type: none"> - Emotional/ psychological impacts of overdevelopment 	1	Concern that new builds and blocked views could impact residents' mental wellbeing.
Call for resident governance structures	<ul style="list-style-type: none"> - Proposal for TRA / TMO / steering group 	1	Suggestion to form a residents' association to enhance engagement and representation
Questioning benefit to existing residents	<ul style="list-style-type: none"> - General scepticism about proposals' value to current residents 	1	Expressed belief that the proposed plans offer little or no benefit and risk degrading the quality of life for locals

About the engagement process

Question 12a. To what extent do you agree or disagree that you were properly informed about the exhibition?



Mixed views about the engagement process with as many feeling they have been informed as those that feel they have not been informed.

Question 12b. Could we have done anything better? - Please let us know in the space below:

10 responses

The comments express some concern with the communication strategy, perceived lack of transparency, and a desire for more direct resident engagement.

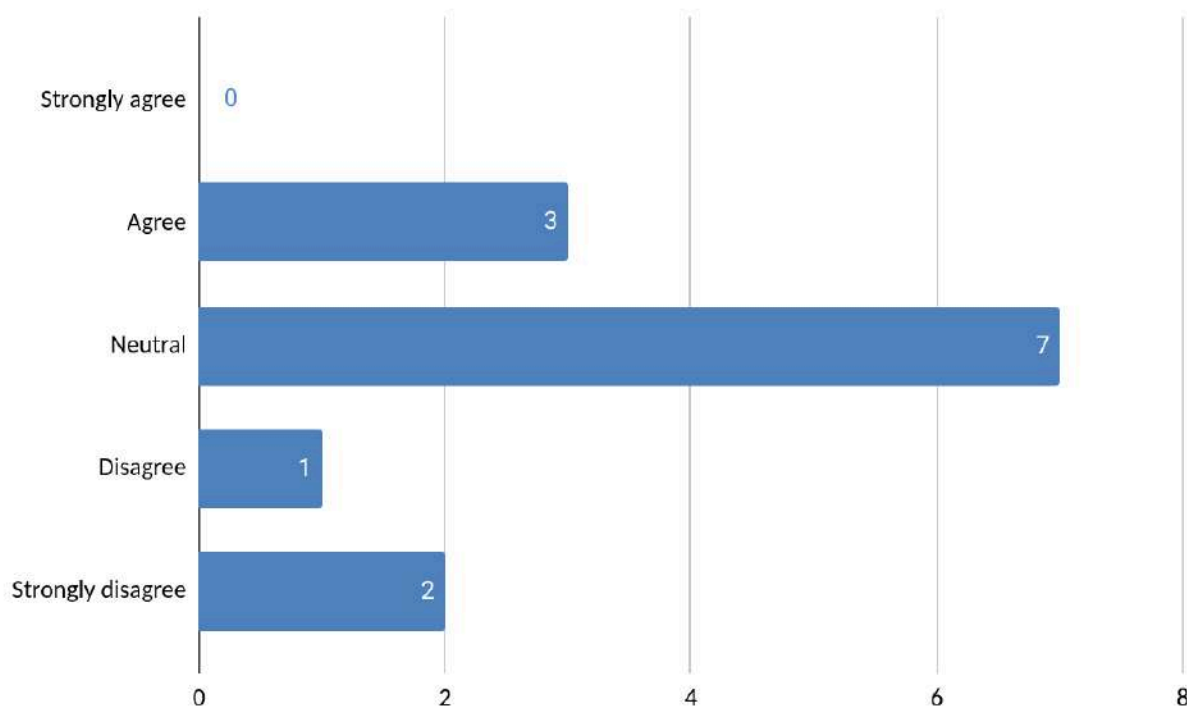
Summary

The below summarises the feedback received:

1. Insufficient communication - many respondents were not aware of the exhibition at all and found out too late to attend meaningfully

2. Residents want direct, proactive outreach with suggestions including:
 - a. Email notifications
 - b. Advance notification of at least 1 month
 - c. Door-to door leaflets that stand out from junk email
 - d. Posters and visualisations in communal areas
3. Desire for more inclusive, in-person engagement
 - a. Favouring community hall meetings and better explanations of plans over passive / unclear outreach
4. Perception that consultation is performative
 - a. Some feel questions are leading and don't allow for genuine disagreement or community focussed alternatives
5. Frustration about one way engagement
 - a. There is a strong desire to have ongoing resident input beyond consultation tied only to new development. The lack of a TRA or similar body is seen as a gap in estate governance

Question 13a. To what extent do you agree or disagree with the public drop-in exhibition organised so far? - timings, location, and presentation?



Strongly agree	0
Agree	3
Neutral	7
Disagree	1
Strongly disagree	2

Most respondents are ambivalent (neutral) in responding to the question about the timings, location and presentation at the event.

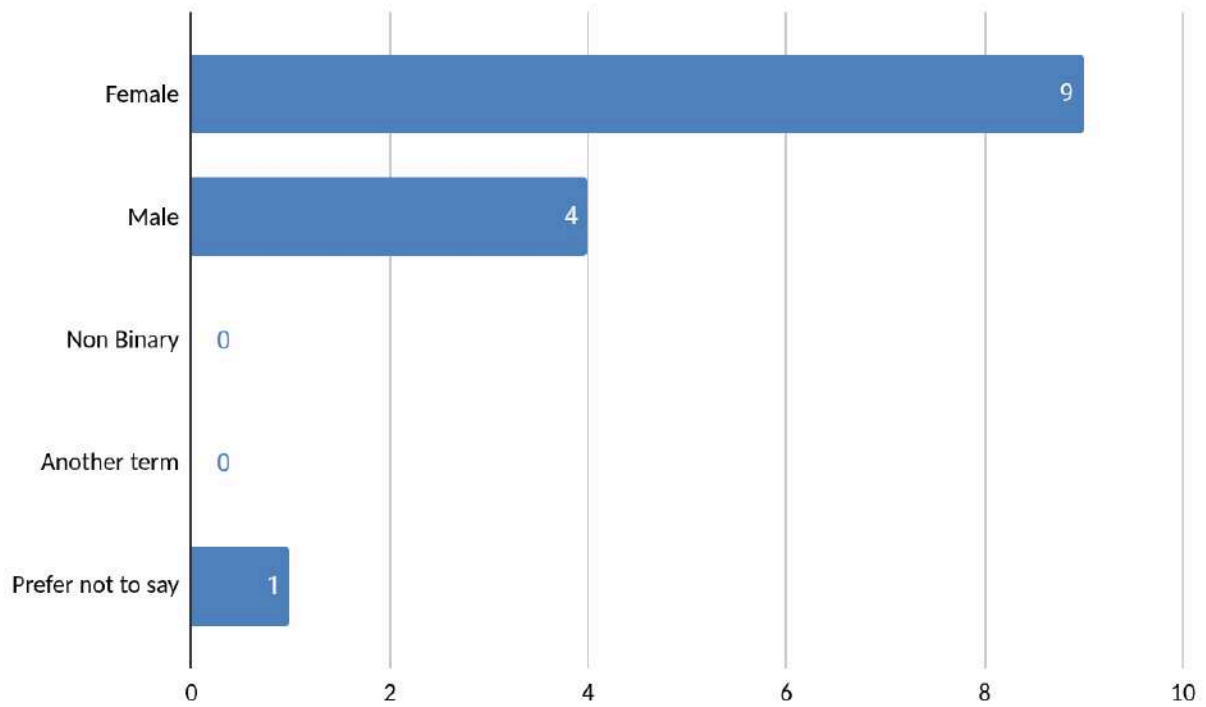
Question 13b. Could we have done anything better? - Please let us know in the space below:

6 responses

Suggestions focus on improving timing and communication, such as holding sessions in early evenings, increasing event duration, better publicising the events, and sharing plans beforehand to enable meaningful participation.

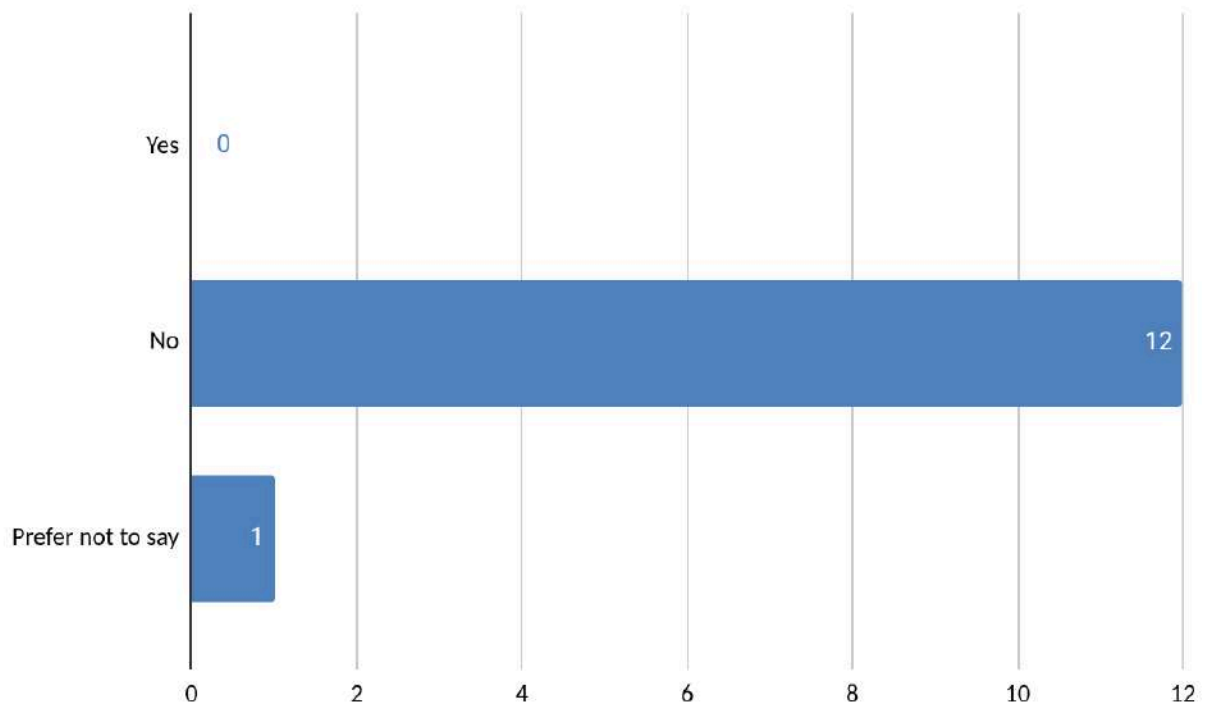
About you

Gender: Are you...



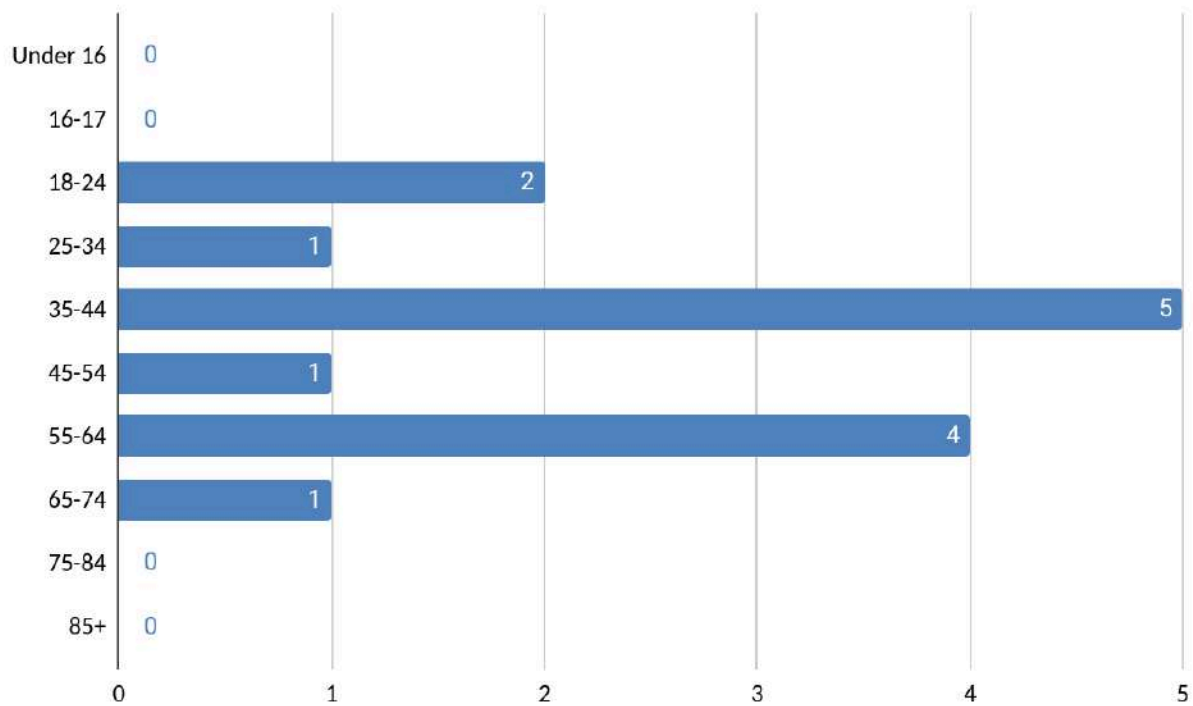
Female	9
Male	4
Non Binary	0
Another term	0
Prefer not to say	1

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



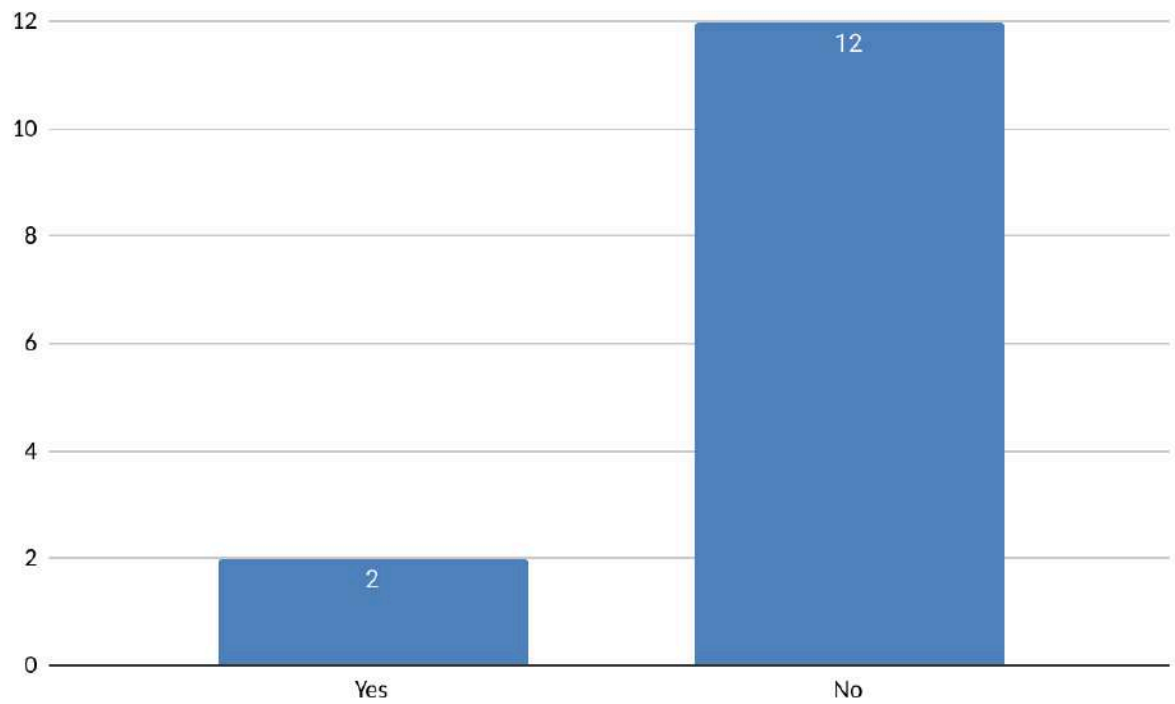
Yes	0
No	12
Prefer not to say	1

Age: what is your age group?



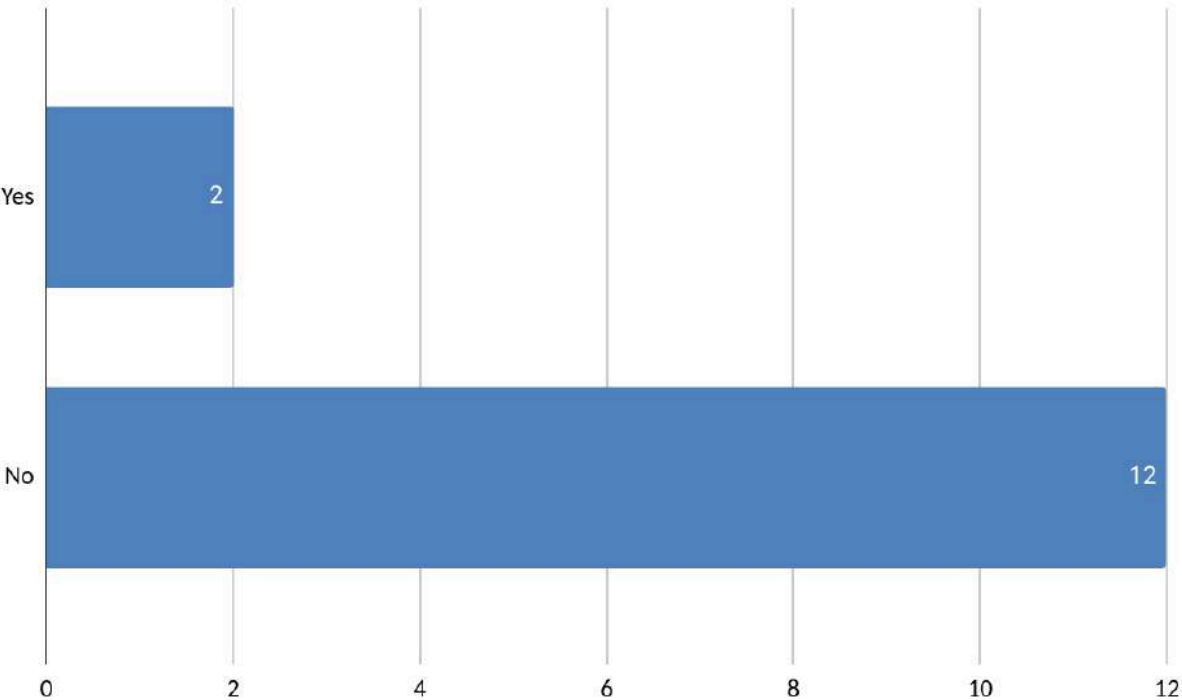
Under 16	0
16-17	0
18-24	2
25-34	1
35-44	5
45-54	1
55-64	4
65-74	1
75-84	0
85+	0

Disability



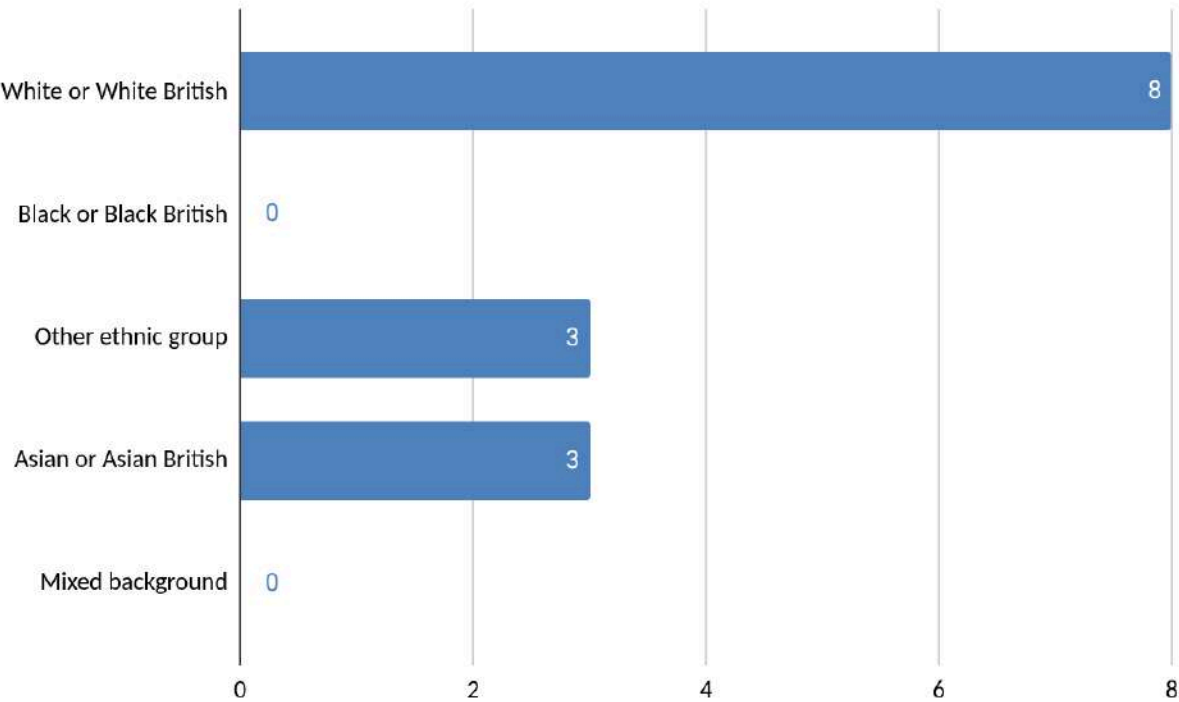
Yes	2
No	12

Caring responsibilities



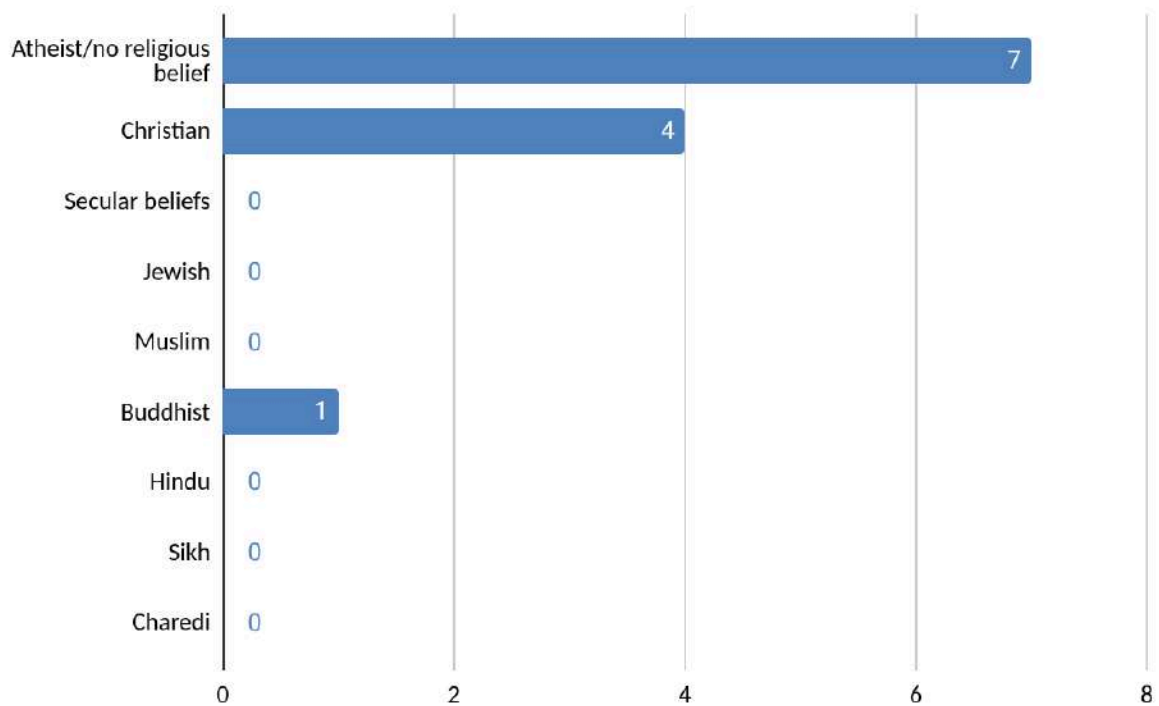
Yes	2
No	12

Ethnicity: Are you...



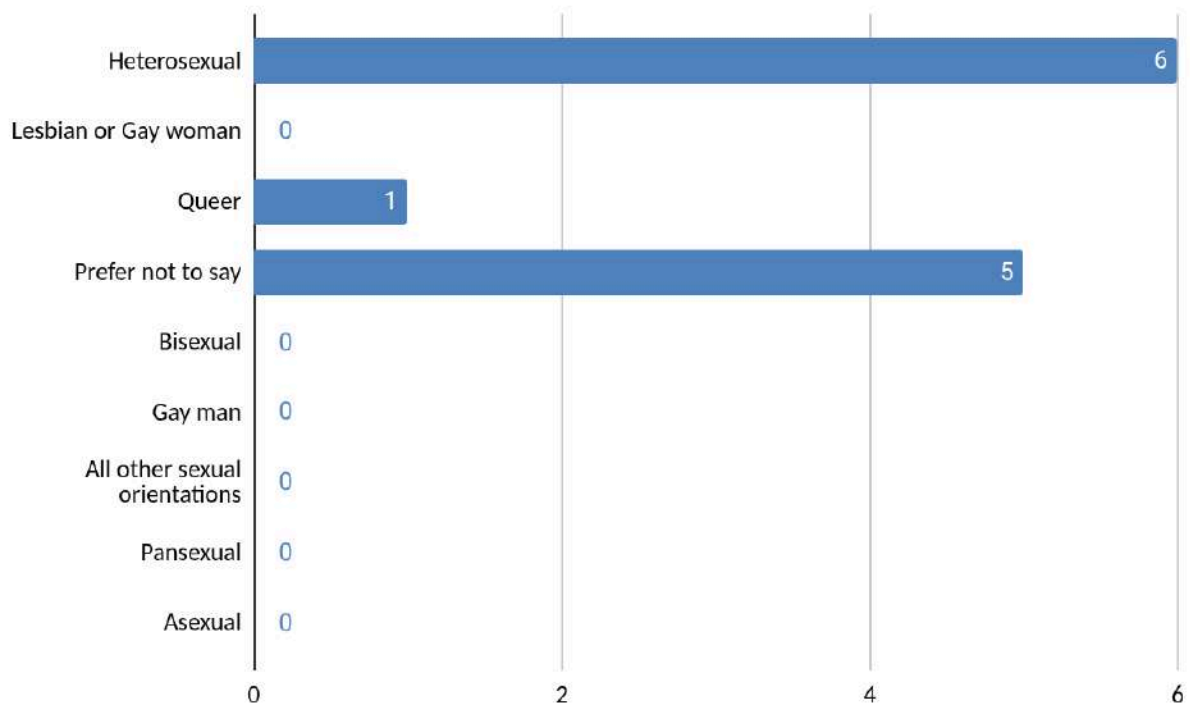
White or White British	8
Black or Black British	0
Other ethnic group	3
Asian or Asian British	3
Mixed background	0

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



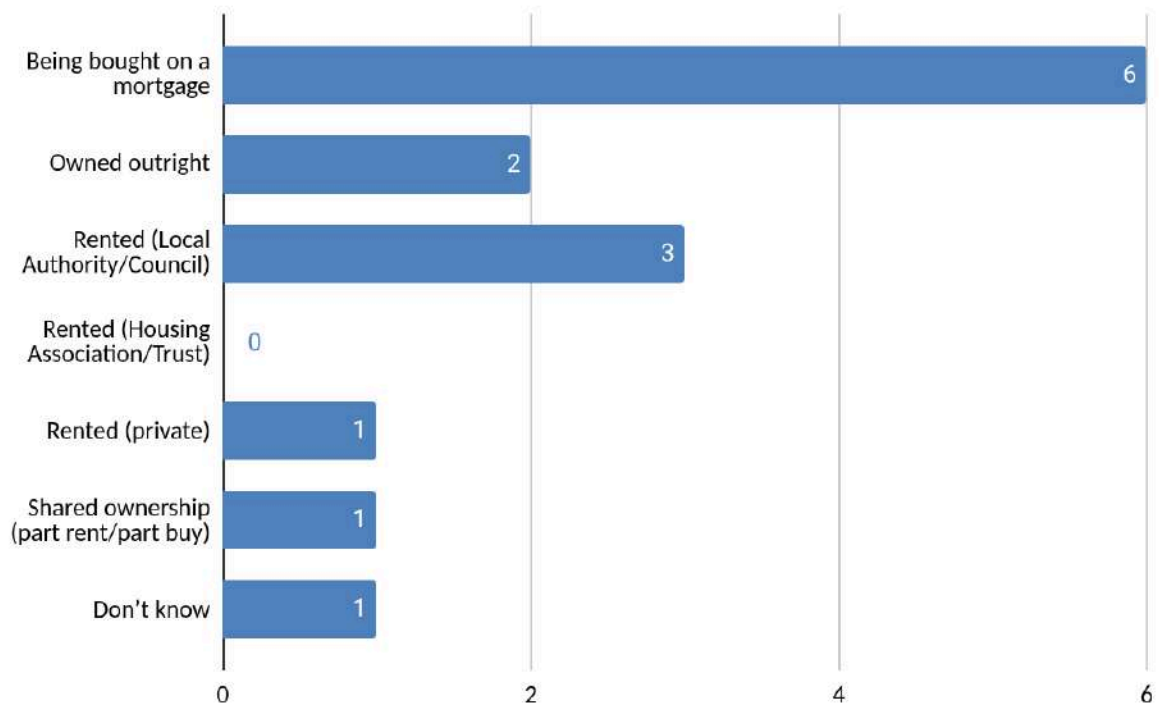
Atheist/no religious belief	7
Christian	4
Secular beliefs	0
Jewish	0
Muslim	0
Buddhist	1
Hindu	0
Sikh	0
Charedi	0

Sexual orientation: Are you...



Heterosexual	6
Lesbian or Gay woman	0
Queer	1
Prefer not to say	5
Bisexual	0
Gay man	0
All other sexual orientations	0
Pansexual	0
Asexual	0

Housing Tenure



Being bought on a mortgage	6
Owned outright	2
Rented (Local Authority/Council)	3
Rented (Housing Association/Trust)	0
Rented (private)	1
Shared ownership (part rent/part buy)	1
Don't know	1

Next Steps

The feedback summaries in this report will be incorporated into the design and presented back to the next public engagement later in 2025. The Council is currently due to submit a planning application in spring 2026.

The council takes very seriously the feedback regarding the engagement process and also will consider setting up a Residents Steering Group - a group of representative members of the community to act as a sounding board for the process and ensure that voices across the community are informed and heard, through improved communications.

If you have any questions regarding this project please contact Celine Mionnet, Development Manager, at celine.mionnet@hackney.gov.uk.