

Welcome to the second public drop-in event, showing options for delivering new homes on Cherbury Court. At our first drop-in event in November 2024, we explained that Cherbury Court has been identified as somewhere that could accommodate new homes without demolishing any existing homes.

We’re inviting you to work with us to progress the plans for new Council homes at Cherbury Court and support wider improvements on the estate.



What’s happening now?

We’ve now appointed a design team and specialist consultants to develop proposals for Cherbury Court, including:

- Plot Architects: NOOMA Studio
- Lead Consultant: Haworth Tompkins
- Landscape Architect: Mark Lemanski
- Engineers: Hayley Tillet Steel
- Multi-disciplinary practice: XC02



Nooma Studio - Fellows Court



Mark Lemanski - Kings Crescent Play Street, Hackney



Nooma Studio - Tyers Estate resident engagement



Mark Lemanski - Kings Crescent Courtyard

We want to hear from you

The design team carried out an analysis of Cherbury Court and the neighbourhood and picked up on what you told us in November 2024 to develop a set of layout options for where new housing can go on Cherbury Court. We want to hear from residents about the options presented, what you like and don’t like about them.

We also want to know more about Cherbury Court today and what are your priorities for improving the outside spaces and amenities on the estate. This engagement is part of an ongoing conversation, and we will come back at every stage of the design development up to a planning submission to keep you informed and involved.

Your views and feedback are important

You can let us know what you think in a number of ways:

- Leave post-it notes on the boards
- Complete a short printed questionnaire
- Respond to the online questionnaire: scan the QR code below or visit <https://bit.ly/3XO2kPa>



Next steps

Your feedback will be used to test and to help the Council decide which option to go forward with and how to improve the open spaces, landscape, access and movement routes and other amenities.

The following timeline sets out our current expectations for dates. These dates are subject to change depending on how quickly we can move through each design stage.

Timeline





The redevelopment of Cherbury Court is part of part of Hackney’s New Homes Programme, creating homes for social rent. The projects will also enhance the public realm, boost urban greening, and provide amenities. The objectives are to address affordable housing, engage the community, and prioritise sustainability.

Three small sites within the overall Cherbury Court site have been identified as suitable for development, labelled as Sites A and B, with the addition of St John’s Community Centre, as shown on this board.

Stage 1 has involved assessing the viability of varying levels of development across these sites.

**Potential Development Sites**

**Site A:** Former Florence Bennett Centre and land east of Cherbury Street comprising the disused centre itself, a ball court and estate amenity land.

**Site B:** Garages at the entrance to Cherbury Street from New North Road, located near the existing Cherbury Court tower.

**St John’s Community Centre:** St John’s Community Centre and surrounding land sitting just outside the core project boundaries, and fronting New North Road at the junction with East Road and Murray Grove. The site is opposite the Fairbank housing regeneration scheme.

**St John’s Community Centre**

St John’s Community Centre was not included in the original brief, and at the first public engagement in November, only Sites A and B were put forward as development sites.

During the recent feasibility stage, the design team identified the St John’s Community Centre as having potential for an increased delivery of new homes and a number of advantages for viability and deliverability, including site capacity, access and planning constraints such as daylight.

At the first public engagement in November 2024, some residents suggested unprompted that the St John’s Community Centre is a better location for new homes than the former housing office.

**Brief Objectives**

15 - 20  
New Homes

Improved  
Public Realm

100% Social  
Rent

Improved  
Way Finding

Play  
Provision

Enhanced  
Biodiversity

Cycle  
Storage

Improved  
Access

Cherbury Court



Cherbury Court is a post-war social housing development notable for its varied architectural style and public green space.

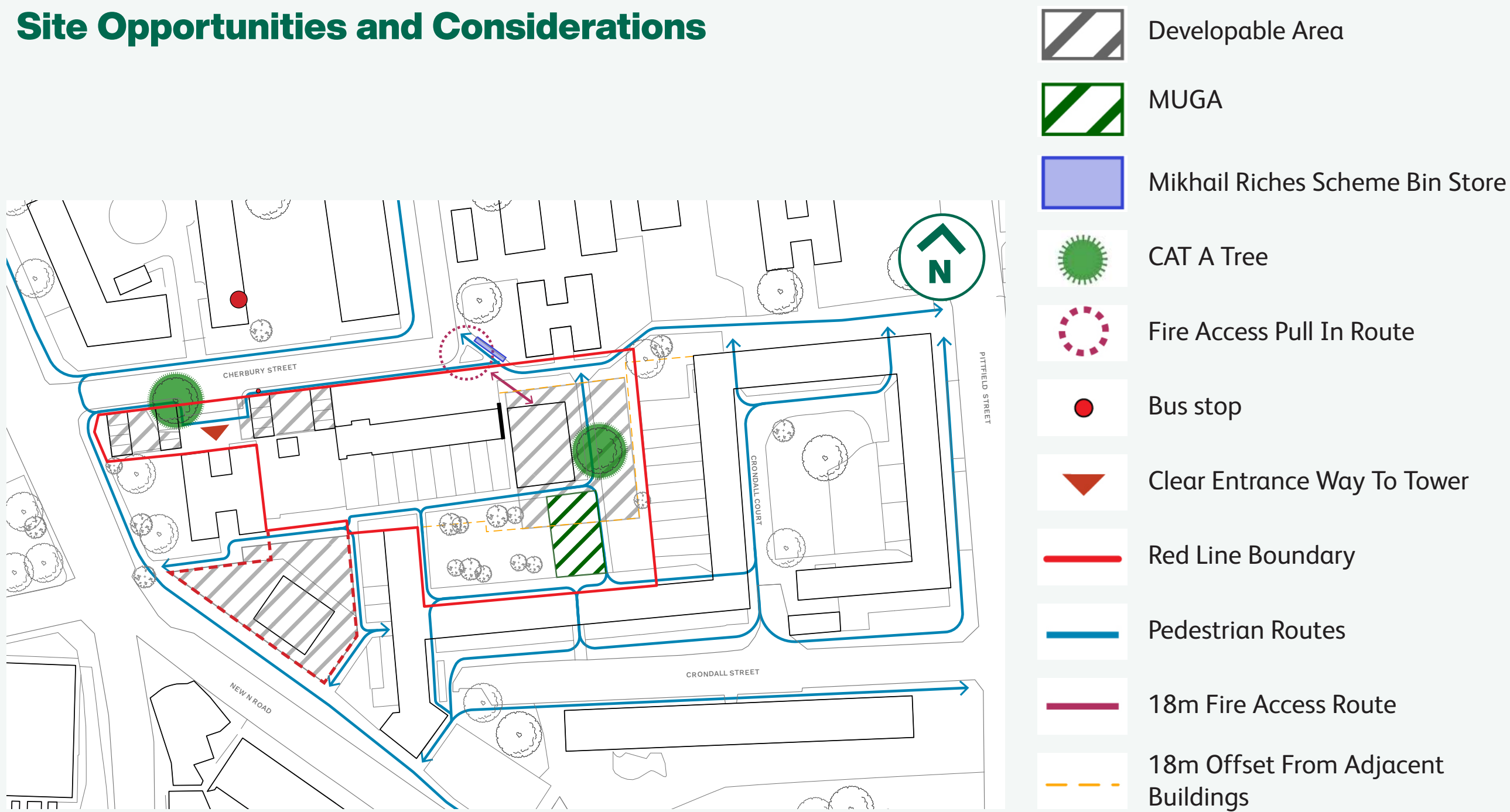
The neighbourhood is characterised by buildings ranging from 4 to 11 storeys, with a mix of deck access and internal core access.

Green space is integrated throughout the site, with mature trees and numerous fenced gardens in the spaces between buildings.

An existing pedestrian route connects the green spaces at the heart of the estate.



Site Opportunities and Considerations



Shared Design Principles

Through our site analysis and conversations in November, we have produced a set of shared design principles which we hope reflect community aspirations as well as our design intentions.

We want to hear from you whether you support these and if anything is missing or could be made better.

These criteria will be used as the design develops to ensure it meeting community aspirations.

Maintain clear visual and physical connections through the estate, through maintaining and improving existing walking routes

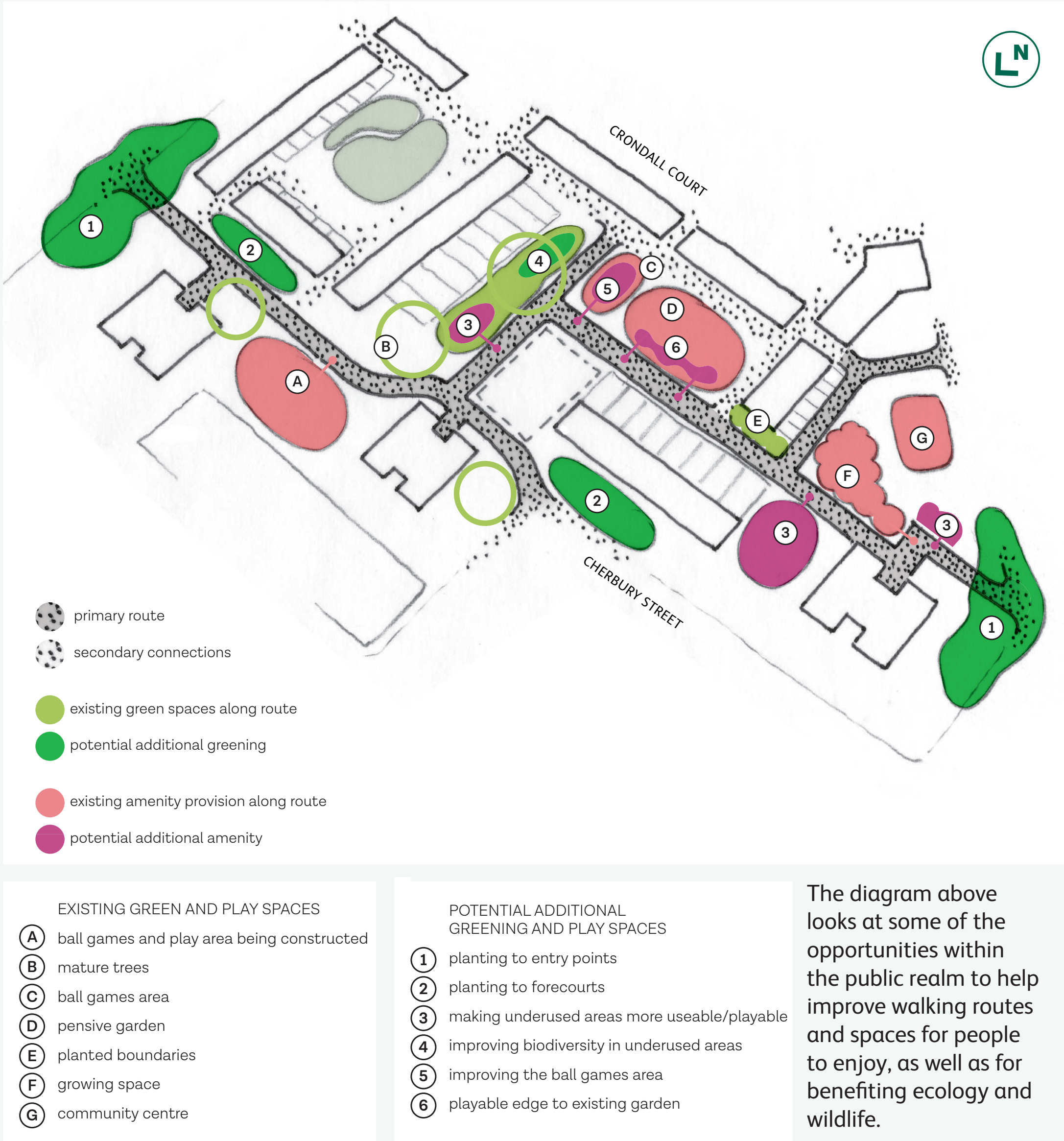
Minimise impact on daylight and overlooking to neighbouring buildings

Sensitive scale and massing

Retain existing ball court

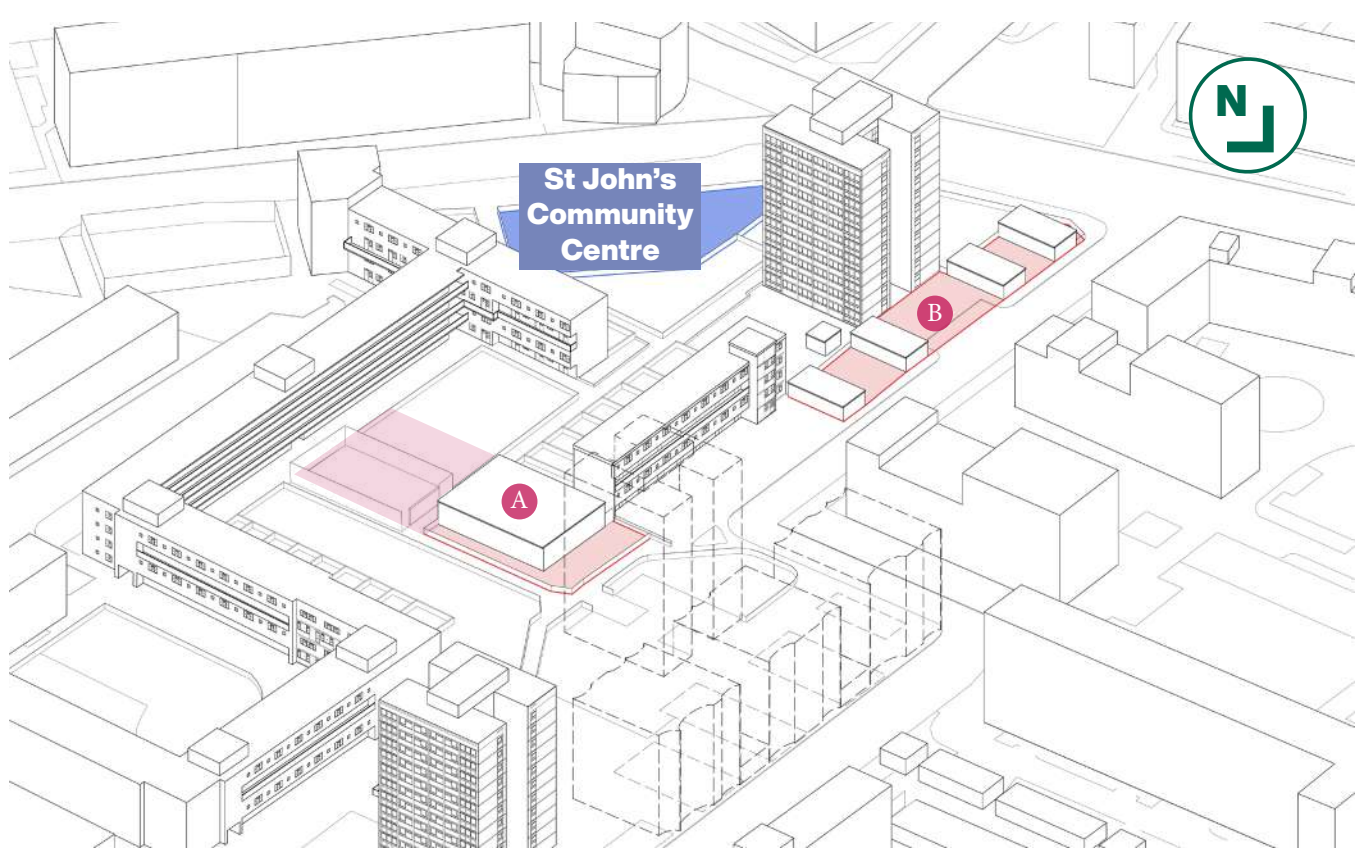
Enhance communal green spaces

Green Spaces and Play





A package approach has been taken to the site as a whole, with Stage 1 presenting four ‘scenario’ options for Cherbury Court ranging between 23 - 47 homes across sites A, B, and St John’s Community Centre.

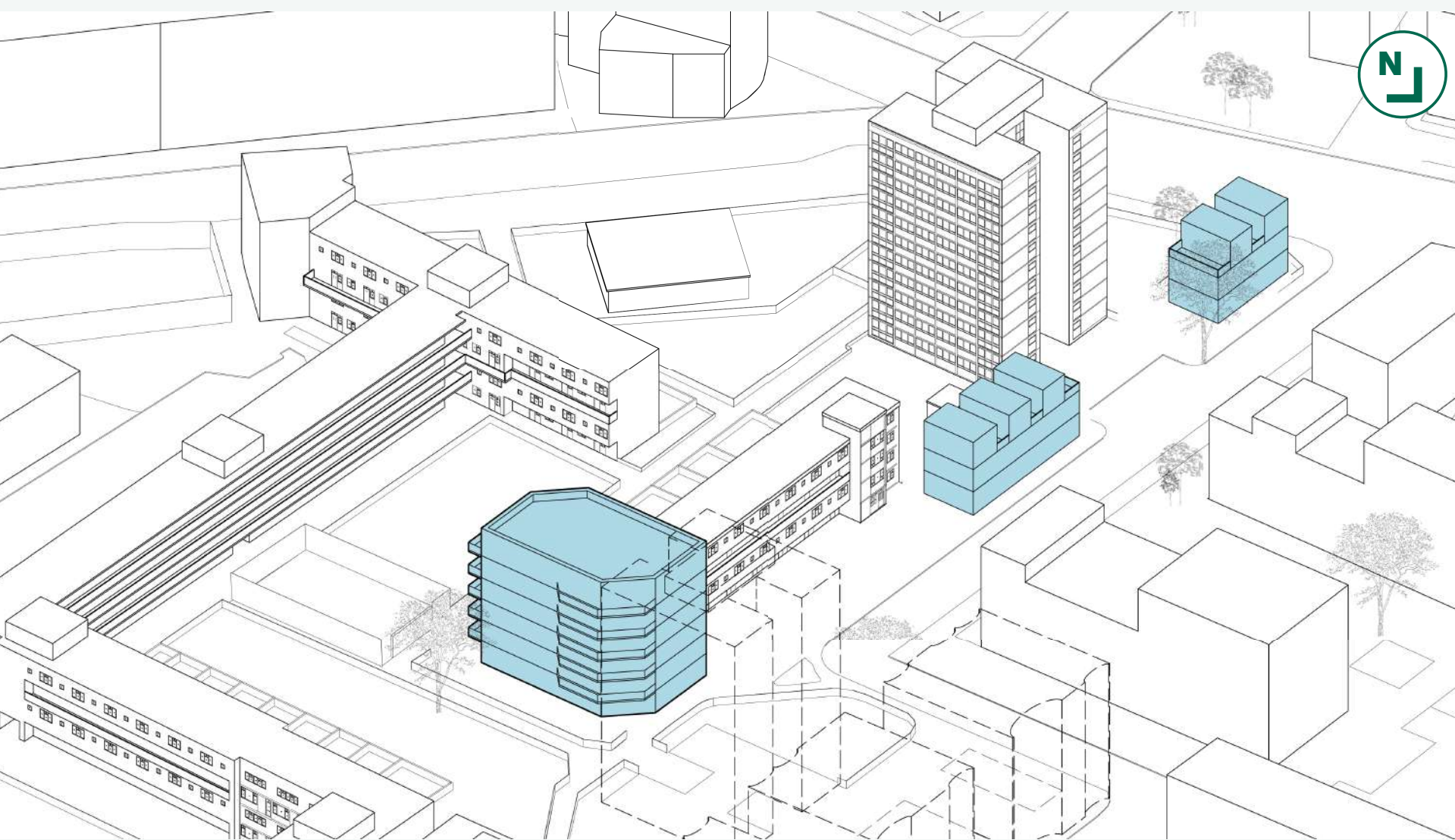


Option 1

Total Homes: 23

- Site A**  
18 homes  
6 storeys

  - Retains mature trees on sites A and B
  - Retains ball court
  - Retains existing east - west path
  - Townhouses on Site B enhance character and give a stronger entrance to the estate
  - Townhouses in close proximity to bus stop
  - Removal of up to 16 parking bays and garages on Site B
- Site B**  
5 townhouse homes  
3 storeys

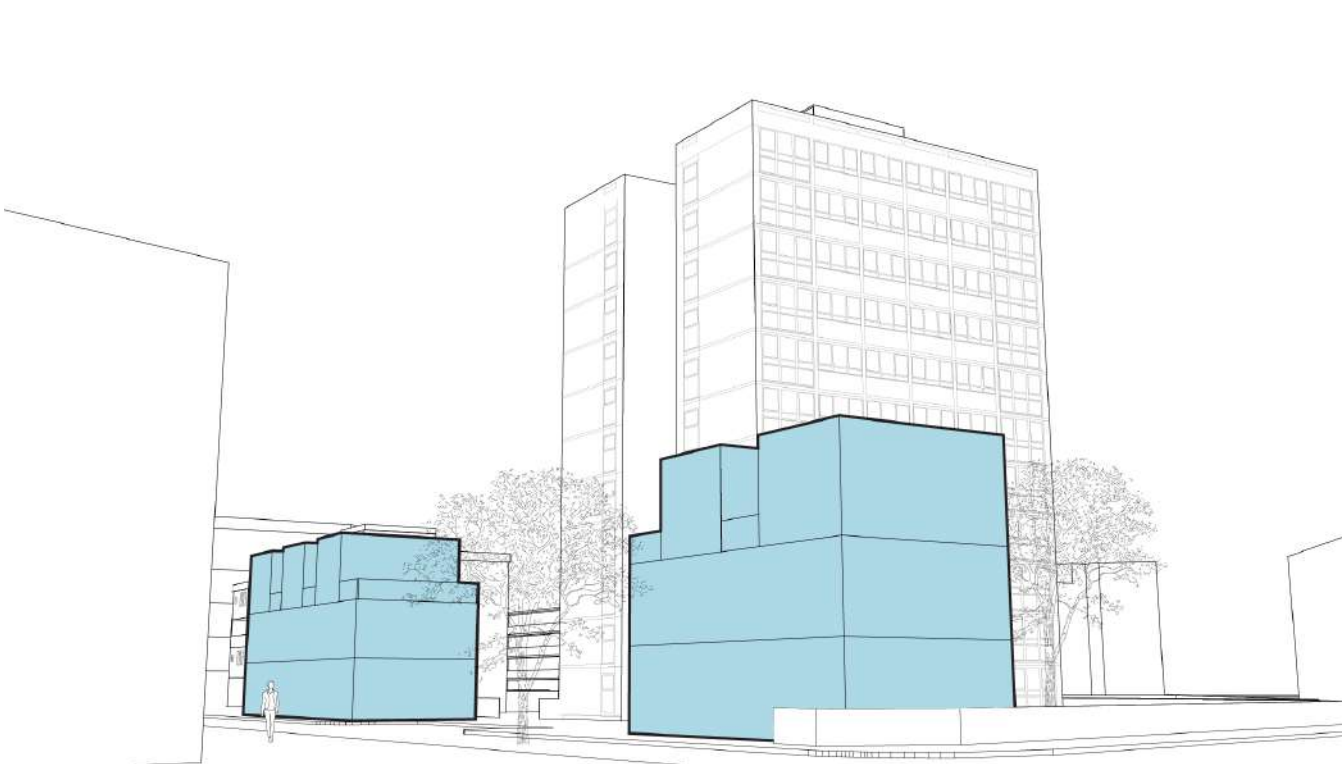
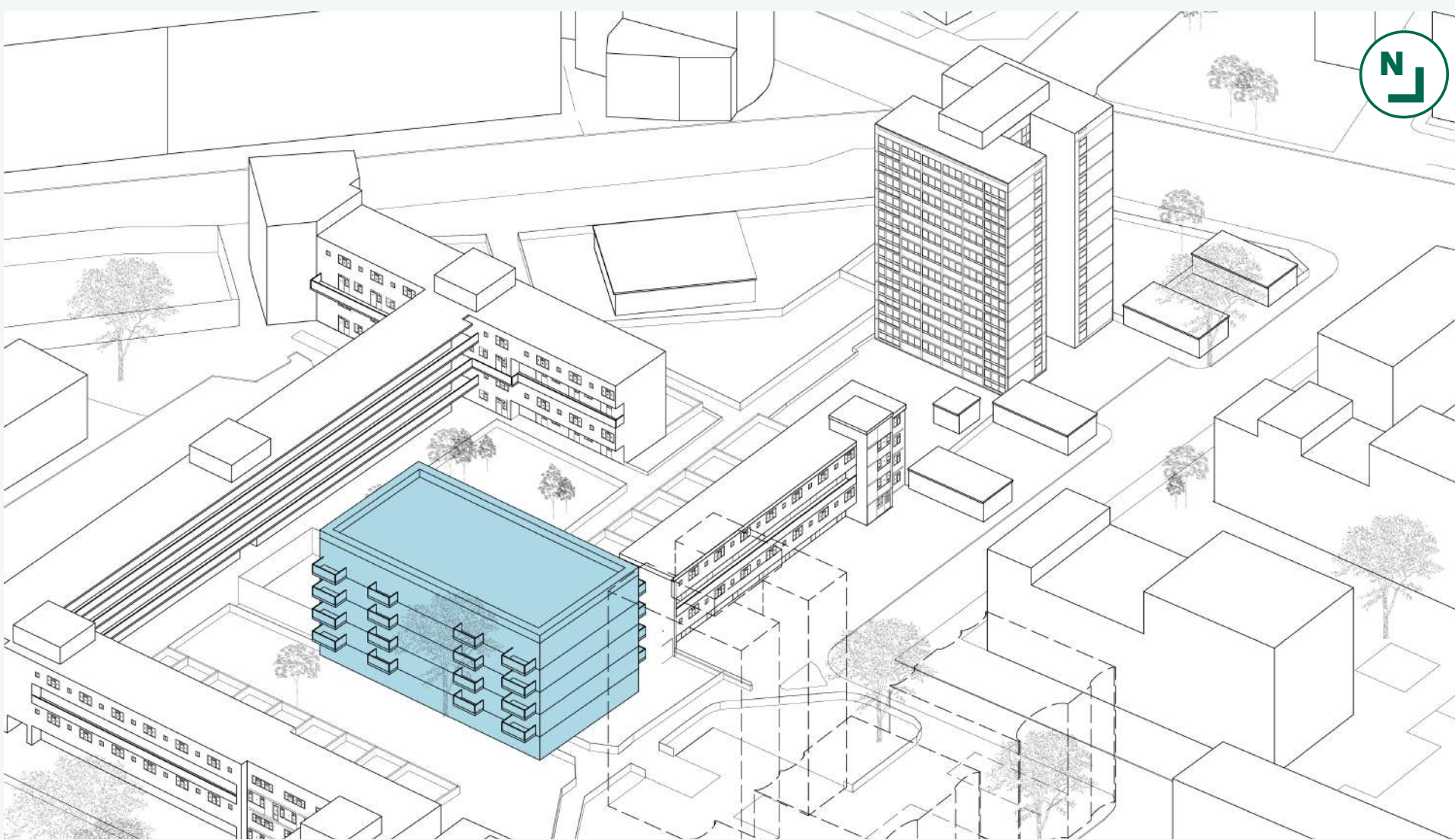


Option 2

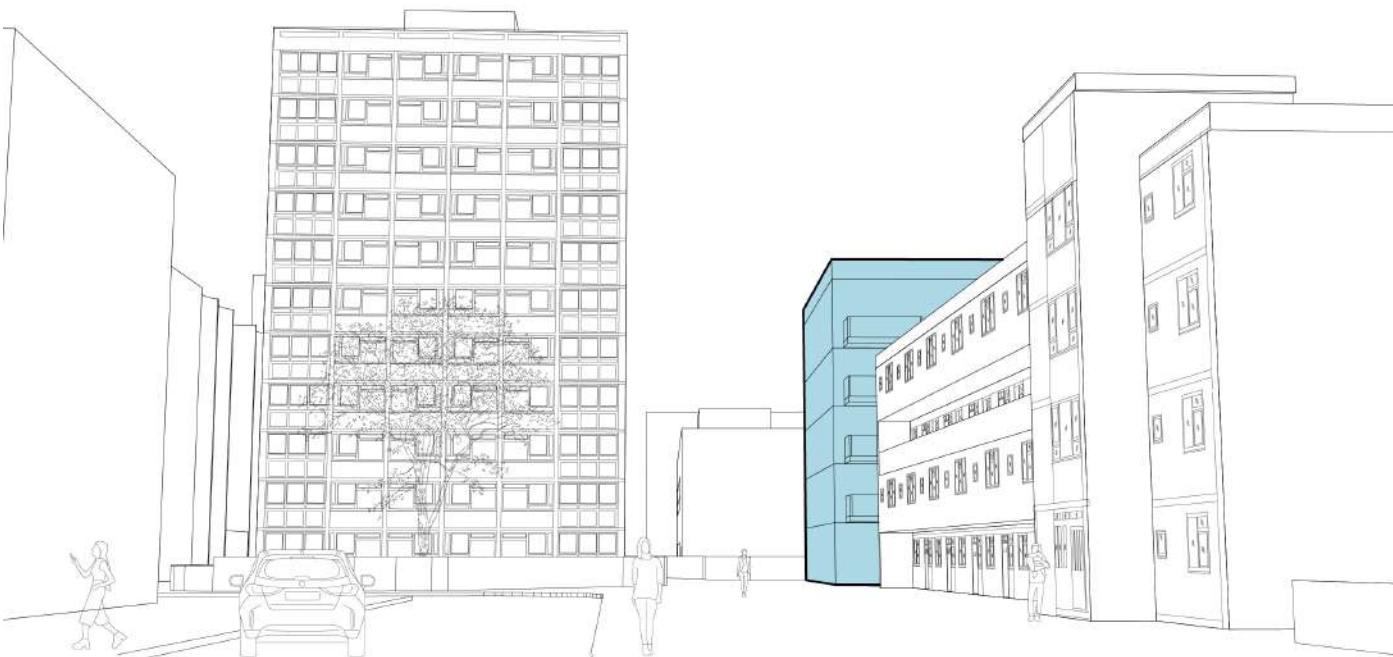
Total Homes: 28

- Site A**  
28 homes  
5 storeys

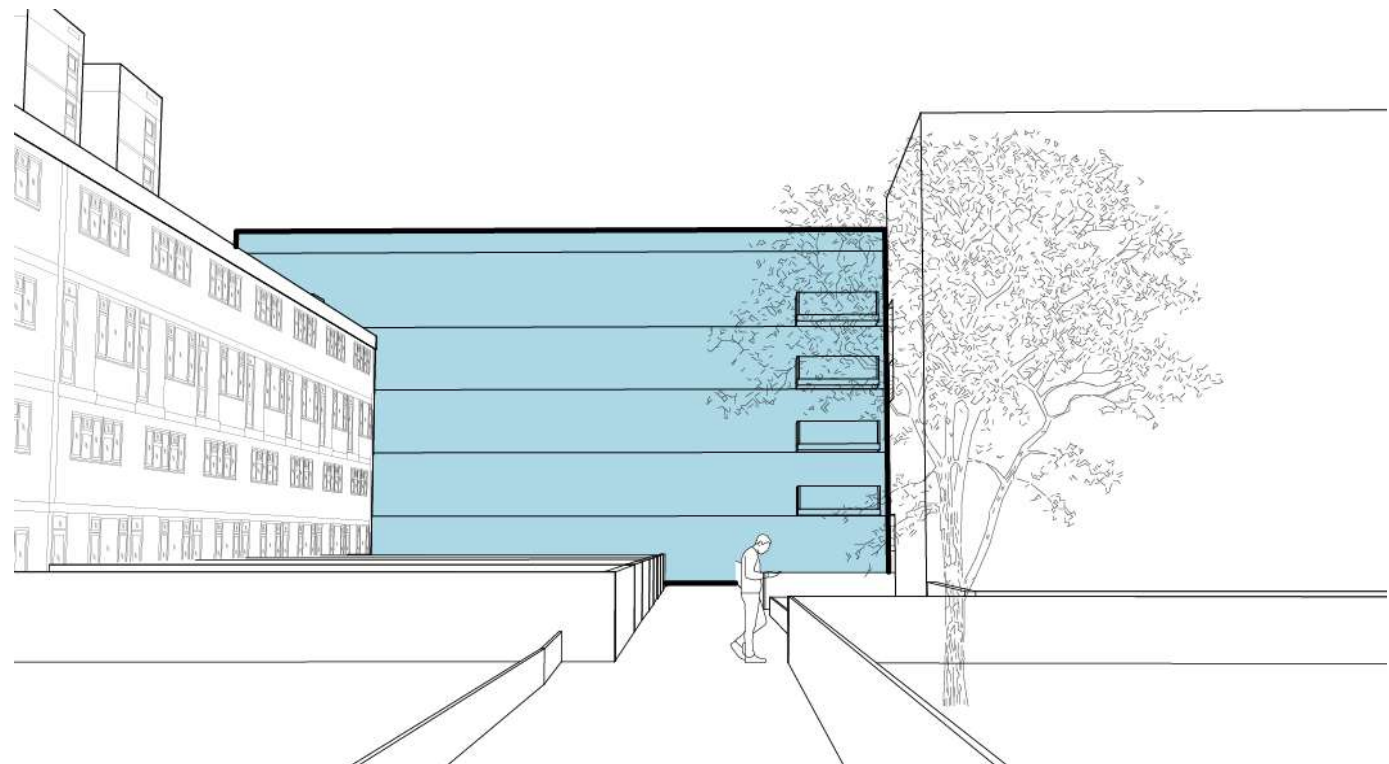
  - Achieves 28 homes within 5 storeys on Site A
  - Loss of mature tree
  - Requires re-location of ball court
  - Existing pathways to be re-routed



Development Option 3  
Site B: view from New North Road



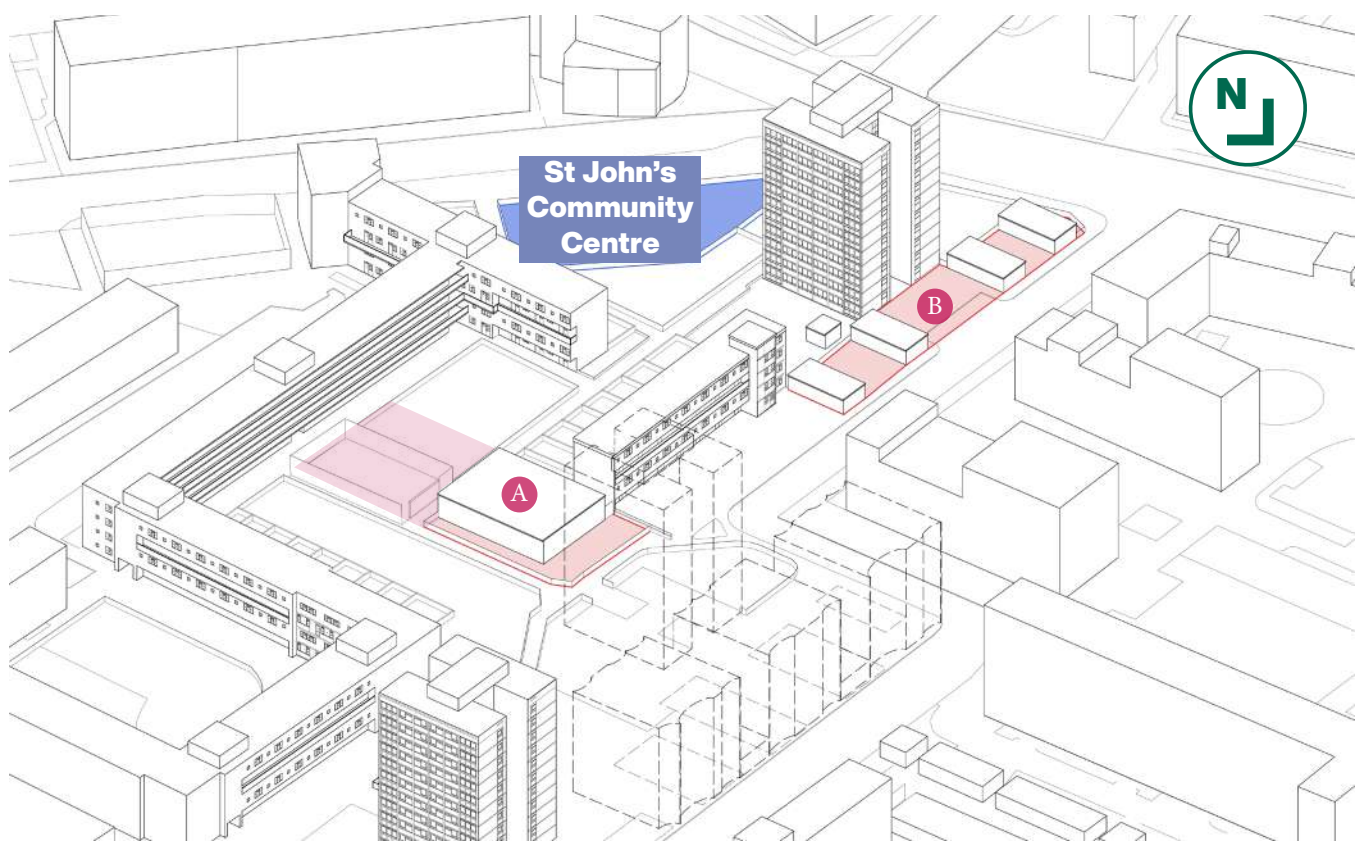
Development Option 4  
Site A: view along Cherbury Street



Development Option 4  
Site A: looking east along footpath



A package approach has been taken to the site as a whole, with Stage 1 presenting four ‘scenario’ options for Cherbury Court ranging between 23 - 47 homes across sites A, B, and St John’s Community Centre.



Option 3

Total Homes: 47

- Site A**  
16 homes  
6 storeys

**St John’s Community Centre**  
31 homes  
6 storeys
- Retains mature tree
  - Retains ball court
  - Retains existing east - west path
  - Maximises development on St John’s site
  - Community hall re-provided on ground floor of St John’s site

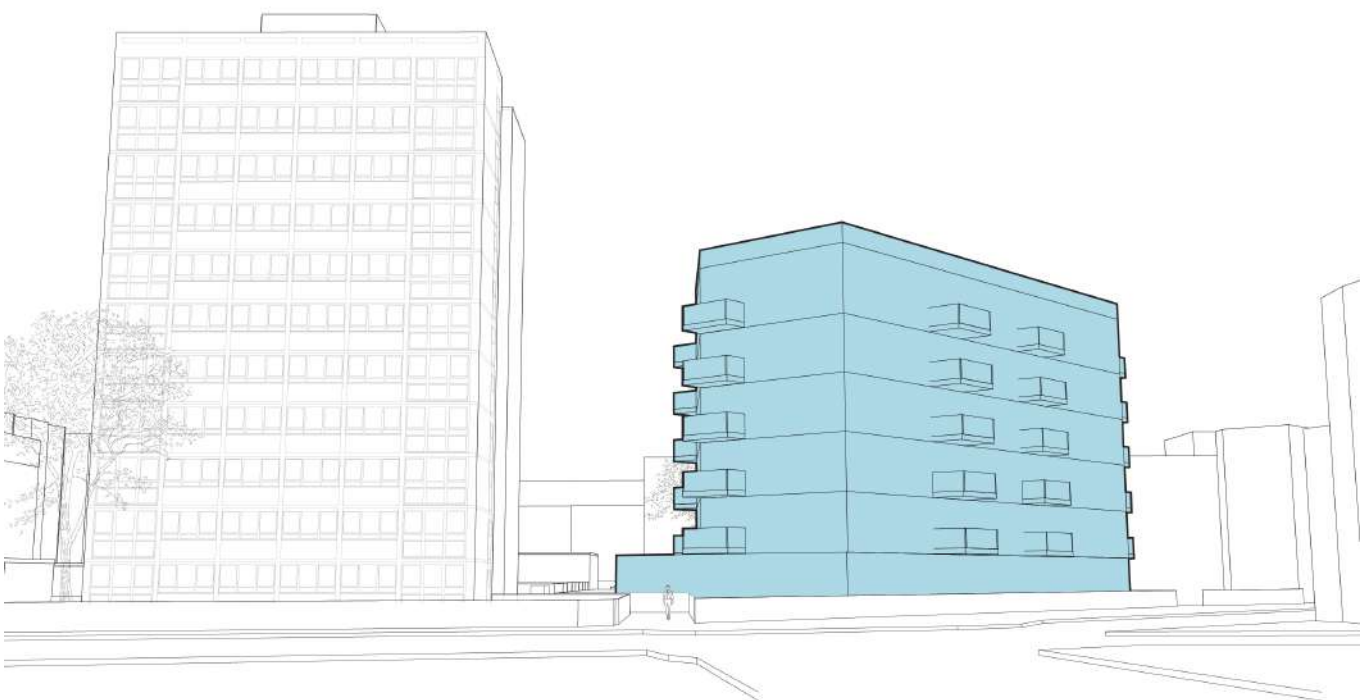


Option 4

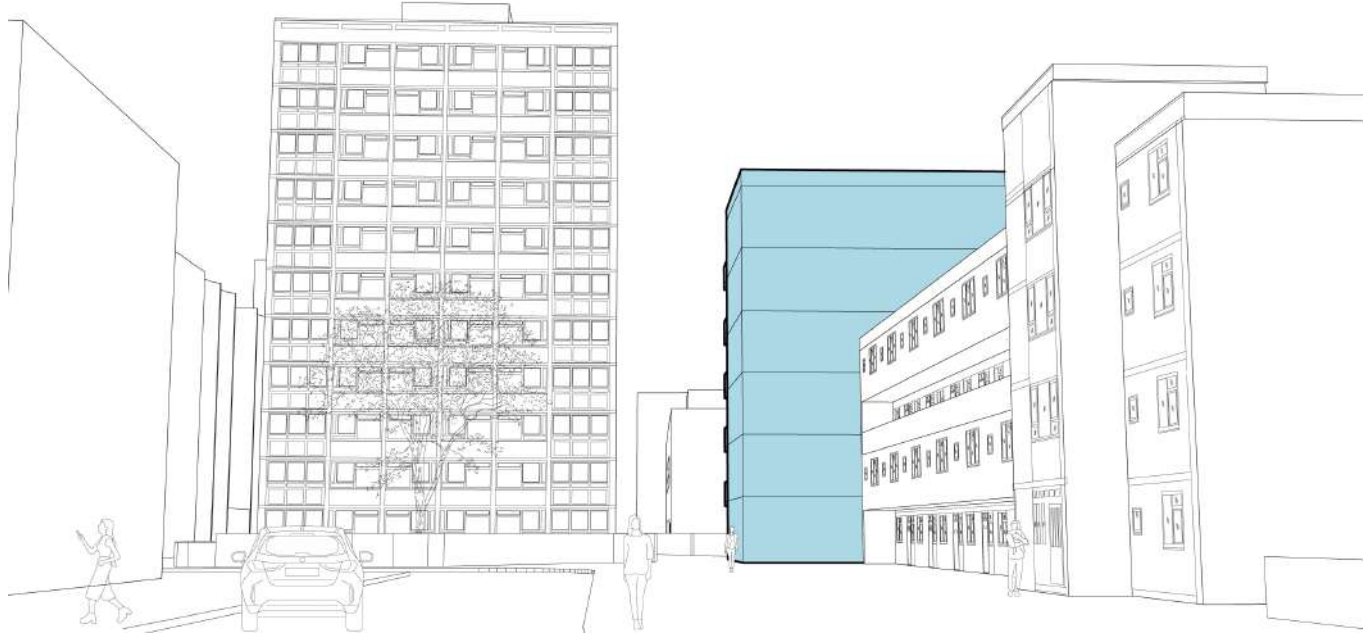
Total Homes: 33

- Site A**  
New community hall location  
33 homes  
6 storeys

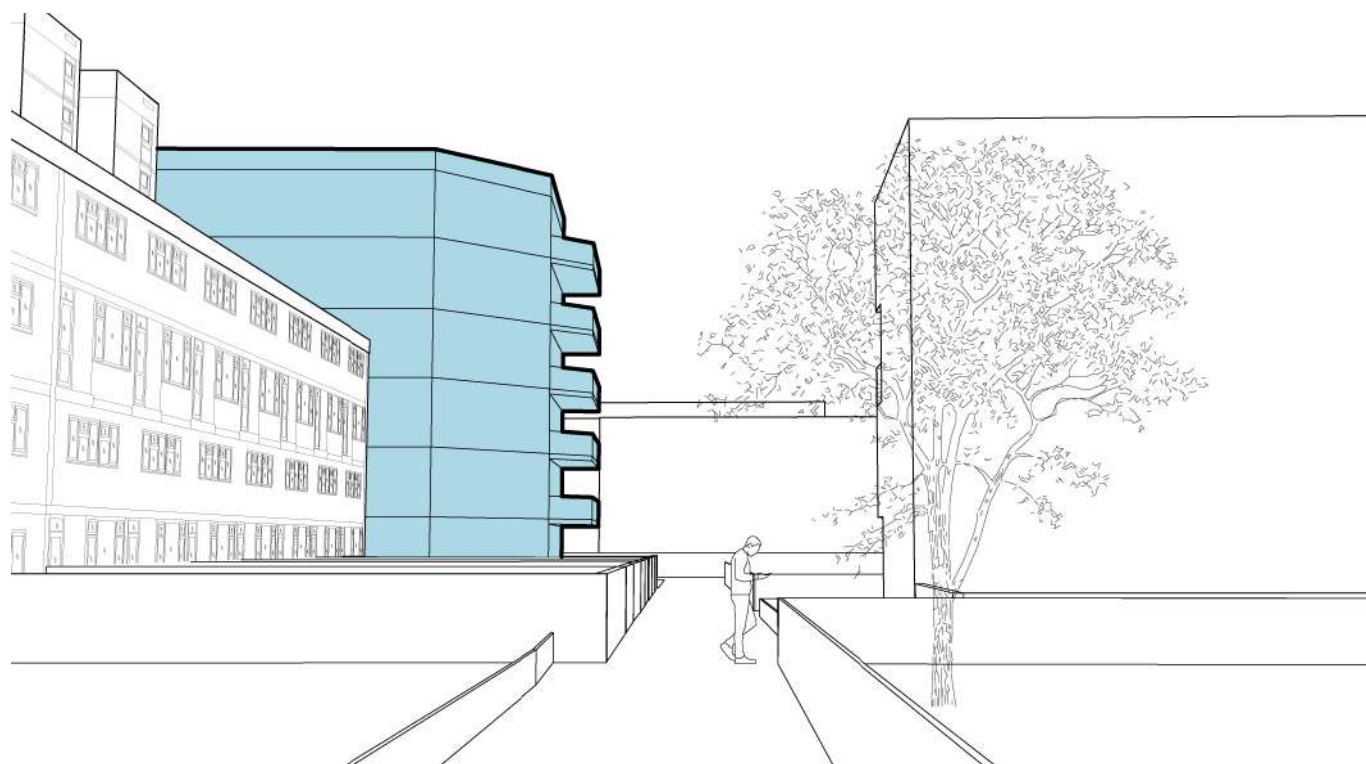
**St John’s Community Centre**  
33 homes  
6 storeys
- Retains mature tree
  - Retains ball court
  - Retains existing east - west path
  - Maximises development on St John’s site
  - Community hall re-provided on Site A



Development Option 1  
St John’s site: view from New North Road



Development Option 1  
Site A: view along Cherbury Street



Development Option 1  
Site A: looking east along footpath