

## Welcome to the Cherbury Court Stage 2 Public Exhibition

In 2023, Hackney Council committed to delivering 1,000 new social rent homes by 2026 to help address the housing shortage and provide high-quality, genuinely affordable homes.

Cherbury Court is one of the sites within this programme. At Stage 1, in July 2025, four options across three locations were presented and discussed with residents. The current proposals respond to resident feedback, focusing new homes development on the site of the St John's community centre and relocating community provision to the site of the former Florence Bennett centre.

### What we heard at Stage 1:

- Preference for locating the new homes on the site of the St John's Community Hall, and the new Community Hall on the site of the Florence Bennett Centre (former food bank).
- Green spaces and trees are highly valued
- Concerns about height, scale and density
- Impacts on daylight, sunlight and privacy
- The importance of maintaining openness and estate character
- The community garden is a valued space
- Desire for improved community facilities
- Need for safer routes, play and shared spaces

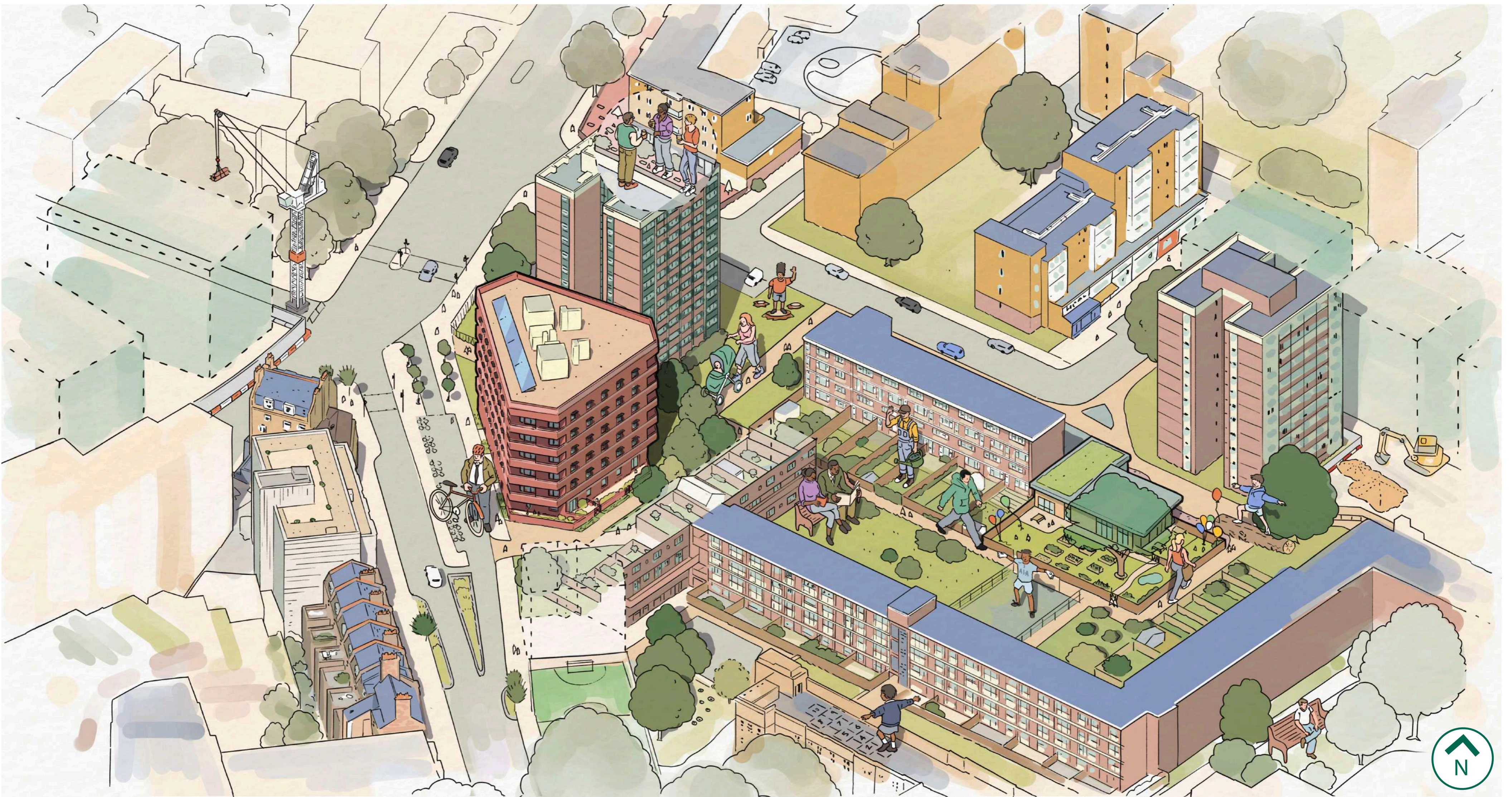
### Exhibition purpose:

- Present design principles
- Show updated proposals for new homes
- Share early ideas for the community building and community garden
- Explain impacts and opportunities
- Gather feedback before designs are finalised

### Your views and feedback are important:

We want to hear from you, your thoughts on the proposals and engagement process and any questions you have.

You can answer a short questionnaire online or in person at the events – scan the QR code below or go to [bit.ly/Cherbury2](https://bit.ly/Cherbury2)



1. Illustration showing residential, community and public realm proposals for St John's Estate

### Estimated Project Timeline

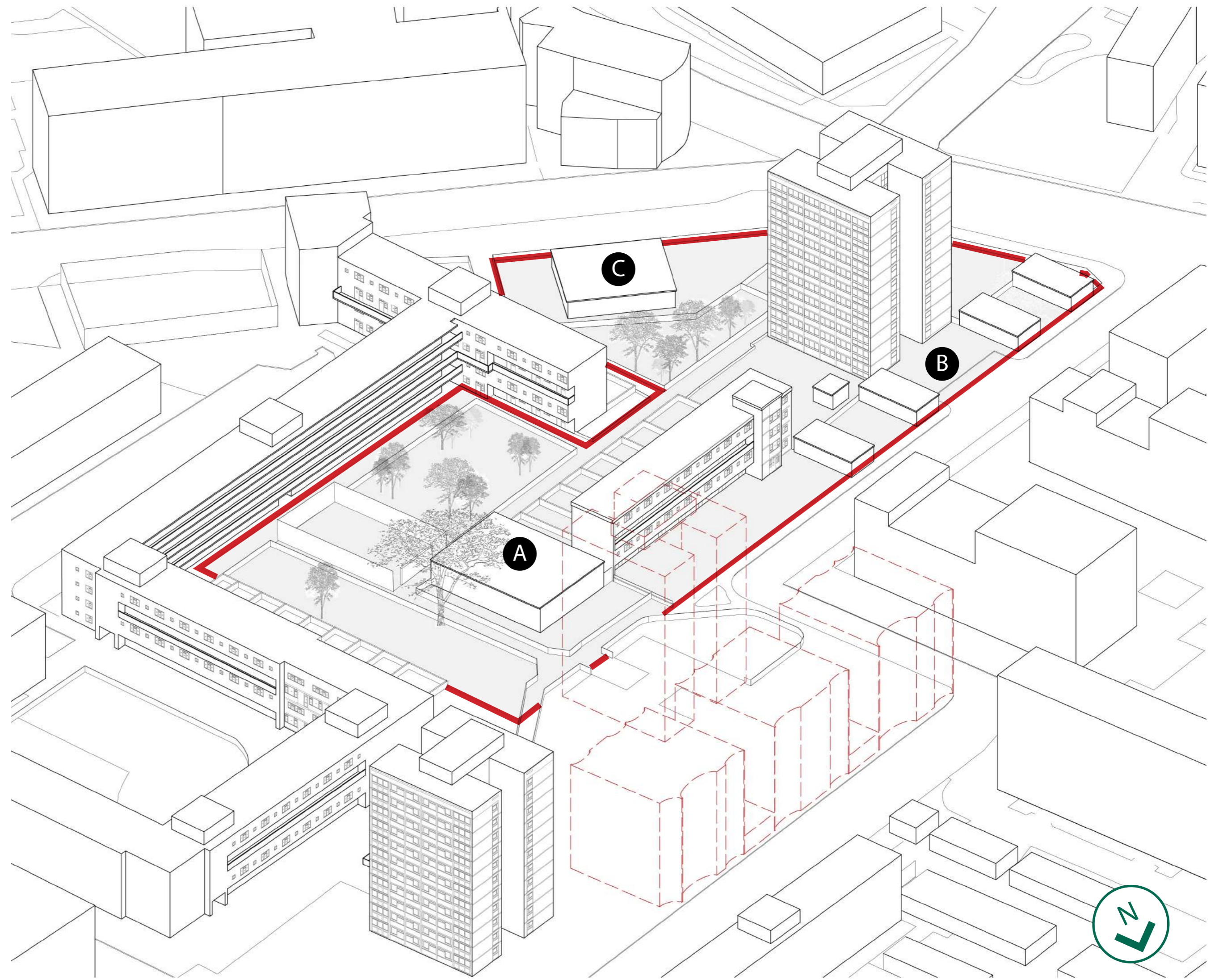


The redevelopment of Cherbury Court is part of Hackney's New Homes Programme, delivering new homes for social rent while improving community facilities, green and play spaces, biodiversity and the public realm.

The project focuses on three key sites:

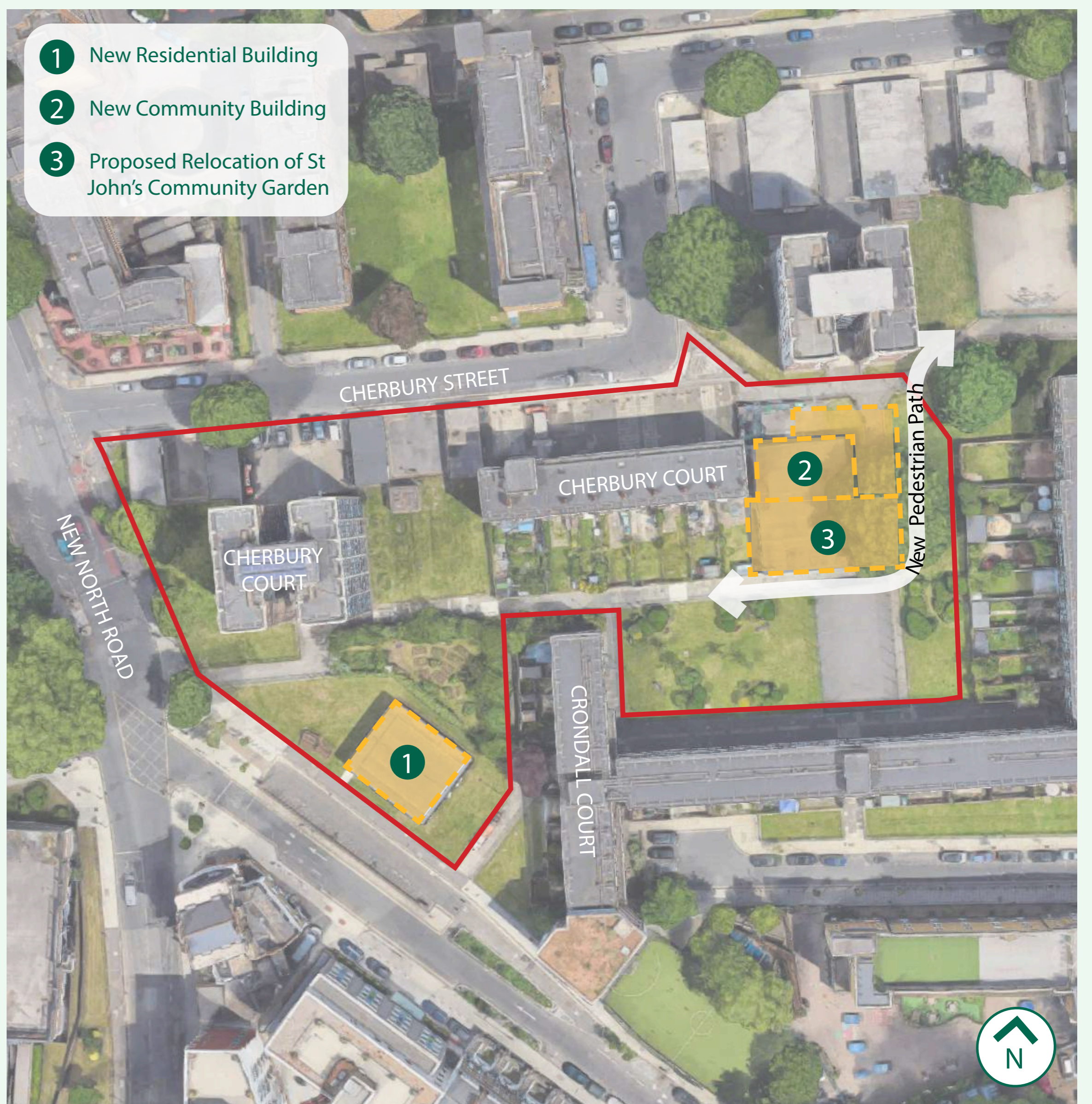
- A** Site A for a new community building and relocation of the community garden
- B** Site B considered at early stages but currently no longer proposed for development
- C** Site C for new homes

Sites A & C have been identified as the preferred sites for development after a thorough design and technical review. Site A relocates the community provision to the heart of the estate, making it more accessible for a greater number of residents. Site C presents the best opportunity for the council to deliver much-needed homes, in line with the key council priorities and compliant, at this stage, with planning regulations.



### Council Objectives

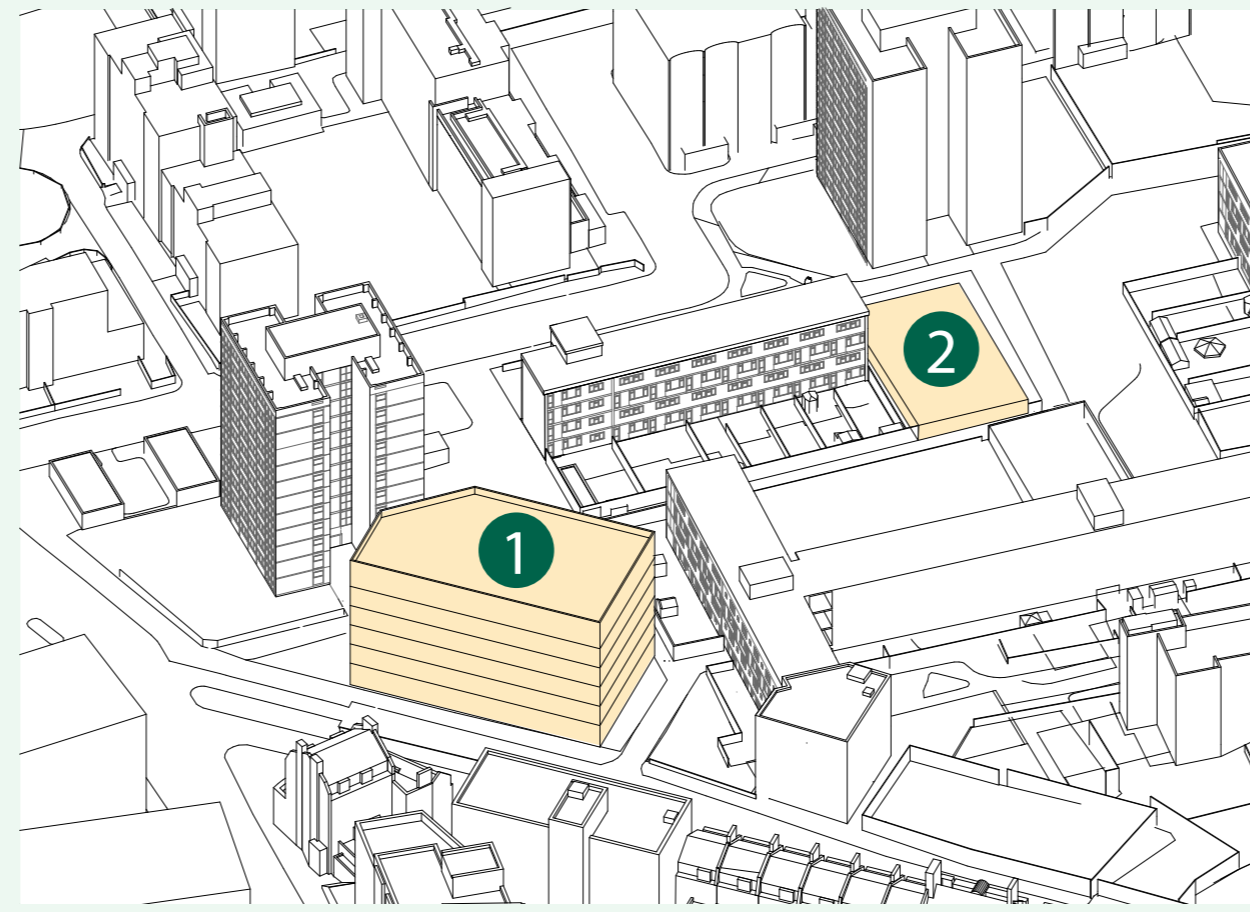
 <p>30-33 New Homes</p>	 <p>100% Social Rent</p>	 <p>Improved Connections and Street Frontages</p>
 <p>New Community Building and Outdoor Space</p>	 <p>Play and Shared Spaces Provision</p>	 <p>Minimise Impact on Neighbours</p>
 <p>Community Garden Re-provision</p>	 <p>Enhance Green Space and Biodiversity</p>	 <p>Cycle Storage Included Within the New Residential Building</p>
 <p>Improved Public Realm</p>	 <p>Improved Access and Way Finding</p>	 <p>Maintain the Ball Court</p>



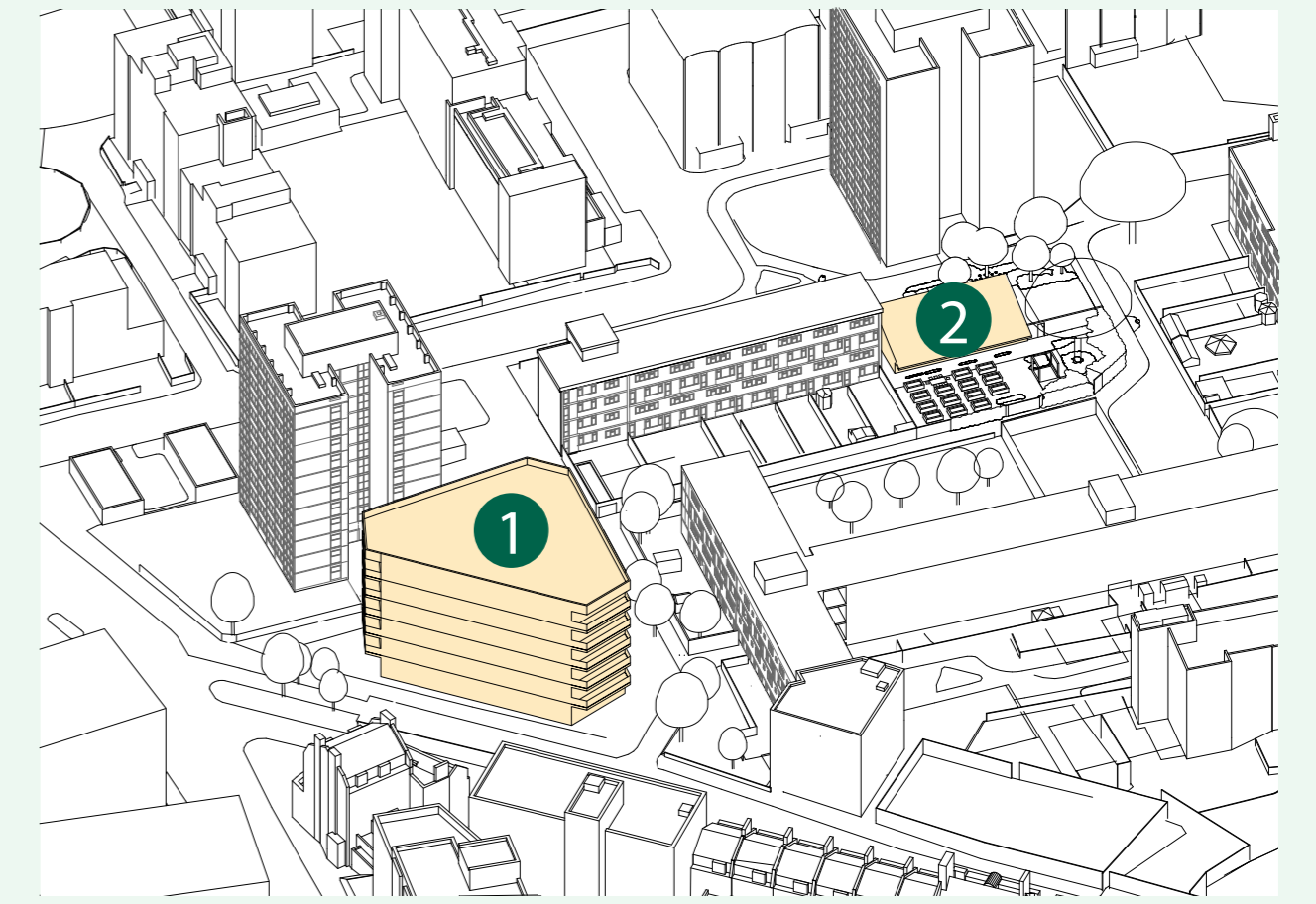
Feedback from residents, community groups and stakeholders during Stage 1 and 2 engagement has helped shape the emerging proposals for Cherbury Court and St John's Estate.

Residents highlighted the importance of protecting green spaces, maintaining the estate's openness and liveability, improving community facilities and supporting the future of the community garden, while reducing impacts on daylight, privacy and construction disruption.

The proposals continue to develop in response to this feedback and ongoing engagement with residents and the Community Garden Committee



1. Design proposal presented during public engagement in July 2025



2. Design proposal presented at today's public engagement June 2026

You Said

We Are Doing

New Homes

- Concern the new homes are too close to existing ones causing daylight and sunlight as well as privacy issues.
- Focusing development on Site C and maintaining the openness of the estate at its heart.
- Call to maintain the estate's openness and liveability.
- Retaining key pedestrian routes, open views and shared green spaces, and keeping density low at the centre of the estate.

Landscape, Green Space and Biodiversity

- Green spaces highly valued, concern green space will be lost – need to protect the trees.
- Retaining mature trees where possible and enhancing landscape, biodiversity and public realm through new planting, and improved communal spaces.

Engagement and Participation

- "How can residents become more involved?"
- Continuing engagement through exhibitions, workshops and ongoing discussions with residents, including opportunities to help shape the community building, community garden and public realm proposals.
- Residents want clearer communication and more meaningful ongoing engagement.
- Improving communication through public exhibitions, updated information, workshops, and ongoing participation, including a potential future resident working group.

Community Facilities

- "Will the new community building create noise and disturbance?"
- Developing proposals for a flexible community building that responds appropriately to its location, with consideration given to management, use, access and relationships with neighbouring homes.

Community Garden

- The Community Garden is important to us, nourish it.
- Working closely with the Community Garden Committee to explore options for the future of the garden and understand its social, cultural and ecological value. Proposals for a relocated garden alongside the new community building are being developed.
- The garden is a living cultural space and cannot simply be recreated elsewhere
- Ongoing discussions with residents and gardeners about how existing planting, memories, activities and community ownership can help shape the future garden and outdoor spaces.

Construction Impact

- How can you minimise the impact of construction? The estate is already experiencing the impacts from other developments"
- Considering construction access, phasing and management early in the design process to help minimise disruption to residents during future works.

Estate Improvements

- "Will you also repair the existing buildings..?"
- Considering wider estate improvements, maintenance and opportunities to improve the quality of the existing environment.

- 1 New Residential Building
- 2 New Community Building
- 3 Proposed relocation of St John's Community Garden



Community Engagement Process



21.06.2025  
Public Exhibition 1

14.10.2025  
1st meeting  
with Community  
Garden Committee  
(online)



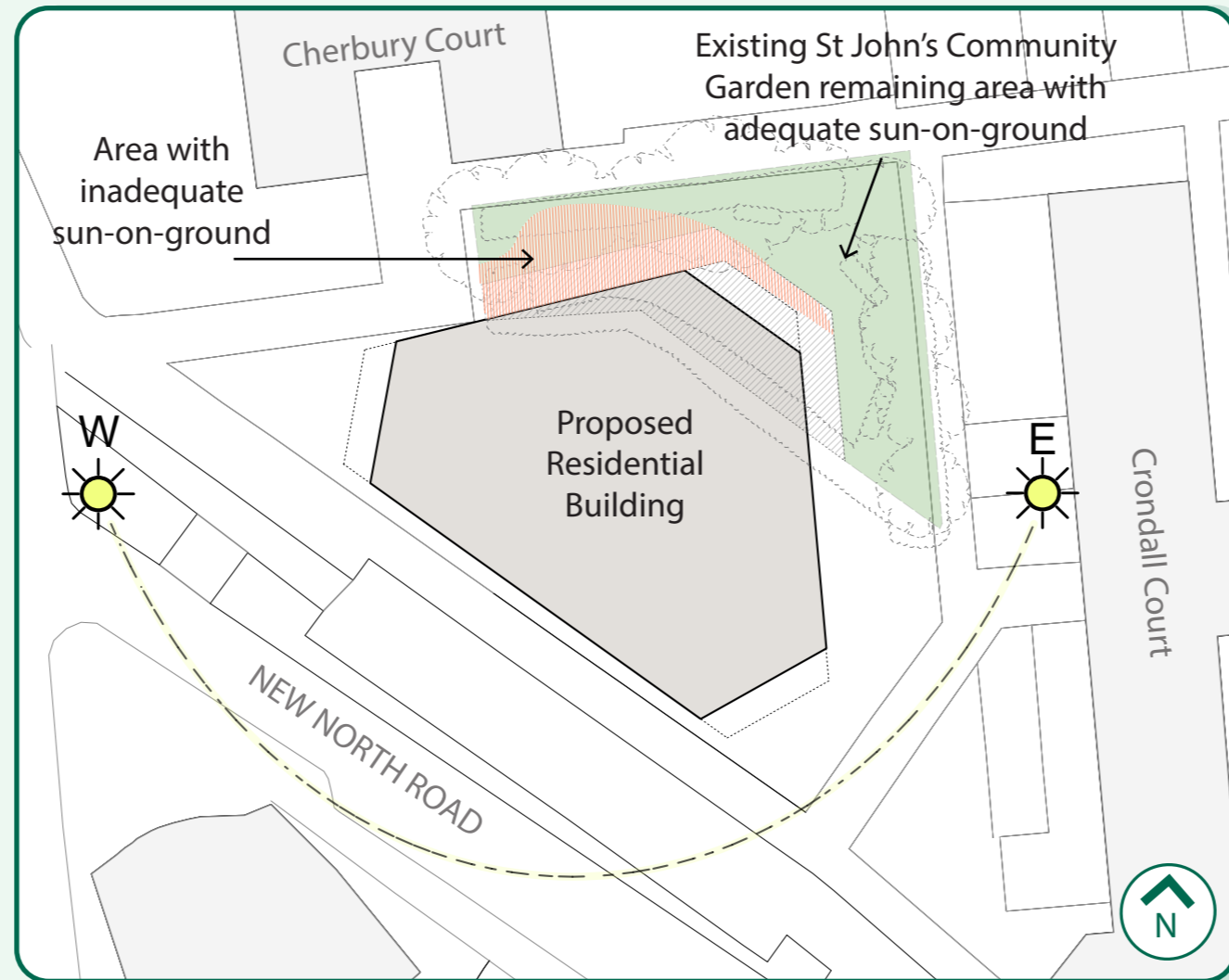
06.12.2025  
2nd meeting with the Community  
Garden Committee and walkabout

June 2026  
3rd meeting with  
the Community  
Garden Committee

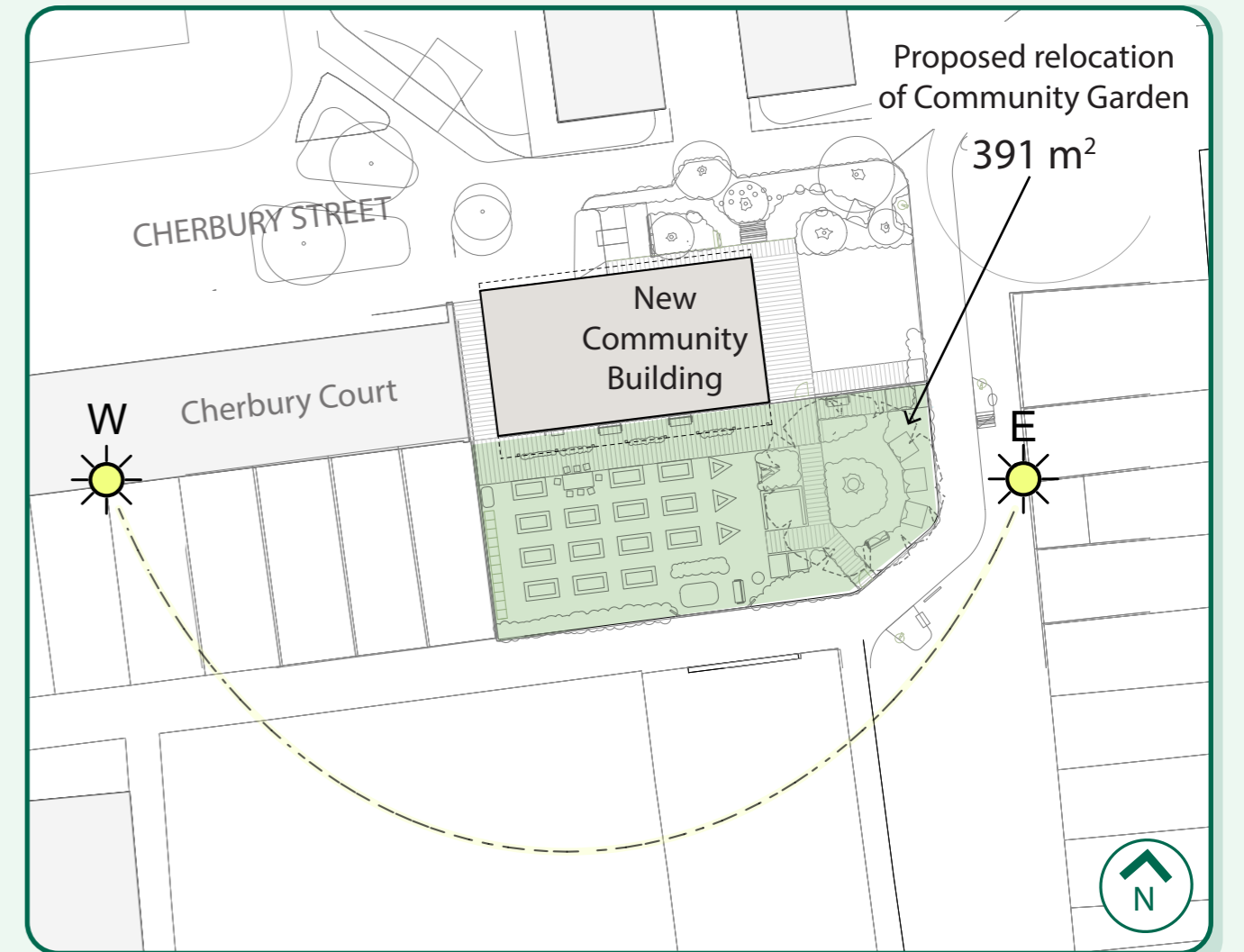
June 2026  
Public Exhibition 2



1. Existing Community Garden area

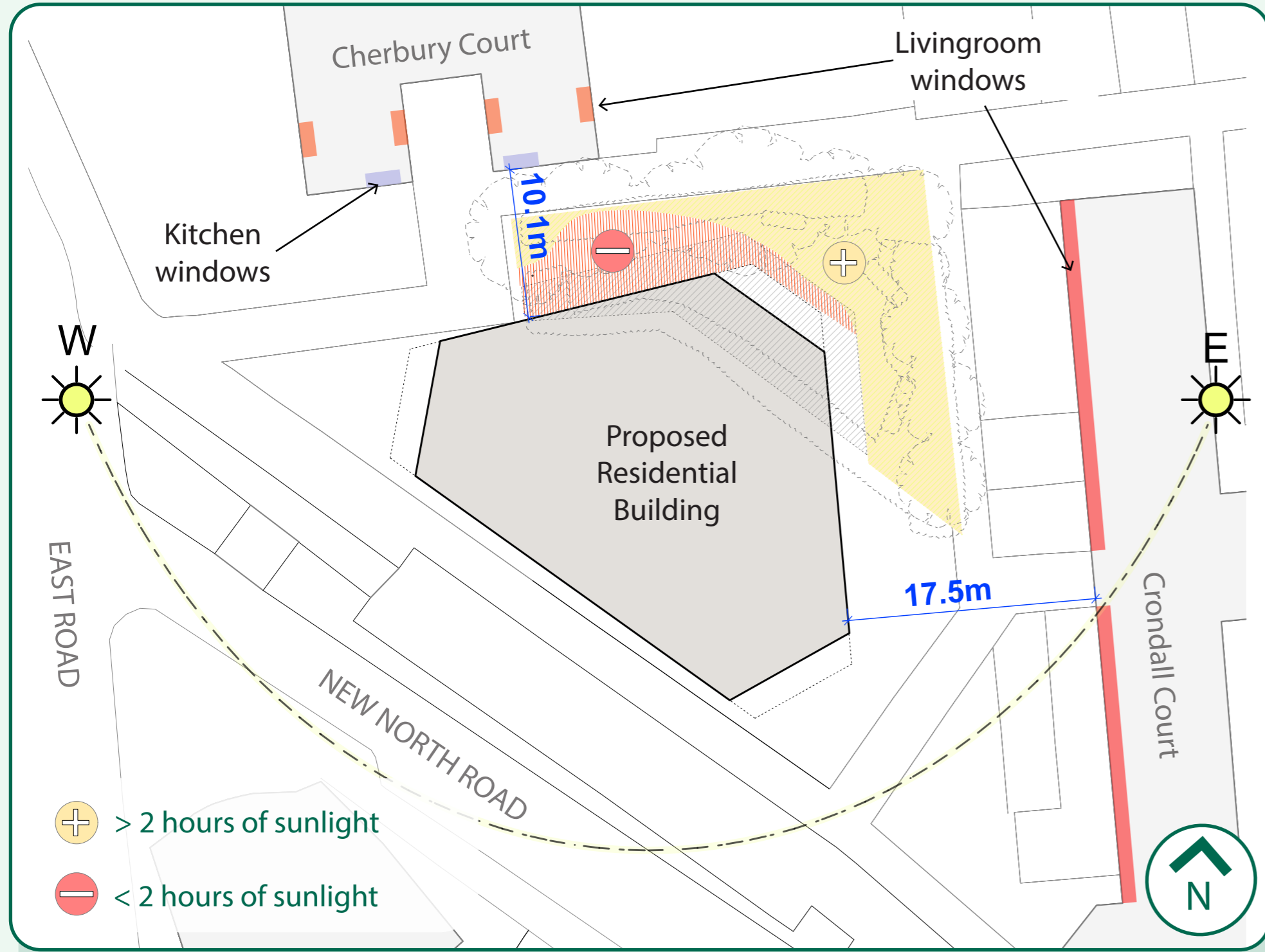


2. New Residential Building impact on the existing Community Garden

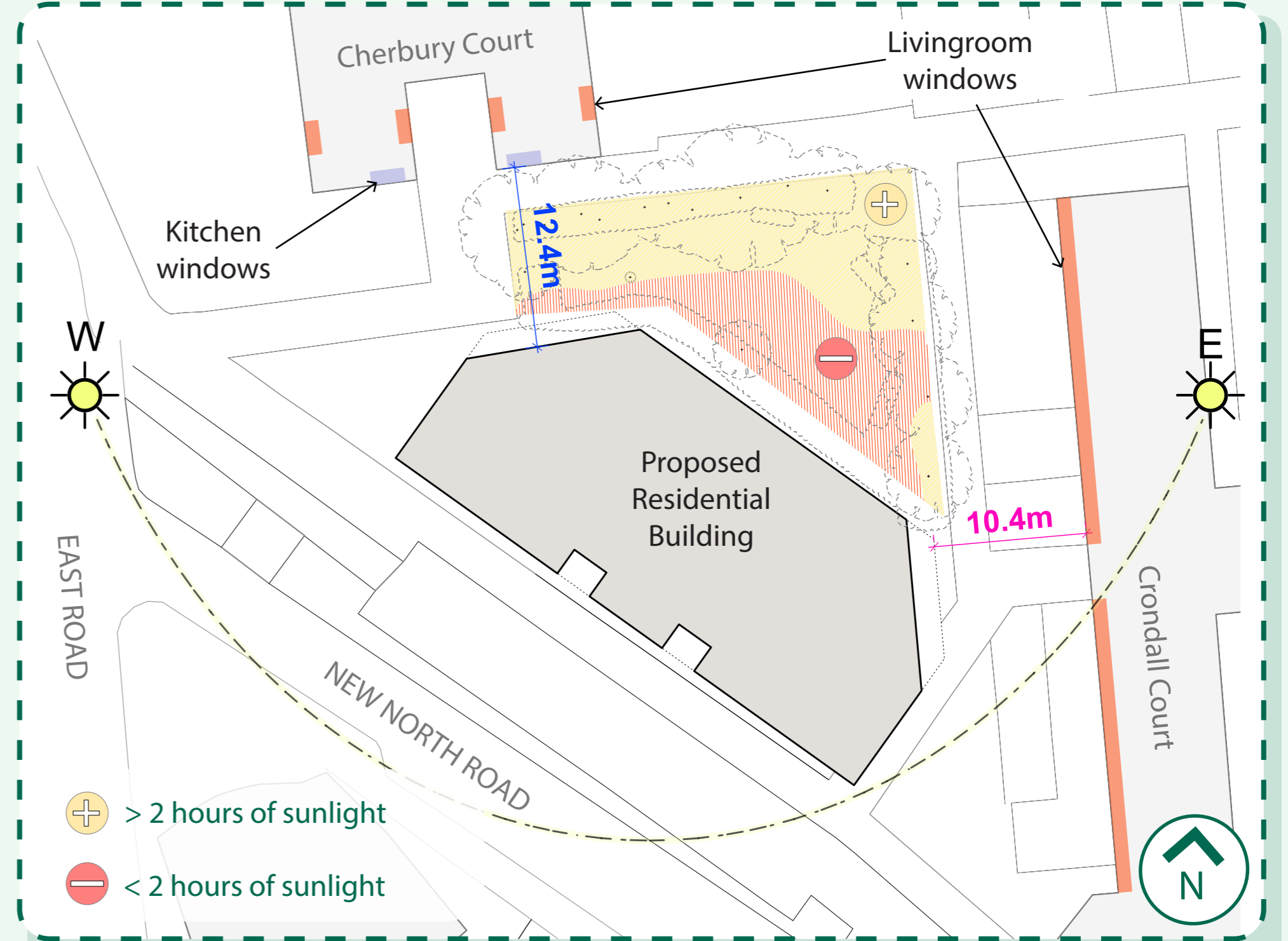


3. New Community Garden area

Original Scheme (Preferred)



Alternative Scheme



Daylight and sunlight impact on community garden
Daylight and sunlight impact on crondall court windows
Proximity to neighbouring buildings
Dwelling access to daylight and sunlight
Energy-efficient buildings
Meet the council brief

Original Scheme

- Reduced loss of sunlight
- 34/52 windows experience poor daylight; 7 windows more significantly affected
- Proximity only to kitchen windows
- 100% Dual aspect
- Efficient building form
- Yes

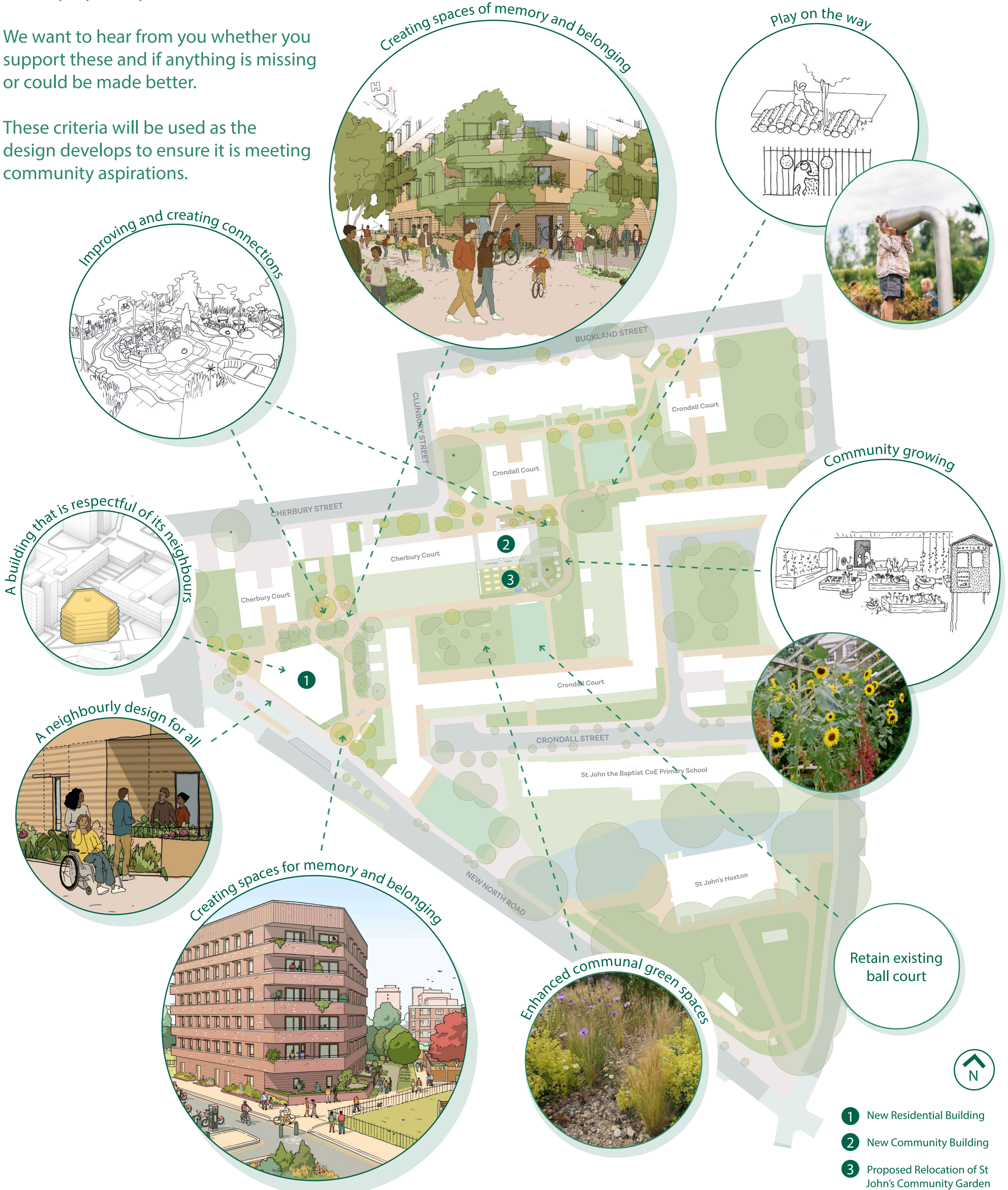
Alternative Scheme

- Greater loss of sunlight
- 46/52 windows experience poor daylight; 18 windows more significantly affected
- Proximity to kitchen windows. Too close to Crondall Court
- 69% Dual aspect
- Less efficient building form
- No

A number of design principles have been developed since the previous public exhibition. These are annotated on the proposed plan below:

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 is meeting community aspirations.



Cherbury Court

Our approach to the public realm aims to create a legible and welcoming sequence of spaces that build on the site's existing spatial qualities — particularly the central east-west pedestrian route — while offering more things to do, more places to meet, and increasing biodiversity.

The design proposes:

- A relocated community building and a 're-grown' community garden, which together will form a prominent and accessible communal 'heart' to the estate for existing and new residents to meet.
- A new playful 'island' adjacent to the proposed building. Together with planting, play equipment and seating along the existing east-west pedestrian route, this will create a more enjoyable 'social spine' to the estate.
- A new north-south pedestrian connection creating a better connection to the Cherbury St bus stop, and to Shoreditch Park beyond.
- Enhanced planting with many new trees throughout the project area, which also includes new planting beds to the Cherbury Court forecourt.



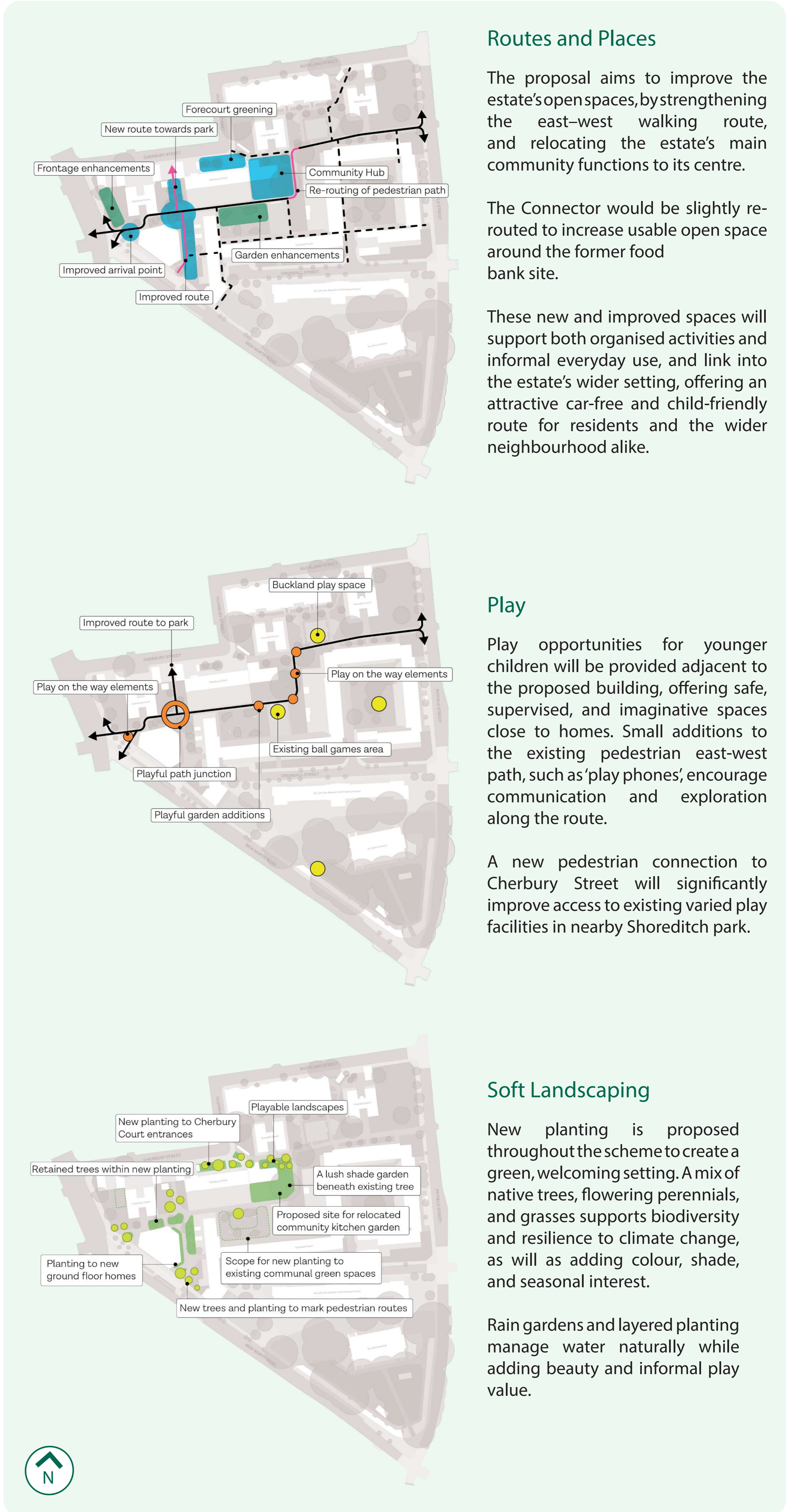
Fun play equipment to enable active, social and imaginative play



Site specific planting to enhance biodiversity



# 6 Public Realm



## Routes and Places

The proposal aims to improve the estate's open spaces, by strengthening the east-west walking route, and relocating the estate's main community functions to its centre.

The Connector would be slightly re-routed to increase usable open space around the former food bank site.

These new and improved spaces will support both organised activities and informal everyday use, and link into the estate's wider setting, offering an attractive car-free and child-friendly route for residents and the wider neighbourhood alike.

## Play

Play opportunities for younger children will be provided adjacent to the proposed building, offering safe, supervised, and imaginative spaces close to homes. Small additions to the existing pedestrian east-west path, such as 'play phones', encourage communication and exploration along the route.

A new pedestrian connection to Cherbury Street will significantly improve access to existing varied play facilities in nearby Shoreditch park.

## Soft Landscaping

New planting is proposed throughout the scheme to create a green, welcoming setting. A mix of native trees, flowering perennials, and grasses supports biodiversity and resilience to climate change, as well as adding colour, shade, and seasonal interest.

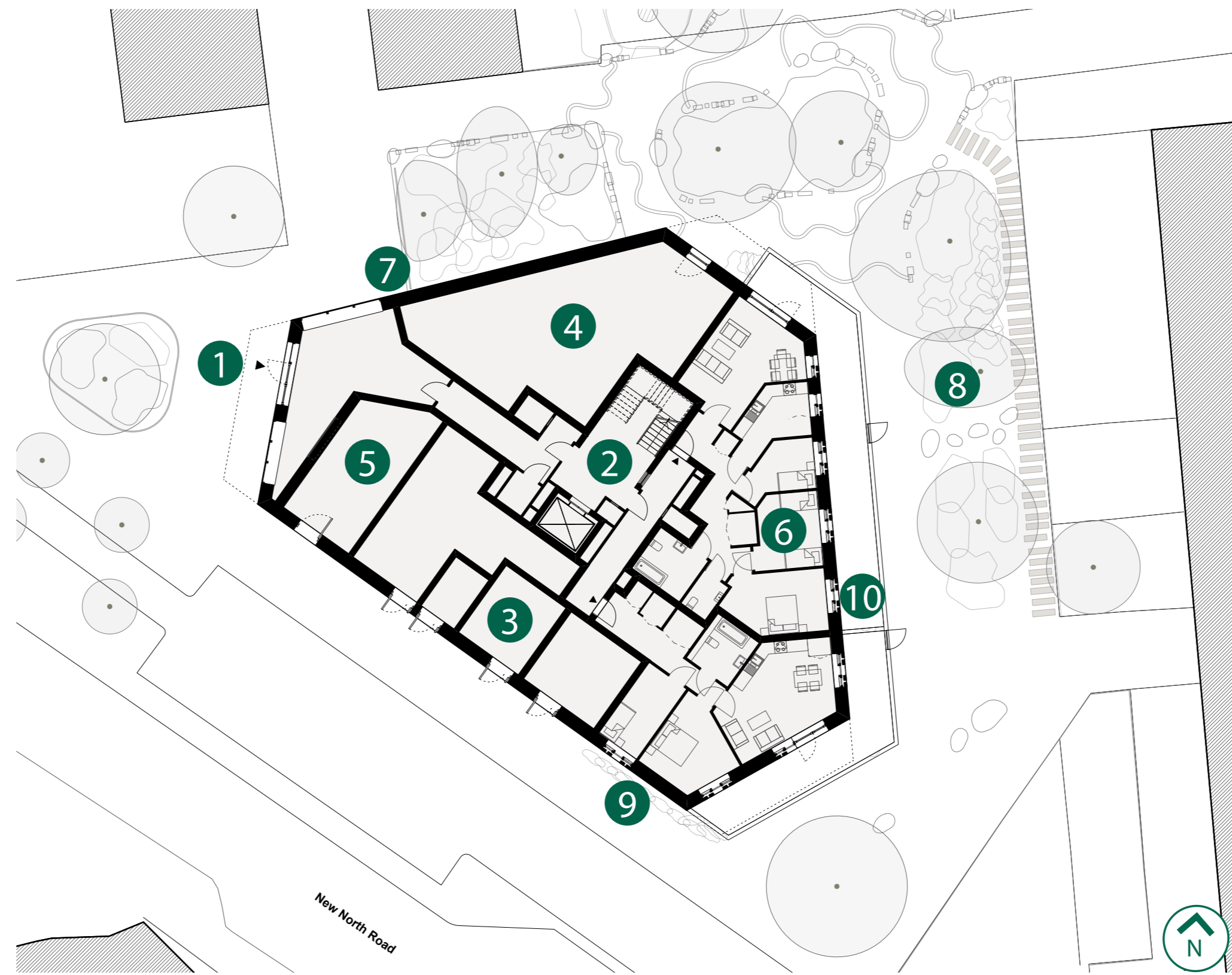
Rain gardens and layered planting manage water naturally while adding beauty and informal play value.



The ground floor design for Cherbury Court responds carefully to the character and movement patterns of St John's Estate.

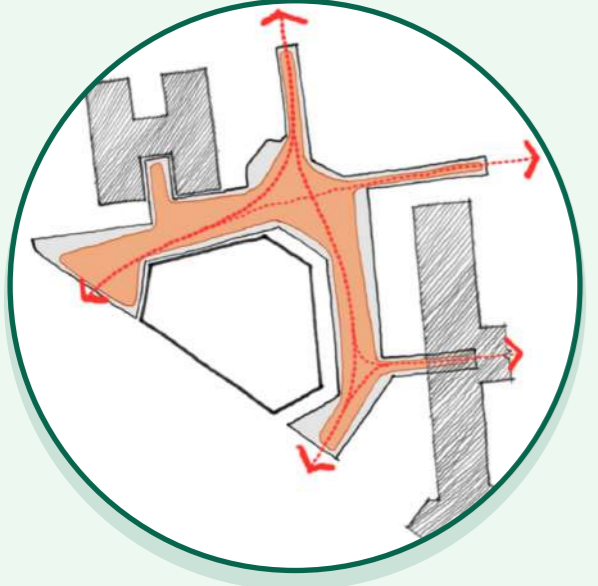
The main entrance is positioned at the junction of New North Road and the estate's east-west pedestrian route, creating a clear and welcoming gateway. A transparent lobby improves wayfinding, safety and everyday interaction, while active frontages, cycle storage and overlooking balconies support a lively and secure public realm.

The building footprint maximises distances to neighbouring homes and retains existing fruit trees where possible. New planting, seating and pedestrian connections strengthen the relationship between Cherbury Court, Crondall Court and the wider estate landscape.



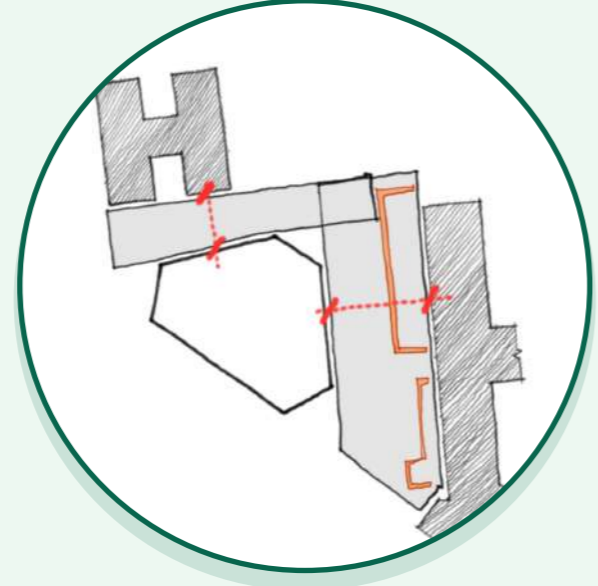
Residential Building  
Proposed Ground Floor Plan

- 1 Main entrance
- 2 Central core
- 3 Plant
- 4 Cycle store
- 5 Bin store located within building
- 6 M4(3) units with private amenity space
- 7 Sheffield and enlarged cycle parking spaces included
- 8 Play along the way
- 9 Defensible planting
- 10 Shuttered windows for secure ventilation



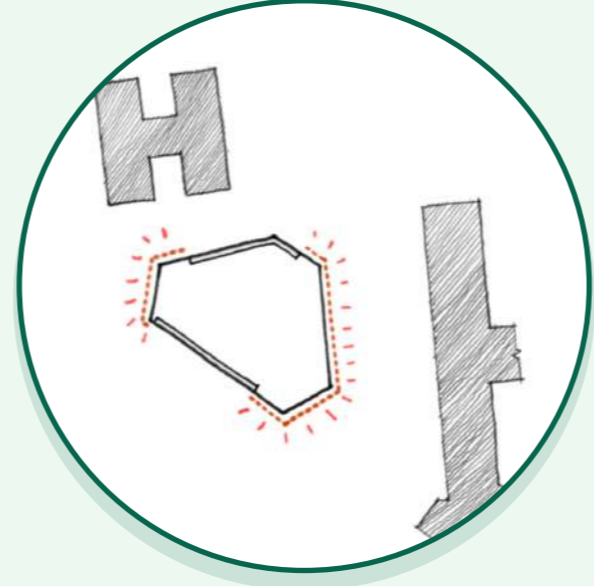
Legible Places

created through clear and intuitive routes across the site



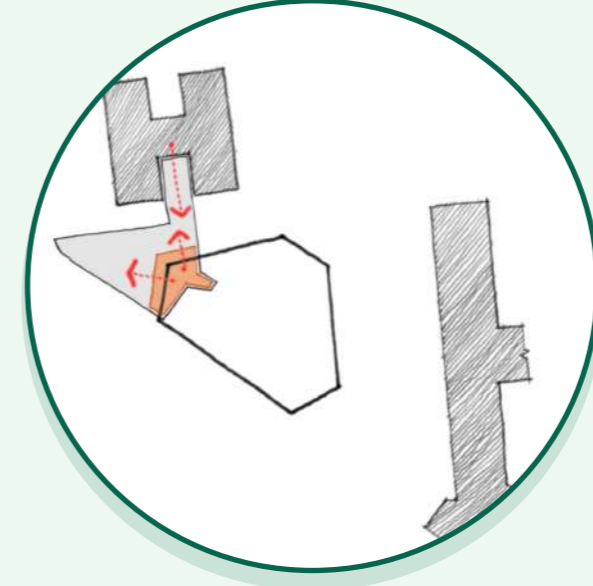
Maximising Distances

to reduce impact on neighbouring homes



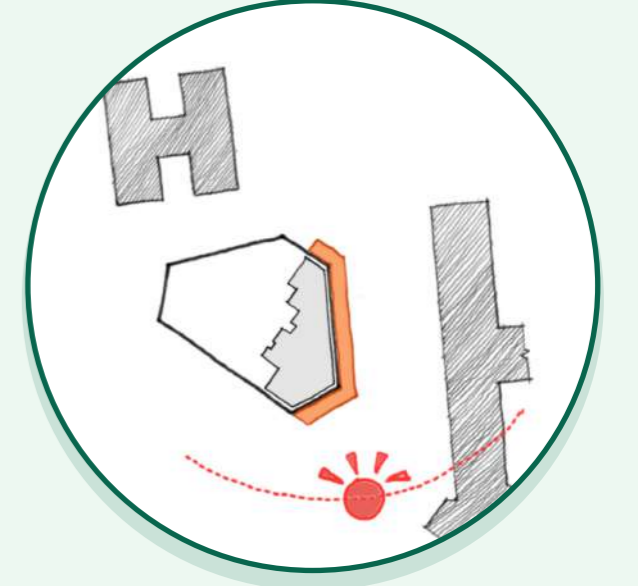
Active Frontage

that supports activity, servicing and passive surveillance



A Neighbourly Entrance

that create a welcoming and visible shared gateway



Southern Gardens

that enjoy sunlight, support planting and provide privacy

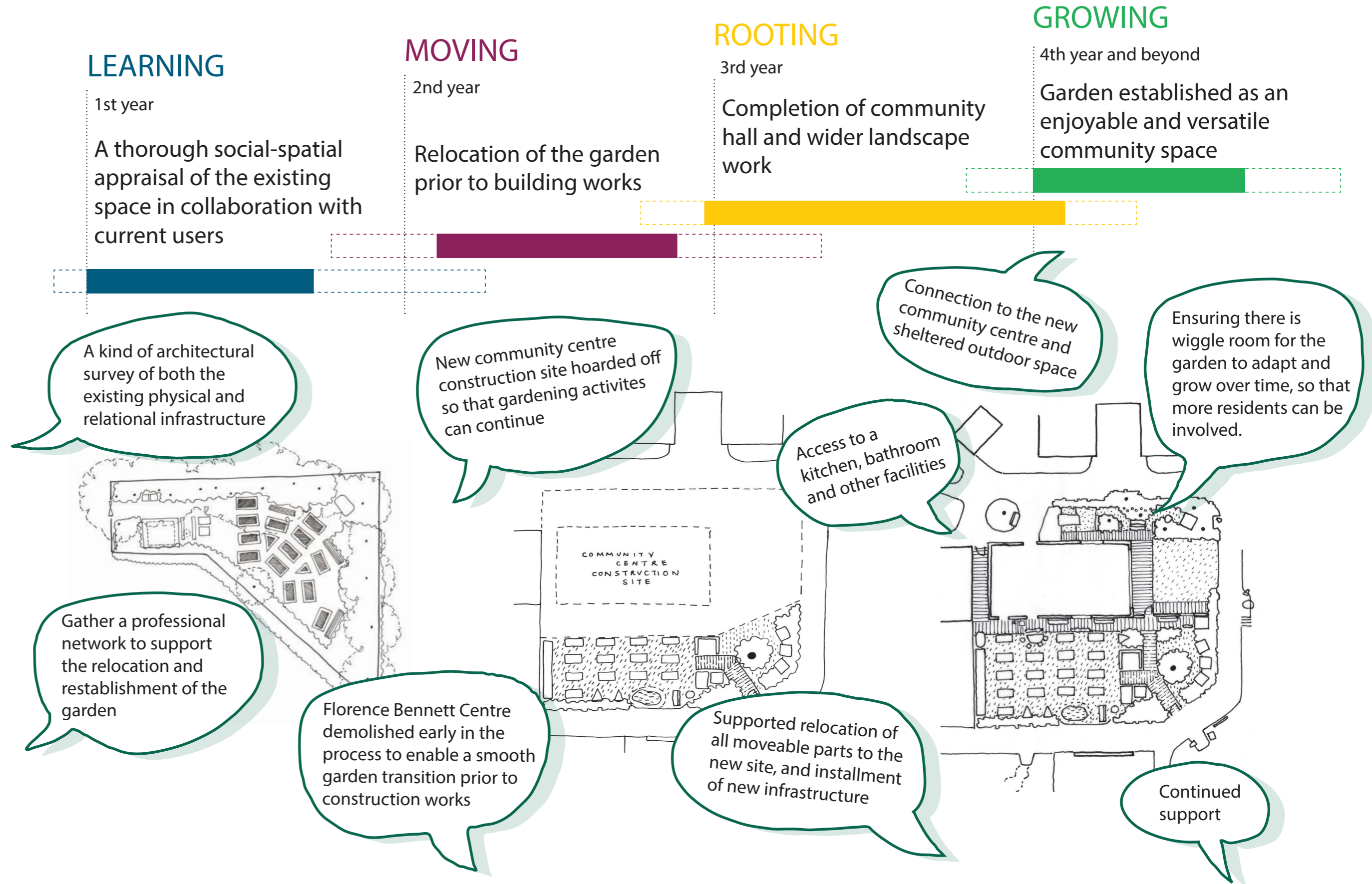


Shoreditch Corners: a gateway to St. John's

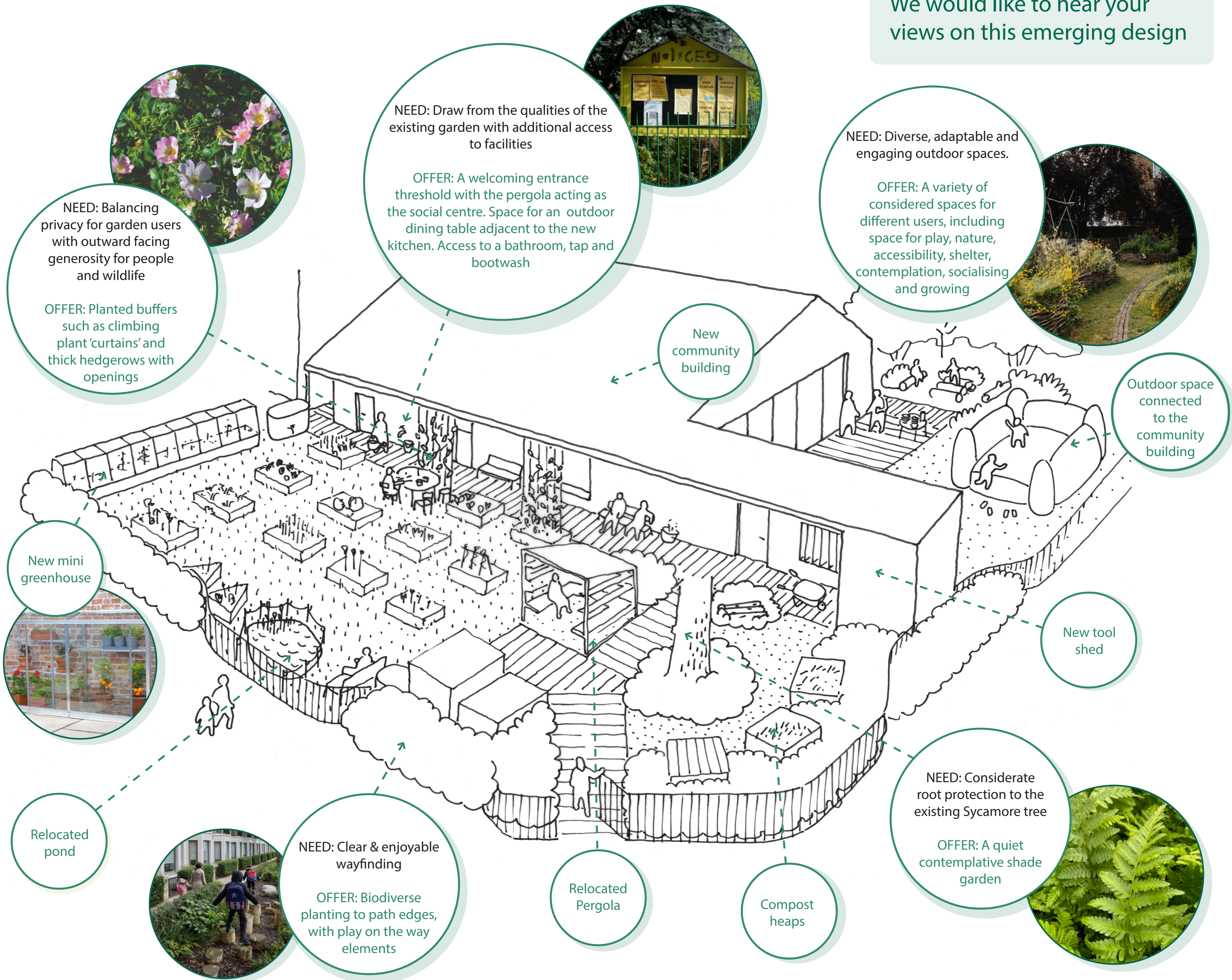
The existing Community Garden is much loved. It not only offers opportunities for food growing, but also supports skill-sharing, community events, and biodiversity. Its design, centred around raised planting beds, fruit trees, and informal gathering spaces, demonstrates the social and ecological value small-scale green spaces can deliver.

We have carefully considered the feasibility of retaining at least parts of the garden in its current location, but the proposed building footprint overlaps with the current garden, which would be further affected during construction and through significant overshadowing afterward.

Despite recognising the difficulty of re-establishing mature planting and social patterns in a different location, we think that the proposed alternative offers an improved layout, orientation, access to facilities and long-term viability. Relocation of the garden will be based on a detailed understanding of the social dynamics and physical qualities that make the current location successful.



We would like to hear your views on this emerging design

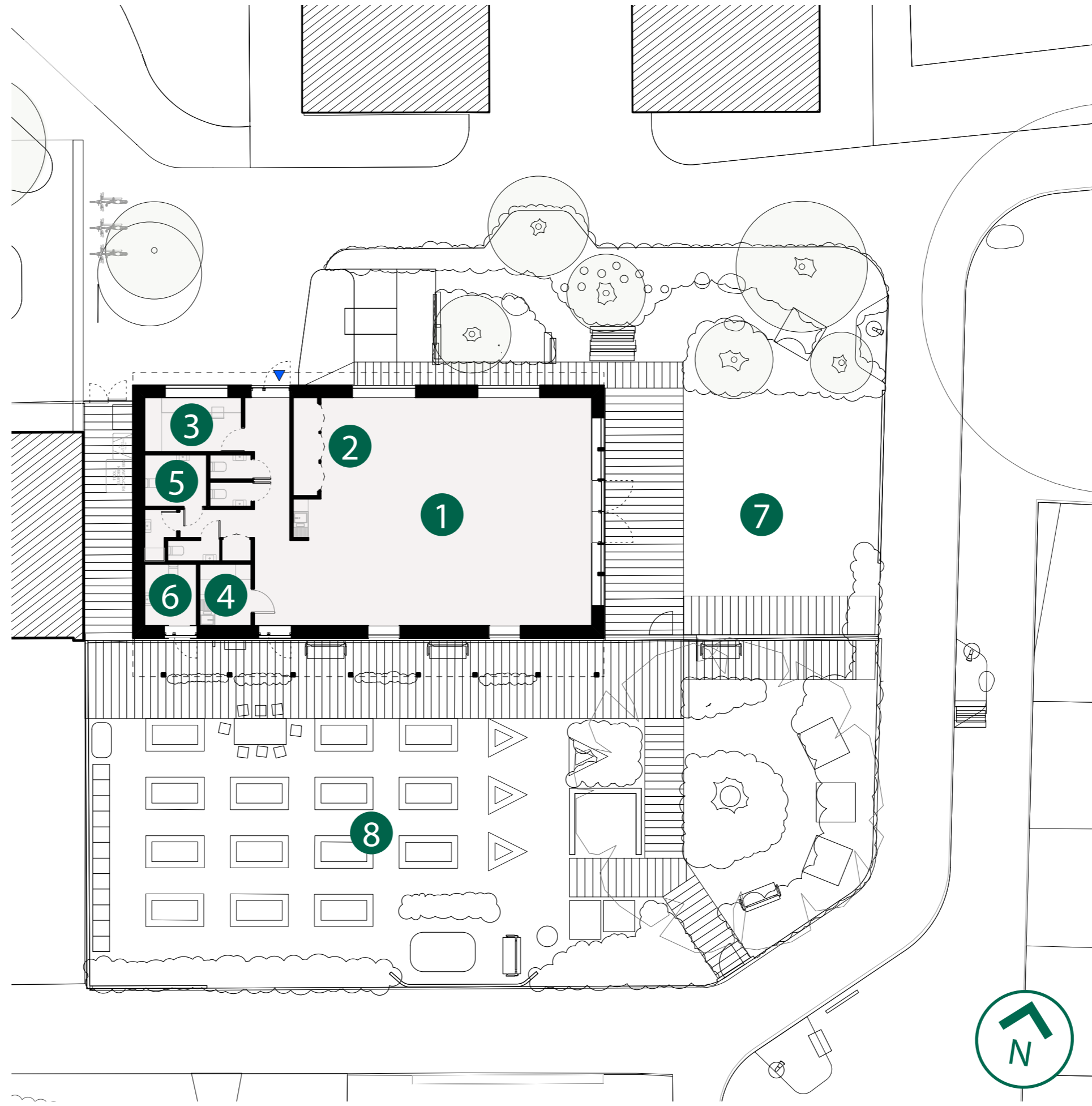


The idea for the new community building is a space of a similar scale to the existing St John's community building, continuing to support community use at the heart of the estate.

Located on the former Florence Bennett Centre site, the building layout includes a flexible main hall and supporting facilities, opening onto outdoor areas and connecting directly with the relocated community garden to strengthen indoor-outdoor activity.

The design draws on the social character of the estate, creating a warm, calm and welcoming place that feels familiar and accessible, using low-carbon, simple and durable construction.

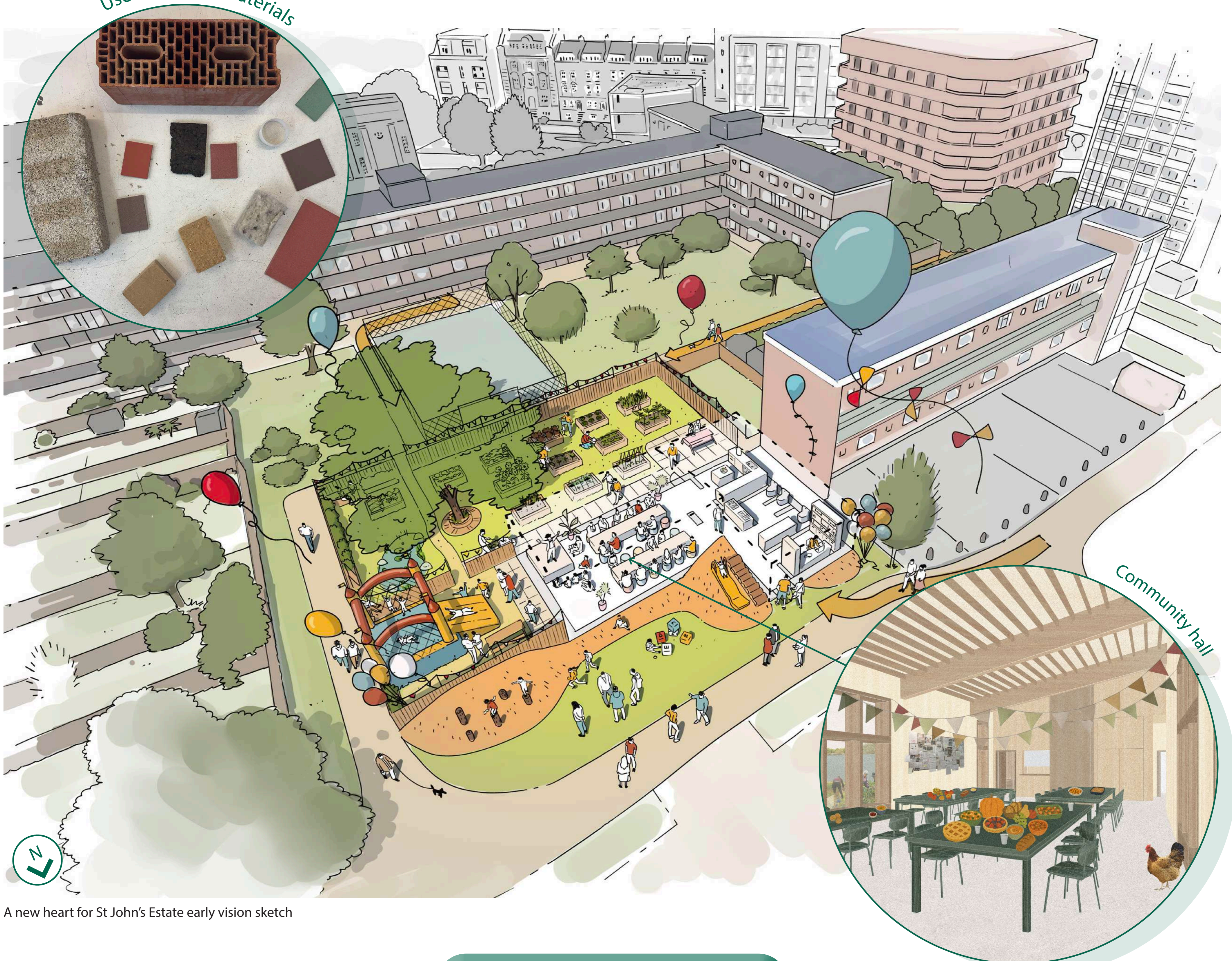
We would like to hear your views on this emerging design and your ideas on what the space could accommodate or how it could be improved.



Emerging plan of the new Community Building

- 1 Community hall
- 2 Storage
- 3 Office
- 4 Kitchen
- 5 WCs
- 6 WC accessible from the community garden
- 7 Outdoor play area
- 8 Community Garden

Use of natural materials

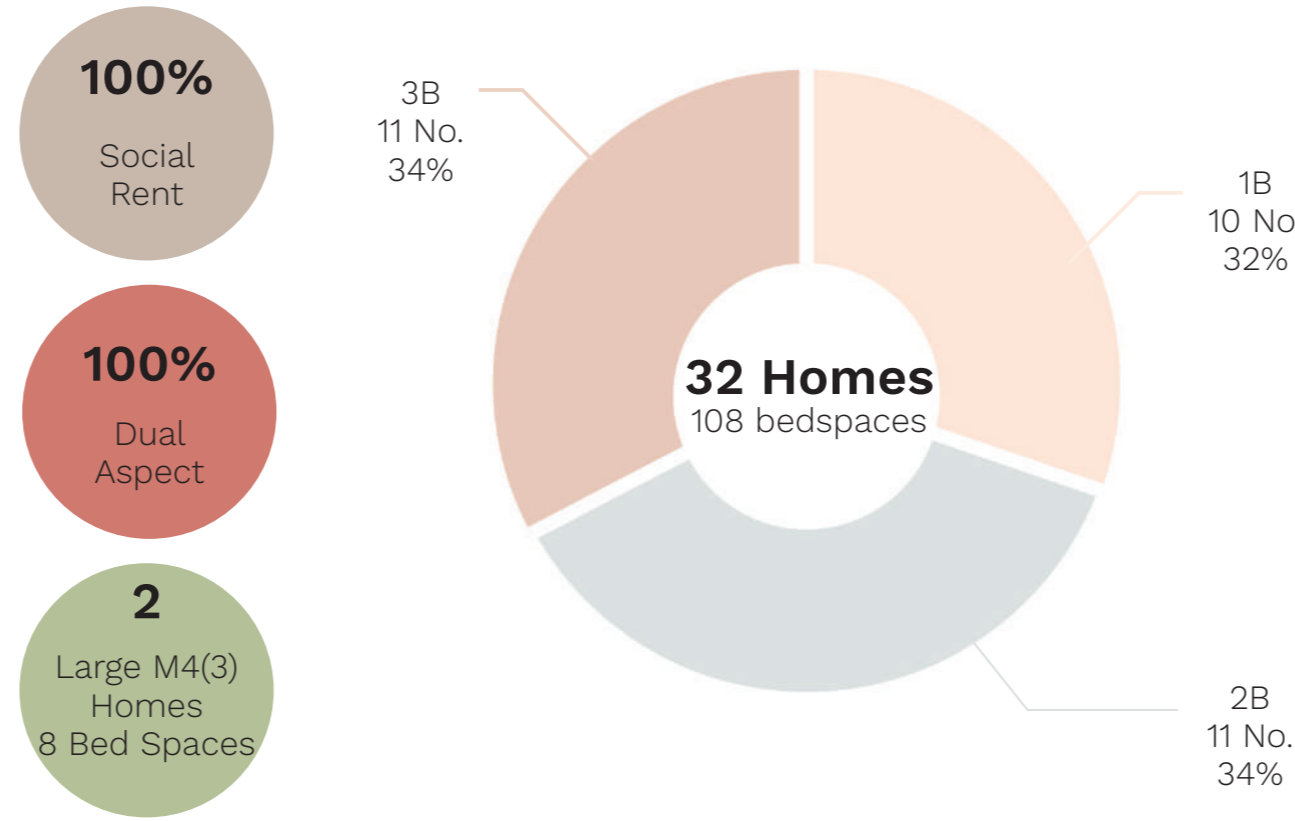


Community hall

A new heart for St John's Estate early vision sketch

Cherbury Court has been designed around principles of healthy, comfortable and environmentally responsive living. A compact and efficient building form supports Passivhaus principles, maximising thermal performance, daylight and natural ventilation while achieving a clear and neighbourly arrangement of homes.

All homes are dual aspect, with generous living spaces positioned at chamfered corners to enhance light, openness and long views across the estate. Private balconies or gardens extend living spaces outdoors, while carefully proportioned windows, rational layouts and simple circulation create calm, durable and energy-efficient homes that support wellbeing and everyday life.



- 100% Social Rent
- 100% Dual Aspect
- 2 Large M4(3) Homes  
8 Bed Spaces

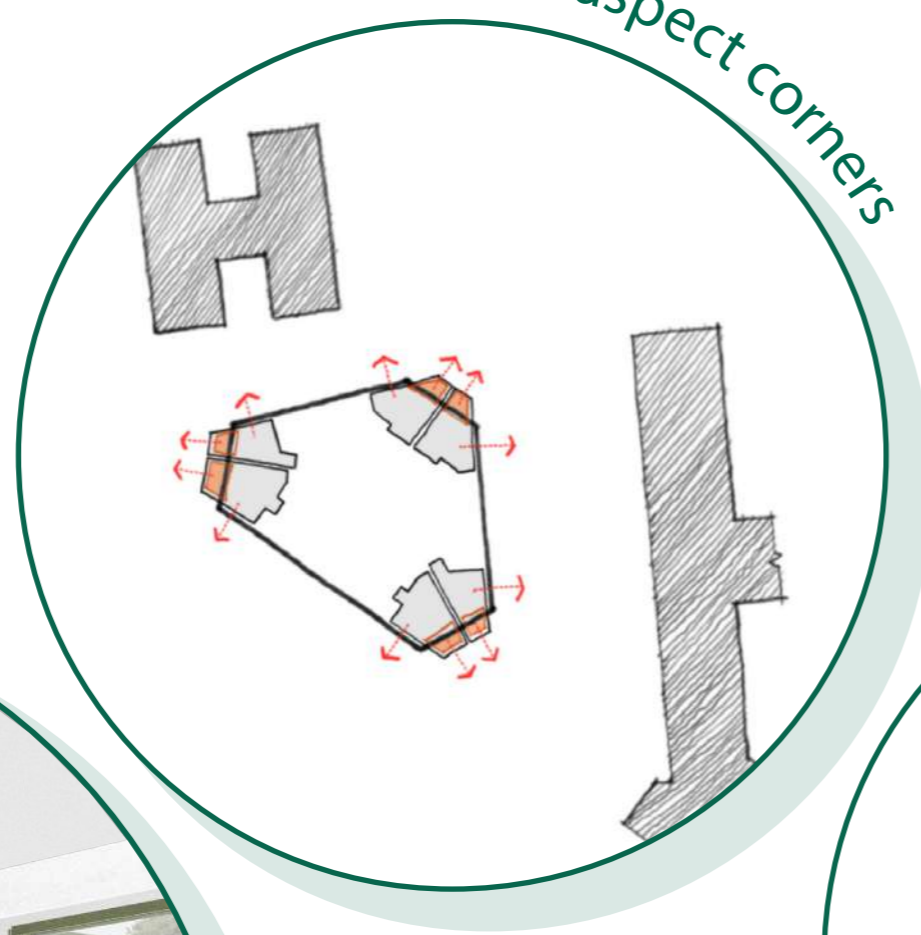
Next Steps:

- Generate RSG and work together to develop the community building and garden
- Continue to progress the design in response to your feedback
- Return in autumn to share the final design prior to submitting the planning application

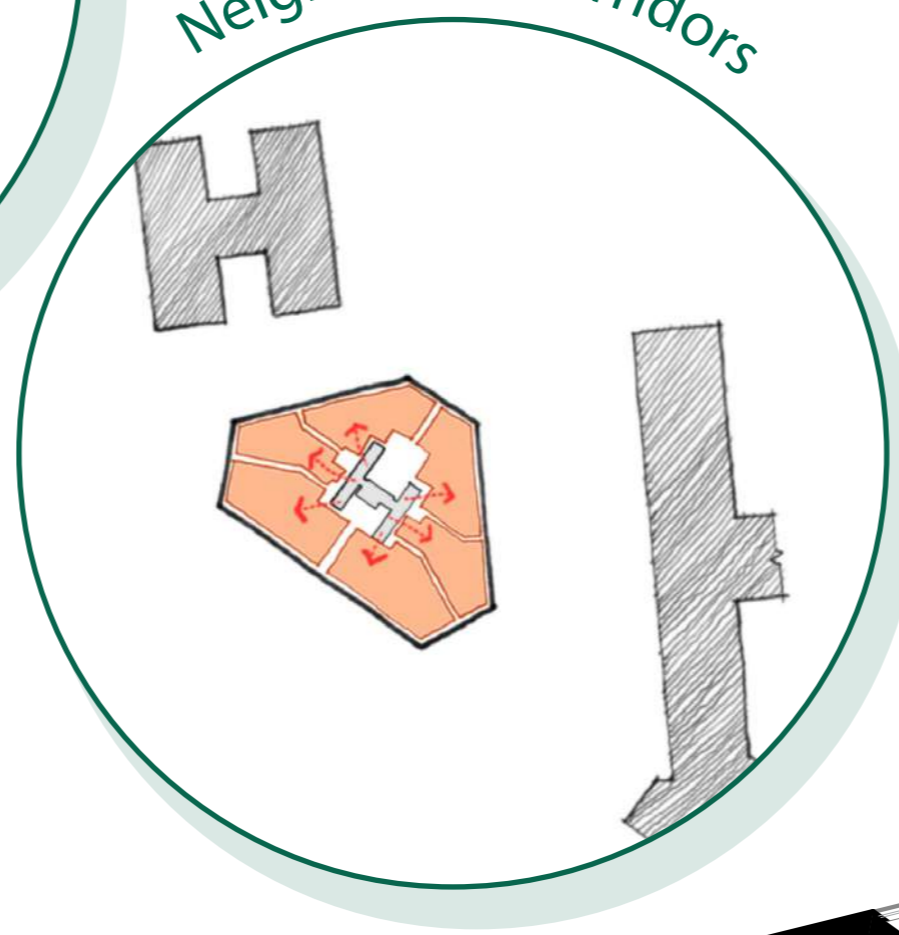
Lobby



Dual aspect corners



Neighbourly corridors



Open corners



Generous healthy homes



Residential Building  
Proposed Typical Floor Plan

- 1 Central core
- 2 Dual-aspect living rooms
- 3 Integrated corner balconies
- 4 Living / kitchen at corners
- 5 Bedrooms
- 6 Neighbourly corridor clusters
- 7 Generous stairwell with broad light well allowing natural light via rooftop skylight

