Hackney

1 Introduction

Stage 3
October 2026

Welcome to the Cherbury Court Stage 3 Public Exhibition

As part of a borough wide programme to build nearly 1,000 new council homes, the Council is proposing to build 32 social rent homes on the site of the current St John's Estate Community Hall and Community Garden.

A new community hall and community garden would be created on the site of the Florence Bennett Centre (Food Bank), alongside wider improvements to the estate's landscaping and public spaces.

Purpose of this Exhibition:

This exhibition sets out the plans to be submitted for planning, and shows how these have been developed in response to residents' feedback.

What we heard from the Stage 2 Exhibition:

- Residents highlighted the need to protect the existing community garden and its importance as a place for community.
- Others welcomed the opportunity to bring the community hall and garden closer together.
- Most supported the public realm improvements, including more play space, planting and safety measures.
- Many residents said investment should also prioritise maintenance issues in existing homes.
- Very few people use the existing community hall, it is not affordable.
- There is a need for activities and services for older people and young people, including health-related activities.

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/Cherbury3

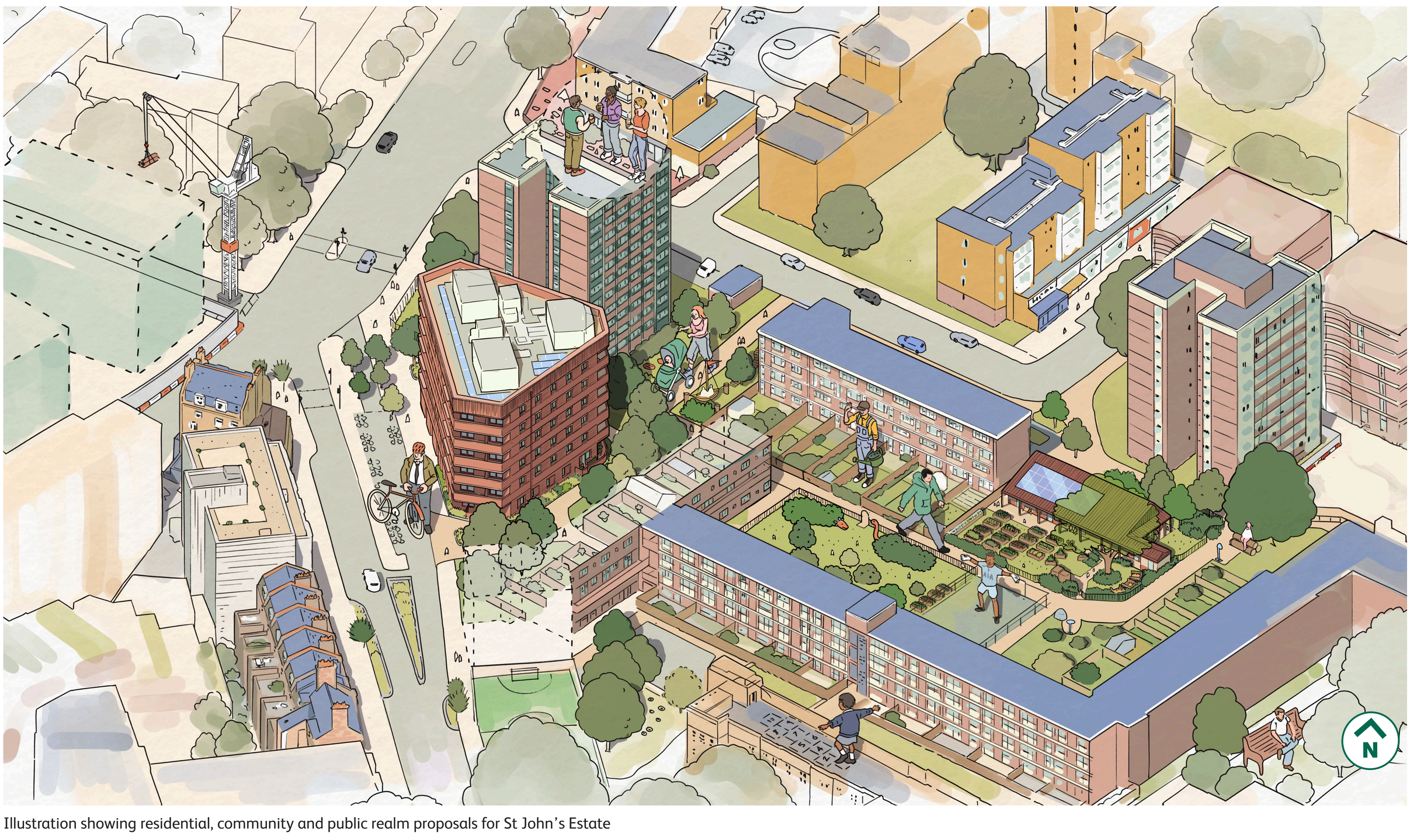
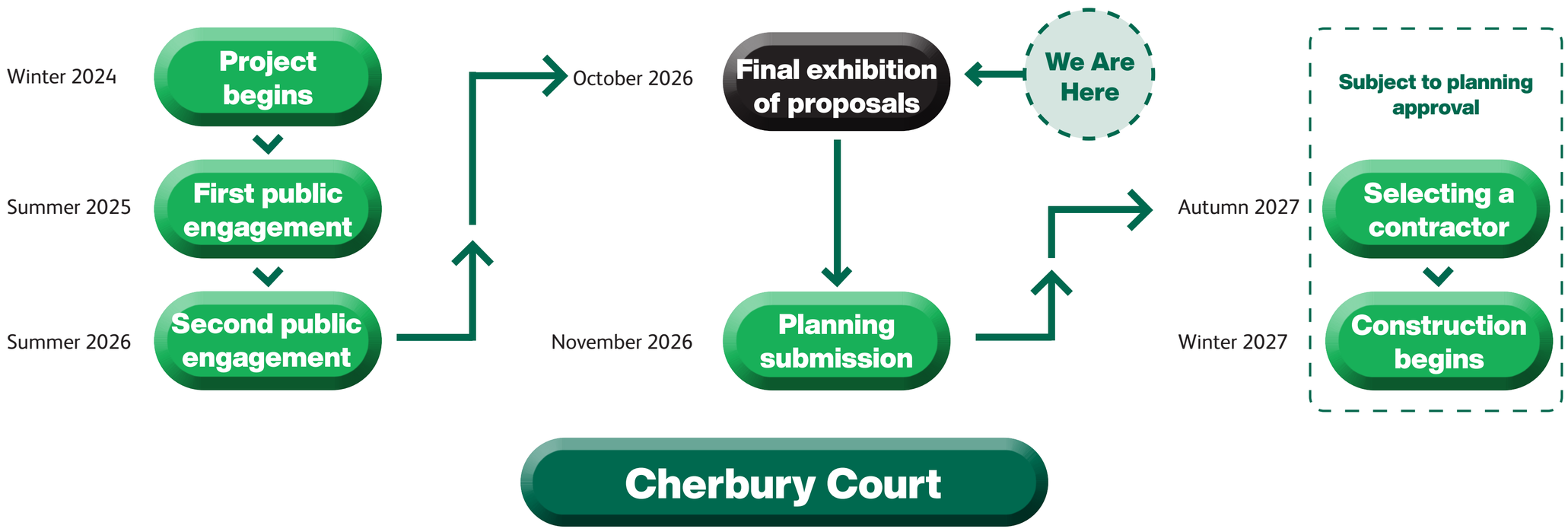


Illustration showing residential, community and public realm proposals for St John's Estate

Estimated Project Timeline



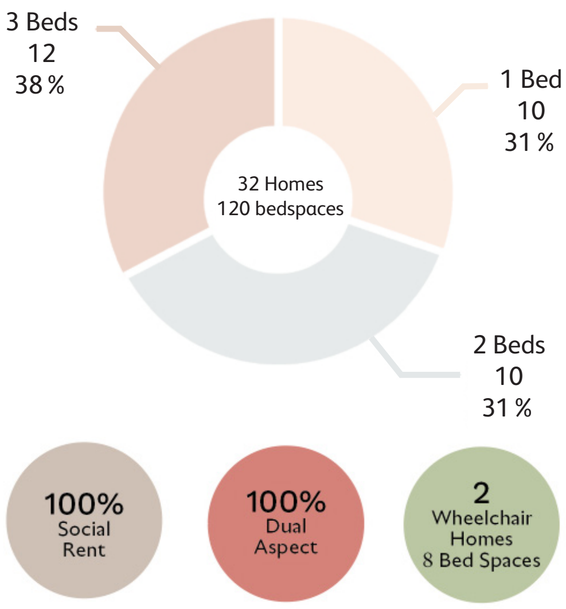
Hackney

2 Council Objectives

Stage 3
October 2026

We want to deliver much needed council managed social rent homes for local people, while making improvements around the estate for the benefit of all residents.

We'll re-provide the community hall and community garden as part of the project, with the aim of delivering these first. We'll work with residents to help shape their design and how they are used and managed.



Graphic showing the mix of homes in the new building

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

Council objectives for the project



Aerial view of the estate showing the proposed changes

Cherbury Court

Hackney

3 You Said ... We Did

Stage 3
October 2026

Feedback from residents from the Stage 1 (June 2025) and 2 (June 2026) engagement has helped shape the final plans for new homes on the St Johns 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 from construction disruption.

You Said | We Did

Estate Amenities

"There is very little for children and young people to do"

Play opportunities will be provided near to the new building and along the path through the estate.

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

The new community facility could offer some dedicated youth activities.

Improvements to the ball court are being considered, such as a new goal net and basket ball hoop.

Construction Impact

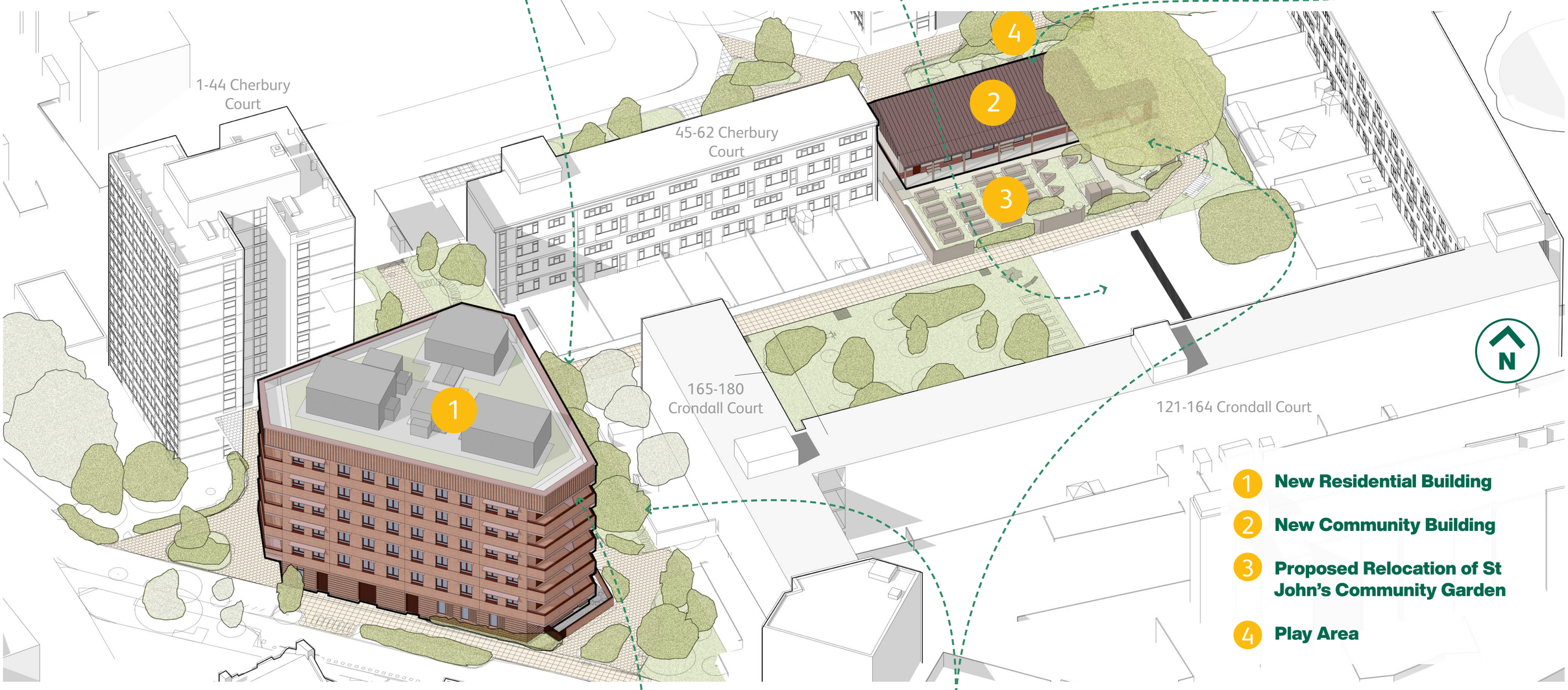
"How can you minimise the impact of construction? The estate is already experiencing the impacts from other developments"

Considering construction access, phasing and management early in the design process to help minimise disruption to residents during future works.

Community Hall

"Concern the new community hall will create noise and disturbance"

We are exploring changes to how the new hall is planned, governed and managed, with the aim of ensuring its programme and use reflect local needs, including noise control.



Aerial view of the estate showing the proposed changes

New Homes

"Concerned about overdevelopment and the loss of the openness of the estate."

"Concerns about loss of daylight and privacy"

The new homes proposed on New North Road will retain the open feel at the heart of the estate.

The new homes building has been designed to minimise daylight and privacy impacts to neighbours.

Retaining key pedestrian routes, open views and shared green spaces, and keeping density low at the centre of the estate with a single storey community building.

Estate Maintenance

"Will you also repair the existing buildings..?"

Considering wider estate improvements, maintenance and opportunities to improve the quality of the existing environment.

Estate Environment

"Green spaces highly valued, concern green space will be lost. We need to protect the trees."

We have maintained the mature trees on the estate and will improve the landscape, biodiversity and public realm through new planting, and improved communal spaces.

"Cyclists and delivery scooters use the path through the estate making it dangerous"

Planting and obstacles will be designed to encourage play and neighbourliness and discourage cyclists and moped drivers

"It's not safe walking through the estate at night"

New lighting is proposed along the path through the estate, and there will be more overlooking from the new buildings.

Cherbury Court

See here for the community garden →

Hackney

4

Community Garden & Hall Engagement

Stage 3
October 2026

A petition opposing the proposals has been submitted, with over 100 signatories saying this further development would destroy something very precious in the community. The Council recognises that a garden developed over more than a decade cannot simply be moved and understand its importance to the community.

Having looked at all options and taking into consideration the need for new social rent homes, the council has decided to proceed with the preferred design and strategy to re-provide a new garden linked to a new community building at the heart of the St John's Estate.



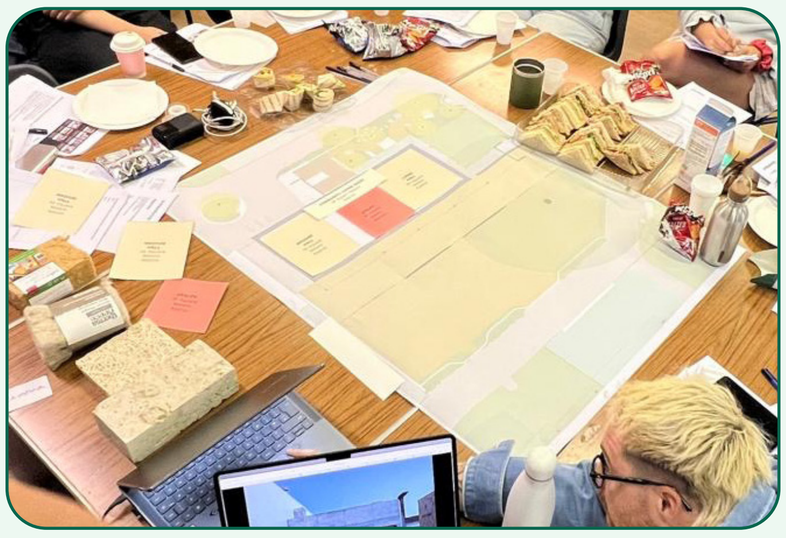
St Johns Community Garden

Community Working Group

We are working with a group of residents to develop the design and governance of the new community facilities with the aim of meeting the needs and aspirations of the whole community. Two meetings have been held to date on 5 and 26 September.

What will the group do?

- Represent the diversity of the estate and community
- Help shape the design, layout and use of the new facilities
- Inform how the hall and garden are managed and governed
- Help ensure the new facilities become an important part of community life



Continued Involvement

The ambition for the group is to continue beyond planning and become formally involved in the delivery and management of the new hall and garden.

This is what the group have told us about their priorities for a new hall and garden:

- Affordable hire for residents
- Clear arrangements around noise, alcohol and opening hours
- A diverse programme, including cultural, health and practical activities
- Flexible spaces, including smaller rooms and drop-in areas
- Activities for the young and elderly people of the estate

New community garden priorities:

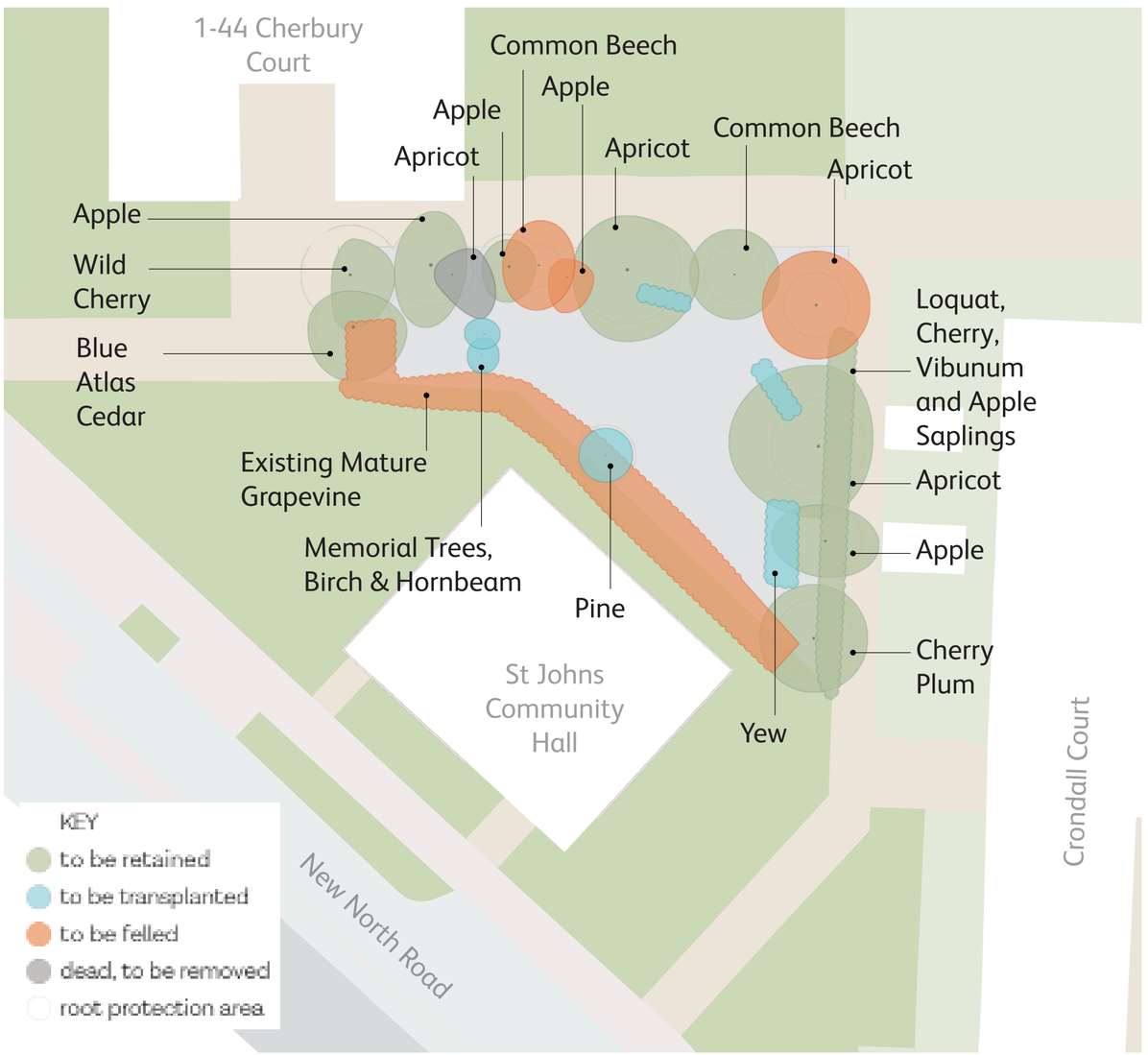
- Linking the kitchen garden to the new kitchen
- Improved access to the community hall
- Community-led management and opportunities to get involved
- Improved facilities (eg WC, water, storage for tools)
- Protecting ecology and trees & increasing biodiversity

Trees

Many residents are concerned that the existing trees in the community garden will be lost.
9 out of 13 of the mature trees will be retained in their current location, maintained within a new landscape for all to enjoy. One will be moved and 4 felled (of which one is dead). The intention is to move two memorial trees.

The diagram below (below left) shows the trees currently found in the community garden, and which ones will be felled or moved and a diagram (below right) of how they will be integrated into the new public space of the estate.

Before



Existing trees in the community garden

After



The retained trees as part of the new landscape plan

Cherbury Court

Hackney

5

A Community Garden

Stage 3
October 2026

Despite recognising the difficulty of re-establishing mature planting and social activities in a different location, we think that the proposed re-provided garden could offer an improved layout, orientation, access to facilities and long-term viability.

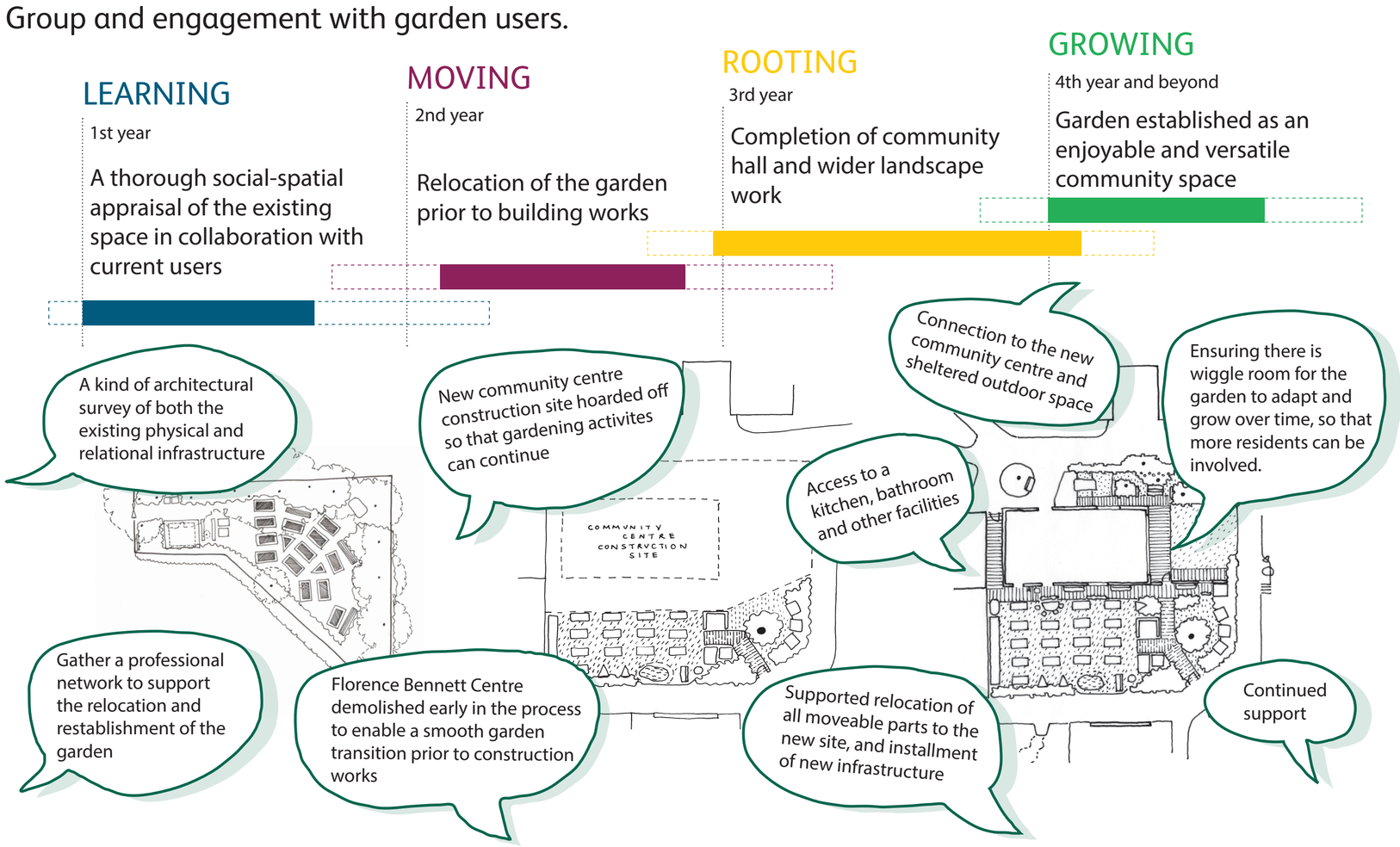
The new garden will benefit from improved facilities (see the drawing) and connection to the new hall and kitchen, fostering community events and celebrations and building cohesion. The legacy of the current garden will be seen in the retained and looked after fruit trees, relocated and respected memorial trees, relocated pergola and raised beds and a new pond.

We recognise that the re-provision of the garden needs to be shaped by the community and be properly resourced. To this end we have established a Community Working Group to ensure that residents can have their say. We are also creating a support network, including other departments in the Council and engagement and planting experts, to help ensure the move is a long term success for the whole community.

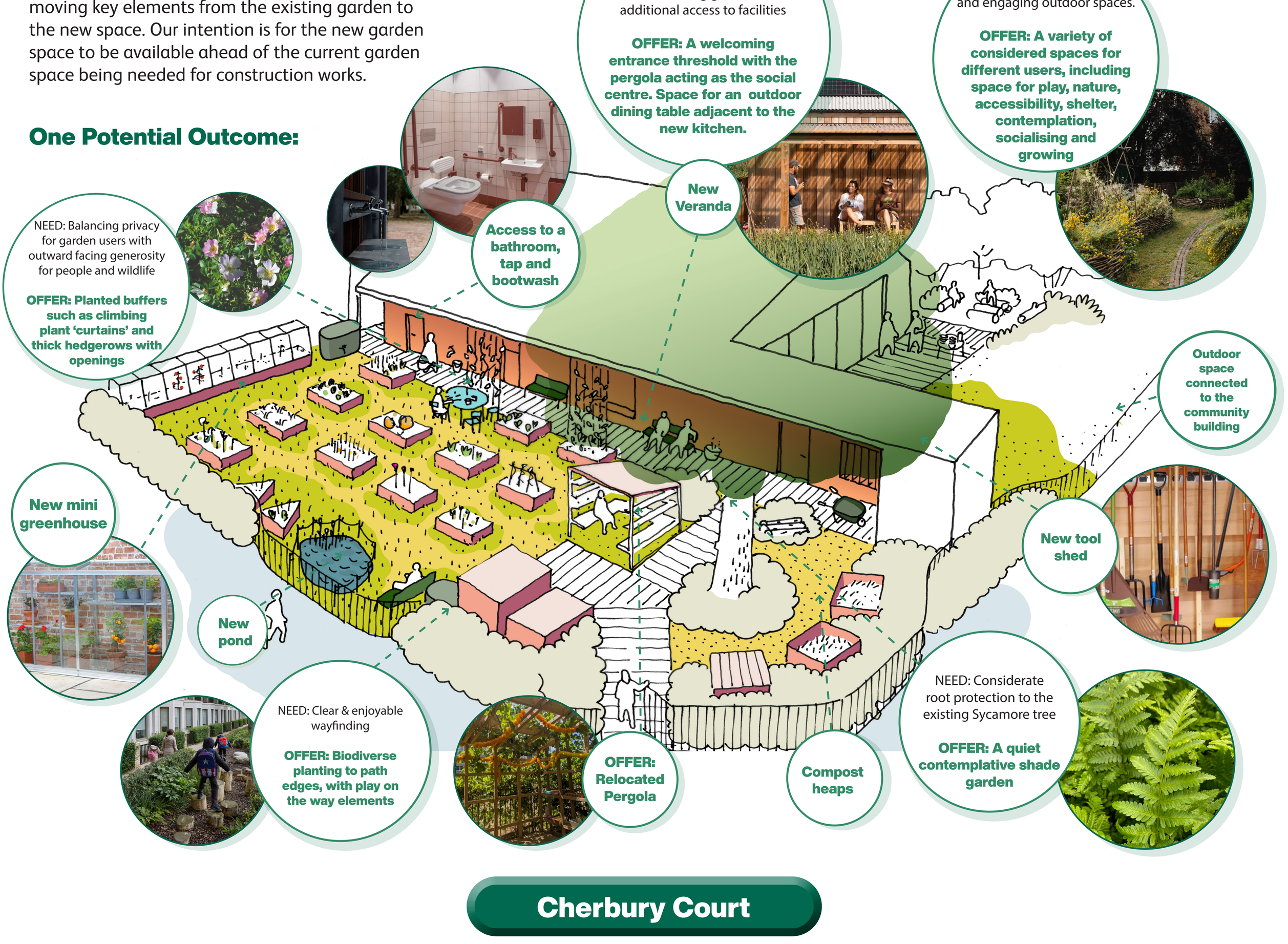
The Council will provide support and resources to help the new garden get established. This will include co-design sessions with garden users to help decide what should be in the new garden, delivering a 'fit out' and providing assistance in moving key elements from the existing garden to the new space. Our intention is for the new garden space to be available ahead of the current garden space being needed for construction works.

New Garden Timeline

The timeline below provides an indication of the ongoing support we'll provide; specific needs will be identified through the Community Working Group and engagement with garden users.



One Potential Outcome:



Cherbury Court

Hackney

6

A Community Building

Stage 3
October 2026

The idea for the new community building is a space of a similar scale to the existing St John's community hall, 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 space, a smaller space and a generous lobby. The aim is for this lobby to be accessible to all residents and act as a public-facing 'Living Room' for the estate.

These spaces open onto outdoor areas and connect directly with the relocated community garden to strengthen indoor–outdoor activity.

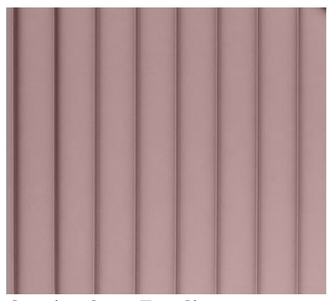
The design aims to enhance the social character of the estate, creating a warm, calm and welcoming place that feels familiar and accessible, using low-carbon, simple and durable construction.

External Materials

The exterior of the building follows traditional building principles based on the simple, practical use of natural materials.

The roof is made from durable zinc, coloured to fit in with its surroundings. The walls are clad in natural stone with a hard-wearing brick base.

The stone bricks used in the wall have a fraction of the embodied carbon of regular fired bricks. They are made from Portland Stone and every one is unique, telling the story of life at the bottom of a 140 million-year-old Jurassic sea.



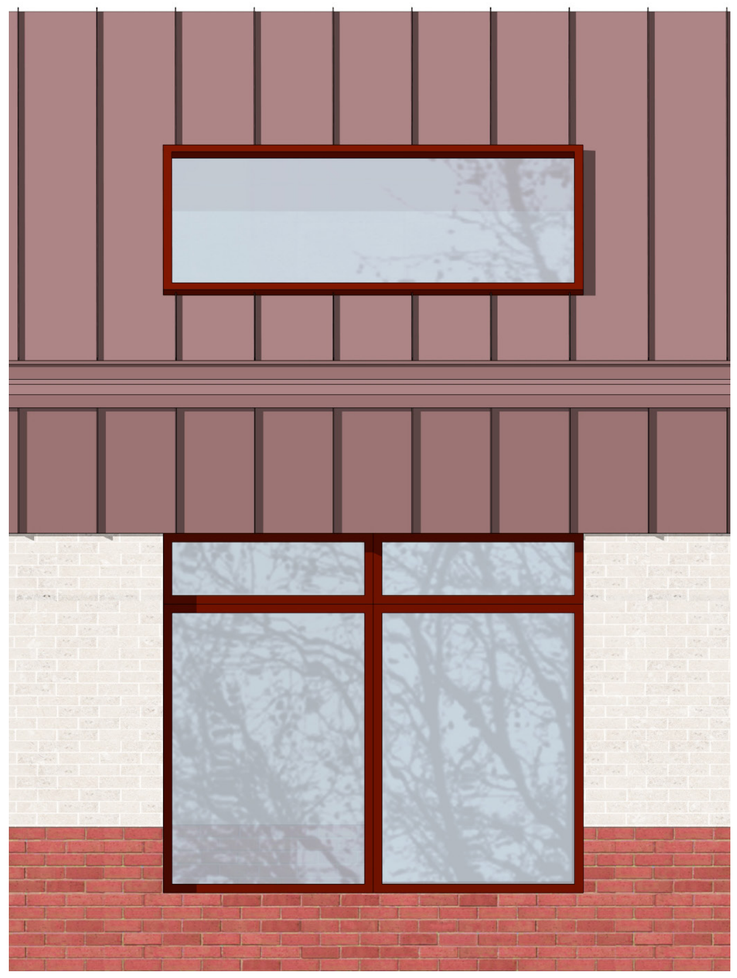
Standing Seam Zinc Sheets

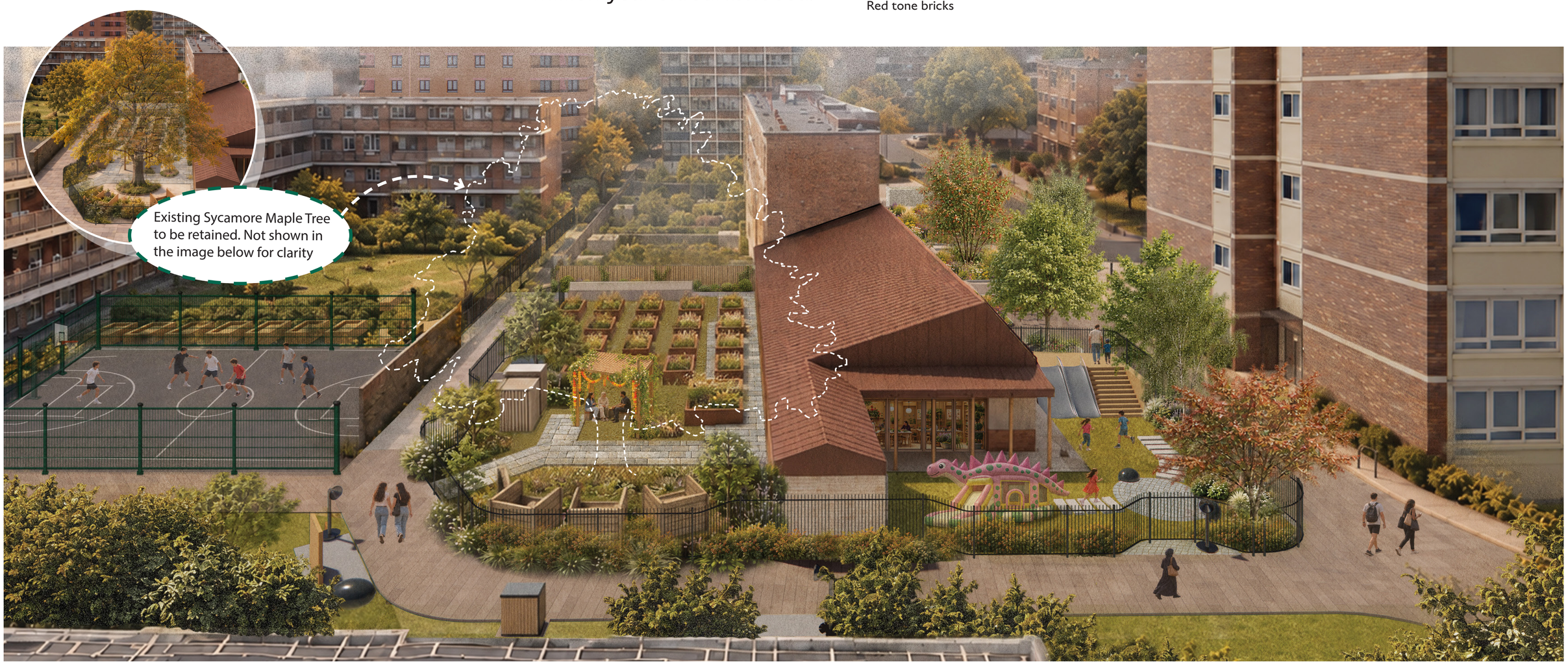


Heritage Portland Stone Blocks



Red tone bricks





View of the Community Garden and Community Hall



View of the main entrance from Cherbury Street.

Cherbury Court

Hackney

7 A Community Building

Stage 3
October 2026

The interiors are designed as bright, flexible and welcoming spaces that can support a wide range of community activities. Two halls of different sizes provide options for smaller gatherings and larger events, with the ability to combine the spaces when greater capacity or flexibility is needed.

At the heart of the building, the St John's Living Room forms a welcoming entrance and lobby. Imagined as a homely, informal space for all residents, it offers a place to meet, socialise and access local services, helping the community building become an everyday part of life on the estate.

Natural, durable materials, including timber, wood-wool panels and sheep's wool insulation, create a warm, tactile environment while supporting good acoustic performance and comfortable temperature and humidity levels throughout the year.



Illustrative Internal View of the Community Hall



Plan of the new Community Hall

Cherbury Court

Hackney

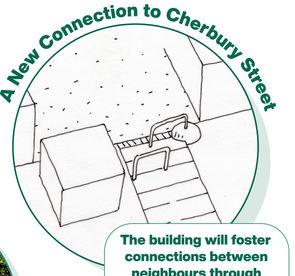
8 Estate-Wide Improvements

Stage 3
October 2026

Key

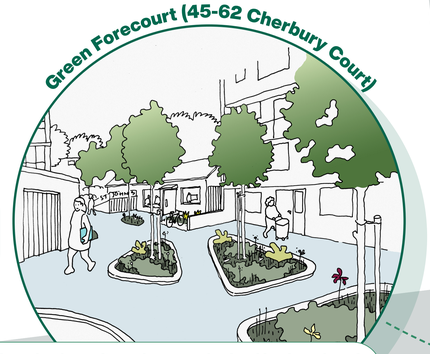
- carriageway
- raised table/shared surface
- private car park
- pavements
- residential paths
- private gardens
- private terraces
- communal green spaces
- garden paths
- garden terrace
- garden surface
- play surface
- ball court
- existing lighting colun
- proposed lighting colu
- existing trees
- proposed trees
- Proposed building entrance

A New Connection to Cherbury Street



The building will foster connections between neighbours through friendly front gardens and landscaping.

Green Forecourt (45-62 Cherbury Court)



New planting softens the extensive hard landscaping of the Cherbury Court forecourt, adding visual amenity and biodiversity. It discourages informal football games and gives ground floor residents a buffer and more privacy.



Playable Island



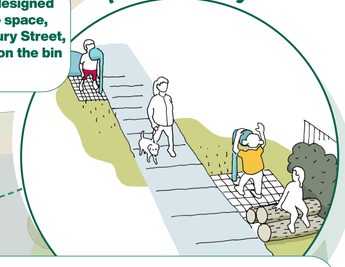
Next to the new building, many of the existing community garden trees are retained. Better connected paths, including a new link to Shoreditch Park, create a crossing and meeting point with natural play, such as large boulders, and a few small pieces of play equipment.

Community Hall Entrance



The community hall and its open spaces are designed as one. Its 'living room', a drop-in foyer style space, opens onto a public terrace facing onto Cherbury Street, with seating that invites people in, and a slide on the bin store catches the eye of passers-by.

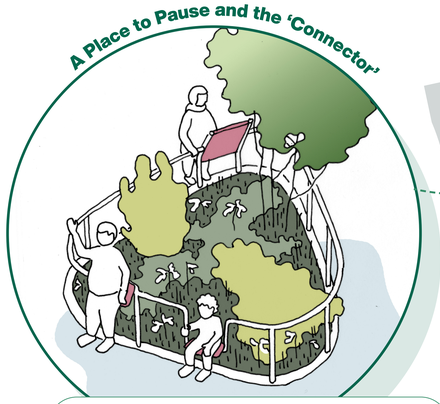
Play on the Way



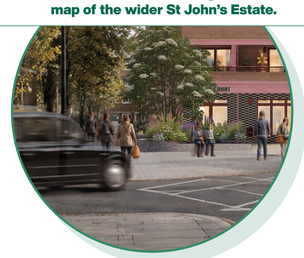
Play telephones and natural play features make the 'Connector' a destination as well as a route. They celebrate children's presence on the estate, take play beyond fenced play areas, and create moments to pause, where neighbours of all ages can meet.



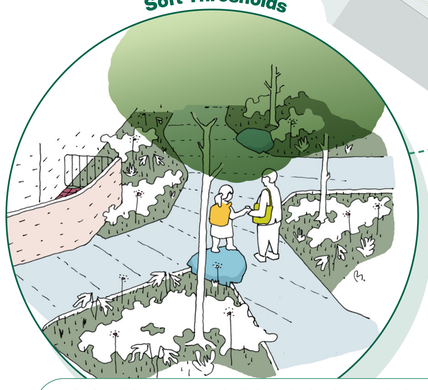
A Place to Pause and the 'Connector'



A planter on New North Road marks the start of the east-west pedestrian route, that connects the new homes with key shared and enhanced green spaces, and the re-provided community garden and building. A bespoke rail includes a seat for children, a leaning rest for adults, and a map of the wider St John's Estate.



Soft Thresholds



Defensible spaces are built into the landscape design, giving a softer edge and more privacy to ground floor homes. Where possible, residential paths curve gently to slow down cyclists.

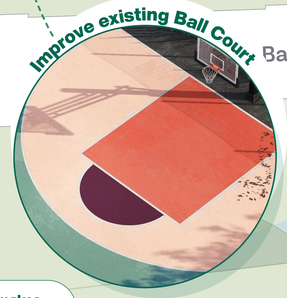


Opening the Communal Garden

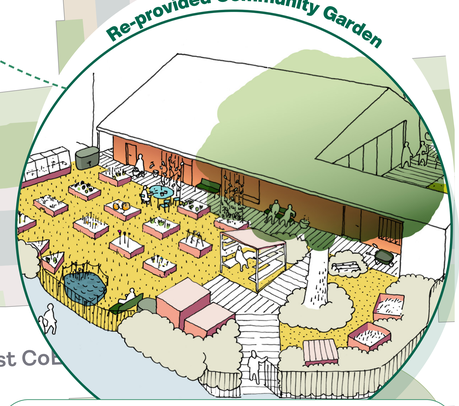


A relocated main entrance improves visibility and makes the green feel more inviting and safer. Child-sized entrances, playable sculptures and new planting create a 'Jurassic Orchard' and tie the green into the playable 'Connector'.

Improve existing Ball Court



Re-provided Community Garden



The re-provided community garden will be co-designed with residents and could reuse elements and plants from the current garden. Located next to the community hall, with good daylight, it can share facilities such as an accessible toilet and a sheltered 'veranda'. Its boundary can give privacy to gardeners while letting passers-by enjoy the view in.



Cherbury Court

See the landscape drawings here →

Hackney

9

Public Realm Approach

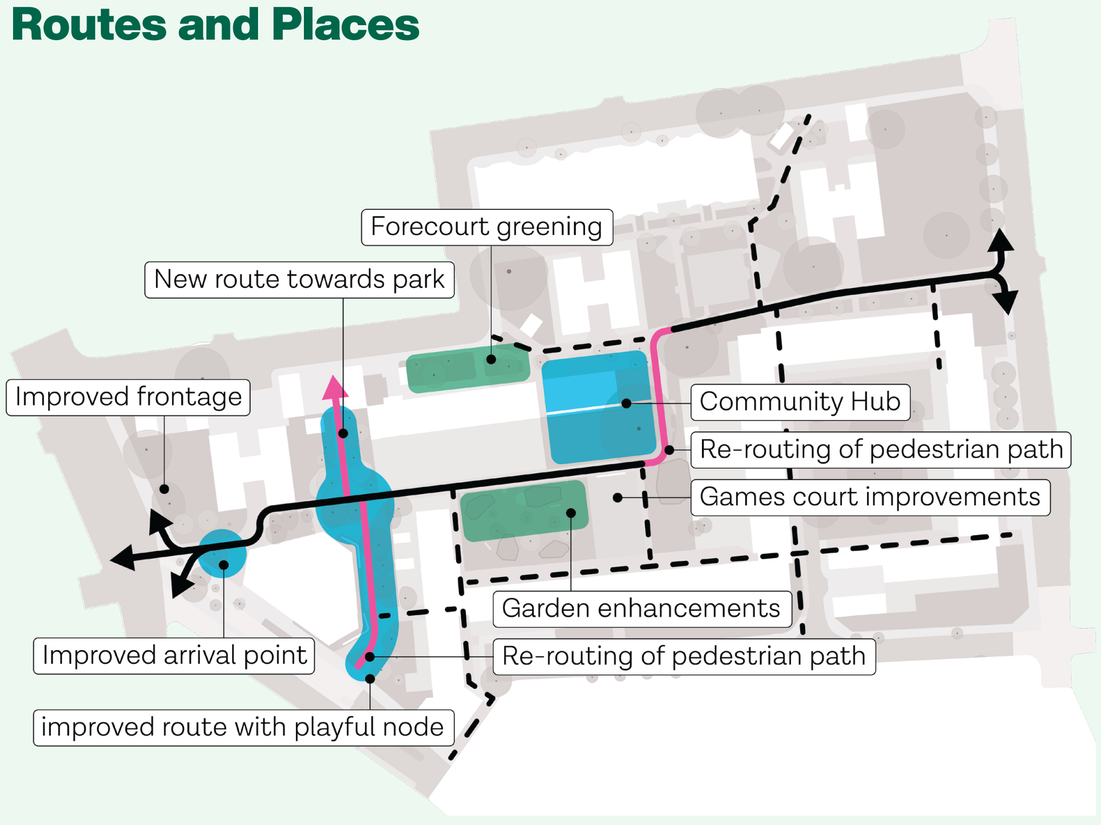
Stage 3
October 2026

Our public realm approach builds on the estate's existing layout, especially its central east–west walking route, to create a clear and welcoming series of spaces with more to do, more places to meet, and more room for nature.

The Design Proposes

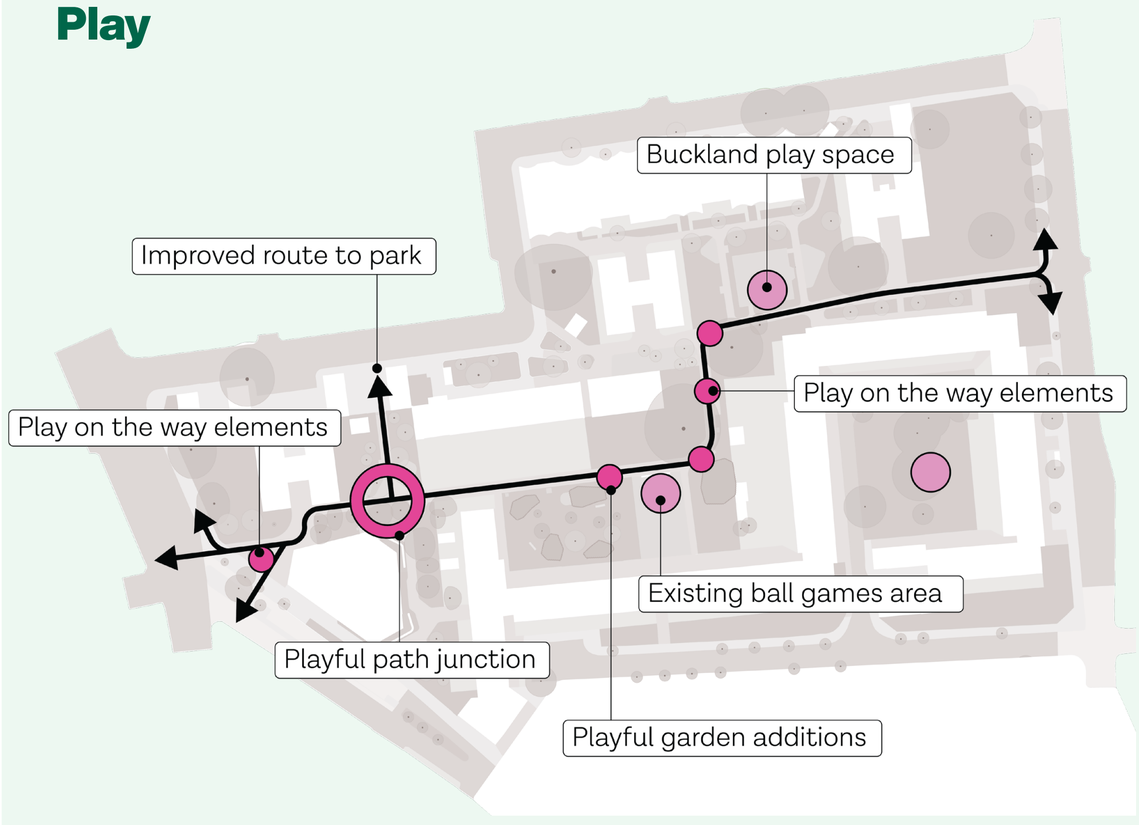
- A new community heart: a relocated community building and a 're-grown' community garden, giving existing and new residents a central place to meet.
- A new north–south path: a better link to the Cherbury Street bus stop and Shoreditch Park beyond.
- A social spine: a playful 'island' next to the new building which, together with planting, play and seating along the pedestrain east–west route, makes the route more enjoyable.
- More greenery: many new trees and planting throughout, including new beds in the Cherbury Court forecourt.

Routes and Places



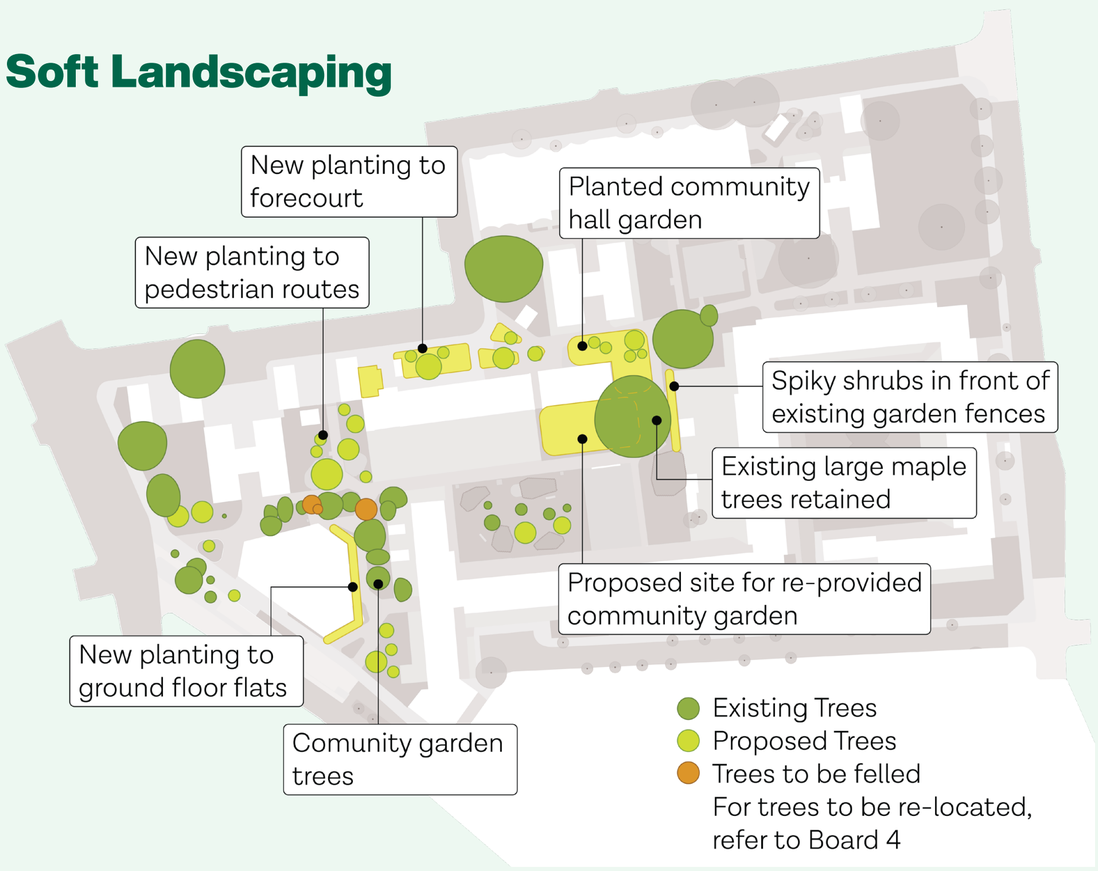
We propose to strengthen the estate's east–west pedestrian path, and to move main community uses to the centre. The path will be locally re-routed to free up more open space around the former Florence Bennett Centre site. These spaces will support activities and everyday use, creating a car-free, child-friendly route for residents and neighbours to meet.

Play



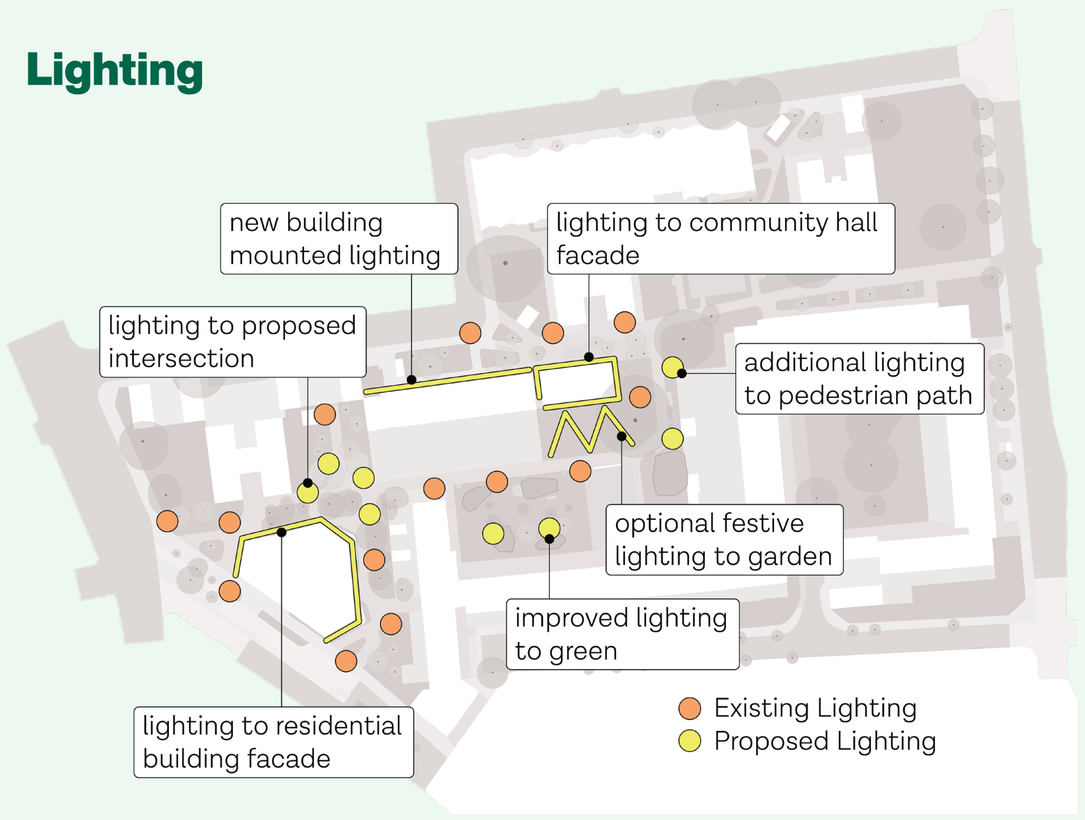
Play spaces for younger children will sit next to the new building, offering safe, imaginative areas close to home that are easy to supervise. Small additions along the east–west path, such as 'play phones', encourage chatting and exploring. A new path to Cherbury Street will make Shoreditch Park's varied play facilities easier to reach.

Soft Landscaping



New planting throughout the scheme will create a green, welcoming setting. A mix of native trees, flowering perennials and grasses will support wildlife and help the landscape cope better with climate change, while adding colour, shade and seasonal interest. Existing planting is retained where possible, refer also to Board 4.

Lighting



Some residents told us they feel unsafe after dark. We will keep existing lighting where possible and add new building- and column-mounted lights to raise light levels, while respecting neighbours' privacy. Pedestrian-friendly lighting will surround the central 'island', lighting to the central green will be improved, and we are exploring more characterful lighting for the community garden.

Cherbury Court

Hackney

10

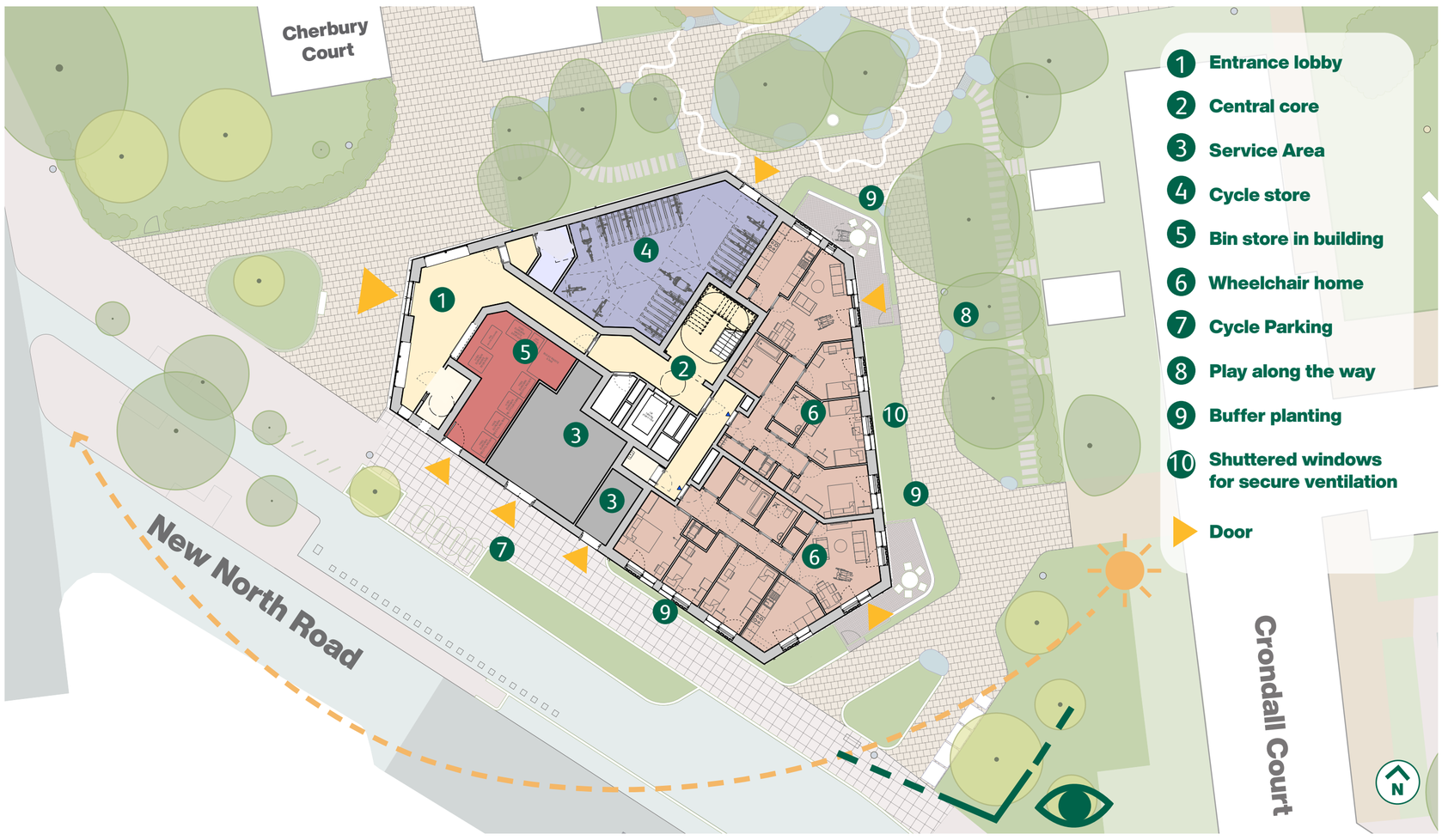
Residential Building

Stage 3
October 2026

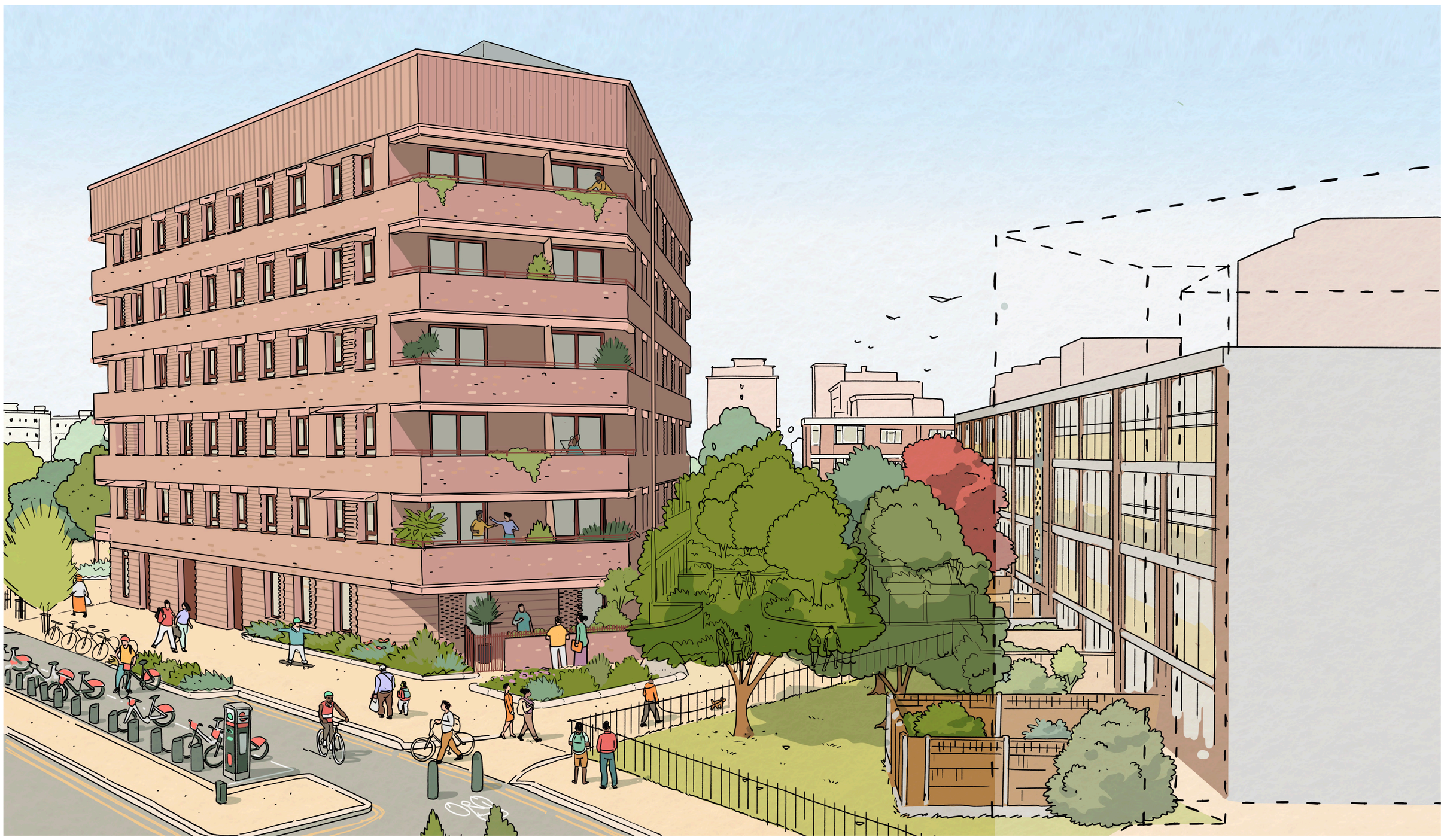
The ground floor design for Cherbury Court responds carefully to the character and movement patterns of St John's Estate.

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 wayWfinding, safety and everyday interaction, while active frontages, cycle storage and overlooking balconies support a lively and secure public realm.

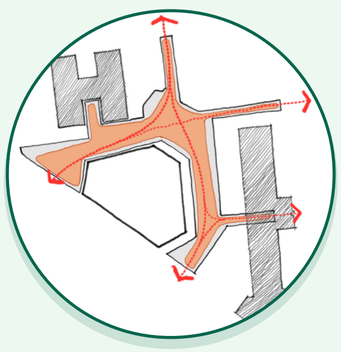
The building footprint maximises distances to neighbouring homes and retains existing fruit trees where possible. New planting, seating and pedestrian connections strengthen the relationship between Cherbury Court, Crondall Court and the wider estate landscape.



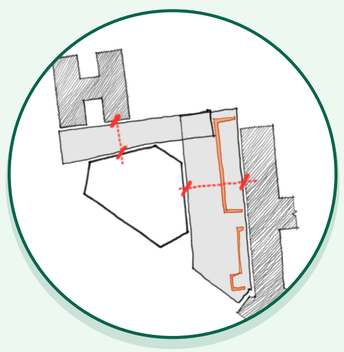
Residential building proposed ground floor plan



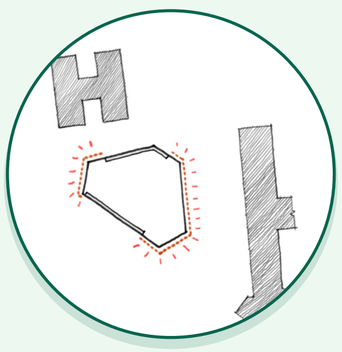
View of the South-East corner of the residential building, looking across new North Road.



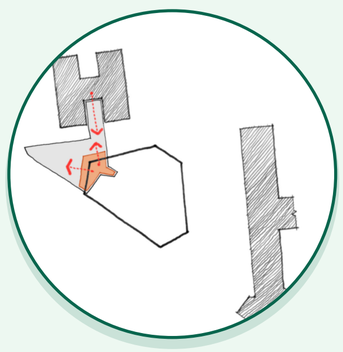
Legible Places
created through clear and intuitive routes across the site



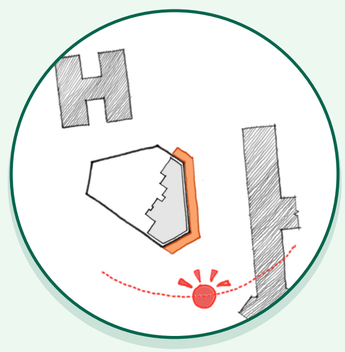
Maximising Distances
to reduce impact on neighbouring homes



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

Cherbury Court

Hackney

11

Residential Building

Stage 3
October 2026

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.

Local Lettings Policy

The intention is for a form of the Hoxton West Local Lettings Policy to cover the Cherbury Court new homes project, meaning existing residents within an agreed boundary on the St John's Estate will get 'first dibs' to move into one of the new council homes for social rent being built.

The policy is currently under review in response to resident feedback, and will be updated ahead of allocations for the project taking place.

How does the current policy work?

You can apply for a home under the Local Lettings Policy if:

- You are a secure Council tenant and have lived on the estate continuously since at least 12 months before the construction of the new homes began; and
- You are in housing need in your current home as set out in the Council's main lettings policy.

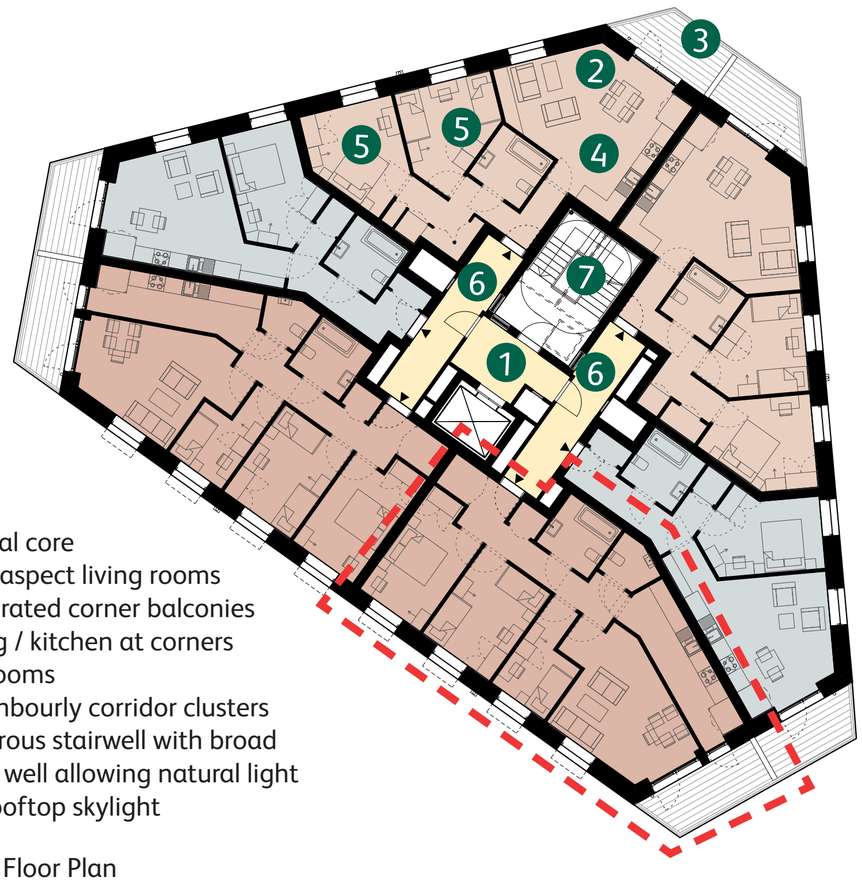
The Council reviews these applications and prioritises housing offers for those who are assessed to have the most severe housing need (such as overcrowding or serious medical needs).



Floor Plan of a typical 3 bedroom, 5 person family home.



Internal View of the Living Room



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

Typical Floor Plan

Hackney

12

Residential Building

Stage 3
October 2026

Cherbury Court has been designed to ‘Stitch’ together the corner between St Johns Estate and New North Road.

The design of the building exterior has been carefully considered to complement its surroundings, while adding its own subtle character. This includes the way that each facade is composed, and the way that materials have been chosen to fit in with the surrounding buildings.

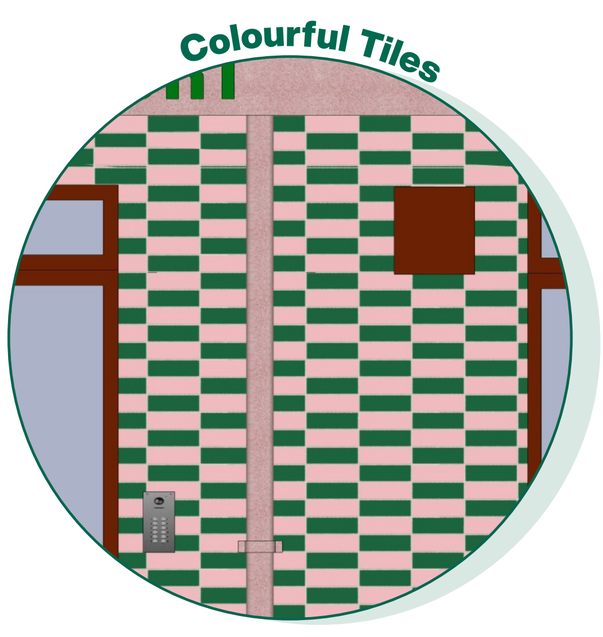
The main entrance to the building takes inspiration from the ‘Shoreditch Corner’, a common local feature. It uses colourful glazed bricks and lettering to create a fun and welcoming entrance.



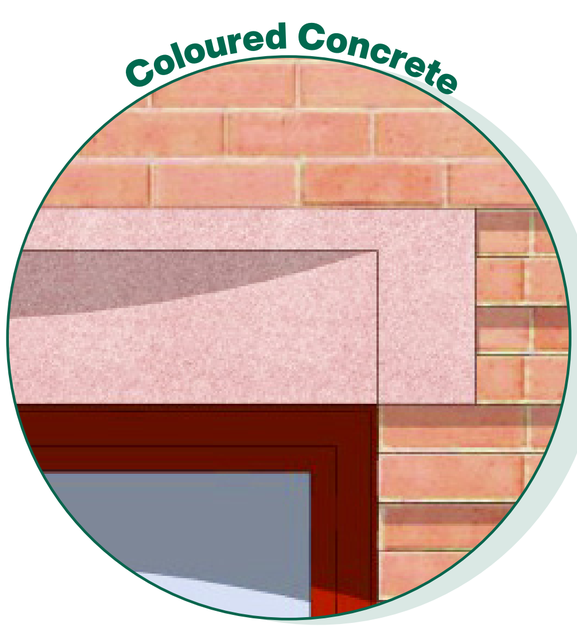
3D View of the main building entrance with colourful glazed bricks

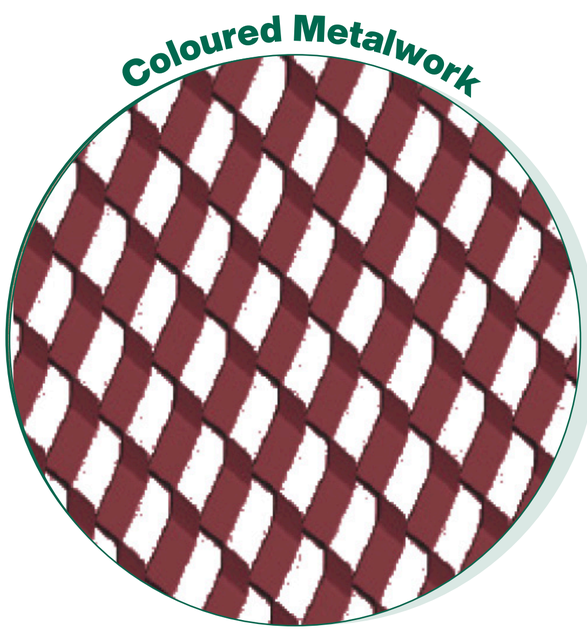


View of the building from the West looking across New North Road









Cherbury Court