

Cherbury Court - Summary of Design Development

Hackney

Key moments

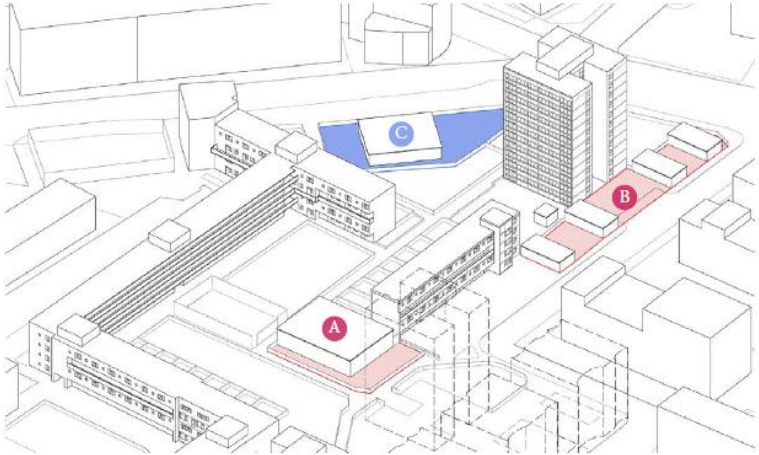
1. **Considering Site C** as option for building new homes
   Nov 24 to Jan 25
2. **Decision to choose Site C** as preferred location for new homes
   Jan 25 to Aug 25
3. **Design development identifies garden impact**
   Sep 25
4. **Emerging preference to re-provide garden**
   Sep 25
5. **Consideration of alternatives** in response to stakeholder engagement
   Jan 26 to Jun 26
6. Design development to **mitigate impact** on neighbouring homes
   Sep 25 to Oct 26

Hackney

Nov 24 to Jan 25

1. Considering Site C

- **Originally only Sites A and B were under consideration**, due to presence of underused assets (Florence Bennett Centre and garages).
- **Site C was identified by the design team** as having greater potential capacity for homes and lesser impact on neighbouring properties.
- After careful consideration, LBH **included options with development on Site C in the** RIBA (Royal Institute of British Architects) **Stage 1 Consultation** on the project in June 2025.



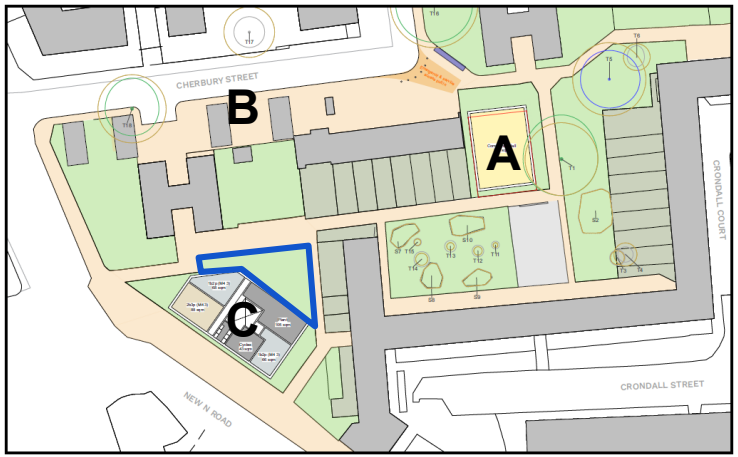
3D View of the Estate showing the 3 sites identified for housing



Plan view of the estate showing the 3 sites identified for housing

2. Decision to choose Site C for new homes (Page 1 of 2)

- Feedback at the RIBA Stage 1 consultation raised **concerns about new homes on Site A being too close to existing homes**.
- The **most favoured option by residents was the one which saw new homes on Site C** and the relocation of the community hall to Site A.
- Part of the reason why residents supported the option at this stage was because **as drawn this option did not physically impact the community garden.**



Option 1.2.4

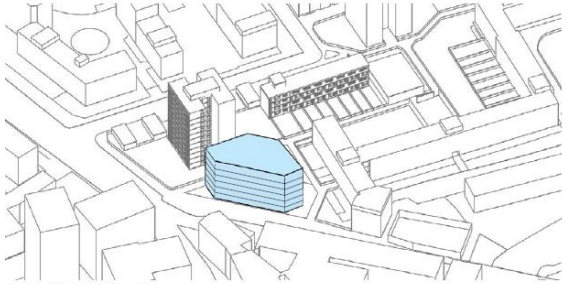
Total Units: 33

- Site A: Re-location of community hall
- Site C: 6 storey 1, 2, 3 bed mixed block

Existing Community Garden

2. Decision to choose Site C for new homes (Page 2 of 2)

- Following public consultation, at the end of RIBA Stage 1 LBH decided to proceed with **Site C as the preferred location for new homes**.
- At the start of RIBA Stage 2 **several options for Site C were tested**.
- The Council's **preferred option was one which did not physically impact the** existing community **garden**.



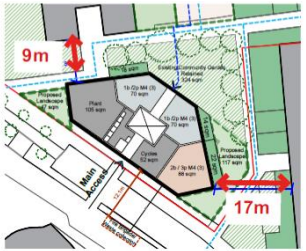
Estate-wide axonometric view

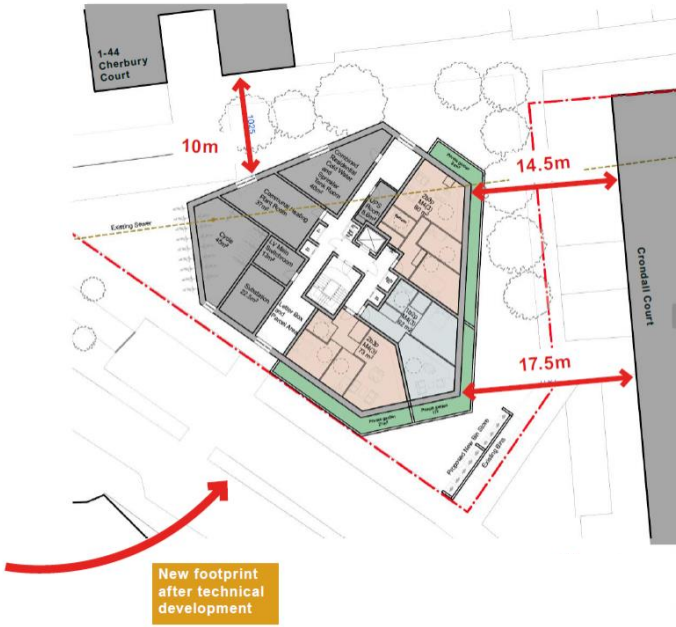


Site C Plan view

3. Design development identifies garden impact

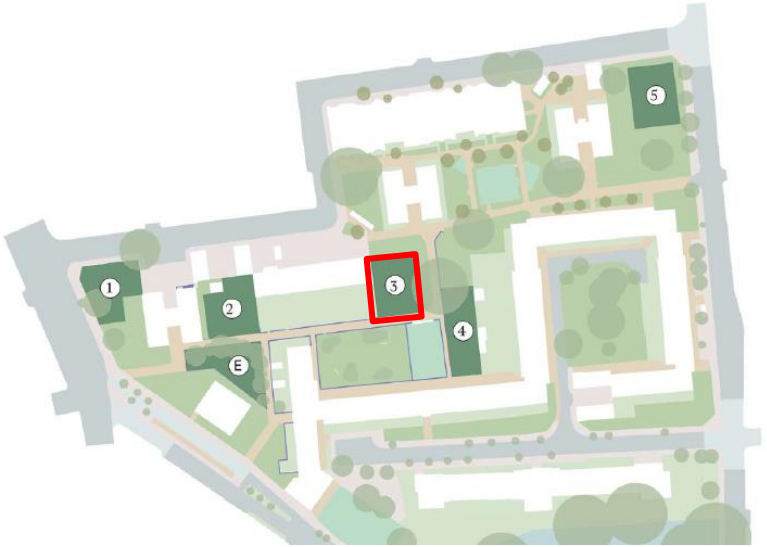
- When technical feasibility testing was carried out on the preferred option, it was found that **the option as first drawn was not workable**.
- This is because **more space was needed for building services, communal space and amenities**.
- The extra space needed resulted in **a design which physically encroached into the existing community garden**.





4. Emerging preference to re-provide the garden

- Given it was not possible to meet the brief for 30-33 new homes on Site C without impacting the garden, **an emerging preference was identified to re-provide the garden elsewhere on the Estate**.
- A number of options were reviewed, with **Site A identified as the most appropriate location to re-provide the garden**.
- The review showed that, of the alternate spaces, this one would be most suitable for a sustainable growing space.



5. Consideration of alternatives (Page 1 of 4)

- Between October and December 2025, **the Community Garden Committee communicated their strong opposition to loss and re-provision of the garden**.
- As a result, **the Council carried out two further rounds of design work to consider alternatives.**
- These two reviews tested: **is it possible to meet the brief for the new homes building on Site C without physically impacting the garden?**

5. Consideration of alternatives (Page 2 of 4)

- **The site of the existing Community Hall and Garden has many constraints.**
- Shifting the footprint of the new building further south-west is not viable due to electricity and telecoms cables beneath the pavement and requirement for significant highways works.
- Shifting the building too far north or east increases impact on existing mature trees in the community garden and neighbouring homes.



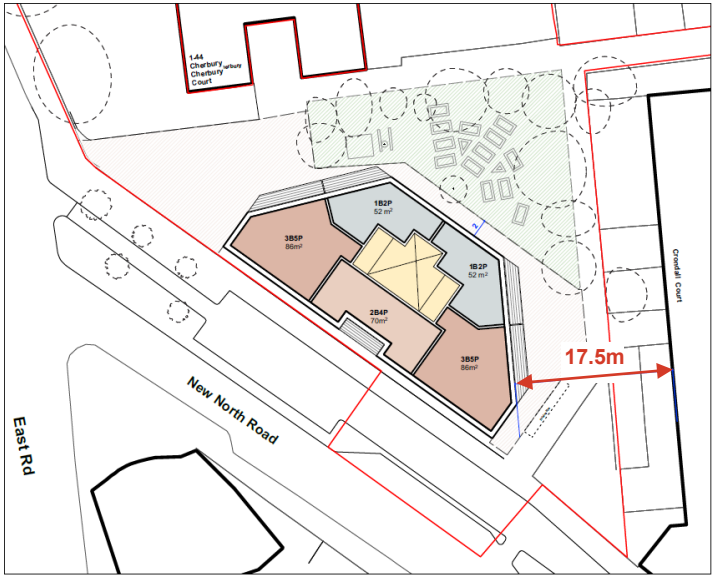
5. Consideration of alternatives (Page 3 of 4)

- Between Jan and April 26 **an alternative option** was assessed.
- This option **physically avoided the Community Garden**.
- It moved the building's footprint south-east - bringing it **unacceptably close to habitable windows of Crondall Court**.
- The building **would have overshadowed the community garden**.
- The Council **did not progress this option due to negative feedback from the planning authority** and worse building performance.



5. Consideration of alternatives (Page 4 of 4)

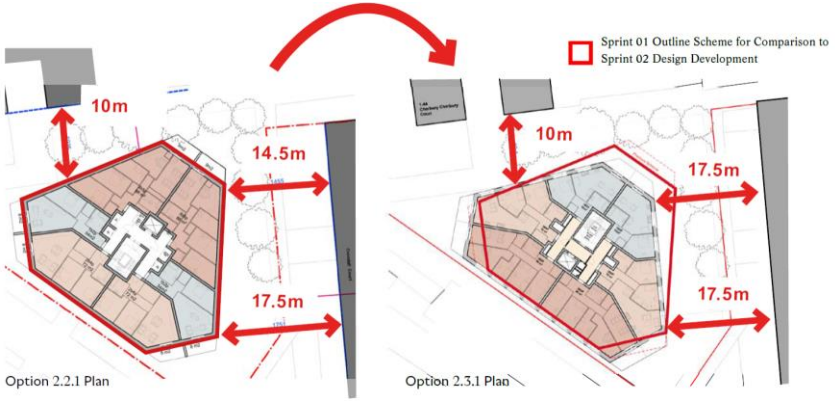
- Following the Stage 2 Consultation and feedback from Councillors, **further options were explored** in June 2026.
- On Site C, an option was considered that **physically avoided the Community Garden**.
- **It reduced the building's footprint by delivering fewer homes** (26 vs. 32).
- The building **would have overshadowed the community garden**.
- The Council **did not progress this option as it did not meet the Council's brief of delivering 30-33 homes** and performed worse on a number of other factors. For example, the quality of some of the new homes was worse as fewer were dual aspect.



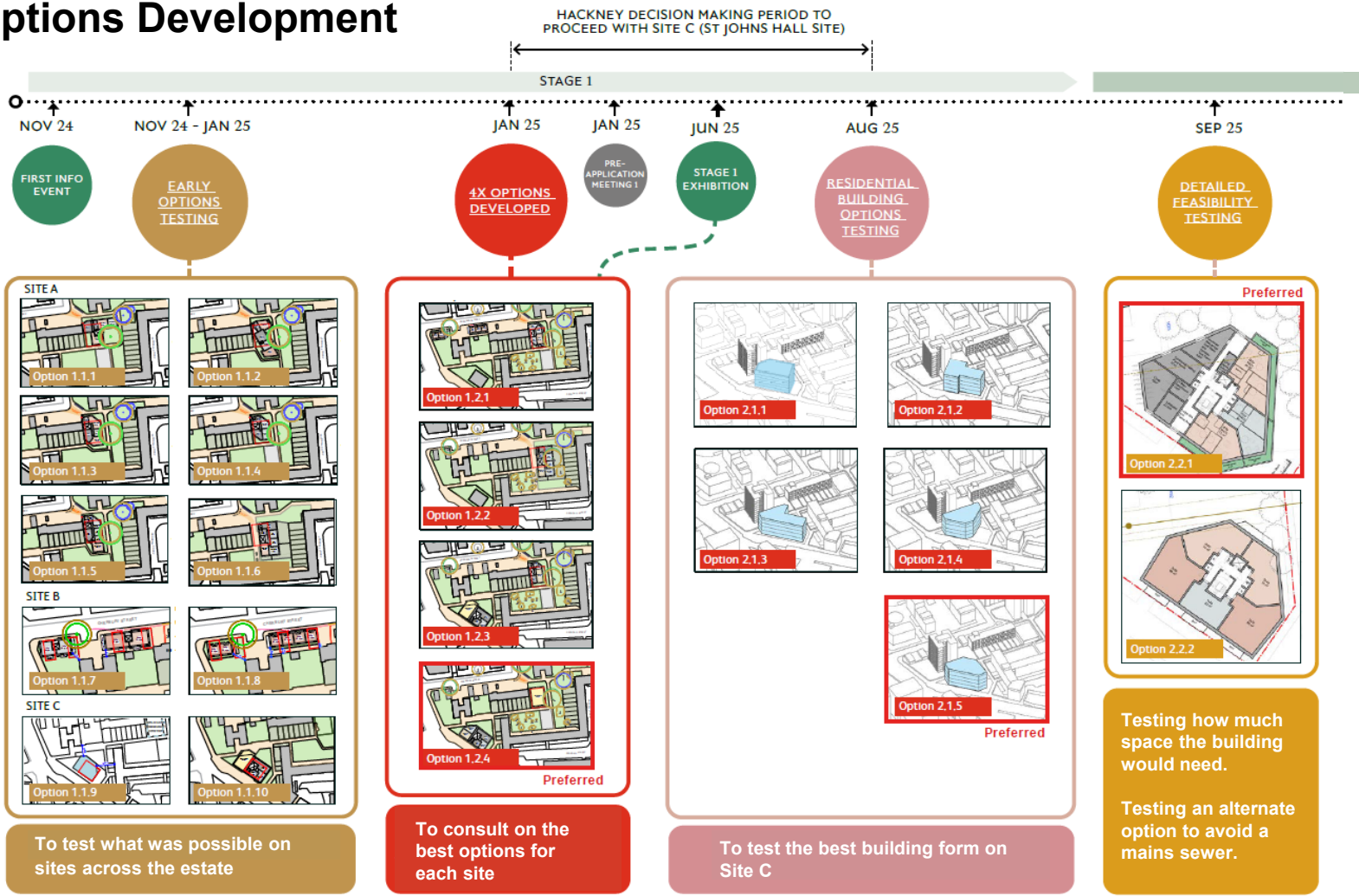
Proposed Typical Floor Plan

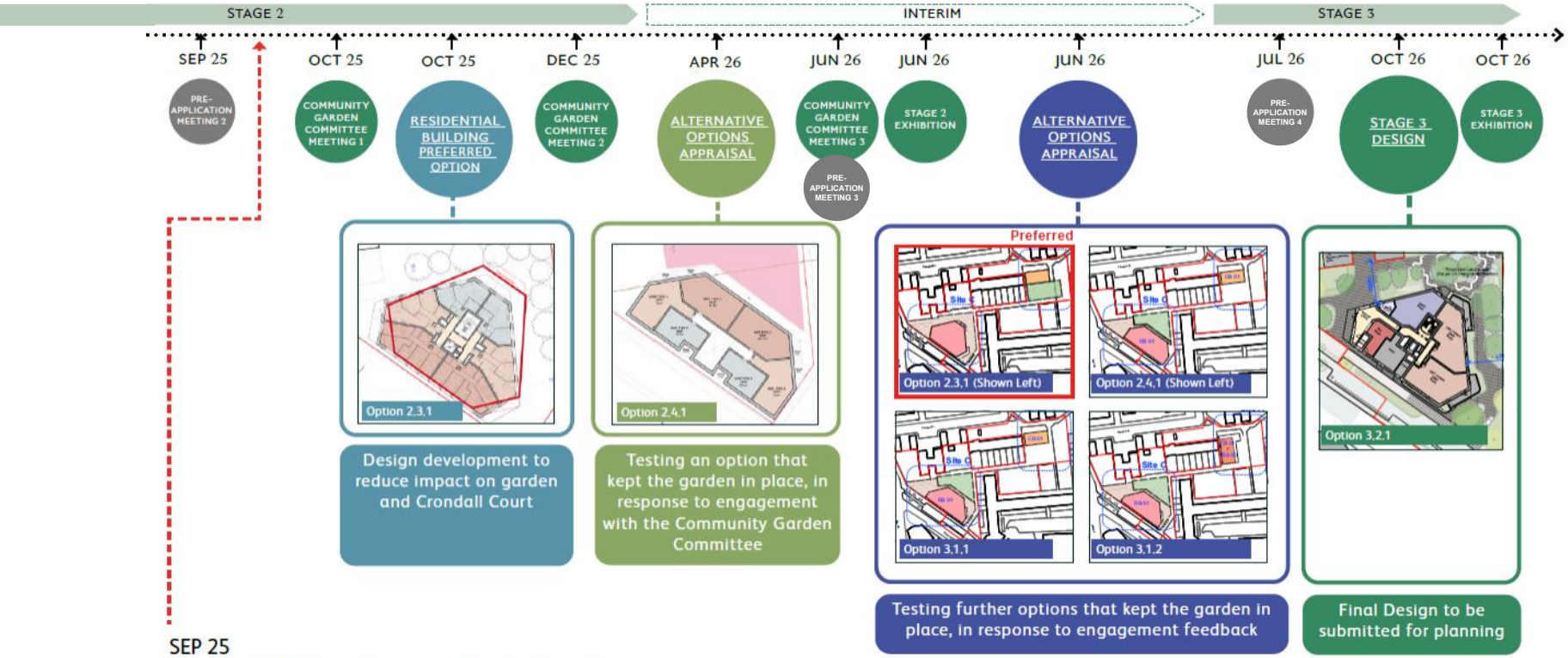
6. Design Development to mitigate impacts

- At the same time as alternate options were explored, **the main option was developed further**.
- Changes to the shape meant:
  - The **building's eastern edge was further away from Crondall Court**, mitigating daylight and sunlight issues.
  - **More mature trees** in the community garden **could be retained**.
- In addition, changes to internal layout were made so that **fewer bedrooms would face Crondall Court**, assisting with overlooking and privacy.



Timeline of Options Development





SEP 25

Council identified emerging preference to re-provide the community garden