

Welcome to the first public drop-in event, introducing Hackney Council’s plans to build much needed affordable homes for local people on the former Florence Bennett Centre and Cherbury Court garages.

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 and the neighbourhood.



### Introducing the design team and specialist consultants

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

- Architects: **Nooma**
- Landscape: Matt Lemanski
- Cost Consultant: Exigere
- Planning Consultant: **HTA Planning**
- Multi Disciplinary Consultant: **XCO2**



Nooma Studio - North Ealing Mews, a small site, and inter-generational living proposal



Mark Lemanski - Kings Crescent Play Street, Hackney



Nooma Studio - Tyers Estate resident engagement



Mark Lemanski - Kings Crescent Courtyard

### We’re here today to get your feedback

The design team is currently gathering as much information about the site as possible, in order to understand where is the best location for new homes, what existing issues on the estate could be improved, how residents use the space and what the design priorities should be for this project. So, please:

- Leave post-it notes on the map or on the board
- Talk to us
- Use blank cards to write ideas
- Use the QR code below to answer the questions online, or visit the link: <https://bit.ly/cherbury-rc>



Site visits April 2024, Daubney Road Hackney Council Scheme



Fellows Court and Weymouth Court RSG site exploratory, May 2024

### Join the Resident Steering Group (RSG)

To keep residents at the heart of the project, the Council is seeking to establish and support a Resident Steering Group, which is a group of residents who meet once every 2 or 3 months with the Council to help shape the project.

The purpose of the RSG is to:

- Help shape the project
- Involve the wider community
- Share local insight and information
- Inform the design development.

If you would like to express your interest, please visit:  
[bit.ly/RSG-form](https://bit.ly/RSG-form)  
 or contact Celine Mionnet, Project Manager on [celine.mionnet@hackney.gov.uk](mailto:celine.mionnet@hackney.gov.uk)



### What will happen next?

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

Winter 2024	<b>Project begins</b>	Spring 2025	<b>Third public engagement</b>	<b>Subject to planning approval</b>	
Winter 2024	<b>First public engagement</b>	Summer 2025	<b>Final exhibition of proposals</b>		
Winter 2025	<b>Second public engagement</b>	Autumn 2025	<b>Planning submission</b>		
				Spring 2026	<b>Selecting a contractor</b>
				Summer 2026	<b>Construction begins</b>

The redevelopment of Cherbury Court is part of part of Hackney’s New Homes Programme. We are planning to build up to 20 homes, all for social rent. We also want to improve the estate’s public realm.

**What do you most love about the neighbourhood?**

**What would you like to see change or improve?**

**Where do you think are the best places to build new homes on this site?**

**Keeping communities together**

Local residents receive first dibs to move to one of the new Council homes for social rent being built on your estate, if:

- You’re a secure Council tenant and you’ve lived on the estate continuously since at least 12 months before the construction of new homes began
- You are in housing need in your current home as set out in the Council’s Lettings Policy

**Site Location**

 100% Social Rent	 Improved Way Finding	 Play Provision	 Enhanced Biodiversity	 Cycle Storage	 Improved Access
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Aerial map of the area highlighting site boundary and summary of brief

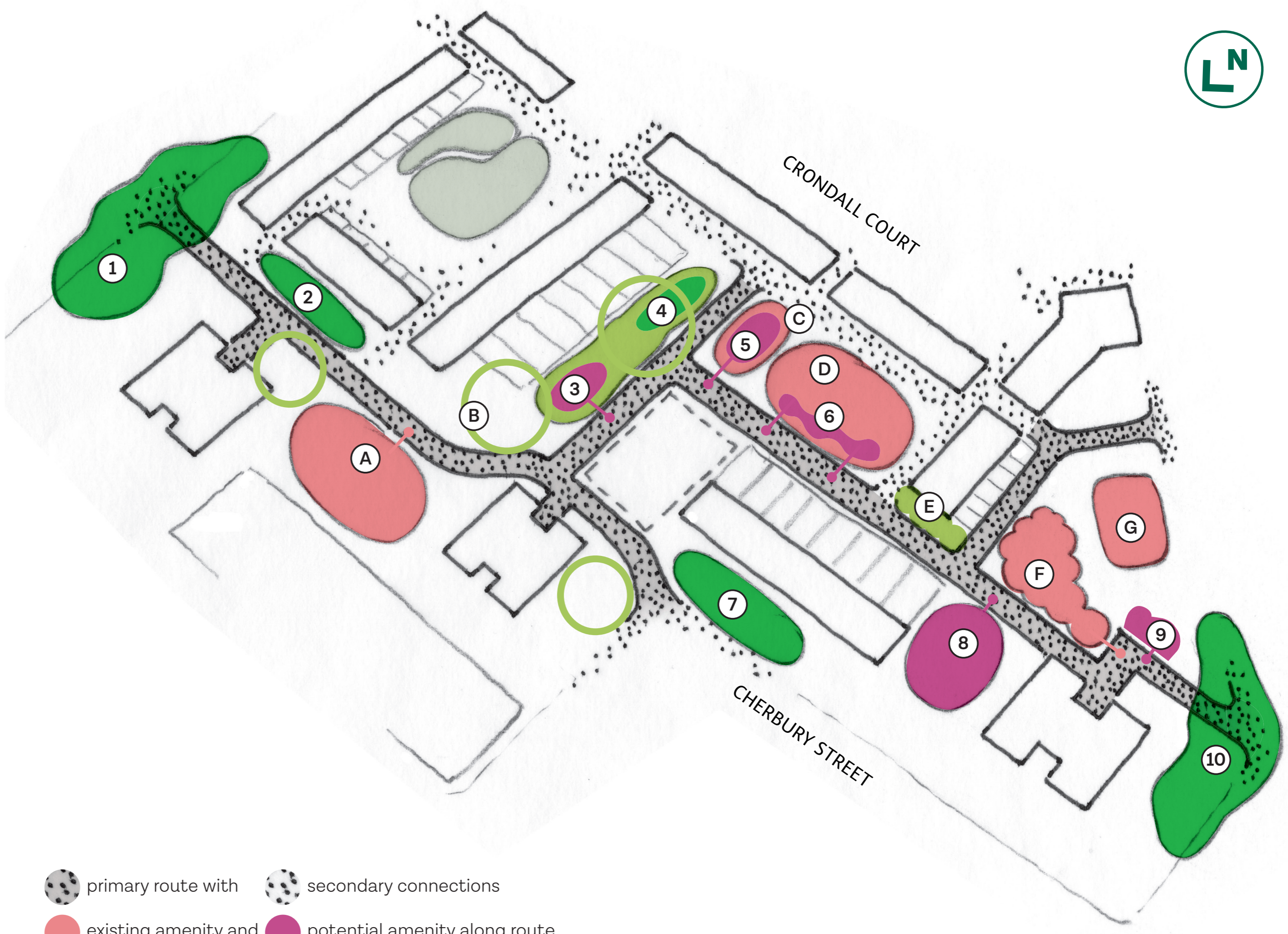
There is an opportunity to provide new / improved green spaces, increase biodiversity, and integrate playful street elements along key walking routes thereby improving wellbeing and enhancing the environment of the estate.



**What are the local amenities most important to you?**












**Where do you walk through and around Cherbury Court?**

**Is there anywhere you avoid? And why?**



The diagram above looks at some of the opportunities within the public realm to help improve walking routes and spaces for people to enjoy, as well as for benefiting ecology and wildlife.

### Site Opportunities and Considerations

 Developable Area	 Bus stop
 MUGA	 Clear Entrance Way To Tower
 Mikhail Riches Scheme Bin Store	 Red Line Boundary
 CAT A Tree	 Pedestrian Routes
 Fire Access Pull In Route	 18m Fire Access Route
	 18m Offset From Adjacent Buildings