

Connecting Hoxton: Tyssen Street

Proposals for landscaping changes
to the courtyard between
Rosalind and Cordelia House

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Introduction

This report details feedback gathered between 26 June and 27 July 2026 on proposals for landscaping improvements to the courtyard between Rosalind and Cordelia House on the Arden Estate, Hoxton.

These proposals form part of the wider [Connecting Hoxton](#) project. The project is part of the Package 3 works, where it is referred to as 'Tyssen Street'.

Insights will be used by officers to refine the design proposals, alongside other research and stakeholder feedback such as previous engagement and technical reports.

Background

The Connecting Hoxton project aims to enhance local services, green spaces, and the public realm, strengthening east-west connections, while improving wellbeing and a sense of belonging throughout the neighbourhood.

Work is being financed by a grant of up to £3million from the Mayor of London's Civic Partnership Programme that has been given to Hackney specifically for public realm improvements. Additional funding has been provided by the Greater London Authority (GLA). It is not transferable for use on other Council work.

Design proposals have been developed by architects and placemakers Root & Erect. They are based on previous conversations with residents and the local community. In this earlier engagement, people told us they would like:

- More trees and plants
- To slow down cars and cyclists, and protect pedestrians
- Places to sit and rest
- To keep the same number of parking spaces

Taking these comments on board, changes to the courtyard area have been proposed that will:

- Make the walking and cycling route through the estate clearer, wider and easier to use (see number 1 on the plan of the estate, below)
- Keep all 26 parking spaces (16), but move them away from the central courtyard to expand the green space by Cordelia House
- Introduce a tree, hedge and grass between homes in Rosalind House and the main parking area as a green buffer (17)
- Move the play area from the corner of the carpark to an expanded green area near Cordelia House, adding new swings and a see-saw (10, 11, 12)
- Remove the underused play equipment next to Cordelia House (15)

- Plant 11 new trees across the courtyard and new flowerbeds around the edges (3, 4)
- Install benches and raised planters for community gardening (7, 9)

Tyssen Street Proposal

Residents Front Garden

1. 3m wide central footway
2. Widened entrance between Tyssen Street and the courtyard to make the route easier to follow. Installed boulder to prevent vehicle access
3. Low planting around the garden edge (maximum 60cm tall)
4. Eleven new trees
5. Existing trees, plants and hedges kept in place
6. Substation access maintained
7. Residents' raised bed / community planter
8. Existing fence with new decorative panels (marked in yellow)
9. A new bench on each side of the fence
10. Relocated climbing frame from play area by Rosalind House
11. New basket swing
12. New see-saw
13. Existing bike hanger relocated
14. Planter capturing rain water from roof connected to the drainage system
15. Play equipment behind Cordelia House removed
16. Seven parking spaces moved to the southern car park to create a clearly defined residents' garden and improve access through the courtyard
17. Residents' front garden extended southward to provide a buffer between the garden and the additional parking spaces
18. Two hammock posts with sculpted headstock

Legend

- | | | |
|--|--|--|
|  Amenity grass |  Proposed hedge |  Bike Shelter |
|  Groundflora planting |  Play area |  Vehicle Access |
|  Proposed trees |  Bin store |  Existing fence |
| | |  Proposed fence |



The images below show what will be changed compared to what is there at the moment;



Consultation & engagement approach

A short online survey was hosted on Citizen Space between 26 June and 27 July 2026. It was advertised to residents of Rosalind and Cordelia House, along with a feedback email address and phone number to increase accessibility, via:

- Letters posted through doors of all residents of these blocks (including Turkish translations to accommodate the large number of Turkish-speaking residents on the estate) and
- On posters displayed on existing fences on the estate
- Featured on the Hackney Council 'Have your say' consultation home page consultation.hackney.gov.uk

In person surveys ('doorknocking') were conducted on the estate from 4.30-7pm on Monday 13 July 2026 and 6-7pm on Tuesday 21 July. Almost all of the 60 flats were visited; the exceptions were vacant flats and where the Arden Estate Tenants Management Organisation (TMO) had advised us not to disturb the resident (2 instances). Where there was no answer, a letter was left saying we had called and directing the resident to how to give feedback.

The doorknocking was scheduled to catch people after school / work, and allowed us to explain proposals in more detail while looking at the space itself. On 13 July we were accompanied by former ward councillor Faruk Tinaz, who was able to translate for the Turkish residents.

Doorknocking also ensured we targeted people who live in the blocks next to the courtyard. This was an important element of the engagement approach as the TMO told us that this group had been underrepresented in previous engagement.

During the doorknocking visits to the estate, some informal conversations were also had with residents encountered in the communal areas (see 'Other Comments').

We asked people to give us their feedback on what they liked about the proposals, what they didn't like, any other comments, and specifically whether the green space north of Cordelia House should remain fenced. We also shared exemplar images of street furniture, planting and play equipment.

Response rate

We received **25 responses in total. 14 (56%) were from residents** of Rosalind House and Cordelia House (the two blocks served by the courtyard, housing 60 flats in total); 8 (32%) living 'somewhere else'; and 3 (12%) who did not answer. Of those living 'somewhere else', 5 lived in the Hoxton / Dalston area, and 3 elsewhere in Hackney.

Given the relatively small number of households directly affected by the proposals, the engagement focused on obtaining detailed feedback from residents of Rosalind and Cordelia Houses rather than achieving a large number of responses.

Executive summary

When asked overall how they felt about the designs, respondents provided no conclusive judgement; the most common sentiment (11 responses) was 'some things I like, some I don't'.

Feedback on the main elements of the design proposals:

Planting. There was general support for more trees and plants. More than half respondents (14 people - inc 7 residents) -as well as a formal response from Hackney Low Traffic Neighbourhood - said they were in favour of plans for more plants and trees; the exception was one resident who was concerned that pollen from the birch trees would exacerbate her hay fever.

Parking - There was a sharp contrast between the views of Rosalind and Cordelia House residents, compared with those of respondents living elsewhere, over the issue of parking provision.

Reduce amount of parking - 11 people said that the amount of parking should be reduced; only one was a resident of Rosalind or Cordelia House. A [formal response was also submitted by Low Traffic Hackney](#) ; points made in the letter are duplicated in some of the survey responses. Reasons for opposing the retention of the existing number of parking spaces were:

- Negative environmental impacts of encouraging car use
- Proposals are counter to Hackney's traffic reduction policies
- Space taken up by parking could be put to better use
- Amount of parking unnecessary as car ownership in Hackney is low

Keep / increase Cordelia House parking - Conversely, there were five responses from Rosalind and Cordelia House residents who said that more parking was needed outside Cordelia House (the area from which parking will be moved to outside Rosalind House). We were told that parking on the double yellow lines is common and one disabled respondent said even walking from Rosalind House to Cordelia House was a challenge.

Antisocial behaviour (ASB) is a concern for residents of Rosalind and Cordelia House, attributed to spill out from Hoxton Street and the public toilets opposite Howl at the Moon pub. Five people cited it as a reason for their concerns over aspects of the designs such as relocating the playground and installing benches. They also expressed concerns about rough sleeping by the electricity sub station.

Relocating the playground - 8 people, including 5 residents of Rosalind House and Cordelia House, said they were happy for the playground to be moved and/or saw relocating it on an expanded green space as a good thing. Conversely, 3

Rosalind and Cordelia House residents opposed this proposal, citing safeguarding children from ASB as the primary reason.

Benches - 3 residents of Rosalind and Cordelia House opposed the introduction of benches because of perceived ASB risks, although 2 others said they would welcome them.

Improved walking/cycling route - 3 respondents (none of whom live in Rosalind or Cordelia House) welcomed proposed improvements to the walking/cycling route through the courtyard.

Moving Rosalind bin store - 3 Rosalind House residents opposed this, expressing concerns about flies, pests and odours.

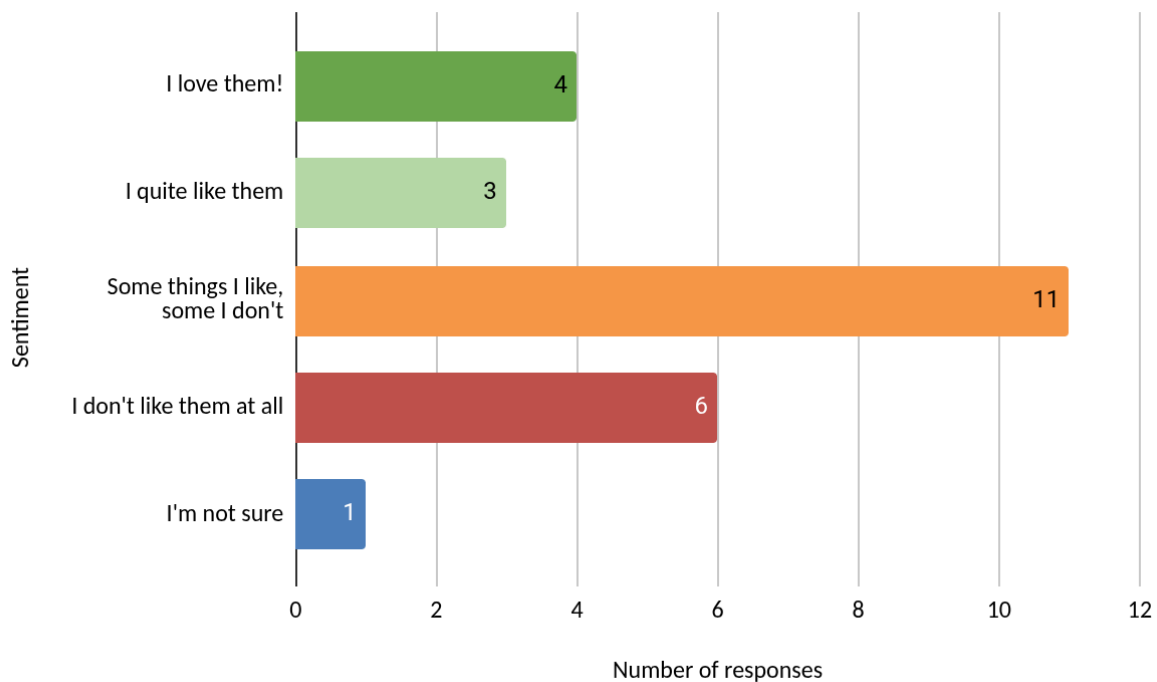
Dog fouling on the grass was an issue raised by one Rosalind and Cordelia House resident in the survey and by 2 when doorknocking. They said this is because people from the wider area use the green spaces outside Rosalind House and Cordelia House to walk their dogs. Fences are seen as a way of protecting these spaces.

Some people also asked - 1 via the survey and 2 verbally - **why the money was being spent on aesthetic improvements to the public spaces** in the area rather than fixing the lifts or improving Council tenants' homes. The TMO also reported this as a common sentiment towards the Connecting Hoxton project across the Arden Estate.

Overview of results

This section offers a more detailed breakdown of responses to each question.

Overall, how satisfied or dissatisfied are you with these proposals? (N=25)



Some residents surveyed face to face preferred to discuss the proposals rather than select a category; in these instances the interviewer recorded the response that best reflected the discussion.

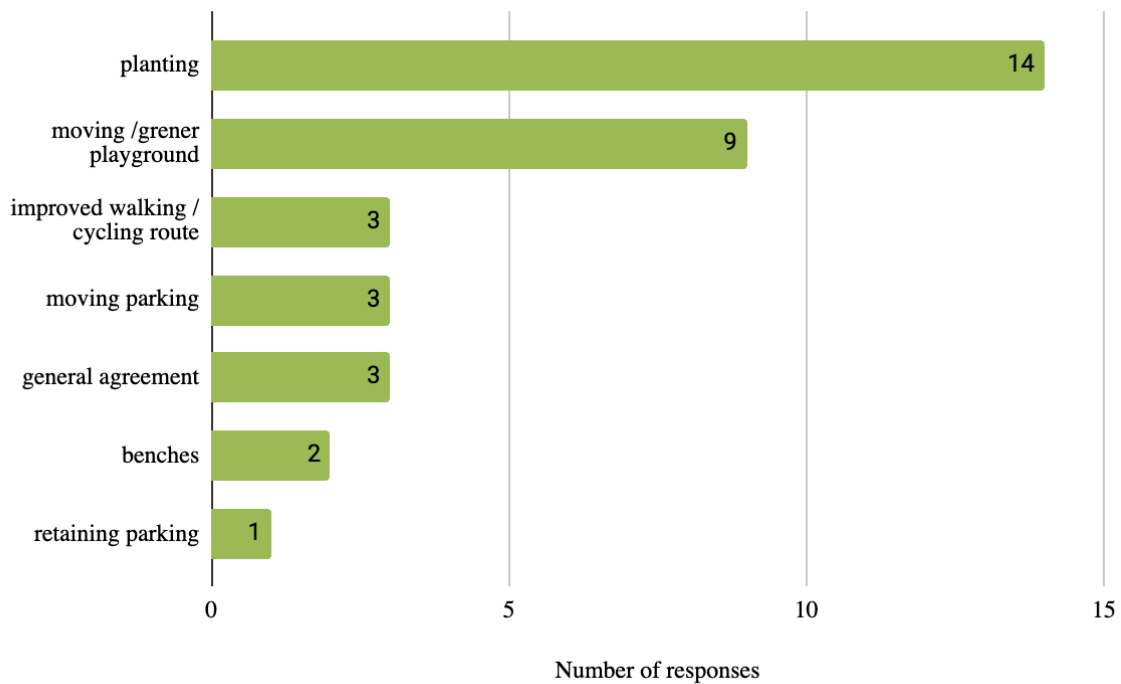
Taking this into account, the most common feeling from respondents was that respondents liked some aspects of the proposal but not others (11 responses). This compares with 7 who 'loved' or 'quite liked' the proposals, 6 who said they didn't like them at all, and 1 who wasn't sure.

When broken down by where respondents live,

- Cordelia House - 5 positive, 2 negative
- Rosalind House - 3 positive, 3 negative, 1 unsure
- Living elsewhere - 7 some things I like / some I don't ; 1 quite like

Responses demonstrate that views were mixed. The more detailed, qualitative, responses below give more insight into which aspects of the design proposals people support and which they don't. On some elements opinion remains divided.

What do you like most about the proposals? (N=24)



These comments reflect aspects of the proposals that respondents specifically mentioned in their feedback. They do not capture all opinions on all aspects of the proposals.

The introduction of more **plants and trees** is actively welcomed by more than half of the respondents (14).

Nine residents of Rosalind House and Cordelia House said they liked **moving the playground** and/or making it greener.

Of the three respondents who said they supported the improved **walking / cycling routes**, none said they lived in Rosalind or Cordelia House.

Of the three who supported **moving the parking**, one lives in Rosalind House, one in Cordelia House and one somewhere else.

Of the three respondents in **general agreement**, one lives in Rosalind House or Cordelia House, one elsewhere.

The person who mentioned that they liked the fact that **parking numbers had been retained** and the two people who said that **benches** would be a good idea were both residents of Rosalind House or Cordelia House.

Typical positive comments

Making the walking and cycling route through the estate clearer and wider will make it easier and safer to walk and cycle in the area, reduce the risk of collisions with vehicles, and improve air quality by encouraging active travel over car use. - address not given.

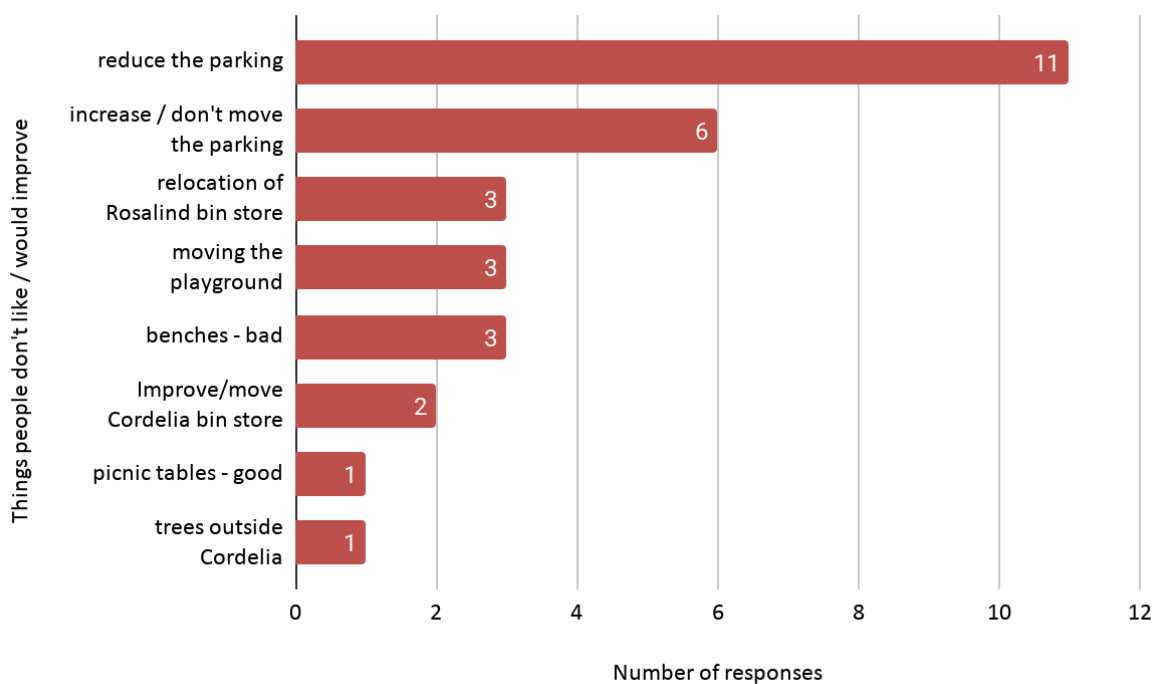
[I like the] Removal of the playground at Rosalind House - it's dated and unused. - Cordelia House resident.

I like [the proposal for] more trees and plants; at the moment it's just bare grass. - Cordelia House resident.

People parking illegally in front of the north wing of Cordelia House has been a real problem, this proposal looks like it might fix it if properly implemented. - Cordelia House resident.

Benches are a good idea for sitting outside in the fresh air. - Rosalind House resident.

What could we do to improve the designs? Is there anything you dislike? (N=22)



Half (11) the number of respondents said that, rather than keeping the same number of parking spaces, **the amount of parking should be reduced**, largely for

environmental reasons. Only one of these respondents said they live in either Rosalind or Cordelia House.

Reasons given for opposing the retention of the existing number of parking spaces were:

- Environmental impacts of encouraging car use
- Counter to Hackney's traffic reduction policies
- Space taken up by parking could be put to better use
- Unnecessary as car ownership in Hackney is low

Many of the comments advocating a reduction in parking echoed those in a formal response received by [email from Low Traffic Hackney](#) (see appendix).

Conversely, all six respondents who said they **did not want the parking moved** were Rosalind or Cordelia residents, with five saying that more parking was needed outside Cordelia House.

Three residents of Rosalind House were concerned that moving the **bin store** closer to the entrance to Rosalind House would expose them to odours and vermin.

Several residents of Rosalind House and Cordelia House raised existing issues of **antisocial behaviour (ASB)** (from Hoxton Street). This was given as their reason for objecting to the introduction of **benches** (3 residents) and **resiting of the playground** (3). **Dog fouling** was also reported by Rosalind House and Cordelia House residents, influencing their concerns about **removal of fences**.

One resident of Cordelia House was actively opposed to the **planting of more birch trees** as they would block the view from their flat and exacerbate hay fever.

Suggestions for other improvements were:

- Improve or relocate the bin stores outside Cordelia House (2)
- Introduce picnic tables (1)

Two residents also questioned why the money was being spent on public realm works rather than repairs and improvements to homes.

Typical negative comments

I would strongly suggest that you reduce the number of parking spaces rather than maintain that amount of land for the storage of private vehicles. - Respondent living elsewhere in E2

Depave the area and make it greener for local residents to be cooler! - Respondent living nearby

I think there should be more parking in front of Cordelia House. I have had to park on a double yellow line as all the spaces here were full; I am disabled so it is too far to walk from the parking area at Rosalind House. - Cordelia House resident

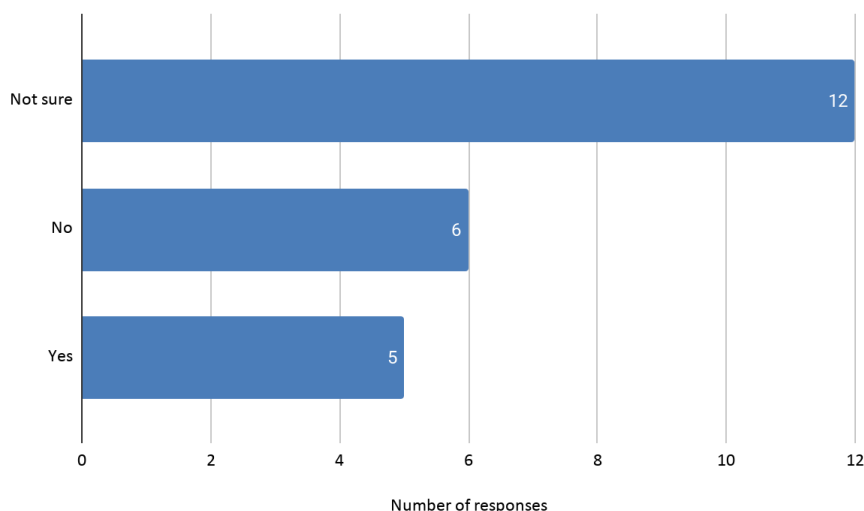
There are already kids playing football outside Cordelia House; I'm worried that having a playground there will make it even noisier. - Cordelia House resident

I think the idea of moving the play areas to an area where you are going to expose our children to all the junkies and street drinkers is dangerous. - Rosalind House resident

I strongly object to the proposed relocation of the bin store for Rosalind House... The new location is significantly closer to the front entrances of the ground floor flats. This is not appropriate, as it is likely to create additional problems for residents, including unpleasant odours during the summer months and an increased risk of pests. - Rosalind House resident

I don't like any of the proposals. All we asked for was flower beds. - Rosalind House resident

Should the green space north of Cordelia House remain fenced? (N=23)



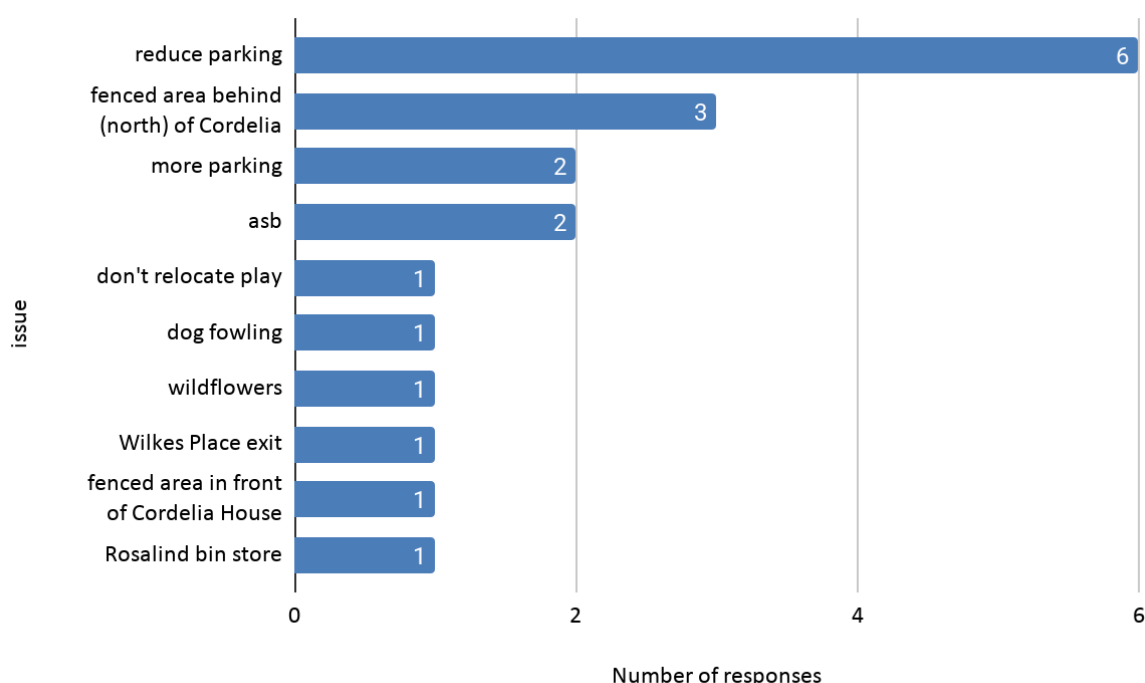
This question was asked at the request of the design team to try to understand from local residents issues around this part of the estate. The majority of

respondents (12) selected 'not sure'; these tended to be people who did not live in Rosalind or Cordelia House.

All five who said it should remain fenced (currently with a locked gate controlled by the chair of the Tenants' Management Organisation) were residents of Rosalind or Cordelia House; three out of six who said the fence should be removed were residents. Views on this topic were mixed and no clear consensus emerged.

Reasons given were logged in the 'other comments' section of the survey. These included concerns that, if the fence was removed, the area would attract drug use, urination and other antisocial behaviour due to its secluded position.

Is there anything else you would like to tell us about the proposals?



Many respondents used this section to reiterate points already made: removing / reducing the parking (6 responses); increasing the parking (2); not relocating the playground (1); not relocating the Rosalind House bin store (1).

Other issues raised related to:

- dog fouling (1)
- ASB (2) (including drug taking and urination) in the area.

Additional suggestions were:

- Plant more wild flowers on the east side of Cordelia House (1)
- Improve the exercise equipment in the fenced area behind (north) of Cordelia House (1)

- Keep the exit to Wilks Place shut to prevent children running out onto Hoxton Street (1)

Comments

Since you have put flower beds on the estate in front of us, our grassed area has become a dogs' toilet. If you take away the fencing that we do have, you will just make it a bigger dogs' toilet. - Rosalind House resident

I'd like to know more about how the green area north of the north wing of Cordelia House will be used. If it were to remain fenced, the fence could be moved to the northwest corner of the block running North-South, opening up the space where the current play area is. - Cordelia House resident

Proper exercise equipment there [area north of Cordelia House] would be good for adults and young people to keep fit - Rosalind House resident, who has never been into that area

On-site observations and other comments

During the two doorknocking sessions, officers had a number of conversations with people who had either already responded online, or who said they would do so (though not all of them did). The following points capture feedback shared by residents on these occasions that was not captured via the surveys:

- Query over who will be maintaining the play equipment
- Would like some flower planting by the entrance to the estate as a welcome
- Shoreditch Park playground is a good example of providing play equipment for all ages
- The current play equipment is underused
- Keep the football area beside Rosalind House as this is well used
- Need to clean up what is currently there, such as the brickwork
- Circular benches around the trees would look nice, and be less of an invitation to sleep on them
- Raised planters where residents could grow things they can eat would be a good way of teaching young people about food and bringing people together

Officers also observed that the parking outside Cordelia House was full, with overflow vehicles parked on the double yellow lines.

Messaging

In person and via the surveys, several people asked why the council is spending money on planting and landscaping rather than fixing issues with the blocks themselves. This is also something the TMO reported was a common feeling across the Arden Estate.

For this budget of Connecting Hoxton, shouldn't you use some to connect the residents of Cordelia House to Hoxton?? The lift in Cordelia breaks down multiple times every single week...Why don't we fix this issue instead before deciding to plant some trees? - Cordelia House resident

Officers explained, when asked, that this money has come from the GLA and can't be transferred to other uses.

Letter from Low Traffic Hackney

A letter was received on 10/7/26 from local campaign group [Low Traffic Hackney](#). The [full letter](#) can be found in the appendix. The main points were:

- We strongly support efforts to improve Tyssen Street.
- We strongly support widening the footpath, the planting and other improvement plans.
- We have no view on whether to retain the fence north of Cordelia House.
- We strongly oppose the proposal to retain the current level of car parking, and to do this by turning an existing playspace into new parking spaces.
- We recommend the scheme is amended so that it achieves a 50% net reduction in general provision of parking spaces.
- Suggestion to increase cycle parking by removing some car parking bays.

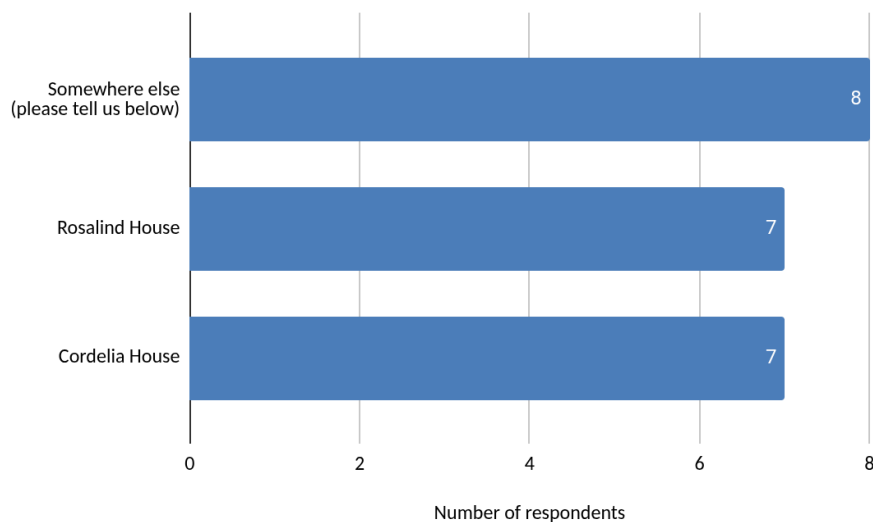
Key reasons given in the letter for opposing the retention of the same number of parking places:

- *The proposal does not contribute to the Council's wider aims to reduce motor traffic in Hackney.*
- *Children have to sacrifice space to support unsustainable levels of parking provision.*
- *Census data shows in this immediate area 79% of households do not own cars.*

About you

These questions were optional and included a 'prefer not to say' option.

Which block do you live in?



We received **25 responses in total; 14 from residents** of Rosalind or Cordelia House (60 flats in total); 8 from other local addresses; and 3 who did not answer.

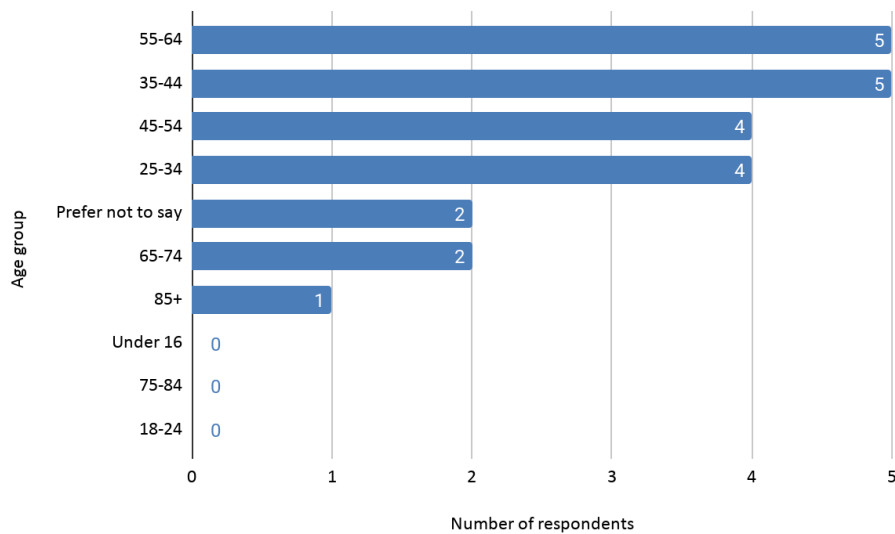
The breakdown in terms of tenure was:

Cordelia House - 4 council tenants, 2 buying on a mortgage, one prefer not to say

Rosalind House - 5 council tenants, 2 private rental

Of those living elsewhere, 5 lived in the Hoxton / Dalston area, and 3 elsewhere in Hackney.

Age



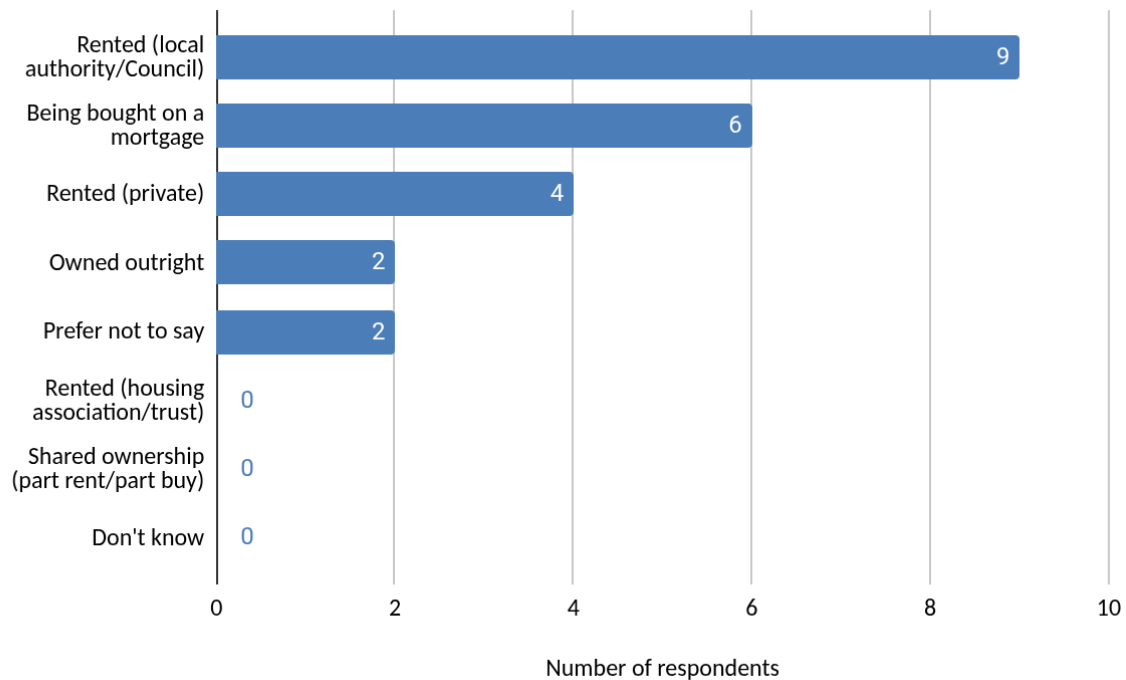
The most represented groups were 35-44 and 55-64 (5 respondents each) and 25-34 and 45-54 (4 respondents each). Three people over the age of 65 responded.

Although no surveys were completed by anyone under the age of 24, we did speak to younger people whilst door knocking, as well as parents and grandparents. Their comments have been captured for reference in the 'Other comments' section rather than being included in the survey response figures.

Do you have a disability? (N=23)

Five respondents, of the 23 who answered this question, told us they had disabilities.

Housing Tenure (N=23)



The largest group of respondents (9 people) were council tenants living in Rosalind or Cordelia House.

Of the other respondents:

- 6 were buying on a mortgage: four of whom lived elsewhere and two in Rosalind or Cordelia House.
- 4 rent privately: two in Rosalind House and two elsewhere
- 2 living elsewhere own their home outright

Conclusion

This was a small sample of people who actively responded to the survey. However, as all 60 homes in Rosalind and Cordelia House were approached via multiple channels, opportunity has been given to offer feedback and raise any significant concerns.

Improved planting / greening appears to be welcomed, however opinion is divided over parking, with Rosalind and Cordelia House asking for its retention and members of the wider community advocating its removal. There are also concerns over relocating the play equipment and installation of benches; these are based on fears of antisocial behaviour.

The question asking 'Should the green space north of Cordelia House remain fenced?' drew inconclusive results and may need further consideration.

As opinion was divided on retention of the existing number of parking spaces on the site, any decisions taken on final designs should be clearly and transparently communicated back to the community to avoid accusations of favouring one group over another, or just not listening.

As per our usual in house engagement process, a 'You Said; We Did' document will be produced explaining how any revisions to the proposals reflect the feedback we received. This will be available publicly.

Future engagement on the Connecting Hoxton project will also be mindful of clearly explaining why the funding is being used in this way and, where possible, advise on any forthcoming plans for housing improvements that are due to be carried out in the area. This may help show that the condition of homes and the everyday lives of Hoxton residents are taken seriously, and counter accusations that this is an exercise in making the area attractive that will primarily benefit people who don't live here.

Appendix

[Letter from Low Traffic Hackney](#)

ENDS