

# Cropley Court Development Proposal Summary Report

Report Date: October 2024

## Report authors:

Gianluca Cavallaro-Ng  
*Project Officer- London Borough of Hackney*

Sergison Bates Architects  
*Architect*

## Contact

Hackney Consultation Team  
on 020 8356 3343 or  
[consultation@Hackney.gov.uk](mailto:consultation@Hackney.gov.uk)



## Contents

<b>Background</b>	<b>3-5</b>
<b>Overview of results</b>	<b>6</b>
<b>About You</b>	<b>11</b>
<b>Next Steps</b>	<b>14</b>

## **Background**

This report summarises the engagement methods and feedback received during the second phase of the New Homes Programme. This stage of consultation was a targeted site-specific discussion with neighbours and residents around the development of new homes being built at Cropley Court.

In addition to the site-specific event an online survey ran for 4 weeks, from Saturday 28<sup>th</sup> of September 2024 to Saturday 27<sup>th</sup> of October 2024.

## **Purpose of this report**

This report provides a neutral account of the engagement that took place, and the feedback received. The scope of this engagement event was to gain an understanding of resident's views and ideas regarding the early design work for the new homes. As a result, would allow the Council to better understand how to develop the designs for residents' use and interact with the areas around them.

## **Distribution**

- 1,070 newsletters were sent to the surrounding area ([see distribution area](#)).

## **Engagement**

- An online survey was hosted on Citizen Space; Hackney Council's consultation hub between the 28<sup>th</sup> of September 2024 and Sunday 27<sup>th</sup> of October 2024.
- A public event was held on Saturday 28<sup>th</sup> of October 2024 in the open space adjacent to Shaftesbury Street.
- 11 exhibition boards and a physical model were provided. Design team members were present to answer any questions.
- Contact details were provided in the newsletter sent to residents who wished to ask any questions.
- Door knocking was also conducted at the events to encourage residents to attend the public event or fill in the online survey.

## **Responses**

- 2 responses were received from the online survey, plus 33 comments from post-it notes, and conversations held at the event.
- Around 20 local residents attended the events.

## **Feedback**

### **General feedback**

The majority of people felt that the scheme is a positive replacement of the existing unused garages at Cropley Court.

Below are key aspects of the proposed plans that people liked most:

- Provision of social housing for rent
- Provision of a mix of apartment sizes (up to 3 bedrooms)
- Designs that address anti-social behaviour
- Improvement of existing landscaping
- Maximising retention of trees
- Sensitive design in terms of daylight impact onto existing residents

Below are key aspects of the proposed plans that people had comments on:

- Overlooking proximity to southern existing building
- Parking provision within Cropley Court

## **Specific issues raised**

### **Importance of good homes**

- There was support about the social rent provision on Cropley Court: *“That’s sick that it’s all social”*
- Residents was looking forward to seeing some façade design to discuss architectural character of the proposal: *“Happy with new homes, they should have a new architectural style similar to Buckland and Wimbourne street”*

### **Feeling secure**

- Residents had heard about anti-social behaviour around the *“muggers wall”*. Resident was supportive of its removal and the additional passive surveillance around the estate: *“more lighting and eyes on the green space will help”*

### **Reduce building proximity**

- Residents expressed concerns about the proximity and overlooking distances between the southern façade and the existing southern block: *“Like the scheme. Keen to move in. If one concern it’d be proximity to existing Cropley building to South”*

### **Play for all ages**

- Residents were positive about the provision of informal play rather than formal play equipment which may lead to noise within the estate: *“no noisy children's playground please. Shoreditch Park is available for play”*

### **Useful landscape**

- Residents enjoyed that green spaces are proposed for informal play and relaxing but were concerned about how these spaces would not turn into a dog pen with dog faeces: *“Would like to keep the green spaces for the kids and dog walkers, but the kids don't play on it because of the dog poo!”*
- Residents were positive about transformation of the garage site following long term under-use: *“Good to have usable green space. Garages not used for over 23 years”*.
- Discussions about new trees and plants enhancing local biodiversity and identity was well received by residents: *“New species would be good. Name trees after local people”; “Ecological enhancement would be good, bird and bat boxes would be good”*

### **Great location**

- The design team discussed the quality of the existing site (ie. green spaces and townscape views) with residents and the importance of enhancing these qualities through height, volume and landscape design: *“Really value green space and view to the city. Was concerned about loss but shouldn't be impacted by the new design. (...)Personally, I don't mind height, as long as in keeping”*.

### **Inclusivity and accessibility**

- Residents were positive about the allotments provision for existing and new residents at Croyley Court *“Allotments are good if they can be free for all”*
- Concerns over the loss of parking spaces: *“Concerns that there will be more people and less services”*.
- Residents were positive about an improved accessibility of the green spaces with provision of activities for all: *“it makes sense to remove the low walls, the areas are massively used by dogs”.**“add leisure activities into the existing landscapes”*

## **Overview of results**

A mixture of quantitative and qualitative questions were asked concerning Green Spaces & Play, Access, Movement and Servicing, Design approach / shared design principles; and History & Identity for Cropley Court garages. The aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

### **Green Spaces and Play**

**Question 5a. Please select your top three priorities for improving your estate from the list below. Number them 1 to 3, with 1 being the most important:**

	More planting and biodiversity	Green spaces and outdoor areas	Greener streets and 'doorstep play on the way'	Rubbish collection and access for rubbish lorries	New trees and natural shade / shelter	Improved (and safer) walking and cycling routes	Better wayfinding and signage	Natural surveillance of streets and public spaces	Community gardening and allotments	Outdoor seating including benches	Improved environment around bin stores	Other:
1	2	1	0	0	0	0	0	0	0	0	0	0
2	1	0	0	0	1	0	0	0	0	1	0	0
3	0	0	1	0	1	0	0	1	0	0	0	0

**Question 5b. If you selected other, please tell us more below:**

There were no responses to this part of the question.

**Question 6. What do you like about the green spaces, outdoor areas, and play spaces on your estate and nearby?**

1 resident responded by saying, "Greener spaces help cleaner"

**Question 7. What improvements or changes would you like to see in these areas to better meet your needs and preferences?**

There were two responses to this question. Respondents expressed improvements to include more variety in the planting regarding green spaces.

### **Access, Movement and Servicing**

**Question 8a. Do you walk or cycle to and around your estate? - Do you walk or cycle to and around your estate?**

Yes, walk	1
Yes, cycle	0
Yes, both	2
No	0

**Question 8b. If yes, what improvements or changes would make walking and cycling more enjoyable and safer for you?**

One respondent responded to the question. They stated that they would like to see better footpaths that are even.

**Question 9a. How would you rate the following statements regarding rubbish collection services: Current rubbish collection services on Buckland Court**

Yes	0
No	3

**Question 9b. Please explain:**

There were no responses to this part of the question.

**Question 10. How would you rate the following statements regarding rubbish collection services:**

	Current rubbish collection services on Cropley Court	Access for rubbish lorries around Cropley Court
Very good	0	0
Good	1	1
Neutral	0	0
Bad	1	0
Very bad	0	1

**Question 11a. To what extent do you agree or disagree with the shared design principles listed below:**

	Enhanced public realm stitching into the existing context	Retention of existing trees and provision of new trees where appropriate	External amenity and informal play areas accessible for all	New well planted west facing public square	Improved pedestrian connection from Shaftesbury street to New north road	Improvement of existing pedestrian connection from Shaftesbury Street to New north Road.
Strongly agree	2	3	2	3	3	3
Agree	1	0	1	0	0	0
Neutral	0	0	0	0	0	0
Disagree	0	0	0	0	0	0
Strongly disagree	0	0	0	0	0	0

**Question 11b. If you have any additional comments, please write here:**

There were no responses to this part of the question.

**Design approach/ shared design principles**

**Question 12a. To what extent do you agree or disagree with the Shared Design Principles listed below:**

	Designed in a way to maintain as much daylight & sunlight to the existing homes.	New building overlooking public realm, providing sociable spaces and passive surveillance	Characterful communal entrances	All new homes will benefit from dual aspects maximising internal levels of daylight	High design quality for all new homes	New building form and location to reduce impact onto existing residents	New building meets Passivhaus standards of sustainability	Substructure design to reduce noise levels during construction
Strongly agree	1	1	1	1	1	1	1	1
Agree	1	1	1	1	1	1	1	1
Neutral	0	0	0	0	0	0	0	0
Disagree	0	0	0	0	0	0	0	0
Strongly disagree	0	0	0	0	0	0	0	0



**Question 12b. If you have any additional comments, please write here:**

One resident responded: *“Hopefully the new build will be a better quality finish than Wimborne by Higgins. The buildings look out of level and poor standards of work”.*

**Passivhaus**

**Question 13a. Are you familiar with Passivhaus?**

Yes	2
No	1

**Question 13b. If yes, how do you feel about it?**

There were two responses to this question. They both expressed positive feelings towards it.

**Balcony**

**Question 14a. Do you have a balcony?**

Yes	2
No	0

**Question 14b. If yes, how do you currently use it?**

There were two responses to this question. Both responses spoke about growing plants on their balconies.

**History & Identity**

**Question 15. Please share your fond memories and anecdotes about living on the Wenlock Barn Estate:**

There were no responses to this part of the question.

**Question 16. Who is your local hero?**

There was one response to this question. The respondent stated that their local hero was a former Hackney Councillor.

**Question 17. Wenlock Barn Estate N1: The name comes from the manor of Wenlock Barn, held by a prebendary of St Paul’s Cathedral. The association with the place in Shropshire comes from a 13th century prebend, Robert de Wenlock Blocks. Wenlock Barn manor house stood on the east side of Shepherdess Walk and was still extant in 1827. How relevant is this connection to Shropshire or Robert de Wenlock Blocks to you?**

Relevant	1
Neutral	0
Not Relevant	1

**Question 18. How should the new building be named? Should we continue the Shropshire or depart from it?**

Keep the Shropshire Theme	0
Don’t keep the Shropshire Theme	1
Not sure	1

**Question 19. Please share your ideas for naming:**

One respondent responded to this question. They believe that the name should reflect the diversity of the local area. They wrote:

*“Should be named more fitting to being multicultural area compared to the older days of land rights”*

**Additional Feedback**

**Question 20. Is there anything else you would like to share about the proposed changes, or do you have any other concerns or suggestions?**

One resident raised their concerns regarding the chosen developer; concerned that the finished building would be of poor quality. One resident expressed the want for integrated biodiversity measures such as biodiverse roofs and swift bricks.

## **About You**

### **Gender: Are you...**

Female	0
Male	3
Non Binary	0
Another term	0
Prefer not to say	0

### **Are you transgender or do you have a history of being transgender:**

Yes	0
No	3
Prefer not to say	0

### **Age: what is your age group:**

Under 16	0
16-17	0
18-24	0
25-34	0
35-44	0
45-54	2
55-64	1
65-74	0
75-84	0
85+	0

### **Disability:**

Yes	1
No	2

**Caring responsibilities:**

Yes	0
No	3

**Ethnicity:**

White or White British	3
Black or Black British	0
Other ethnic group	0
Asian or Asian British	0
Mixed background	0

**Religion or belief:**

Atheist/no religious belief	2
Christian	0
Secular beliefs	0
Jewish	0
Muslim	0
Buddhist	0
Hindu	0
Sikh	0
Charedi	0

**Sexual orientation:**

Heterosexual	3
Lesbian or Gay woman	0
Queer	0
Prefer not to say	0
Bisexual	0
Gay man	0
All other sexual orientations	0
Pansexual	0
Asexual	0

**Housing tenure:**

Being bought on a mortgage	1
Owned outright	1
Rented (Local Authority/Council)	1
Rented (Housing Association/Trust)	0
Rented (private)	0
Shared ownership (part rent/part buy)	0
Don't know	0

## **Next Steps**

The feedback summarised in this report will be incorporated into the design and presented back to the public at the next phase of public engagement events in January 2025.

If you have any questions regarding this project please contact Jessica Bembridge, Project Manager at [jessica.bembridge@hackney.gov.uk](mailto:jessica.bembridge@hackney.gov.uk).