

Fellows Court garages and Weymouth Court garages Development Proposal

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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 local residents around the development of new homes being built on Fellows Court Estate and St Mary's Estate. This engagement took the form of 2 site-specific events and an online survey that ran for 2 weeks, from Saturday 5 October 2024 to Saturday 19 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 the second stage of engagement was to present the current proposals for the Fellows Court garages and Weymouth Court garages site following the first round of public engagement events held on the 13th and 15th of July 2024. By gaining an understanding of resident's views and ideas regarding the developed design work, would allow the Council to better understand how to further develop the designs for residents' use and interact with the areas around them.

Distribution

- 1,006 newsletters were sent to the surrounding area ([see distribution area](#)).

Engagement

- An online survey was hosted on Hackney Council's consultation hub, Citizen Space, between Saturday 5 October 2024 to Saturday 19 October 2024.
- Two events were held on Saturday 5 October 2024 and Monday 7 October 2024 in the square outside the Fellows Court Community Centre.
- 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 events or fill in the online survey.

Responses

- 11 responses were received from the online survey, including 1 comment card received at the events.
- Around 19 local residents attended the event; ([see attendees location](#)).

Feedback

General feedback

Of the 11 respondents to the online questionnaire 7 support or strongly support the plans to deliver 28 social rent homes on the site of the **Fellows Court garages site on Appleby Street**, including two residents of 63-162 Fellows Court which is directly adjacent to the garages. 3 respondents either oppose or strongly oppose. One respondent did not answer this question.

Residents remain very concerned about the condition of the existing tower (63-162 Fellows Court). The Council is working as quickly as possible to rectify these issues and the housing officer who attended the consultation events visited a number of properties on request and took details of specific issues.

Of the 11 respondents to the online questionnaire 5 support or strongly support the plans to deliver 18 social rent homes on **Weymouth Court garages site** and 3 strongly oppose this of which one is a resident of Weymouth Court which is directly adjacent to the garages.

Consistent with the Stage 1 feedback, residents also responded positively to the plans and further details provided on:

- Provision of 100% social housing.
- A new pocket park in the space between 63-162 Fellows Court and the new housing on Appleby Street.
- The vision of a more accessible and greener 'community street' between Appleby Street and Thurtle Road.
- The reorganisation of the refuse collection and bin storage for 63-162 Fellows Court.
- Reduction in vehicular access and rationalisation of access for emergency vehicles (fire and ambulance).
- Play strategy integrated into the landscape.
- Interest in involvement in a community co-design project.

Specific issues raised

Fellows Court garages

Daylight / sunlight / privacy issues

Concerns that the single aspect lower level units of 63-162 Fellows Court will have reduced day and sunlight. Similarly there are concerns that the new building will overlook the existing single aspect flats and impact their privacy.

Emergency services

Residents want to understand better the strategy for emergency vehicles (that replaces the current vehicular access) and if there are any changes to the fire strategy for existing buildings.

Refuse collection and bin stores

General positive feedback to proposals to move the bin stores for 63-162 Fellows Court to the front of the building and for waste collection to take place from Weymouth Terrace Square.

Closure of access north of Fellows Court garages

There remain concerns around the proposed closure of the access route from Appleby Street to the north of the garage site adjacent to 23 Fellows Court. Concerns relate to pedestrian access as well as for deliveries to Fellows Court properties to the north of the garages.

Architectural design

One respondent commented that the architectural design lacked detail and could be more interesting - with some concerns over single aspect units and those facing blank gable walls. Further design development sought.

Weymouth Court garages

Daylight / sunlight / views

The loss of views south towards Haggerston School and reduction in levels of light for those immediately adjoining the proposed development at Weymouth Court is felt very strongly.

Architectural design

Generally there was positive feedback to visualisations presented by the architects. It was felt that the design fits in well with the area with its use of materials and reference to the design of Weymouth Court, using access balconies and horizontal banding.

Weymouth Court and Fellows Court

Local Letting Policy

Many commented on the online questionnaire and at the in person events how important it is that local residents are given priority for the new homes, with many living in overcrowded conditions needing bigger homes and others living in larger units than they need.

Pocket Park

The majority of respondents (9) were supportive or strongly supportive of the proposed new pocket park, with two neutral and only one strongly opposing. There are mixed views on the detail of the design of the pocket park and how to address the potential for Anti Social Behaviour (ASB) and lack of maintenance.

Play strategy

Generally the strategy to provide a mix of doorstep play, play on the way and potentially some play equipment in Weymouth Terrace Square was received well.

Construction Impact

Many respondents raised their concerns around the impact of the construction process on their daily lives and how this will be managed.

Overview of results

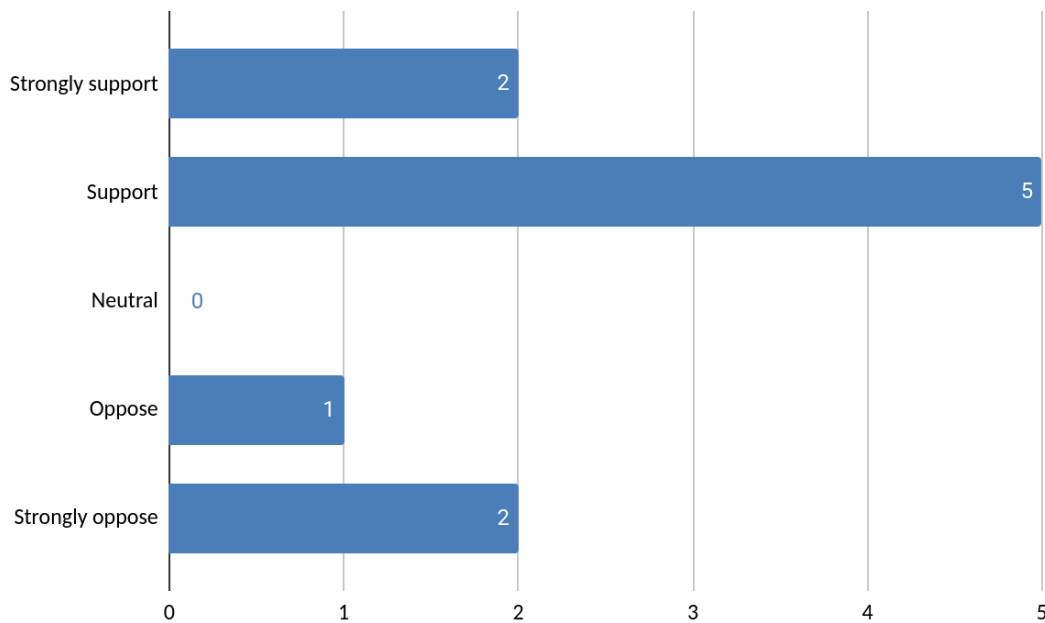
A mixture of quantitative and qualitative questions were asked concerning plans for the delivery of 28 new homes at Fellows Court garages site and 18 new homes at Weymouth Court garages, and the design development of the new housing and public realm, including a new pocket park and community street between Appleby Street and Thurtle Road in response to Stage 1 consultation conducted in July 2024.

Site specific questions were also asked, including for Fellows Court around the proposed changes to refuse collection and bin store location and the strategy for emergency vehicle access and the closure of the access route to the north of the garages site. For Weymouth Court, site specific questions were asked in connection to access and refuse collection and bin stores as well as the design for a communal courtyard.

The aim was to give participants an opportunity to tell us their views and ideas, to give feedback on the design proposals and other strategies to inform the final stage of design prior to a planning application being made. The feedback to these questions is summarised below:

Fellows Court- Board 3

Question 4a. Do you support or oppose the plans for the delivery of 28 new homes on Fellows Court Garages? All of which will be 100% social housing.



Strongly support	2
Support	5
Neutral	0
Oppose	1
Strongly oppose	2

Of the 11 respondents to the online questionnaire seven support or strongly support the plans to deliver 28 social rent homes on the site of the **Fellows Court garages on Appleby Street**. 3 respondents either oppose or strongly oppose. 1 respondent did not answer this question.

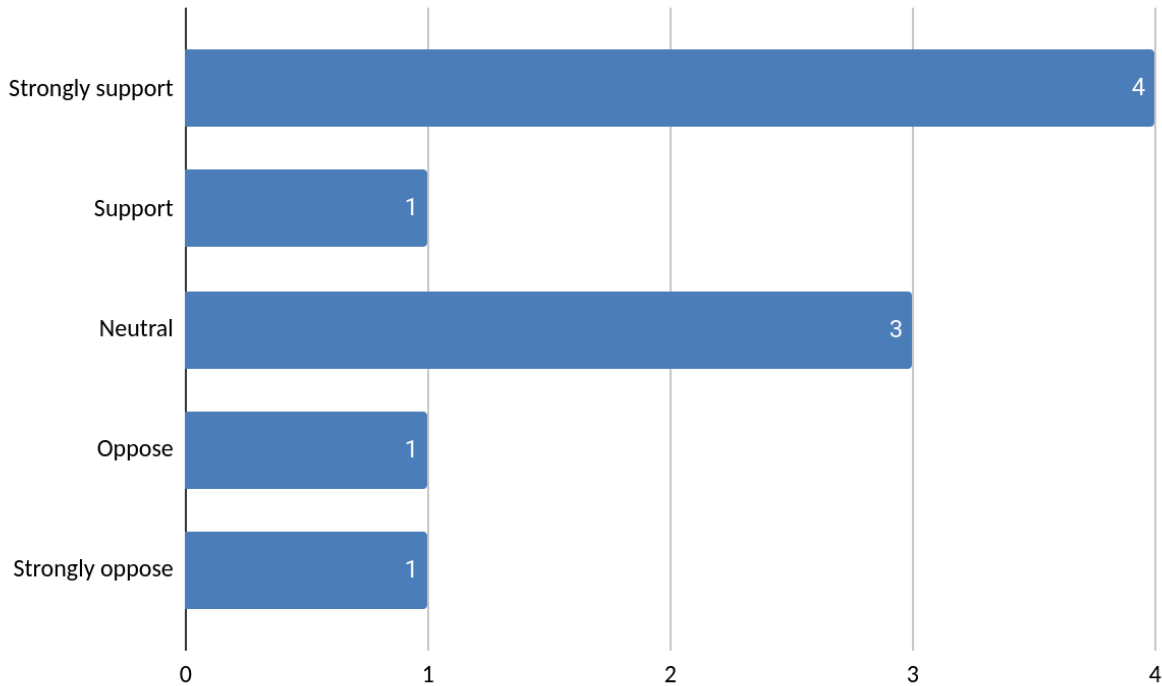
Question 4b. Please tell us more in the space below:

There is appreciation of the urgency of the housing situation and support as a result of the proposed new homes being 100% social rent. And also an appreciation of the Local Lettings Policy.

Concern remains around the loss of sunlight to the lower single aspect units in 63-162 Fellows Court. The impact of the construction of people with health problems such as asthma was also mentioned.

One resident commented on the design of the new housing being 'blunt' especially the sides facing south and north and the mix of units resulting in some single aspect homes.

Question 5a. Do you support or oppose the proposed changes to access for emergency vehicles around the Fellows Court Garages site?



Strongly support	4
Support	1
Neutral	3
Oppose	1
Strongly oppose	1

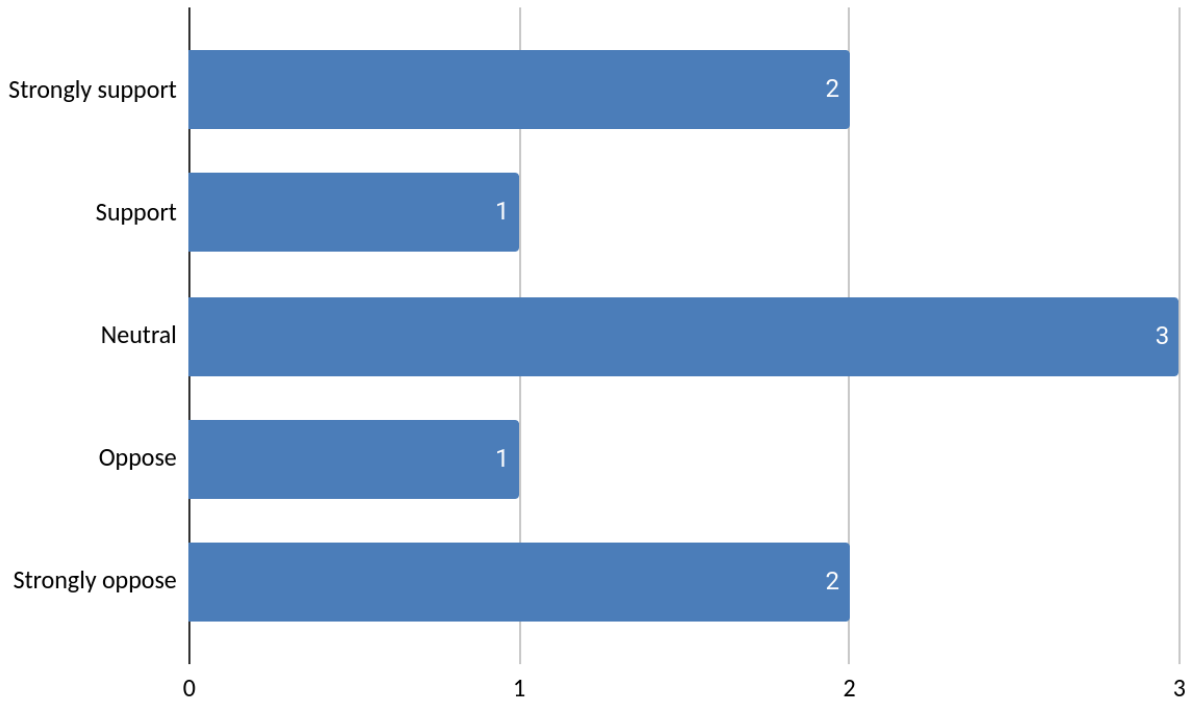
The majority support the proposed changes to the access for emergency vehicles around Fellow Court garages.

Question 5b. Please tell us more in the space below:

Seen as a 'great improvement' by many, opening up the opportunity to create a new pocket park and enhanced public realm with less vehicular access.

Respondents that selected neutral stated that they want to understand better how this will work.

Question 6a. Do you support or oppose the proposed closure of the northern access route off Appleby Street?



Strongly support	2
Support	1
Neutral	3
Oppose	1
Strongly oppose	2

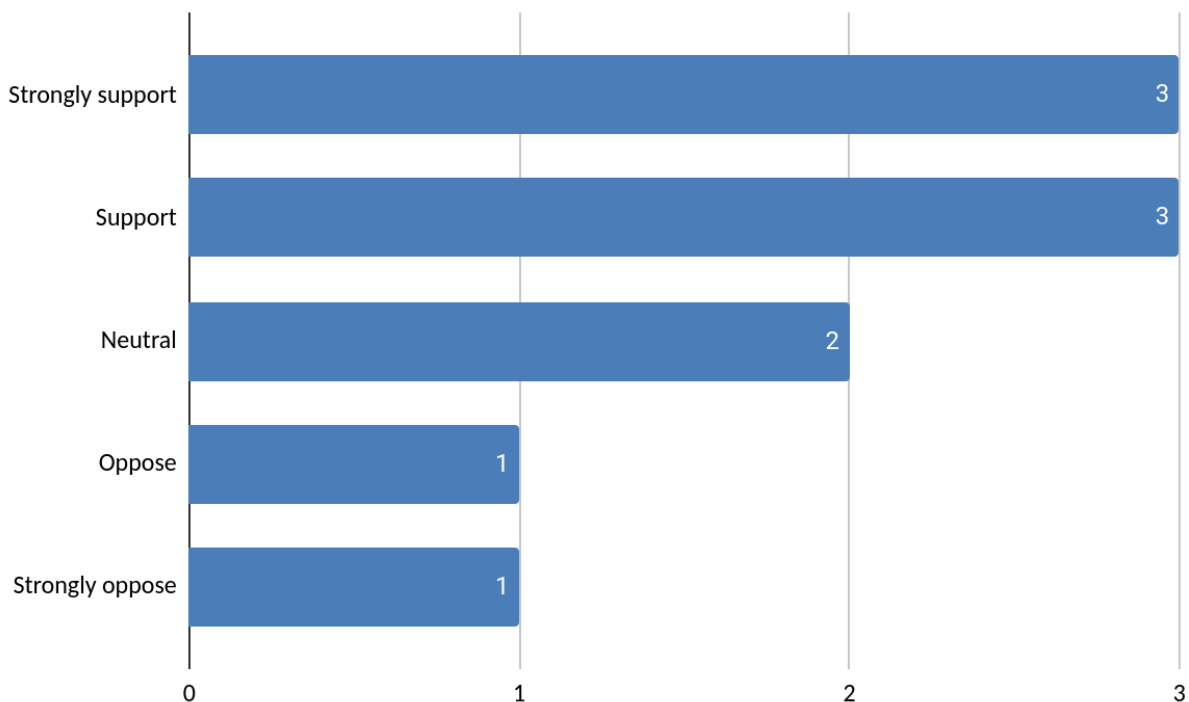
There are equal and opposite opinions about whether it is a good idea to close the northern access route off Appleby Street, especially from those immediately adjacent to this route.

Question 6b. Please tell us more in the space below:

Questions remain about how deliveries will be managed and whether the new bin stores that close the space will be climbable and attract ASB Anti. Some concerns also around who the new bin stores will be for and how it will work.

Some feel that the corner created will not be pleasant and that the Council should consider improvements to the existing undercroft access to the north.

Question 7a. Do you support or oppose the proposed changes to bin store location and refuse collection on Fellows Court?



Strongly support	3
Support	3
Neutral	2
Oppose	1
Strongly oppose	1

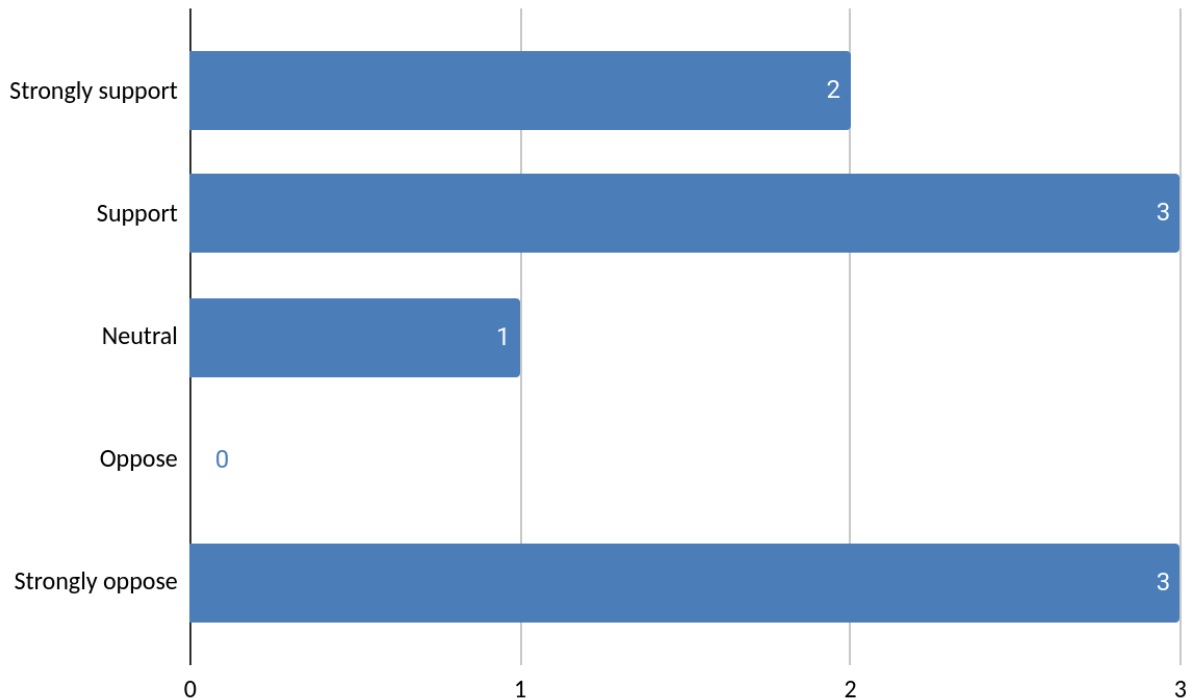
Most people are positive about moving the bin storage away from the back of 63-162 Fellows Court and refuse collections to be carried out from Weymouth Terrace Square.

Question 7b. Please tell us more in the space below:

Some noted that bin stores at entrances can be unsightly and should preferably be enclosed and that to avoid fly tipping secure bulk waste storage is required. Fly tipping is a huge problem which attracts ASB and associated health risks with vermin.

Weymouth Court- Board 6

Question 8a. Do you support or oppose the plans for the delivery of 18 new homes on Weymouth Court Garages, all of which will be 100% social housing?



Strongly support	2
Support	3
Neutral	1
Oppose	0
Strongly oppose	3

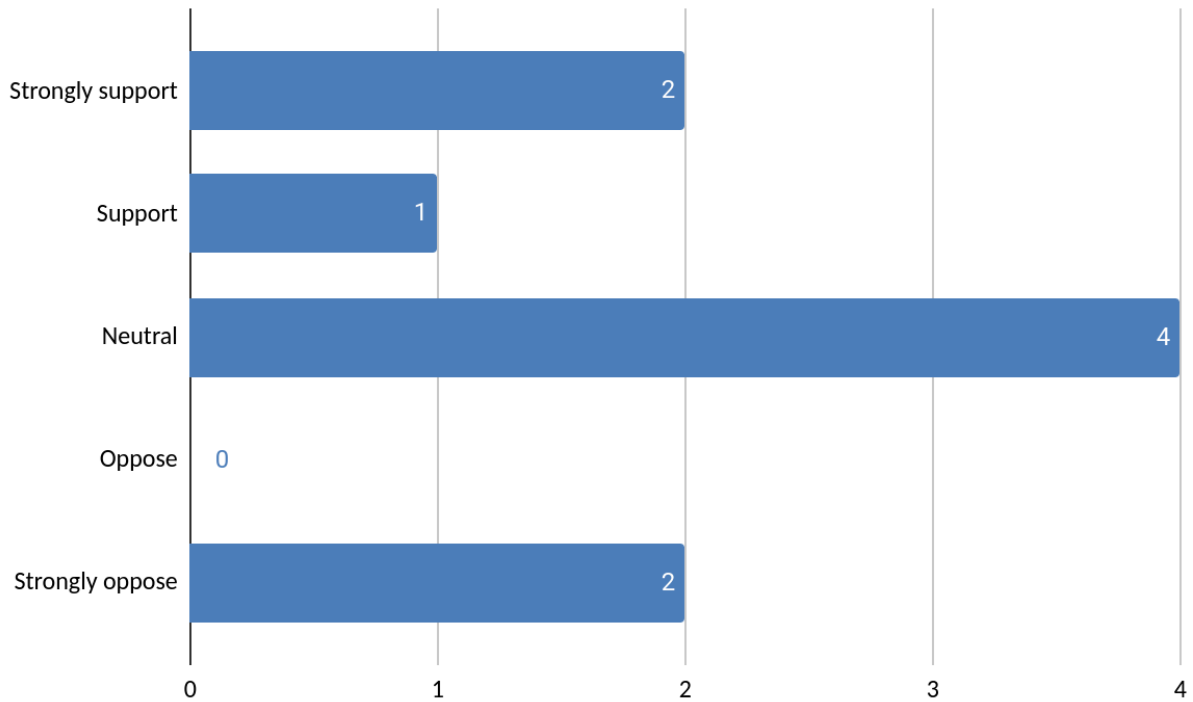
Question 8b. Please tell us more in the space below:

Residents generally feel that the provision of social housing is important.

Existing residents of Weymouth Court are concerned with the loss of views and light and describe the scheme as feeling 'claustrophobic'.

The response to the architectural design has been generally positive, with appreciation of how the scheme has responded to the immediate context of St Mary's Estate and Haggerston School.

Question 9a. Do you support or oppose the proposed access plan for new and existing residents on Weymouth Court, including the provision of new enclosed bin stores?



Strongly support	2
Support	1
Neutral	4
Oppose	0
Strongly oppose	2

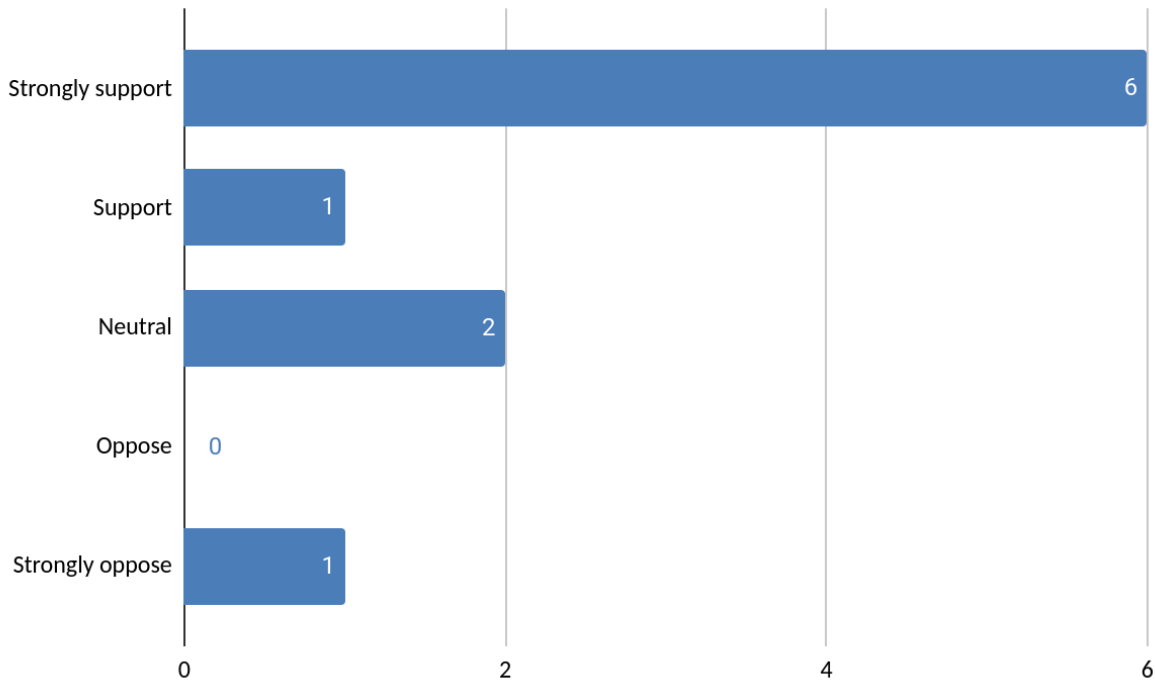
A range of opinions on access and bin storage.

Question 9b. Please tell us more in the space below:

Existing residents of Weymouth Court are concerned that the new access plan and bin storage will result in reduced access for them and encourage the dumping of rubbish. Others feel the bin stores will be less unsightly than the existing.

Green spaces and play- Board 9

Question 10a. Do you support or oppose the proposed new public pocket park between 62-163 Fellows Court (Tower) and the new homes on Appleby Street?



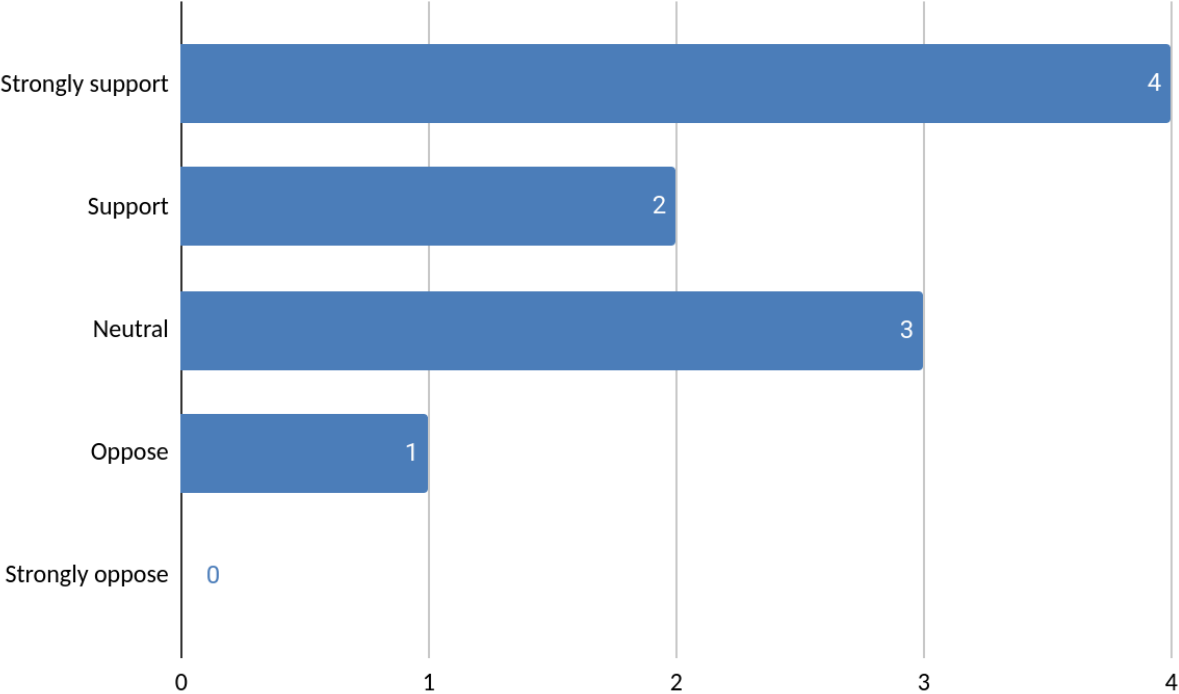
Strongly support	6
Support	1
Neutral	2
Oppose	0
Strongly oppose	1

Respondents overall strongly support the provision of a new pocket park.

Question 10b. Please tell us more in the space below:

Feedback was very positive with many thinking the pocket park is a great idea and will become an asset of the area. Many questions remain around the design of the pocket park, with concerns around seating attracting ASB and grass areas becoming a place to 'hang out' and creating disturbance to residents living around the park. Other respondents mentioned that long term maintenance needs to be designed in.

Question 11a. Do you support or oppose the proposed 'community street' between Appleby Street and Thurtle Road?



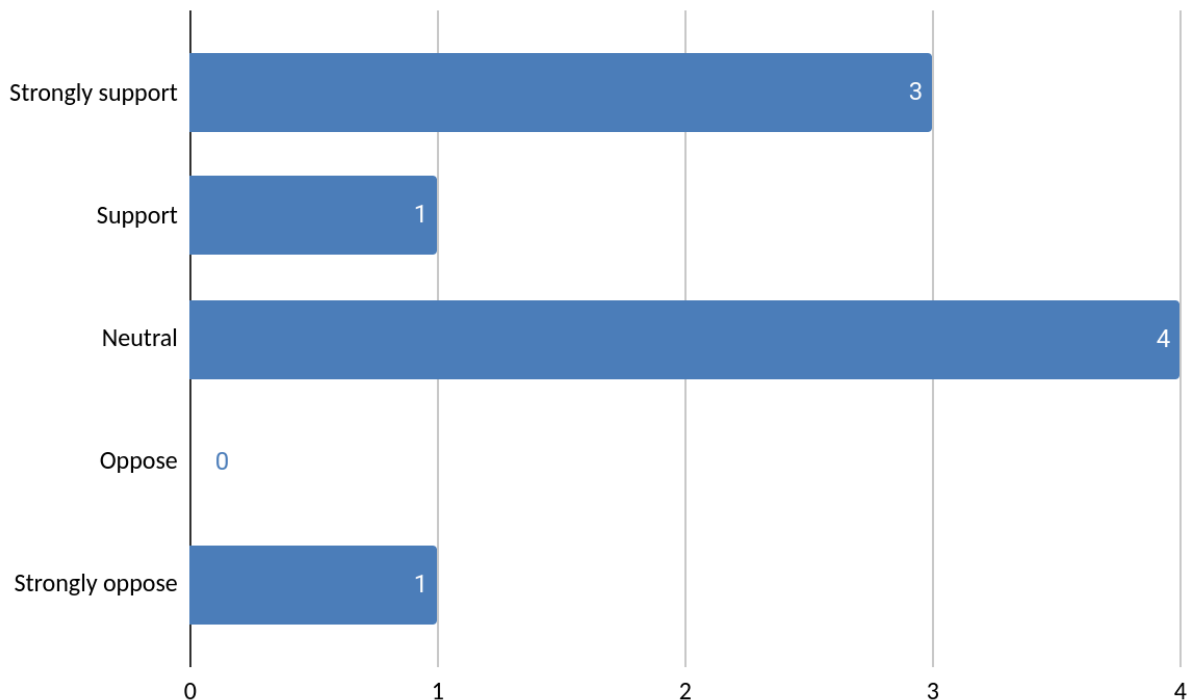
Strongly support	4
Support	2
Neutral	3
Oppose	1
Strongly oppose	0

Respondents overall strongly support the community street proposal.

Question 11b. Please tell us more in the space below:

What people like about this idea is that it will improve access and safety.

Question 12a. Do you support or oppose the proposed play strategy - that provides a mix of door step play and "play on the way" elements as well as new play equipment in Weymouth Terrace Square?



Strongly support	3
Support	1
Neutral	4
Oppose	0
Strongly oppose	1

This strategy received support or neutral response with one person strongly opposing.

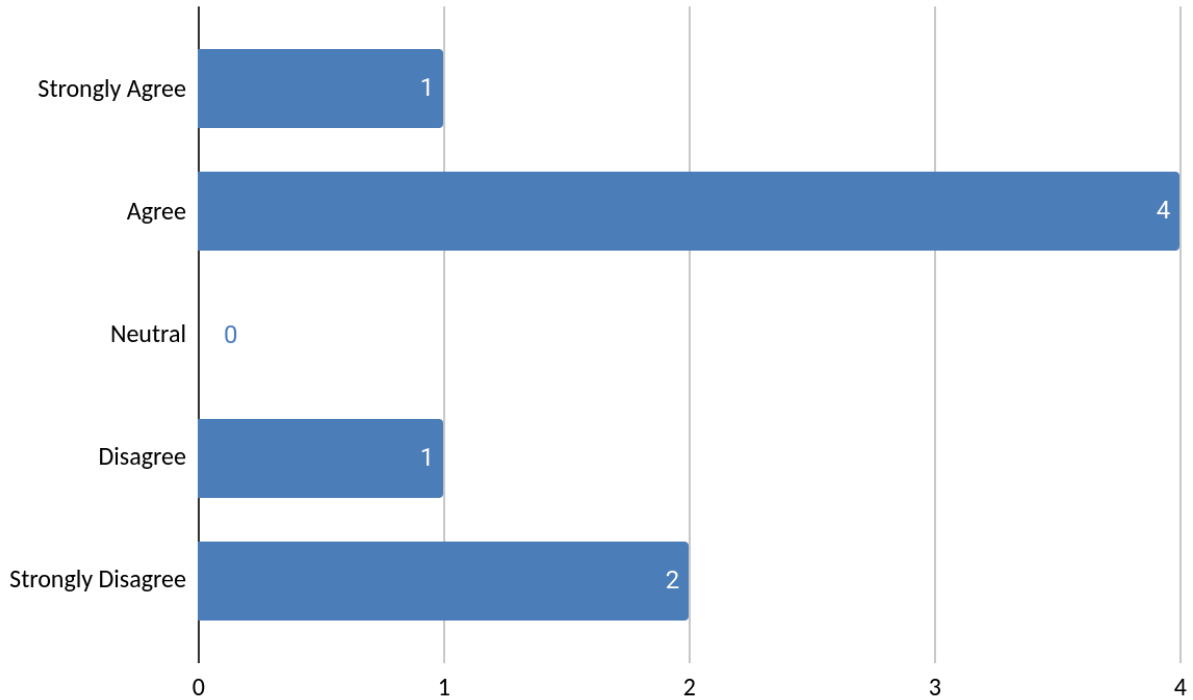
Question 12b. Please tell us more in the space below:

Respondents feel that the play strategy will improve community cohesion and most like the idea of enhancing Weymouth Terrace Square to make better use of it.

Other respondents are uncertain whether the introduction of play equipment will have any effect on the ASB that currently takes place in the square.

About the engagement process

Question 13a. To what extent do you agree or disagree that your views have been heard?



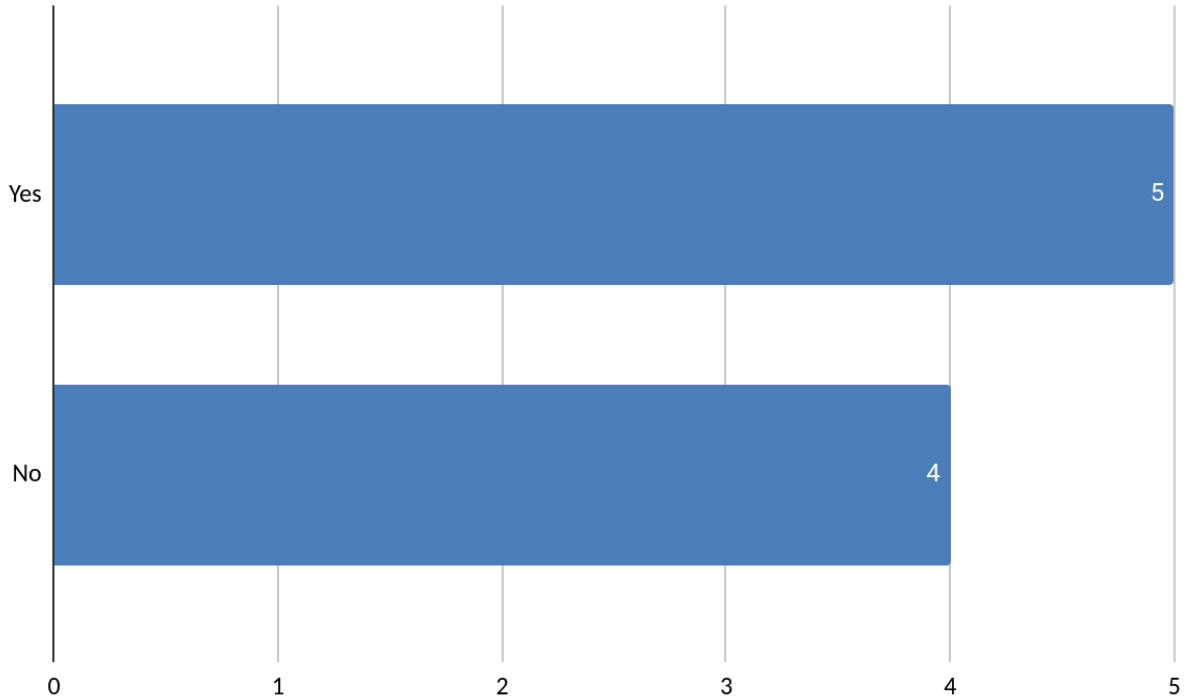
Strongly Agree	1
Agree	4
Neutral	0
Disagree	1
Strongly Disagree	2

8 people responded to this question, with 5 respondents selected strongly agree and agree, that their views have been heard. 3 respondents selected disagree and strongly disagree.

Question 13b. Please tell us more in the space below:

Whilst many respondents agree that their voices have been heard there is a feeling that due to policy decisions already made and the financial constraints the Council faces, there is not much opportunity for residents to influence the designs.

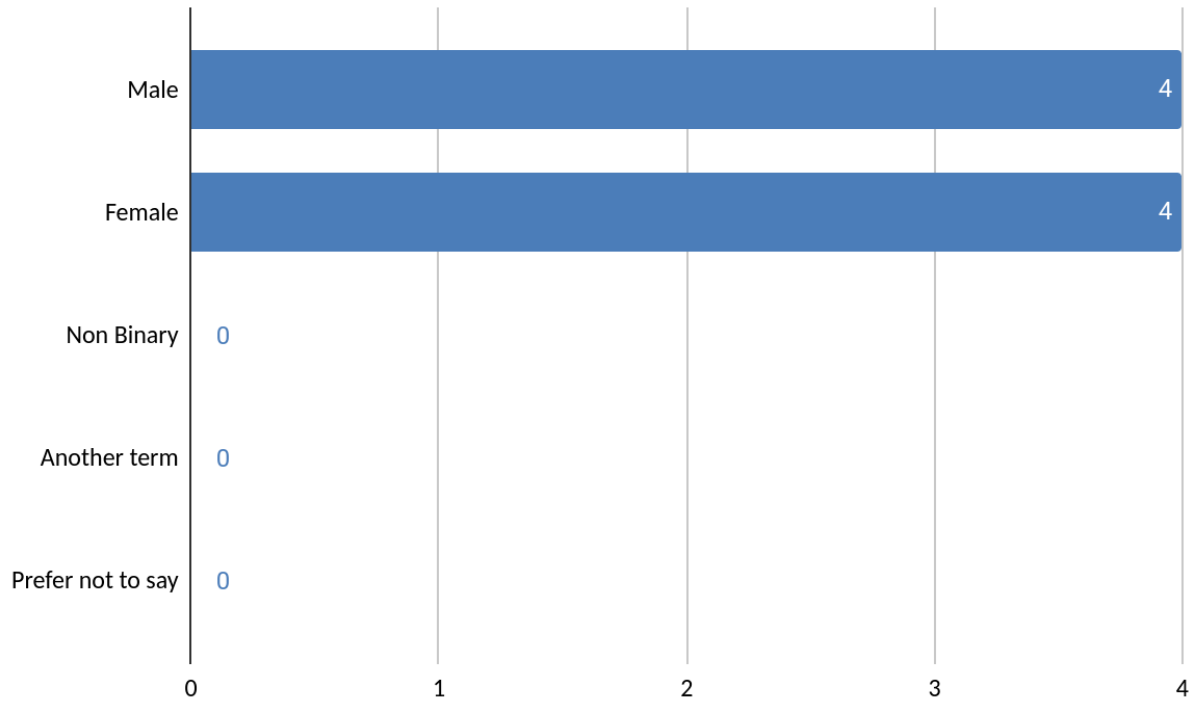
Question 14. Would you like to be involved in co-designing an element in the public realm such as new estate signage, public art, or building naming?



Yes	5
No	4

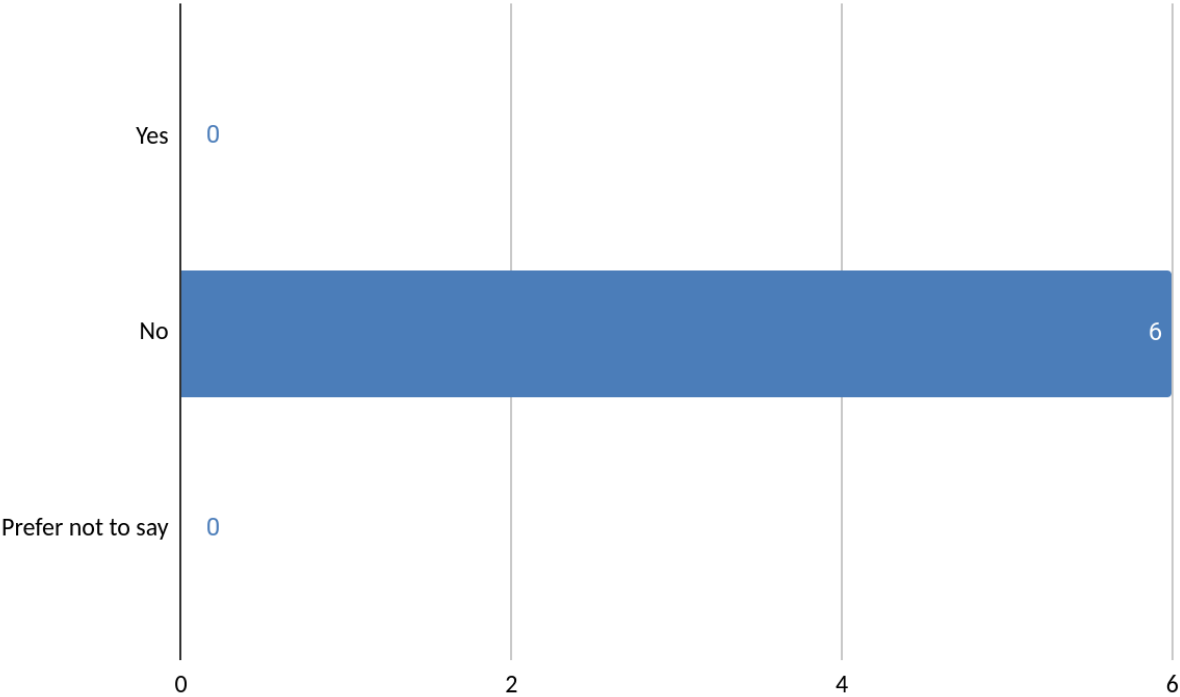
About You

Gender: Are you...



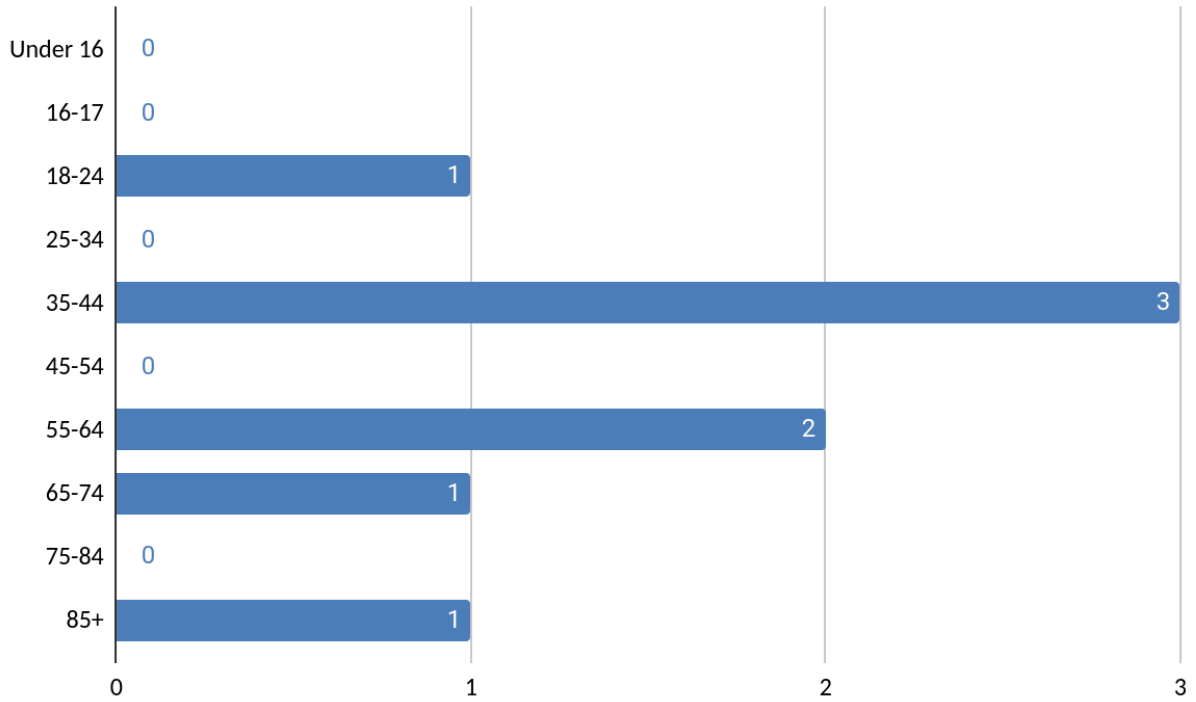
Male	4
Female	4
Non Binary	0
Another term	0
Prefer not to say	0

Are you transgender or do you have a history of being transgender?



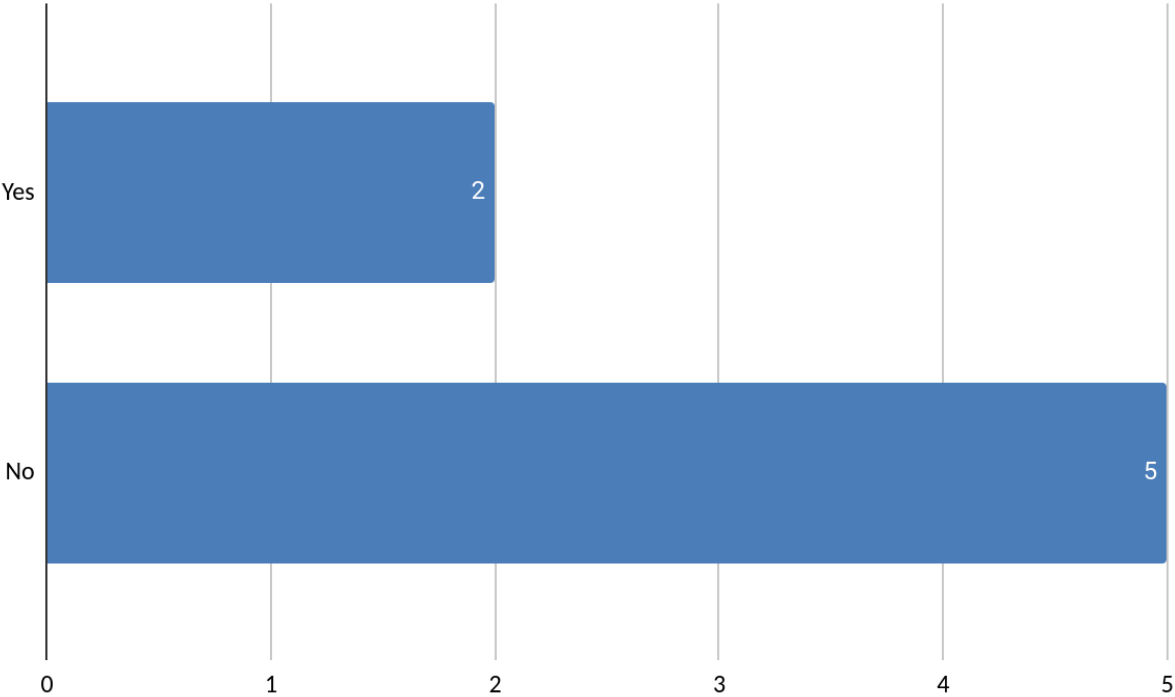
Yes	0
No	6
Prefer not to say	0

Age: what is your age group?



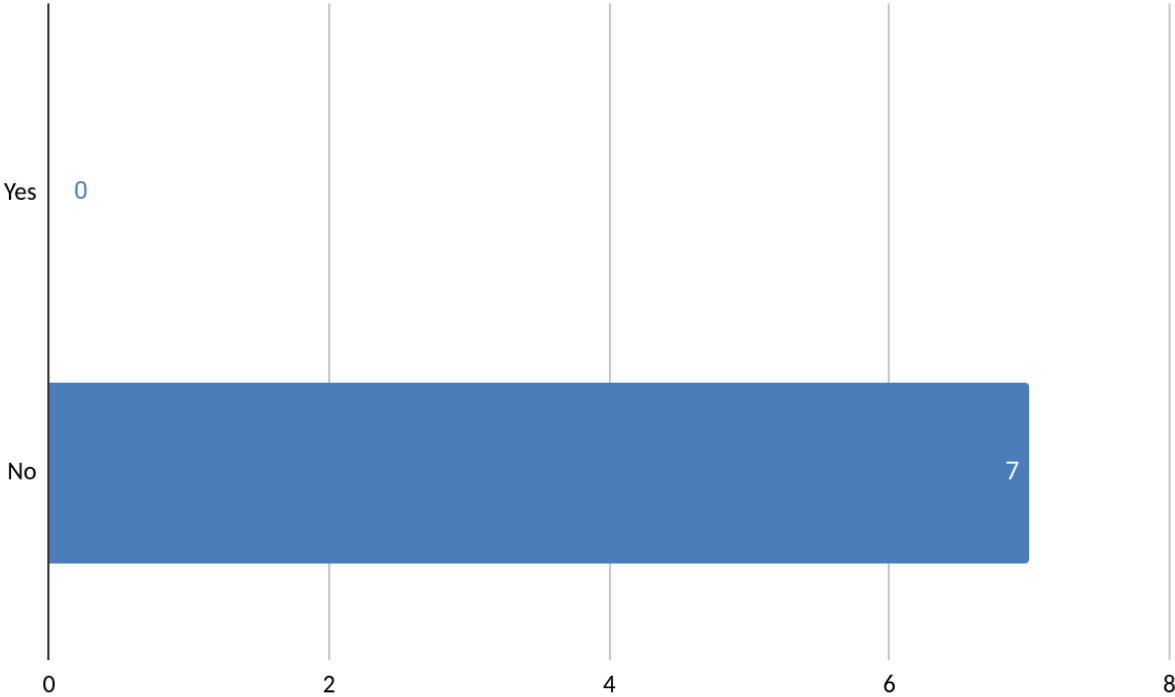
Under 16	0
16-17	0
18-24	1
25-34	0
35-44	3
45-54	0
55-64	2
65-74	1
75-84	0
85+	1

Disability



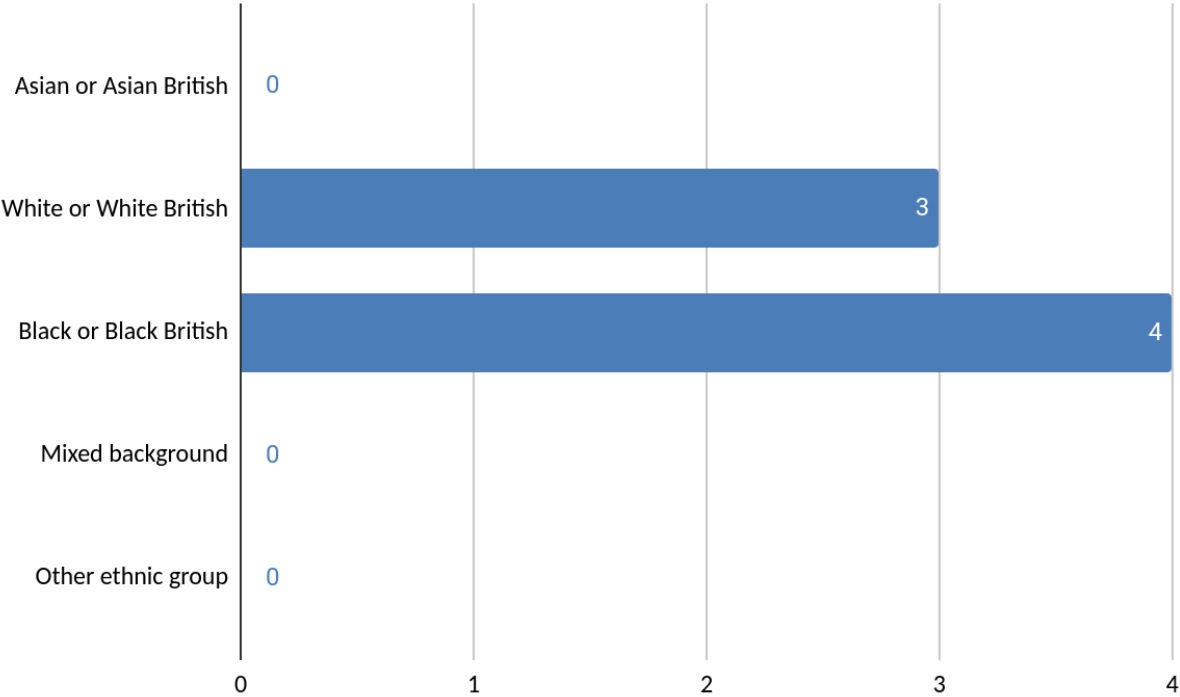
Yes	2
No	5

Caring responsibilities



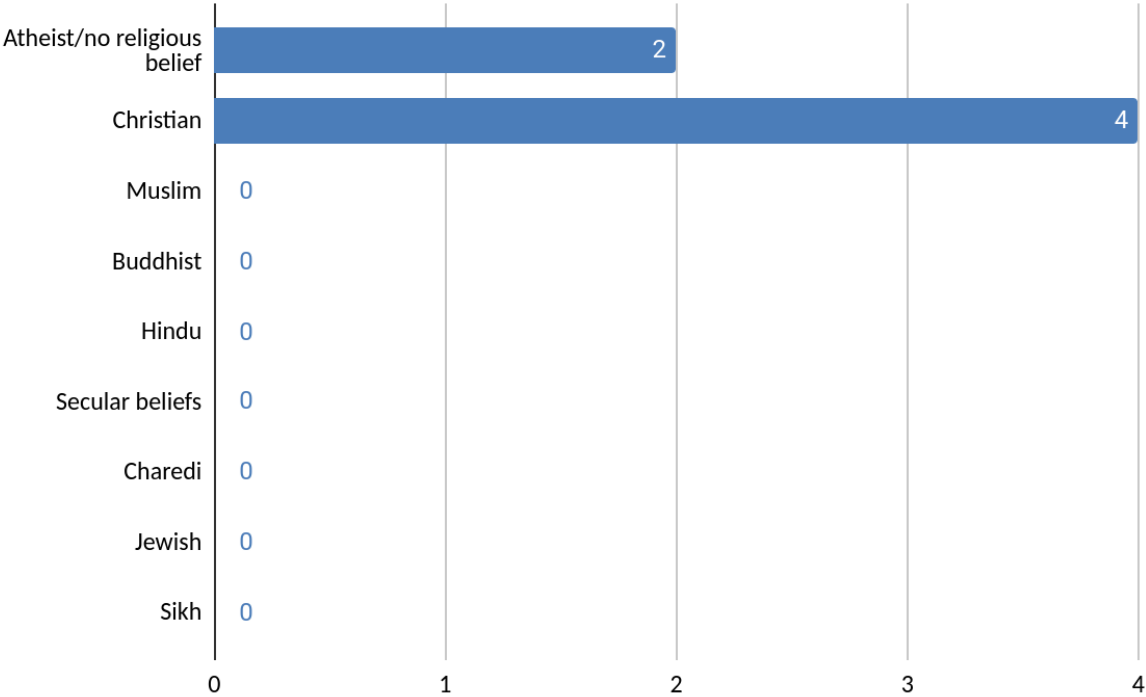
Yes	0
No	7

Ethnicity: Are you...



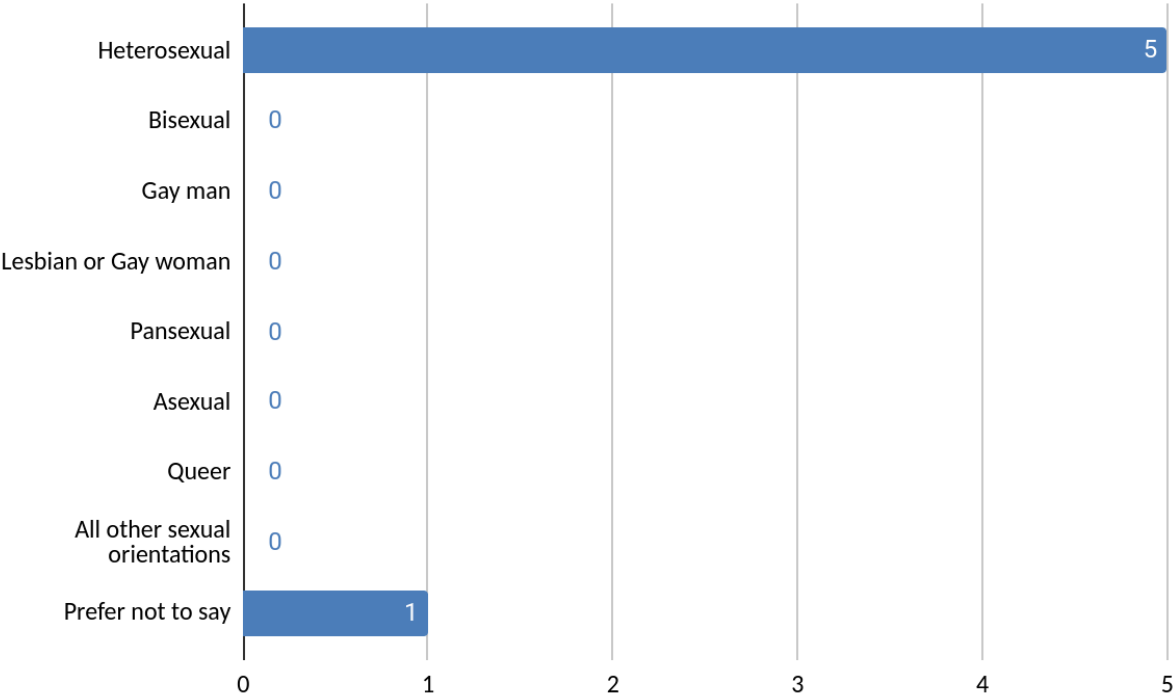
Asian or Asian British	0
White or White British	3
Black or Black British	4
Mixed background	0
Other ethnic group	0

Religion or belief: Are you or do you have...



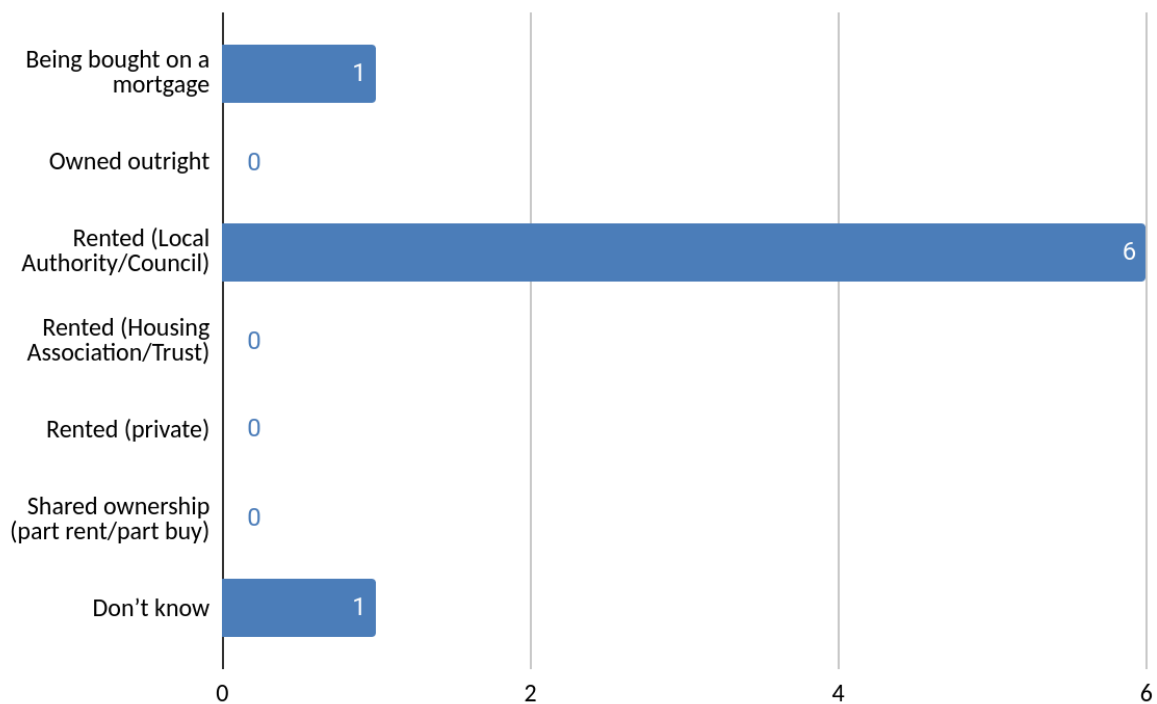
Atheist/no religious belief	2
Christian	4
Muslim	0
Buddhist	0
Hindu	0
Secular beliefs	0
Charedi	0
Jewish	0
Sikh	0

Sexual orientation: Are you...



Heterosexual	5
Bisexual	0
Gay man	0
Lesbian or Gay woman	0
Pansexual	0
Asexual	0
Queer	0
All other sexual orientations	0
Prefer not to say	1

Housing Tenure:



Being bought on a mortgage	1
Owned outright	0
Rented (Local Authority/Council)	6
Rented (Housing Association/Trust)	0
Rented (private)	0
Shared ownership (part rent/part buy)	0
Don't know	1

Next steps

The feedback summaries in this report will be incorporated into the design and presented back to the public at the public exhibition in advance of the submission of a planning application in spring 2025.

If you have any questions regarding this project please contact Tina Sabz, Project Manager at tina.sabz@hackney.gov.uk