

Welcome to the second public drop-in event, showing the design development for new homes at Fellows Court garages and Weymouth Court garages.

Fellows Court garages and Weymouth Court garages are two of 14 locations across Hackney that will make up a new programme to build around 400 new homes, as part of the Council's commitment to build or support the construction of 1,000 new homes for social rent by 2026.



Fellows Court garages



Weymouth Court garages



Resident Steering Group (RSG) meeting 05, June 2024



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Public Drop-in events, July 2024



Public Drop-in events, July 2024

6 RSG meetings

1,500 NEWSLETTERS DISTRIBUTED

2 DROP-IN EVENTS

4 one-to-ones

9 SURVEYS COMPLETED

30+ JOINED THE CONVERSATION AT IN PERSON EVENTS

Design progress

The next boards show how the designs have developed in response to feedback received from local residents

Shared design principles and community priorities

We have proposed a series of shared design principles and asked about community priorities for landscape and improving access through the estate. The majority of these were endorsed and top priorities for landscape have informed the design development; including support for a new Pocket Park between 62-163 Fellows Court and the new homes on Appleby Street.

Co-design - get involved

There is an opportunity for local residents to participate in designing new signage and block identity to help with wayfinding. If you would like to get involved you can let us know on the short online questionnaire (see below) or at the events.

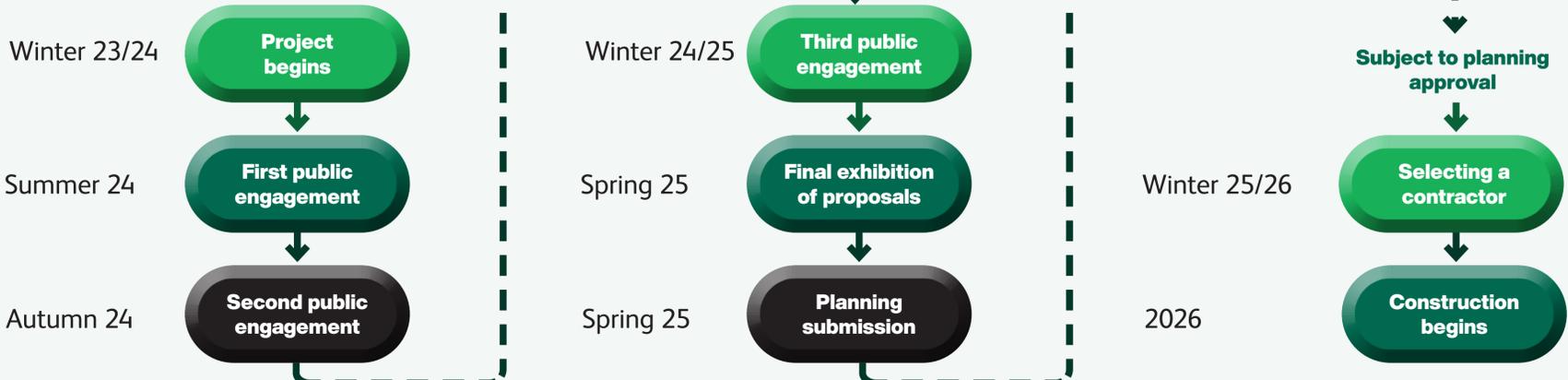
Your views and feedback are important

You can let us know what you think in a number of ways:

- Leave post-it notes on the physical boards
- Complete a short printed feedback form
- Respond to the online questionnaire by scanning the QR code below or visit: bit.ly/3zE2fnw



Estimated Project Timeline



2 You said we did

Access route to the north of Fellows Court garages

Residents living beside the existing alleyway to the north of Fellows Court garages (1 - 62 Fellows Court) and the Happy Nest Nursery currently use this access route for deliveries such as home moving, bulky objects, building and gardening materials. Whilst the benefits of closing off this alley (with a bin store) are appreciated as it is a hot spot for anti-social behaviour, there are concerns about the loss of access.

We will work with Happy Nest Nursery and adjacent residents to explore how the plans can address delivery issues. We are seeking to get rid of the ring road (the alley way) and improve the main route through the estate with passive surveillance and improved landscaping, making it feel much safer for all residents. See Board no. 9 for more detail

Happy Nest Nursery

Happy Nest Nursery is generally supportive of the proposals for Fellows Court, bringing much needed new social rent homes. There are some concerns about the relationship with the new pocket park, in particular of the boundary fence and back gate and the potential distraction from users of the park of these quiet outside spaces.

The design team will work with Happy Nest Nursery to develop the relationship between the nursery and the pocket park.

63 - 162 Fellows Court Tower

Residents want outstanding repairs addressed at 63 - 162 Fellows Court Tower before starting any new building works

The Council is aware of the concerns raised by residents relating to outstanding repairs. The Council is doing all it can to resolve them as soon as possible.

Anti-social behaviour:

Concerns that the new public realm and pocket park will attract or encourage more young people to congregate and cause a nuisance.

The new pocket park will be overlooked by the new homes, with a direct entrance to the garden and ground floor private amenity spaces looking directly into the park. This will considerably improve the current situation of hidden corners and alleys attracting anti-social behaviour.

Scale and massing

The top concern is the direct impact on the residents of 23 - 28 Weymouth Court of the height and location of the proposed new housing on existing views, levels of daylight and sunlight enjoyed as well as on their privacy.

We have undertaken initial daylight and sunlight testing to ensure that the plans meet planning policy. We will be working to ensure that any impact on daylight and sunlight is minimised by maximising the distances between buildings.

Scale and massing

The top concern is the direct impact on the residents of 63 - 162 Fellows Tower of the height and location of the proposed new housing on existing views, levels of daylight and sunlight enjoyed as well as on their privacy.

Similar concerns from residents on the Appleby estate to the west of the tower for the overbearing impact on their rear garden.

We have undertaken initial daylight and sunlight testing to ensure that the plans meet planning policy. We will be working to ensure that any impact on daylight and sunlight is minimised by maximising the distances between buildings.

Weymouth Court entrances

Residents are appreciative of their views being listened to - so that there is no gap at ground level between the new housing and the existing block. However there is still uncertainty as to how the entrances will work to the new homes and to the new shared courtyard

The design team are testing alternative entrance arrangements to address these issues - considering providing a dedicated entrance for the new homes from Thurtle Road. See Board no. 7 for more detail

Emergency and refuse services

Residents generally support the plans to improve refuse points, collection and emergency vehicle route, but want to understand how this will work.

At Fellows Court, we are seeking to get rid of the ring road which will make the current waste route redundant. The design team is working with the Council's Environmental Waste Team and specialist consultants to test and agree a new approach for waste collection and emergency vehicle access that is workable.

At Weymouth Court, the design team is working with the Council's Environmental Waste Team to include the existing waste bins for 23-28 Weymouth Court into the new building. See Board 7 for more detail.

Construction impact

Concerns were raised regarding how the construction process will impact the community. Noise is also a concern for night workers and those working remotely from home during the day time.

Any proposals that receive planning permission will include a Construction Management Plan that will outline the steps we will take to ensure noise and disruption is kept to a minimum.

Signage and wayfinding

Some residents shared that the signage around the estate is confusing. People visiting from outside the estate find it hard to navigate

Improving signage and wayfinding is one of our priorities and we are keen to work with the community to develop signage that is both functional and reflective of the community.

Management and maintenance

There is great support for the new pocket park and general landscape improvement, however some respondents have noted that this will only be successful if there is a management and maintenance plan in place and delivered.

We have undertaken initial daylight and sunlight testing to ensure that the plans meet planning policy. We will be working to ensure that any impact on daylight and sunlight is minimised by maximising the distances between buildings.

Haggerston School

Haggerston School is generally supportive of the proposals for Weymouth Court, so long as safeguarding measures are in place to avoid lesson and operational disruption during and after construction.

The design team has met with Haggerston School to understand their issues and needs. The plans for Weymouth Court new homes are taking into consideration the needs of the School. Any proposals that receive planning permission will include a Construction Management Plan that will outline the steps we will take to ensure noise and disruption is kept to a minimum.

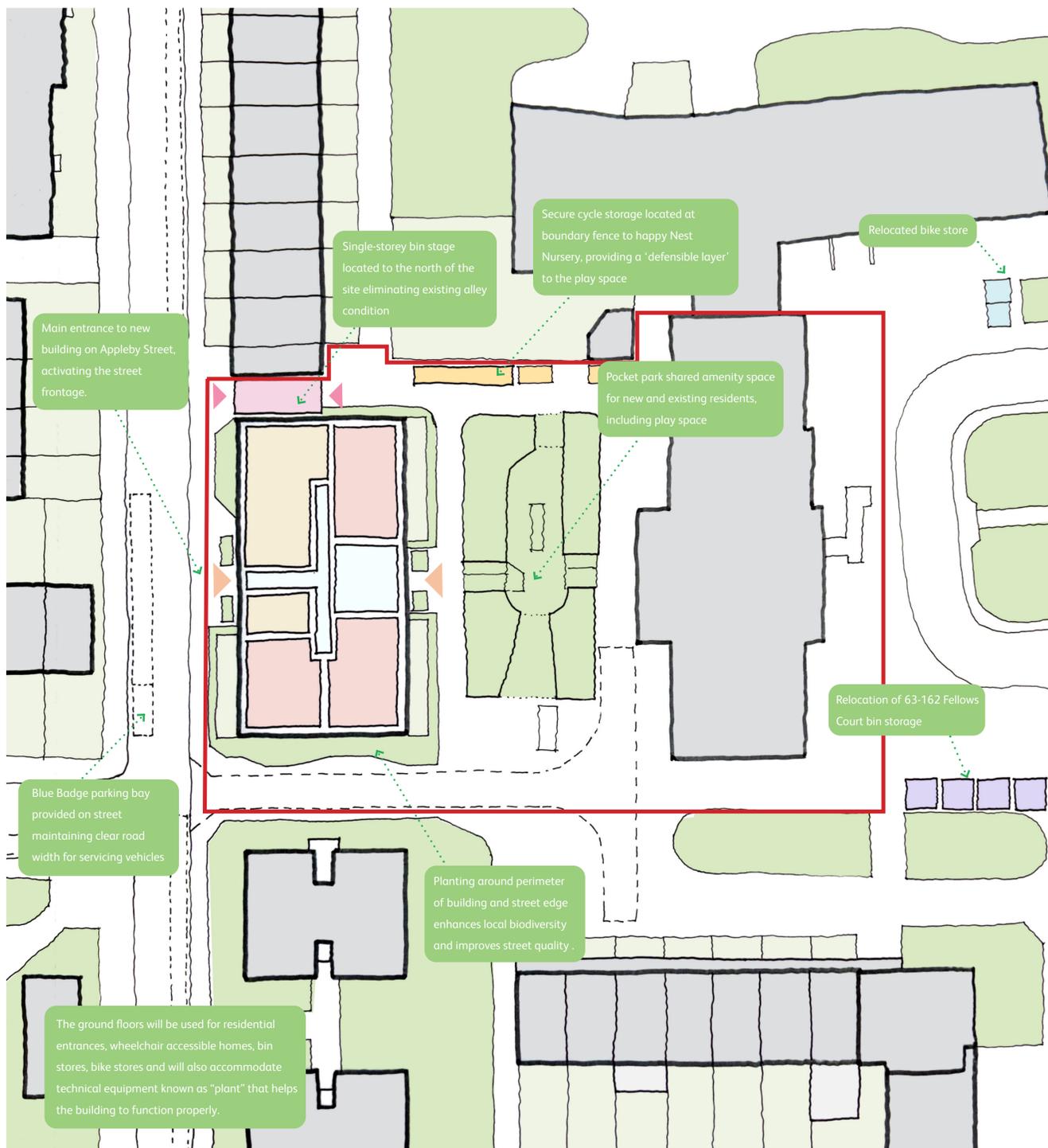
You said....

We did.

Stage 2 Design Development

The designs have been developed with the following agreed shared design principles:

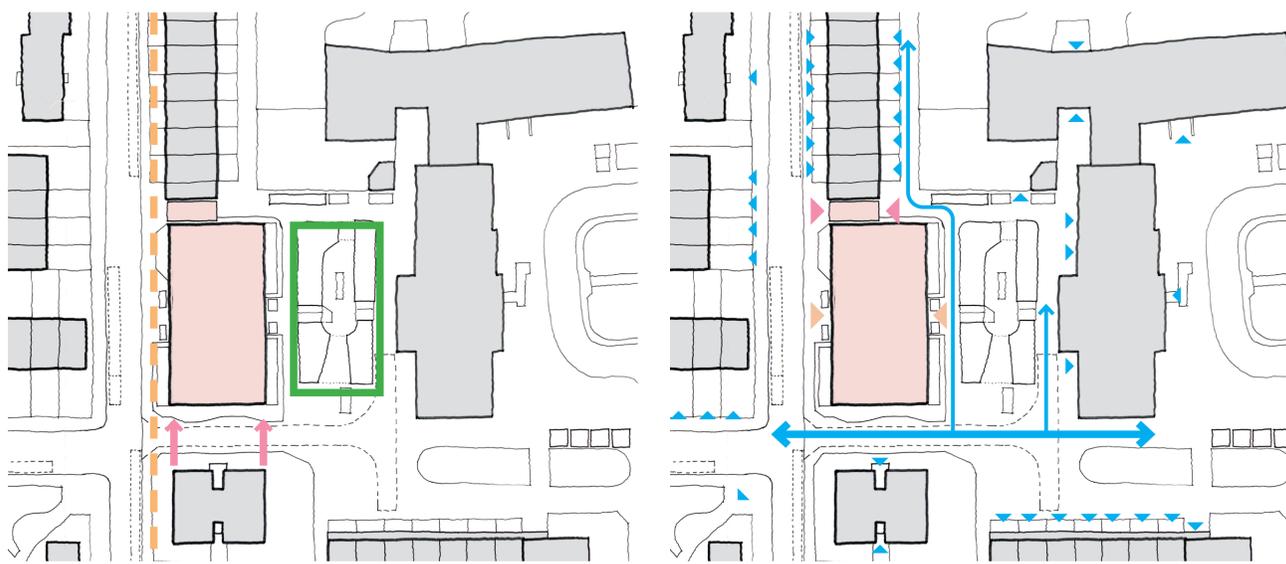
- New massing positioned to strengthen existing East - West pedestrian route from Appleby Street to Weymouth Court.
- New massing to align with existing building line along Appleby Street, further strengthening the existing Fellows Court estate layout.
- New massing to repeat, extend and align with 163 - 172 Fellows Court building width.
- Removal of existing bin collection ring road. Relocation and improvement of 63-162 Fellows Court bin store. Bin store now located to the east, at the front of 63-162 Fellows Court.
- The creation of a new pocket park and play space between the new building, 63-162 Fellows Court and Happy Nest Nursery. The new pocket park will include more planting and an increase in Fellows Court biodiversity.
- Proposed balconies are positioned to face the new pocket park on the east and Appleby street on the west.
- Two main entrances for residents are located to the east, facing the new pocket park and the west, from Appleby Street.
- The existing access route to the north of the site has been closed due to existing ASB issues and concerns. A new 1-storey bin store structure is now positioned here.



KEY

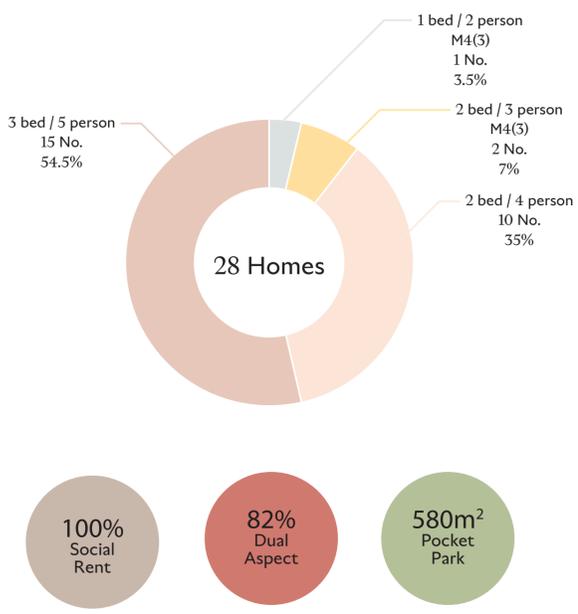
	Proposed Entrance		Plant		Bike Store		Private Amenity
	Bin Store Entrance		Circulation		Bin Store 63 - 162		Shared Amenity
	Wheelchair Accessible Homes		Bin Store		Cycle Store 63 - 162		Existing Buildings

Illustrative site plan with ground floor layout



KEY

	Existing Building Line		Pocket Park		Pedestrian Routes		Proposed Entrance
	Reference existing buildings				Existing Entrances		Bin Store Entrance

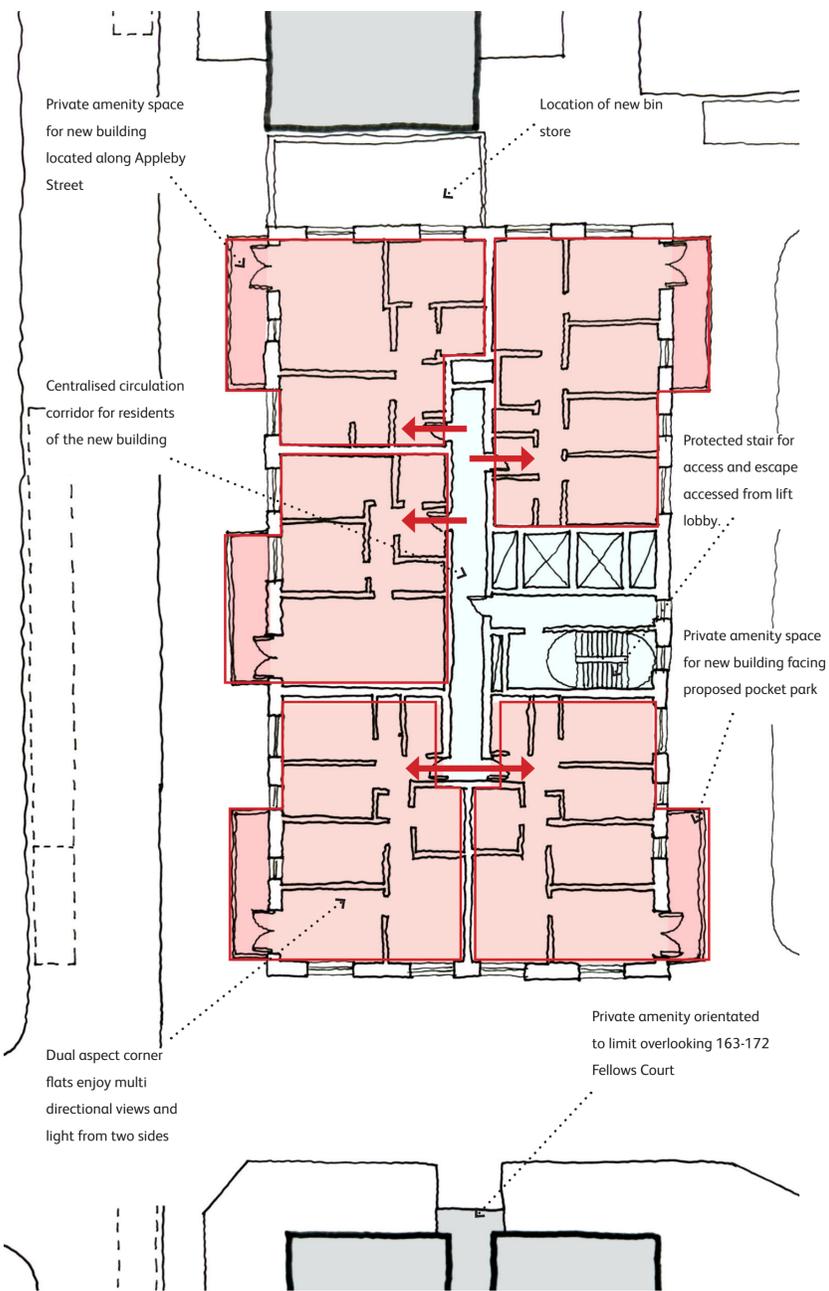


New Homes at Fellows Court

Key Design Principles

Access + Movement

Stage 2 Design Development



KEY

- Flats
- Private Amenity
- Existing Buildings
- Flat extent
- Flat Entrance
- Circulation

Illustrative typical upper floor plan



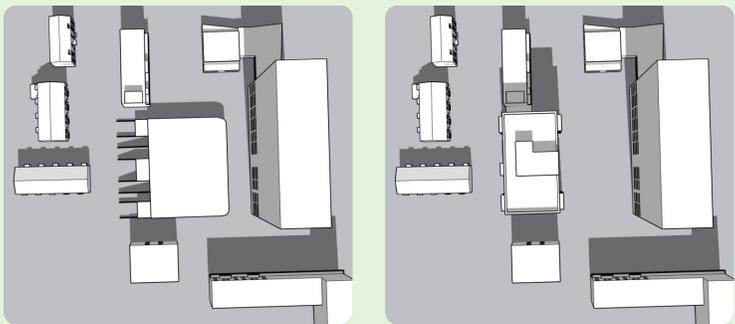
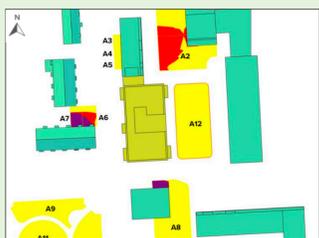
Illustration - View along Pearson Street



Illustration - View along Appleby Street

SUNLIGHT / DAYLIGHT ASSESSMENT

A Solar Access Analysis was undertaken for 11 amenity areas within the vicinity of the proposed development for the full 24 hours on 21 March as set out by the BRE. It was found that 9 of the 11 spaces assessed receive at least 2 hours of sunlight on 21 March for at least 50% of their areas under proposed conditions and 1 amenity space retains at least 80% of the sunlight received in the existing conditions. The remaining 1 space (Amenity A6) does not meet any of the above criteria and thus do not meet BRE requirements for overshadowing.



Existing condition: 21st March, 12 noon Proposed condition: 21st March, 12 noon

PRECEDENTS



Ground Floor Private Amenity - Brambling House, Urban Projects Bureau



Building frontage - Agar Grove, Mae Architects

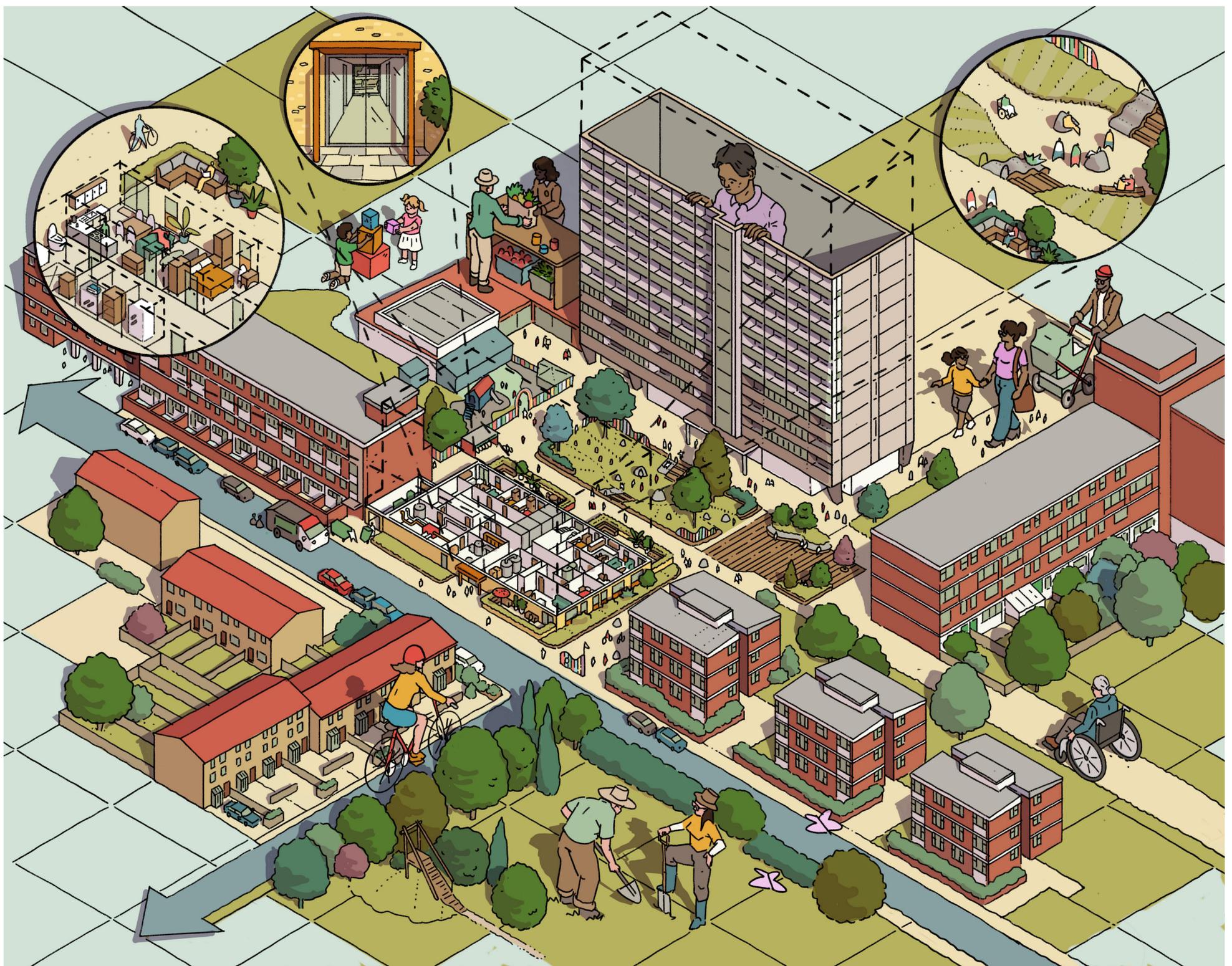


Gardens of Hackney



The proposal for the Fellows Court garage site comprises 28 social rent homes.

A key part of the sites development is the surrounding public realm, with the introduction of a new amenity space situated between the proposed building and 63-162 Fellows Court.



The design will enhance connectivity and amenity space for new and existing residents. New homes will maintain high design and sustainability standards. The new homes will be accessed from Appleby Street of the green space to the East via a stair case and lift. Ground floor units will provide 'eyes on the street' and passive surveillance. Each flat will have access to a private outdoor space.

Stage 2 Design Development

The designs have been developed with the following agreed shared design principles:

- Retain the closed southeast corner of the square at ground floor level with a gap between the existing and new building above first floor level only.
- New massing to enclose the east side of the site and create a new shared courtyard with new deck access to face into the shared courtyard. No public access to the courtyard from the square.
- New massing to relate to the proportions of the Erno Goldfinger designed classroom block of Haggerston School opposite the site.
- Keep good views to the south (towards Haggerston School) by limiting new building massing to align with the existing flank wall.
- Position of windows and balconies facing Thurtle Road and into the courtyard to respond to sensitivities of overlooking Haggerston School and existing residents.
- New main entrance for residents only to the new homes from Weymouth Square and a new secure entrance for bikes and residents into the shared courtyard from Thurtle Road.
- More planting and biodiversity
- Improved environment around bin stores



Illustrative site plan with ground floor layout

The ground floor will be used for residential entrances, wheelchair accessible homes, bin stores, bike stores and will also accommodate technical equipment known as "plant" that helps the building to function properly.

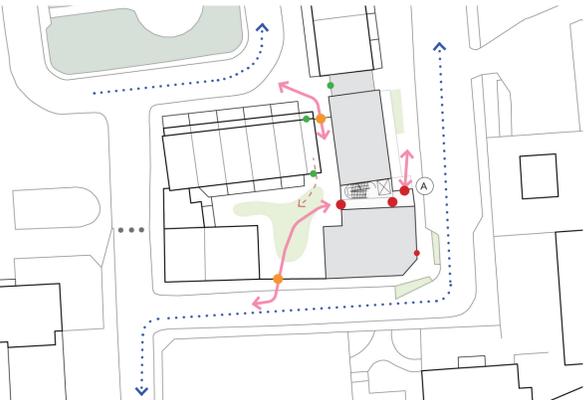
KEY

- Main entrance to upper floors for new residents only (access control)
- Private entrances to new homes
- Gate from square and Thurtle Road for new residents only (access control)
- Entrance lobby / communal circulation
- Wheelchair accessible home
- Private amenity space
- Plant/Services, bin stores, cycle storage
- Existing stairwell with new entrance to the south

Design Principles Diagram

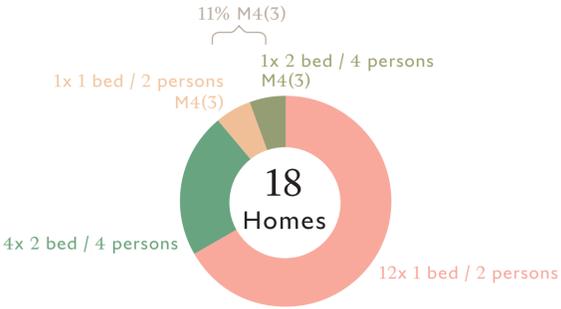


Access and Movement Diagram



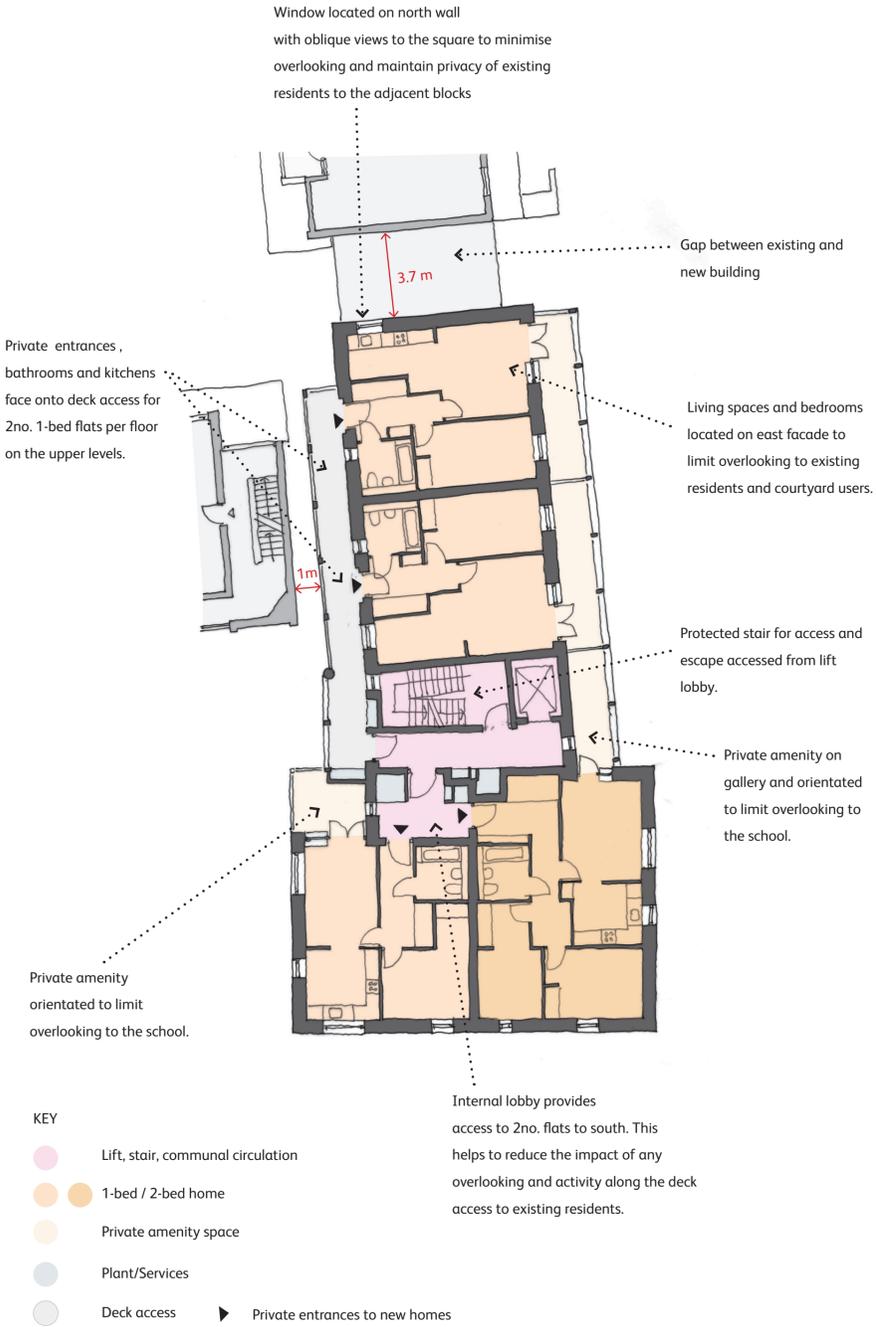
- 1 Shared courtyard (semi-private, open to residents only) - space to be car-free
- 2 Gap to minimise impact on existing
- 3 Activating street frontage
- 4 Corner - define and respond to listed asset
- 5 Core mediating the site geometries
- 6 Galleries and decks to respond to the context
- 7 Connection to the Open Square

- A Main entrance for visitors and new residents to upper floors only
- ← Pedestrian routes and access only
- ← New access to shared courtyard
- ← Bin / refuse collection routes
- New residents access - fob
- Existing residents access - fob
- Fob access - new residents entry + exit - existing residents exit only



- 100% Dual-aspect
- 100% Social rent
- Deck access

Stage 2 Design Development



Sketch illustrating our initial thoughts for the new shared courtyard, including the new access from the existing residential block.



Sketch view looking south along Thurtle Road with new communal entrance and planting incorporating playful elements along the street.

Illustrative typical upper floor plan

The upper floor levels have 4 homes per floor with deck access overlooking the courtyard and amenity spaces facing Thurtle Road.

SUNLIGHT / DAYLIGHT ASSESSMENT

A Solar Access Analysis was undertaken for the shared courtyard amenity area within the proposed development for the full 24 hours on 21 March as set out by the Building Research Establishment guidelines. It was found that the space receives at least 2 hours of sunlight on 21 March for at least 50% of the area, with 71% meeting the target under proposed conditions thus meeting the BRE target.

AMENITY Hours

Existing condition: 21st March, 12 noon

Proposed condition: 21st March, 12 noon

PRECEDENTS



Small courtyard spaces with a mix of hard and soft landscape



Buffer planting between private and public incorporating playful elements



Examples of rain gardens to street edges improve the quality of the public realm and assist with attenuation of surface water run off.

The homes at Weymouth Court have been thoughtfully designed to a high standard, with careful consideration of scale, light, and proportion to create well-planned, flexible, sociable, and relaxing living spaces. All dwellings meet, and where possible exceed, the current housing standards with 100% of units being dual aspect.



Thurtle Road elevation with gallery structure providing private balcony space from living rooms. Bicycle and bin store located in the gap between existing and new buildings maintaining visual connection to Weymouth Terrace Open Space



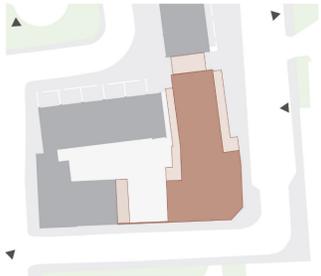
Looking south along Thurtle Road with the new main entrance for residents and visitors. This activates the street and includes other improvements such as new planting. The new building steps to define the corner of Thurtle Road opposite Haggerston School.



View from Weymouth Terrace Open Space looking towards the proposed new homes. The new massing is set away from the existing 5-storey and 3-storey buildings.



View from Fellows Court looking towards the new homes with the former Weymouth Arms pub on the corner.



Key plan

There is an opportunity to provide new / improved green spaces, increase biodiversity, and integrate playful street elements thereby improving well-being and enhancing the social life of the community.

Summary of findings so far:

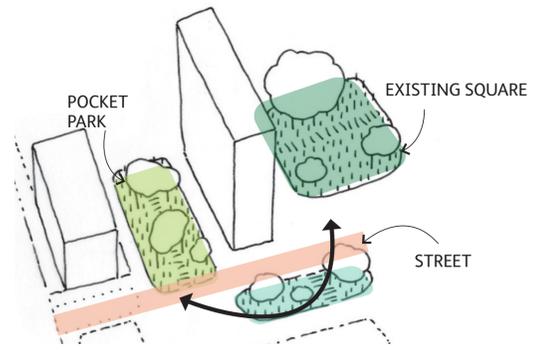
- Support for the introduction of a new pocket park at the base of Fellows Court Tower.
- All respondents agree (1 neutral) that using landscape elements, lighting, public art and signage is a good idea.
- Responds support the approach that a generous route between Appleby Street and Thurtle Road with accessible, level surfaces would help people get around better.

Of the shared design principles, people's top priorities were:

1. More planting and biodiversity (13 points)
2. Greener streets and doorstep 'play on the way' (8 points)
3. Improved environment around bin stores (7 points)

Closely followed by:

4. Safer walking and cycling (6 points)
5. Better wayfinding and signage (6 points)



Concept sketch showing how existing and proposed spaces and streets can complement one another

A new 'pocket park'

Proposals include new public 'pocket park' between Fellows Court tower and the new housing on Appleby Street. This space will provide additional amenity space for residents, younger and older, with provision of well-designed play and social spaces, including places to sit.

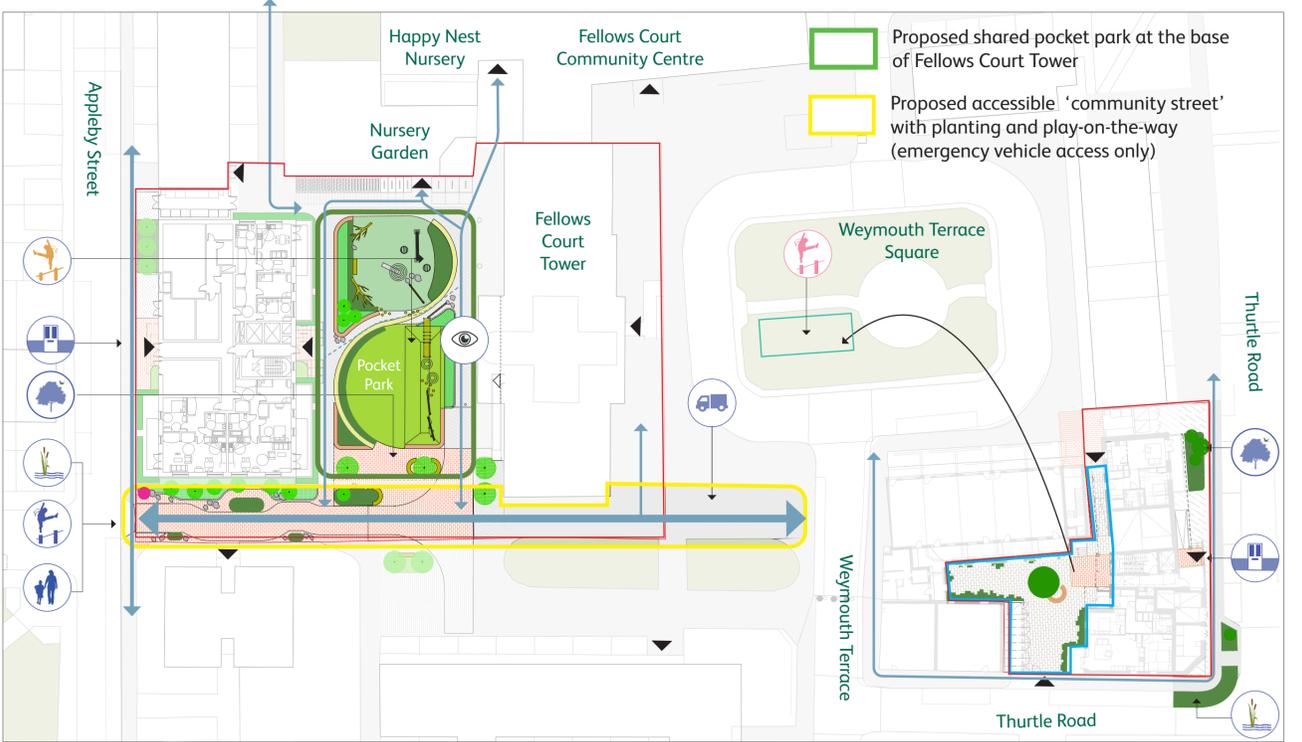
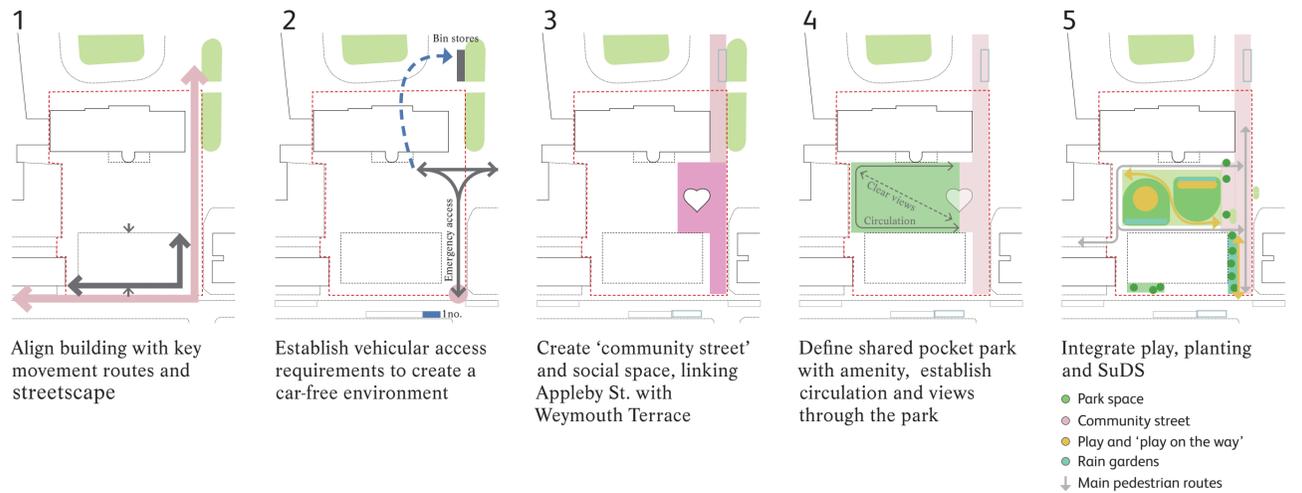
Greener pedestrian routes

An improved pedestrian route between Appleby Street and Weymouth Terrace is proposed. This will create a 'community street' character which prioritises pedestrians, provides planting, trees and 'play-on-the-way' elements. Proposals will be within the red line boundary of the project, but will link with existing planted spaces around Fellows Court Tower.

Proposed shared design principles:

- More planting / biodiversity
- New trees and natural shade
- More front doors on the street
- Doorstep play within pocket park
- Greener streets and doorstep 'play-on-the-way'
- Improved pedestrian movement
- Improved way-finding and signage
- Improved visibility
- Play elements in Weymouth Terrace Square
- Improved servicing and bin store integration
- Pedestrian route
- Accessible and pedestrian priority 'community street'

Public Realm Strategy: Key Principles



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

Biodiversity and ecology

New planting can improve biodiversity and ecology benefits within the project boundaries. Planting is proposed within the proposed the community street linking Appleby Street to Weymouth Terrace, and the proposed pocket park.

Play strategy

Planning policy defines the amount of play provision that should be provided. 'doorstep' play is proposed within the pocket park. This will be primarily be aimed at younger children, however it is intended that the space will create a playable landscape that is welcoming and accessible to all. Due to the limited size of the Weymouth Garages site to provide play, there is potential for some natural play elements to instead be provided within the existing Weymouth Terrace Square, subject to planning and funding agreements.

Precedent images



'Green street'
Image (C) Paul Riddle Photography / White Arkitektur



Pocket park with play and seating spaces
Image (C) Henrietta Williams / Erect



Natural 'play on the way'



Rain gardens and street greening