

Fellows Court garages Development Proposal

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Contents

Background	3
Overview of results	5
About You	8
Next steps	11

Background

This report summarises the engagement methods and feedback received during the third 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 15 March 2025 to Saturday 29 March 2025.

Purpose of this report

This report provides an account of the engagement that took place and the feedback received. The scope of the final stage of engagement was to present the final design proposals for the Fellows Court garages site following two rounds of public engagement events held in July and October 2024. By gaining an understanding of resident's views and ideas regarding the developed design work, it allowed 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 15 March 2025 to Saturday 29 March 2025.
- Two events were held on Saturday 15 March 2025 and Monday 17 March 2025 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

- 4 responses were received from the online survey, including 1 comment card received at the events.
- Around 26 local residents attended the events.

Feedback

General feedback

Of the 4 respondents 3 support or strongly support the plans to deliver 28 social rent homes on the site of the Fellows Court garages site on Appleby Street. 1 respondent strongly opposed.

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.

Consistent with the Stage 1 and 2 feedback, residents mostly continued to respond positively to the plans of:

- 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.

Specific issues raised

Fellows Court garages

Daylight / sunlight / privacy issues

There are 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.

Overview of results

A mixture of quantitative and qualitative questions were asked concerning the final plans for the delivery of 28 new homes at Fellows Court garages site which were developed through responses from Stage 1 and 2 engagement conducted in 2024.

Site specific questions were asked regarding the Fellows Court Garages Block, Landscape, the waste strategy and the engagement process.

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

Fellows Court- Board 3

Question 4a. What do you think about the design developments we have made including:

	Keeping a dedicated access route from Appleby Street north of the new block for emergency access and deliveries.	Large balcony approach and design, animating the community street.	Increasing the distance between the new building and 63-162 Fellows Court.	Keeping the higher levels of the building in line with the rest of the design to maintain a consistent look.	Using brick and architectural details to match the surrounding buildings.
Strongly Support	2	2	2	3	2
Support	1	0	1	0	1
Neutral	0	0	0	0	0
Oppose	0	0	0	0	0
Strongly Oppose	0	1	1	1	1

Question 4b. Do you have any additional thoughts on the building design?

2 responses to this part of the question. The comments made were:

- Does not fit in with existing buildings.
- Too high.

- Overlooks Tower Block too close, no privacy with balconies, limits daylight on lower floors.
- Please clearly specify a biodiverse roof, plus integrated low-maintenance measures such as swift bricks, to ensure a genuine holistic biodiversity enhancement.

Landscape / Pocket Park / Community Street

Question 5a. What do you think about the design developments we have made including:

	The removal of the loop access road to create the space for the park.	Creating a shared space for all residents to use and enjoy.	Play provision in Weymouth Terrace Square.	Improving pedestrian and cycle access with a smooth, level surface and new greenery between Appleby Street and Thurtle Road.
Strongly Support	1	1	1	3
Support	2	2	1	0
Neutral	0	0	0	0
Oppose	0	0	0	0
Strongly Oppose	1	1	0	1

Question 5b. Do you have any additional thoughts on the building design?

There were 2 responses to this part of the question. The comments made were:

- Creates more ASB with more open spaces.
- ASB is already high on the whole estate.
- Don't need more cyclists paths where robbery and theft are high with perpetrators on bikes.
- Planting is welcome but please ensure native and wildlife friendly species to ensure genuine biodiversity enhancement - indicative species do show some with potential wildlife value but unclear, e.g. blossom trees are best to be native species to maximise value.

Waste Strategy

Question 6. We are proposing to move the bin storage and waste collection point for 63-162 Fellows Court to Weymouth Terrace Square, with collections from the front. What do you think of this proposal?

Strongly Support	1
Support	2
Neutral	0
Oppose	0
Strongly Oppose	1

Overall

Question 7a. How satisfied are you with the final proposals?

Strongly Support	1
Support	2
Neutral	0
Oppose	0
Strongly Oppose	1

Question 7b. Please share any additional thoughts on the final proposals:

There was 1 response made to this part of the question. The respondent said:

"This build should not go ahead too many problems for other residents.
Planning permission was stopped in 2002 because of ongoing issues overlooking
Tower block nothing as changed this proposal is actually worse.

How can Hackney allow a lovely new build in front of a condemned block that's not
fit for adequate safe housing for 99 properties & tenants living in fear of flooding
everyday.

It's an insult to residents still paying rent in the North tower block."

Engagement

Question 8. Have you attended any of our consultation events in 2023 or 2024?

2023	1
July 2024	0
October 2024	0
All	2
None	0

Question 9. Have you found the consultation and resident engagement events useful?

Yes	2
No	0
Not sure	2

Question 10. Do you feel that we have incorporated or addressed your feedback?

Yes	1
No	0
Not sure	3

Question 11. Do you have any suggestions for how we can improve engagement and consultation? Do you support or oppose the proposed 'community street' between Appleby Street and Thurtle Road?

3 respondents made comments to this part of the question. They said:

- Speaking to residents that do not engage because Hackney seems to do what they want do not listen.
- They feel however possible planning will go ahead despite residents concern's.
- Voices don't matter.
- Longer consultation period.
- It's difficult to get people to engage due to issues with people's home & people's disbelief in the Council to get things done.

Additional feedback

Question 12. Do you have any other comments or questions?

There were no responses to this part of the question.

About You

Gender: Are you...

Female	2
Male	2
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	4
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	0
45-54	1
55-64	1
65-74	0
75-84	0
85+	1

Disability

Yes	3
No	1

Caring responsibilities

Yes	0
No	4

Ethnicity: Are you...

White or White British	3
Black or Black British	1
Other ethnic group	0
Asian or Asian British	0
Mixed background	0

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

Atheist/no religious belief	0
Christian	1
Secular beliefs	1
Jewish	0
Muslim	0
Buddhist	0
Hindu	0
Sikh	0
Charedi	0

Sexual orientation: Are you...

Heterosexual	2
Lesbian or Gay woman	0
Queer	0
Prefer not to say	1
Bisexual	0
Gay man	0
All other sexual orientations	0
Pansexual	0
Asexual	0

Housing Tenure:

Being bought on a mortgage	1
Owned outright	0
Rented (Local Authority/Council)	3
Rented (Housing Association/Trust)	0
Rented (private)	0
Shared ownership (part rent/part buy)	0
Don't know	0

Next steps

The feedback summaries in this report will be incorporated into the Statement of Community Involvement for the Fellows Court garages planning application. This feedback will be available to the public online via our consultation website, and serve as a record of resident feedback, alongside the two other summary reports produced during this development proposal.

If you have any questions regarding this project please contact Jennifer Langton, Development Manager at jennifer.langton@hackney.gov.uk.