



Kings Crescent Estate Regeneration

Phase 3&4: Planning Exhibition

Feedback Summary

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Kings Crescent Phase 3&4 Summary Engagement Report

1. Introduction

Hackney Council, in partnership with Mulalley and the Design Team (Henley Halebrown Architects and muf Landscape Architects), is progressing with the final stages of the Kings Crescent Estate regeneration. This phase includes the construction of 218 new homes and improvements to 174 existing homes, alongside new landscaping, amenities, shops and public spaces that will benefit residents on the estate and throughout the wider area.

Planning permission was granted for this next phase of new homes in 2019 but since then the cost of construction has risen significantly and new building and fire safety regulations have been introduced. We have been working to update the designs to make sure they meet new requirements without compromising on design quality.

A Section 73 Planning application was submitted in December 2025 following an extensive process of resident engagement and reviewing the designs. This application will address the necessary minor amendments to the previously consented planning application, which will allow the project to proceed to building control and construction stages.

2. Engagement Overview

Following the appointment of the contractor and design team in 2023, residents on the estate have been given the opportunity to view and comment on designs at key stages as work has progressed to address necessary updates driven by new regulations.

Key activities have included multiple Resident Steering Group (RSG) meetings and open events, and dedicated workshops to address key details of the proposals. Design changes have been directly influenced by resident feedback throughout this process, and these efforts culminated in an exhibition held in December 2025 to present the changes made in the revised planning submission.

Residents and the public were invited to make comments or feedback on the proposals either online or on paper forms provided at the exhibition event. This

report captures resident views and provides an update on the final material choices for Phase 3 & 4.



3. Feedback Summary

Overall, the feedback from attendees in person and through online forms was highly positive. 4 responses were received via the online survey, 33 residents attended the in person event. Most residents expressed a clear understanding of the proposed changes and a desire to see the project completed. Residents frequently noted their satisfaction with the design progress shown, but raised concerns about the disruption that may be caused as the project moves into the delivery phase.

Key topics included:

- Refurbishment & Balconies
 - Strong support for the new lightweight steel balcony design.
 - Specific requests were made to ensure balcony walls/railings are of a sufficient height for safety and privacy.
 - Some residents raised technical questions regarding construction near existing tree roots and manholes in private gardens.
- Safety & Accessibility
 - Strong support for relocating bin stores to reduce fly-tipping at key corners (notably near Theobalds Court).
 - Residents were generally supportive of the Weston Court bike store but emphasized the need for robust security, CCTV, and effective management to prevent antisocial behavior.
 - Concerns were raised regarding "car dominance" and 'priority ambiguity' at junctions (e.g. Murrain Road and Casbeard Street). Residents requested more emphasis on traffic calming, suggesting

wider pavements, continuous footways and improved cycle infrastructure to ensure the street feels safe for pedestrians.

- Public Realm & Play space:
 - A request was made to prioritize native, wildlife-friendly planting and the inclusion of "swift bricks" to support local biodiversity.
 - Some feedback suggested the current play street lacks sufficient equipment and clear "zones" for play. There was also support for a MUGA (Multi-Use Games Area) in an alternative location to better accommodate ball games.

4. Brick Survey

We invited residents to vote for the final brick palette for some of the new buildings proposed on the estate. This poll addressed previous concerns that the original red brick might feel too heavy or dark.

We received 64 responses to the survey, the vast majority of which were from residents of Bramfield, Datchworth, Theobalds and Weston Courts. 89% voted in favour of lighter-coloured bricks, and designs will now be progressed for the new build blocks to create a brighter aesthetic that complements the existing blocks.

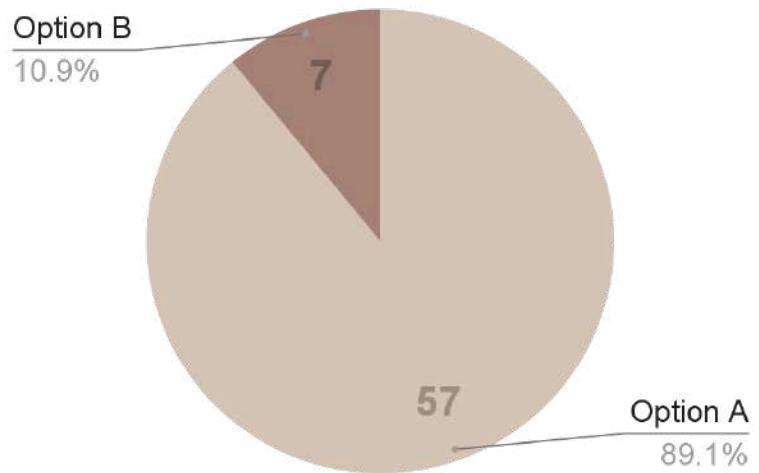
This change will be formally implemented through a Non-Material Amendment (NMA) planning application to ensure the final construction reflects the community's preference. We will work to ensure that this will not impact the overall construction programme.



Option A - Lighter Brick



Option B - Darker Brick



About you

Gender: Are you...

Female	0
Male	4
Non Binary	0
Another term	0
Prefer not to say	0
Prefer to use your own term:	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	0
25-34	0
35-44	2
45-54	1
55-64	0
65-74	1
75-84	0
85+	0

Disability

Yes	2
No	2

Caring responsibilities

Yes	0
No	2

Ethnicity: Are you...

White or White British	4
Black or Black British	0
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	2
Christian	1
Secular beliefs	0
Jewish	0
Muslim	0
Buddhist	0
Hindu	0
Sikh	0
Charedi	0

Sexual orientation: Are you...

Heterosexual	4
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	3
Owned outright	0
Rented (Local Authority/Council)	1
Rented (Housing Association/Trust)	0
Rented (private)	0
Shared ownership (part rent/part buy)	0
Don't know	0