

Welcome to an exhibition event for the revised scheme for Marian Court.

Why are we meeting?

Hackney Council is bringing forward an exciting updated proposal for the Marian Court development, delivering much-needed new homes and community facilities. There is an existing scheme which was granted planning permission in 2018. These revised proposals show the planning changes to that scheme.

This exhibition is your opportunity as local residents and stakeholders to learn more about the updates, ask questions, and share your feedback. Please take a look at the information boards, speak to the team, and let us know what you think.

What are we proposing?

We are proposing a new residential development comprising 163 high-quality homes, designed to respond to local housing needs and contribute positively to the surrounding area. A new community centre, shops and workspaces will also serve the neighbourhood.

Key features of the proposals include:

- A mix of studio and 1, 2, 3 and 4-bedroom homes to suit a range of household types, all with their own private outdoor space
- Affordable housing provision: 36 Council homes for social rent, 61 for shared ownership and 66 for outright sale to help pay for the project
- Community centre of 187m²
- Four commercial units on Homerton High Street for retail, workspace or cafe use
- Sustainable design, including renewable energy sources and thermally efficient building fabric
- Improvements to landscaping and biodiversity, including new planting and green spaces
- Careful consideration of building height, scale, and appearance to fit within the local context



Aerial view of Marian Court



Marian Court pre-demolition



Marian Court pre-demolition



Revised scheme. aerial view



Revised scheme, viewed from Marian Street

163
HOMES

36
SOCIAL
RENT
HOMES

61
SHARED
OWNERSHIP
HOMES

66
PRIVATE
SALE
HOMES

Revised scheme

Marian Court

Levitt Bernstein
People.Design



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Consented scheme

Consented scheme overview

The Marian Court development was granted planning permission in June 2018.

The consented scheme proposed the demolition of all existing buildings and structures, and the construction of five new buildings ranging in height from 3 to 12 storeys. These would deliver 160 mixed-tenure homes, including replacement Council homes for social rent.

The consented scheme was designed by Adam Khan Architects and muf architecture/art.

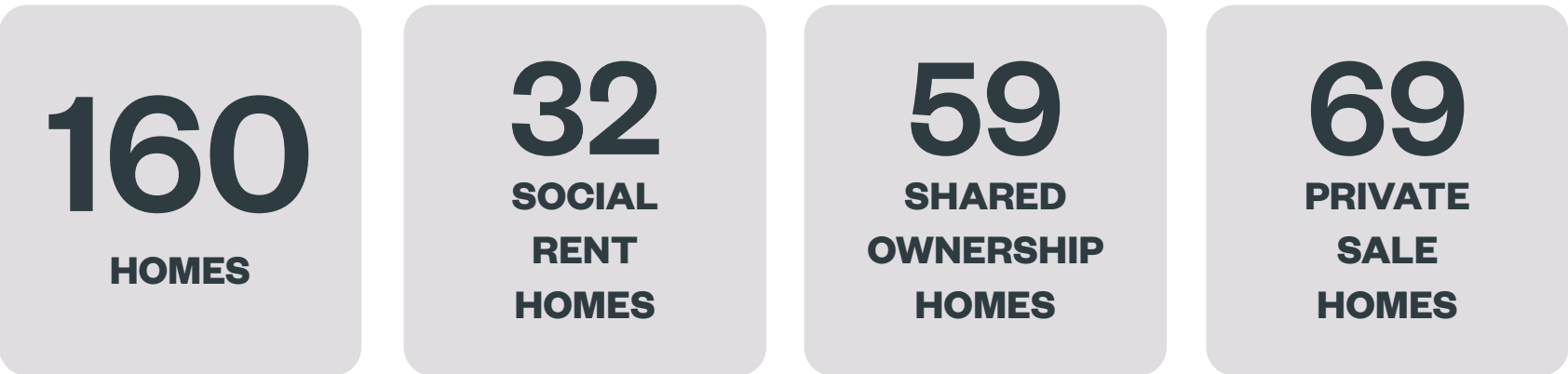
Required amendments to the scheme

Since planning permission was granted, substantial changes to building safety and fire regulations have made. In addition, construction costs have risen significantly due to factors such as Brexit, the COVID-19 pandemic and new fire safety regulations. It has therefore been necessary to revisit and amend the original scheme.

Retaining design principles

The revised proposals reflect the core principles of the consented scheme, retaining key design elements like active street frontages to Homerton High Street and Ponsford Street, public courtyards, and strong links to the surrounding area.

While some changes have been made to improve efficiency and meet updated regulations, the commitment to delivering high-quality homes for Hackney and a welcoming neighbourhood remains unchanged.



Consented scheme, viewed through the Yard



Consented scheme, viewed from Homerton High Street



Consented scheme, viewed from Ponsford Street

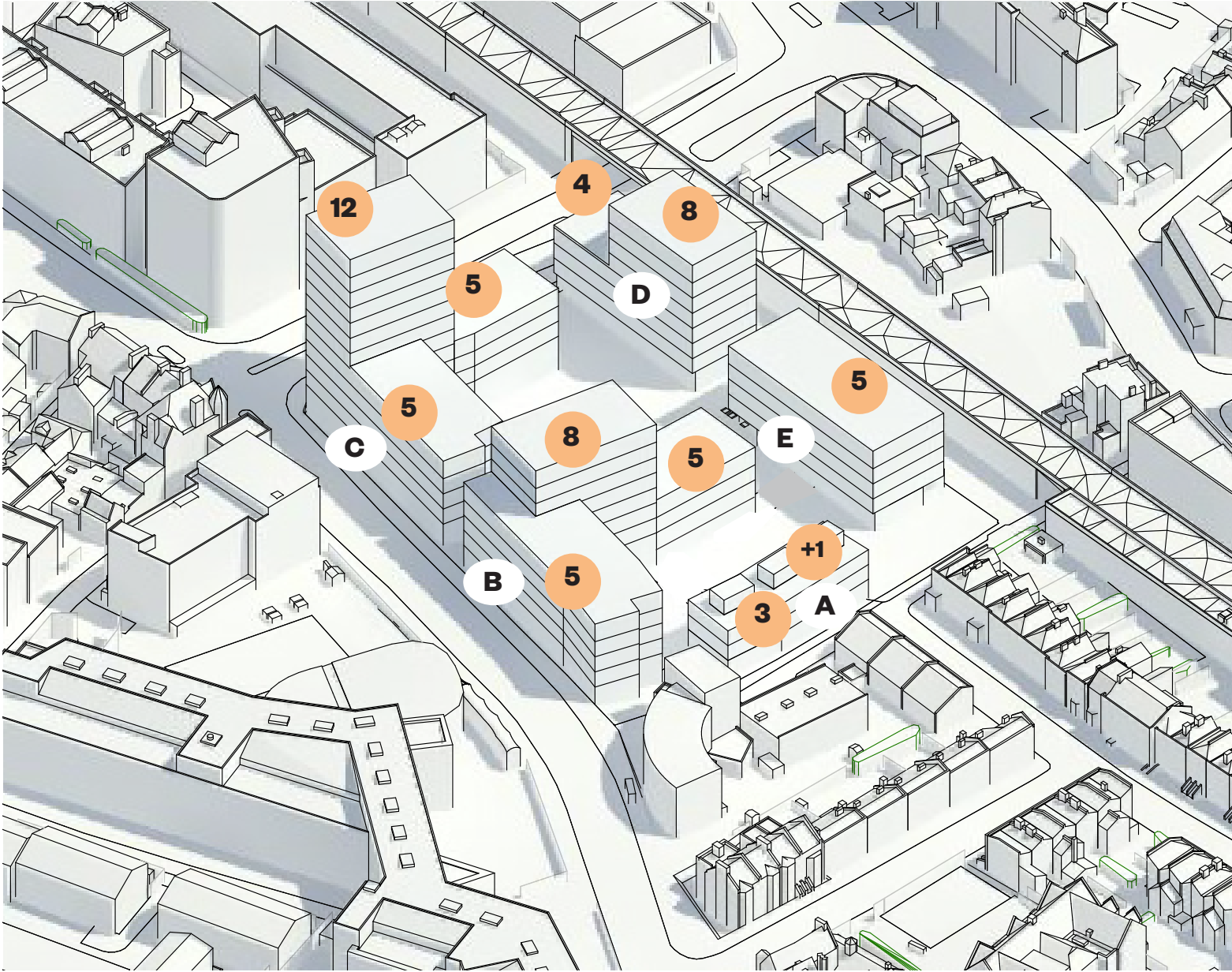


Consented scheme, viewed through the Yard

Changes to the project

Consented Scheme (160 Homes)

Building heights

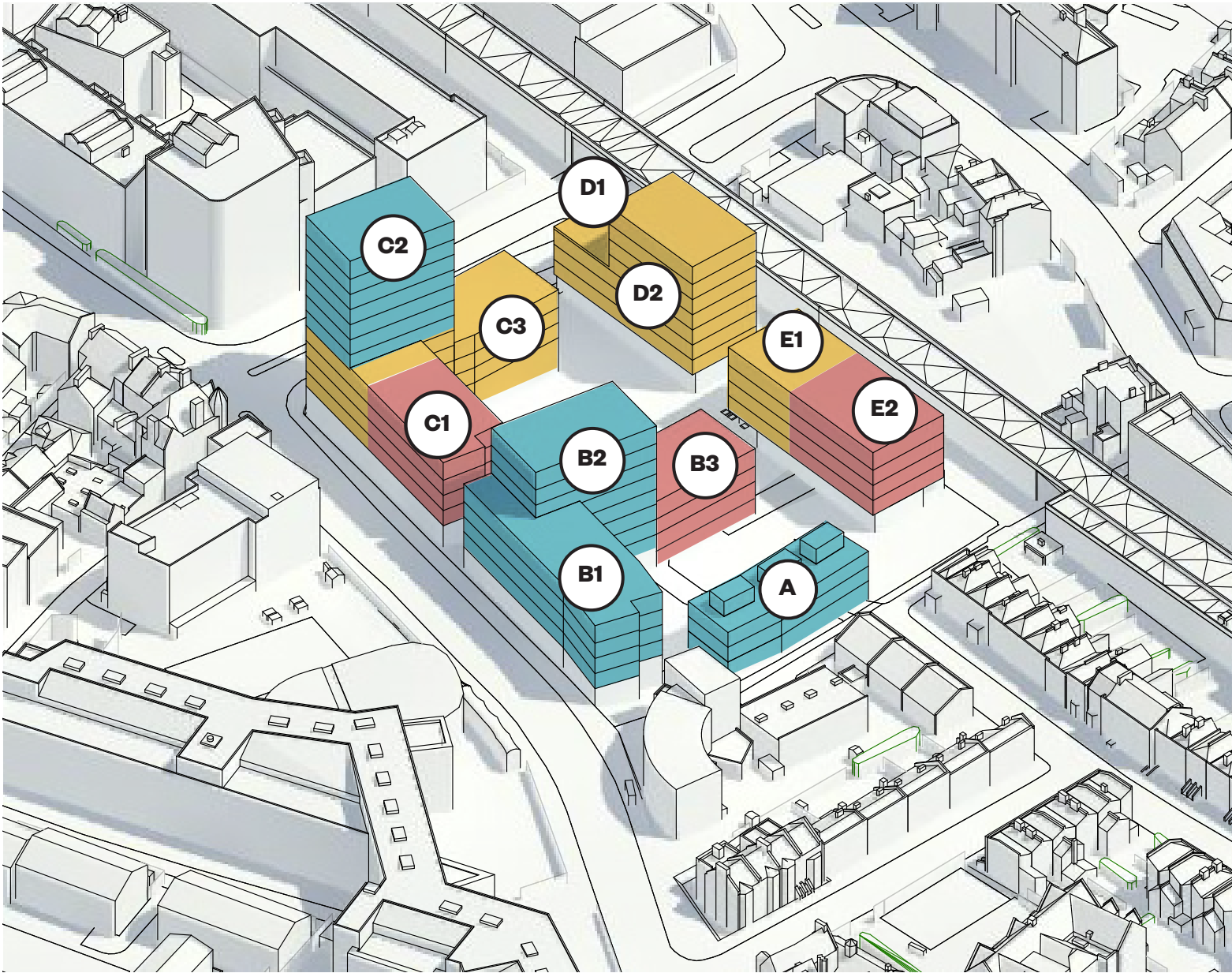


Homes:	160	Total Area:	19,457 Sqm
Community Centre:	1	Residential :	18,215 Sqm
Commercial units:	10	Non-Resi:	1,242 Sqm

Key points:

- 2-4 flats per circulation core (lift / stairshaft)
- 10 cores in total (lift / stairshaft)
- Non compliant with current fire safety regulations following Building Safety Act 2022
- Outdated energy strategy

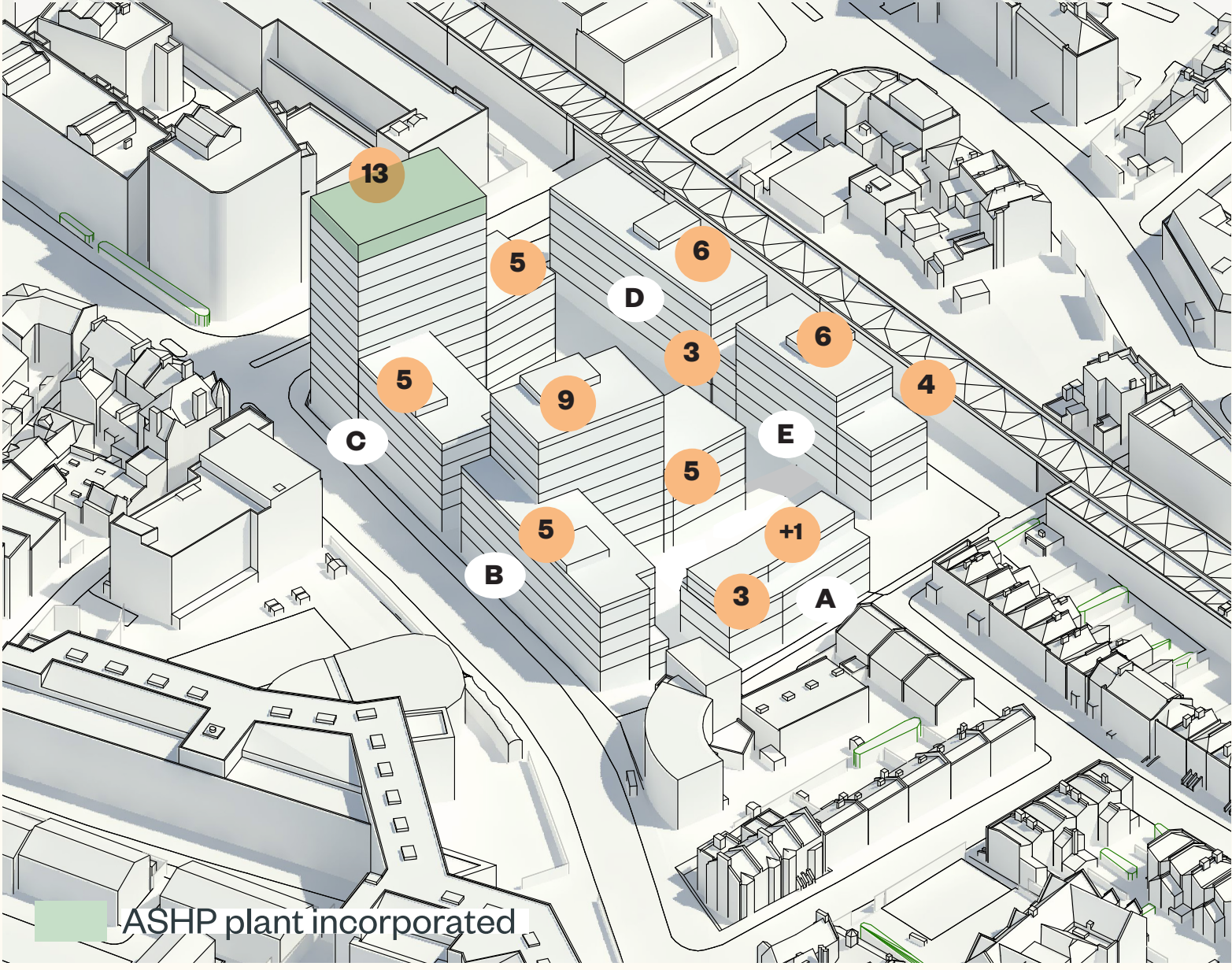
Tenure distribution



Dwelling Mix	1 Bed	2 Bed	3 Bed	4 Bed	Total
Total	43	85	29	3	160
%	27%	53%	18%	2%	

Tenure Mix (by home)	Social	S/O	Private	Total
Total	32	59	69	160
%	20%	37%	43%	

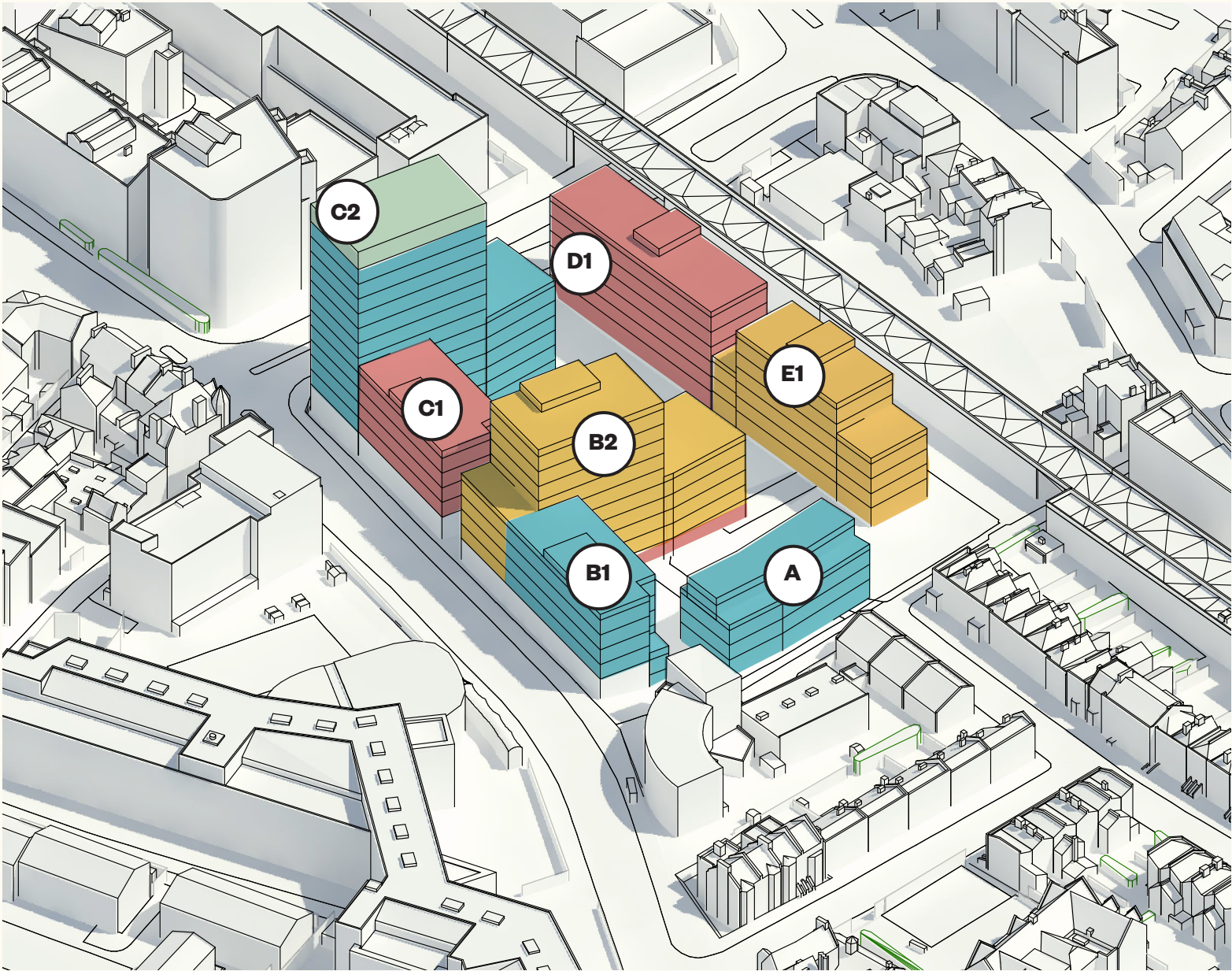
Revised Scheme (163 Homes)



Homes:	163	Total Area:	21,232 Sqm
Community Centre:	1	Residential :	20,613 Sqm
Commercial units:	4	Non-Resi:	619 Sqm

Key points:

- 3-5 flats per circulation core (lift / stairshaft)
- 7 cores in total (lift / stairshaft) - more efficient layouts
- Retention of quality and character of architecture and public realm is paramount
- The revised scheme aligns as closely as possible to the building footprint and heights of the consented scheme



Dwelling Mix	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Total
Total	6	46	85	25	1	163
%	4%	28%	52%	15%	1%	

Tenure Mix (by home)	Social	S/O	Private	Total
Total	36	61	66	163
%	22%	37%	41%	

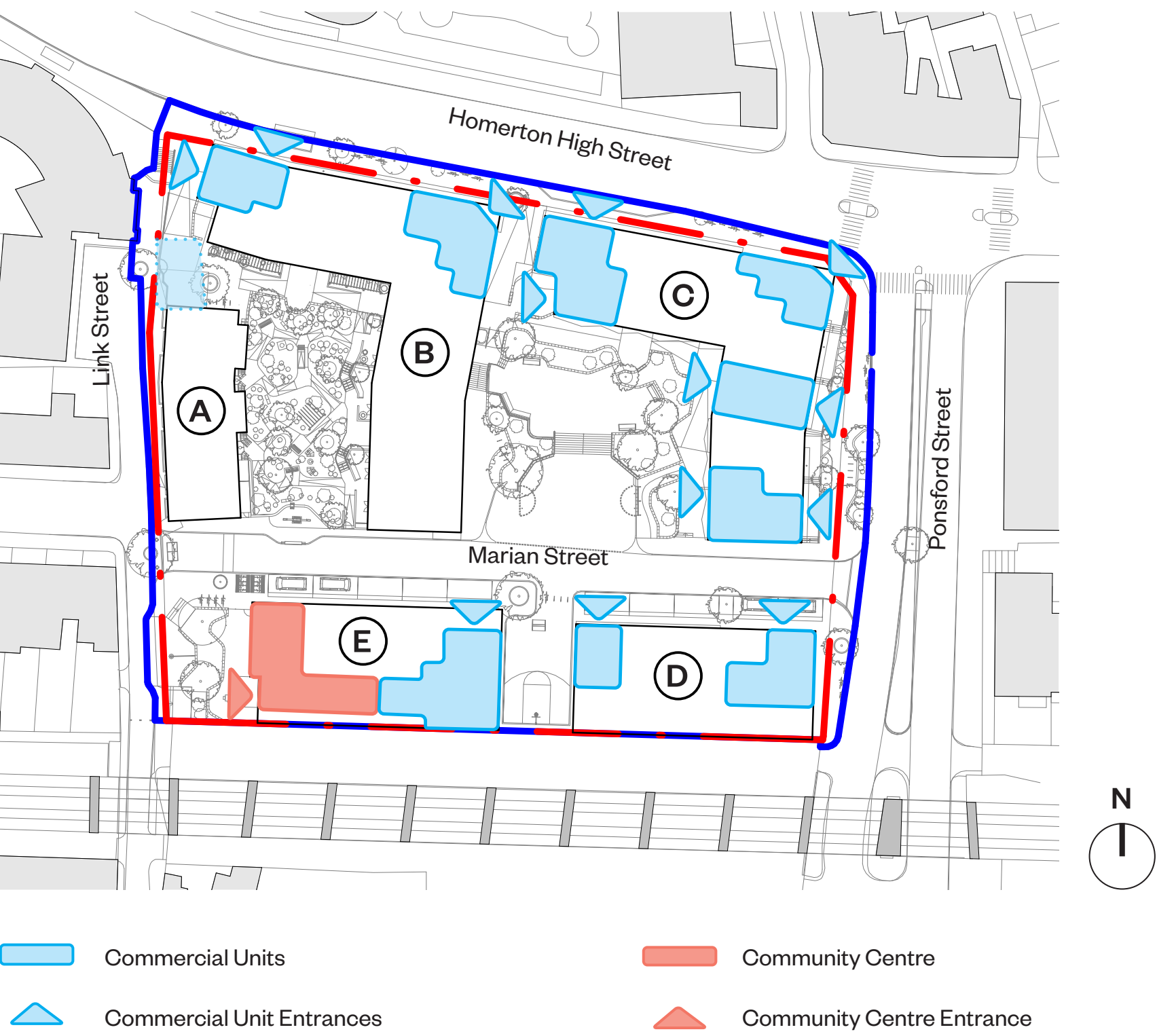
Changes to the project

Consented Scheme (160 Homes)

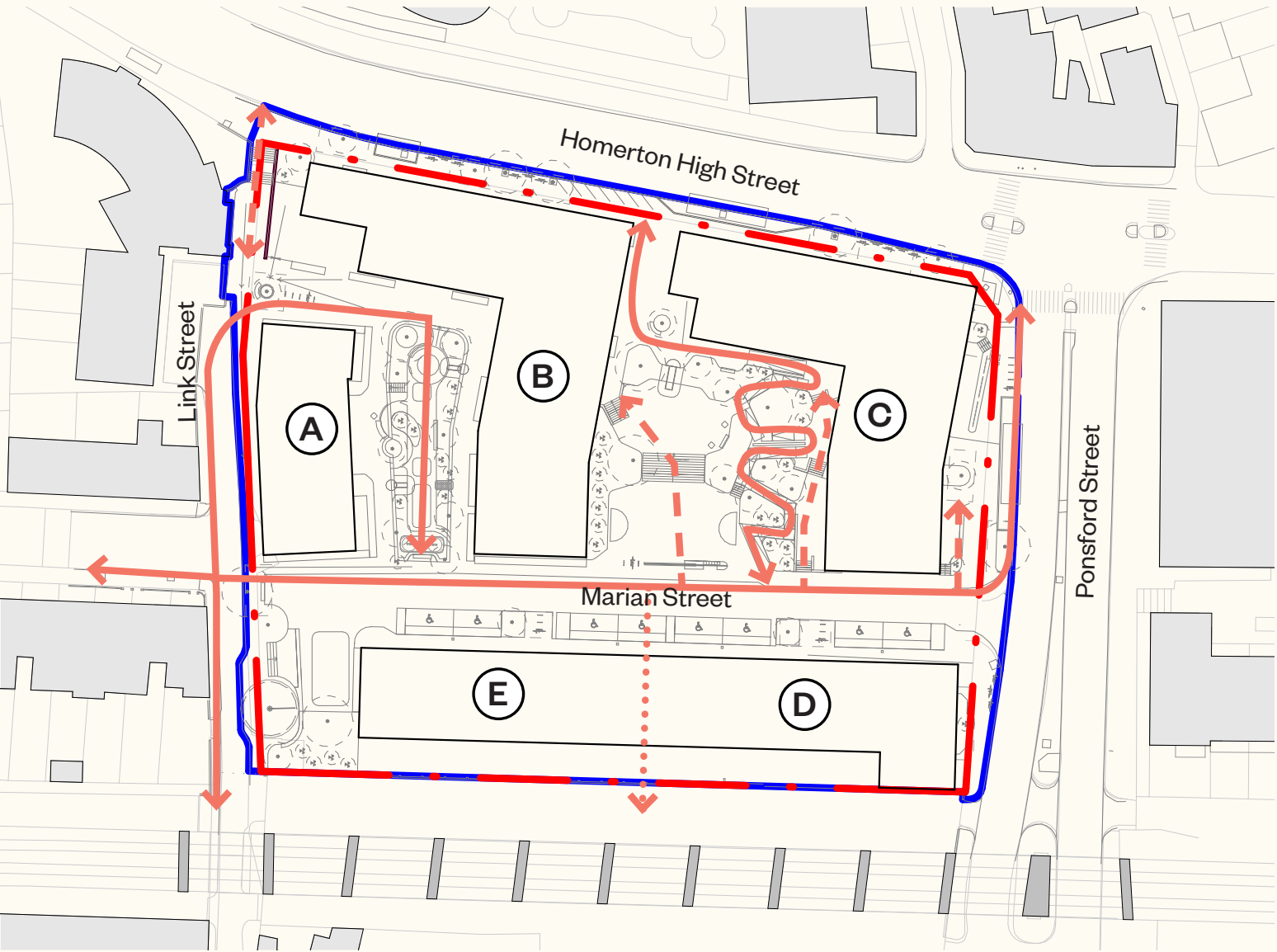
Pedestrian Site Access



Commercial units and community centre

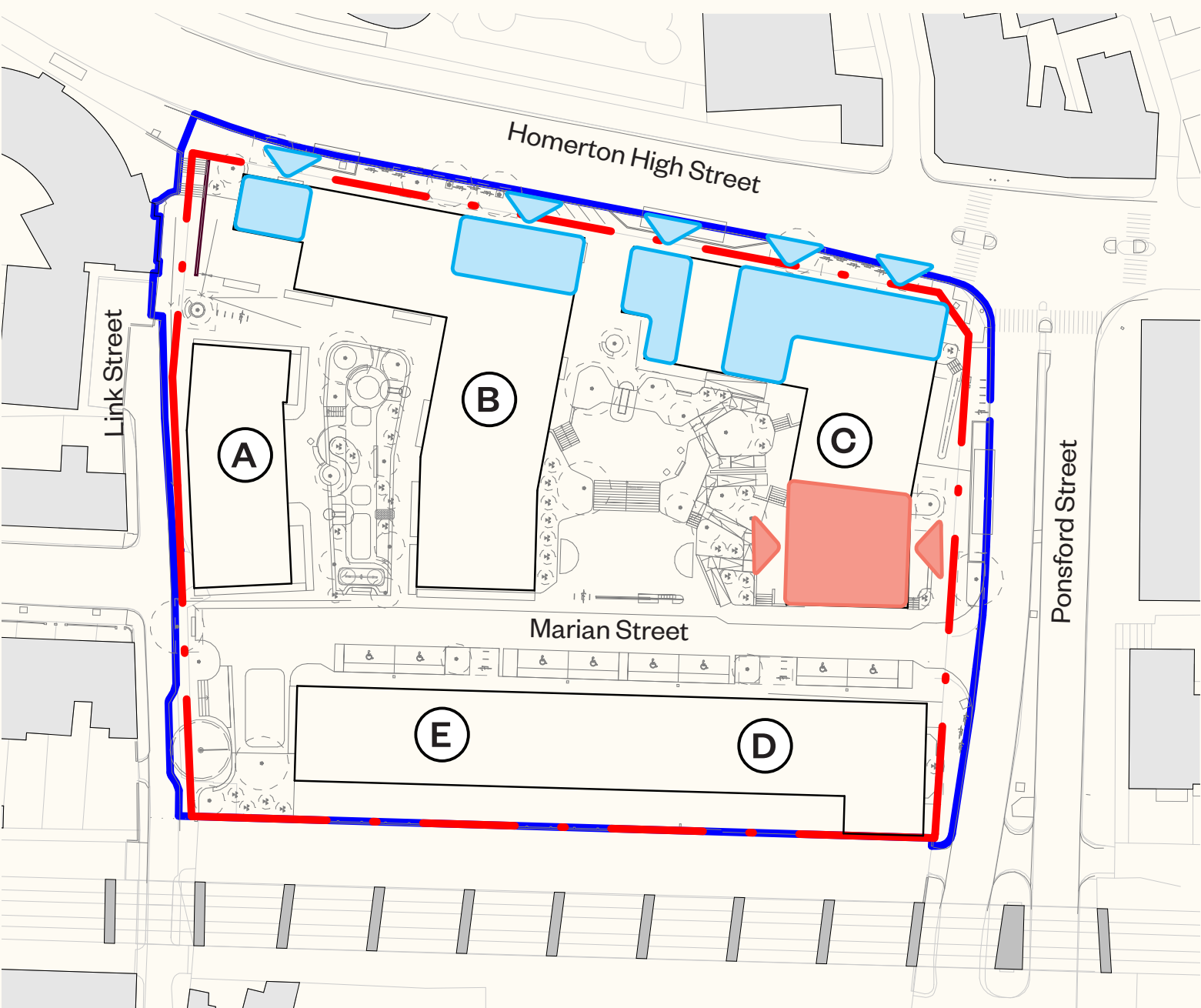


Revised Scheme (163 Homes)



Site access information:

- Omission of the Cascading Gardens to create a lower ground floor in Block B and a level garden courtyard.
- Step free access from Homerton High Street to site via Marian Street retained.
- Stairs from Homerton High Street to Link Street improved.



Commercial and community centre information:

- Community centre relocated to Block C on Ponsford Street to benefit from street frontage and connection to central courtyard and adjacent Bridge House.
- More priority given to creating new homes with number of commercial units and overall commercial floor area reduced. Marian Street units removed and commercial use focussed on Homerton High Street.

Marian Court

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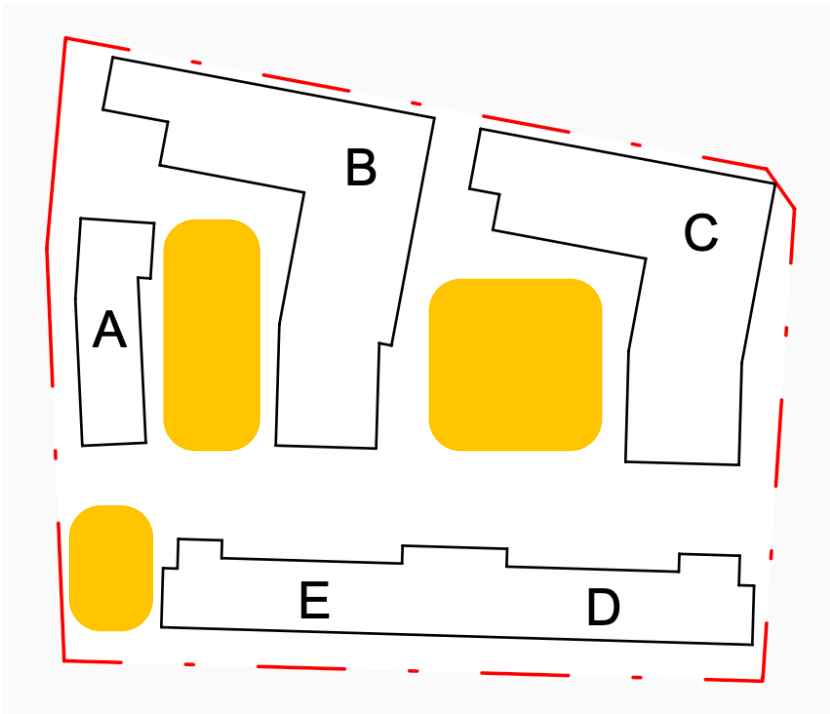


Landscape Proposals

The new street - Marian Street and Marian Lane connect the site across existing green spaces, creating green and quiet cut throughs between schools and local spaces.

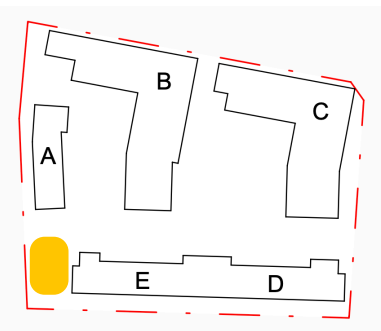
There are three key playable areas:

- Link St Corner
- The Yard
- The Garden



Link Street Corner

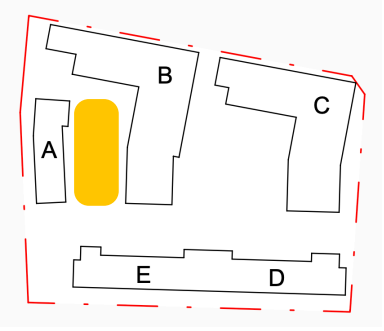
The corner at Link Street will have play-on-the-way in the form of playable rope trails alongside the footpath. A stage provides a place for performance and rest as you approach the site.



View looking up link street to Homerton High Street

The Garden

The Western Courtyard is designed as a play garden sunken 40 cm below ground level, aimed at the under 7's. It has a play net, seesaw, two slides and a play stage. The Garden also plays a role in sustainable drainage during exceptional rain fall when it can collect water.



Kings Crescent Estate, Hackney



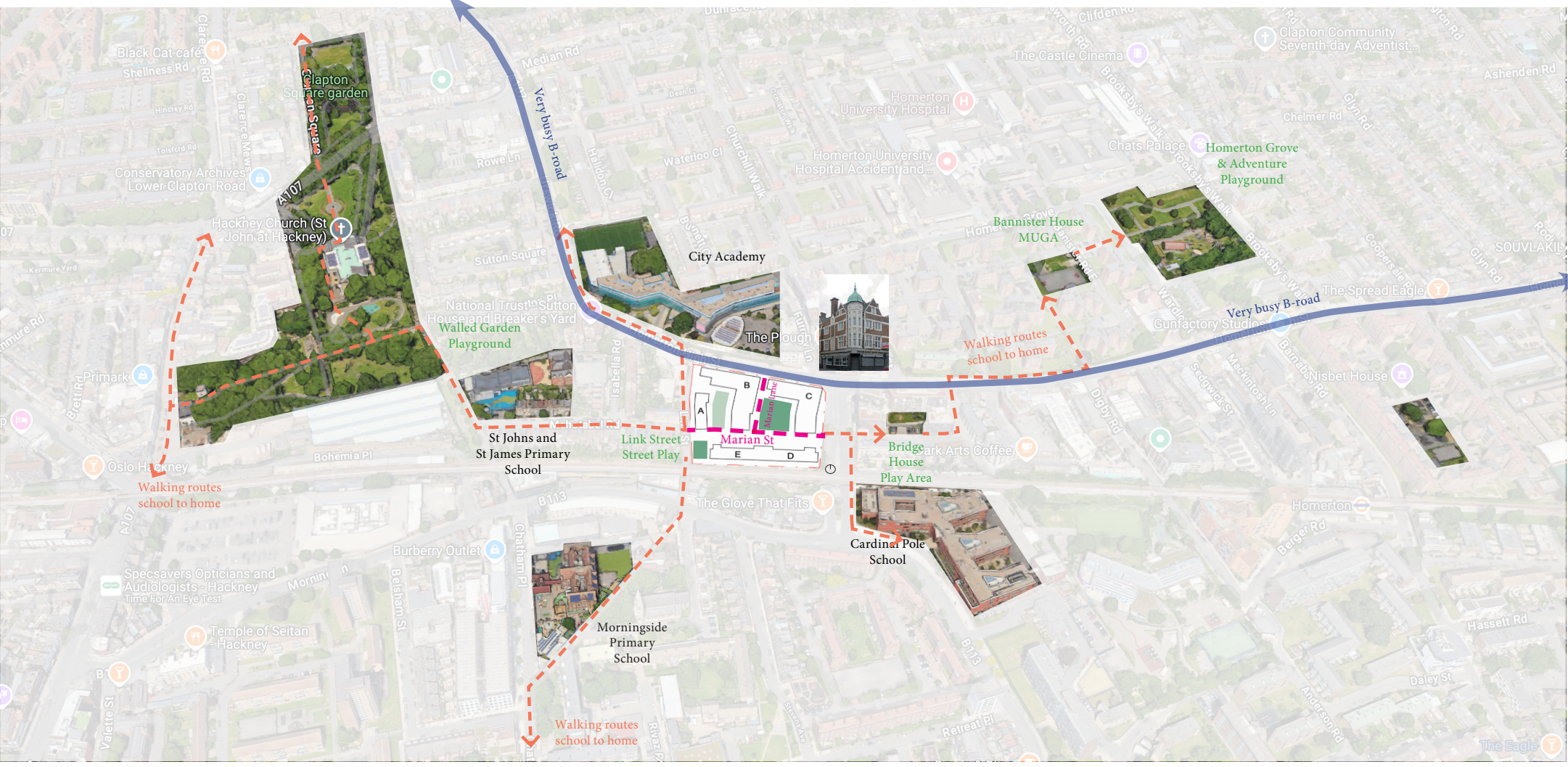
Golden Lane Estate, City of London



Kings Crescent Estate, Hackney
All by muf architecture/art



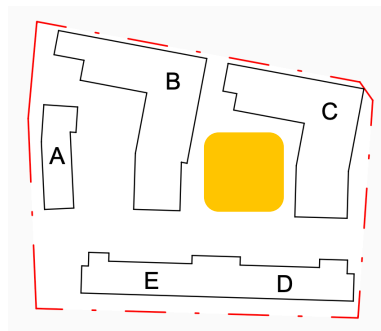
Tower Court, Hackney



Connecting across neighbourhoods, between schools and greenspaces

The Yard

The large Eastern public square provides an area for inclusive performative play for all ages, with it's informal stage areas for seating, socialising, and spectating with one large basket swing. The Eastern Yard creates a series of different spaces linked by the ramped step free route which traverses the 4 metre change in level, which is space separating the smaller terraces from ball play in the yard.



A slide offers a short cut to the large terrace while the set of South facing steps offers informal seating looking onto an area big enough for ball games.



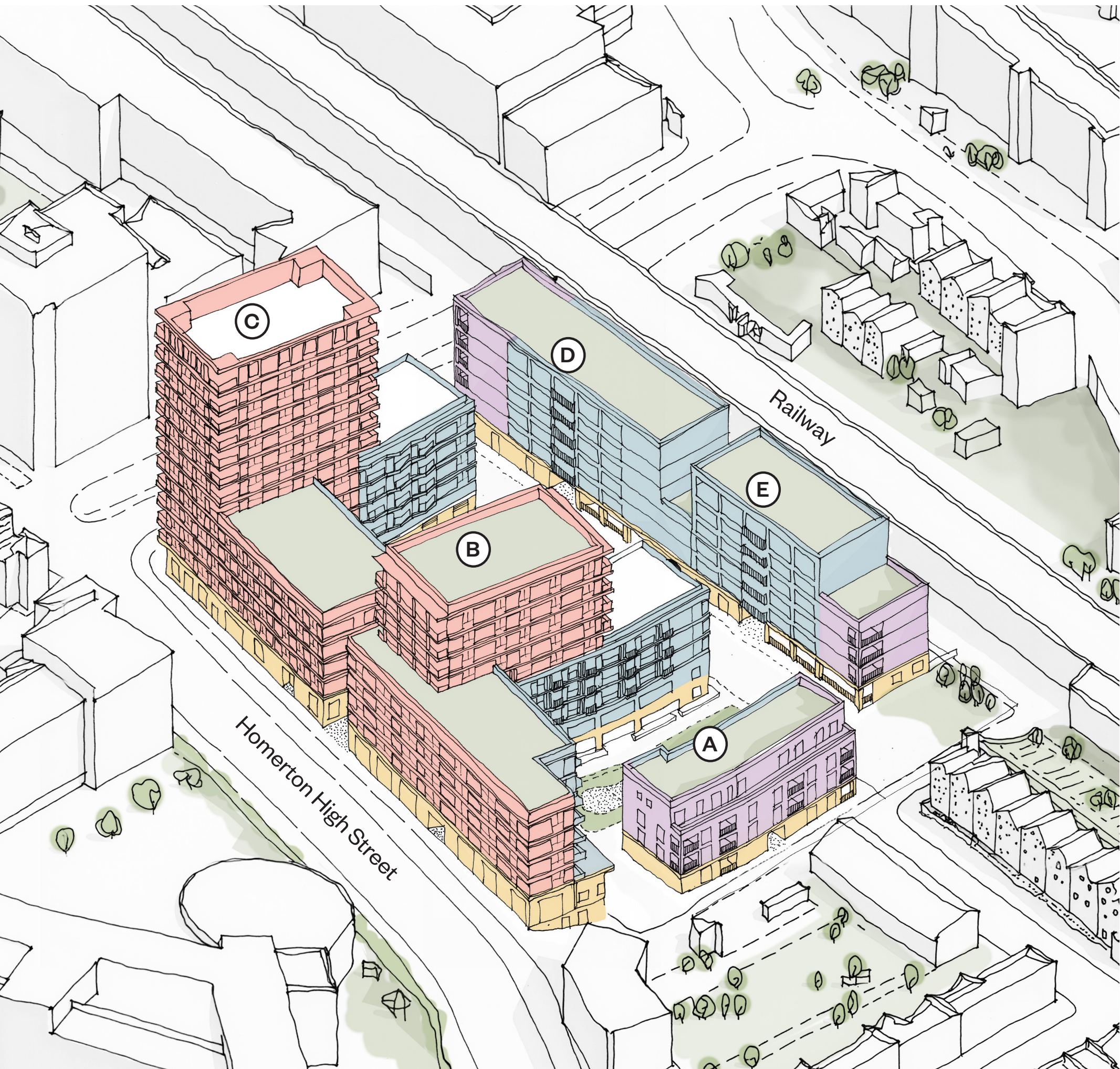
View of the yard, looking north



View of the Garden, looking north

Public Exhibition November 2025

Appearance of the scheme



Character areas

- Highstreet (formal)
- Courtyards (informal)
- Edges (semi-formal)

Link Street



View 1 from Link Street between block A and E

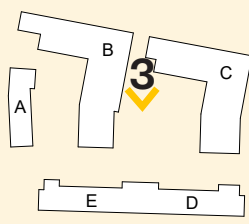


View 2 along Mehetabel Road towards Link Street

Public Exhibition November 2025

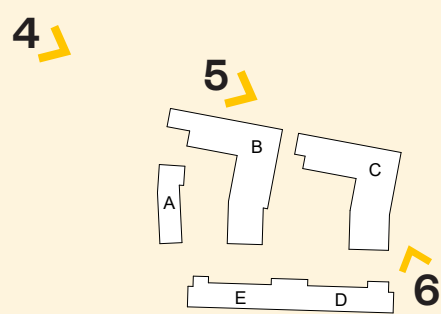
Proposed Street Views

Marian Street



View 3 towards Marian Street and Blocks D and E, across the Yard

Homerton High Street / Ponsford Street



View 4 along Homerton High Street



View 5 along Homerton High Street to Block C



View 6 along Ponsford Street

The Next Steps

Following this Public Exhibition event and the completion of specialist reports, a Section 73 planning application will be submitted to amend the previous planning consent. As part of this process the Borough will consult with local residents.

November 2025

Public exhibition held.

December 2025

Expected submission of Section 73 planning application.

Spring 2026

Expected determination of Section 73 application.

Autumn 2026 / Winter 2026/2027

Building Safety Gateway submission and approval

Construction period

Construction to start mid 2027
Approx. 3.5 - 4 years.



View west along Homerton High Street



View north from Morning Lane