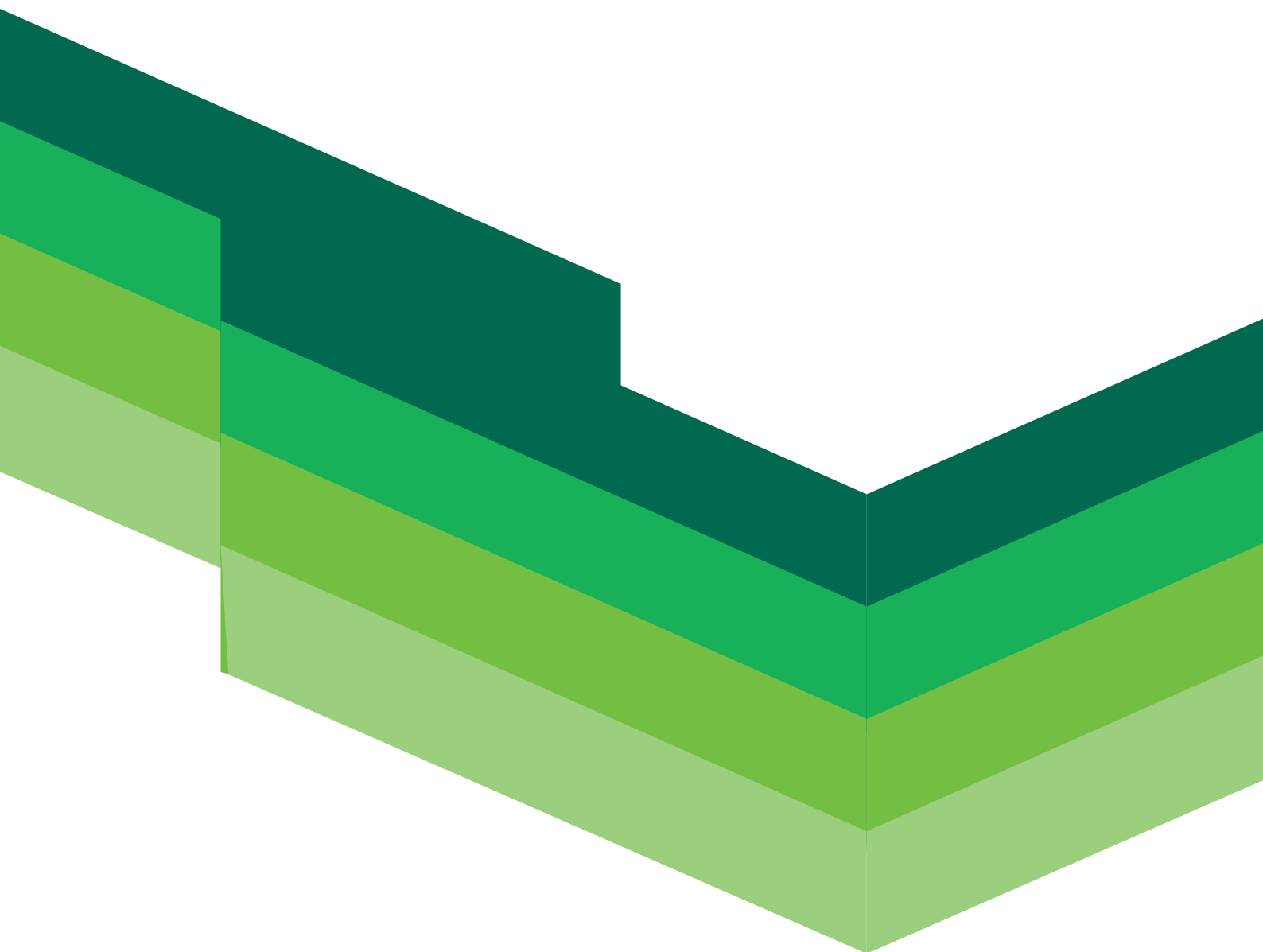




# STREET EXHIBITION REPORT

April 2026

New Homes At Marian Court  
Minor Changes to Consented Scheme



# Street Exhibition Report

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\* Building heights and scales and sunlight and daylight impacts are very strongly associated in all feedback received. Consequently they are seen to fall into one category although we have reported separately on daylight issues as this is of clear concern to many local residents



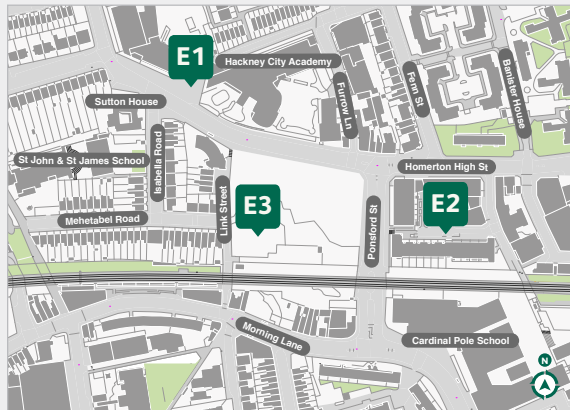
Levitt Bernstein  
People.Design



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## New Homes At Marian Court Minor Changes To Planning Permission

EXHIBITION 1	EXHIBITION 2	EXHIBITION 3
SATURDAY 7 MARCH 10AM-1PM	SATURDAY 7 MARCH 2-5PM	MONDAY 9 MARCH 4-7PM
IN FRONT OF THE CITY ACADEMY, HACKNEY	BRIDGE HOUSE COURTYARD	JUNCTION OF MEHETABEL ROAD & LINK STREET



Hackney Council is proposing minor changes to its plans for new homes at Marian Court. Find out more and 'have your say'.

Come along to street pop-up exhibitions, where you can speak with Council officers and the design team.

Please scan this QR code to find out more.



Join us for Pizza and conversation at Bridge House Courtyard between 1-2pm on Saturday 7 March.

Key contact / Get in touch:  
mariancourt@hackney.gov.uk

For more information visit:  
[bit.ly/mariancourtplans](https://bit.ly/mariancourtplans)

## Street Exhibition Report

### Purpose and Content

#### Introduction

Hackney Council is proposing changes to its plans for new homes at Marian Court on Homerton High Street. The first phases of the Bridge House/Marian Court project were completed in 2021. Plans for the final phases received planning permission in 2020 but had to be redesigned to meet new building regulations and respond to significantly increased construction costs in the UK. The changes also had to cohere with the 2021 London Plan and new Council Supplementary Planning Documents on Refuse and Storage.

The amended scheme provides 163 much-needed new homes and new public spaces, play facilities, a community centre and commercial units along the High Street.

Prior to submitting the Section 73 Planning Application, Hackney Council has carried out and commissioned two stages of additional consultation on the proposed changes between November '25 and May '26. These will be fully reported on in a forthcoming Addendum Statement of Community Involvement, written by independent consultants Christina Norton and Steve McAdam, who also assisted with the second stage of consultation and engagement on the amended scheme which included the 'Street Exhibitions' reported on here.

The 'Street Exhibitions' used eight boards describing the proposed changes and daylight impacts and one large aerial view (the 'Connections' board), on which attendees marked their homes and affixed post-it notes with comments on aspects of the proposals or wider thoughts about the neighbourhood. These are shown in the appendices.

#### Facts and figures

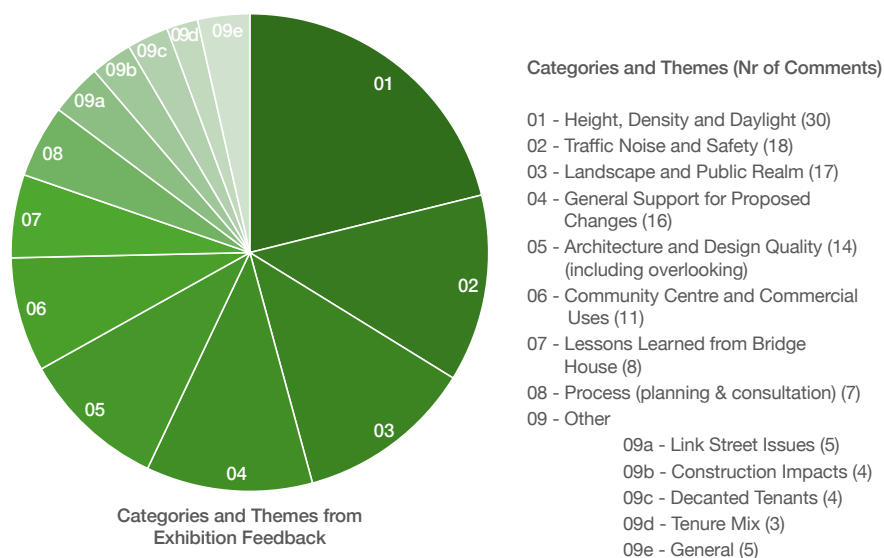
3 drop-in 'Street Exhibitions':

- Saturday 7 March: 10am-1.00pm
- Saturday 7 March: 1-5pm (inc Pizza lunch from 1-2pm)
- Monday 9 March: 4-7pm (See poster on previous page)

90 recorded residents attended the exhibitions and 207 individual comments were captured including questions and wider thoughts. These include four 'one to one' conversations held later with Link Street and Mehetabel Road residents.

Key Categories and Themes:

Themes are grouped to define coherent categories as described below. These have been determined from a total of 112 individual feedback representations. The eight most important categories (and all related themes) are reported on in the following pages. The pie chart below represents the number of comments received on each of the key categories and themes.



## Street Exhibition Report

### Feedback on key themes

#### 1A Height, scale and density

Note: Daylight is reported separately in 1B

Feedback from 16 respondents was collected on the height, scale and density of the proposed changes to the 2020 consented plans. The responses are predominantly negative, with most comments expressing concern or objection, particularly in relation to the proposed tower (Block C) and the increased scale of Block A.

- Perceived excessive height and overbearing massing
- Impacts on neighbouring amenity (daylight, sunlight, outlook)
- Effect on heritage assets and townscape character
- Concerns that revisions have increased density and associated impacts

Overall, height and massing represent a key area of contention within the consultation

#### Key Themes

##### 1A.1 Height and Scale of Development

(Primary Concern)

The most prominent issue raised relates to the height of the proposed buildings in general, particularly:

- The tower element (Block C), which several respondents consider excessive and out of keeping with the surrounding context
- Block A (additional floor), which is also thought to be out of context in relation to the neighbouring (2 storey) properties on Mehetabel Road and Link Street
- Many consider the 2020 scheme to be the outer limit of density – the extra storeys on all the different blocks are of concern.
- ‘Now it is simply too much’

##### 1A.2 Increased Massing and Density

There is a strong perception that the revised proposals have led to an increase in overall massing and density, including:

- Additional bulk concentrated around the Homerton High Street / Ponsford Road junction
- A view that massing has been redistributed towards certain site edges, potentially shifting impacts rather than reducing them
- Concerns that the scheme represents over development of the site now
- The impact of the increased width of the block as well as the height of it and the other buildings on light for those living around the site as well as on it is particularly concerning.

##### 1A.3 Impacts on Surrounding Buildings and Heritage Assets

Respondents raised concerns about the relationship between the proposed scale and the surrounding built environment:

- The tower is seen as having the potential to dwarf nearby heritage buildings, including locally valued assets
- Specific concern was raised regarding the increased height and bulk of Block A, particularly in relation to neighbouring residential properties
- One respondent highlighted a direct impact on their rear extension living space, which features a glazed façade facing the development

## Street Exhibition Report

### Feedback on key themes

#### 1A.4 Localised Height Increases and Design Changes

Residents identified and queried specific changes in building height:

- Perceived increase in height at the end of Block D facing Ponsford Street (noted by residents as approximately 2½ storeys; clarified as two storeys plus a parapet)
- Concerns that building heights along Ponsford Street have increased, including:
- The community centre, where floor-to-ceiling heights are perceived as equivalent to more than a single storey
- These changes contribute to a perception of incremental intensification

#### 1A.5 Associated Amenity Impacts

Height and massing concerns are closely linked to potential impacts on residential amenity:

- Loss of daylight and sunlight to neighbouring properties
- Increased sense of enclosure and visual dominance
- Reinforcement of concerns about overbearing development

#### Suggestions and Design Responses Sought

- Redistribute massing across the site to reduce impacts on sensitive locations, particularly on Homerton High Street
- Consider whether height redistribution could maintain housing numbers, while improving amenity outcomes and potentially resolving design constraints (e.g. lift provision).
- Shift taller elements towards the railway line, where:
  - There may be fewer overlooking issues.
  - Daylight and sunlight impacts on existing residents may be reduced

#### Key Questions Raised

Request for close-range visualisations of the proposed tower, specifically views from the Plough Public House on Homerton High Street, to better understand townscape and visual impact.

#### Headline Conclusions

- There is a clear and consistent objection to the height and scale of the development, particularly the tower (Block C) and Block A.
- The scheme is widely perceived as overly dense and overly tall, with concerns that revisions have increased massing rather than resolved earlier issues.
- Height-related concerns are strongly linked to amenity impacts, including loss of light, privacy, and increased sense of enclosure.
- There is concern that the development may harm the setting of nearby heritage assets and appear out of scale with its context.
- Respondents identified potential approaches for improvement, particularly through redistribution of massing and more sensitive placement of height.
- Further visual clarity and justification will be essential to address concerns and support understanding of the proposals.

#### Recommendations:

- Demonstrate that the height strategy is plan-led and site-appropriate, and that impacts on townscape and neighbouring properties are fully tested and acceptable.
- Demonstrate that the scheme represents an appropriate and optimised response, balancing capacity with liveability and contextual fit.

## Street Exhibition Report

### Feedback on key themes

- Demonstrate, through heritage and townscape assessments, that any impacts are less than substantial and justified, or avoided through design refinement
- Articulate a coherent height strategy, demonstrating how different elements relate to each other and the wider context
- Robust daylight, sunlight and overshadowing assessments to demonstrate compliance and identify mitigation where necessary
- Concern is also raised in relation to Ponsford Street, where changes to Block D are perceived to have worsened impacts compared to the previously consented scheme
- A specific representation highlights potential impacts on a rear extension with a glazed façade, which may experience notable reductions in daylight due to proximity to Block A

#### 1B.2 Requests for Daylight and Sunlight Assessment

##### Issue:

A number of respondents raised concerns regarding the availability, completeness and transparency of technical assessments.

#### 1B Daylight and sunlight

A total of 14 representations were received in relation to daylight and sunlight impacts, with most people objecting or expressing significant concerns. Whilst there were no supportive comments, some noted that impacts were disproportionate and some affected worse than others.

The feedback indicates that daylight and sunlight impacts are a key area of concern, closely linked to objections regarding building height, massing, and proximity to neighbouring properties.

##### Key Themes

#### 1B.1 Impact on Neighbour's Daylight and Sunlight (Primary Concern)

##### Issue:

Strong concerns have been raised regarding the potential loss of daylight and sunlight to neighbouring residential properties.

- Impacts are primarily attributed to:
  - The height of Block C (tower)
  - The increased bulk and height of Block A
- Respondents consider that the cumulative effect of these elements would result in material reductions in light to surrounding homes

- Daylight and sunlight have been identified by residents as a long-standing issue throughout the evolution of the scheme.
- Concerns that the daylight impact report shared at the drop-in events is not the complete Daylight/Sunlight Assessment or may not include all relevant data.
- Specific requests include:
  - Provision of the full daylight and sunlight study
  - Clarification of methodology and assumptions
- Particular properties identified as requiring assessment:
  - Furrow Lane (Nos. 14, 15 and 16) – concerns that impacts on both front and rear windows and gardens have not been fully assessed.
  - No. 2 Mehetabel Road – rear extension reportedly omitted from prior studies

## Street Exhibition Report

### Feedback on key themes

#### 1B.3 Internal Daylight within Proposed Development

##### Issue:

- Concerns have also been raised regarding the quality of light within the proposed development itself because of proposed deck access and recessed balconies – raising questions about internal amenity and residential quality.

##### Headline Conclusion:

There is a clear and consistent level of concern from residents regarding daylight and sunlight impacts. These concerns are primarily driven by the height and massing of the proposed buildings, particularly Blocks A, B, C and D.

##### Recommendations:

- Robust daylight, sunlight & overshadowing assessments to demonstrate compliance and identify mitigation where necessary.

#### 2.0 Traffic noise and safety (Ponsford Street)

A total of 18 representations were received in relation to traffic, safety and noise.

- Objection / Significant Concern: Clear majority
- Mixed / Qualified Views: Limited
- Support: Strong support for mitigation measures regarding pedestrian safety

Overall, responses demonstrate a high level of concern regarding existing conditions, with many residents emphasising that the area is already under pressure and that the development could exacerbate existing issues if not carefully managed.

#### Key Themes

##### 2.1 Traffic Levels and Congestion

##### Primary Concern

- Strong concerns that traffic levels are already high, particularly along Ponsford Street, which serves as a key local route connecting:
  - The fire station
  - Hackney Central
  - Homerton Hospital
  - Bus stops
- Residents describe the area as:
  - Heavily trafficked and congested
  - Experiencing poor air quality and pollution
- Additional concerns include:
  - Low Traffic Neighbourhoods (LTNs) displacing traffic onto Homerton High Street and Ponsford Street
  - Potential for the development to increase traffic flows, impacting:
    - Local businesses
    - Day-to-day movement
- Concerns regarding rat-running through surrounding residential streets.

##### 2.2 Noise and Pollution

Noise is identified as a significant and ongoing issue:

- Frequent traffic noise and car horns, particularly around the junction
- Reports that noise levels are severe enough to affect sleep and use of outdoor space (e.g. balconies)
- Concerns that the location of a new Community Centre on Ponsford Street will:
  - Intensify noise levels, particularly along Ponsford Street
  - Generate higher traffic volumes that may impact on air quality

## Street Exhibition Report

### Feedback on key themes

#### 2.3 Road Safety and Pedestrian Safety

##### Major Area of Concern

- The Homerton High Street / Ponsford Road junction is identified as a key safety issue:
  - Reports of multiple road accidents
  - Perception that the junction is poorly configured and unsafe
- Concerns regarding pedestrian safety, including:
  - Speeding vehicles on Ponsford Street
  - Streets being unsafe for walking, particularly for vulnerable users
- Particular concern for:
  - School children, with large numbers crossing the junction daily from nearby schools
  - School children, gathering at the entrance to Bridge House Estate will be attracted to the community centre and Marian Street route, but won't have a safe route to cross Ponsford Street

##### Suggestions and Requests:

#### 2.4 Pedestrian Safety Improvements (Strong Support)

- Strong support for enhanced pedestrian crossings, including:
  - A zebra crossing linking Bridge House and Marian Court, aligned with key desire lines
- Requests to:
  - Widen pavements, particularly at corners of the development
  - Improve pedestrian comfort and safety

#### 2.5 Traffic Reduction and Calming Measures

- Calls for reduction in traffic levels on:
  - Ponsford Street
  - Homerton High Street
- Suggested measures include:
  - Traffic calming interventions
  - Speed cameras and CCTV enforcement
  - Potential pedestrianisation or reduction to single-lane traffic

#### 2.6 Junction and Traffic Management

- Suggestions to improve the Homerton High Street / Ponsford Road junction, including:
  - Introduction of a yellow box junction
  - Review of turning arrangements (noting absence of filter lights)

#### 2.7 Public Realm and Safety Enhancements

- Suggestions to:
  - Avoid creating cut-through routes within the development
  - Improve lighting in surrounding streets to enhance safety

##### Headline Conclusions:

There is strong and constructive support for mitigation measures, particularly:

- Improved pedestrian crossings
- Traffic calming and management
- Public realm enhancements

##### Recommendations:

A robust transport and public realm strategy to ensure the development does not exacerbate existing issues and delivers meaningful safety and accessibility improvements

## Street Exhibition Report

### Feedback on key themes

#### 3.0 Landscape and public realm

A total of 17 representations were received in relation to landscape and public realm which was mixed but broadly supportive. There is strong support for connectivity improvements, tree planting, and the placemaking potential. There are ongoing concerns around management, safety (ASB), and detailed design elements.

##### Likes

- **Connectivity:** New pedestrian and cycle routes are widely welcomed as safer and more direct, particularly the east–west link.
- **Greening:** The significant number of new trees is strongly supported.
- **Place transformation:** The Marian Street proposal is viewed by some as potentially “life changing”

##### Key issues:

##### 3.1 Safety and ASB:

- Fear that new spaces (especially courtyards) could attract or worsen ASB.
- Existing issues with school-related congregation seen as unresolved.
- Concerns that the quiet environment of Link Street will change with increased access and impact vulnerable residents living on the street
- Safety concerns directly affect support for otherwise positive proposals

##### 3.2 Play space:

- Concerns about the location and suitability of the play-on-the-way space at Link Street
- Concern that greenspace /play space may have been reduced

##### 3.3 Public realm quality:

- Desire for more and better seating and improved soft landscaping design.

##### 3.4 Servicing and highways:

- Uncertainty about turning head / turning circle functionality.
- Concerns about bin placement near Link Street.
- Concern over increase in deliveries affecting Mehetabel Road
- Concern that development will impact current and essential parking for the assisted living accommodation and staff on Link Street

##### 3.5 Durability and safety:

- Some issues with bollards being removed and need for securely fixed benches.

##### Headline conclusions:

There is clear support for the strategic vision, particularly around movement and greening. However, confidence depends on resolving safety concerns (especially ASB), improving public realm quality, and clarifying servicing arrangements.

##### Recommendations:

- Demonstrate how the scheme has been designed to incorporate active frontages and natural surveillance and consider how this can be increased if possible to provide good visibility across public spaces
- Demonstrate how the courtyard design allows for clear ownership and defensible space to ground floor homes and responds to the lessons learned from Bridge House
- Review location, visibility, and separation

## Street Exhibition Report

### Feedback on key themes

- of play on the way space from key routes
- Ensure play space is clearly defined and overlooked
- Clearly communicate alternative or supplementary play opportunities across the site
- Demonstrate a clear servicing strategy and that vehicular access from Link Street to Marian Court is prohibited.
- Provide tracking diagrams to demonstrate turning movements
- Review and optimise bin storage locations
- Ensure servicing areas are integrated and screened
- Specify robust, tamper-resistant bollards
- Ensure all seating is securely fixed and durable
- Consider materials and detailing suited to high-use environments

#### 4.0 General positive support

A total of 16 representations expressed positive sentiment towards the development, and changes proposed. Housing need, necessity of redevelopment, positive visual impressions are the reasons given for support. There is a clear overall supportive stance among respondents, seeing the redevelopment as necessary and beneficial for the below reasons:

- “Good to see something happening”
- “Looks good – supportive in general”
- “Thinks the scheme is good and needed”
- “Supportive of development”
- “Has to be done – pro-housing”

#### Key themes

##### 4.1 Desire for action and speed

1 in 5 residents are eager for progress and want the scheme implemented quickly. Several

comments express urgency and impatience:

- “Taken so long”
- “The sooner the better”
- “Wants it to happen sooner, for everyone”
- “Looking forward to seeing something”

##### 4.2 Housing Need Recognition

Many recognise the wider social need for housing. Some explicitly link support to housing demand:

- “Housing need”
- “Has to be done – pro-housing”

#### Headline conclusions:

- Key drivers of support: Housing need, necessity of redevelopment, positive visual impression, wider connectivity and community benefits.
- Resident priorities: Speed of delivery, getting the project underway, and exploring temporary uses in the interim

#### Recommendations:

- Demonstrate consideration of residents’ priorities across all issues and make selective changes to proposed Section 73 changes to address concerns as appropriate and increase positive opinions.

## Street Exhibition Report

### Feedback on key themes

#### 5.0 Architecture and design quality

A total of 14 representations were received in relation to architecture and design quality, including overlooking. Feedback demonstrates a predominance of concern with the changes proposed regarding the design approach and the relationship of the development - particularly Block A - to its immediate context. Block A, previously 6 town houses, has changed to a flatted block of 11 homes of mixed tenure. While there is some support from those that consider the plans to be a high-quality and long-lasting development, other residents have raised significant issues relating to changes in scale, overlooking, architectural character, and perceived inconsistencies in planning policy.

##### Key themes

##### 5.1 Scale, massing and positioning of block A

Block A is the principal focus of concern among respondents, particularly residents of Mehetabel Road. Key issues include:

- The height, scale and massing of Block A are perceived as excessive in relation to neighbouring properties.
- Strong concerns regarding overlooking and loss of privacy, from the introduction of a fourth floor with what appears to be a roof terrace facing Link Street and looking into the rear gardens of adjacent homes.
- New balconies are identified as a specific concern, with potential to increase direct views into neighbouring properties.
- The proximity and alignment of Block A relative to Mehetabel Road is considered inappropriate, with suggestions that it does not respond adequately to the existing urban grain. Others are not clear on what line the new Block A site in relation to the boundary with Link Street.

##### 5.2 Impact on the conservation area

The architecture is described as overly angular, uniform and stark, lacking sensitivity to the finer grain and variation typical of the conservation area.

- Concerns that the development would erode the character and appearance of the area.
- Particular attention was drawn to the scale and proportion of windows, with questions as to how these relate to those of neighbouring historic properties.

##### 5.3 Scale, design quality and architectural approach

There is dissatisfaction with the overall architectural expression of Marian Court:

- The scheme is perceived as lacking variety, richness and visual interest.
- Some respondents consider that the current proposals represent a reduction in quality compared to the 2020 consented scheme, with reference made to the loss of previously identified benefits.
- There is a preference for more contextually responsive and visually engaging architecture.

##### 5.4 Policy and fairness considerations:

A number of respondents raised concerns regarding perceived inconsistencies in the application of planning policy:

- Questions were raised as to why new development can include four-storey buildings, while existing residents are subject to more restrictive controls (e.g. limitations on extensions).
- Concerns regarding a perceived disparity in policy application within the conservation area, particularly in relation to roof extensions.

## Street Exhibition Report

### Feedback on key themes

#### 5.5 Level of detail and clarity of information:

Residents want to see for more information to fully understand the proposals:

- Requests for additional detail on design elements and their relationship to the surrounding context.
- Specific requests for verified visualisations, including views from key local vantage points such as Homerton High Street.
- Positive reference is made to locally distinctive architectural precedents, particularly those characterised by variety, informality and visual interest (e.g. Bridge House Estate), which are seen as more appropriate models for the scheme.
- What is the purpose of the sliver of space behind Blocks E and D? - How has this changed since the commercial (work spaces) have been removed?
- Concern over the proposed tunnel and route through between Blocks E and D becoming a hot spot for ASB given what already goes on in the area – and need for clarification of its purpose now the workspace has been removed

#### Recommendations:

- Review the scale, massing and alignment of Block A, particularly in relation to Mehetabel Road and Link Street
- Reconsider balcony placement and design of Block A to mitigate overlooking and privacy impacts.
- Use visual demonstration of actual windows overlooking gardens compared to the consented scheme
- Communicate detail design and greater architectural variety and articulation that reflects the character of the conservation area.

- Consider option of reverting to townhouses on Link Street, as a more contextually appropriate form of development or explain why this is not a viable option, including prioritisation of reducing other areas of increased height.
- Increase the provision of green and open space within the scheme.
- Provide additional comparative views and detailed drawings to support understanding of visual and townscape impacts and the changes.

#### 6.0 Community centre and commercial uses

A total of 11 representations were received in relation to the new proposed location of the community centre on Ponsford Street and the reduction in the number of commercial spaces, with the loss of previously proposed small work spaces along Marian Street, and the railway arches. While there is support for the introduction of mixed and active uses and the community centre in principle, many are concerned about deliverability and location. In particular:

- The commercial strategy lacks coherence and some feel is not viable..
- The proposed location of the community centre is a key point of contention, with differing opinions
- Safety, ASB, and management concerns undermine support
- Addressing these issues—through reconsideration of uses, location, and management strategies—will be critical to achieving a successful, vibrant, and sustainable mixed-use environment along Homerton High Street and Ponsford Road.

## Street Exhibition Report

### Feedback on key themes

#### Key themes:

##### 6.1 New Community Centre location

There is support for the provision of a community centre, for its role in supporting the community and the increase in footfall it will generate, improving safety. However:

- There are mixed views about the new location of the Community Centre on the corner of Ponsford Street and Marian Street, with many seeing the value of placing it close to Bridge House Estate signalling its wider reach.
- Support is heavily dependent on safety and management measures.
- Others feel strongly the location is not appropriate due to existing ASB issues being made worse, creating a greater point of congregation around a busy road environment, which lacks safe crossings and for the potential for noise disturbance especially later at night

##### 6.2 (Mixed) Commercial uses

There is support for the placement of new commercial and active uses along the High Street in principle, but there are concerns about the types of uses proposed, the viability in this location and impact on existing businesses on the High Street.

Whilst some agree that the previously proposed commercial (small business spaces) along Marian Street were not viable, others express significant concerns about the loss of these spaces and the previous dispersed workspace saying there is demand and also that the spaces would have provided active uses along Marian Street, providing passive surveillance and increased safety.

#### Headline Conclusions:

There are mixed views with many agreeing the rationale to in focus commercial space on the High Street seeing this as an opportunity to introduce higher quality of retail, avoiding fast food uses, particularly near the Academy; and others who would like to see smaller, flexible workspace units re-introduced and distributed around the site – along Marian Street and possibly linking with the Railway arches, as envisioned before.

Regards the Community Centre, there are questions about why it has been located on a busy street without a safe crossing (have alternative locations been considered?); how ASB and noise impacts will be mitigated and what supervision there will be and how it will be managed.

#### Recommendations:

- Explain that the use class E can include workspace
- Demonstrate that workspace is being delivered on neighbouring sites
- Demonstrate that residential uses and front doors on the ground floor of blocks D & E will provide passive surveillance of Marian Street
- Explain that the change of use to residential has enhanced the viability of the scheme enabling more affordable homes to be provided compared to the consented scheme
- Explore the potential to provide a safe crossing on Ponsford Street
- Use examples of other community spaces provided in the borough of Hackney (eg the Hackney Showroom) to show how management arrangements are used to mitigate noise and ASB

## Street Exhibition Report

### Feedback on key themes

#### 7.0 Lessons Learned (BHE)

A total of 8 representations were made regarding the importance of the Council learning the lessons from the development of Bridge House Estate.

Key Themes:

##### 7.1 Drainage, damp and flood risk

Many reported that the site is very wet, raising concerns about drainage and damp issues that have impacted the homes at Bridge House Estate. There is a concern over flood risk given the history of the site and that mitigation, such as SUDs (sustainable urban drainage) are incorporated, to not only stop the new homes being impacted but also to stop rainwater being diverted to nearby streets. Flats at Bridge House are reportedly flooded regularly, leading to spores and mould issues. The top floor flats at Bridge House have experienced leaks for 5 years, linked to roof slab penetrations for PV panels and lack of upstands to the waterproofing at parapets, not picked up at the defects period and now out of warranty.

##### 7.2 Privacy and courtyard design

Another key design issue identified at Bridge House, is the lack of defensible space between the tight central courtyard and the front doors and living room windows of the ground floor units at Wintergreen. The courtyard is considered too small to provide adequate defensible space in front of homes and in the summer kids hang out on railings very close to living room windows, causing privacy and security issues.

#### 7.3 Defects in design / interior specification

Broken doors and leaks in bathrooms have been reported, with overall concerns about the quality of specification, materials and workmanship of the construction, especially where water ingress is concerned.

Conclusion:

Residents are primarily concerned with persistent water/damp issues, flood risk, and poor design impacting privacy and living conditions. There are ongoing maintenance and structural concerns, and communal spaces are considered inadequate for privacy and safety.

Recommendations:

- Meet with the Bridge House TRA to further explore lessons to be learned
- Provide a comprehensive list of issues and responses
- Explain the latest Hackney housing specification and design process and how lessons learned have informed this

## Street Exhibition Report

### Feedback on key themes

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#### 8.0 Process (planning and consultation)

Feedback from 7 respondents was collected on the planning and consultation process:

- Doesn't feel like a 'minor change'
- Do not feel 'listened to' since 2017
- Lack of continuity in the process / design team / officers
- Worried about the changes - these are not minor changes - lack of transparency of information - loss of trust
- Want to see a fair process

Questions:

- Questions about the process and timings?
- How has the Council reconciled the design changes - what have the trade-off's been?

Recommendations:

- Ensure local residents have a proper opportunity to make representations on the proposed changes to the scheme.
- Resident engagement is ongoing.
- Give the findings from the consultation to date since November 2025 due consideration by testing the impact of potential amendments.
- Provide further opportunity for residents from Mehetabel Rd, Bridge House and Furrow Lane to meet with the Council, design team and engagement consultants to focus on key concerns. (targeted for late April and May).
- Conclude the process with an exhibition that responds specifically to all the key questions raised in the engagement events since January (late May /early June).

- Be transparent - feedback or opinions raised in the process are not guaranteed to be adopted, as these considerations need to be balanced with the Council's stated priorities to deliver the best-quality homes, address viability challenges, and meet programme targets.
- Only submit the Section 73 application once this process has been concluded
- Reassure residents that the appropriate statutory consultation process will be followed in full for the Section 73 application by the local planning authority.
- Residents will have a full opportunity to make representations on the Section 73 application to the local planning authority, and all representations received will be properly and carefully considered as part of the decision-making process. The application will be determined on its planning merits in accordance with the statutory framework

## Street Exhibition Report

### Feedback on key themes

#### 9.0 Other feedback

Some further comments were collected as follow.

##### 09a Link Street Impacts (5 respondents)

- Moped deliveries interfering with pedestrian safety and Link Street 'play on the way' space
- Need to retain vehicular access for special needs residents in sheltered housing
- Impacts of Block A on daylight and sunlight

##### 09b Construction Impacts (4 respondents)

- Construction traffic will make things worse
- Concerned about constriction traffic / noise / dust
- What will the impact be on Link Street

##### 09c Decanted tenants from original council homes (4 respondents)

Concern over what has happened to the original council tenants who were displaced by the clearance of the site.

##### 09d Tenure mix (3 respondent)

- Tenure mix was better before

##### 09e General - relating to:

##### Parking (1 key respondent)

Parking and car use and concerns that car ownership may persist, despite any restrictions:

- Potential use of visitor or business permits to circumvent controls
- Recognition that many residents still rely on cars or vans, including for work purposes

#### Sustainability

- Sustainability is important – suggestion to partner with 'Tree Musketeers'

#### Housing need

- Need for affordable and social housing
- Good three will be more social homes

# Street Exhibition Report

## Appendices

### Street Exhibition Boards 1 - 4






### Marian Court I Minor Changes To Consented Scheme Introduction

Hackney Council is proposing changes to its plans for new homes at Marian Court on Homerton High Street. The first phases of the project were completed at 'Bridge House' in 2021. Plans for the final phases received planning permission in 2020 but had to be redesigned to meet new building regulations and respond to significantly increased construction costs in the UK. The updated plans include 163 multi-wheeled new homes and new public spaces, play facilities, a community centre and commercial units along Homerton High Street.

This 'street exhibition' is being carried out to ensure residents are aware of the proposals, which are considered Minor Material Amendments from the consented scheme and to consult your views. Please help us by filling in the questionnaire. You can do this at home by scanning the QR code above. This will take you to the project's website, where further information on the project can also be found. Please do fill in a questionnaire. Your views matter.

#### MARIAN COURT SITE CONTEXT





**The Team**  
The team is composed of experienced and award-winning architects and landscape architects supported by a range of consultants. Mulvey is providing design and build services. Hackney Council is the client and sets the design quality benchmark.

Client | Hackney Council | Building Contractor | Mulvey | Architects | Levitt Bernstein | Landscape Architects | Muf

**2020** Planning permission for Marian Court

**2021** Bridge House complete

**2022-2023** Planning permission for Block A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z

**2023-2025** Construction of Block A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z

**Feb 2025** Proposed minor changes to Block A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z

**7-8 Mar 2025** Street exhibition

**2020** The iterative discipline of the development of the project and the Council's decision to grant planning permission in April 2020. It should be noted that these may be subject to revision.

**Feb-Mar 2021** Second round of planning permission for Block A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z


**Mar-May 2021** Formal building notices for Block A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z



**Summer 2021** Construction of Block A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z

**Autumn 2021** Completion of Block A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z

**Winter 2021** Building safety assessment for Block A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z

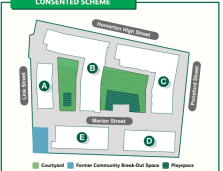
**Spring 2022** Targeted minor changes to Block A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z



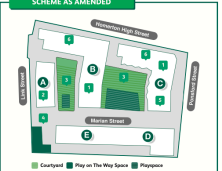



### Marian Court I Minor Changes to Consented Scheme Summary of Proposed Changes, Engagement & Feedback

#### CONSENTED SCHEME



#### SCHEME AS AMENDED




Hackney Council instructed a number of changes to phases 3 and 4 of the consented scheme to respond to changed circumstances. These referred specifically to new Building Regulations governing fire escape, and other matters, and to severe inflation in the construction costs that needed addressing. The key changes are flagged up on the Amended Scheme as proposed, above right. Further changes are described in Boards 3 and 4.

- Block 'Boutique' increases in width area to meet for additional fire escape stairs / lifts
- 11 flats are proposed in phase 3 of 2 storeys to increase the overall housing offer
- Although the apartments are smaller they have been designed to house planning and receive the benefits of fire alarm and services by over-temperature equipment in common kitchen, living and dining from the larger courtyard to Link Street
- Link Street Centre Play on the play space extending the corner and inviting people into the estate
- Community Centre moved from Link Street to 'heart' of the new residential area
- Commercial units and shops concentrated on Link Street and reduced in number from 10 to 4 to increase viability and move the mix of vacant units


**Engagement Process**  
There are two waves of engagement: the first between November '25 and January 2026 and second between February and March '26. In addition meetings are being held with key stakeholders and Tenants and Resident's Associations.



The images below are of letters and information sent out to all local residents in advance of the second wave of consultation.



**Findings To Date**  
The key topics and concerns that have been raised through engagement to date are summarised below:

- The Approach to Securing Planning Approval
- Building Size
- Impacts on daylight and sunlight
- Public Space Changes
- Overlooking
- Learning lessons from earlier built phases (Bridge House)



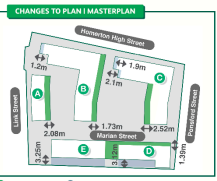



### Marian Court I Minor Changes to Consented Scheme Changes In Plan

In order to describe the physical changes between the consented and proposed schemes as effectively as possible we have produced some non-technical diagrams on this board and the next showing changes to plan areas, proposed uses and building height and size. The changes are driven by two sets of demands as previously mentioned - firstly, new building regulations for residential buildings requiring additional stair and lift cores for buildings with floors over 18 metres above ground level, which now require additional stair cores.

Where this is the case, block plans have had to change shape to accommodate the new stair and lift cores and identified porosity. Secondly, there was a need to find economies to offset the considerable cost escalations brought about by the spike in UK inflation in the early 2020s (11.3% inflation recorded in 2022 alone). The proposals have been shaped by these considerations while the Council have signalled an absolute requirement that quality standards are maintained.

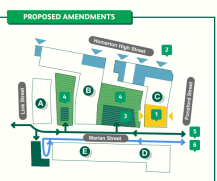
#### CHANGES TO PLAN MASTERPLAN




- Block 'A' has been reduced in width by 1.2m to accommodate the new stair and lift cores and identified porosity.
- The key change proposed in Block 'C' is the widening of the block by 3.2m to the rear of the block to accommodate the new stair and lift cores and identified porosity.
- Block 'D' has been reduced in width by 1.2m to accommodate the new stair and lift cores and identified porosity.
- Block 'E' has been reduced in width by 1.2m to accommodate the new stair and lift cores and identified porosity.
- Block 'F' has been reduced in width by 1.2m to accommodate the new stair and lift cores and identified porosity.



**Changes In Building Uses & Locations**  
The plan below shows some of the key changes to the location of specific uses, amenities and facilities as proposed. Many of these are clearly related to the key community benefits described more fully on a later board. The reasoning for these changes are given below:

#### PROPOSED AMENDMENTS



- The Community Centre has been relocated to the 'heart' of the new residential community, which includes Bridge House. It is slightly smaller than before but better located.
- Commercial spaces have been reduced from ten to four and are now concentrated along Homerton High Street bringing vitality to the street and ensuring there are no vacant units through over-provision. The arrangement has been approved by the Designing Out Crime Officer (DOCO).
- Two playparks areas are provided that are open to local residents. Although reduced by 100% in area, the provisions are still over twice the Council's requirement. An additional 'Play On The Way' space is provided at the Link Street corner.
- The green courtyards have additional trees and planting depths a 17% reduction in courtyard size. Integrated playparks is provided to both courtyards.
- New pedestrian and cycle connection through Bridge House and Marian Court toward Hackney Central Access will be provided for delivery vehicles and blue badge drivers.

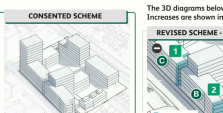


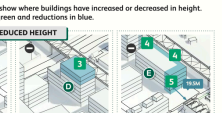
### Marian Court I Minor Changes to Consented Scheme Changes To Height

The 3D diagrams below show where buildings have increased or decreased in height. Increases are shown in green and reductions in blue.

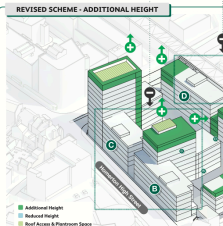
#### CONSENTED SCHEME



#### REVISED SCHEME - REDUCED HEIGHT



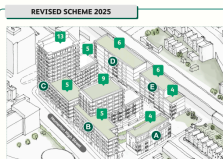
#### REVISED SCHEME - ADDITIONAL HEIGHT



**Reductions in Height & Size**  
There are reductions as well as increases in building heights and size. The key reductions are described below and the key additions are illustrated in the diagram on the left.

- The western face of Block C have been set back by 1.8m and 2.1m over the full height of the building.
- The western face of Block 'B' has been set back by 1.2m over the full height of the building.
- The eight storey section of Block 'B' has been reduced to six storeys. In addition, a 3.1m reduction in width is proposed over north the full length of the building at the rear while the front building line has been brought forward by 1.3m.
- Block 'E' has been reduced in width by 3.25m over the full length of the building.
- Block 'C' has had its western facade set back by 2.1m.

#### REVISED SCHEME 2025



With all the changes having been made, the scheme as amended is shown in the 3D sketch on the left. Please note - the additional floor proposed for Block 'C' is actually a screen to the plant room, accommodating air-source heat pumps.

- Block Height
- Block Height

# Street Exhibition Report

## Appendices

### Street Exhibition Boards 5 - 7






### Marian Court | Minor Changes to Consented Scheme Landscape, Linkages & Public Realm

This board describes the approach to forming linkages with wider areas, the approach to landscaping and the provision of two integrated playspaces and one 'Play On The Way' area across the scheme. The landscaping is focused on the courtyard.



**LANDSCAPING & GREEN LINKS**

- Links to Hackney Central through the grounds of Hackney Church
- Links to the areas immediate west of the school - St John and St James
- Link Street to the immediate west of the scheme reaches down to Summit Lane and up to Hackney City Academy
- Marian Street extends east to connect to Bridge House courtyard
- Horton Grove and Adventure Playground is a short walk from Marian Court

**Playspaces & Courtyards**

Marian Street connects the estate with existing green spaces, creating green and quiet cut throughs between schools and local spaces. There are three key playable areas: Link Street Corner, The Garden, The Yard. At the foot of the page relevant muf projects are shown.

**Link Street Corner**  
Link Street Corner presents a 'Play on the Way' space and a welcoming area as a key entry and egress point for the estate.





**The Garden**  
The 'Garden' area provides a screened, semi-private green space that opens onto Marian Street but is shielded from it by a planted pergola.



**The Yard**  
The 'Yard' is a mix of planted space, cascading terraces and play space with a dedicated outdoor area for the relocated community centre.










### Marian Court | Minor Changes to Consented Scheme Community & Housing Benefits

The plan to the right shows the key community benefits this phase of the scheme brings forward. They include:

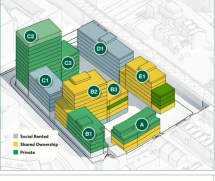
- A new 180 sqm Community Centre (previously from 211-102) will be located at the base of the scheme on Portland Street. It will have a dedicated garden space and principal entry from the courtyard garden.
- Four community spaces with this entrance are now incorporated along Homerton High Street bringing vitality to the street and ensuring there are no covered areas through the pedestrian. This arrangement is approved by the Designing, Building and Urban Regeneration.
- The integrated playspaces are provided that are open to local residents, which are designed and built as a mix of shared public, semi-private and private. The shared playspaces are for the main courtyard and are free from the previous vehicle turning points.



**Consented Housing Offer**




**Revised Housing Offer (2025)**





Tenure Mix (By Home)	Consented				Revised (2025)			
	Social	Shared ownership	Private	Total	Social	Shared ownership	Private	Total
Total	32	29	66	160	36	61	66	183
%	20%	18%	41%		20%	33%	37%	


Dwelling Mix	Consented				Revised (2025)						
	1 Bed	2 Bed	3 Bed	4 Bed	Studio	1 Bed	2 Bed	3 Bed	4 Bed		
Total	43	85	29	3	160	6	46	85	28	1	183
%	27%	53%	18%	2%		4%	26%	52%	15%	1%	



### Marian Court | Minor Changes to Consented Scheme Street Views

This board illustrates Marian Court as it would be seen from the streets and spaces surrounding the scheme were all the proposed amendments made. The two key physical changes are the addition of one floor to blocks 'B' and 'C' (the two taller elements of Views 6 below). In the case of Block 'C', the elevation is a screen concealing the roof-top plant that is around one and a quarter storeys high. Its permeability can be seen on Views 5 and 6. At the bottom of the board we describe some of the proposed materials.




**View 1** up Portland Street from south of the rail viaduct




**View 2** of the 'Yard' from a second floor balcony on Block 'D'




**View 3** between blocks 'A' and 'E' looking past the Link Street 'Corner' play area




**View 4** of blocks 'A', 'D' and 'E' of Marian Road as seen from Mulhstabel Road



**View 5** of blocks 'B' and 'C' from close up on Homerton High Street



**View 6** of blocks 'B' and 'C' from a distance along Homerton High Street



- A** Different bricks are used to provide string courses picking out the floor levels and breaking the mass of the elevation
- B** Stone cladding and large windows to commercial units are used along the ground floor of Homerton High Street
- C** Powder coated metal railings are used on the balconies and are colour-matched to work well with the brickwork
- D** The top 'floor' of Block 'C' is actually a screen wrapping around the plant room & the air-source heat pumps on the roof
- E** Differently coloured and textured brickwork is used to accentuate features such as the windows on the end facade of Block 'A'

# Street Exhibition Report

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### Street Exhibition "Daylight" board



## Marian Court | Minor Changes To Consented Scheme Daylight Study March 2026



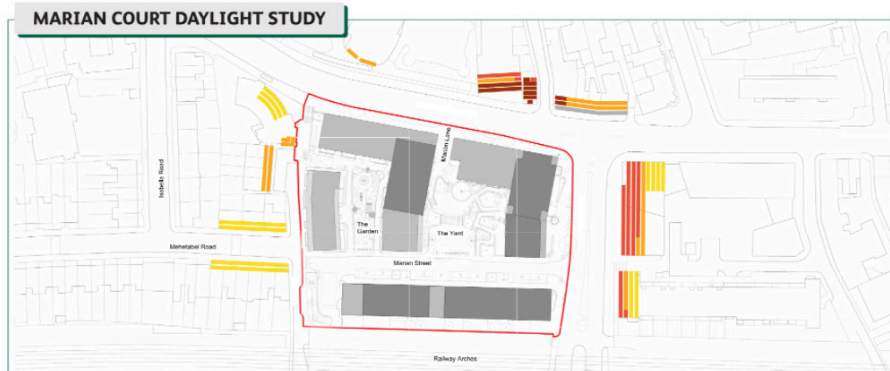
### Daylight at the window – VSC Vertical Sky Component

This measures how much of the open sky can be seen from the centre of any window. The amount of visible sky is important because it allows us to predict the amount of natural daylight to reach the window even on a cloudy day. The Building Research Establishment guidance states that 20% reduction is the threshold for a noticeable change in a low density sub-urban site - The GLA (The Mayor of London) sets guidance for acceptable percentages of reduction for inner urban environments at 30% up to a maximum of 40%.

### Amended scheme for Marian Court

A total of 225 neighbouring windows on Ponsford Street, Mehetabel Road, Link Street and Homerton High Street have been assessed for Vertical Sky Component (VSC).

The results indicate that under the consented scheme 225 (100%) of windows meet the GLA VSC targets, whilst under the proposed scheme 201 (89.33%) of windows meet the GLA VSC targets



### Illustration Key

The diagram shows the VSC results for the consented scheme using the below key:

- Passed BRE guidance in both the consented and proposed scheme (no change.)
- Passed the GLA target in the consented scheme and proposed scheme (no change.)
- Passed the BRE guidance in the consented scheme and now passes the GLA target (meets guidance)
- Previously met the GLA target but no longer meets the GLA VSC target
- Ground floor commercial spaces not assessed

### Conclusions

The GLA VSC guidance is advisory rather than mandatory and is to be applied flexibly, considering the context, baseline conditions, urban density, and wider planning benefits of a development

When considered in the context of Marian Court's urban location, the consented scheme and the delivery of social housing and community benefits, the daylight impacts are considered to be acceptable and compliant with relevant planning policy and the GLA guidance.



For more information visit:  
[bit.ly/mariancourtplans](http://bit.ly/mariancourtplans)

