



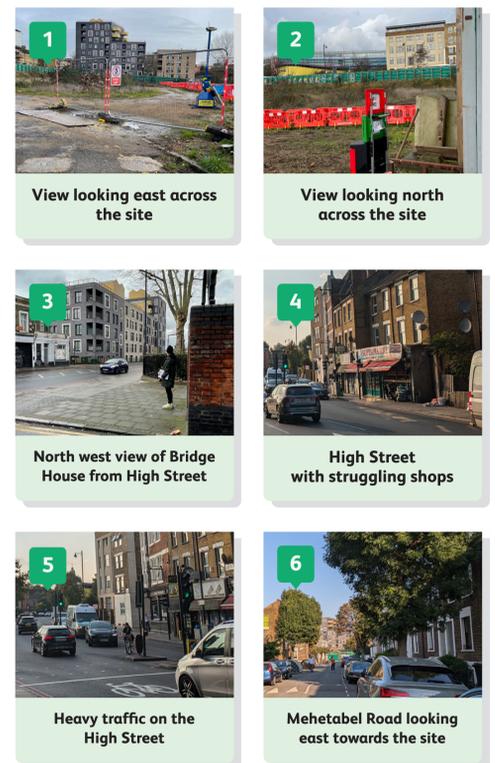
Marian Court | Minor Changes To Consented Scheme

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 much-needed 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 canvass 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.

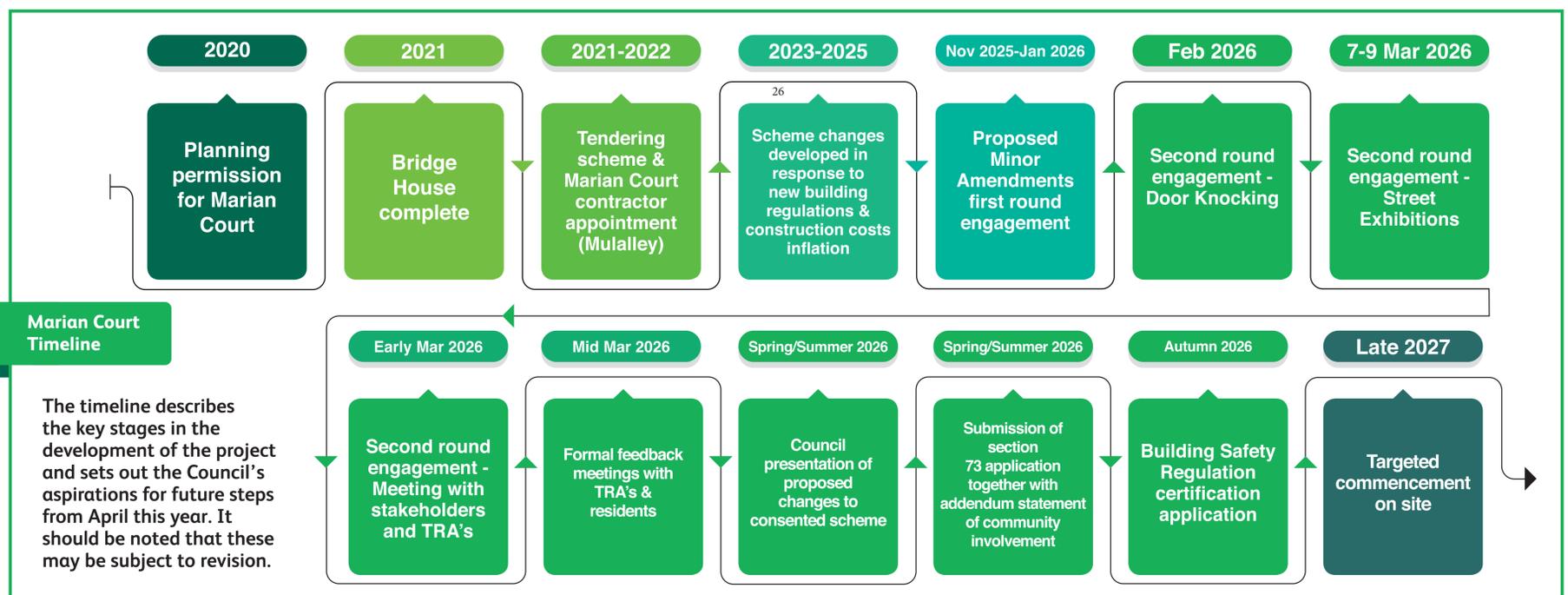
MARIAN COURT SITE CONTEXT



The Team

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

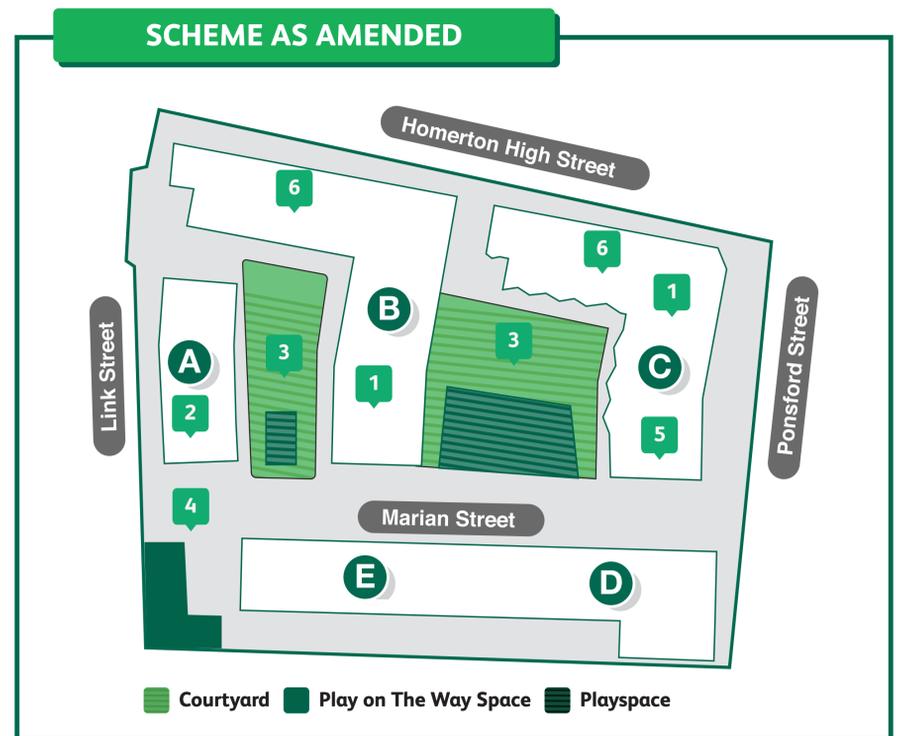
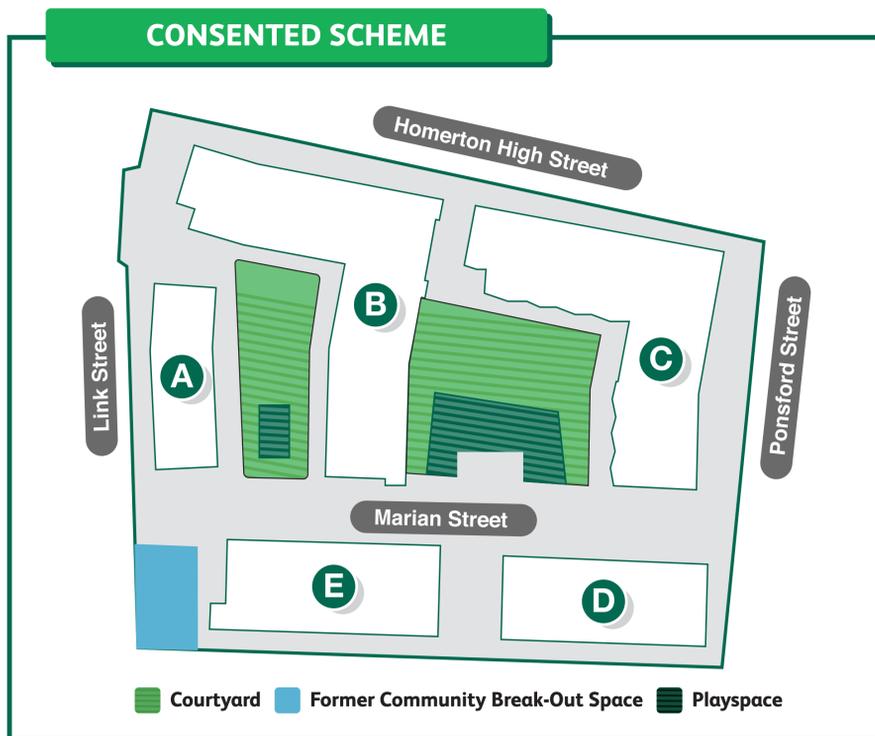
Client | Hackney Council Building Contractor | Mulalley Architects | Levitt Bernstein Landscape Architects | Muf





Marian Court | Minor Changes to Consented Scheme

Summary of Proposed Changes, Engagement & Feedback



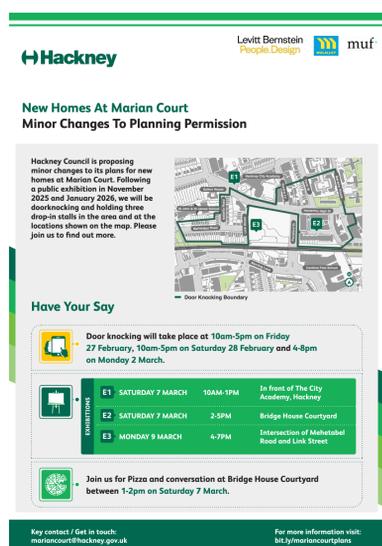
Hackney Council instructed a number of changes to phases 3 and 4 of the consented scheme to respond to changed circumstances. These referred specifically to new Building Regulations governing fire escape, and other matters, and to severe inflation in the construction costs, that needed addressing. The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

- 1 Block 'footprint' increases in width due to need for additional fire escape stairs / lifts
- 2 11 Flats are proposed in place of 5 townhouses to increase the overall housing offer
- 3 Although the courtyards are smaller they have been re-designed to boost planting and increase tree numbers (by three) and species (by one). Integrated playspace is retained. Vehicle turning circle is moved from the larger courtyard to Link Street
- 4 Link Street Corner Play on the Way space activating the corner and inviting people into the estate
- 5 Community Centre moved from Link Street to 'heart' of the new residential area
- 6 Commercial units and shops concentrated on High Street and reduced in number from 10 to 4 to ensure viability and remove the risk 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:

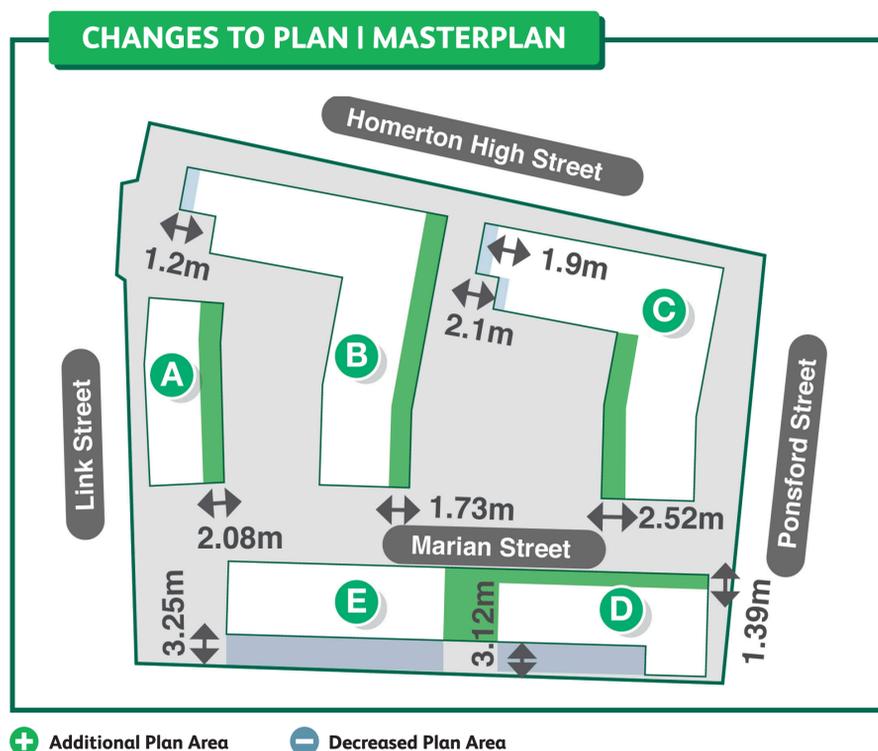
- The Approach To Securing Planning Approval
- Building Size
- Impacts on daylight and sunlight
- Public Space Changes
- Overlooking
- Learning lessons from earlier built phases (Bridge House)

Marian Court | 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 interlinked passageways. 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. (11.1%, 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.



A Block 'A' has consent for five town houses. To accommodate the fire escape provisions while not losing affordable housing, this has changed to eleven flats. The amended block is just over 2m wider.

B The key changes proposed in Block 'B' are the widening of the lower leg of the block by 1.73m to accommodate fire escape provisions. The projecting 'nose' to the top left is reduced by 1.2m.

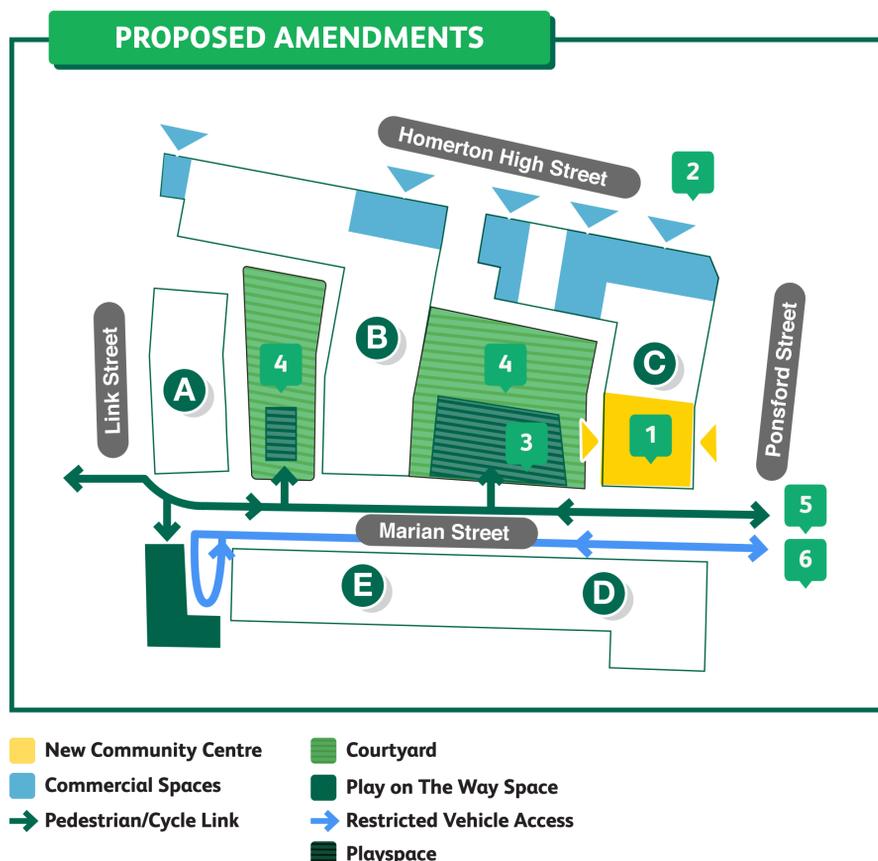
C The key changes proposed in Block 'C' are the widening of the lower leg of the block by 2.52m to accommodate fire escape provisions and circulation. The flanks to the top left are reduced by around 2m.

D Block 'D' has been reduced in width by 3.12m to the rear of the block while the front of the block has been extended by 1.39m from the original building line.

E Block 'E' has been reduced in width by 3.25m to the rear of the block. The gap between blocks 'D' and 'E' has now been infilled although there are provisions to retain a passage at ground level providing the railway arches are brought into use.

Changes In Building Uses & Locations

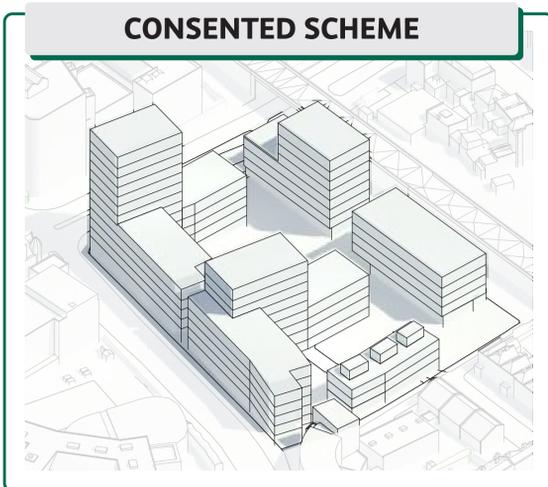
The plan below shows some of the key changes to the location of specific uses, amenities and facilities as proposed. Many of these are closely related to the key community benefits described more fully on a later board. The reasoning for these changes are given below:



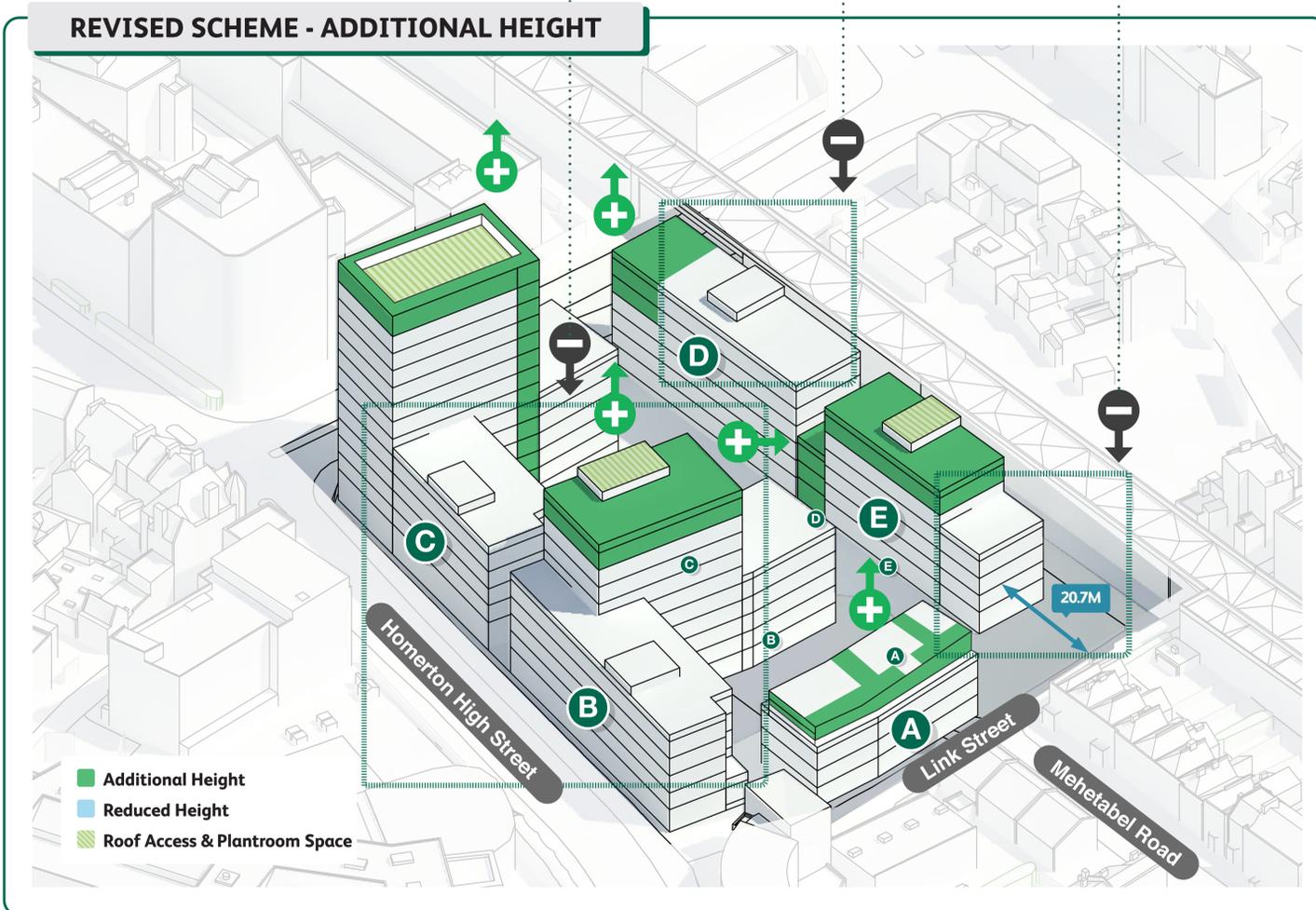
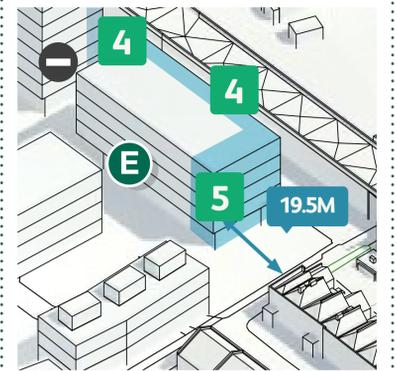
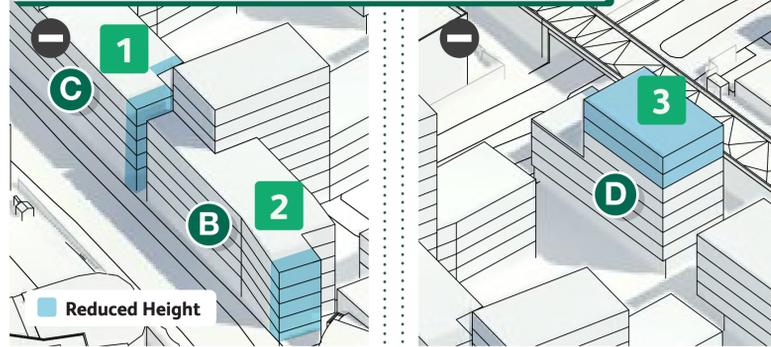
- 1 The Community Centre has been relocated at the 'heart' of the new residential community, which includes Bridge House. It is slightly smaller than before but better located.
- 2 Commercial spaces have been reduced from ten to four and are now concentrated along Homerton High Street bringing vitality 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).
- 3 Two playspace areas are provided that are open to local residents. Although reduced by 10% 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.
- 4 The green courtyards have additional trees and planting despite a 17% reduction in courtyard size. Integrated playspace is provided to both courtyards.
- 5 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.
- 6

Marian Court | 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.



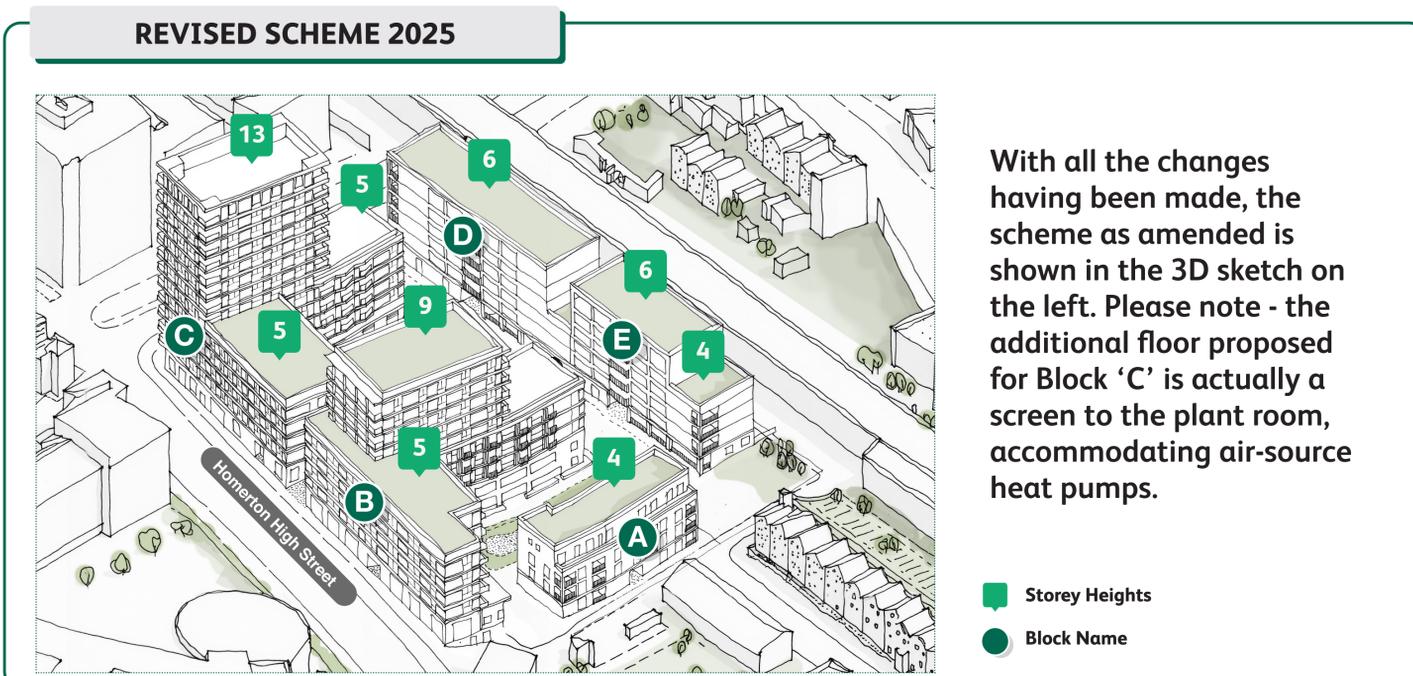
REVISED SCHEME - REDUCED HEIGHT



Reductions in Height & Size

There are reductions as well as increases in building heights and sizes. The key reductions are described below and the key additions are illustrated in the diagram on the left:

- 1** The western faces of Block C have been set back by between 1.9m and 2.1m over the full height of the building.
- 2** The western face of Block 'B' has been set back by 1.2m over the full height of the building.
- 3** The eight storey section of Block D has been reduced to six storeys. In addition, a 3.1m reduction in width is proposed over nearly the full length of the building at the rear while the front building line has been brought forward by 1.39m.
- 4** Block E has been reduced in width by 3.25m over the full length of the building.
- 5** Block E has had its western façade set back by 2.1m.

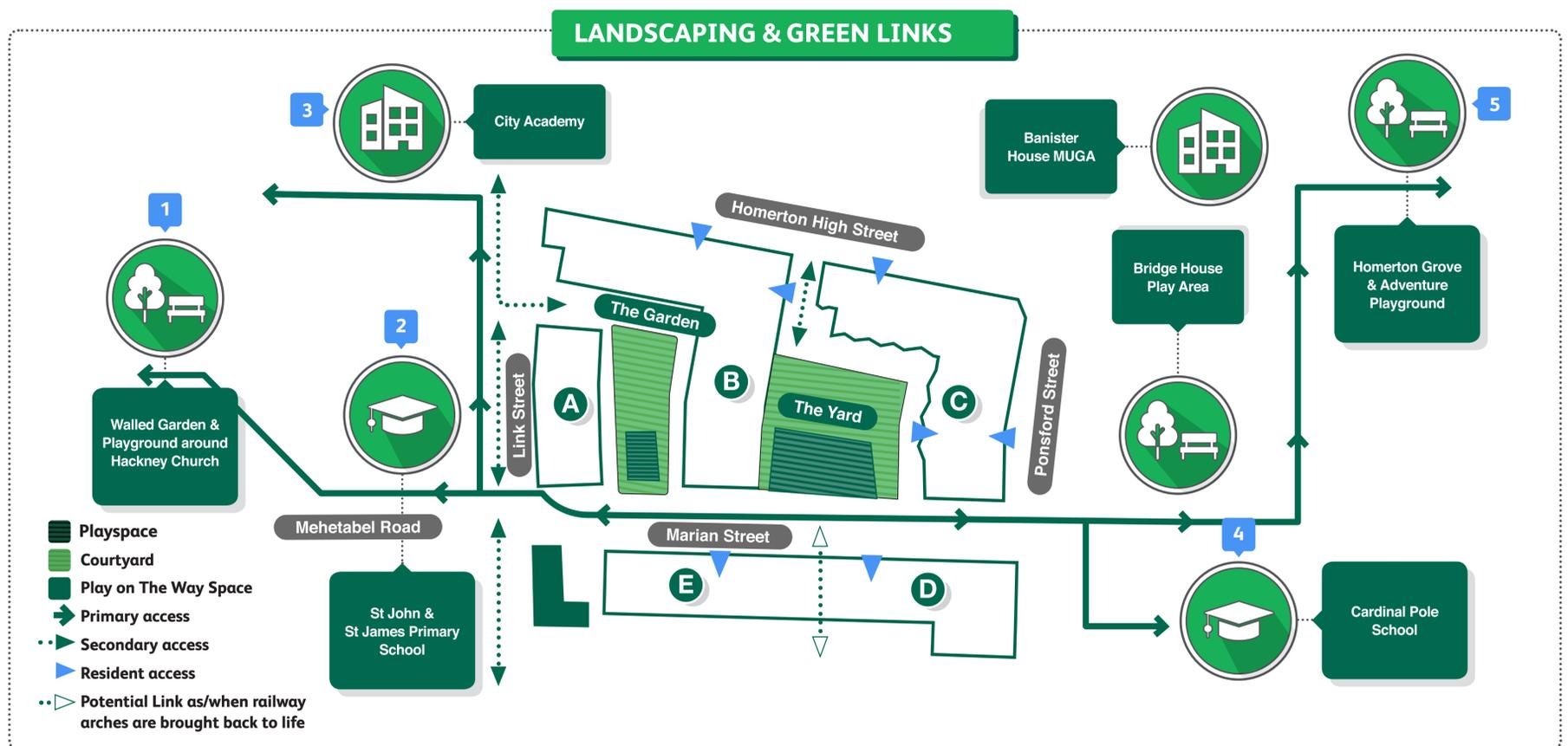


With all the changes having been made, the scheme as amended is shown in the 3D sketch on the left. Please note - the additional floor proposed for Block 'C' is actually a screen to the plant room, accommodating air-source heat pumps.

- Storey Heights
- Block Name

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 courtyards.



1 Route to Hackney Central through the grounds of Hackney Church

2 Links to the areas largest primary school - St John and St James

3 Link Street to the immediate west of the scheme reaches down to Summer Lane and up to Hackney City Academy

4 Marian Street extends east to connect to Bridge House courtyard

5 Hoxton 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 vista at a key entry and egress point for the estate.

The Garden

The 'Garden' area provides a screened, semi-private green spaces 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 playspace with a dedicated outdoor area for the relocated community centre.



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Community & Housing Benefits

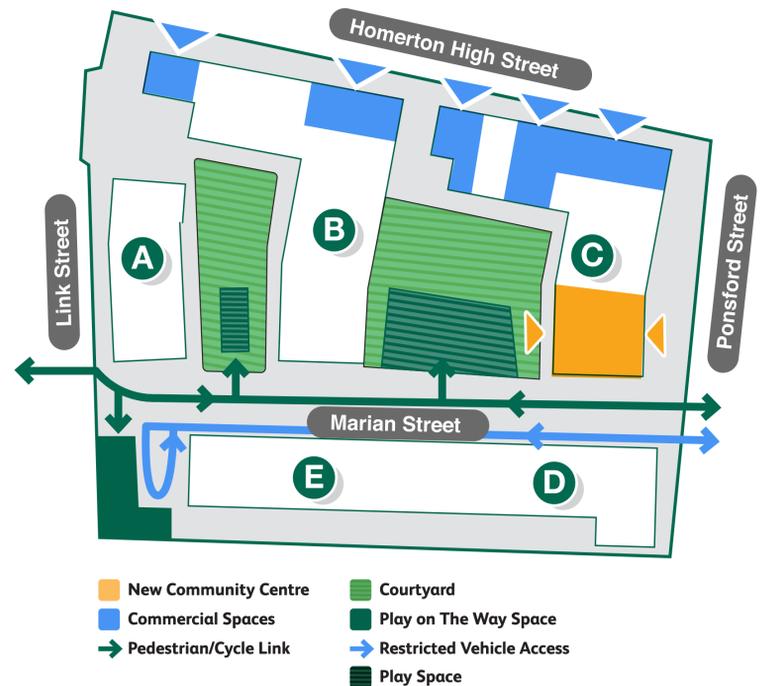
The plan to the right shows the key community benefits this phase of the scheme brings forward. They include:

- 

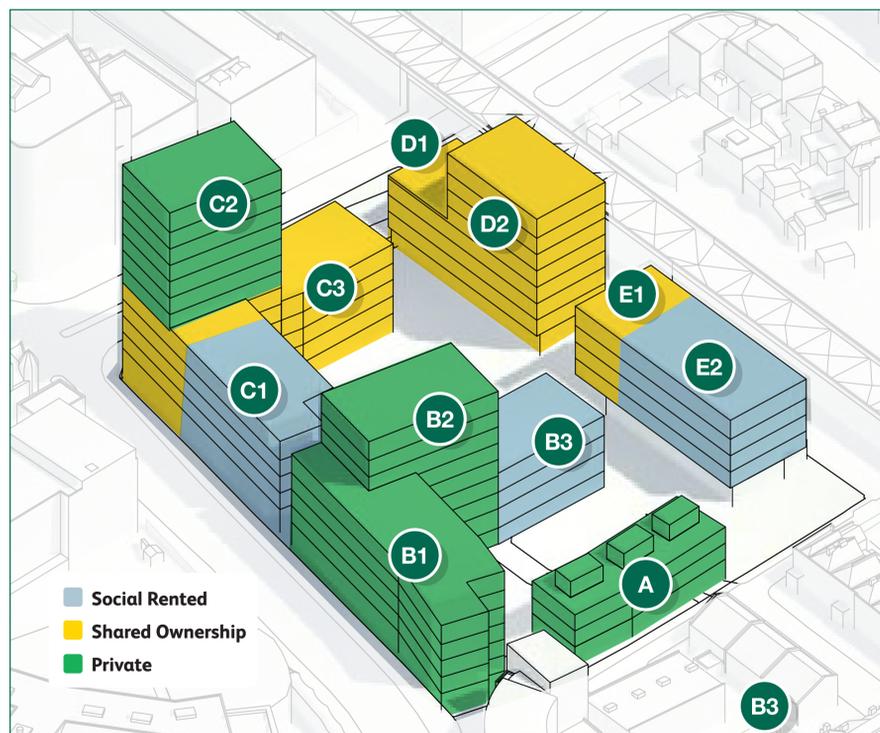
A new 198 m² Community Centre (reduced from 211 m²) will be located at the heart of the scheme on Ponsford Street. It will have a dedicated garden space and principal entry from the courtyard garden
- 

Four commercial spaces with five entrances are now concentrated along Homerton High Street bringing vitality to the street and ensuring there are no vacant units through over-provision. The arrangement is approved by the Designing Out Crime Officer.
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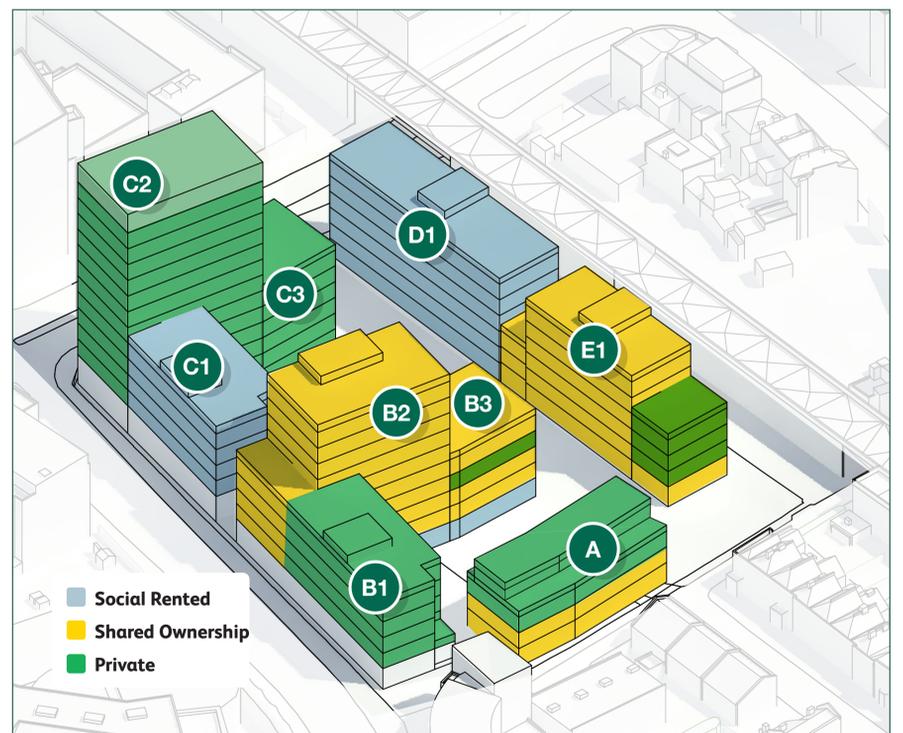
Two integrated playspaces are provided that are open to local residents, within the two courtyards which have a mix of terraced areas, trees and planting. The largest playspace is in the main courtyard and is now free from the previous vehicle turning point.



Consented Housing Offer



Revised Housing Offer (2025)



- A** Block 'A' is to change from private town houses to a mix of private and shared ownership flats
 - B1** Block 'B1' will remain private flats as originally consented
 - B2** Block 'B2' is to change from private flats to shared ownership flats
 - B3** Block 'B3' is to change from social rented flats to a mix of shared ownership and private flats
 - C1** Block 'C1' is to change from a mix of social rented and shared ownership flats to purely social rented flats
 - C2** Block 'C2' is to remain as private flats as originally consented
 - C3** Block 'C3' is to change from shared ownership flats to private flats
 - D1** Block 'D1' and 'D2' are to change from shared ownership flats to social rented flats
 - E1** Block 'E1' and 'E2' are to change from a mix of shared ownership and social rented flats to shared ownership and a small number of private flats
- Overall the scheme as proposed will provide an additional three homes from the consented scheme. The provision for 'social rent' has increased from 32 to 36 homes located in Blocks 'C1', 'D1' and 'at the foot of 'B3'.

Tenure Mix (by home)	Social	Shared ownership	Private	Total
Total	32	59	69	160
%	20%	37%	43%	

Tenure Mix (by home)	Social	Shared ownership	Private	Total
Total	36	61	66	163
%	22%	37%	41%	

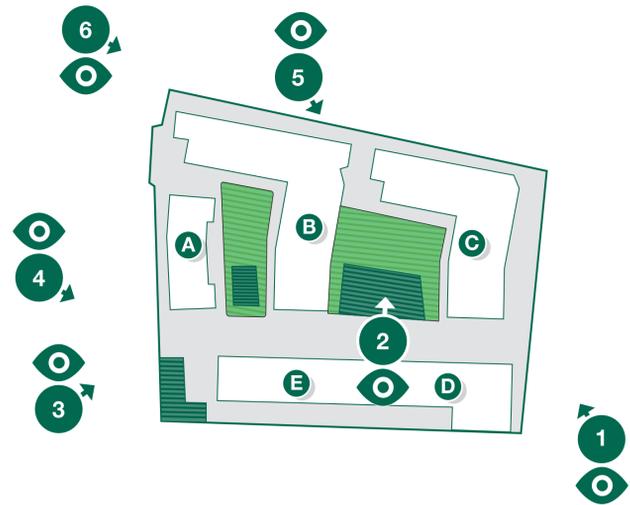
Dwelling Mix	1 Bed	2 Bed	3 Bed	4 Bed	Total
Total	43	85	29	3	160
%	27%	53%	18%	2%	

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

Hackney

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 View 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 Ponsford Street from south of the rail viaduct



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



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



View of blocks 'A', 'D' and 'E' and of Marian Road as seen from Mehetabel Road



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



View 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 façade of Block 'A'