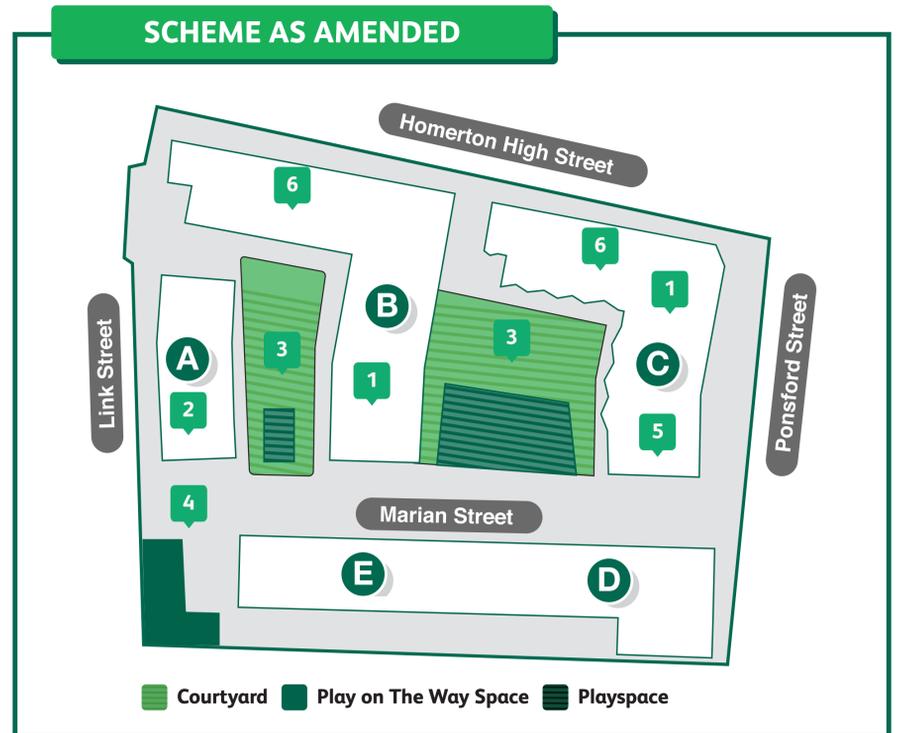
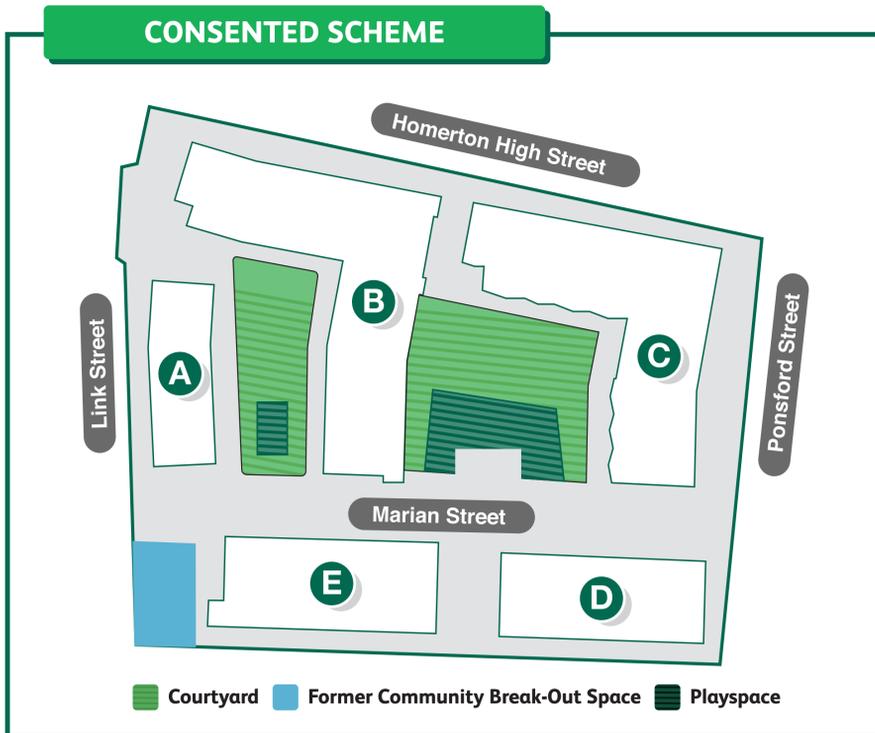




# Marian Court | Minor Changes to Consented Scheme

## Summary of Proposed Changes, Engagement & Feedback



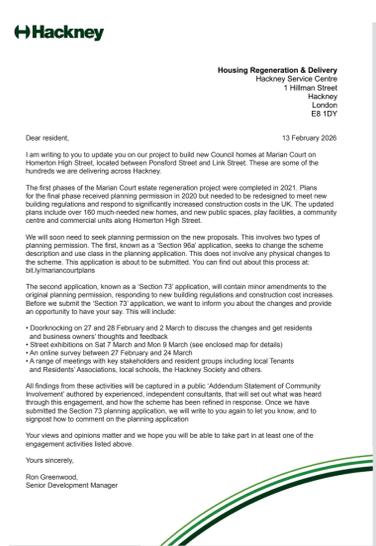
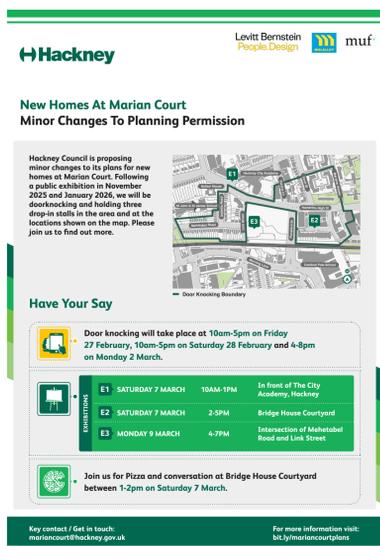
Hackney Council instructed a number of changes to phases 3 and 4 of the consented scheme to respond to changed circumstances. These referred specifically to new Building Regulations governing fire escape, and other matters, and to severe inflation in the construction costs, that needed addressing. The 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)