

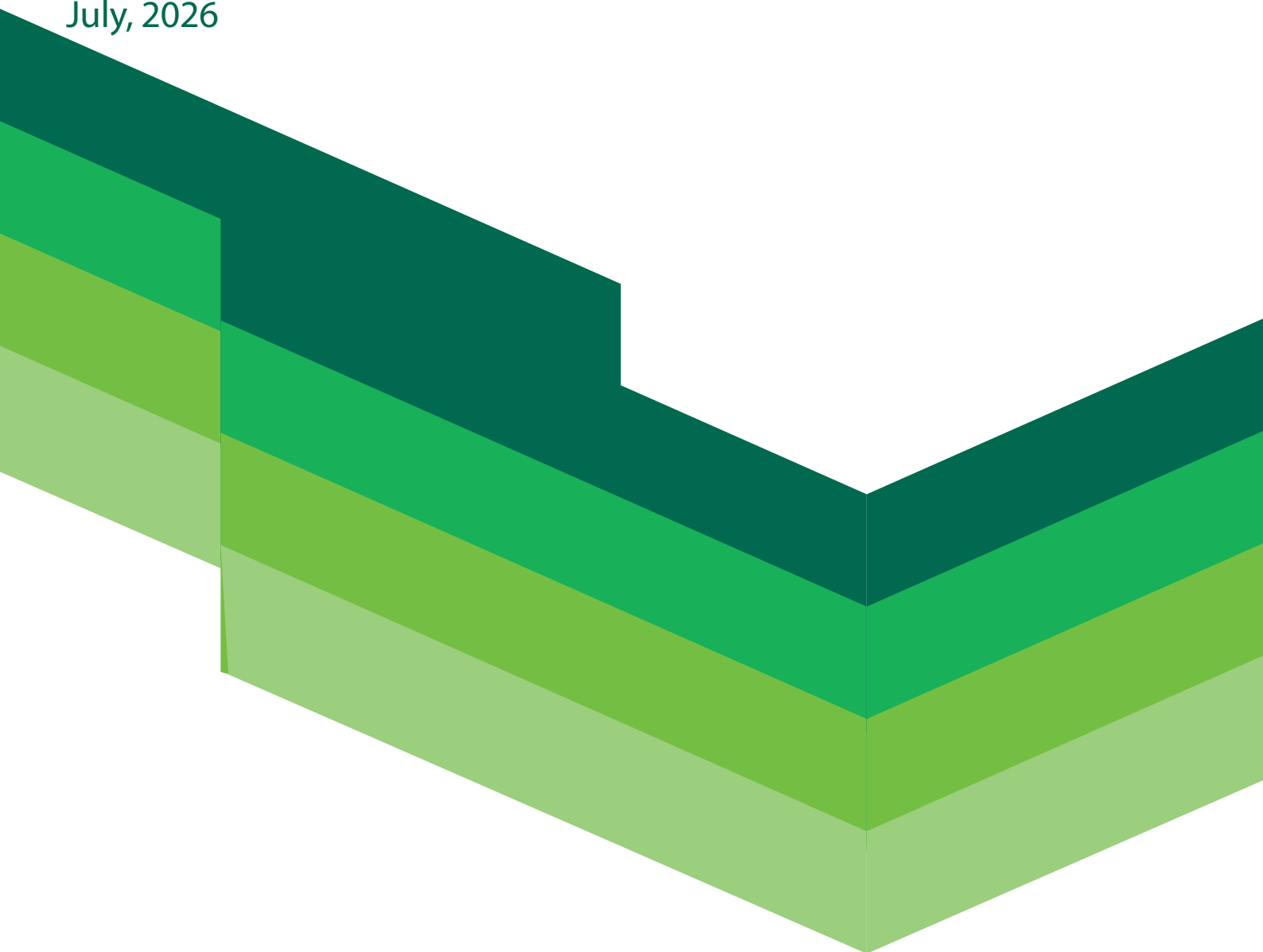


STATEMENT OF COMMUNITY
INVOLVEMENT (ADDENDUM)

New Homes At Marian Court

Amendments to Consented Scheme

July, 2026



Addendum Statement of Community involvement

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Bomb damaged Homerton High Street and Ponsford Street - 1959

Addendum Statement of Community Involvement

Preface

The Marian Court estate regeneration project has had a long and difficult history:

2015: Planning application submitted

2017: Planning application approved by Hackney Council (resolution to grant approval)

2018: Procurement process commences

2018-2019: Negotiation process commences following tenders received

2020 : GLA grants approval of the planning application.

2020: Tender process completed; tenderers asked to extend to March 2022 for resident relocation

2021-2022: Period of high inflation spike in construction and tender prices

2022-2024: New regulations introduced including Fire Safety

2022: Strategy to improve viability whilst maintaining design quality and incorporating planned updates for new regulations

2023: Contract with Mulalley for COP, design updates, and planning application submission

2023: Last remaining resident moves out, enabling demolition and pre-construction activities to proceed.

2025: Completion of RIBA Stages 3+ designs and planning application documentation; engagement with residents

2026: Engagement with residents and submission of the Section 73 application.

During the eleven-year period of the scheme's evolution, many key figures on the design team and within the council have changed and this, together with local perceptions of the mismanagement of the near-by 'Hackney Walk' development contributed to a gradual breakdown in communications between the Council and local residents. In December 2025, local



residents submitted a letter setting out their objections to the proposed amendments to the consented 2020 scheme and attendant consultation to then deputy Mayor and ward councillor, Guy Nicholson, signed by 85 local residents. In January 2026, residents took over a Council meeting (see Hackney Citizen snippet above) and used their own presentation to project their concerns about the proposed amendments. Consultation was also held to be inadequate. The Council subsequently appointed engagement and consultation experts, Christina Norton and Steve McAdam, who conducted further consultation and engagement on the proposed amendments between February and June, 2026 and wrote this addendum Statement of Community Involvement covering all of the consultation carried out, and the limited changes this brought about.



Addendum Statement of Community Involvement

1.0 | Executive Summary

1.0

Hackney Council is proposing amendments 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, Hackney and regional planning guidance and to respond to significantly increased construction costs in the UK.

Specifically, the changes had to additionally cohere with the 2021 London Plan and new Council Supplementary Planning Documents on Refuse and Recycling Storage.

1.1 | Proposed Amendments to Consented Scheme

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

Prior to submitting the Section 73 Planning Application for the proposed amendments, Hackney Council carried out and commissioned additional consultation between November 2025 and June 2026. This Addendum Statement of Community Involvement (SCI) reports on the full process of engagement related to the proposed amendments. It explains the consultation carried out, the associated findings and their influence on the final proposals.

1.2 | Consultation

Consultation was carried out in two stages: The first directly run by the Council between November 2025 and January 2026 and the second by the engagement consultants between February and June 2026 through a mix of door knocking conversations, online

questionnaires, 'street' and other exhibitions, focus group sessions and a dedicated website. As outlined in the 'Preface', the intention of the extended consultation period, and its leadership by independent consultants was conceived to provide a refreshed and transparent process.

1.3 | Key Findings

Key areas of concern raised by local residents as regards the proposed amendments are summarised below:

Height and density - most of those consulted feel the project is too tall and too dense.

Impacts on daylight and sunlight - related to the density and height proposals is the perception of likely impacts on daylight and sunlight.

Traffic noise and safety on Ponsford Street - concerns were raised that there are no traffic calming measures proposed for Ponsford Street although crossing this road will be encouraged by the development. The 'T' junction at the intersection of Homerton High Street and Ponsford Street and the lack of a right turn filter from the High Street is considered dangerous.

Landscape and public realm changes (especially reduction in size of courtyards) - there are perceptions that these changes will lead to overuse of the courtyards.

Architecture and design quality - there are perceptions that the design quality has dropped.

Community Centre and commercial uses - there are concerns that the new location for the Community Centre could lead to antisocial behaviour and that the loss of commercial units will be detrimental to placemaking.



Addendum Statement of Community Involvement

1.0 | Executive Summary - Continued

1.4 | Changes To The Proposed Amendments

The Council have considered community feedback as presented in the following chapters alongside advice from planners at the Council and sunlight/daylight experts. In accordance with these inputs, specific changes have been considered, with given reason.

All planning changes are considered to be within the scope of the planning application and are reflected in the application documents. Others, for instance, tackling road safety issues, are outside the scope of the planning application and will be dealt with separately through formal undertakings.

Height and density - Although there were many who wished to see reductions in height, especially for Blocks 'A', and 'C', dedicated further daylight and sunlight studies have demonstrated that the impacts of the height increases from the consented scheme have negligible impacts on daylight levels. As any reductions in height would have resulted in scheme viability issues, with little perceptible gain for local residents, the Council have taken the decision to retain all the heights as amended.

Impacts on daylight and sunlight - Detailed daylight and sunlight studies demonstrated very little difference in critical measurements between the 'consented' and 'amended proposals'. These assessments are outlined in Appendix 8.4 and were made available on the website at the time of publication.

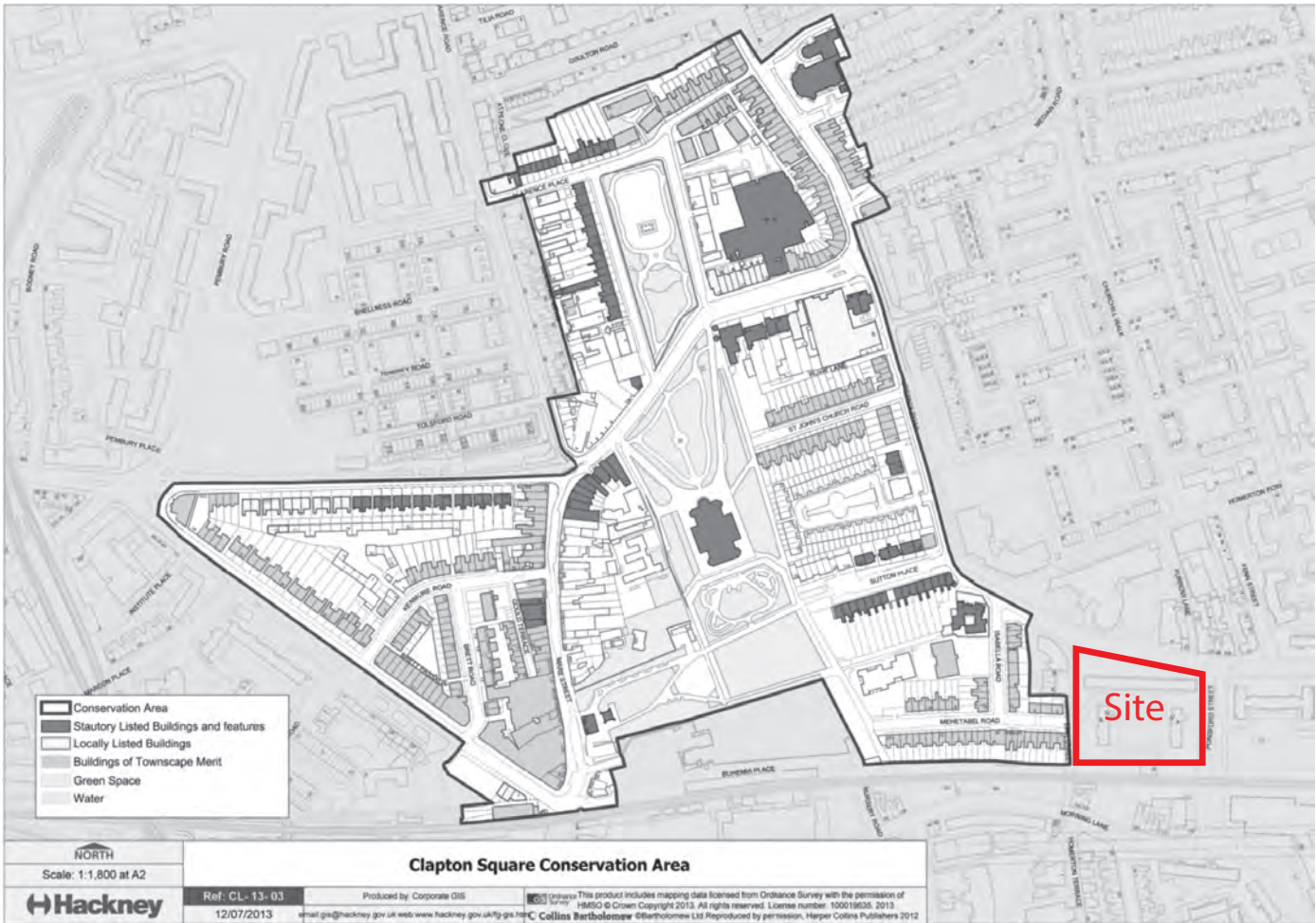
Traffic noise and safety on Ponsford Street - The Council have been developing a raised table crossing over Ponsford Street with the main access and egress points from Bridge House and Marian Street. The Council is confident that these proposals will be brought forward although they are not covered in the planning application and are yet subject to further safety audits by the Highways team.

Architecture and design quality - LBA, the architects, provided further information on proposed materials pallets and details at focus meetings and the June Drop-In Exhibition. To some degree these helped to dispel perceptions that the design quality was inconsistent with the Council's stated requirements. Related to the above, the Council instructed design refinements to Block 'A' to control overlooking.

Community Centre and commercial uses - The Council have decided to retain the Community Centre in the amended location. However, they are very keen to ensure that its use is peaceful and positive. Accordingly they have committed to setting up a Working Group to define how it should be used and managed.

Further consideration on the commercial aspect of the scheme resulted in an affirmation that the ten units originally conceived could neither be included viably in the scheme nor would they have a strong prospect of being easily let. In addition, Arch Co's plans to make the railway arches to the south of the site available for commercial use in the medium term suggests the area will be well provided for, for businesses and retail units in the future.

Marian Court



Clapton Square Conservation Area



Site in Context

Addendum Statement of Community involvement

2.0 | Introduction and Methodology

2.0

2.1 | Introduction

This Addendum Statement of Community Involvement (SCI) sets out the consultation and engagement activity undertaken by Hackney Council in relation to proposed amendments to the approved Marian Court Phases 3 and 4 development.

Planning permission for the Marian Court scheme was granted in 2020. Since that time, changes to building regulations including updated fire safety requirements and changed policy expectations regionally and locally together with increased construction costs has necessitated a review of elements of the approved design. As a result, the Council have pursued a 'Section 73' (of the Town and Country Planning Act) planning application to seek approval for the amendments having previously secured a '96a' application to bring terminology and use class designations in line with current requirements. The '96a' application did not address any physical changes, and was not consulted on.

While the principle of development, overall layout and much of the building form has already been established, the Council has undertaken targeted engagement to ensure that residents, businesses and local stakeholders were informed about the proposed amendments and had the opportunity to provide feedback prior to the submission of the Section 73 application.

This addendum SCI summarises the engagement activity undertaken, outlines the methodology used, and sets out how feedback has informed the ongoing development of the proposals. It should be read alongside the original Statement of Community Involvement written by Daisy Froud and submitted as part of the 2020 planning application.

2.2 | Marian Court Context

The Marian Court site is bounded to the north by Homerton High Street, to the east by Ponsford Street, to the west by Link Street and to the south by the Mildmay Railway Line. All existing buildings on-site have been demolished. The site abuts the Clapton Square Conservation Area to the west and 'Bridge House' (Chevrell House, Brooklime House and Wintergreen House) to the east.

The planning application is seeking approval to vary planning permission 2017/5024, granted in 2020, which gave consent for the scheme designed by Adam Khan Architects and muf architecture art. The layout of the amended scheme follows the same logic of residential units and commercial spaces gathered around two courtyards, with a linking street and a flanking block arranged below.

Planning permission for Marian Court Phases 3 and 4 was originally granted in 2020, establishing the principle of redevelopment, the overall site layout, building heights and the delivery of new homes, public routes, commercial space and a community facility. The Council has proposed amendments to specific elements of the approved scheme. These amendments are being brought forward in response to a combination of factors more fully described below (see 'The Need for Design Amendments').

The proposed changes include a small increase in the number of homes, increases in density and the height of particular blocks, adjustments to tenure mix, design updates to respond to safety and energy requirements, and changes to the layout and distribution of uses across the site.

Addendum Statement of Community involvement

2.0 | Introduction and Methodology - Continued

The proposed amendments are being progressed through a 'Section 73' planning application. This does not reopen the principle of development. The scope of change is limited to specific elements of the approved scheme, and this has informed both the focus and structure of the engagement undertaken.

2.3 | The Need for Design Amendments

The need for change ranged from policy and regulatory changes to cost control:

- **Amended Energy Strategy:**
Due to increased sustainability targets the consented gas-fired heating system will be replaced with communal air source heat pumps supplying heat via interface units.
- **Larger Cores:**
Due to changes in Fire safety regulations it has been essential to incorporate an additional stair, and additional evacuation lifts to all buildings with a floor at 18m or more above ground level. This takes up a substantial additional area which was previously allocated to residential units.
- **Reduction of height of block D:**
The reduction was required as the massing was not feasible given the need for an additional stair and evacuation lift.
- **Increase in the volume of Blocks B & C:**
Both blocks have increased slightly in footprint to accommodate the additional stairs and lifts as required.
- **To offset the loss in dwellings from the increased core sizes, an additional storey was added to the Block B tower. The Block C tower was increased in height but only to screen and enclose the air source heat pumps at roof level and not to provide additional accommodation while Block A built out a set-back floor at the previous roof level and changed from town houses to flats and maisonettes.**

- **Introduction of Access Decks:**
Due to further updates to the Building Regulations (Approved Documents F and O) it has been necessary to maximise the provision of dual aspect flats. Incorporating access decks has improved ventilation and control of over-heating and reduced the number of stair and lift cores, improving efficiency across the scheme.

Given the degree of change, the building contractor Mulalley was appointed through competitive tender to oversee 'buildability' and value engineering on a design and build contract. Additionally, the architect was changed from Adam Khan Architects to Levitt Bernstein Architects, the planning consultant from CMA to Tibbalds while landscape architects muf architecture / art were retained.

2.4 | Engagement Approach & Methodology

The engagement approach was designed to provide clear, accessible information about the proposed amendments and to enable meaningful feedback within the scope of changes that can be considered through the planning process. Given that the principle of development and the overarching site framework have already been established through the extant planning permission, the engagement has focused on:

- Explaining what has already been approved
- Setting out why amendments are now required
- Clearly identifying which elements of the scheme are proposed to change
- Outlining what aspects of the proposals can and cannot be influenced through this stage of engagement

Addendum Statement of Community involvement

2.0 | Introduction and Methodology - Continued

2.0

A multi-channel approach was adopted to maximise accessibility and ensure that a broad range of stakeholders could take part. This included a combination of online and in-person engagement methods.

Three online questionnaires were hosted on the Council's Citizen Space platform, providing detailed information about the proposals alongside supporting materials, including exhibition boards and evolving technical summaries for each questionnaire. The online surveys were structured to capture both quantitative and qualitative feedback, including levels of awareness, clarity of information, overall support for the amendments, and detailed views on specific aspects of the proposals alongside the Council's responses, at the Summer Drop-In Exhibition. The Council also sought expressions of interest in joining a 'working group' to define the uses and operation of the community centre.

In addition, a series of street-based drop-in events were held in close proximity to the site. These events provided opportunities for residents and passers-by to view exhibition materials and speak directly with Council officers and members of the design team. This allowed for more informal, conversational feedback alongside the structured survey responses.

Supporting materials were designed to aid understanding and enable informed responses. These included visual comparisons between the approved and amended schemes, diagrams illustrating changes in height and massing, and summaries of key amendments.

This approach reflects established good practice in consultation and engagement by:

- Offering multiple ways to participate
- Supporting informed and accessible engagement
- Enabling direct dialogue as well as considered written responses

The engagement was proportionate to the nature of the proposed amendments and the stage of the planning process. It was clearly communicated that feedback would be used to inform refinements to the scheme where feasible, while recognising that certain aspects were constrained by planning policy, building regulations, viability considerations and the limits of a Section 73 application.

2.5 | Consultation Delivered

Consultation and engagement on the proposed amendments was undertaken through digital and face-to-face activities between November 2025 and June 2026.

Online Consultation:

Three online consultation questionnaires were hosted on the Council's Citizen Space platform as the scheme evolved.

Dates:

1 - 27 November to 24 December 2025.

A total of 25 responses were received.

2 - 27 February to 24 March 2026.

A total of 61 responses were received. The Online Questionnaires also used a hard copy (printed) format at stage 2, supporting a 'door-knocking' exercise that took place on 27 and 28 February, 2 and 5 March, connecting with a total 331 doors. 119 residents were actively engaged in conversations on the doorstep.

Addendum Statement of Community involvement

2.0 | Introduction and Methodology - Continued

3 - 27 June to 11 July 2026.

No responses were received. This is probably due to the fact that the feedback sought would have had no direct impact on the development proposals, as the questionnaire focused on matters such as the pedestrian crossing proposed for Ponsford Street and expressions of interest to join a 'working group' to steer the uses and management of the new community centre. Nevertheless, it was disappointing that no interest was expressed

Initial Exhibitions:

Two drop-in exhibitions were held at the local Jack Dunning Centre on 27 November 2025 and 22 January 2026. At the 22 January event local residents essentially took over the meeting to present their views. This precluded the opportunity for the Council presenting their responses to the initial engagement and on this basis it was agreed that independent consultants should be brought on board to manage ongoing engagement.

Stage 2 'Street Exhibitions':

Three street-based drop-in exhibitions were held at locations around the Marian Court site.

These events took place on

- Saturday 7 March (two sessions)
- Monday 9 March

At each event exhibition boards were displayed, Council officers and the design team were present and attendees were able to ask questions and provide feedback. Between the two exhibitions staged on the 9th March, and while all exhibition material was on display, a 'public lunch', open to all residents, was held providing pizzas and refreshments.

Stage 2 Stakeholder Interviews:

A range of in-person interviews and information exchange sessions were held with key local stakeholders including the Clapton Square

Conservation Area Advisory Committee, the Hackney Society, Hackney City College and Resident and TRA groups active in the area.

Stage 2 Geographic Focus Groups:

Two meetings were held in June 2026, one each with residents from the following areas to discuss the amendments, offer clarifications and discuss areas of further change:

- Mehetabel Road and Isabella Road
- Homerton High Street and Furrow Lane

Stage 2 Summer Drop In Exhibition

On conclusion of the engagement exercise drop-in exhibitions were staged locally at Banister Hall, in the Banister Estate and at the Jack Dunning Community Centre, both off Homerton High Street on 27 and 30 June 2026 respectively. The exhibition material presented the Council's detailed responses to all questions that had been gathered across both stages of the consultation exercise and clarified which further changes were considered necessary in light of the consultation and further related research. In addition, exhibition borads, models and material palettes were presented to address concerns regarding the quality of the amended design proposals.

2.6 | Scope of Engagement

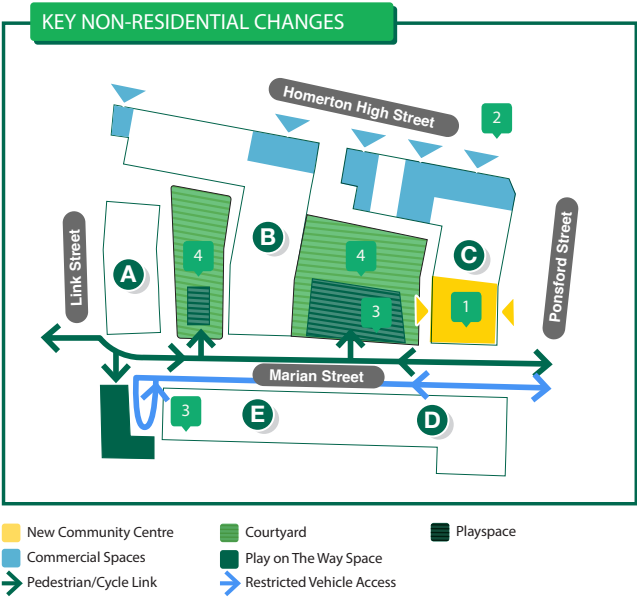
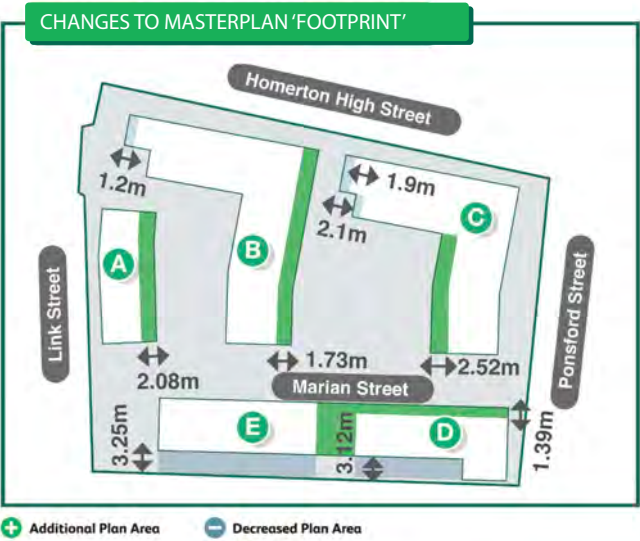
The engagement was undertaken ahead of the submission of a Section 73 planning application and was designed to inform potential refinements to the proposed amendments on the basis that:

- The principle of development had already been established
- The scope of change was limited
- Certain aspects were constrained by regulations, policy and viability

It was made clear throughout that feedback received may inform refinements where feasible, but that it would not reopen the overall development.

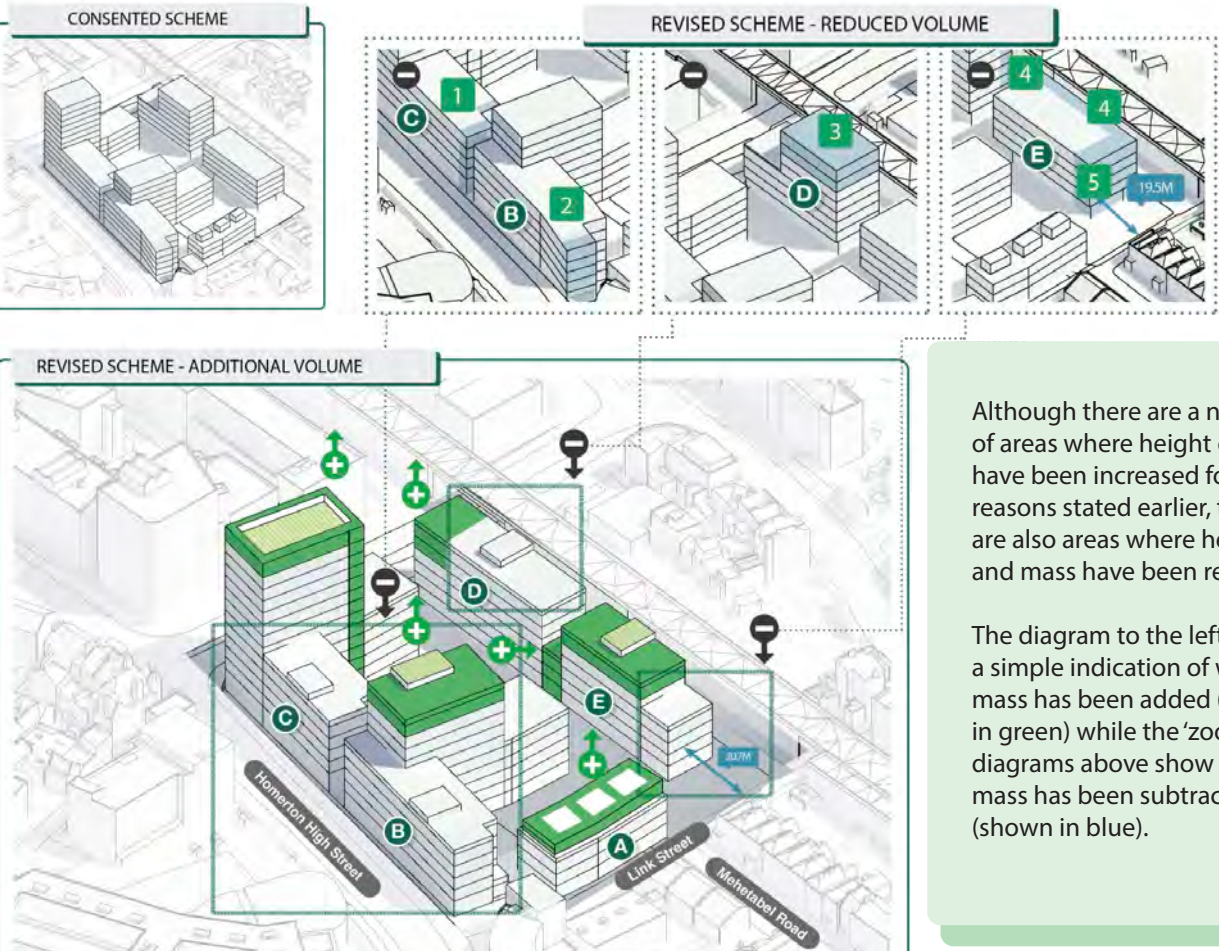


Marian Court



The diagrams on this page, made available for the Street Exhibitions and associated 'Citizen Space' questionnaire of March 2026, explain the proposed changes to the 'footprint' areas of the building from the consented scheme (above left); the changes to the heights and massing of the consented buildings (below) and key changes in terms of non-residential uses (above right).

The key non-residential changes with reference to the above diagram are: '1' - The community centre has moved from Link Street to block 'C'; '2' - Ten commercial units have been reduced to four, '3' - The traffic turning circle has moved to Link Street freeing the main courtyard and its playspace, '4' - The courtyards have reduced in size but trees and planting are increased.



Although there are a number of areas where height or mass have been increased for the reasons stated earlier, there are also areas where height and mass have been reduced.

The diagram to the left gives a simple indication of where mass has been added (shown in green) while the 'zoom-in' diagrams above show where mass has been subtracted (shown in blue).

Addendum Statement of Community involvement

3.0 | Proposed Amendments to Consented Scheme

3.0

3.1 | Floor Area

Block plans have changed shape and floor areas to accommodate the new stair and lift cores, interlinked passageways and external access balconies to respond to the new fire safety regulations. In addition, as previously noted, 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, with a rate of 11.1% inflation recorded in 2022 alone. The proposals have been shaped by these considerations while the Council have maintained quality standards.

Block 'A' has consent for six town houses. This has changed to eleven flats and maisonettes to provide as many homes as possible. The amended block is just over 2m wider and has added accommodation at 3rd floor level, which previously consisted of just three roof access pavilions.

Block 'B' has widened the lower leg of the block by 1.73m to accommodate fire escape provisions and circulation. The projecting 'nose' to the north-west (top left) is reduced by 1.2m.

Block 'C' has widened the southern (lower) leg of the block by 2.52m to accommodate fire escape provisions and circulation. The north-west elevations of the street block (top left) are both reduced by around 2m.

Block 'D' has been reduced in width by 3.12m to the south (bottom) of the block while the front elevation has been moved to the north (upwards) by 1.39m giving a net reduction in width of 1.73m.

Block 'E' has been reduced in width by 3.25m to the south (bottom) 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 and residents approve. As blocks 'D' and 'E' are now a maximum of six floors, no additional escape provisions are needed.

3.2 | Height and Massing

The 3D diagrams at the foot of the opposite page show where floors and additional development have been added to the consented scheme (in green) and subtracted (in blue).

In summary, the key additional floors and development areas are as follows (see diagram bottom left):

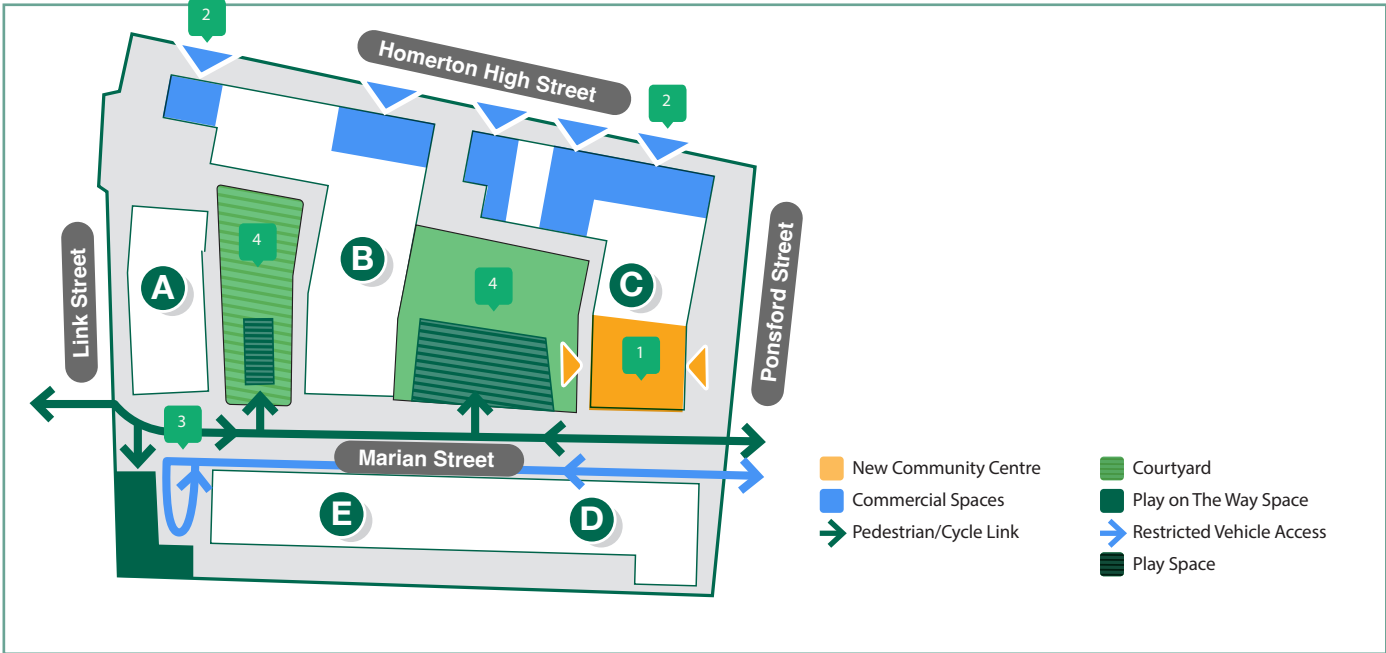
- An additional set-back floor to Block 'A' in place of the three access pavilions of the consented scheme.
- An additional floor and parapet to the tower element of Block 'B'.
- An additional floor and a quarter to the block 'C' tower in the form of an elevational screen around the rooftop plant (air source heat pumps). This elevation has openings rather than windows and no roof slab.
- Two extra floors have been inserted in the former stepped-down block; Block 'D', facing Ponsford Street. The top floor will have a parapet added.
- An additional floor and parapet have been added over a part of Block 'E' as shown.

In summary, the key subtracted floors and development areas are as follows:

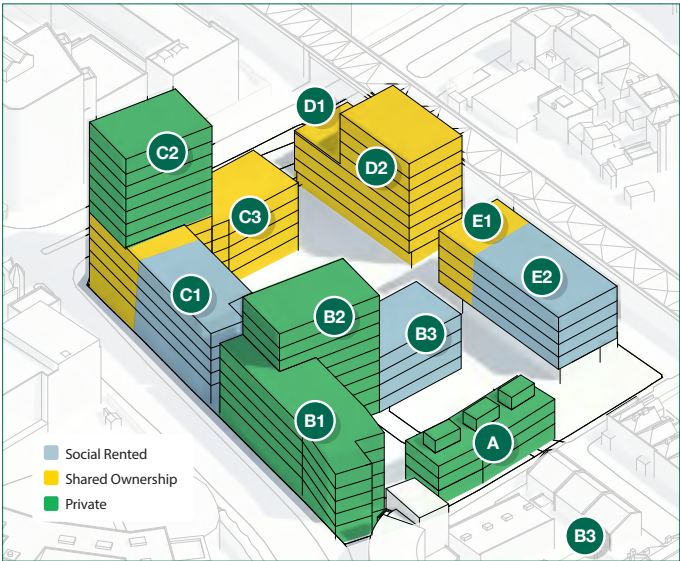
- Two floors have been removed from Block 'D' - see item '3' in the diagram opposite.
- A 3m strip has been removed from blocks 'D' and 'E' - see item '4' in the diagram opposite.
- The end elevation of block 'E' has been set back by 1.2m (now 19.5m from the site boundary) - see item '5'.
- The end elevation of blocks 'B' and 'C' have been set back by between 1.2 and 2.1m - see items '1' and '2'.

Marian Court

Non-Residential Changes



Consented Tenancy Offer



- A** Block 'A' is to change from private town houses to a mix of private and shared ownership flats

C2 Block 'C2' is to remain as private flats as originally consented
- B1** Block 'B1' will remain private flats as originally consented

C3 Block 'C3' is to change from shared ownership flats to private flats
- B2** Block 'B2' is to change from private flats to shared ownership flats

D1 Block 'D1' and 'D2' are to change from shared ownership flats to social rented flats
- B3** Block 'B3' is to change from social rented flats to a mix of shared ownership and private flats

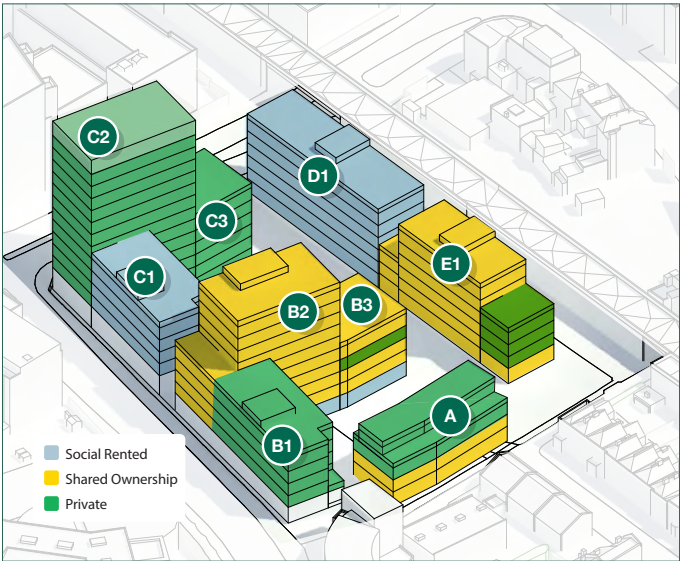
E1 Block 'E1' and 'E2' are to change from a mix of shared ownership and social rented flats to shared ownership and a small number of private flats
- C1** Block 'C1' is to change from a mix of social rented and shared ownership flats to purely social rented flats

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%	

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

Revised Tenancy Offer (2025)



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

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

Addendum Statement of Community involvement

3.0 | Proposed Changes to Consented Scheme - Continued

3.3 | Non-residential changes

The key non-residential changes are as follows (Please refer to the plan at the top of the page opposite):

1. The community centre has moved from Link Street at the western end of block 'E' to the southern leg of block 'C'. The logic for this was that it will sit in the centre of the new Bridge House / Marian Court neighbourhood rather than on its edge. It was also felt that the external spill-out space would be better located in the large courtyard (the 'Yard') rather than the smaller external 'break-out' space at the Link Street / Marian Street intersection.
2. Ten commercial units which had originally been located within the main courtyard and along the High Street have been reduced to four in number, and arranged purely along the High Street. The logic for this, as stated before, has been the need to provide space for lost residential space taken up by the new stair and lift cores, in addition to concerns that over-provision could have led to vacant units which are unsightly and could potentially attract antisocial behaviour and that, once the railway arches are let, the concentration of commercial spaces could generate unacceptable noise and disturbance.
3. The vehicular traffic turning circle that had been located in the large 'Yard' courtyard has been moved to the Link Street end of Marian Street. This is felt to be a more logical place to locate the turning head for delivery vehicles and blue badge holders and it will detract less from the main courtyard and its integrated playspace provision.

4. The courtyards have reduced in size by approximately 17%. To compensate, more trees and bushes will be planted (3 trees including one new species). It has been pointed out by the Landscape Architects that the larger courtyard (The 'Yard') is roughly six times the size of the current Bridge House courtyard, and it is felt unlikely that residents would feel the spaces to be inadequate in any way.

The courtyards contain integrated play provision which has been reduced by approximately 10%. However, as the original provision was roughly twice the area required by Council guidelines, the resulting spaces (around 150% of stipulated standards) are felt to be generous.

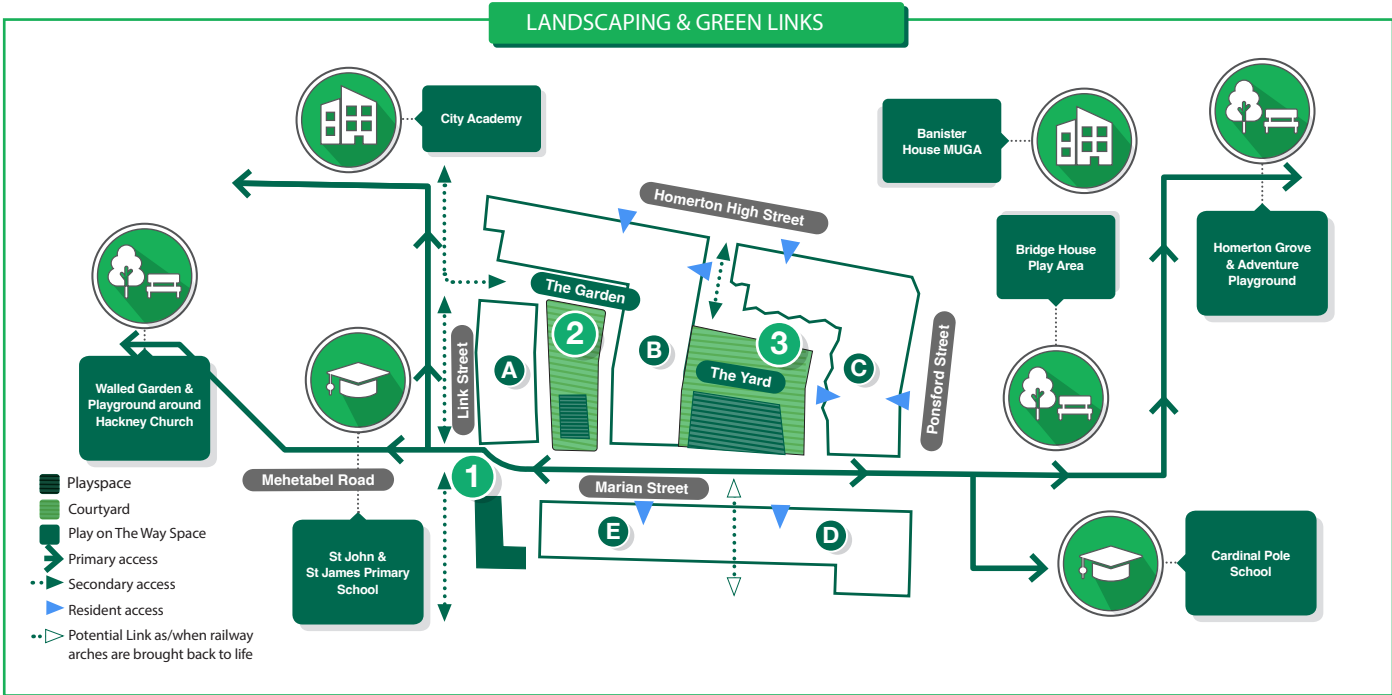
Note. There is a fuller description of the landscape and public space changes on the following pages.

3.4 | Tenancy Offer

There were a number of causes necessitating changes including:

- Viability issues:
- The need to ensure 'tenure blind' design
- The need to deliver more mixed tenure blocks
- The incorporation of more 'starter homes'

The 3D diagrams and tables on the opposite page fully describe the tenancy offer as consented and as proposed in the amended scheme.



1 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 play space illustration is by muf architecture/art.



2 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 play space illustration is by muf architecture/art.



3 The Yard

The 'Yard' is a mix of planted space, terraces and integrated playspace with a dedicated outdoor area for the relocated community centre. The play space illustration is by muf architecture/art.

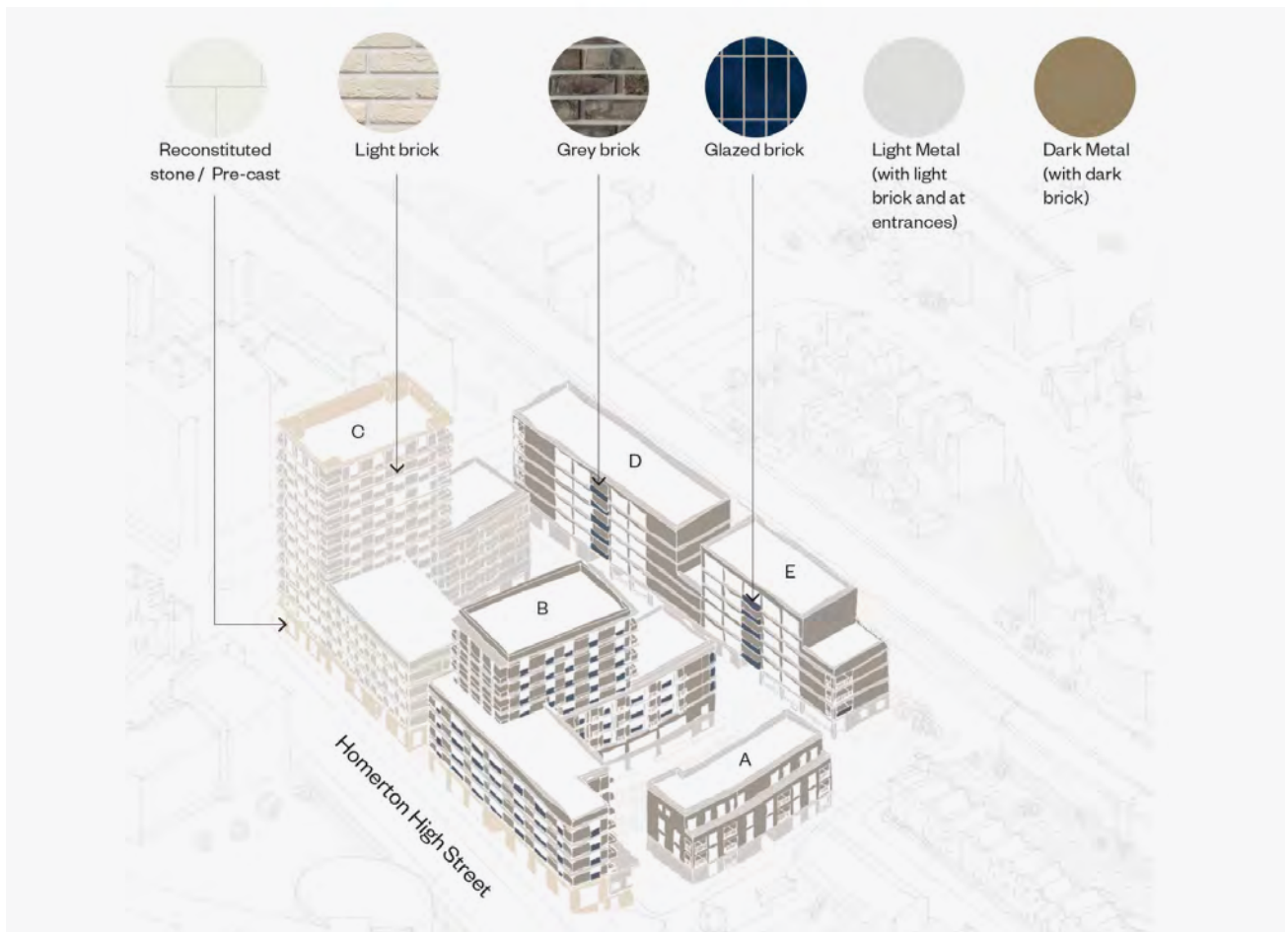
3.5 | Landscape and Public Spaces

The proposal connects the scheme with existing public spaces and builds links with schools and other key destinations such as stations and high street shopping centres. There are also three key play areas incorporated in the scheme described above, located in: 1: Link Street Corner (play-on-the-way), 2: The Garden, 3: The Yard.

The key proposed changes are:

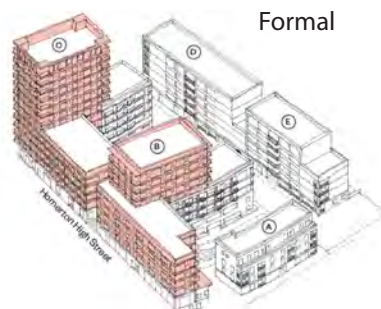
- Removal of the cascading terracing in the main "Yard" courtyard to provide easier access and cut costs

- Addition of a new residential floor at the base of Block B with direct access into the "Yard" courtyard
- Re-location of the vehicle turning circle from south of the Yard to the Link Street end of Marian Street and use of the former Community Centre break-out space thus released to provide a play-on-the-way space
- Compensating for the 10% reduction in the courtyard areas through additional planting and greenery
- Redesigning the playspaces within the courtyards while ensuring they remained at least 150% above stipulated area requirements
- Providing a dedicated space within the Yard for the re-located Community Centre



Materials

The different faces of the building are treated formally or informally according to whether inward or outward facing.



Formal



Informal

3.6 | Materials

Within an overall materials pallet described above, the amended scheme has developed varied material aspects for particular elevations and their contexts:

Formal elements:

- Regular and repetitive openings are utilised to emphasise and signal a 'formal' urban status
- Formal constructional geometries are used on the 'Formal' parts of the scheme
- Harder materials are deployed on key frontages

Informal elements:

- A more relaxed approach is used to the treatment of door and window openings
- Softer, less 'precious' materials are utilised
- Informal arrangements and mixes of materials, details and constructional geometries are used



Addendum Statement of Community involvement

4.0 | Consultation

4.0

Consultation on the proposed amendments to the consented scheme was carried out in two stages. The first stage, between November 2025 and January 2026 was conducted directly by the Council.

The second stage of consultation was conducted between February and June 2026, coordinated and facilitated by independent consultants, Christina Norton and Steve McAdam who are also the authors of this report.



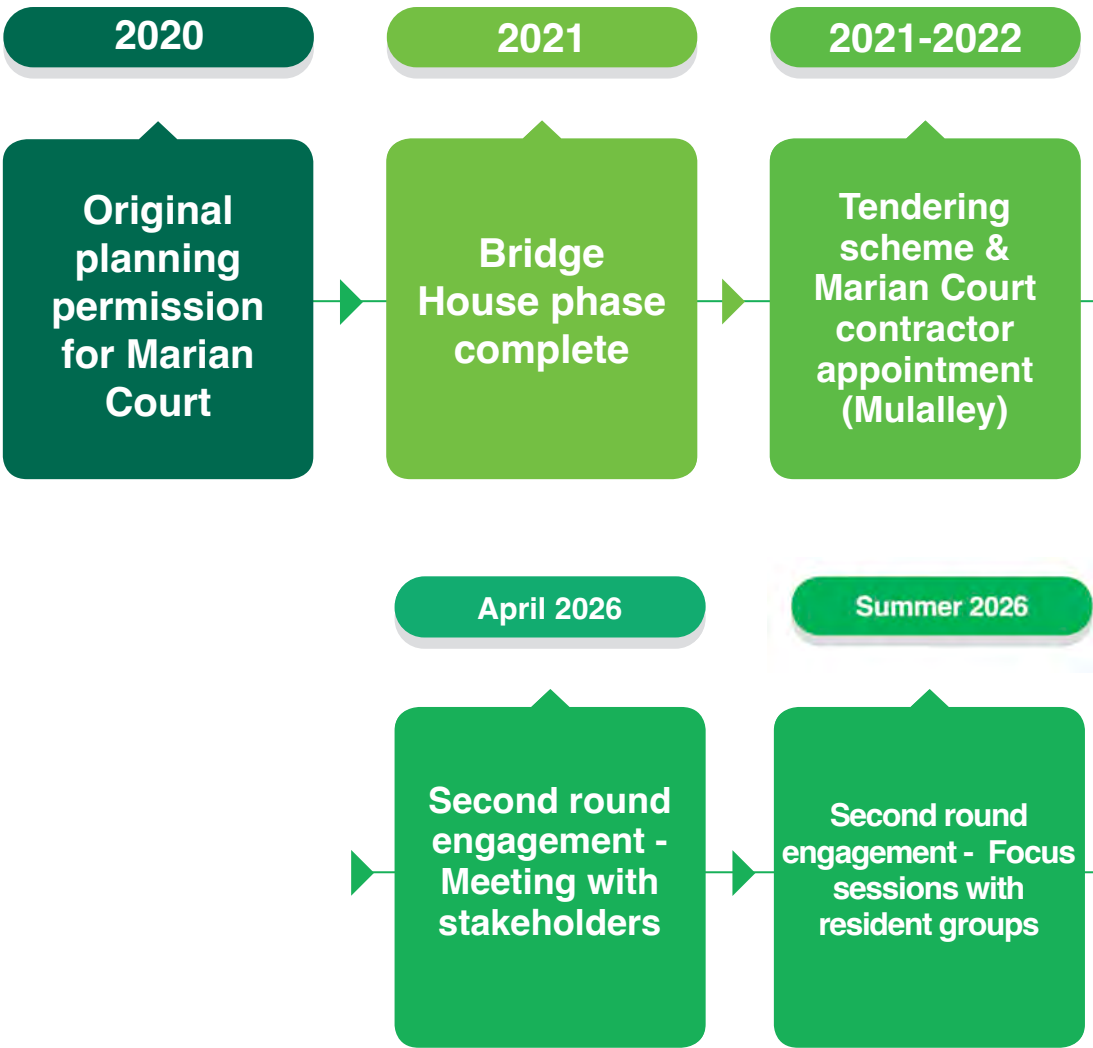
Addendum Statement of Community involvement

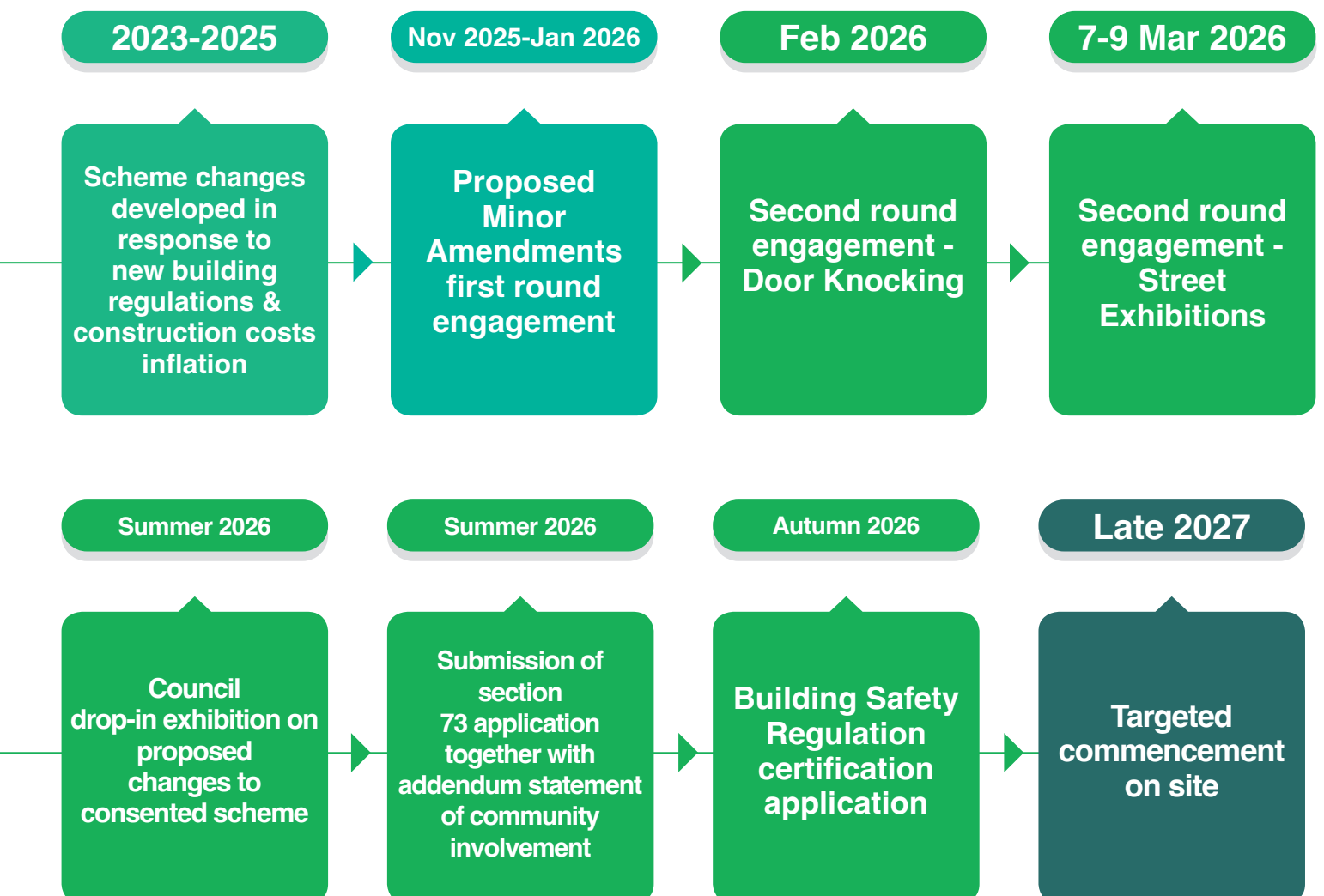
4.0 | Consultation - Continued

Marian Court
Timeline

4.1 | Consultation Timeline

The timeline below outlines the key stages in the development of the project and sets out the Council's pre-application consultation process in connection with the 'Section 73' planning application that seeks to make amendments to the consented scheme. If consented, there is a target of late 2027 for commencement of works on site.





Addendum Statement of Community involvement

4.0 | Consultation - Continued

4.2 | Purpose

Christina Norton and Steve McAdam were appointed for their acknowledged track record of independent consultancy and Christina’s familiarity with Hackney housing issues, including her prior Design Review (RDAG) role and current work for the Hackney New Homes programme. All of the consultation was focused on providing meaningful engagement and gathering local views on the proposed amendments with a view to identifying any critical design changes.

Throughout the consultation process a dedicated website was provided which kept residents up-to-date, and which shared information on events and responded, where appropriate, to information requests from local residents.

While the first stage of consultation engaged the community in a general way, the second stage sought to ensure that a wider catchment area was addressed and that particular views held by specific geographic areas and their associated issues were identified, together with the strength of feeling associated with this feedback, to better understand how particular concerns could be addressed.



The consultation was not required to address the planning approach which utilised a ‘section 96a’ application to change planning. Resident and stakeholder engagement was, instead, captured with reference only to the ‘Section 73’ application, which refers to proposed physical changes.

4.3 | Preparations & Promotion

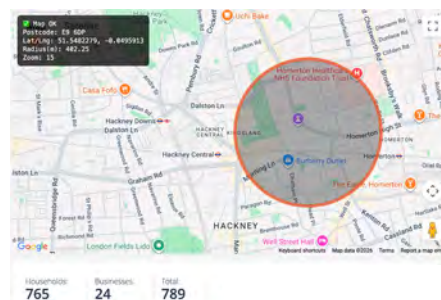
Stage 1 - The initial consultation consisted a door knocking exercise carried out in November - December 2025 and by a dedicated website launch. Council staff liaised directly with local residents during this stage.

Stage 2 - The second stage commenced with a Council letter being hand circulated to around 1,000 addresses within a catchment area of approximately a half kilometre radius from the Marian Court site. The letter outlined the purpose and form of the planned consultation in connection with which it specifically promoted a door-knocking exercise and follow-on ‘Street Exhibitions’. A QR code link to the website was provided (see images opposite, at the top of the page).

Two posters were produced and prominently displayed around the site promoting the three ‘Street Exhibitions’ and the associated ‘pizza lunch’ staged in the courtyard of Bridge House (see images below and at the foot of the following page).

The website (bit.ly/mariancourtplans) was regularly updated to provide information about forthcoming events, together with summaries of feedback findings. In addition, all community members were encouraged to inform local friends and neighbours about the website and use of the detailed feedback form to ensure as wide and useful a take-up as possible.





Event promotion:

Above: Top left and centre: Council Letter introducing 'stage 2' consultation in connection with a flyer providing information on forthcoming 'Door-Knocking' and 'Street Exhibition' exercises.

Top-right: Drop area for the hand-delivered letters (approx 0.5 kilometre radius from the centre of the site).

Below: Posters for 'Street Exhibitions', the 'Door-Knocking' exercise and the associated 'pizza lunch' in Bridge House courtyard in March, 2026.

Below right: Excerpt from dedicated website introducing the scheme, proposed amendments and the online questionnaires.



Addendum Statement of Community involvement

4.0 | Consultation - Continued

4.4 | Forms of Engagement

The first stage of consultation utilised a November door-knocking exercise alongside (and with printed copies of) a Citizen Space questionnaire. A dedicated Marian Court website was also provided which shared information and feedback findings. Drop-in events were held at the Jack Dunning Centre on 27 November 2025 and 22 January 2026. The results of the questionnaire can be seen in Sections 5.1, 5.3 and 5.5 and the exhibition boards in Appendix 8.1.

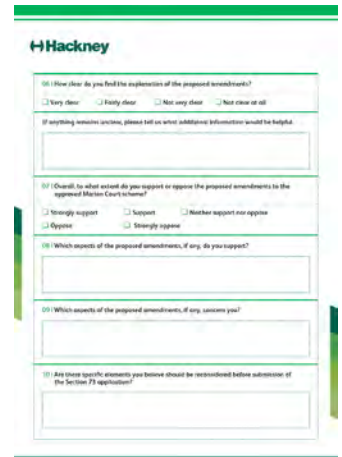
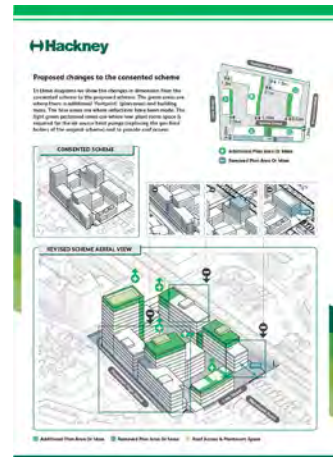
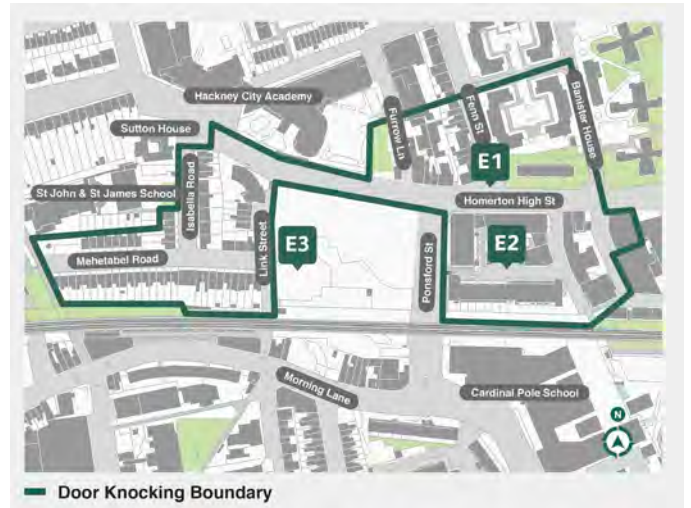
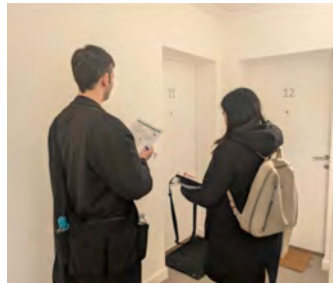
The second stage of consultation included the following activities and forms of engagement:

- Informal on-line introductions of Christina Norton and Steve McAdam to key community groups (Mehetabel Road & Isabella Road, Bridge House and Furrow Lane & residential segment of Homerton High Street on 4 March, 2026)
- A second door knocking exercise (for a wider catchment area than stage 1) using a detailed feedback form to gather precise feedback from residents starting on 27 February, 2026 (see images below and on the top of the opposite page)
- An on-line version of the feedback form and associated diagrams available from 27 February, 2026 (see central images opposite)
- Three 'street exhibitions' beginning 7 March, 2026 (see images, second bottom row, opposite and Appendix 8.2)

- Interviews with key stakeholders throughout March and April, 2026
- Two further mid-June 2026 'geographical focus sessions' with residents of Mehetael Road & Isabella Road, and Furrow Lane and the residential segment of Homerton High Street
- A 'Summer Drop-In Public Exhibition' on 27 June (Banister House Community Hall) and 30 June (Jack Dunning Community Centre), 2026 to communicate Council responses to consultation (see bottom image opposite and Appendix 8.3)
- A dedicated consultation website

The informal, on-line introductions took place on the late afternoon and early evening of 4 March, 2026. They helped to build a degree of familiarity between the consultants and community members, and to pinpoint specific concerns shared by those living close-by. Forthcoming events and details were also shared. To properly commence the second stage of consultation a 'door-knocking' exercise was carried out by three engagement consultants on 27 and 28 February, and 2 March and an additional half day exercise was added on 5 March to ensure all local residents had been reached. Through this engagement, which utilised the same questionnaire and information as that placed online, a total of 331 doors were knocked on, many of them twice and 119 residents were actively engaged in conversations on the doorstep. 17 questionnaire forms were filled-in during this door-knocking exercise. In the case of homes where there was no response, a leaflet was dropped explaining the visit and encouraging the resident to fill-in the questionnaire online. (See below)







Addendum Statement of Community involvement

5.0 | Findings

5.0

5.1 | Summary of feedback from the Stage 2 Questionnaire and the Street Exhibitions

The combined Questionnaire and Street Exhibition Feedback shows broad support for the principle of redeveloping the Marian Court site, particularly in relation to delivering new housing, regenerating a long-vacant area and improving connections and public spaces. Many respondents recognised the need for additional affordable and social housing and expressed frustration at delays to the project. However, despite support for redevelopment in principle, overall responses to the amended proposals were mostly negative.

The strongest and most consistent concerns related to the increased height, scale and density of the revised scheme, particularly regarding Blocks A and C. Many respondents felt the amendments were excessive, out of keeping with the surrounding neighbourhood and harmful to the conservation area. Closely linked to these concerns were fears regarding loss of daylight, overshadowing, overlooking and reduced neighbourhood privacy.

Respondents requested fuller technical evidence and clearer explanations regarding daylight impacts and visual changes from the approved 2020 scheme, as subsequently presented online and during the March Street Exhibitions and the June Drop-In Exhibition.

Traffic, congestion and pedestrian safety also emerged as major concerns, especially around Ponsford Street and Homerton High Street. Residents feared worsening traffic conditions, pollution and risks to pedestrians. There was broad support for potential mitigation measures such as improved crossings, wider pavements and traffic calming.

Feedback regarding landscape and public realm was more mixed. Respondents generally welcomed greening, tree planting and improved pedestrian routes, but concerns remained regarding antisocial behaviour, servicing arrangements, play space design and the long-term management of public areas.

Architecture and design quality also attracted criticism, particularly the redesign of Block A from townhouses to flats. Residents questioned the architectural character of the amended scheme, its relationship to neighbouring streets and its compatibility with the conservation area. There was also disappointment regarding the loss of workspace units and concerns about the proposed location and management of the Community Centre.

There was some dissatisfaction with the planning and consultation process. Many respondents argued that the amendments did not constitute “minor changes” and objected to the use of Sections 73 and 96a procedures. Concerns regarding transparency, continuity and whether residents had been properly listened to were often cited. Respondents also stressed the importance of learning from problems experienced at Bridge House Estate, particularly flooding, damp, poor workmanship and privacy issues, and sought reassurance that these lessons had informed the revised proposals.

Overall, the feedback indicates that while many residents support redevelopment and recognise the need for housing, there remains significant concern that the scale and nature of the proposed amendments go beyond what many consider appropriate or proportionate for the site and surrounding community.

Addendum Statement of Community involvement

5.0 | Findings - Continued

5.2 | Overview of Initial Questionnaire (conducted by the Council between November 27 & December 24, 2025.)

Question 2 – “Please share any comments or concerns”

25 comments were submitted in response to Question 2. As this was considered too small a cohort for the Council to respond to, a further Questionnaire was commissioned, as reported on next. However, the themes identified here remained consistent with the findings of the later survey.

Most respondents were critical of the amended Marian Court proposals, with concerns grouped into six key themes:

1. Planning Process and Legal Integrity:

The most significant concern related to the planning process. Many respondents argued that the Council’s use of Section 73 was inappropriate for what they considered a substantial redesign rather than minor amendments. Some viewed the process as an attempt to avoid the scrutiny of a full planning application. Residents also expressed dissatisfaction with consultation and engagement, stating they were not adequately informed during earlier planning stages and felt excluded from decision-making. Concerns about trust in the Council and Planning Department were common, with references made to previous projects such as Hackney Walk and suggestions that the proposals were being driven by financial or political pressures rather than community benefit.

2. Scale, Density and Massing:

Many respondents objected to the proposed 13 storey tower, describing it as excessively tall, visually intrusive and out of keeping with the surrounding area. Concerns were also raised about the overall density of the scheme, with fears that it would result in cramped conditions, limited green space and narrow gaps between buildings. Some suggested

lower-rise development spread more evenly across the site.

3. Impact on Residential Amenity:

Loss of daylight, sunlight and privacy was a major issue for nearby residents, particularly those on Furrow Lane, Mehetabel Road, Isabella Road and Homerton High Street. Increased building heights were expected to overshadow homes and gardens. Residents also raised concerns about overlooking from new balconies and flats, as well as noise and disturbance from relocated servicing and waste collection areas.

4. Conservation and Heritage:

Respondents argued that the revised proposals were incompatible with the neighbouring conservation area, which is characterised by two and three-storey buildings. The scale of the proposed development was considered harmful to the character of surrounding heritage assets. Some also criticised consultation imagery for understating the visual impact on nearby historic buildings, especially the Plough Public House.

5. Infrastructure and Public Safety:

Concerns were raised about pedestrian safety, particularly near Ponsford Street, where residents feared narrow pavements and increased activity would create hazards for schoolchildren. Objections were also made to opening Mehetabel Road towards Marian Street due to fears of delivery riders using it as a cut-through. Some respondents additionally questioned the viability of proposed retail and commercial units.

6. Social and Environmental Value:

Some respondents questioned whether the increased density delivered sufficient social benefit, particularly regarding affordable and council housing provision. There was support, however, for the scheme’s environmental ambitions.

Addendum Statement of Community involvement

5.0 | Findings - Continued

5.3 | Overview of core March 2026 Questionnaire Feedback (Q6.3-Q6.6) regarding the proposed amendments to the consented scheme). Answers to all questions, including those related to familiarity with the scheme and demographics are presented in Appendix 8.6.

Responses regarding the clarity of information were closely divided. Around half of respondents considered the consultation material clear, while a similar proportion found it unclear. There was an appetite for additional detail on issues such as daylight impacts, planting, commercial uses and parking, later focussed on in the June Drop-In Exhibition.

The strongest concerns related to the scale and nature of the amendments, particularly increased building heights, density and massing. Respondents frequently raised concerns about loss of daylight, overshadowing, privacy and impacts on neighbouring homes and the conservation area. A recurring theme was opposition to the use of Sections 73 and 96a applications, with many respondents arguing that the amendments were “material changes” requiring a completely new planning and consultation process. There was no willingness for residents to accept that this was generally an issue of ‘planning terminology and process’.

Overall responses to the amended proposals were predominantly negative. Most respondents opposed or strongly opposed the amendments, while a smaller minority supported them and only a few remained neutral. Supportive responses generally focused on the delivery of additional housing, particularly affordable and social housing, regeneration of a vacant site, improved public realm and economic benefits such as commercial uses and local jobs.

Opposition focused primarily on increased height and density, loss of light and amenity, reductions in play space and commercial units, replacement of townhouses with flats in Block ‘A’ and concerns regarding the impact on the surrounding neighbourhood and conservation area. Many respondents supported development in principle but objected to the revisions, though in some cases - for instance play space - the provisions remained well above required levels.

Detailed feedback showed significant overlap across responses. Supportive comments welcomed the provision of new homes, especially affordable housing, improved pedestrian links, regeneration benefits and compliance with updated fire and safety regulations. However, concerns remained. The dominant issue was the increased height, scale and massing of the amended scheme, particularly the additional storey on the tallest tower (Block C).

Additional concerns included:

- Reduction in play space and green space
- Relocation of the Community Centre
- Reduction in commercial frontage
- Replacement of townhouses with flats
- Risks of antisocial behaviour and poor public realm design
- Lack of transparency and supporting technical evidence

Views on the need for amendments were more balanced. Many respondents accepted in principle that changes to approved schemes may sometimes be necessary due to updated regulations, safety requirements and viability considerations. However, many remained neutral or disagreed, arguing that the Marian Court amendments went beyond what was necessary and greatly altered the approved scheme.

Overall, respondents were generally more accepting of the principle of change than of the scale and nature of the specific amendments proposed at Marian Court.

Addendum Statement of Community involvement

5.0 | Findings - Continued

5.4 | Overview of Street Exhibition Feedback.

A full report on all feedback gathered through the Street Exhibitions is presented in Appendix 8.5.

Over 100 residents attended the Street Exhibitions and 207 individual comments were captured including questions and wider thoughts further drawing from four related 'one to one' conversations held with Link Street, Mehetabel Road, Bridge House and Homerton High Street residents. From these comments, 112 unique feedback representations were identified, relevant to the amended design proposals, identifying eight key categories & themes:

1A – “Height, Scale and Density”

Feedback was predominantly negative, with strong concern about the increased height and massing of Blocks A and C. Residents considered the scheme overly dense and out of scale with surrounding streets and heritage assets. Concerns focused on visual dominance, overdevelopment and impacts on neighbouring amenity, particularly loss of light, privacy and outlook.

1B – “Daylight and Sunlight”

Daylight and sunlight impacts were a major concern and closely linked to objections about building height and bulk. Residents feared significant reductions in light to surrounding homes and gardens and requested fuller technical assessments. Some also questioned the quality of daylight within the revised scheme.

2.0 – “Traffic Noise and Safety”

Residents expressed strong concern about existing congestion, traffic noise and pedestrian safety, especially around Ponsford Street and the Homerton High Street junction. Concerns included increased traffic, pollution and risks to school children. However, there was clear support for mitigation measures such as safer crossings, traffic calming and wider pavements.

3.0 – “Landscape and Public Realm”

Feedback was mixed but generally supportive.

Residents welcomed improved pedestrian routes, greening and tree planting, but concerns remained regarding antisocial behaviour, play space design, servicing arrangements and impacts on Link Street. There were requests for better management, seating and safer public spaces.

4.0 – “General Positive Support”

A significant number of respondents broadly supported the redevelopment, particularly because of housing need and the desire to regenerate a long-vacant site. Many comments reflected frustration at delays and a wish for the scheme to be built quickly.

5.0 – “Architecture and Design Quality”

Feedback on architecture and design quality was mainly critical. Residents objected particularly to the redesign of Block A from townhouses to flats, raising concerns about overlooking, privacy, excessive scale and poor relationship with the conservation area. Some felt the amended scheme represented a decline in quality compared with the 2020 approved plans.

6.0 – “Community Centre and Commercial Uses”

Residents generally supported community and commercial uses in principle but questioned the location and management of the proposed Community Centre on Ponsford Street. Concerns focused on noise, antisocial behaviour and safety. There was also disappointment about the loss of smaller workspace units previously proposed along Marian Street.

7.0 – “Lessons Learned”

Residents stressed the importance of learning from problems experienced at Bridge House Estate, particularly flooding, damp, drainage failures, leaks, poor workmanship and privacy issues around courtyards. Respondents wanted reassurance that these lessons had informed the revised proposals.

8.0 – “Process (Planning and Consultation)”

Feedback on the consultation and planning process was often sceptical and critical. Many respondents argued the amendments were not “minor changes” and expressed concerns about transparency, continuity and whether residents had been properly listened to.

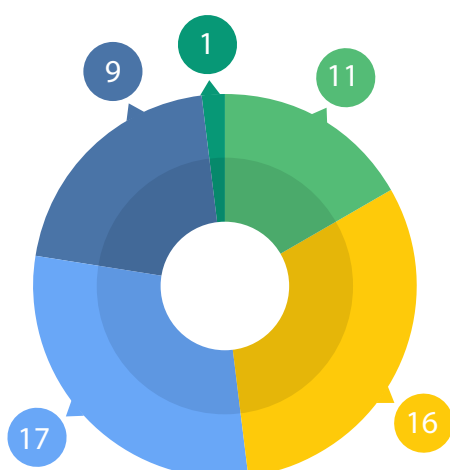
Addendum Statement of Community involvement

5.0 | Findings - Continued

5.5 | Summary of responses to core questions 6.3 - 6.6 from the March 2026 online questionnaire.

Question 6.3

How clear do you find the explanation of the proposed amendments?



Very clear	1
Fairly clear	11
Neither clear or unclear	16
Not clear at all	17
Not answered	9

If anything remains unclear, please tell us what additional information would be helpful.

There were 54 responses to this part of the question.

Question 6.3 | Summary of responses

Responses regarding the clarity of information were divided. 12 respondents considered the consultation material clear, 17 found it unclear and 16 remained 'neutral'. Even among those who considered the information clear however, some requested additional detail on issues such as daylight impacts, planting, commercial uses and parking.

The strongest concerns related to the scale and nature of the amendments, particularly increased building heights, density and massing. Respondents frequently raised concerns about loss of daylight, overshadowing, privacy and impacts on neighbouring homes and the conservation area.

As regards aspects of the proposed amendments remaining unclear, many criticised the absence of updated daylight and sunlight studies and argued that key technical information had not been adequately provided. Subsequent to these findings the Council provided full, interim daylight study findings on the Marian Court website while a synopsis of these findings were presented at the Street Exhibitions shortly after the closure of the on-line questionnaire.

A recurring theme was opposition to the use of Sections 73 and 96a planning applications, with many respondents arguing that the amendments were "material changes" requiring a completely new planning application and consultation process. Despite reassurances that the Council had sought and received advice from a planning barrister that these were appropriate planning processes and that the use of the 'minor changes' terminology was a planning term rather than a reflection of minimal design amendments, residents remained sceptical.

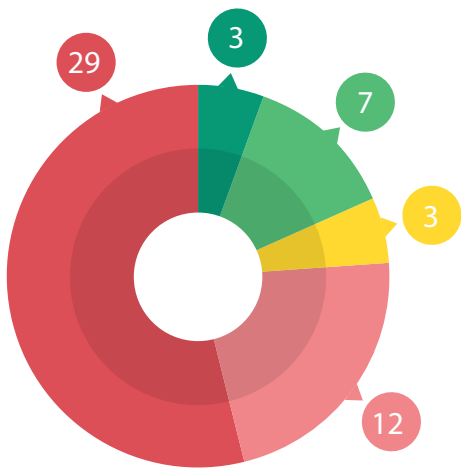
In this regard concerns about transparency, communication and the associated consultation process were widespread although it had been made clear from the outset of the second stage consultation, that this was not about the planning process, but about the design amendments due to be reflected in the Section 73 planning application.

Addendum Statement of Community involvement

5.0 | Findings - Continued

Question 6.4

Overall, to what extent do you support or oppose the proposed amendments to the approved Marian Court scheme?



	Strongly support	3
	Support	7
	Neither Support or oppose	3
	Oppose	12
	Strongly oppose	29
	Not answered	0

There were 54 responses to this part of the question.

Question 6.4 | Summary of responses

Overall sentiment towards the amended proposals was predominantly negative (41 out of 54 responses). The majority of respondents opposed or strongly opposed the proposals, with strong opposition (29) forming the single largest response category. Support existed but was significantly smaller, while only a small minority adopted a neutral position.

The findings suggest that although there was recognition of the need for housing and regeneration, many respondents believed the revised scheme had moved too far away from the previously approved design. Concerns over scale, density, design quality and impacts on neighbouring residents heavily influenced overall opposition. Supporters generally focused on:

- The delivery of additional housing, particularly affordable and social housing
- Regeneration of a long-vacant site
- Improved pedestrian links and activation of railway arches
- Opportunities for local businesses and jobs
- Modernisation of the estate and wider neighbourhood benefits

Opponents expressed concern that the amendments undermined earlier design principles and imposed disproportionate impacts on surrounding residents and the conservation area. Key objections included:

- Additional height and massing
- Loss of daylight and privacy
- Reductions in commercial space and play space
- Relocation of the Community Centre
- Replacement of townhouses with flats
- Concerns regarding antisocial behaviour and poor public realm design
- Doubts regarding the legality and transparency of the planning process

A notable feature of the responses was that many respondents supported development “in principle” while opposing the amended form of the scheme. Several respondents acknowledged the urgent need for housing in Hackney but argued that the revised proposals were overdeveloped and insufficiently responsive to community concerns. There was little understanding or sympathy for the policy of focussing dense developments on well connected sites.

Addendum Statement of Community involvement

5.0 | Findings - Continued

Question 6.5 (three parts)

6.5 Q1 - Respondents were asked which aspects of the proposed amendments they support, if any.

6.5 Q2 - Respondents were asked which aspects of the proposed amendments concern them.

6.5 Q3 - Respondents were asked whether any elements of the proposals that should be reconsidered before submission of the planning application.

Q1 - Summary of supportive feedback

Supportive respondents primarily welcomed the delivery of additional housing, especially affordable housing, social rent homes and shared ownership properties. Many respondents viewed the site as an appropriate location for intensified development due to its proximity to public transport and local services. Support was also expressed for:

- Regeneration of a long-derelict site
- Creation of community facilities
- Activation of railway arches and commercial spaces
- Improved pedestrian and cycle connections
- Modern architecture & public realm improvements
- Compliance with new safety and fire regulations

Some respondents supported the increased density and taller buildings as an efficient use of urban land. Others highlighted the social value of regeneration, including personal and historic connections to Marian Court and hopes that the development would strengthen local communities and support local schools and businesses. Even among supportive respondents however, support was often conditional. Several emphasised that positive elements would only succeed if impacts on neighbouring residents were properly mitigated and the final design remained proportionate to the surrounding area.

Q2 - Summary of concerns

Concerns were extensive and highly repetitive across responses. The dominant issue was the increased scale of the development, particularly the additional storey to the tallest tower and increased height along Homerton High Street and Ponsford Street.

The most commonly cited concerns included:

- Loss of daylight and sunlight
- Overshadowing and overlooking
- Reduced privacy and outlook
- Excessive density and over-development
- Impacts on the conservation area
- Replacement of townhouses with flats
- Reduction in play space and green space
- Relocation of the Community Centre
- Reduction in commercial units and active frontage
- Traffic & safety concerns linked to the turning circle
- Risk of antisocial behaviour

Many respondents argued that the amended proposals fundamentally altered the character of the approved scheme. Several believed the revised design was visually poorer, less community-focused and less sympathetic to the surrounding neighbourhood than the original consented plans. The issue of transparency was also central. Numerous respondents criticised the absence of updated daylight and sunlight reports (these were issued at the time of the Street Exhibitions shortly after the closure of the on-line questionnaire) and believed that technical evidence had either not been provided or had been difficult to access.

A recurring theme was the argument that the amendments constituted “material changes” rather than minor revisions. Respondents repeatedly challenged the use of Section 73 and Section 96a procedures, claiming that the scale of amendments required a fresh planning application and comprehensive reassessment.

Other concerns included:

- Wind effects around taller buildings
- Increased construction disruption
- Effects on local infrastructure and schools
- So called “poor door” concerns regarding tenure segregation
- Reduction in family housing
- Fears of declining public realm quality and inactive frontages

Overall, the resident’s feedback revealed strong concern that the revised scheme prioritised development yield and viability over design quality, neighbour amenity and community benefit.

Addendum Statement of Community involvement

5.0 | Findings - Continued

Q3 - Summary of responses

The responses demonstrated substantial overlap with earlier concerns, but focused more directly on proposed changes respondents believed should be revised before submission.

The strongest and most repeated request was for reconsideration of building height and massing. Many respondents specifically called for:

- Removal of the additional storey on the tallest tower (Block C)
- Lower and more consistent building heights
- Redistribution of density across the site
- Reduced massing along Homerton High Street and Ponsford Street

A second major theme was the belief that the revised scheme required a complete redesign and fresh planning application. Many respondents argued that:

- The cumulative changes were too substantial for amendment procedures
- The scheme had become a “Frankenstein” version of the earlier design
- The project should return to the “drawing board”
- A fuller consultation and independent design review were necessary

Respondents also identified several specific components requiring reconsideration:

- Replacement of townhouses with flats
- Relocation and design of the Community Centre
- Reductions in play space and greenery
- Turning circle design and road safety
- Reduced commercial frontage
- Relationship of buildings to surrounding streets and pavements and particularly the listed pub on the north side of Homerton High Street

Many respondents requested additional evidence before any application progressed further, including:

- Updated daylight and sunlight studies
- Wind assessments
- Sustainability and environmental report
- Financial viability assessments
- Cumulative noise and air quality studies

Concerns regarding family housing and tenure mix also emerged repeatedly. Some respondents questioned why the increase in housing numbers was not matched by a proportional increase in social housing or larger family homes.

Overall, the responses reflected a strong view that the amended proposals required more fundamental reconsideration rather than limited adjustment.

Respondents frequently argued that the cumulative effect of the changes had significantly altered the original consented scheme and justified a new



About You & Your Connection to the Area

This section helps us understand who is responding and how people are connected to Marian Court. This information helps us interpret feedback appropriately.

01 | What is your connection to the Marian Court area?

☐ I live locally ☐ I work locally ☐ I run or manage a local business

☐ I represent a local organisation or group ☐ I do not live or work locally but have an interest in the site

☐ Other (please specify)

02 | What is your postcode?

03 | Have you previously engaged with the Marian Court project? If yes, how?

☐ Yes ☐ No ☐ Not sure

☐ Previous consultation event ☐ Planning consultation ☐ Community meeting

☐ Other (please specify) ☐ Petition or correspondence

04 | Before reading the information on this page, were you aware that planning permission for Marian Court was approved in 2020?

☐ Yes ☐ No

05 | Before reading the information on this page, were you aware that amendments to that approved scheme are now being proposed?

☐ Yes ☐ No

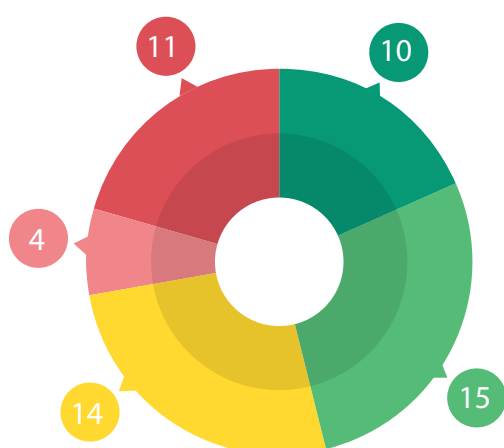
Addendum Statement of Community involvement

5.0 | Findings - Continued

Question 6.6

The Council has stated that amendments are being proposed in response to updated building regulations, safety requirements and financial viability considerations.

To what extent do you agree that changes to previously approved schemes may sometimes be necessary in these circumstances?



■ Strongly support	10
■ Support	15
■ Neither Support or oppose	14
■ Oppose	4
■ Strongly oppose	11
■ Not answered	0

There were 54 responses to this part of the question.

Question 6.6 | Summary of responses

Responses to this question were more positive than responses elsewhere in the consultation. A plurality of respondents accepted, at least in principle, that changes to approved schemes may sometimes be necessary due to updated regulations, safety requirements or financial viability pressures.

However, support for this general principle did not necessarily translate into support for the specific Marian Court amendments. Many respondents who acknowledged the need for change still considered the proposed amendments excessive or insufficiently justified.

A substantial proportion of respondents (14 out of 54) adopted a neutral position, suggesting uncertainty about where the balance should lie between practical constraints and preserving the integrity of the approved scheme.

Those who disagreed generally believed:

- The amendments went beyond what regulations required
- Increased height and density were not adequately justified
- Viability concerns were being prioritised over community impacts
- The changes fundamentally altered the nature of the approved development

Overall, the results suggest that respondents were not universally opposed to change itself, but many remained unconvinced that the scale and nature of the Marian Court amendments were proportionate, necessary or appropriately managed through the planning process, especially (at that point) pending final daylight and sunlight assessments.

Addendum Statement of Community involvement

5.0 | Findings - Continued

5.6 | Street Exhibition Findings

Eight key themes and a ninth ‘catch-all’ category were identified from feedback captured at the three Street Exhibitions. These are summarised below.

Please note that one highly integrated area of concern covering ‘Height, Density and Daylight’ has been split into two mini-reports: The first on ‘Height, Scale and Density’ and the second on ‘Daylight and Sunlight’. These are obviously closely related in the public mind yet require different metrics and responses.

The full report on feedback from the Street Exhibitions can be found in Appendix 8.5 of this document and on the Marian Court website. On publication, this Addendum SCI will also be available on the website and the planning portal.

Categories and Themes from Exhibition Feedback

Ref	Category / Theme	Comments
01	Height, Density and Daylight	30
02	Traffic Noise and Safety	18
03	Landscape and Public Realm	17
04	Support for Proposed Changes	16
05	Architecture and Design Quality	14
06	Community Centre & Commercial Use	11
07	Lessons Learned from Bridge House	8
08	Process (planning and consultation)	7
	09a Link Street Issues	5
	09b Construction Impacts	4
	09c Decanted Tenants	4
	09d Tenure Mix	3
	09e General Issues	5

1A – “Height, Scale and Density”

Feedback on height, scale and density was predominantly negative and represented one of the strongest areas of concern. Residents objected particularly to the increased height of Block C (the tower) and the enlarged scale of Block A, arguing that the revised scheme appeared overdeveloped and out of scale with surrounding streets and heritage assets. Concerns focused on excessive massing, visual dominance, increased density and impacts on neighbouring amenity, especially loss of daylight,

privacy and outlook. Many respondents felt the 2020 approved scheme had already reached the acceptable density limit and that the amendments intensified impacts rather than improving the design.

1B – “Daylight and Sunlight”

Daylight and sunlight impacts generated significant concern, closely linked to objections about increased building height and bulk. Residents feared material reductions in daylight to neighbouring homes, gardens and extensions, particularly around Blocks A and C. There were repeated requests for fuller and more transparent daylight and sunlight assessments, with some questioning whether the technical information presented at consultation events was complete. Concerns were also raised regarding the quality of light within the proposed development itself. An Interim daylight study report was displayed at the March ‘Street Exhibitions’ and uploaded to the website. An unfortunate consequence of this was that the assessments were measured against the original buildings as well as the consented scheme, giving rise to some expectations that buildings heights would need to change to address the severity of the impact. The final daylight study (also placed on the website) made it clear that there was only a minimal difference in daylight impacts between the consented and amended schemes, ‘excusing’ the additional heights.

2.0 – “Traffic Noise and Safety”

Traffic, congestion and pedestrian safety were major concerns, particularly around Ponsford Street and the Homerton High Street junction. Residents described the area as already heavily trafficked and polluted and feared the development would worsen congestion, noise and road safety risks. Particular concern was expressed regarding school children and vulnerable pedestrians.

3.0 – “Landscape and Public Realm”

Feedback regarding landscape and public realm was mixed but generally supportive. Residents welcomed improved pedestrian and cycle connections, new trees and wider placemaking opportunities. However, concerns remained regarding antisocial behaviour, playspace design, servicing arrangements, delivery access and impacts on Link Street. Residents requested stronger management measures, more seating and clearer public realm strategies to ensure spaces remained safe and attractive.

Addendum Statement of Community involvement

5.0 | Findings - Continued

4.0 – “General Positive Support”

A significant number of respondents expressed broad support for the redevelopment and recognised the need for new housing and regeneration. Supporters generally viewed the scheme as necessary, beneficial and overdue, with many eager for the project to progress more quickly. Positive comments focused on housing need, redevelopment of a vacant site, improved connectivity and wider community benefits.

5.0 – “Architecture and Design Quality”

Feedback on architecture and design quality was critical, especially regarding Block A, which had changed from townhouses to a flatted block. Residents raised concerns about overlooking, privacy, excessive scale and incompatibility with the surrounding conservation area. The architecture was criticised as overly uniform and lacking contextual sensitivity. Some respondents felt the amended proposals represented a decline in quality compared with the previously approved scheme.

6.0 – “Community Centre and Commercial Uses”

Residents generally supported community and commercial uses in principle but expressed concerns regarding their location, viability and management. The proposed Community Centre on Ponsford Street attracted mixed views, with concerns about noise, antisocial behaviour and pedestrian safety. While some supported concentrating commercial activity on the High Street, others regretted the removal of smaller workspace units previously proposed along Marian Street.

7.0 – “Lessons Learned”

Residents strongly emphasised the need to learn from problems experienced at Bridge House Estate. Concerns focused on flooding, damp, drainage failures, roof leaks, poor workmanship and inadequate privacy around courtyard spaces. Respondents wanted clearer evidence that lessons from Bridge House had informed the revised Marian Court proposals.

8.0 – “Process (Planning and Consultation)”

Feedback on the planning and consultation process was sceptical and often critical. Many respondents argued the amendments were not “minor changes” and expressed frustration at a perceived lack of transparency and continuity. Residents requested further engagement, clearer explanations of design trade-offs and reassurance that objections would be properly considered through the statutory planning process. These points were fully addressed at the June Drop-In Exhibition.

9.0 – “Other”

Sub-categories included:

- 09a – Link Street Issues
- 09b – Construction Impacts
- 09c – Decanted Tenants
- 09d – Tenure Mix
- 09e – General Issues

09a – “Link Street Issues”

- moped deliveries affecting pedestrian safety
- impacts on “play on the way” space
- need to retain vehicle access for vulnerable residents
- daylight and sunlight impacts from Block A

09b – “Construction Impacts”

- traffic disruption
- dust
- noise
- impacts on Link Street and nearby homes

09c – “Decanted Tenants”

Some respondents raised concerns regarding former council tenants displaced by earlier site clearance and questioned what had happened to them following redevelopment proposals.

09d – “Tenure Mix”

A small number of residents believed the earlier scheme had provided a better tenure mix and were concerned about changes to the balance of housing types and tenures.

09e – “General”

Additional comments related to:

- parking pressures and continued car ownership
- sustainability and tree planting

Addendum Statement of Community involvement

5.0 | Findings - Continued

5.7 | Key Stakeholder Meetings Calendar and Communications Log

5.7.1 Calendar of Meetings

DATE	EVENT	STAKEHOLDER
Thursday 27 November 2025 5-7pm, at the Jack Dunning Centre	Public Drop-in Exhibition 1	Public / general consultee
Thursday 22 January 2025, 6-8pm, at the Jack Dunning Centre	Public Meeting - to respond to concerns raised by residents to the changes proposes and planning approach	Public / general consultee
Wednesday 4 March 2026, Mehetabel Road Resident Group	Introductory Meeting with newly appointed engagement consultants, to describe engagement process	Resident Geographic Group
Wednesday 4 March 2026, 17-21 Homerton High Street and Furrow Lane Residents	Introductory Meeting with newly appointed engagement consultants, to describe engagement process	Resident Geographic Group
Wednesday 4 March 2026, Bridge House TRA	Introductory Meeting with newly appointed engagement consultants, to describe engagement process	Resident Geographic Group
Friday 27 February 2026	Launch of website and online questionnaire	All
Friday 27 February 2026	Door knocking day 1	Neighbours to Marian Court
Saturday 28 February 2026	Door knocking day 2	Neighbours to Marian Court
Monday 2 March 2026	Door knocking day 3	Neighbours to Marian Court
Thursday 5 March 2026	Door knocking day 4	Neighbours to Marian Court
Saturday 7 March 2026, 10am-1pm, outside Hackney City Academy	Public Drop-in Street Exhibition 1	Public / general consultee

Addendum Statement of Community involvement

5.0 | Findings - Continued

DATE	EVENT	STAKEHOLDER
Saturday 7 March 2026, 1-2pm, Bridge House courtyard	Pizza lunch and conversation	Public / general consultee
Saturday 7 March 2026, 2-5pm, Bridge House courtyard	Public Drop-in Street Exhibition 2	Public / general consultee
Monday 9 March 2026, 5-8pm, Junction of Mehetabel Road and Link Street	Public Drop-in Street Exhibition 3	Public / general consultee
Tuesday 17 March 2026	One to one meeting, in person	Representatives of Mehetabel and Isabella Road residents
Wednesday 18 March 2026 (online)	One to one meeting	Hackney City Academy
Wednesday 18 March 2026 (online)	One to one meeting	Clapton Square, Conservation Area Advisory Committee
Wednesday 25 March 2026	One to one meeting, in person	Resident of the Peabody Assisted Living Accommodation, Link Street
Friday 27 March 2026	One to one meeting, in person	Link Street Resident Representative
26 April - 7 May 2026	Pre-election period - no public consultation	Public / general consultee
June 2026 17-21 Homerton High Street and Furrow Lane Residents	Feedback meeting to review responses to resident feedback	Resident Geographic Group
June 2026, Mehetabel Road Residents Group	Feedback meeting to review responses to resident feedback	Resident Geographic Group
Saturday 27 June 2026 10am-1pm Banister House	Summer Drop-in Exhibition 1 (Council Responses to consultation)	Public / general consultee
Tuesday 30 June 2026 5-8pm Jack Dunning Centre	Public Drop-in Exhibition 2 Council Responses to consultation)	Public / general consultee

Addendum Statement of Community involvement

5.0 | Findings - Continued

5.7.2 Communications log

DATE	COMMUNICATION MEANS	WHO SENT TO
November 2025	Door drop of invitation to public drop-in exhibition and opening of initial, succinct Citizen Space Questionnaire	Local neighbours around the site
19 January 2026	Letter from Jane Havemann in response to resident's letter	Resident representatives
13 February 2026	Information letter to update people on progress with S73 application and plans for door knocking and street exhibitions	Approximately 1,000 addresses in the catchment area shown on page 25
Thursday 26 February 2026	Launch of full project website and comprehensive, online Citizen Space Questionnaire	Website and promotion through 13 February letter and door-knocking
Friday 27 February 2026	Street Exhibitions Poster - see opposite	Key locations around Marian Court
Mid-May 2026 - Stage 2 Street Exhibition report and Questionnaire Report uploaded to website	Web and email comms	All
Thursday 11 June 2026 - Stage 2 'Summer Drop-In Exhibition' flyer circulated (see page 54)	Flyer	Local addresses
July 2026 - Addendum Statement of Community Involvement uploaded to website	Document	All

Addendum Statement of Community involvement

5.0 | Findings - Continued



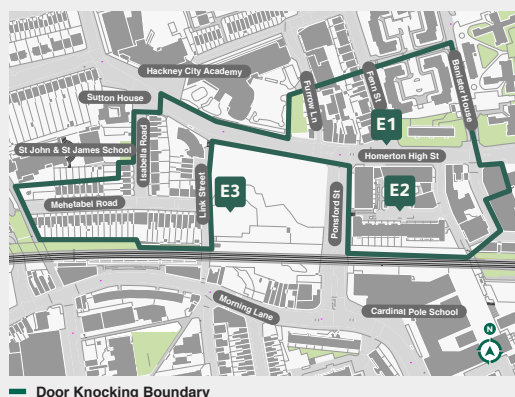
Levitt Bernstein
People.Design



Consultation & Engagement on Marian Court, Minor Revisions to Consented Scheme

Map Of Door Knocking Area & Street Exhibitions

Hackney Council is proposing minor alterations to its consented (2020) scheme for Marian Court. Following a public exhibition in November 2025, further consultation will be carried out through 'door knocking' interviews and 'street exhibitions' in the area and at the locations shown on the map. Please take part if you are able.



— Door Knocking Boundary

Dates & Times

Door Knocking + Exhibitions



The Door Knocking is scheduled on **Friday 27 February 10.00 AM-5.00 PM, Saturday 28 February 10.00 AM-5.00 PM, & Monday 2 March 4.00 PM-8.00 PM.**



EXHIBITIONS	E1	SAT 7.MAR.2026	2.00-5.00 PM	Intersection of Fenn Street and Homerton High Stree
	E2	SAT 7.MAR.2026	10.00 AM-1.00 PM	Bridge House Courtyard
	E3	MON 9.MAR.2026	4.00-7.00 PM	Intersection of Mehetabel Road and Link Streett



Join us for Pizza and conversation at Bridge House Courtyard between **1.00-2.00 PM on Saturday 7 March.**

Key contact / Get in touch
Ron Greenwood, Senior Development Manager
ron.greenwood@hackney.gov.uk

For further information see the website:
<https://rb.gy/wghon3>

Addendum Statement of Community involvement

5.0 | Findings - Continued

5.8 | Key Stakeholder Meeting Notes

Building on the original stakeholders engaged during the design of the consented scheme, a stakeholder mapping exercise was carried out at the beginning of the project and a matrix compiled with an overview of stakeholder interests and likely concerns, based on initial engagement feedback in December 2025 and January 2026.

The tables on pages 42 and 43 list the key stakeholders engaged with during March - June, 2026 and a log of all public communications is shown on page 44.

Resident groups and representatives:

- Mehetabel and Isabella Road Residents Group
- Bridge House TRA
- Residents of 17-21 Homerton High Street and Furrow Lane
- Peabody Assisted Living, Link Street

Schools:

- Hackney City Academy
- Cardinal Pole Secondary School
- St James and St John Primary School

Businesses:

- Shops along Homerton High Street

Heritage bodies:

- Hackney Society
- Clapton Square Conservation Area Advisory Committee
- Sutton House

Railway Arches:

The Council received a representation from the Arch Company (Arch Co) setting out their plans.

Targeted outreach:

Recognising that several vulnerable residents live on Link Street, outreach was conducted to offer opportunities for those living in the Peabody Assisted Living accommodation to meet with via family representatives and a one to one meeting with a resident, providing valuable insights to their issues and concerns. A further 'walkabout' took place with a resident of Bridge House estate exploring their

knowledge of the history of the area and background to current conditions.

One to one meetings:

Key local stakeholders resident representatives were offered one-to-one meetings to ensure they were informed of the project and to advise the design team of specific issues to address, and later to respond to design options as they progressed.

Stakeholder One to Ones

Meeting with Chris Mount – Head of Operations & Finance, Hackney City Academy

With Ron Greenwood and Christina Norton

18.03.2026 (online)

Chris is responsible HR, facilities, IT, the Building and student services.

Key issues:

- 1 Access and pollution because of the construction: Concerns about the operation of the existing student and staff gate on Furrow Lane, the impacts of construction traffic, recent LTN traffic changes and the congestion at the junction of Ponsford Street/Homerton High Street and Furrow Lane, without a yellow box to control right turns.

Outcome:

Agreed that Chris meets the contractor and inputs into the Construction Management Plan.

ASB / Community Centre & Public Realm Improvements: Recent social media (Hackney Wars) has heightened ASB – the school works hard to disperse children from the three school gates and are aware that the neighbourhood is residential.

Recommendation:

Chris understands the intention of the play on the way space on Link Street and supports the public realm vision, but noted the need for monitoring and supervision, maximising overlooking and provision of lighting to stop the proposed new courtyards becoming magnets for hanging out.

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5.0 | Findings - Continued

2 High Street frontage: Chris is positive about the high street shops (commercial spaces) and that the imposing side of the scheme is on the high street and the quieter calmer spaces behind. New retail and commercial uses will be attractive to staff.

Recommendation:

No more fast food outlets which are unhealthy for the school kids and encourage loitering

3 Social Value: There is an opportunity for apprenticeships on site and paid work placements with the consultant team.

Opportunity:

For further engagement with the sixth form leadership group

Meeting with Irene Stratton and Andy Carteret - Clapton Square Conservation Area Advisory Committee (CAAC)
With Steve McAdam and Christina Norton
18.03.2026 (online)

Discussion focussed on the design of Block A (formerly 6 town houses for sale and now a block of 11 apartments with a mix of private sale and shared ownership) and its impact on the conservation area as well as the proposal for a 'play on the way' space on Link Street and the wider landscape/public realm ambitions of the scheme.

The overall design and the play proposition were applauded for the innovative play strategy, which integrates play elements into the landscape design rather than providing segregated play parks. However, some concern was expressed over the safety of children given the use of moped and bicycle deliveries cutting through Link Street.

It was thought that the increased mass of Block A would have a fairly minimal impact on daylight, although they would study the images at committee, and said it was time to

'just get on and deliver the scheme', reminding us all of the current housing need and the poor delivery track record over the past few years.

Following the meeting of the CAAC committee, feedback was that in general the overall impact on the area is expected to be potentially positive, somewhat dependent on management of the whole site and the new road which links the development to the Conservation Area. It was considered positive that there was time to redesign some elements of the project. (See Appendix 8.7).

Engagement with

Hackney Society (by email)

Although a meeting was not taken up by the Hackney Society comprehensive written feedback was received (See Appendix 8.7). This signalled the Society's intention not to criticise the scheme while supporting the comments made by the Clapton Square Conservation Area Advisory Committee.

In response to the street exhibitions, Hackney Society commented as follows:

- No particular concern about the change from town houses to a four storey block
- Need to see more of the scheme in context with the Conservation Area, where it forms an important boundary to Link Street, and a poorly defined thoroughfare
- Need for more differentiation at this edge of the conservation area, rather than a continuation of the very horizontal language of the whole of the development
- How does the 'front' elevation refer to the C19 and older fabric and scale of the conservation area?
- The ground floor openings and the relationship of the spaces with the pavement/ street do not appear to be handled with much control or consideration for the nature of Link Street
- A greater sense of the west/ Link Street elevation being the front of the building would be more appropriate.

Addendum Statement of Community involvement

5.0 | Findings - Continued

Resident Meetings

On Wednesday 4 March 2026, meetings were held with the three geographical resident groups listed below:

- Mehetabel Road and Isabella Road Residents (Including later 1-to-1 meeting with Hannah White and Martyn Williams)
- 17-21 Homerton High Street and Furrow Lane Residents
- Bridge House Estate TRA

The purpose of these meetings was to:

- Introduce Christina Norton and Steve McAdam and the rationale for employing a private consultancy at this stage of the process as an independent voice in the process and as experts in the field of community engagement to advise on and implement a genuine and meaningful engagement process
- Emphasise the consultation is focussed on the changes to the consented scheme not the legality of the process as a planning matter
- Set out the consultation process and time line
- Hear the issues and site specific concerns of each geographical group

Mehetabel and Isabella Road Residents key issues:

8 residents attended this meeting.

The key concerns raised by residents included the impact of the development on natural light, particularly for Link Street residents, and the overall size and design impact on the conservation area. The consultants committed to sharing the technical light impact report with the community and agreed to hold public events in the week of March 16th, noting that the Section 73 application would not be submitted until well after the upcoming local elections in May.

17-21 Homerton High Street 7 Furrow Lane Residents key issues:

6 residents attended this meeting.

Height and light were the top concerns of this group. They consider worsening impacts from both building C (now 13 storeys instead of 12) and the tall element of

building B (now 9 storeys instead of 8). They would like to see height reconsidered across the masterplan area with reference to full daylight and sunlight studies.

Bridge House Estate TRA key issues

The chair of the TRA attended this meeting. She expressed concerns about how the area will cope with all the project development and the impact it will bring to the roads, light and noise (ASB). With no filter at the junction of Ponsford Street and the High Street it was suggested a yellow box is a critical safety issue. Concern was also voiced about the new location proposed for the Community Centre on Ponsford Street and that it may increase antisocial behaviour in the area. It was also commented that it is the wrong location for a such a centre, on the busiest street where there is no safe crossing.

In addition, the TRA feel that lessons have not been learnt from the issues at Bridge House estate concerning leaks and drainage problems as well as the quality of material specification and need for maintenance.

Daylight/sunlight report:

All groups requested to see the daylight/sunlight report and following the meeting it was confirmed that an interim report would be shared on the website.

Next Steps:

It was agreed that Christina and Steve would meet the groups again following the next stage of public consultation in round table, in-person formats to feedback the findings and report on any changes to the plans and/or responses to the questions set out previously by the resident groups in January 2026. These were delayed by the local election process and finally took place in June, 2026 (see page 50).

Targeted Outreach

During the public engagement, targeted outreach took place. The comments and feedback received from these were recorded and verified and inputted to the database for the street exhibitions:

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5.0 | Findings - Continued

Meeting with representatives of Mehetabel Road residents - Tuesday 17 March

Meeting with Alan Z (former Bridge House TRA member) - Monday 23 March

'Walkabout' of the neighbourhood to understand the history and more recent events that have shaped the area.

Meeting with James Abbott-Thompson- Wednesday 25 March

Meeting with Gerald Abraham - Friday 27 March

Businesses on Homerton High Street

Conversations took place with the businesses north of Ponsford Street, directly facing the Marian Court site. These businesses serve the community and those on low level income and perform an important service. They are concerned with recent new retail (Co-op), parking restrictions and the new commercial spaces proposed by the scheme, which they feel will be bad for business, and they worry about their survival.

5.9 | Letter from Residents and Council Response

On December 12th 2025 a letter of objection to the amended scheme was handed to Deputy Mayor Guy Nicholson at a meeting attended by residents. There were 85 local signatories to this letter. This letter and the signatories can be found in Appendix 8.8.

A comprehensive written response was issued by the Council on 19 January, 2026. This letter can be found in Appendix 8.9.

Addendum Statement of Community involvement

5.0 | Findings - Continued

5.10 | Geographic Focus Group Session Notes

Mehetabel Road Resident's Meeting
15 June 2026 at Jack Dunning Community Centre.
6.30 - 8.00pm.

Summary of Main Themes

Overview

The Mehetabel Road residents' meeting focused on concerns relating to Block A, the wider Marian Court redevelopment proposals, Link Street public realm improvements, and the consultation process. While detailed discussion took place on specific design changes, the dominant themes were the overall scale and density of the development, impacts on neighbouring residents, and confidence in the consultation and planning process.

Headline conclusions:

1. Opposition to the overall scale, density and massing of the development remains the dominant concern, particularly in relation to Block A and the wider scheme.
2. Residents continue to raise concerns about overlooking, privacy and impacts on neighbouring homes, despite design refinements intended to mitigate these effects.
3. There is ongoing disagreement over whether the proposed changes represent minor amendments or a substantially altered scheme.
4. Safety, anti-social behaviour, delivery traffic and management of Link Street are significant concerns, particularly around the proposed play space and future use of railway arches.
5. A lack of confidence in the consultation process remains evident, with many residents feeling that although they have been heard, their views have had limited influence on major design decisions.

Overall, while residents welcomed opportunities to discuss detailed design issues, the meeting demonstrated continuing concern about the scale of development and a desire for more substantial changes to reduce density, height and impacts on the surrounding community.

Key themes and issues

1. Scale, Density and Massing

This remain the Principal Concern. The strongest and most consistent theme was opposition to the overall scale of the development. Residents repeatedly expressed concerns that:

- The development has grown significantly since the original consent
- Increased density is resulting in greater height, bulk and massing
- The cumulative impact of the scheme is too intensive for the surrounding area
- Block A and the wider scheme feel overdeveloped in relation to the existing neighbourhood

While the design team explained that the changes to Block A do not have an impact on daylight and overshadowing and were intended to increase housing delivery by replacing six townhouses with eleven apartments, residents questioned whether increasing dwelling numbers justified the additional bulk and perceived impacts on neighbouring homes.

Many participants emphasised that their objection was not limited to Block A but related to the overall scale of the Marian Court redevelopment, with particular concern about the tower (Block C) and increasing density across the site.

2. Block A Design, Height and Overlooking

A significant proportion of the discussion focused on changes to Block A and its relationship with Mehetabel Road and Link Street. Residents' key concerns included:

- Increased height and bulk compared to the consented scheme
- Potential overlooking of rear gardens and neighbouring homes
- The impact of balconies and upper-floor windows on privacy
- The relationship between the building and the conservation area
- The accuracy of visualisations and perceptions of street width

Residents highlighted that the retained, inset balconies would introduce additional overlooking towards neighbouring properties and questioned whether the revised design adequately protected privacy.

Addendum Statement of Community involvement

5.0 | Findings - Continued

Design Team Response

The architects explained that:

- The building footprint on Link Street remains largely unchanged
- Additional bulk is concentrated in upper floors.
- Upper storeys are stepped back to reduce visual impact
- Roof access has been removed and replaced with a pitched roof and green roof
- Balcony design has been recessed to minimise overlooking
- The revised design incorporates architectural references from the surrounding conservation area

Despite these explanations, many residents remained unconvinced that the revised proposals represented a sufficiently sensitive response to the area's character.

3. Conservation Area and Design Quality

The relationship between Block A and the Clapton Square Conservation Area emerged as an important theme. Residents questioned:

- Whether Block A genuinely reflects the character of the conservation area
- Whether the building appears more aligned with the wider redevelopment than its historic surroundings
- Whether the changes could reasonably be considered "minor"

There was concern that the scale and appearance of the revised block diluted the distinct character of the conservation area.

Design Team Response

The design team presented a detailed conservation study demonstrating how the proposals respond to local character through:

- Window proportions and detailing
- Recessed openings
- Materials and brickwork
- Building form and roof design
- References to nearby railway arches and historic architecture

The Council also noted positive feedback received from the Clapton Square Conservation Area Advisory Committee, which considered the revised design an improvement over previous iterations.

However, residents generally remained concerned that the scheme prioritised integration with the wider development rather than the conservation area itself.

4. Consultation Process and Trust

A recurring theme throughout the meeting was frustration with the consultation and decision-making process. Residents raised concerns that:

- Significant design changes had occurred since the original consent
- The scale of amendments exceeds what many consider a "minor material amendment"
- Changes were not communicated early enough
- Local people who supported the original scheme are now being asked to comment on a substantially different proposal
- Resident feedback has not resulted in meaningful changes to the scheme

Several residents acknowledged improvements to specific design details but questioned whether engagement had influenced any major decisions.

Council Response

The Council acknowledged that:

- The project had experienced delays and regulatory changes
- Communication during parts of the process could have been better
- Some design changes had resulted directly from resident feedback, including roof design revisions and changes to access arrangements

Nevertheless, there remained a clear perception among residents that the overall direction of the scheme had already been determined.

5. Link Street Public Realm, Safety and Anti-Social Behaviour

Safety and management of Link Street generated extensive discussion. Residents highlighted concerns about:

- Delivery riders and scooter movements
- Pedestrian safety
- Existing anti-social behaviour (ASB)
- School-related congestion
- Future access arrangements associated with the railway arches
- Potential conflicts between play spaces and movement routes

Addendum Statement of Community involvement

5.0 | Findings - Continued

Particular concern was expressed about the proposed “Play on the Way” area, with residents questioning whether it was appropriate to locate children’s play features adjacent to a busy movement corridor.

Design Team Response

The landscape team explained that:

- The proposals are intended to create a safer and more pedestrian-focused environment.
- The play strategy encourages informal play integrated into movement routes
- Increased overlooking from surrounding buildings should improve natural surveillance
- Additional physical measures, including walls and bollards, could be considered to improve safety

Residents generally welcomed willingness to review some of these details but remained concerned about long-term management and enforcement.

6. Access, Traffic and Parking

Traffic and movement concerns were raised throughout the discussion. Key issues included:

- Potential use of Link Street by delivery vehicles and scooters
- Access arrangements associated with future railway arch uses
- Parking pressures arising from new development
- Existing congestion around schools
- Safety along Ponsford Street and surrounding routes

Residents expressed concern that increased population density would inevitably create additional pressure on local streets and parking.

The design team emphasised that vehicular access would primarily be via Ponsford Street and that Link Street would not function as a through-route for vehicles.

7. Community Facilities and Wider Benefits

Discussion also covered proposed community facilities and public realm improvements. Residents questioned:

- The need for a new Community Centre
- How it would be managed
- Whether it would be accessible and affordable to local people

The Council highlighted opportunities for community use, referencing similar facilities elsewhere in the borough and suggesting residents could help shape future programming and activities, and followed this up with an invitation to express an interest in joining a ‘working group’ focused on uses and management of the community centre.

Some residents also raised broader concerns about healthcare provision and community infrastructure needed to support future population growth.

Addendum Statement of Community involvement

5.0 | Findings - Continued

Homerton High Street and Furrow Lane Residents Meeting
22 June 2026 at Jack Dunning Community Centre.
6.30 - 8.00pm.

Summary of Main Themes

Overview

A roundtable meeting was held on 22 June 2026 between residents living closest to the Marian Court redevelopment proposals and representatives from the Council, design team, architects, and daylight/sunlight consultants. The discussion focused on changes proposed through the Section 73 application, particularly increased building heights, daylight and sunlight impacts, design rationale, viability, heritage considerations, and residents' concerns about the consultation process.

While the Council emphasised the need to balance housing delivery, viability, and compliance with new regulations, residents consistently challenged whether the proposed changes were justified given the impacts on existing neighbours.

Headline Conclusions

The meeting revealed five overarching themes:

1. Daylight and sunlight impacts remain residents' primary concern, with strong disagreement over how those impacts should be assessed
2. Height and massing changes continue to be contested and this is particularly the case with the increased scale of Block C
3. The Council's justification is centred on viability, regulatory compliance and affordable housing delivery, while residents prioritise protection of existing amenity
4. Heritage and townscape concerns were raised but were secondary to concerns about light loss and building height
5. There is a significant perception among residents that consultation has not meaningfully influenced the scheme, resulting in frustration and reduced trust in the process

Overall, the discussion highlighted a continuing tension between strategic objectives to deliver new affordable housing and residents' concerns about the impact of delivery on existing homes and living conditions.

Key themes and issues

1. Height, Massing and Design Changes

Council Position

The Council explained that changes to the previously approved scheme were driven primarily by:

- New building safety regulations requiring additional staircases and lift cores in taller buildings
- Updated energy requirements, including the need for rooftop air source heat pumps
- The need to maintain scheme viability and housing delivery
- A desire to avoid redesigning the scheme from scratch, which would result in substantial delay and greatly increased costs

The Council stated that height increases had been concentrated in Block C (the tower) and that other blocks had been adjusted to minimise the number of buildings requiring additional cores.

Residents repeatedly questioned:

- Why additional height was necessary
- Whether height could be redistributed elsewhere on the site
- Whether all buildings could be reduced to six storeys to avoid the impact of new regulations
- Whether the design changes had resulted in a worse scheme than that originally approved
- Many residents remained unconvinced by the rationale for the taller building and challenged the idea that the tower's role as a "marker building" justified its impact on neighbours

Key Tension

A fundamental disagreement emerged between the Council's emphasis on housing delivery and viability and residents' view that neighbouring amenity should carry greater weight.

2. Daylight and Sunlight Impacts

Loss of daylight and sunlight was the residents main concern. They argued that:

- Existing impacts from the consented scheme were already severe
- The proposed changes worsen those impacts
- Assessments should compare the proposal with existing conditions rather than with the previously approved scheme
- The cumulative effect on residents' living conditions had not been adequately recognised.

Addendum Statement of Community involvement

5.0 | Findings - Continued

Several residents described the impacts as unacceptable and questioned why additional harm should be accepted when significant losses already existed.

Consultant and Council Response

The daylight consultant explained that:

- The assessment compares the consented scheme with the proposed amendments because the original permission establishes the planning baseline
- Most neighbouring windows would experience less than a 3% additional reduction in daylight/sunlight compared with the consented scheme
- Such changes are generally regarded in planning terms as negligible or imperceptible
- The Council noted that it had tested removing a floor from the tower and commissioned updated daylight studies, which showed only limited differences between the approved and amended schemes

Key Tension

Residents fundamentally rejected the comparison methodology, while the Council and consultants relied on established planning practice that measures change from the approved scheme rather than existing conditions.

3. Financial Viability and Housing Delivery

Council Position

The Council repeatedly stressed that viability was a major factor influencing design decisions. Key points included:

- Removing a floor from the Block C tower would reduce viability by approximately £1.5 million per storey
- This loss would equate to approximately four social rented homes
- Significant redesign would create additional costs, delays and inflation risks
- The scheme delivers 59.5% affordable housing, exceeding policy requirements

The Council emphasised that, unlike private developers, its objective is to maximise community benefit and affordable housing rather than generate profit.

Residents questioned:

- Whether adequate feasibility studies had been undertaken
- Why a scheme that is reportedly financially challenging should proceed
- Whether tenure changes could enable a reduction in height
- Whether costs associated with rights-to-light claims and legal challenges had been fully considered

Many residents argued that if the scheme is not generating substantial financial returns, greater weight should be given to reducing impacts on existing residents.

Key Tension

The Council viewed height as necessary to support affordable housing delivery, while residents felt housing targets should not justify what they regarded as unacceptable local impacts.

4. Heritage, Townscape and Urban Design

Council Position

The architects explained that:

- The corner of Homerton High Street and Ponsford Street had long been identified as an appropriate location for a landmark building
- The tower helps define a key junction and responds to larger buildings nearby
- Building heights reduce towards surrounding residential streets and conservation areas
- The design seeks to improve the High Street through active frontages, wider pavements and new commercial uses

Residents questioned:

- The impact of the tower on views of the grade II listed Plough Pub
- Whether sufficient heritage assessment had been undertaken
- The absence of additional visualisations showing the relationship between the pub and the proposed (Block C) tower
- Whether overlooking impacts had been properly reassessed

While heritage concerns were raised, they were secondary to concerns about daylight, height and consultation.

Addendum Statement of Community involvement

5.0 | Findings - Continued

5. Consultation Process and Trust

Residents' Views

The strongest emotional responses related to engagement and trust. Residents expressed concerns that:

- The meeting felt more like a presentation than a discussion
- Their feedback had not resulted in meaningful design changes
- Decisions appeared already made
- Existing residents' concerns were being given less weight than the needs of future occupants
- Planning committee decisions often feel predetermined

Some residents acknowledged that the Council had listened, but felt that listening had not translated into action.

Council Response

The Council maintained that:

- Changes had been made in response to consultation feedback
- Different groups within the neighbourhood hold differing priorities
- Decision-making requires balancing competing interests
- The final decision would rest with planning officers and elected committee members

Key Tension

A significant trust gap remains between residents and the project team, with residents feeling that engagement has had limited influence over outcomes.

Addendum Statement of Community involvement
5.0 | Findings - Continued

Update on new homes Marian Court

Join us on
27 and 30 June



We are proposing to build new Council homes for social rent, shared ownership and outright sale at Marian Court.

Come to our public drop-in exhibitions to see the latest designs, have your say and talk through answers to the questions residents asked in surveys and drop-ins earlier this year.

WHERE AND WHEN

10am-1pm on
Saturday 27 June 2026
Banister House Community Hall,
Banister House Estate Hackney,
E9 6BN

5-8pm on
Tuesday 30 June 2026
Jack Dunning Estate Community
Hall, Homerton Row E9 6ED



Find out more
bit.ly/mariancourtplans



Flyer for Summer Drop-In Exhibition

Addendum Statement of Community involvement

5.0 | Findings - Continued



Addendum Statement of Community involvement

5.0 | Findings - Continued

5.11 | Summer Drop-In Exhibition Feedback

The Summer Drop-In Exhibition presented an 8 metre long exhibition 'banner' that provided detailed and illustrated answers to 18 recurring questions that had been identified through all prior stages of consultation and engagement.

The banner also set out the Council's response to consultation, including areas where changes could be made, with supporting drawings and sketches where relevant.

In addition, several A1 and A3 boards, models and a materials palette were exhibited, focusing on design quality across architecture and landscape design.

A printed and on-line questionnaire was made available to capture feedback. The questions reflected the late stage of the consultation and engagement process and zoomed-in upon feedback regarding the clarity of information provided and the areas where further changes were being pursued and considered (the Ponsford Street Crossing and invitations to express interest in joining a working group to shape the operation of the Community Centre).

The feedback sought, although important, is peripheral to the planning process (these issues are outside the scope of the Section 73 application), and it is probably for this reason that the questionnaire had no take up at all, and there is therefore nothing to report of the questionnaire itself. However, it is important to state that the information provided in connection with the questionnaire was accessible online between 27th June and 11th July, 2026, and that this summarised the Council's considered response to local and stakeholder consultation.

Feedback

The two events attracted only 14 attendees across the two days. However, half of the attendees were completely new to the process, including a Mehetabel Road resident who had recently moved in. There was also representation across the age spectrum in this small group from a young professional born locally looking for his first home; a young, local family looking to upscale and an elderly couple seeking a modern, convenient home.

These individuals took time to fully discuss and understand the proposals and reacted positively to the scheme.

All praised the landscape design and the playspaces, and there was a positive reception also, for the proposed Community Centre.

Although statistically 'thin' the fact that local people new to the scheme embraced and welcomed it from across the age spectrum, both in a general sense but also as a place to call home, suggested that, of itself, and outside of protracted debates, the proposal does appear to directly meet some local needs and desires.

This is not to in any way call into question the prevailing critique of the proposal as reported earlier in this document, but merely to add an end note that is somehow positive, and unexpected.

Of the June Drop-In events themselves and as regards all members of the team and their notes, the following excerpts are offered:

"Impressive"

"Lovely selection of trees"

"Hackney have been putting in some lovely trees in the neighbourhood"

"Like the idea of new trees throughout the scheme and the quiet route through"

"Invested in the drive for social housing"

"Love the idea of a quiet route and tree planting – we need more shade!"

"Impressed – lovely variety of trees"

Addendum Statement of Community involvement

5.0 | Findings - Continued

"The housing is very much needed"

"Really positive and very excited having lived here for 16 years, though moved away 8 years ago. Want to move back to the estate – my mum will melt"

"Looks really accessible"

"The scheme is really needed as the site has been empty for so many years"

"I love the artists impressions (the CGI's) they show a bit of personality"

"It will be good to see something happening. The proposal looks good – especially the outside spaces"

There were also critical comments and these were mostly related to direct impacts on local residents who, in some cases, felt ignored. The Summer Drop-in Exhibition provided full details on the final daylight and sunlight studies which included buildings and blocks that had hitherto been excluded. Unfortunately, the initial case for removing the additional floors was partly based on daylight comparisons with the original buildings rather than the consented scheme.

The anticipated changes were therefore not supported by the completed daylight studies. It is unfortunate that in complying with residents demands to release daylight impact studies before they were complete that this led to false expectations regarding the removal of the additional floors. The final daylight and sunlight studies as presented in the Summer Drop-In exhibition (and online) revealed that there was only a negligible difference between the daylight impacts of the consented and amended schemes, in most cases being below 3%. These findings were also communicated to and discussed with residents at in-person meetings held in June

The comments below represent negative responses to the amended scheme. These do not accept any 'planning mandate' for height and density and question the basis on which this is built.

"I reject the basis on which significant change is predicated"

"What about the listed pub on Homerton High Street?"

Why is the conservation area west of the scheme venerated while this building (Block A) is ignored"

"I'm worried about the view down Mehetabel Road. Block A does not seem to fit in at all"

"Local residents feel ignored and the draft SCI does not describe the anger felt"

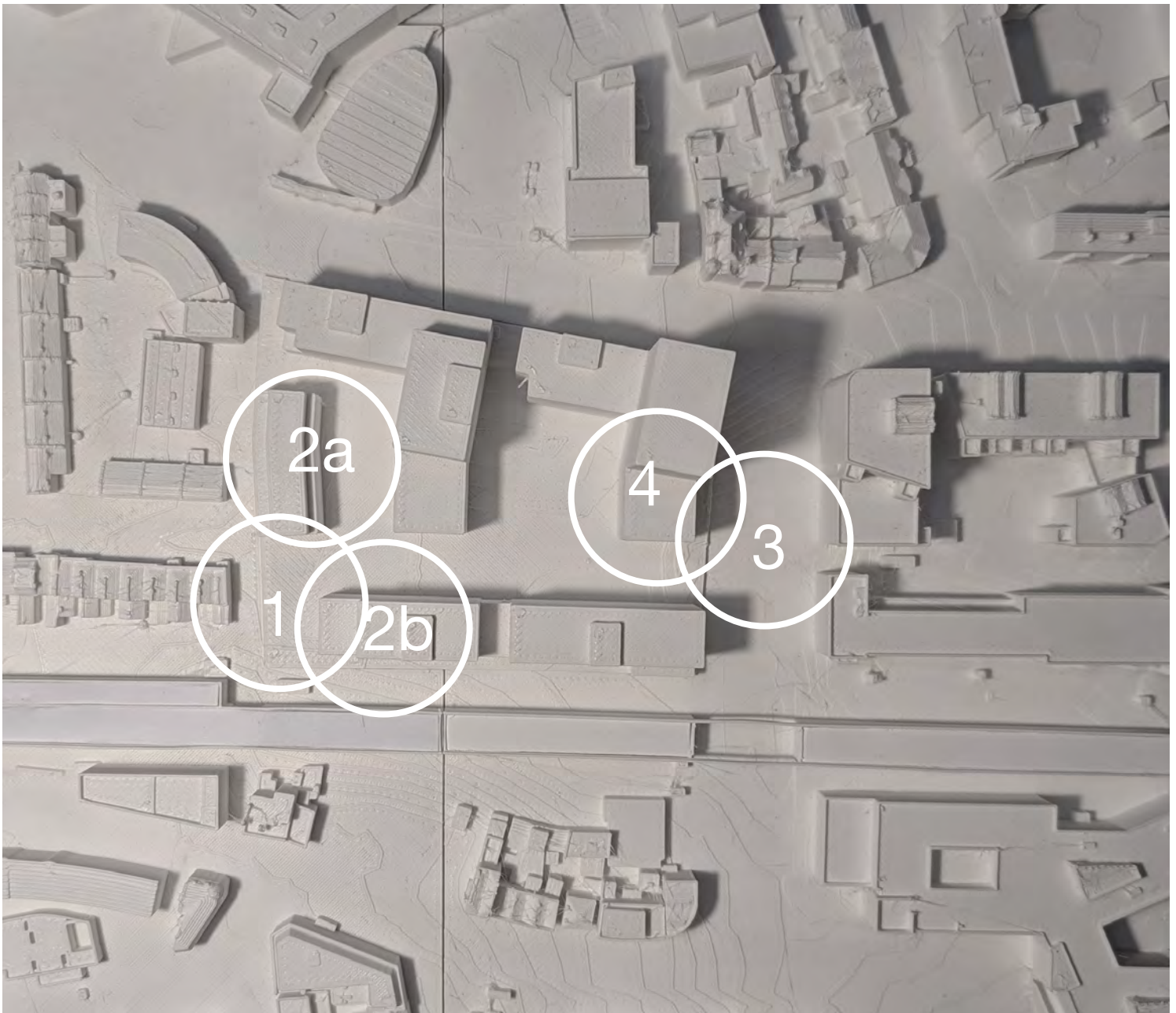
Further design and process changes:

For Area 1 see section 7.1

For Areas 2a and 2b see section 6.2

For Area 3 see section 6.3

For Area 4 see section 6.4



Addendum Statement of Community involvement

6.0 | Responses to Feedback

6.0

6.1 | Responses to the consultation findings

The Council have considered the feedback presented in the previous sections of this report alongside advice from planners at the Council and sunlight/daylight experts, 'eb7'. (see more below under 'Daylight and sunlight impacts').

Accordingly, specific, focussed changes are being made to the amended scheme and these are fully described below. Where changes were sought by local residents and are not forthcoming, the reasons for this are also given.

Some of the changes described are within the scope of the Section 73 planning application and are reflected in the application documents. Others, for instance, tackling road safety issues, are outside the scope of the planning application and its 'red line area' and will be dealt with separately through formal undertakings.

Height and density

Although there were many who wished to see reductions in height, especially for Blocks 'A' and 'C', and the east-facing shoulder of Block 'D', dedicated further daylight and sunlight studies have demonstrated that the impacts of the height increases from the consented scheme have only negligible impacts on daylight levels. As the reductions in height from the amended scheme would have resulted in scheme viability issues, with little perceptible changes for local residents in daylight terms, the decision has been taken to retain all the heights as amended.

This decision is more fully reported on in Section 6.2.

Daylight and sunlight impacts

The daylight and sunlight studies which were presented as 'work in progress' during the Street Exhibitions and subsequently on the website have been examined and concluded by expert consultants eb7. Their findings cohere with those of Mendick Waring who carried out the initial studies but they pointed out that the impacts of the amendments should be measured against the approved scheme.

The detailed daylight and sunlight studies demonstrate very little difference in all associated measurements between the consented and amended proposals. These assessments are included in Appendix 8.4 and were made available on the website at the time of publication. These findings have had an important bearing on the Council deciding to retain all building heights and massing as described in the amended scheme.

Traffic noise and safety on Ponsford Street

Taking into account the fact that this issue registered so strongly in feedback across all areas of dialogue, the Council are proposing to implement a raised table crossing over Ponsford Street in a staggered arrangement with the main access and egress point from Bridge House and the east end of Marian Street. The Council is confident that these proposals will be brought forward despite the fact that they are not covered in the Section 73 planning application.

The proposals are more fully reported on in Section 6.3.

Addendum Statement of Community involvement

6.0 | Responses to Feedback - Continued

Architecture and design quality

Many of the key objections to the architecture were related to overlooking. Under Council instruction, Blocks 'A' and 'E' have had further design studies carried out by LBA, the architects, to control overlooking.

Along with the Block 'A' and 'E' studies the architects also provided further information on the proposed materials pallets and details at the June Drop-In Exhibition. These helped to dispel some of the perceptions that the design quality was inconsistent with the Council's stated requirements. However, there are still areas of the detailed design residents hope will be further evolved in due course. (See Section 6.2).

Community Centre and commercial uses

The Council have decided to retain the Community Centre in the amended location. However, they are very keen to ensure that its use is peaceful and positive. Accordingly they have committed to setting up a Working Group to help shape the operation of the Centre and to consider means of ensuring that any associated antisocial behaviour is carefully managed. The 'Summer Drop-In Exhibition' Citizen Space questionnaire specifically invited expressions of interest in this connection. However, there was no take-up.

Further consideration on the commercial aspect of the scheme resulted in an affirmation that the ten units originally conceived could neither be included viably in the scheme nor would they have a strong prospect of being easily let. In addition, Arch Co's plans to make the railway arches to the south of the site available for commercial use in the medium term suggests the area will be well provided for, for businesses and retail units.

Were the ten original commercial units retained and the Arch-Co proposal implemented, there was concern that this predominantly residential neighbourhood would become too busy and noisy, potentially negatively impacting on resident's peaceful enjoyment of their homes.

Courtyards and Public Realm

As the plan areas and 'footprint' of the blocks had to increase in order to accommodate the new fire escape and circulation requirements, the courtyards have had to be reduced in size by approximately 17%, and this raised concern. In turn there were worries that this reduction in area could remove precious greenery and lead to over-use and possibly, antisocial behaviour.

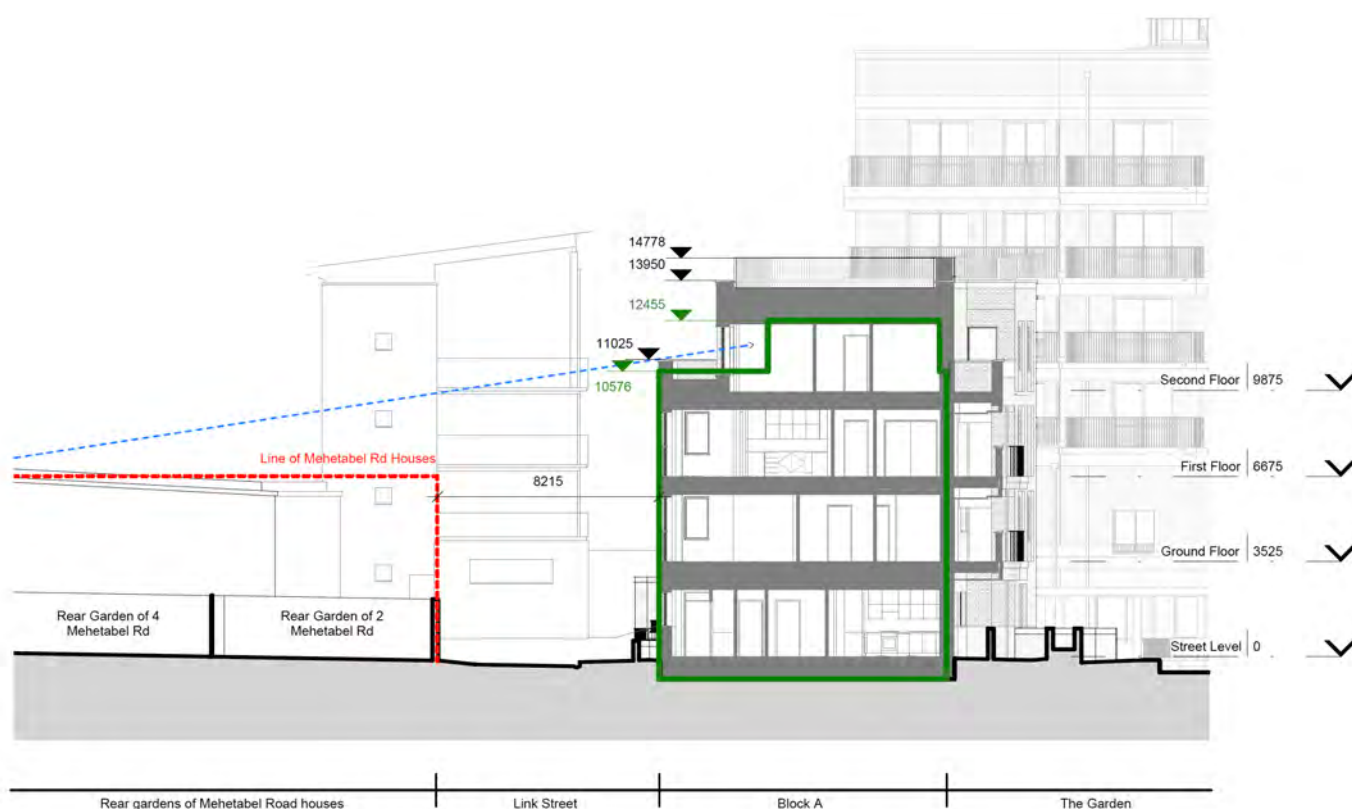
To compensate, muf architecture / art, the landscape architects, provided more semi-mature trees and bushes (3 trees including one new species). It has been pointed out by muf that the larger courtyard (The 'Yard') is roughly six times the size of the current Bridge House courtyard, and it is felt unlikely that residents would feel the spaces to be inadequate in any way, even with the 17% reduction. muf architecture / art also believe that provision of the new courtyards and public realm at Marian Court will relieve the congestion and concentrated use before and after school hours. The large courtyard will now also provide an overspill space from the relocated Community Centre, rather than the former break-out space at Link Street, which local residents point out is subject to high levels of moped and bicycle deliveries, that is felt to be incompatible with a social gathering space. Taken together, the amended provisions are considered likely to reduce instances of antisocial behaviour.

The courtyards contain integrated play provision which has also been reduced (by approximately 10%). However, as the original provision was just over twice the area required by Council guidelines, the resulting spaces, still over 150% of stipulated area requirements, are felt to be more than adequate.

Another key change in the public realm - the vehicular turning circle (for delivery vehicles and blue badge holders) - which had been located just below the main courtyard space - has been moved to the western end of the new, east-west 'Marian Street', where it is less constrained and more visible. The near-by play-on-the-way space has been redesigned to provide a dwarf wall along the edge it shares with Link Street, to prevent moped and bicycle couriers cutting across the space.

Addendum Statement of Community involvement

6.0 | Responses to Feedback - Continued



6.2 | Changes to Block Design

Architecture and design quality

Many of the key objections to the architecture were related to overlooking. Under Council instruction, Blocks 'A' and 'E' were further considered.

The section of Block A, shown above, describes how overlooking is being controlled. The revisions for this building maintained the 'front' building line and end gables on the same footprint as the consented scheme. The 3 storey height of the front edge of the block along Link Street has also been maintained at a similar height to the consented scheme (450mm taller). The top floor has increased in scale but has maintained a set back along Link Street to reduce overlooking and visual impact on the street. The 'shoulder' roof area is proposed as an inaccessible, angled roof, pitching side to side along Link Street to prevent the roof area being unofficially used by residents as a terrace. Flats have been proposed on the lower two levels with a double storey maisonette on the top two floors which will help

to reduce the number of people overlooking to the West. Where private balconies are proposed at first and second floor levels these are recessed into the facade to reduce overlooking towards Mehetabel Road.

The architects have confirmed that the roof deck at the western end of Block E will not be accessible by residents, so there will be no threat of overlooking.

Along with the Block 'A' and 'E' studies the architects also provided further information on the proposed materials pallets and details at the June Drop-In Exhibition. These helped to dispel some of the perceptions that the design quality was inconsistent with the Council's stated requirements. However, there are still areas of the detailed design residents hope will be further evolved in due course. For instance, further use of the colourful glazed bricks, the potential use of public art in connection with large gable facades and the use of less bulky parapet details to the tops of buildings where height is especially sensitive.

Addendum Statement of Community involvement

6.0 | Responses to Feedback - Continued

6.3 | Ponsford Street

Ponsford Street and Safety Issues

Residents have expressed strong concern regarding road and pedestrian safety and recommended that a crossing linking Bridge House and Marian Court be provided, along the key 'desire line'.

In response, discussions were held with the Council's Highways team to explore the nature of a potential crossing.

Of four options explored, the Highways team is investigating the installation of a raised full-width plateau crossing, raised to pavement level.

A Road Safety Audit has been undertaken to assess whether this option is the safest; and to analyse impact on traffic flows (see technical drawing opposite). The Road Safety Audit considered the vehicle speeds on Ponsford Street which often exceed the 20mph limit, and the long queues caused by heavy traffic on Homerton High Street and Morning Lane when determining the safest location and form of crossing. Existing trees were also a consideration, as they affect the visibility of the proposed crossing and, consequently, safety.

Following the audit report recommendations, the Highways team agreed on a proposed location for a plateau crossing raised to pavement level, situated five metres south of Marian Court and Bridge House.

This is currently undergoing further design development.

Feedback from residents also highlights the need to improve the Homerton High Street and Ponsford Road junctions. Road Safety Auditors are currently reviewing

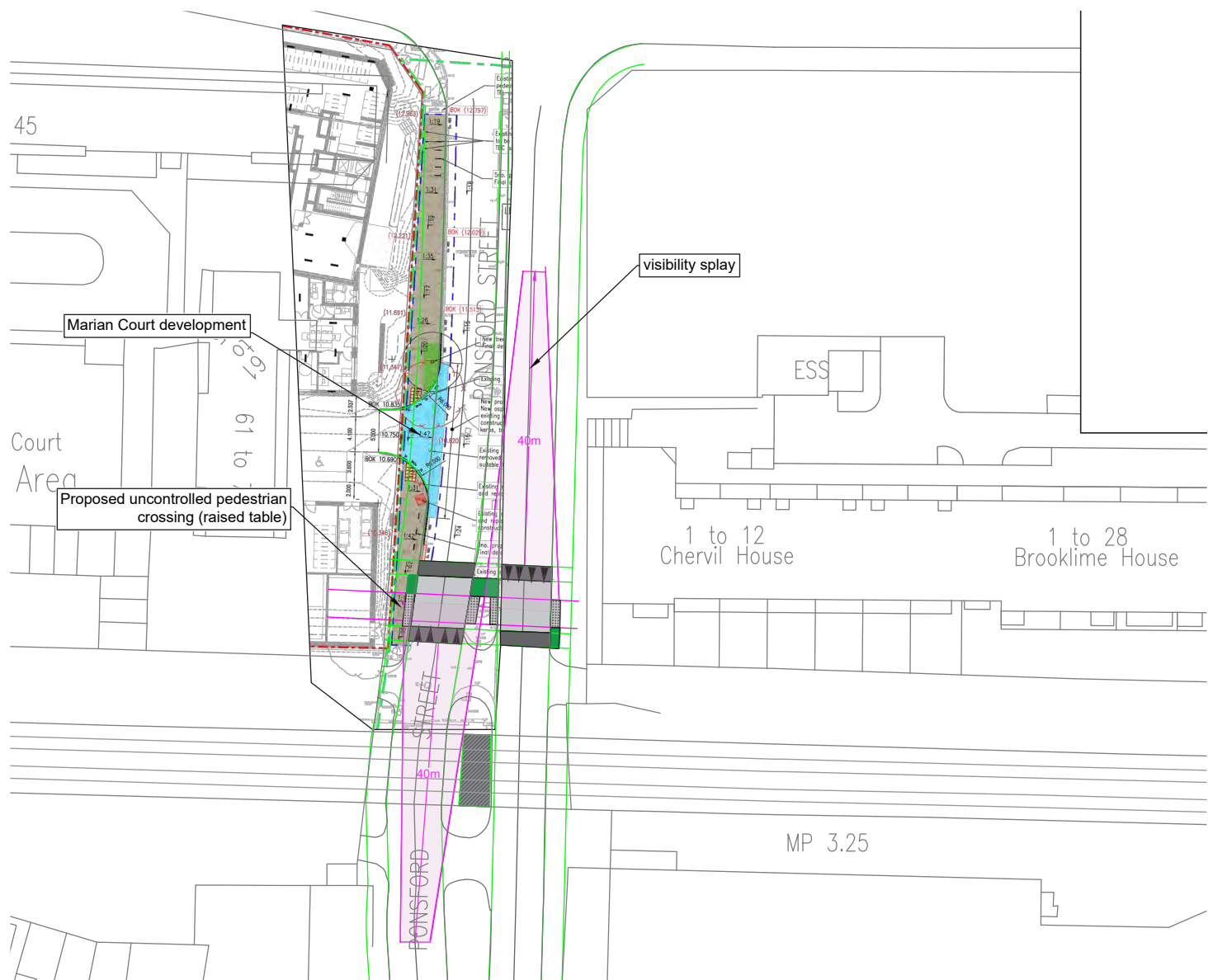
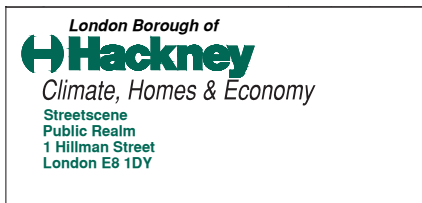
the issues and are due to report back on their findings. Because the Ponsford Street crossing sits outside the planning application boundary, the Council will not include the proposals in the planning application.

However, a commitment will be made in a document known as a 'Unilateral Undertaking'.

This document is an agreement and commitment to fund community infrastructure and undertake highways improvements, amongst other community-wide benefits.

Addendum Statement of Community involvement

6.0 | Responses to Feedback - Continued



Addendum Statement of Community involvement

6.0 | Responses to Feedback - Continued

6.4 | Community Centre

As previously reported, the Council have decided to retain the Community Centre in the amended location. The reasoning for this is that it will provide a much-needed social amenity at the heart of the Bridge House and Marian Court estates, which had always been conceptually seen as a single neighbourhood. Access is also improved, given the proximity of Ponsford Street, while 'visibility' of the centre is also enhanced, rather than being located off Link Street, which is a pedestrian only route for much of its length.

In addition it was considered that the courtyard setting would offer a higher quality of associated out-door provision while also bringing life and vitality to the courtyard during particular events.

However, the Council in mindful that there have been negative comments about the new location and they are keen to ensure that its use is peaceful and positive. Accordingly they have committed to setting up a Working Group to help shape operations and Centre uses and also, it is hoped, means of ensuring any antisocial behaviour is monitored and controlled as far as possible. This Working Group will also be able to make recommendations about the interior fitting out and accommodation to ensure the Centre is as user-friendly and useful as can be. In connection with this, visits to other successful community centres in and beyond Hackney are likely to be conducted to help build up knowledge and better understandings of operational demands and key management issues.

The 'Summer Drop-In Exhibition' feedback questionnaire (printed and online forms) contained a section inviting expressions of interest from local residents in joining this working group.

Addendum Statement of Community involvement

7.0 | Next Steps

7.0

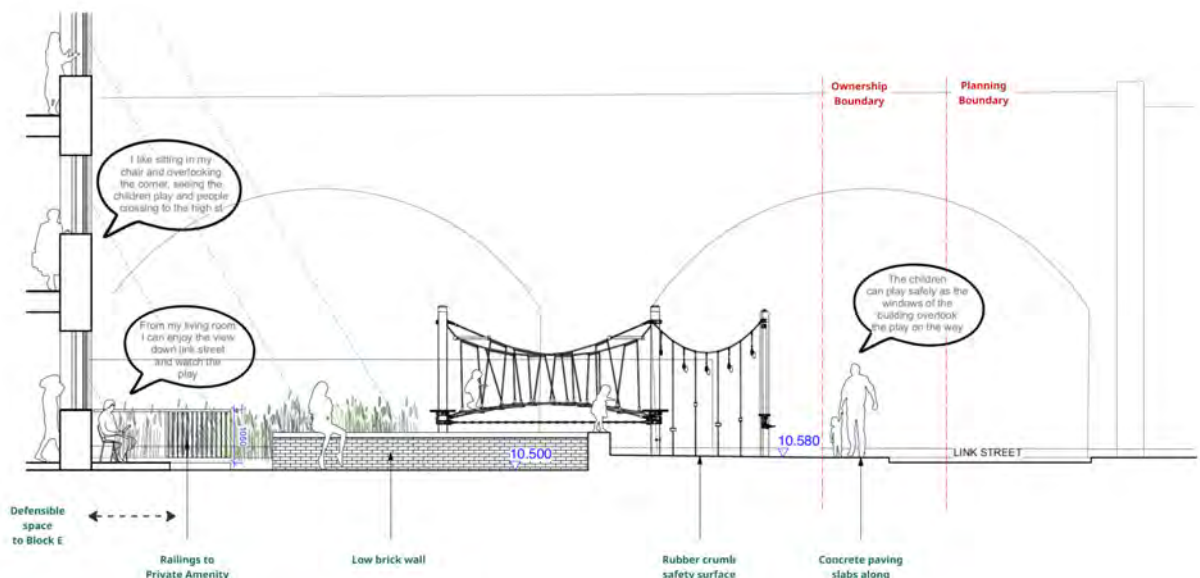
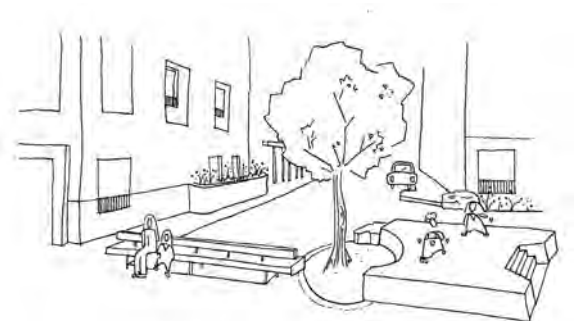
7.1 | Within Planning System

As mentioned, only two of the changes to the amended scheme can be addressed within the planning application documents. Others will need to be addressed separately by the Council and guarantees given in this connection.

Wherever the changes are within the planning application, they will be considered at planning committee in due course, and if consented, will be implemented as described.

The changes that will be covered within the planning application include:

1. Block A
Changes to Block 'A' design to restrict overlooking
2. Play-on-the-way space
Detailed design and landscaping proposals for the play-on-the-way space at the Link Street / Marian Street intersection (see sketches above and below) to enhance use and prevent Incursions of mopeds and bicycle couriers.



Addendum Statement of Community involvement

7.0 | Next Steps - Continued

7.2 | Outside of Planning System

Those changes to the amendments that cannot be addressed within the planning application documents need to be addressed separately by the Council and guarantees given in this connection.

The key changes that cannot be covered within the planning application are:

1. Ponsford Street crossing

This will be further developed by the Council and implemented under a 'Unilateral Undertaking', which acts as a guarantee that the project will be brought forward.

2. Community Centre

A Working Group will be assembled to take this forward and it is hoped that ward councillors and the current Chair of the Bridge House estate will take part. As mentioned above, the 'Summer Drop-In Exhibition' feedback questionnaire has a section inviting expressions of interest from community members and residents who feel they could contribute to such a group.

In both cases it is suggested that the Council publishes relevant updates on the Marian Court website.

Addendum Statement of Community involvement

8.0 | Appendices

8.0

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8.1 | Council Exhibition Boards (exhibited 27.11.25 and 22.1.26)

Boards 1 - 4

Marian Court

Levit Bernstein
Planning & Design

muf

Hackney

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 Hornerton 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.

Public Exhibition November 2025



163
TOTAL
HOUSES

36
COUNCIL
HOUSES

61
SHARED
OWNERSHIP

66
OUGHT
TO BE
PAID

Marian Court

Levit Bernstein
Planning & Design

muf

Hackney

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 architects/art.

Required amendments to the scheme
Since planning permission was granted, substantial changes to building safety and fire regulations have been 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 Hornerton 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.

160
TOTAL
HOUSES

32
COUNCIL
HOUSES

59
SHARED
OWNERSHIP

69
OUGHT
TO BE
PAID

Public Exhibition November 2025



Marian Court

Levit Bernstein
Planning & Design

muf

Hackney

Changes to the project

Consented Scheme (160 Homes)

Building heights



Key points:

- 2-4 floor per residential core (3-4 storeys)
- 10 cores in total (3-4 storeys)
- High level of quality and character of construction and public realm in partnership
- The revised scheme aligns as closely as possible to the building footprint and heights of the consented scheme

Tenure distribution



Building No.	1st	2nd	3rd	4th	Total
Total	10	10	10	10	40
%	25%	25%	25%	25%	100%

Tenure Mix	1st	2nd	3rd	4th	Total
Total	10	10	10	10	40
%	25%	25%	25%	25%	100%

Public Exhibition November 2025

Revised Scheme (163 Homes)



Key points:

- 2-4 floor per residential core (3-4 storeys)
- 7 cores in total (3-4 storeys) - more efficient layout
- High level of quality and character of construction and public realm in partnership
- The revised scheme aligns as closely as possible to the building footprint and heights of the consented scheme



Building No.	1st	2nd	3rd	4th	Total
Total	10	10	10	10	40
%	25%	25%	25%	25%	100%

Tenure Mix	1st	2nd	3rd	4th	Total
Total	10	10	10	10	40
%	25%	25%	25%	25%	100%

Marian Court

Levit Bernstein
Planning & Design

muf

Hackney

Changes to the project

Consented Scheme (160 Homes)

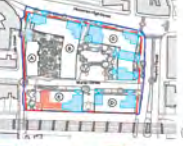
Pedestrian Site Access



Site access information:

- Creation of the Connecting Gardens to create a lower ground floor in Block B and a small garden courtyard
- Drop the access from Hornerton High Street to site via Martin Street
- Block B from Hornerton High Street to Link Street Improved

Commercial units and community centre



Commercial and community centre information:

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

Public Exhibition November 2025

Revised Scheme (163 Homes)



Site access information:

- Creation of the Connecting Gardens to create a lower ground floor in Block B and a small garden courtyard
- Drop the access from Hornerton High Street to site via Martin Street
- Block B from Hornerton High Street to Link Street Improved



Commercial and community centre information:

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- More private given to creating new homes with number of commercial units and overall commercial floor area reduced. Marian Street units removed and commercial use focused on Hornerton High Street

Boards 5 - 7

[illegible]

Marian Court

Levitt Dominus
Pieringer Design

100 muf

Hack

Appearance of the scheme

Character areas

- Highborn District
- Edgware District
- Edgware District
- Edgware District

Link Street

View from Link Street towards the park

View from Link Street towards the park

View from Link Street towards the park

Proposed Street Views

Marian Street

View from Marian Street towards the park

Hornerton High Street /
Ponsford Street

View from Hornerton High Street

View from Hornerton High Street towards the park

View from Hornerton High Street towards the park

Public Exhibition November 2025

Marian Court

Leavis Bernstein
People's Choice


muf


Hackney

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 2020

Public exhibition event

December 2020

Completion of specialist reports and Section 73 application

Spring 2021

Expertise determination of Section 73 application

Autumn 2021 / Winter 2022

Building Safety Gateway submission and approval

Spring 2022 or later

Construction start and completion

Approx. 3.5 - 4 years



View east along Tottenham High Road



View north from Morning Lane

Public Exhibition November 2020

8.2 | Street Exhibition Boards (exhibited 7.3.26 and 9.3.26)

Boards 1 - 4

Hackney

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 phase of the project was completed in 2021. Plans for the final phase retained 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 183 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 correct 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 map shows the site context of Marian Court, including Homerton High Street, Bridge House, and various green spaces and public facilities.

The Team

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

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

Task	Start	End	Lead
Planning Permission	2020	2021	Levitt Bernstein
Design Development	2021	2022	Levitt Bernstein
Construction	2022	2023	Levitt Bernstein
Handover	2023	2024	Levitt Bernstein
Final Handover	2024	2025	Levitt Bernstein

Hackney

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



CONSISTENT SCHEME

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.



SCHEME AS AMENDED

Block 'A' proposed to be built due to need for additional fire escape route (18m).
11 new units proposed on phase 3 & 4 (development to increase the overall housing offer).
Although the proposals are smaller they have been redesigned to house planting and increase tree numbers (the street and square) to meet the new Building Regulations as proposed, above right. Further changes are described in Boards 3 and 4.

Link Street Corner Play is being relocated to the new square (see Board 3 for details).
Link Street to 'Heart' of community centre.
Commercial units and an extension on phase 3 to increase the offer to meet the need for more units.

Engagement Process

There are two waves of engagement: the first between November '23 and January '24 and second between February and March '24. In addition meetings are being held with key stakeholders and tenants and Resident's Association.

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:

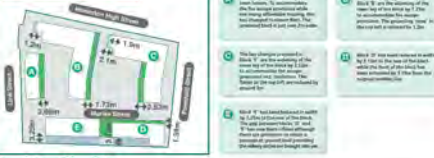
- The Access to the Community Centre
- Building Form
- Impacts on the Street and the Square
- Public Space Changes
- Overlooking
- Landscaping and Greenery

Hackney

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 in this board and the next showing changes to plan areas, proposed uses and building height and use. 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 value 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.



CHANGES TO PLAN (MASTERPLAN)

Block 'A' has been reduced in size to accommodate the new stair and lift cores and interlinked passageways. The new stair and lift cores are shown in red. The new stair and lift cores are shown in red. The new stair and lift cores are shown in red.

Changes In Building Uses & Locations

The plan below shows some of the key community benefits described more fully on a later board. The reasoning for these changes are given below:

- 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.
- Commercial spaces have been reduced from ten to four and are now concentrated along Homerton High Street bringing visibility 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 play areas are provided that are open to local residents. Although reduced by 10% in area, the provision 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 (a 17% reduction in courtyard size). Retained planting 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.

Hackney

Marian Court | Minor Changes to Consented Scheme Changes To Height



CONSISTENT SCHEME

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



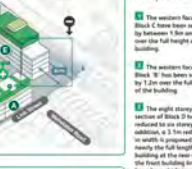
REVISED SCHEME - REDUCED HEIGHT

Reductions in Height & Use
There are reductions as well as increases in building heights and use. The key reductions are described below and the key additions are illustrated in the diagrams on the left.



REVISED SCHEME - ADDITIONAL HEIGHT

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.



REVISED SCHEME 2025

Block 'A' has been reduced in width by 3.25m over the full height of the building.
The right hand corner of Block 'B' has been reduced to 10m. In addition, a 1m reduction in width is proposed over the full height of the building at the rear while the front building has been brought forward by 1.5m.
Block 'B' has been reduced in width by 3.25m over the full height of the building.
Block 'C' has had its western facade set back by 2m.

Boards 5 - 7

Hackney Levitt Bernstein muf

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' space across the scheme. The landscaping is focused on the courtyards.

LANDSCAPING & GREEN LINKS

- Route to Hackney Central through the grounds of Hackney Church
- Links to the area's largest primary school, St John's St James
- Link Street to the immediate west of the scheme reaches down to Summer Lane and up to Hackney City Assembly
- Marian Street extends east to connect to Bridge House courtyard
- Hendon 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 mix of a key entry and open green for the estate.

The Garden
The 'Garden' area provides a screened, semi-private green space that opens into Marian Street but is divided from it by a planted screen.

The Yard
The 'Yard' is a mix of planted spaces, including terraces and play areas with a dedicated outdoor area for the adjacent community centre.

Hackney Levitt Bernstein muf

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 100m x 100m Community Green between B1 and B2 will be located to the rear of the scheme on Hendon Street. It will include a dedicated green space and playgrounds for the adjacent garden.
- Play opportunities within the community are now focussed along Hendon Street. Green spaces along to the street and the playground to the rear of the scheme will be a key feature of the scheme.
- Two long-term play areas (one private and one public) will be located within the scheme. The private play area is a key feature of the scheme, providing a space for children to play and socialise. The public play area is a key feature of the scheme, providing a space for children to play and socialise.

Consented Housing Offer

Revised Housing Offer (2025)

Tenure Mix (by home)

	Social	Shared ownership	Private	Total
Total	30	58	12	100
%	30%	58%	12%	

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	Shared ownership	Private	Total
Total	30	58	12	100
%	30%	58%	12%	

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 Levitt Bernstein muf

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.

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

Street Exhibition “Daylight Study’ 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

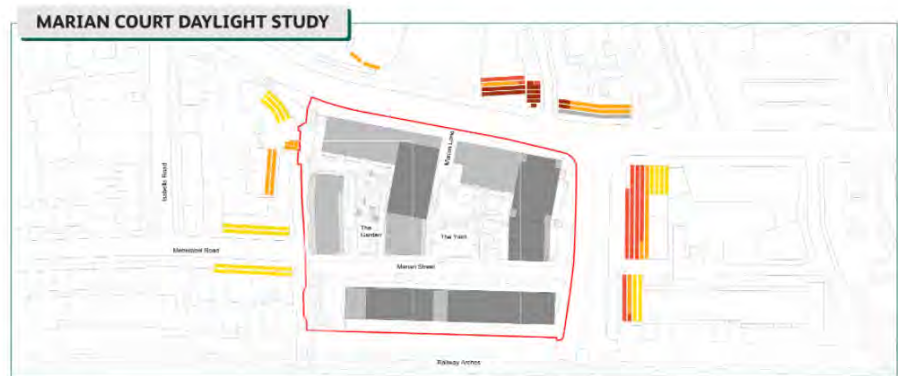


Illustration Key

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.



Please note: A simplified version of the Summer Drop-In Exhibition contents were available on the Marian Court website in connection with the associated Citizen Space questionnaire between 26 June & 10 July, 2026.

8.3 | Summer Drop-In Exhibition Boards

Introduction and Q1 -



MARIAN COURT -
SUMMER DROP-IN EXHIBITION

June 2026

INTRODUCTION

In 2020, the Council received planning consent for the Marian Court scheme. The design has since had to be amended to respond to changes in building regulations, including fire escape and ventilation requirements, updated Mayoral and Hackney planning policies, and the need to bring costs within a viable range following the impact of inflation in the early 2020s.

This existing consent is the starting point for the process of dialogue. The focus of this consultation is on the proposed amendments to the consented scheme, rather than reopening the whole principle of development already established through the 2020 planning consent. Accordingly, a 'Section 73 planning application' will be pursued for 'minor material amendments', which is the planning term used for this process. The Council recognises that some proposed changes may feel significant to residents. The purpose of this engagement is to explain the proposed amendments clearly, understand concerns and identify where refinements may be possible.

Consultation to Date:

Online consultation from 27 November to 24 December 2025 and 27 February to 24 March 2026. 86 responses received and reported on from two questionnaires.

Two drop-in exhibitions were held at the local Jack Dunning Centre on 27 November 2025 and 22 January 2026.

Three street exhibitions were held in visible locations around the Marian Court site on Saturday 7 March 2026, with two sessions, and Monday 9 March 2026. These were made public in a letter to all local residents and businesses from the Council on 17 February, 2026.

A range of meetings and exchanges were conducted with key local stakeholders and Tenant and Resident Associations active in the area.

Meetings were held in June 2026 with residents from the following areas to discuss the amendments and the Council's initial response to consultation:

- Mehetabel Road and Isabella Road
- Homerton High Street and Furrow Lane

This Summer Drop In Exhibition presents the Council's answers to key questions and its response to the above consultation.

Questions Answered:

Through the process of consultation and engagement a total of 18 key questions were identified as listed below. The considered answers to these questions are shown here. A public 'Addendum Statement of Community Involvement' will be made publicly available when the Planning Application is submitted, and this will detail all of the consultation and the outcomes. It will be available through the Marian Court website and the Hackney Planning Portal.

Please scan this QR code to access the website. The full HTML address is given below:



- Q01 What guides the design of the amended scheme?
Q02 How much larger is the amended scheme?
Q03 Will the number and type of homes change?
Q04 Are the heights of the buildings changing and if so, have the proposed heights and mass been assessed and do they cohere with London Plan guidelines?
Q05 What is the rationale for the changes in the proposed heights to Blocks A and B?
Q06 What is the justification for increasing the height and mass of Block C?
Q07 What is the justification for adding two floors (plus parapet) to the east end of Block D?
Q08 What evaluations have been carried out in terms of daylight and sunlight impacts?
Q09 What evaluations have been carried out in terms of overlooking and privacy?
Q10 Is there a loss of permeability or accessibility through the site?
Q11 Will there be fewer commercial units and what changes are proposed for the Community Centre?
Q12 Are there changes to landscaping and play space?
Q13 Have lessons from Bridge House informed the amended scheme?
Q14 Could the amended layout create antisocial behaviour issues?
Q15 Are the proposed building materials changing?
Q16 Can a pedestrian crossing and traffic calming measures and/or cctv be put in place for Ponsford Street?
Q17 How will this current engagement be conducted and what will it be able to influence?
Q18 What can be done to accommodate essential parking in the neighbourhood?

Q1

What guides the design of the amended scheme?



Design Approach:

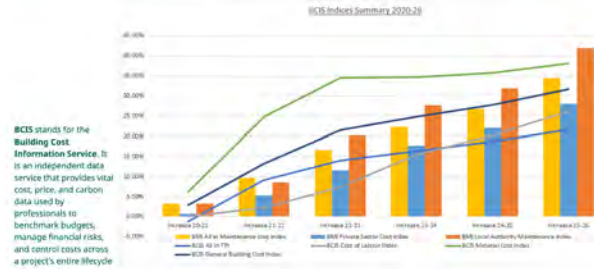
The scheme is informed by the key design ambitions that generated the consented scheme. These are:

- To create a connected part of the neighbourhood, rather than a separate or inward-facing estate
- To provide a new east-west link through the estate linking Bridge House Courtyard to Hackney Central Station
- To create a permeable scheme with multiple access and egress points
- To design a high quality, high density scheme appropriate to its location and to London Plan and Council policies promoting the intensified use of such sites to exploit the very good public transport links (overground rail and buses)

The diagram above shows how the scheme connects with its surrounding neighbourhood and city context.

Key components are the large local schools (Hackney City Academy, Cardinal Pole School and St John & St James Primary School) and also Homerton High Street and local green spaces and play areas in the locality. In addition, in terms of local context, the conservation area which stands immediately to the west of the scheme is recognised and responded to in terms of height and massing.

The scheme was amended in part to accord with the revised London Plan and Council Planning Policy as well as Government regulations.



Approach to the delivery of affordable and social rent housing

- The Council builds mixed tenure, to create/maintain mixed neighbourhoods
- The profits from selling private and shared ownership homes, pay for social rent homes.
- Homes in parts of the borough that generate higher sales, cross-subsidise homes in other parts of the borough

Cross-subsidy model

- Roughly 2 private sale homes needed for 1 social rent home prior to inflation spike in the early 2020s. The number of private sales homes is greater now as a result of this
- GLA grant helps, but is not enough to eliminate the need to sell private homes
- The additional homes for social rent cost approx. £1.5M more

Reducing costs and making it easier to build:

- Looking to -
- Reduce number of lift/stair cores
- Simplify site levels
- Use smaller pieces of concrete
- Reduce complexity

Avoiding -

- Single aspect homes
- Poor quality materials
- Quick wins that add long term costs
- Significant impact on neighbours

The aim is to maximise the areas that people live in!

Design 'efficiency' Net:Gross -

- GIA:GIA
- Net internal area (NIA) = all internal areas that can be lived in, sold or rented
- Gross internal area (GIA) = all internal area including communal parts (such as stairs)

Building Safety Act

- The Building Safety Act has impacted design efficiency, as more ancillary spaces are required to support housing

Block changes
See diagram below - additional height and mass shown in green compensates for space lost to new fire escape cores and circulation space while also helping to restore viability and subsidies for social rent housing:

- Block A:
 - New flats and duplexes (not fewer town houses)
 - 3 roof pavilions now 1 set back story
- Block B:
 - 1 storey added to block B2
 - Longer and wider/deeper
 - Deck access introduced
- Block C:
 - Sky frame added to block C2
 - All blocks longer and wider/deeper
 - Deck access introduced
- Blocks D & E:
 - Combine into 6 and 4 storeys
 - Relocate play space (basketball court)
 - Deck access introduced



Q2 + 3

Q2

How much larger is the amended scheme ?



The key take away is that the scheme is approximately 9% larger in floor area terms than the consented scheme. The diagram at the bottom of this column provides an overall summary (green areas being additional)

The current proposals look to retain a similar footprint to the 2020 consented scheme with adjustments where required to incorporate the new dwelling layouts.

Blocks D and E were also reduced in width to move away from the southern boundary (the railway line) and to avoid an existing sewer.

Overall the amended scheme contains 3 more homes.

2020 Scheme: Total Floor Area - 19,457 m²
2025 Scheme: Total Floor Area - 21,232 m²

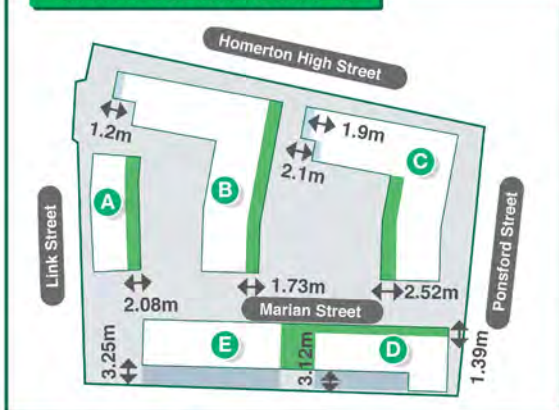
Please see Q4 for further information on amended building heights and mass.

The above diagrams show the 'footprint' of the 2020 consented scheme and the proposed 2025 amended scheme. The diagram, upper right, compares one with the other (light blue is the consented scheme and purple the amended scheme).

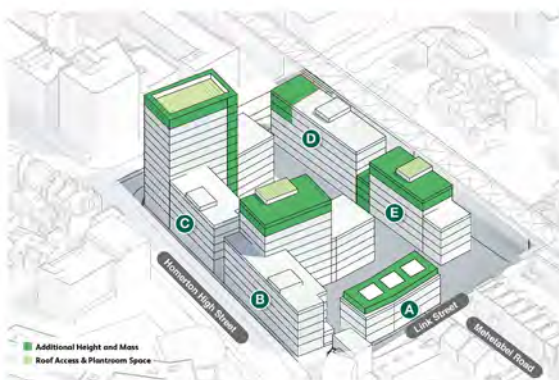
This shows that Blocks A, B and C have all increased in width while Blocks D and E have reduced widths.

See below diagrams for dimensions and a three dimensional representation of the changes:

CHANGES TO PLAN I MASTERPLAN



+ Additional Plan Area - Decreased Plan Area



Additional height and mass diagram

Q3

Will the number and type of homes change ?

Consented Housing Offer 160 homes

Revised Housing Offer (2025) 163 homes



- Block 'A' is to change from private (over house) to a mix of private and shared ownership flats
- Block 'B' will remain private flats as originally consented
- Block 'C' is to change from private flats to a mix of shared ownership and private flats
- Block 'D' and 'E' are to change from shared ownership flats to social rented flats
- Block 'F' is to change from private flats to a mix of shared ownership and private flats
- Block 'G' is to change from a mix of social rented and shared ownership flats to purely social rented flats
- Block 'H' is to change from a mix of social rented and shared ownership flats to purely social rented flats
- Block 'I' is to change from a mix of social rented and shared ownership flats to purely social rented flats
- Block 'J' is to change from a mix of social rented and shared ownership flats to purely social rented flats
- Block 'K' is to change from a mix of social rented and shared ownership flats to purely social rented flats
- Block 'L' is to change from a mix of social rented and shared ownership flats to purely social rented flats
- Block 'M' is to change from a mix of social rented and shared ownership flats to purely social rented flats
- Block 'N' is to change from a mix of social rented and shared ownership flats to purely social rented flats
- Block 'O' is to change from a mix of social rented and shared ownership flats to purely social rented flats
- Block 'P' is to change from a mix of social rented and shared ownership flats to purely social rented flats
- Block 'Q' is to change from a mix of social rented and shared ownership flats to purely social rented flats
- Block 'R' is to change from a mix of social rented and shared ownership flats to purely social rented flats
- Block 'S' is to change from a mix of social rented and shared ownership flats to purely social rented flats
- Block 'T' is to change from a mix of social rented and shared ownership flats to purely social rented flats
- Block 'U' is to change from a mix of social rented and shared ownership flats to purely social rented flats
- Block 'V' is to change from a mix of social rented and shared ownership flats to purely social rented flats
- Block 'W' is to change from a mix of social rented and shared ownership flats to purely social rented flats
- Block 'X' is to change from a mix of social rented and shared ownership flats to purely social rented flats
- Block 'Y' is to change from a mix of social rented and shared ownership flats to purely social rented flats
- Block 'Z' is to change from a mix of social rented and shared ownership flats to purely social rented flats

Tenure Mix (By Home)	Social	Shared Ownership	Private	Total
Total	32	38	90	160
%	20%	24%	56%	

Tenure Mix (By Home)	Social	Shared Ownership	Private	Total
Total	34	41	88	163
%	21%	25%	54%	

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%	

Amended Housing Offer - Percentage Breakdown

The proposed changes are captured in the diagrams and tables above. In essence the changes are as follows:

- Studio flats have now been introduced and they make up 4% of the mix
- 1 Bed Flats have increased by 1% (of the total mix)
- 2 Bed Flats have decreased by 1%
- 3 Bed Flats have decreased by 3%
- 4 Bed Flats have decreased by 1%

Amended Housing Offer - Mix

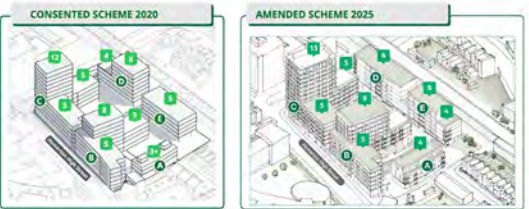
There have also been changes to the distribution of tenures across the estate. The intention remains to create a mixed and balanced community, with homes designed to be tenure blind, so that affordable and private homes are not distinguishable by appearance.

The 3D diagrams above describe how the housing tenure distribution was conceived within the 2020 consented scheme (above left) and as currently proposed (above right). The ground floor plan of the amended scheme below shows a typical distribution of flat sizes.

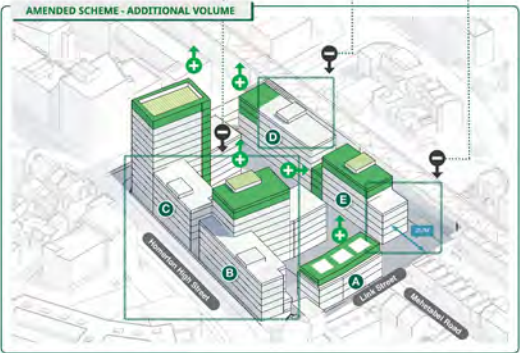
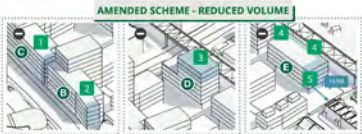


Q4

Are the heights of the buildings changing and if so, have the proposed heights and mass been assessed and do they cohere with London Plan guidelines ?



While changes have been proposed to the heights of the blocks, the overall massing strategy has had to retain similar principles to the 2020 consented scheme to be able to sit within a Section 73 application. Moving towers towards the railway, as some feedback suggested, would constitute a significant change which would require a new planning application, significantly delaying new home delivery and escalating costs.



The diagram immediately above shows where floors and mass have been added (in green). There are also some areas where floors and mass have been removed. These are shown in blue in the 'Amended Scheme - Reduced Volume' diagram, above centre.

See below for details:

- The key additional floors are:
- An additional set-back floor to Block A
 - An additional floor to Block B
 - An extra floor and a quarter to Block C in the form of an elevational screen around roof top plant
 - Two extra floors inserted in the former stepped down block, Block D, facing Ponsford Street
 - An additional floor over part of Block E.

- Key reductions are:
- 2 floors removed from Block D (previously 8 floors)
 - Approx 3m, wide strip removed from Blocks D and E
 - Further reductions through reduced lengths of Blocks B and C

Statement from Planning Consultants, Tibbalds:

The scheme has been designed to conform to latest London and Hackney planning policies on density, building height and massing.

The London Plan promotes a designed approach to density, supporting higher-density development in well-connected locations with good access to jobs, services and public transport (see policies G02, D2 and D3). Marian Court is located within the Dulton-Hackney Central-Homerton-Hackney Wick-Stratford corridor identified by Hackney's Local Plan 2033. Marian Court is well suited to higher-density development.

The revised proposals increase density compared to the 2020 consent. They retain the key design principles of the approved scheme, delivering high-quality architecture and public realm informed by the site's character, opportunities and constraints. The proposals make efficient use of the site while remaining appropriate to its context.

The approach to building heights also follows London and Hackney policy, which requires a design-led assessment of taller buildings and their impacts. The London Plan outlines that Boroughs should establish appropriate locations for taller buildings, and what form is appropriate (see Policy D9). Hackney's Local Plan requires exceptional design quality that responds positively to local character, heritage assets and the public realm and landscape, the incorporation of sustainable and inclusive design principles, and to ensure that any taller buildings are appropriately justified and enhance both the streetscape and wider townscape (see Policy LP1).

The revised scheme retains the approved height strategy, with taller buildings on Homerton High Street stepping down towards neighbouring residential streets and the Conservation Area. Block A includes a recessed upper floor and lower building heights to respond to the surrounding two-storey homes and provide an appropriate transition in scale. Assessments of daylight, sunlight and heritage impacts confirm that the proposed heights and massing are acceptable and comply with planning policy.



The Clapton Square Conservation Area shown here extends from the eastern end of Mehetabel Road. The reduction in height from east to west is partly due to this, and partly to the centre of the combined Bridge House / Marian Court masterplan being close to Ponsford Street.

The Clapton Square Conservation Area Appraisal conducted by Levitt Bernstein Architects (LBA) has informed the massing and design of the scheme. This has been recognised in written feedback from the Conservation Area Advisory Committee.



Q5

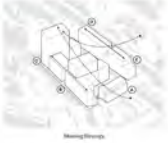
What is the rationale for the changes in the proposed heights to Blocks A and B ?



Proposed scheme - Blocks A & B (Purple shade shows additional mass proposed while the dotted line indicates the former 5th floor to Block E, removed in the amended scheme)



Proposed amended scheme
View looking east along Mehetabel Road



- Block A:
- Flats and duplexes (rather than townhouses)
 - 3 roof podiums down 1 set back storey

Why:
To make up for number of homes lost due to design inefficiencies. No perceptible change in daylight/sunlight impact for neighbours.



Proposed amended scheme
View looking north along Link Street



- Block B:
- 1 storey added to Block B2
 - Longer and wider/deeper
 - Deck access introduced

Why:
To reduce number of cores and make up for number of homes lost due to additional stair and lifts in core. No perceptible change in daylight/sunlight impact for neighbours

Block A sits on the western edge of Marian Court bordering the Clapton Square conservation area. Due to this important relationship, the height of the building has been constrained to 4 storeys. Additional volume has been added on the top floor but this is set back from the building edge to minimise visual impact.

Block B sits on the northern edge of Marian Court overlooking Homerton High Street. The additional floor is well set back from the principle facade to reduce visual impact.

All block heights have been determined with reference to London Plan and Council planning guidelines, requiring well connected sites to maximise development. As previously stated, they have stepped down from east to west to respect the Clapton Square Conservation Area.



Blocks A and B - Consented footprint and plan

Blocks A and B - Amended footprint and plan

Q6 + 7

Q6

What is the justification for increasing the height and mass of Block C?



View looking south towards Block C as amended



Proposed scheme - view looking east along Homerton High Street (blue shade shows 2020 consent and purple shade the proposed additional floor as amended)



Proposed scheme - view looking north along Ponford Street

Block C

- Sky frame added to block C2
- All blocks longer and wider/deeper
- Deck access introduced

Why?

To accommodate additional stair and lift in the cores. To conceal air source heat pumps on roof. Also - removes longer term dependencies on fossil fuels, better long range views of tower. No perceptible change in daylight/sunlight impact for most neighbours.

The Block C tower has needed to increase in size to accommodate the new changes to the building regulations which require a second stair and lift to all residential floors above 18m (or 6 storeys). This change has mainly been to the width of the tower along Ponford Street to maintain a similar slim tower proportion looking onto Homerton High Street.

The number of residential floors is the same as the 2020 consented scheme with an additional story introduced at the top of the tower to accommodate air source heat pump plant to service the upgraded energy system. This top floor element is proposed as an open frame to hide the plant behind and provide glimpsed views of the sky from some angles.



Block B - Consented footprint and plan



Block B - Amended footprint and plan

Q7

What is the justification for adding 2 floors plus parapet to the east end of Block D?



Proposed scheme - Blocks D and C (purple shade shows additional mass proposed and blue shade shows 2020 consent for Block C tower)



2020 consented scheme - view looking north along Ponford Street



2025 amended scheme - view looking north along Ponford Street

Block D and E

- Combine into 6 and 4 storeys
- Relocate play space (basketball court)
- Deck access introduced

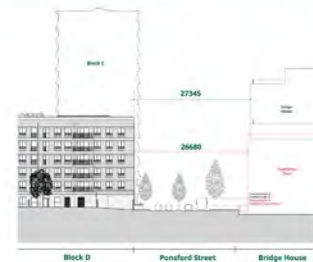
Why?

To reduce height below film overall and avoid additional lift and stairs

Justification:

Building height lower than Bridge House and Ponford Street is wide enough. (See drawing to the right - at around 27m this is roughly 50% above 'four to five' Council requirements).

The daylight and sunlight assessments indicate that the impacts remain within acceptable planning limits, while allowing the scheme to retain the number of homes needed to support viability.

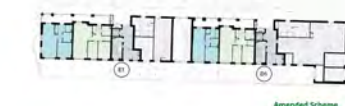


Following the 2020 consented scheme, changes to the building regulations introduced additional requirements for reasons of fire safety which included the requirement for a second stair and lift to all residential floors above 18m (or 6 storeys). The updated scheme design reduced height in some locations (Block D) to come below this threshold and also looked to reduce the number of cores (stair and lifts) across the scheme to increase efficiency and make the scheme more viable.

This reduced height has been redistributed mass across the updated proposal including on the eastern end of block D, with block D therefore rationalised into a consistent 6 storey block. This was judged to be appropriate given the adjacent 6 storey height of block C, the 3 storey height of Cheryl House and the width of Ponford Street. Recent and finalised daylight assessments (discussed further in Q6) show minimal daylight changes between the consented and proposed schemes. This places an obligation on the Council to bring forward a scheme of this scale.



Consented Scheme



Amended Scheme

Block D and E

The upper plan shows the consented scheme and the lower plan the proposed amendments. While these include safeguarding a passage below the block to a new 'inlets' arranged beside the railway arches (currently a bicycle store at ground floor level), this will not be pursued until the arches have been refurbished and let.

Roof parapets

The diagrams below explain the design rationale for the roof parapets (the walls that extend above roof level). The principle is to retain brick-built facades (and parapets) to all main, outward facing elevations. This is considered to be good urban design and to offer the safest working environment for maintenance crews. Building Regulations stipulate the height of the parapet walls at 1100mm minimum.



Q8

What evaluations have been carried out in terms of daylight and sunlight impacts?

H Hackney

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

Daylight in the vicinity - V02
The proposed development of 150 units for the new Marian Court will be subject to a daylight and sunlight study. This study will assess the impact of the proposed development on the daylight and sunlight of the surrounding area. The study will be carried out by a specialist daylight and sunlight consultant. The study will include a detailed analysis of the proposed development and the surrounding area. The study will also include a series of diagrams and maps showing the impact of the proposed development on the daylight and sunlight of the surrounding area. The study will be available on the project website.

Assessment criteria for Marian Court
The study will assess the impact of the proposed development on the daylight and sunlight of the surrounding area. The study will be carried out by a specialist daylight and sunlight consultant. The study will include a detailed analysis of the proposed development and the surrounding area. The study will also include a series of diagrams and maps showing the impact of the proposed development on the daylight and sunlight of the surrounding area. The study will be available on the project website.

Interim Daylight Study board

Q9

What evaluations have been carried out in terms of overlooking and privacy?

Key:
Building line of consented scheme
Line of visibility

Block A

The drawings and images here show the 'higher risk areas' for overlooking, which are from Block A and less so, Block E.

The section of Block A, immediately above, describes how overlooking is being controlled.

The revisions for block A have maintained the 'front' building line and end gables on the same footprints as the consented scheme. The 2 storey height of the front edge of the block along Link Street has also been maintained at a similar height to the consented scheme (450mm taller). The top floor has increased in scale but has maintained a set back along Link Street to reduce overlooking towards rear gardens and visual impact on the street.

The 'shoulder' roof area (in the yellow dashed circle above right) is proposed as an inaccessible roof. Following initial resident engagement, this has also been modified to be an angled roof, pitching side to side along Link Street to prevent the roof area being unofficially used by residents as a terrace.

Flats have been proposed on the lower two levels with a double storey mezzanine on the top two floors which will help to reduce the number of people overlooking to the West.

The homes on the upper floors within block A have been configured with the main living spaces (bedrooms / living rooms) facing onto Link Street and the more ancillary spaces (kitchens / bathrooms) to the 'rear' in the same way that many of the nearby houses are configured.

Where private balconies are proposed at first and second floor levels (see thumbnail plan to the right) these are recessed into the facade to reduce overlooking towards Mohebbat Road.

Block	Unit	Room	Area (sqm)	Volume (cu m)	Daylight (lux)	Daylight (footcandles)
Block A	101	Living Room	20.0	100.0	10.0	0.9
	102	Living Room	20.0	100.0	10.0	0.9
	103	Living Room	20.0	100.0	10.0	0.9
	104	Living Room	20.0	100.0	10.0	0.9
Block B	201	Living Room	20.0	100.0	10.0	0.9
	202	Living Room	20.0	100.0	10.0	0.9
	203	Living Room	20.0	100.0	10.0	0.9
	204	Living Room	20.0	100.0	10.0	0.9
Block C	301	Living Room	20.0	100.0	10.0	0.9
	302	Living Room	20.0	100.0	10.0	0.9
	303	Living Room	20.0	100.0	10.0	0.9
	304	Living Room	20.0	100.0	10.0	0.9
Block D	401	Living Room	20.0	100.0	10.0	0.9
	402	Living Room	20.0	100.0	10.0	0.9
	403	Living Room	20.0	100.0	10.0	0.9
	404	Living Room	20.0	100.0	10.0	0.9
Block E	501	Living Room	20.0	100.0	10.0	0.9
	502	Living Room	20.0	100.0	10.0	0.9
	503	Living Room	20.0	100.0	10.0	0.9
	504	Living Room	20.0	100.0	10.0	0.9

The drawings and images here show the 'higher risk areas' for overlooking, which are from Block A and less so, Block E.

Block A

The section of Block A, immediately above, describes how overlooking is being controlled.

The revisions for block A have maintained the 'front' building line and end gables on the same footprints as the consented scheme. The 2 storey height of the front edge of the block along Link Street has also been maintained at a similar height to the consented scheme (450mm taller). The top floor has increased in scale but has maintained a set back along Link Street to reduce overlooking towards rear gardens and visual impact on the street.

The 'shoulder' roof area (in the yellow dashed circle above right) is proposed as an inaccessible roof. Following initial resident engagement, this has also been modified to be an angled roof, pitching side to side along Link Street to prevent the roof area being unofficially used by residents as a terrace.

Flats have been proposed on the lower two levels with a double storey mezzanine on the top two floors which will help to reduce the number of people overlooking to the West.

The homes on the upper floors within block A have been configured with the main living spaces (bedrooms / living rooms) facing onto Link Street and the more ancillary spaces (kitchens / bathrooms) to the 'rear' in the same way that many of the nearby houses are configured.

Where private balconies are proposed at first and second floor levels (see thumbnail plan to the right) these are recessed into the facade to reduce overlooking towards Mohebbat Road.

Block A Second Floor plan as per amended proposal

Block E

Compared to the consented scheme, the western edge of block E has been pulled away from Link Street by 2m. The roof area is proposed as non-accessible to residents and is for maintenance access only.

This will prevent overlooking towards Mohebbat Road from the west facing roof deck, shown in the dashed yellow circle to the right.

Block A Third Floor plan as per amended proposal



Block E (western end)

Q10 + 11

Q10

Is there a loss of permeability or accessibility through the site?



Consented Scheme

Amended Scheme

Permeability and linkages

The plans and diagrams above and below describe the new routes through a site that had been previously closed to pedestrians for many years.

The new street, "Marian Street", makes a connection from Ponsford Street to Marston Road and this is lined up to connect with Bridge House (we are exploring how to further support this walking friendly route via a raised crossing over Ponsford Street - See Q 16). The area around the new play garden for children aged 1 to 5 (see top plan under Q 12) would be accessed by steps from Homerton High Street. Link Street will be enhanced for pedestrians with an additional tree and the play-on-the-way space. The proposed steps from Link Street to Homerton High Street (see sketch to the right) are not as wide as the consented scheme but are two and a half times wider than the existing stairs. There is also a north-south, step-free route via a gentle ramped link from Homerton High Street to Marian Street.

The diagram below shows the key design drivers. These support the Urban Design and Placemaking Principles as illustrated below and show the commitment to permeability.



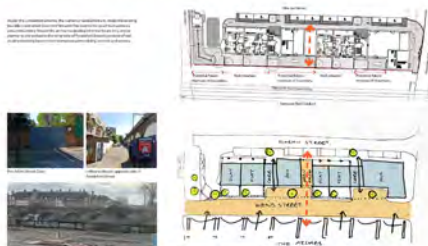
Proposed steps from Homerton High Street to Link Street

Urban Design and Placemaking Principles



A future vision?

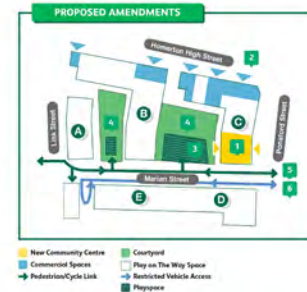
The sketch design diagrams below show how the Marian Court scheme could link to a new 'Mews Space' to the south. This would keep private garden spaces to blocks D and E in tact while offering a new avenue to the Railway Arches Mews. The Council and its design team will only implement this connection when it is safe to do so, pending agreement from all residents and on completion of the works and letting of the arches. If these are all favourable, additional permeability could be offered via a further link to Ponsford Street via the Mews. However, the design team are confident that there is the right balance of permeability without this additional link being offered.



Sketches exploring potential link from Marian Street to a new 'Mews' area north of the railway arches

Q11

Will there be fewer commercial units and what changes are proposed for the Community Centre?



Fewer commercial units

Why:
Number of commercial units informed by commercial viability study and advice from LBN commercial property team

Justification:

- To reduce the risk of unlet commercial spaces
- Additional homes
- Balance of active frontage/passive surveillance still achieved

Commercial Units

Ten commercial units, including affordable workspace, were offered in the 2020 consented scheme, laid out in blue in the top left plan. It was intended that this would enliven the courtyard and add to footfall. This had to be reduced to four units. The reasons for this are partly to do with viability, partly in relation to the possibility that the number of commercial spaces could lead to nuisance and noise and partly to do with concerns that it may have been impossible to let all ten units, with voided spaces being unattractive and possibly leading to a lack of footfall, natural surveillance and even, antisocial behaviour.

Where commercial units are retained - these are located along Homerton High Street where footfall is highest. In connection with and complementing this, the relocated community centre focuses community uses on internal courtyard spaces. 'The Yard' also offers the primary play space within the development, all providing natural surveillance and activity at ground floor level.

There is a possibility that the railway arches (just to the south of the scheme) may be let out to businesses and workshops in the medium term - (the Council have seen proposals from ArchCo, the landlords in this connection). However, if it appears at any stage that this could lead to competition and/or over-provision of commercial space, the link will not be promoted by the Council.



View looking north into 'The Yard' with commercial units turning the corner and community centre on the right hand side.

Community Centre

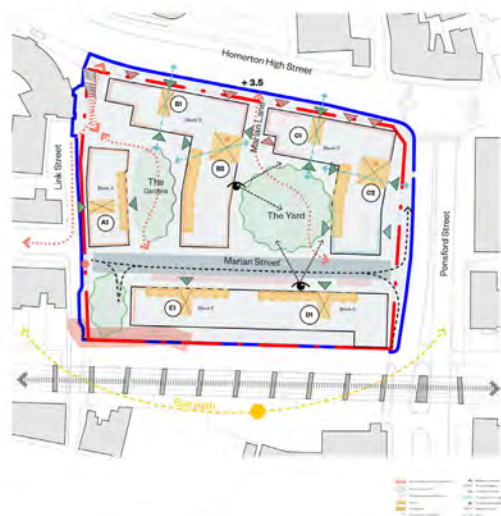
The Community Centre has been relocated from the Link Street end to the Ponsford Street end to be more central to the new neighbourhood (which includes Bridge House). It will also be in a more visible and more accessible location and will have access to the 'Yard' courtyard for particular events and social occasions.

The Council wishes to develop ideas for the detailed uses and management of the Centre through use of a Community Working Group which they would seek to set up at the appropriate time.

Q14 + 15

Q14

Could the amended layout create antisocial behaviour issues?



The consented and amended schemes have set out to achieve well used spaces, commensurate with residential requirements for 'joyful enjoyment of their homes' at appropriate times. The plan above shows how overlooking and movement routes have been considered from the outset to provide passive surveillance and safe spaces for the enjoyment of residents and visitors. This is closely tied to permeability considerations and to active frontages whereby occupied spaces overlook public areas. The design team are confident that the layout of the blocks, public spaces, non-residential uses and movement routes will reduce the potential for antisocial behaviour as far as is possible.

Q13 has also engaged with this question and the answer provides further information on design responses.



Q15

Are the proposed building materials changing?



Reduce extent of pre-cast concrete

Replace with high quality brick and/or reduce sizes

Why:
To reduce cost, delays and risk during construction (reliance on sub-contractors / supply chain)

Justification:
Architectural expression developed with Regeneration Strategic Design to reflect consented scheme (see materials palette below from LBA)



- For the different facade materials we suggest to use a range of materials in different ways to create a rich and varied material palette.
1. Light brick - Standard Brick with light mortar
 2. Dark brick - Standard Brick with dark mortar
 3. Dark brick - Standard Brick with light mortar
 4. Dark brick - Standard Brick with light mortar
 5. Dark brick - Standard Brick with light mortar
 6. Dark brick - Standard Brick with light mortar
 7. Dark brick - Standard Brick with light mortar
 8. Dark brick - Standard Brick with light mortar
 9. Dark brick - Standard Brick with light mortar
 10. Dark brick - Standard Brick with light mortar

The proposed materials closely relate to the cladding materials approved as part of the consented scheme, while forming a robust and high-quality material palette. This palette will be appropriate for the modern style of new buildings while also complementing buildings in the surrounding streets, in line with recommendations within the 'Clapton Square Conservation Area Appraisal'. The main materials are recommended stone, bricks, glazed bricks and light and dark metalwork.

- Precast Concrete is proposed at ground floor level along Homerton High Street / Ponsford Street and to upper floor banding around Block C.

- A light brick is proposed to Block C along with light metal to create a homogenous light facade.

- Grey brick is proposed across blocks A,B,D,E, as per the consented scheme.

- Light brick to bases of Blocks A, D&E, and to the courtyards of blocks B&C.

- A dark blue glazed brick is proposed instead of the tiles within the consented scheme to offer a more robust cladding solution.

- For blocks A,B,D,E, a warmer grey / bronze colour is proposed for windows and metalwork to add warmth and work alongside the proposed brickwork.

This was previously proposed as more of a battleship grey.



A strategy that has informed the placement of materials and the approach to detailing is shown above. This classifies the facades as either 'Formal', 'Semi-Formal' or 'Informal' along the lines of the 'Barker' and 'Sexton' of traditional architecture. This provides the overarching rationale which the material palettes above develop further.

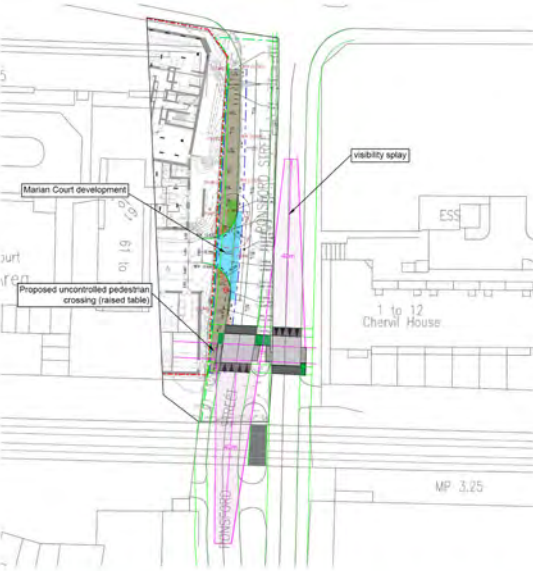
Can a pedestrian crossing and traffic calming measures and/or CCTV be put in place for Ponsford Street ?



Ponsford Street and Homerton High Street are very heavily trafficked, and an unfiltered right turn south off of the High Street makes this a hazardous junction for pedestrians.

Bridge House and Marian Court were conceived as a piece, and consequently the link between Bridge House courtyard and Marian Street (see top image) has always been considered a critical spine and route of movement connecting the development together.

Currently there are no traffic calming measures in place nor are there speed cameras, which results in motorists speeding along Ponsford Street - just at the point where a key desire line and route of pedestrian connection occurs. In addition, the railway viaduct restricts the vision of motorists driving north up Ponsford Street after a left hand turn off Morning Lane.



Residents have expressed strong concern regarding road and pedestrian safety and recommended that a zebra crossing linking Bridge House and Marian Court be provided, aligned with key desire lines.

In response, discussions were held with the Council's Highway team to explore the nature of crossing. Of the four options explored, the Highway team is prepared to investigate installing a raised full-width platform crossing, raised to pavement level. A Road Safety Audit has been undertaken to assess whether this option is the safest, and to analyse impact on traffic flows (see drawing immediately above).

The Road Safety Audit considered the vehicle speeds on Ponsford Street which often exceed the 20mph limit, and the long queues caused by heavy traffic on Homerton High Street and Morning Lane when determining the safest location and form of crossing. Existing trees were also a consideration, as they affect the visibility of the proposed crossing and, consequently, safety.

Following the audit report recommendations, the Highway team agreed on a proposed location for a platform crossing raised to pavement level, situated five metres south of Marian Court and Bridge House. This is currently undergoing further design development.

Feedback from residents also highlights the need to improve the Homerton High Street and Ponsford Road junctions. Road Safety Auditors are currently reviewing the issues and are due to report back on their findings.

Because the Ponsford Street crossing sits outside the planning application boundary, the Council will not include the proposals in the planning application. A commitment will be made in a document known as a Unilateral Undertaking. This document is an agreement and commitment to fund community infrastructure and undertake highway improvements, amongst other community-wide benefits.

How will this current engagement be conducted and what will it be able to influence ?



The engagement was designed to explain the 2020 consented scheme and the proposed amendments, and to seek feedback on the areas where changes are now proposed.

Information was developed to support feedback from residents, including people who may be less familiar with design, planning processes or technical language.

The scope for change has always been clarified as relating to the proposed amendments alone.

An indicative selection of communications materials are shown above, and promotional materials and events below. The Addendum Statement of Community Involvement (Addendum SCI) will fully capture the consultation process and the outcomes. Initial responses from the Council are captured on this exhibition banner. Additional feedback gathered at this drop-in exhibition will be submitted as an appendix to the Addendum SCI.



Q18

Q18

What can be done to accommodate car parking in the neighbourhood ?

Policy

Hackney Council parking policy for new residential developments in high (Public Transport Access Level) PTAL areas.

Hackney Council applies one of the strictest parking restraint approaches in London. In locations with very good public transport access levels (PTAL 5-6), the default expectation is that new residential developments should be effectively car-free.

This policy is intended to:

- reduce traffic congestion,
- improve air quality,
- support walking, cycling and public transport,
- and prevent overspill parking pressure on surrounding streets.

The approach is based on:

- Hackney Local Plan policies,
- Hackney transport and parking strategies,
- and the wider London Plan Framework.

Summary of policy guidance:

Highest restrictions for car parking apply in PTAL 5-6 areas (which indicate excellent public transport accessibility levels).

Most central/southern Hackney sites are affected as follows:

- No off-street parking provision required in PTAL 5-6 areas unless specific area policies say otherwise
- Most schemes must provide little or no private parking
- Car-free development strongly encouraged and often required
- Residents are usually barred from obtaining on-street parking permits
- Car-capped development used where limited parking is accepted
- Parking numbers and permit eligibility are tightly restricted
- Planning permission - Parking oversupply can be grounds for refusal. Developers must justify any proposed parking
- Disabled parking and Accessible parking is still required for Blue Badge and wheelchair-accessible spaces are normally retained
- Cycle parking - High-quality cycle parking is strongly required
- Cycle provision often replaces car parking space
- Car clubs are encouraged as an alternative to private car ownership
- Schemes may include dedicated car-club bays
- Permit restrictions are usually secured through planning agreements/conditions and restrictions bind future residents

The key policy objective is to reduce car dependency and support "Healthy Streets". Transport sustainability is prioritised over vehicle access

Hackney's Sustainable Transport guidance:

This states that "Parking Policy for what once used to be referred to as 'PTAL 5-6' zones (areas with very high levels of public transport accessibility levels) would not have off-street parking provision unless Area Action Plan policies stipulate otherwise."

Hackney's Parking and Enforcement Plan also states that:

- developments may be required to be "car-free" or "car-capped",
- and residents of car-free developments are generally not eligible for parking permits.

Relevant official sources

- Hackney planning policies
- Hackney Parking and Enforcement Plan
- Hackney Sustainable Transport Plan (2021)
- London Plan transport policies (Policy 16.3 Residential Parking)

Initial Studies and Final Studies

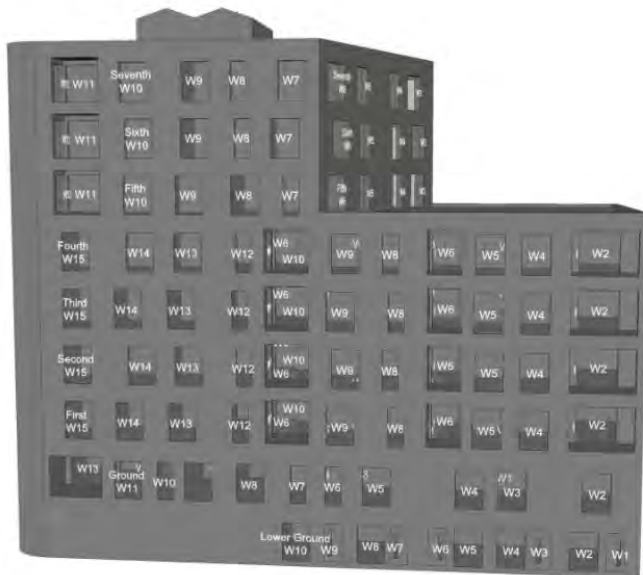


In order to help residents understand the differences in daylight impacts between the consented scheme and the proposed amendments, the top interim diagram was made available at the 'Street Exhibitions' and subsequently on the Marian Court website. This diagram presents, in a highly diagrammatic form, the elevations of the buildings closest to the scheme and therefore those most impacted. Floor levels are shown as bands and each band is coloured to show the daylight impacts according to the associated key. Since exhibiting this board, the full daylight studies have been concluded by dedicated daylight specialists, 'eb7' (an excerpt is shown on the adjoining page) and released via the project website including further daylight tests on Furrow Lane and select Link Street windows. While both sets of results cohere, the need to compare the daylight impacts of the consented scheme against the proposed amendments directly, rather than with reference to the original estate (see pink and blue number columns) has clarified the situation in planning terms.

In short, these results show that the levels of impact between the consented scheme and the proposed amendments are mostly below 3%, which is considered to be imperceptible. Given this, the Council has decided to retain all of the amended building heights for Blocks A, B, C and D. Not to do so would contravene regional and local policy and result in an unacceptable reduction in the provision of social and affordable housing.

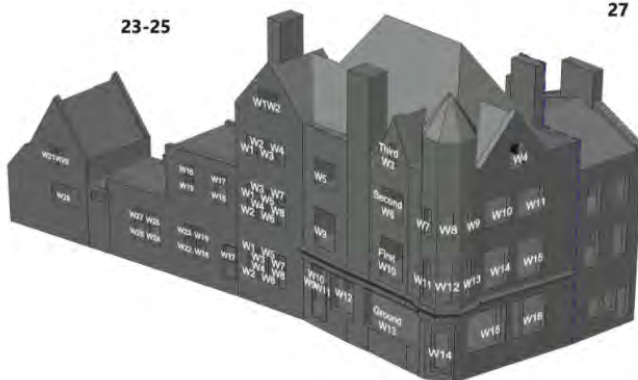
The full daylight and sunlight study is available on the project website.

Final Studies (Excerpt)



23-25

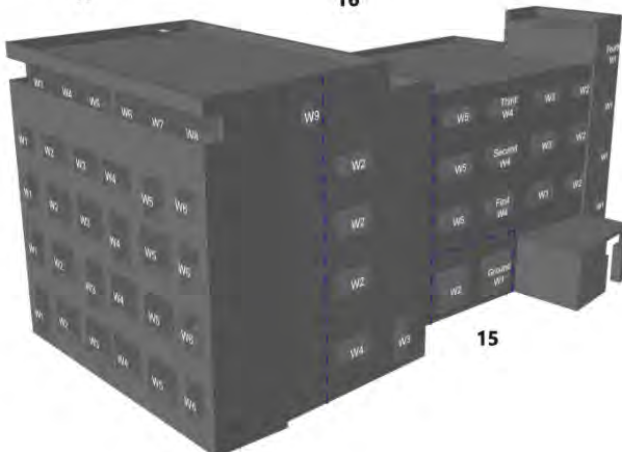
27



17

16

14



15

Address	Room	Window	Room use	Consentd VSC	Proposed VSC	Loss VSC	Room Area
		W2		9.9	9.8	0.1	
		W3		10.9	10.8	0.1	
		W4		10.1	10.0	0.1	
		W5		11.1	11.0	0.1	18.8
Ground	R2	W6	Residential	10.9	10.8	0.1	
		W7		12.0	11.9	0.1	
		W8		11.2	11.1	0.1	
		W9		12.3	12.2	0.1	19.9
Ground	R3	W10	Hallway	0.0	0.0	0.0	1.6
Ground	R4	W11	LKD	13.2	13.2	0.1	15.8
First	R1	W1	Residential	13.8	13.6	0.3	
		W2		15.4	15.1	0.3	
		W3		16.2	16.0	0.2	
		W4		14.7	14.5	0.2	18.8
First	R2	W5	Residential	16.5	16.4	0.1	
		W6		16.6	16.5	0.1	13.4
15 Furrow lane							
Ground	R1	W1	Residential	25.8	25.8	0.0	16.2
Ground	R2	W2	Residential	26.5	26.5	0.0	14.1
Ground	R3	W3	Residential	11.7	11.6	0.1	14.0
Ground	R4	W4	Residential	12.7	12.6	0.1	14.4
Ground	R5	W5	Residential	12.7	12.6	0.1	16.0
14 Furrow lane							
First	R1	W1	Bedroom	27.0	27.0	0.0	10.4
First	R2	W2	Kitchen	30.9	30.9	0.0	
		W3		32.3	32.3	0.0	20.5
First	R3	W4	Bedroom	32.4	32.4	0.0	10.5
First	R4	W5	Bedroom	31.4	31.4	0.0	14.0
First	R5	W6	Living Room	32.3	31.8	0.5	18.9
14 Furrow lane							
First	R1	W1	Bedroom	27.0	27.0	0.0	10.4
First	R2	W2	Kitchen	30.9	30.9	0.0	
		W3		32.3	32.3	0.0	20.5
First	R3	W4	Bedroom	32.4	32.4	0.0	10.5
First	R4	W5	Bedroom	31.4	31.4	0.0	14.0
First	R5	W6	Living Room	32.3	31.8	0.5	18.9
First	R6	W7	Bedroom	32.5	32.1	0.5	12.1
First	R7	W8	LKD	32.5	32.1	0.4	19.0
First	R8	W9	Bedroom	32.1	31.8	0.3	10.8
Second	R1	W1	Residential	31.6	31.6	0.0	10.4
Second	R2	W2	Kitchen	34.0	34.0	0.0	
		W3		35.0	34.9	0.0	20.5
Second	R3	W4	Bedroom	35.1	35.0	0.0	10.5
Second	R4	W5	Bedroom	34.0	34.0	0.0	14.0
Second	R5	W6	Living Room	34.3	33.8	0.5	18.9
Second	R6	W7	Bedroom	34.6	34.2	0.5	12.1
Second	R7	W8	LKD	34.6	34.2	0.4	19.0
Second	R8	W9	Bedroom	34.4	34.1	0.3	10.8

8.5 | Full Street Exhibition Findings

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 and supplemental information boards to describe the changes and canvass thoughts on the proposals and the wider neighbourhood. These are shown in Appendix 8.1.

Facts and figures

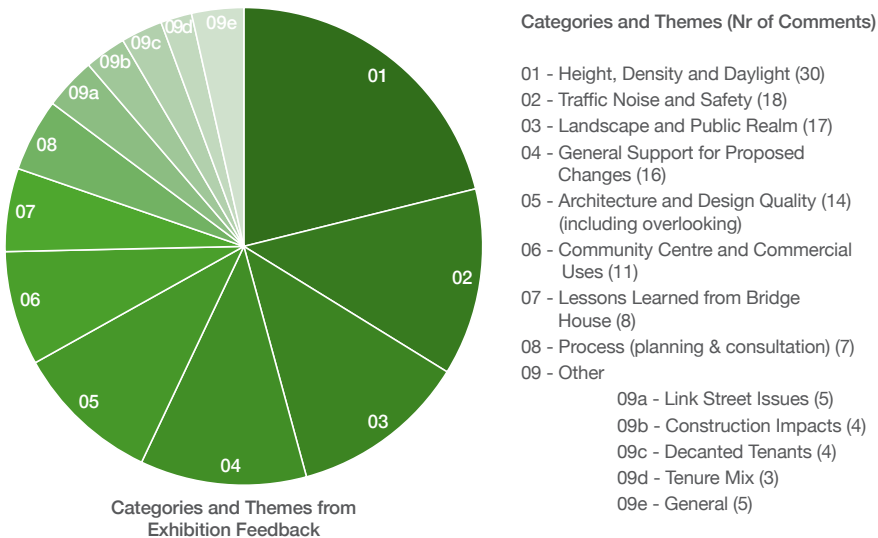
3 drop-in 'Street Exhibitions':

- 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.

1A Height, scale and density



Feedback on key themes

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 at the outer limit of density – the extra storeys 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

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 across the scheme

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.

- 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
- Respondents consider that the cumulative effect of these elements would result in material reductions in light to surrounding homes
- 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 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 by residents to:
 - The increase in the height of Block C (tower) and Block B
 - The increased bulk and height of 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.

- 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

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

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

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 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.

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.

5.5 Level of detail and clarity of information:

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

- Requests for additional detail on design elements and their relationship to the surrounding context.
- Specific requests to mitigate overlooking

and privacy impacts.

- 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.
- A desire to understand the purpose of the sliver of space behind Blocks E and D and how this has 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.
- 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.

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.

There are questions about why the community centre 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:

- 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
- Set out the management strategy to mitigate noise and antisocial behaviour
- Show how the design of the community centre can address concerns about noise and antisocial behaviour

7.0 Lessons Learned (Bridge House Estate)

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

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 & 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

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

9.0 Other feedback

Some further comments were collected as follow (numbering refers to pie chart shown at the beginning of the report).

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

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

8.6 | Full Questionnaire Findings

Questionnaire 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.

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Prior to submitting the Section 73 Planning Application, Hackney Council carried out and commissioned two stages of additional consultation on the proposed changes between November '25 and June '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.

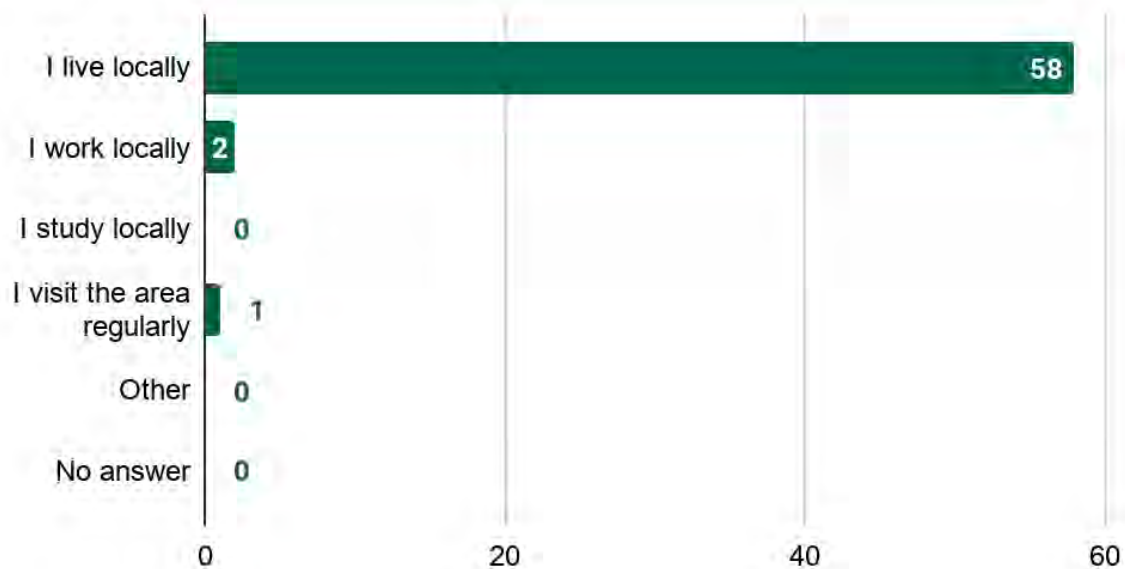
Online Consultation

- An online consultation was hosted on the Council's Citizen Space platform providing:
- an overview of the approved scheme and proposed amendments
- supporting visual and technical materials
- access to exhibition boards
- a structured questionnaire

Consultation period: 27 February 2026 to 24 March 2026

A total of 61 responses were received through the online survey, and these are fully reported on below. This included 17 forms collected during the 'door knocking' visits carried out by a team of three engagement consultants on 27 and 28 February, 2 and 5 March during which a total of 331 doors were knocked on, many of them twice. 119 residents were actively engaged in conversations on the doorstep through this engagement exercise.

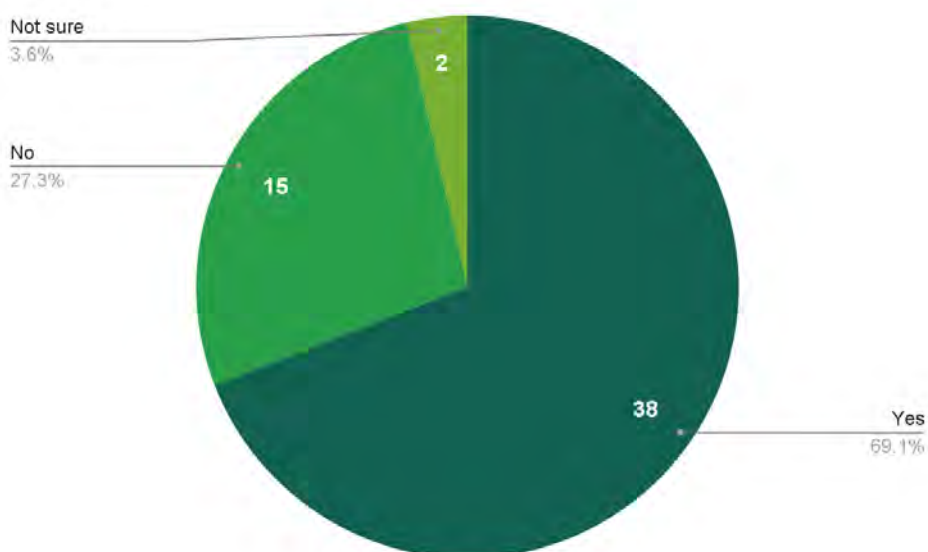
Respondent Profile - Connection to the Marian Court area:



The majority of respondents live locally, indicating that feedback has been received primarily from those most directly affected by the proposals.

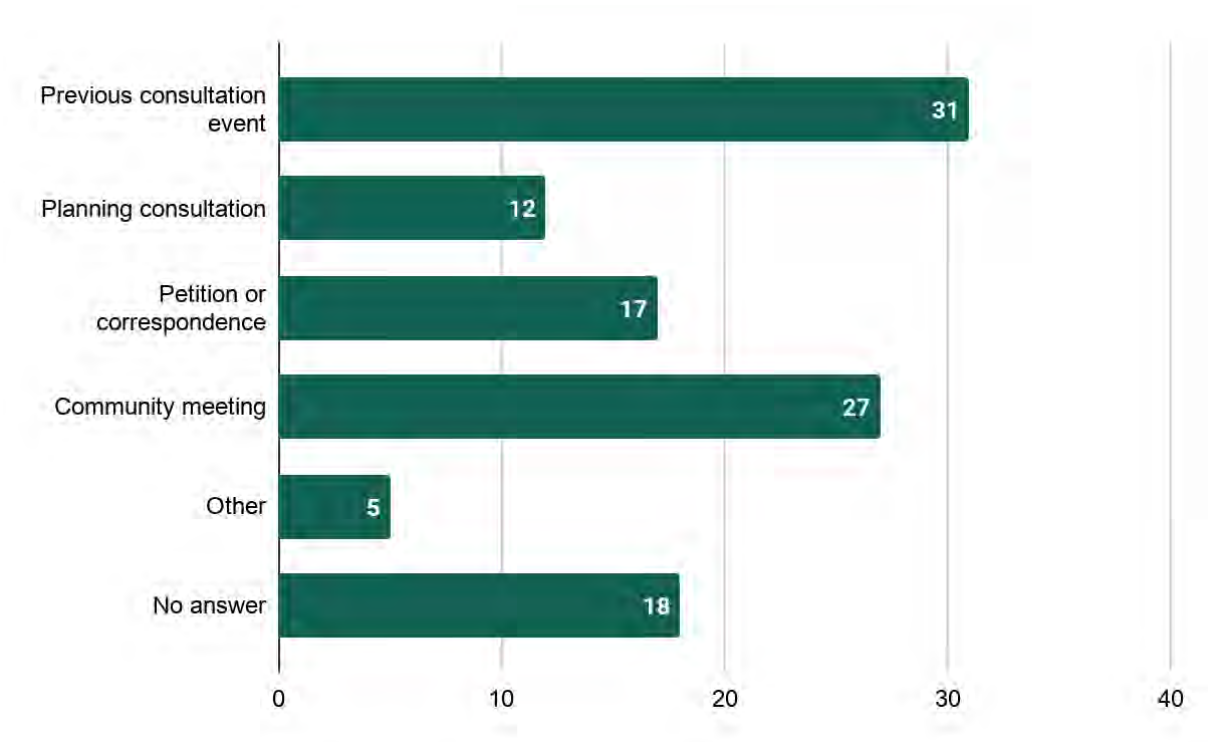
Previous engagement with the project

Respondents were asked whether they had previously engaged with the Marian Court project.



How respondents previously engaged

Respondents who indicated prior engagement were asked how they had previously taken part. Multiple selections were available.



A small number of respondents (5) selected “other” when asked how they had previously engaged with the project.

The responses provided are set out below:

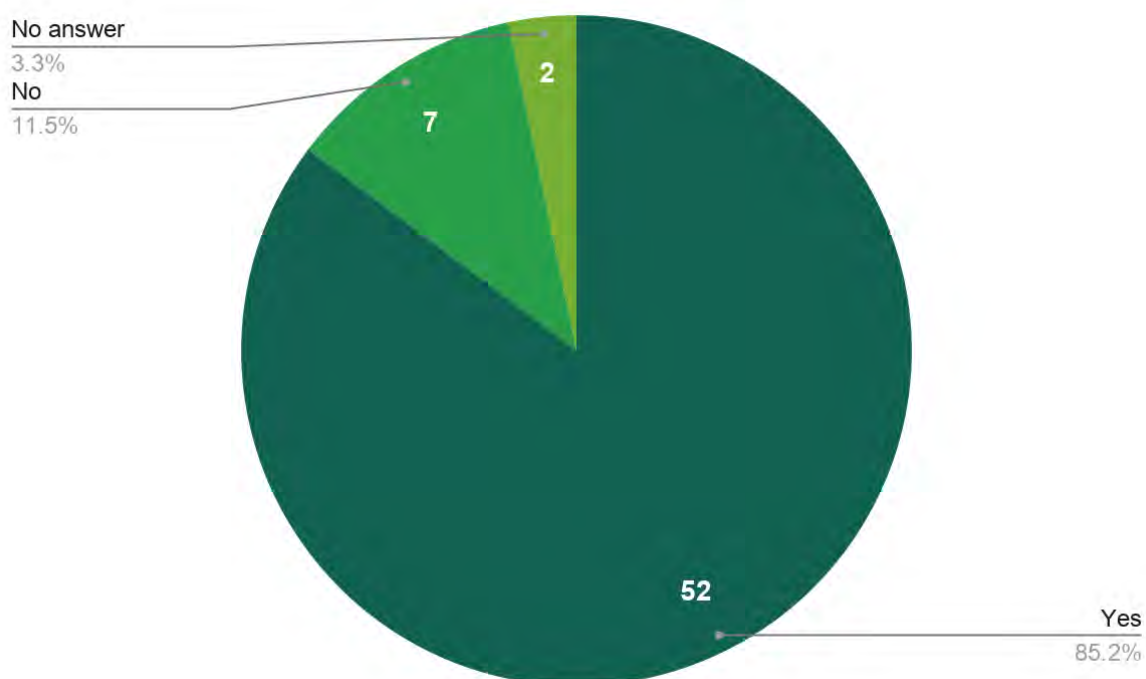
- “Through our residents meetings”
 - “Via [redacted]” (named resident redacted)
 - “Previous presentation - there has been no consultation - your questionnaire is misleading.”
 - “Update meeting on planned changes”
 - “Right of Light investigations”

These responses suggest that, in addition to the structured engagement routes identified elsewhere in the questionnaire, some respondents have engaged through residents’ meetings, project presentations, or direct contact with individuals. One response also raised a concern regarding the nature of previous engagement activity.

Awareness of the Scheme

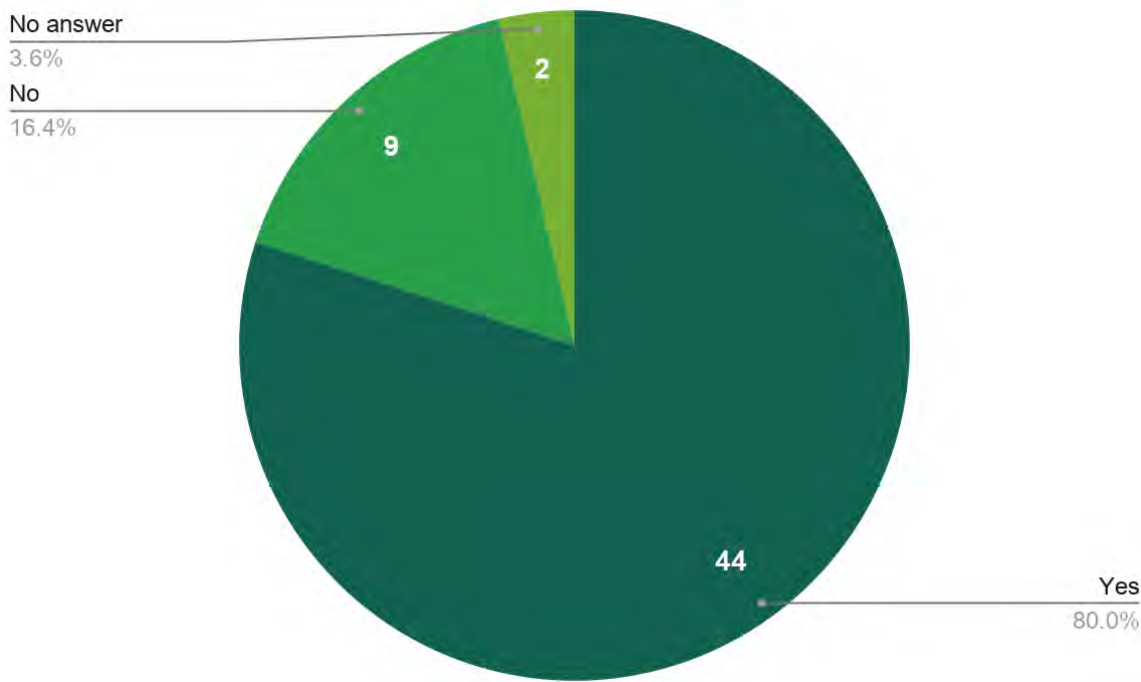
Awareness of 2020 planning permission

Respondents were asked whether they were aware that planning permission for the Marian Court scheme was granted in 2020.



Awareness of proposed amendments

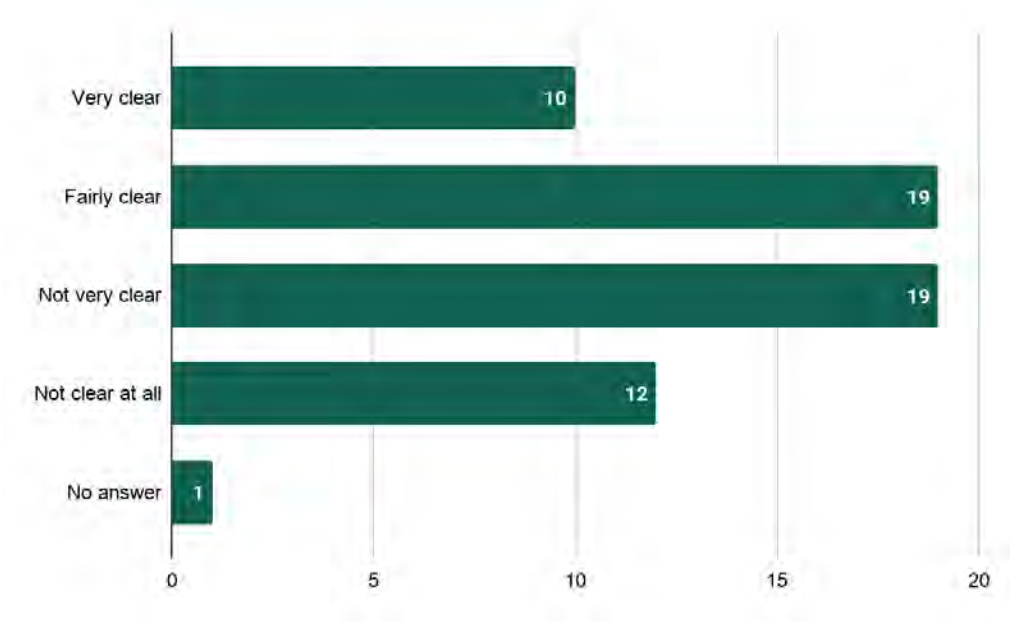
Respondents were asked whether they were aware that amendments to the approved scheme are now being proposed.



Understanding of the Proposals

Clarity of information provided

Respondents were asked how clear they found the information provided about the proposed amendments.



Responses were closely balanced. A total of 29 respondents (47.54%) indicated that the information was clear, including 16.39% who found it *very clear* and 31.15% who found it *fairly clear*.

A slightly higher number of respondents, 31 (50.82%), indicated that the information was not clear, including 31.15% who found it *not very clear* and 19.67% who found it *not clear at all*. One respondent (1.64%) did not provide an answer.

This suggests that while a substantial proportion of respondents were able to understand the information provided, an equally significant proportion experienced challenges, indicating a varied level of understanding across participants.

What remained unclear (responses from those who found information clear)

Of the respondents who indicated that the information was *very clear* or *fairly clear*, 8 respondents provided further detail on areas where additional information would be helpful.

Summary of responses

A number of respondents who considered the information to be clear nevertheless identified specific areas where further detail or clarification would be helpful.

These responses generally focused on particular elements of the proposals rather than overall understanding. This included requests for more information on commercial uses, car parking provision, planting and biodiversity, and potential impacts on neighbouring properties, particularly in relation to daylight. Some comments also related to the presentation and tone of the information, including concerns about how proposals had been communicated.

The responses provided are set out below:

- *“A clearer understanding of how the flats in homerton high street will be effected by light blocking because of the new tower. We understand that amendments are going to be made to the designs, including different shaped windows and items reflecting the buildings in Mehetabel road. We welcome this.”*
- *“I think the new description is better, more accurate than before but it still sounds like a sales pitch.”*
- *“Light impact is totally unclear and relevant reports have been withheld.”*
- *“Planting details, e.g. species and/ or biodiversity value.”*
- *“Shops, car parking provision”*
- *“Small print and consultation”*

- *“The question is not about clarity - the question is the way the Council are illegally using building legislation - not intended for this purpose - to submit significant changes to a planning agreement, whilst badging the changes as ‘minor amendments’. This is not true and is disingenuous.”*
- *“What kind of commercial lots you’d have”*

Overall, these responses suggest that even where respondents felt the information was generally clear, there remains interest in more detailed or specific information on certain aspects of the proposals, alongside differing views on how the proposals have been communicated.

What remained unclear (responses from those who found information unclear)

A total of 29 respondents who indicated that the information was *not very clear* or *not clear at all* provided further detail on what they found unclear or insufficiently explained.

These responses indicate that concerns were not limited to specific details, but often related to a broader lack of clarity around the rationale for the proposed amendments, the extent of changes, and the potential impacts of the scheme.

A number of recurring themes can be identified across the responses, including:

- the rationale for changes to the approved scheme, including increased height, massing and density
- the extent of design changes and how these differ from the approved scheme
- potential impacts on neighbouring properties, particularly in relation to daylight, overshadowing, noise, outlook and overall amenity
- the absence or limited visibility of supporting technical information, particularly daylight and sunlight assessments
- the justification for using Section 73 and Section 96a processes
- wider concerns regarding how the proposals have been communicated and consulted on
- concerns relating to design quality, sustainability and the overall approach to development
- difficulties accessing information or understanding how to engage with the consultation

The responses provided are set out below:

- the rationale for changes to the approved scheme, including increased height, massing and density
- the extent of design changes and how these differ from the approved scheme
- potential impacts on neighbouring properties, particularly in relation to daylight, overshadowing, noise and amenity

- the absence or lack of visibility of supporting technical information, particularly daylight and sunlight assessments
- the justification for using Section 73 and Section 96a processes
- wider concerns regarding how the proposals have been communicated and consulted on

Several respondents also highlighted difficulties in accessing information or understanding how to engage with the consultation.

The responses provided are set out below:

- *"1) The amendments made to the original design are material and do not best serve the future residents or local community, for example: a reduction in the size of the play area; the relocation of the community centre; the loss of commercial units from 10 to 4; increased height and size of buildings blocking light and increasing overlooking / overshadowing; the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked; a risky turning area; the risk of antisocial behaviour as a result of these changes. Furthermore there has been a lack of transparency on the design amendment reasoning and assessments so far eg a revised daylight report showing impact to light. 2) We believe the planning and consultation process has been conducted in bad faith with a lack of transparency, and we believe the legal process is unlawful since the design changes to the approved planning permission are material. 3) We want a return to the design ethos of the 2017 scheme, and a redesign accommodating all local community feedback."*
- *"The amendments to the original design are material and do not best service the future residents or local community, including a reduction in play area size, relocation of the community centre, loss of commercial units, increased height and overshadowing, replacement of townhouses with flats, and associated risks such as antisocial behaviour. There has also been a lack of transparency on the design amendment reasoning and assessments, including the absence of a revised daylight report. We believe the legal process is unlawful as the changes are material."*
- *"From the information provided to date, the amendments associated with the Marian Court scheme appear to include, among other matters: changes to building height and massing, changes to the number and arrangement of units, changes in building typology including townhouses replaced by flats, alterations required to comply with updated fire and building regulations, changes to servicing and circulation arrangements, and changes to community, commercial and plant areas. These are not minor or incidental alterations. Taken individually and cumulatively, they are capable of affecting the scale and character of the development, the relationship with neighbouring properties, amenity impacts, and the description of development itself. It is therefore difficult to see how these changes could properly be regarded as non-material."*

- *“At this point it’s not really a question of additional information. There is a lot of information to digest, indeed too much, and this is a direct consequence of the fact that the changes are so numerous and labyrinthine that it is impossible to discern the before and after without concluding that the scheme has changed significantly and therefore requires a brand new planning application.”*
- *“Feel unclear why current proposes divert from what was originally agreed.”*
- *“I don’t really understand why this has been submitted again and why the changes are being proposed to an already quite ambitious and vast project.”*
- *“The rationale for why new changes are being introduced is unclear and it does not make sense to increase the scale and height beyond previous designs.”*
- *“Why you believe the amendments are minor, using data.”*
- *“I don’t agree with the statement that the changes to the design are immaterial. These are definitely material changes.”*
- *“I am unclear as to how the council can legally change the description of the development.”*
- *“The legal basis for these changes is not transparent and requires further justification, as the changes are not minor and do not conform to the requirements for these powers.”*
- *“Legal basis for not doing full planning consultation.”*
- *“This is an unlawful application of section 96a and section 73, and the consultation process is confusing as the application appears to have been submitted before consultation and relies on inappropriate mechanisms.”*
- *“1/ I have not been informed of how the new buildings will block light from those existing. 2/ I do not understand why community centre is being moved. 3/ I do not understand why town houses are being swapped for 12 flats. 4/ Why have you chosen such deeply depressing, boring and monotonous set of designs which do not reflect or enhance its proximity to the conservation area, in which houses by law must not increase in height more than 3 floors.”*
- *“It’s not clear how dramatically the scheme has changed, especially regarding light, reduction of green space, and a total departure from the original design ethos.”*
- *“The justification for increase in volume of properties, and concern about the lack of commercial space, communal space and issues of light.”*

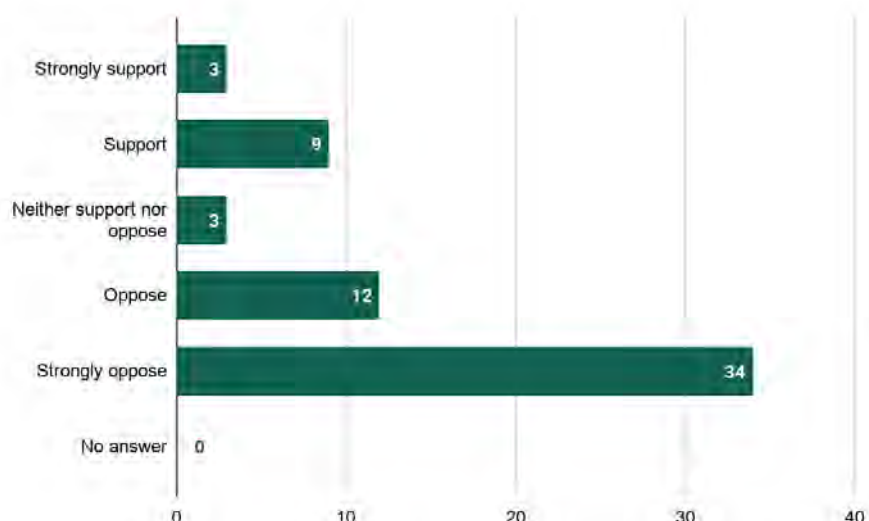
- *“Full light survey is imperative rather than an interpretation. This is for both the impact on light for the new residents in the block and the buildings in the surrounding streets. There should be an understanding of why there is not more social housing in the design when the council are suggesting the need for densification. The social housing blocks are in the least desirable part of the proposed design, and it is unclear why. It is also unclear why the play area is located next to the turning circle.”*
- *“It remains unclear how the revised design, particularly the increased height exceeding six storeys and the introduction of a community centre on the road frontage, has been assessed in terms of cumulative impact on neighbouring residential amenity. The proposed height appears significantly beyond what would be proportionate for this location and would be more dominant when viewed from residential properties opposite. It would be helpful to understand the design rationale, how the revised height relates to surrounding buildings, whether lower options were tested, and to see updated verified views. It is also unclear how the cumulative impact of the community centre, including noise, traffic and air quality, has been assessed. Greater transparency on these points would help residents assess whether the revised scale and use are justified and proportionate.”*
- *“The impact on surrounding buildings that the proposed height changes will have has not been adequately explained.”*
- *“Not clear how tall the actual building will be and there is no mention of how significantly it will affect the sunlight for my flat on the first floor across the road (17 Homerton High Street).”*
- *“I’m deeply concerned at the height proposed. It will completely block out all light to Wintergreen Court and contribute to noise pollution. No account has been taken for the reduced quality of life. It will also be an eyesore.”*
- *“why the massing cannot be redistributed more evenly to avoid a tower and loss of light and sky for the residents opposite the tower”*
- *“There has been a lack of transparency on the design amendment reasoning and no revised daylight report showing impact on light for local residents.”*
- *“The failure to provide a light survey prior to announcing the application, and following multiple requests, is a serious omission. During the original consultation, light and overlooking were key concerns. Increasing height and mass can only worsen these impacts, and residents should be able to see full assessments. It was also difficult to locate the consultation online, with outdated or unclear web pages, and no direct notification received. Information should be easier to access if the Council wants local people to participate.”*
- *“Couldn’t find an artists impression of what the development would look like. Given we’re 2026, I’d have expected a much bigger drive around sustainability and*

- *renewable energy for those living in the development. Noted the introduction of heat pumps with the amends. This is a building that will be in a primary location in Hackney, visible to thousands, it should be leading the way in terms of sustainable development, the look of the building and reflect the progressive values of Hackney as a borough. Same goes for green spaces. Looks like the size of play area has been reduced, unclear why. The increased height will block out light and sky, which affects health and wellbeing, especially for those living in urban areas."*
- *"This is a sales pitch document. It does not highlight the changes, for instance the increase in height of buildings."*
- *"Wording on documentation is nebulous and inconsistent; council workers and consultants are either unclear in communication or purpose of community engagement or expressly rude. Clear wording and well-versed and approachable staff are needed."*
- *"It's been the same things over and over, our voice was not addressed even at the previous planning even though we were told our voice counts, but that's undoubtedly never the case."*
- *"Found out information from the local community."*

Overall Response to the Proposals

Level of support

Respondents were asked to what extent they support or oppose the proposed amendments.



Overall, responses indicate a predominantly negative view of the proposals. A total of 46 respondents (75.41%) selected either *oppose* or *strongly oppose*, with 34 respondents (55.74%) indicating that they *strongly oppose* the amendments.

In contrast, 12 respondents (19.67%) expressed some level of support, including 3 respondents (4.92%) who *strongly support* and 9 respondents (14.75%) who *support* the proposals.

A small number of respondents, 3 (4.92%), selected *neither support nor oppose*, indicating a neutral position.

No respondents skipped this question.

These results suggest that while there is some support for the proposed amendments, the majority of respondents expressed opposition, with over half indicating strong opposition.

Detailed Feedback

Aspects of the proposals that respondents support

Respondents were asked which aspects of the proposed amendments they support, if any.

Summary of supportive responses

A total of 10 respondents who indicated that they *support* or *strongly support* the proposals provided further comments on aspects they support.

The responses identify a number of areas of support. The most commonly referenced theme relates to the provision of additional housing, particularly affordable housing, including social rent and shared ownership homes. Several respondents also supported the increase in the overall number of homes, noting the efficient use of the site.

Support was also expressed for the wider regeneration of the area, including modernisation of the estate and the potential to support local communities. A number of respondents referenced design and place-making elements, including community space, building heights, and improved connectivity through the site. The inclusion of commercial uses, local jobs, and the activation of railway arches were also identified as positive aspects.

One response also reflected a personal connection to the site, highlighting the social and community value of regeneration.

The responses provided are set out below:

- *“Community area in ponsford street. Reduction of height of some buildings”*
- *“The affordable housing”*
- *“All.”*
- *“Housing, new shops, local jobs, modern building”*
- *“High rise”*
- *“Social housing, shared ownership”*
- *“The regeneration of the area as me and my siblings grew up in Marian court and my mum and dad lived there almost fifty years, my dad would love to move bk to our old number 53 for sentimental reasons he’s 95 now”*
- *“The slight increase in the total number of homes, which helps make better use of a well-located urban site close to public transport and local services. The increase in social rent homes, which is particularly welcome given the demand for genuinely affordable housing. The general massing changes, which appear to improve the efficiency of the scheme while maintaining the established planning framework. The reactivation of railway arches and improved connections through them, which has strong potential to bring life, activity and permeability to the area. It is important that the possibility of activating the arches is safeguarded even if they are not immediately brought into use. Improvements to pedestrian and cycle connections through the site, which can help integrate the development more effectively into the surrounding neighbourhood.”*

- *“We support the development in the area, nice modern design and the increase of families - potentially supporting school numbers.”*
- *“More homes; more social and affordable homes”*

Summary of opposing responses

A total of 28 respondents who indicated that they *oppose* or *strongly oppose* the proposals provided further comments.

The responses show that while some respondents expressed support in principle for development, particularly the delivery of new homes and affordable housing, this was often accompanied by significant concerns about the proposed amendments.

The most consistent theme across responses was concern regarding the scale and nature of the changes, including increased height, massing and density, and whether these constitute material changes to the approved scheme. Respondents also raised concerns about the impact on neighbouring amenity, particularly in relation to daylight, overshadowing, noise and overall quality of life.

There were also concerns regarding specific changes to the scheme, including the reduction in play space and green space, relocation of the community centre, reduction in commercial provision, and changes to housing typology. Issues relating to design quality, layout and relationship to the surrounding area were also raised.

A further recurring theme was a perceived lack of clarity and transparency, including the rationale for amendments, supporting technical information, and the planning process being followed. Some respondents also raised concerns about consultation and engagement, including how information had been communicated.

Alongside these concerns, a number of respondents reiterated support for the principle of development, particularly the delivery of housing, including affordable housing, and the redevelopment of a vacant site, though this support was often conditional on improvements to the scheme.

The responses provided are set out below:

- *“1) The amendments made to the original design are material and do not best serve the future residents or local community, for example: a reduction in the size of the play area; the relocation of the community centre; the loss of commercial units from 10 to 4; increased height and size of buildings blocking light and increasing overlooking / overshadowing; the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked; a risky turning area; the risk of antisocial behaviour as a result of these changes. Furthermore there has been a lack of transparency on the design amendment reasoning and assessments so far eg a revised daylight report showing impact to light. 2) We believe the planning and consultation process has*

- *been conducted in bad faith with a lack of transparency, and we believe the legal process is unlawful since the design changes to the approved planning permission are material. 3) We want a return to the design ethos of the 2017 scheme, and a redesign accommodating all local community feedback."*
- *"In principal I would wish that the land is used for housing - but not over built."*
- *"Introduction of heat pumps. Compliant with latest building, fire and safety regulations."*
- *"Whole development in general"*
- *"Nothing"*
- *"Building housing in a location that has lain empty for some time."*
- *"Small increase in council homes"*
- *"The need to build on a site that has been languishing empty for years. The very real need for more high quality social housing. I would question how affordable the affordable housing stock will be."*
- *"The development in principle and the prospect of more housing being available in Hackney, especially to those who most need it"*
- *"It's totally understandable but there seem to be no real supporting cause to the new amendments and it being even bigger, with reduced green spaces without knowing the length of the work and what kind of business will occupy the complex too. It's also unclear what kind of community initiatives, green spaces we can expect or the consequences to other residents around the projects."*
- *"I support the intention to provide community facilities as part of the development, and in principle welcome investment in local infrastructure where it is appropriately located and designed. I also appreciate efforts to refine the design through consultation and to engage residents on amendments. However, support for these elements is contingent on the scale, siting and impact being proportionate and not resulting in a material worsening of residential amenity compared to the approved scheme. Commercial space on Homerton High Street will help the area."*
- *"Street in the middle, public space and playground"*
- *"Delivery of homes"*
- *"The communal spaces"*

- *“Design, the general idea and intention for development”*
- *“- Additional 13th tower on the existing tallest tower on site - Building footprint closer to the road than the previous building - Lack of greenery on Homerton High Street”*
- *“We do not support the proposed amendments (see below) specifically height of buildings, reduction in play space and turning space. We continue to support the principle of increase in social housing, shared ownership and a community space for residents to live and access decent, comfortable, well resourced housing. Our professions are NHS and Education so we are well aware of the lack of decent housing for families and people working in these sectors.”*
- *“Obviously I support the inclusion of fire safety improvements, while disagreeing the only way to do this is increasing the size of the buildings.”*
- *“The need for housing, the mixture of properties....increase in local amenities.”*
- *“I recognise changes are needed but feel they need full consideration within the integrity of the whole scheme. They are too material for a quick ‘add on’ decision.”*
- *“I support the project in general, creating a mixture of private and much needed social housing in Hackney Central and making use of land which has been vacant for a number of years now.”*
- *“The height of the building on Ponsford Street. It is not in keeping with the other building heights on Homerton High Street, will block out light for local residents and buildings, and does not make sense why other buildings on the estate will be much smaller in comparison. The council has failed to share a clear rationale for this.”*
- *“None. I support new homes in the borough but this design will have a negative impact on the neighbourhood and community.”*
- *“I support a development, I do not support this development. The ground floor on the 2020 scheme was well considered. This is not and will exacerbate the ASB issues already experienced in the area.”*
- *“Moving of community centre, compliance with new regs, reduction in commercial sites.”*
- *“new housing, better public realm, business units, playground”*
- *“The adherence to fire safety regulations”*
- *“NONE I do not support any of these amendments.”*

Aspects of the proposals that concern respondents

Respondents were asked which aspects of the proposed amendments concern them.

Summary of responses:

A total of 57 respondents provided comments in response to this question.

The responses indicate a wide range of concerns, with the most frequent relating to the increased height, scale, massing and density of the amended scheme. Many respondents referred in particular to the additional height of the tallest tower, the increased scale of buildings along Homerton High Street and Ponsford Street, and the perception that the revised scheme is too large, too dense or overbearing for the site and surrounding context.

Closely linked to this were concerns about residential amenity, especially the impact on daylight, sunlight, sky visibility, privacy, overlooking and overshadowing for neighbouring homes. A number of respondents also referred to wider quality of life impacts, including noise, enclosure, outlook and living conditions for existing and future residents.

A further recurring theme related to the replacement of townhouses with flats, particularly on Link Street and near Mehetabel Road, with respondents expressing concern about the effect on the conservation area, the relationship with neighbouring lower-rise properties, and the overall design approach. Several responses also questioned the overall design quality of the amended scheme and whether it remained consistent with the original design ethos.

There were also repeated concerns about changes to the public realm and communal aspects of the scheme, including the reduction in play space and green space, the siting of the turning circle, potential conflicts with children's play and pedestrian movement, and the risk of creating spaces more vulnerable to antisocial behaviour. Some respondents also raised concerns about the relocation of the community centre, both in principle and in terms of its likely impact on surrounding residents.

Respondents also raised concerns about the reduction in commercial space, including the reduction in the number of commercial units and the possible effect this would have on active frontage, local character, safety and activity along Homerton High Street. A smaller number of respondents also raised issues about the housing mix, including concern about the number of family homes, the level of social housing, and how different tenures may be distributed across the site.

Across many of the responses there was also a broader concern that the proposed amendments are material changes rather than minor amendments, and that the planning and consultation route being used is therefore inappropriate. Linked to this were repeated concerns about the lack of transparency around the reasons for the changes and the

limited availability of supporting information, particularly in relation to daylight and sunlight impacts.

A small number of responses also referred to other issues including **construction noise, delay, property values, loss of views, road safety, public realm quality and access through the site.**

The responses provided are set out below:

- *“There are many new proposals that go against the original granted planning application of Planning Application number 2017/5024. These are many deviations from the report in the new proposed amendments. The variations are so significant, it changes the nature of the development permitted. They conflict with the original permission. The proposed new changes are Major changes and in no way whatsoever are Minor as they will affect me, my family and my neighbours. I suggest that a section 73 is not applicable by law in this circumstance due to the substantial deviations. The proposed increase in height will drastically affect our Daylight/Sunlight as the new report suggests. The increase in height of both the 12 story tower to a 13 story tower and the increase in height along Homerton high street of the 5 story tower goes against the Planning sub committee report 06/06/2018. Application number 2017/5024. The variation is so significant to us, it changes the nature of the development permitted. The change is allocating different blocks to differ types of tenants use, Leaseholders, Shared Ownership, and council tenants in my view, creates a Poor door. The original plans did address this and operated a cohesive and united community. For some reason the new proposed amendments blatantly disregard this plan and introduce a Poor Door / Us and Them scenario. This conflicts with the original permission. Another conflict with the original permission is the reduction of the 10 commercial units to 4... The new proposed plans go against the planning sub committee report and diminish the scheme as being outward looking... The variations are all in conflict with and are so significant that they change the nature of the development permitted.”*
- *“• changes to building height and massing, • changes to the number and arrangement of units, • changes in building typology (including townhouses replaced by flats),”*
- *“1) The amendments made to the original design are material and do not best serve the future residents or local community, for example: a reduction in the size of the play area; the relocation of the community centre; the loss of commercial units from 10 to 4; increased height and size of buildings blocking light and increasing overlooking / overshadowing; the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked; a risky turning area; the risk of antisocial behaviour as a result of these changes. Furthermore there has been a lack of transparency on the design amendment reasoning and assessments so far eg a revised daylight report showing impact to light. 2) We believe the planning and consultation process has been conducted in bad faith with a lack of transparency, and we believe the*

- *legal process is unlawful since the design changes to the approved planning permission are material."*
- *"Loss of light, loss of sky visibility. Narrowing of Homerton High Street and reduced path for children (City Academy crossing corner)."*
- *"The scheme is too big. Excessive density for this site, way beyond London density norms... Conservation area impact... light impact on surrounding buildings... amenity impact e.g. turning circle... the revised scheme is ugly... the process followed by the Council is predetermined and legally wrong..."*
- *"1) The amendments made to the original design are material and do not best serve the future residents or local community... 2) We believe the planning and consultation process has been conducted in bad faith... 3) We want a return to the design ethos of the 2017 scheme, and a redesign accommodating all local community feedback"*
- *"Adding height to the large tower block and reduction of natural light as a consequence. Conversion of town houses into flats and increasing the height there, reducing light and becoming more intrusive on adjoining houses."*
- *"Additional floor to the tower as well as additional floors to the other buildings leading to further loss of light and sky for the residents. Massing in general... would be more an eye sore and reduce privacy, increase the loss of light and feeling of enclosure to neighbours. Concerns about the new plans being right up to the footpath on Homerton High Street..."*
- *"Additional storeys affecting light and living conditions for other residents. Light report not being made public."*
- *"All we've been asking is to spread the tallest building floors to other buildings within Marian Court, to respect our right of lights, as the residents across the road."*
- *"block C2"*
- *"Construction noise, property price"*
- *"Delays"*
- *"Everything. The building height. How busy Homerton High Street will become. Loss of light. Lack of consideration for local businesses and homes already in the area. What shops will be there - you have not said what commercial properties will be prioritised."*

- *“Height and impacts. Massing and spacing between buildings.”*
- *“Height and massing. The original proposals for a large tower on the corner of Homerton High Street and Ponsford Street seem out of scale with the surrounding neighbourhood... proposals to add an additional storey... would be harmful to the character of the area, and further negatively impact daylight...”*
- *“Height, impact on conservation area, light,”*
- *“Height, noise from road, breeze and light impacts. Make it smaller/lower”*
- *“Hoping to retain our views of central London - especially the Shard”*
- *“I have two small children so am mindful of the importance of play areas and disappointed to see the size has been reduced. I would like more details about the commercial units and to understand why they have been reduced. The height and size of the blocks have materially increased which brings concerns re the impact on light and privacy. Our road is a conservation area so some nods to the adjacent area seems important and that has been lost with the removal of the town houses.”*
- *“I oppose to what has become a design which is simply too big for the plot... adversely affect neighbours, potential new residents and services in the area... reduction of the size of the play area... relocation of the community centre... loss of commercial units... increased height and size of buildings blocking light and increasing overlooking / overshadowing... lack of transparency on the design amendment reasoning and assessments... the council start with the drawings again.”*
- *“I’m deeply concerned at the height proposed. It will completely block out all light to Wintergreen Court and contribute terribly to noise pollution. No account has been taken for the reduced quality of life. It will also be an eyesore!”*
- *“Increased density of the whole project, decreasing the open spaces. The increased height of block C. The change from townhouses to flats in block A adjacent to Link St. The change from two separate blocks E and D to one. The moving of the turning circle, close to Link St and the play area... The new design integrates even less into Mehetabel Rd, which is part of conservation zone... The overall height increase will overshadow even more the gardens on the north side of Mehetabel Road...”*
- *“Increased height and size of buildings. These block light - and indeed any sky at all - and increase overlooking and overshadowing. The tower block in particular is positioned so that it blocks light for all surrounding residents...”*
- *“Increased height on Link St”*

- *"Increased height to the proposed buildings will significantly affect access to light for Bridge House properties"*
- *"Increased heights of buildings, changes of townhouse block to flats, reduction in commercial space, reduction in outdoor space/play area."*
- *"Low number of social housing, height of block C"*
- *"Nothing"*
- *"Offering areas for pupil congregation / potential issues"*
- *"Overpopulation. Privacy, height, sunlight"*
- *"Previous comments, also the adjustment from town houses to flats on Link Street..... this seems to fly in the face of heritage concerns."*
- *"Reduction in play area and the relocation of the community centre. I understand the height increase is due to additional plant but why can't we see the light surveys? Very unhappy about change from town houses to flats on Link Street. Creates overlook issues and is not sympathetic to the conservation area. Areas remain in design which are not overlooked... The changes are material."*
- *"Reduction in size of play area. Increased height and size of buildings as this will block more light and increase the overlooking and overshadowing of properties where I live - Mehetabel Road... It makes no sense to have a massive block of flats right on the boundary line... concerned about the turning area... interested to know what is planned for the community centre... and why the commercial units have reduced from 10 to 4... Will there be any trees or landscaping?"*
- *"Scale and massing. Public realm. Apartments, not homes for families. Tall building. Impact on conservation area and heritage / townscape. Quality of light in affordable homes. Too dense and too big for small, constrained site."*
- *"It's totally understandable but there seem to be no real supporting cause to the new amendments and it being even bigger, with reduced green spaces without knowing the length of the work and what kinds of business will occupy the complex too."*
- *"It's also unclear what kind of community initiatives, green spaces we can expect or the consequences to other residents around the projects. ""*
- *"significant material changes that invalidate the use of section 73 and 96a... height of tower... overmassing... increased massing to the footpath... danger of crossing due to closeness of massing to footpath... loss of green space"*
- *"Size of 13 storey tower"*

- *“The additional size and ‘weight’ of the buildings. The reduction in quality of the public space in and around the buildings. The negative impact on the surrounding area. Relationship to Homerton High Street. Relationship to Link Street and Mehetabel Road.”*
- *“The amendments made to the original design are material and do not best serve the future residents or local community, for example: a reduction in the size of the play area... the relocation of the community centre... the loss of commercial units... increased height and size of buildings blocking light and increasing overlooking / overshadowing... the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked... a risky turning area... the risk of antisocial behaviour as a result of these changes. Furthermore there has been a lack of transparency on the design amendment reasoning and assessments so far eg a revised daylight report showing impact to light.”*
- *“The amendments made to the original design are material and do not best serve the future residents or local community, for example: a reduction in the size of the play area... the relocation of the community centre... the loss of commercial units... increased height and size of buildings blocking light and increasing overlooking / overshadowing... the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked... a risky turning area... the risk of antisocial behaviour as a result of these changes. Furthermore there has been a lack of transparency on the design amendment reasoning and assessments so far eg a revised daylight report showing impact to light.”*
- *“The amendments made to the original design are material and do not best serve the future residents or local community, for example: a reduction in the size of the play area; the relocation of the community centre; the loss of commercial units from 10 to 4; increased height and size of buildings blocking light and increasing overlooking / overshadowing; the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked; a risky turning area; the risk of antisocial behaviour as a result of these changes.”*
- *“The amendments to the original design are material and do not best service the future residents or local community, for example: a reduction in the size of the play area; the relocation of the community centre; the loss of commercial units from 10 to 3; increased height and size of buildings blocking light and increasing overlooking/ overshadowing; the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked; a risky turning area; the risk of increase in antisocial behaviour as a result of these changes. There has been a lack of transparency on the design amendment reasoning and assessments so far e.g. a revised daylight report showing impact to light. My husband and I believe the legal process is unlawful since the design changes to the approved*

- *planning permission ARE material.”*
- *“The design amendments are not minor and will have a substantial impact on the future residents of the proposed scheme as well as existing residents in the surrounding area... reduction in the size of the play area... relocation of the community centre... loss of commercial units... increased height and size of buildings blocking light and increasing overlooking / overshadowing... risky turning area next to a play area... risk of antisocial behaviour... lack of transparency... mutual mistrust... we all want the same thing here more and better social housing but the process, the design, and the journey to get there has been shoddy.”*
- *“The height of building blocking sunlight”*
- *“The height of the building, it’s far too big and will significantly affect the natural light in my home”*
- *“The height of the highest building (why - it looks so odd), the changes to the town houses at the end of Mehetabel Road (not at all in keeping with the conservation area), the open space with benches that will just become hidden and opportunities to commit crime & ASB.”*
- *“The height of the tall tower on the corner of Ponsford St concerns me that it’s too high, especially in comparison to the other buildings close by.”*
- *“The increase of the building height opposite mine by 50%. The lack of commercial units inside the development leading to a sterilized site. Lack of daylight to flats within the development, impact of increases in massing on daylight and overlooking to surrounding community. Reduction in play areas. Reduction of fenestration at ground floor leading to blind corners/risk of ASB. Reduction in accessible routes.”*
- *“The principal concern is the further increase in height from 12 to 13 storeys... A reduced and more consistent scale, together with careful reconsideration of the siting of the community centre, would represent a more balanced and contextually appropriate approach.”*
- *“The proposed changes are significant and should be considered material. Changing the townhouses to flats is not in keeping with the conservation area. The play space is smaller than in the consented scheme, which would reduce the quality of life by comparison with having the larger space.”*
- *“The raised height of buildings which I consider to be a material amendment.”*
- *“The reduction in commercial space... risks reinforcing inactive frontage... The introduction of studio units and the reduction in larger family homes... does not support long-term community stability or the housing needs of families.”*

- *“The tower block: we have not been given information about how it will block daylight from buildings in Homerton High Street and Furrow Lane. Why have the 4 town houses been excluded and 12 flats been put in their place...”*
- *“The tower block is too tall, even accepting that new fire escapes need to be built. It blocks light. In the historic area close by we are not allowed to build higher than our present 3 storeys.”*
- *“The tower is taller and causes even more harm to existing residents and to the heritage Plough Pub. The daylight outcomes are even worse than before... worse for the public realm: narrower footpath along Homerton High Street and a more dangerous junction... smaller playground... less porosity through the development site... reduction in the number of commercial units...”*
- *“Townhouses loss, loss of integrity, community centre moving”*

Elements respondents believe should be reconsidered

Respondents were asked whether there are specific elements of the proposals that should be reconsidered before submission of the planning application.

Summary of responses:

A total of 53 respondents provided comments in response to this question.

The responses show a strong degree of overlap with the concerns raised elsewhere in the consultation. The most frequently raised issue was the height, scale and massing of the amended scheme, particularly the increase in height of the tallest tower and the additional height proposed along Homerton High Street and Ponsford Street. Many respondents argued that these elements should be reconsidered in full, with some suggesting a lower and more consistent height across the site instead.

A second major theme related to the planning approach and overall design strategy. Many respondents considered the amendments to be too substantial to be progressed as minor or limited changes, and instead argued that the scheme should be redesigned more fundamentally and brought forward through a new planning application. Some responses explicitly called for a return to the design principles of the earlier scheme, or for the scheme to be revisited through a fuller process of design review and consultation.

A number of respondents also identified specific design elements that they believe should be reconsidered. These included:

- the replacement of townhouses with flats, particularly where this affects the setting of the conservation area
- the relocation of the community centre
- the reduction in play space and green space
- the siting and scale of the turning area

- the reduction in commercial floorspace and active frontage
- the relationship between building footprints and the surrounding streets and pavements

Many responses also emphasised the need to reconsider the likely impact on neighbouring residents, especially in relation to daylight, sunlight, privacy, outlook, noise, air quality and general amenity. Several respondents asked for updated or fuller supporting evidence, including light studies, sustainability information, viability information, wind assessments, and cumulative noise and air quality assessments, before any application is progressed further.

There were also comments suggesting that the housing mix should be reconsidered, particularly the reduction in larger family homes, the overall proportion of social housing, and the relationship between additional units and wider community benefit.

Overall, the responses suggest that those calling for reconsideration are not generally identifying only one isolated amendment, but are instead expressing concern that the current package of changes is too significant in scale and effect, and that a more fundamental review of the scheme is needed before submission.

The responses provided are set out below:

- *“We want a return to the design ethos of the 2017 scheme, and a redesign accommodating all local community feedback.”*
- *“height of tower, which has increased by a level, needs to be reduced. Overmassing in the Ponsford Street and Homerton High Street intersection has also increased and needs to be reduced. Increased massing to the footpath worsens the public realm and needs to be reduced. Danger of crossing due to closeness of massing to footpath poses significant issue as it is a major pedestrian crossing for at least 6 local schools and visitors and employees of Homerton Hospital. This has been made worse by increased massing at the corner and needs to be reduced. I don’t think a section 73 is applicable since you can’t build the 2020 scheme according to new building regs. You therefore need to redesign and reconsult.”*
- *“1. Highly recommend the scheme is reviewed by DRP at this juncture in the scheme’s history, particularly as it seems to have lacked any meaningful independent design review since its inception, and especially now that the architect is novated to the contractor and without retention of the design architect to oversee design and quality, the scheme is clearly languishing without proper design oversight. 2. The tower is a vanity project and demands to be reconsidered full stop. 3. Consider this report, published 16 March 2026... mid-rise is the way forward for delivering much needed housing London-wide, not high-rise. 4. Wind study: is there a wind report documenting and reviewing the effect of the tower on ground level pedestrian comfort and safety at the intersection of Ponsford Road and Homerton High Street? 5. Financial viability: is there a financial viability report confirming the viability of the development in its latest incarnation? 6. Legality: is it a lawful use of Section 73, in conjunction with Section 96a, to force through significant changes without the due procedure of a full new Planning Application?”*

- *“1) The amendments made to the original design are material and do not best serve the future residents or local community, for example: a reduction in the size of the play area, the relocation of the community centre, the loss of commercial units from 10 to 4, increased height and size of buildings blocking light and increasing overlooking and overshadowing, the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked, a risky turning area, the risk of antisocial behaviour as a result of these changes. Furthermore there has been a lack of transparency on the design amendment reasoning and assessments so far eg a revised daylight report showing impact to light. 2) We believe the planning and consultation process has been conducted in bad faith with a lack of transparency, and we believe the legal process is unlawful since the design changes to the approved planning permission are material. 3) We want a return to the design ethos of the 2017 scheme, and a redesign accommodating all local community feedback.”*
- *“Additional height and overlooking and overshadowing onto Link Road. Replacement of former town houses.”*
- *“All of it.”*
- *“All of it. The changes benefit the deliverables for HC, but do not benefit the community.”*
- *“All of the above, however if I were to focus on two aspects, I believe the height increase of block C and the change in design of block C should be reconsidered. Overall though, I believe the whole project should be redesigned, taking into consideration the new building regulations and costs, rather than creating a Frankenstein version of the first plan which is now no longer viable. Quality housing and local residents should not be sacrificed in order to build a lower quality”*
- *“All of the above. The result of the Gorton and Denton by election.”*
- *“As noted above”*
- *“Community centre relocation, height and width of the corner complex, disproportion of buildings”*
- *“Definitely.”*
- *“Every effort needs to be made to keep the building within the envelope of the consented plan... I accept that building regulation changes do require a redesign, but for the Council to tell neighbours of the site who had accepted the previous*

- *scheme that the need for changes means they must lump it and live alongside additional bulk, with further reduced sunlight and more overlooking from a scheme that was already recognised as somewhat marginal in those respects is unreasonable... I also believe the impact on the Conservation Area has been ignored... Finally, there have been attempts by Councillors to guilt trip people into accepting the new designs because of the level of child homelessness...*
- *"Everything. Return to drawing board like a new brief. Apply for planning permission."*
- *"From the information provided to date, the amendments associated with the Marian Court scheme appear to include, among other matters: changes to building height and massing, changes to the number and arrangement of units, changes in building typology including townhouses replaced by flats, alterations required to comply with updated fire and building regulations, changes to servicing and circulation arrangements, and changes to community, commercial and plant areas. These are not minor or incidental alterations... It is therefore difficult to see how these changes could properly be regarded as non-material."*
- *"height, massing, light - these are not minor changes"*
- *"Height of block C"*
- *"Height of block C"*
- *"Height of 2 tower buildings, location of community hall and play area, town houses into flats with balconies"*
- *"It needs a full planning application to consider the scheme as a whole given the extent of changes proposed. This rushed consultation feels like a smokescreen to get through a design which the council knows is sub standard."*
- *"Link Street height"*
- *"Mainly the height of the buildings"*
- *"Minimise impact on existing Hackney Council residents"*
- *"Please see in addition to my comments above various emails written to the council as well as the presentation we gave in January outlining a considerable number of issues although not all. I believe you already have a copy of this."*
- *"Previous comments.....return to elements of the original approved proposal."*
- *"Removal of additional storeys"*

- *“The scheme is too big. Excessive density for this site, way beyond London density norms... Conservation area impact... light impact on surrounding buildings... amenity impact e.g. turning circle... the revised scheme is ugly... the process followed by the Council is predetermined and legally wrong...”*
- *“ mostly height of buildings, there should be a light report so residents on Mehetabel can be reassured their existing light will not be lost or compromised. Full report on sustainable design should be reported. Otherwise why does Hackney keep saying it’s one of the greenest boroughs? For brand new social housing projects, this should be a priority and be embedded into the core design. Light, green, water, energy - all need to be considered fully with evidence that they have been integrated. Reintroduction of town houses to reflect the fact that Link Street is part of a conservation area.”*
- *“see above - the revised suggestions to the original planning permission which should be resubmitted.”*
- *“Play area - size and position - really small and not within the community but on outer edge. Turning area - size is impractical for a development this big. Height of buildings increasing significantly. Change from townhouses to flats. We are concerned with the lack of transparency and have sadly had experiences in this area of the council doing this before.”*
- *“Size of block c”*
- *“Tallest tower to be reduced with the extra floors being accommodated on the other areas of the site, creating a more uniform height along the whole design. Buildings footprint in relation to the closeness of the existing road”*
- *“The additional storeys to the towers facing Homerton High Street. Or at the very least the location of these new homes.”*
- *“The amendments made to the original design are material and do not best serve the future residents or local community, for example: a reduction in the size of the play area, the relocation of the community centre, the loss of commercial units from 10 to 4, increased height and size of buildings blocking light and increasing overlooking and overshadowing, the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked, a risky turning area, the risk of antisocial behaviour as a result of these changes. Furthermore there has been a lack of transparency on the design amendment reasoning and assessments so far eg a revised daylight report showing impact to light.”*
- *“The amendments made to the original design are material and do not best serve the future residents or local community, for example: a reduction in the size of the play area, the relocation of the community centre, the loss of commercial units from 10 to*

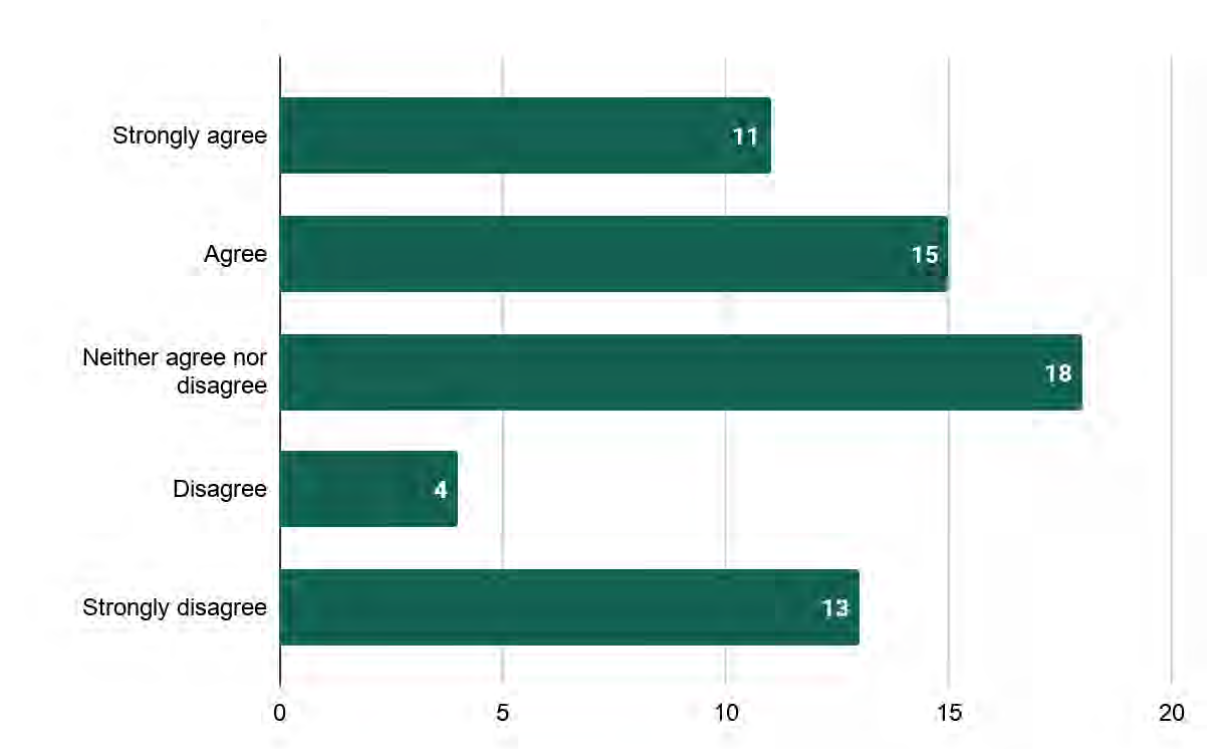
4, increased height and size of buildings blocking light and increasing overlooking and overshadowing, the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked, a risky turning area, the risk of antisocial behaviour as a result of these changes. Furthermore there has been a lack of transparency on the design amendment reasoning and assessments so far eg a revised daylight report showing impact to light.”

- *“The C2 block has been an anomaly for the landscape from the beginning, people living in 17 Homerton High Street were never consulted until the last stage when it was already too late in the process. I am opposed to the addition of a new floor to this tower as it will affect even more my ability to see the sky, my right to light and privacy. I am opposing to this new floor now in case that further down the line construction is delayed again and a new amendment is made to add more floor. These flats will be sold to an upper class in detriment of people who were already living there.”*
- *“The changes are not minor. Re-think the design and re-submit for planning permission.”*
- *“The density. The light impact on future and existing residents. The changing of the town houses to flats will have a material impact on the house on Mehetabel Road opposite the proposed design. This new design will have a material impact on the social housing on Link Street. Are those residents, many with complex needs, being properly consulted with. The number of social housing units has not risen proportionately to the number of additional housing units proposed. Why?”*
- *“The designs chosen for this site are boring, monotonous, graceless and depressing. There is no concession to the area it will abut. A redesign is badly needed.”*
- *“The height of the 13 storey tower. The amount of homes and scale of project”*
- *“The proposed new height of the tower. The proposed new height of the buildings along Homerton High Street. The proposed new height of the buildings along Ponsford Street. The reduction of 10 commercial units to 4. The removal of the inside and outside flow of these units. The reintroduction of the Poor Door. The financial implications of this project need to be defined.”*
- *“The reduction in commercial floorspace should be reconsidered where possible. Active ground-floor uses are extremely important on Homerton High Street and along routes that connect into it. Retaining or strengthening commercial frontage would help support local businesses and create a safer, more active street environment. The housing mix, particularly the reduction in larger family units, should also be reconsidered. Increasing the number of studios while reducing 3 and 4 bedroom homes risks undermining the long-term social mix of the neighbourhood. The safeguarding of connections to the railway arches is fundamental and should be established with a robust legal agreement as part of any revised consent.”*

- *“The tower height”*
- *“The whole design should be reconsidered as a fitting neighbour to a historical area. More character, more interest, less hard lines.”*
- *“Yes - The flats rather than townhouses. The reduction in the play area. The heights of the new buildings”*
- *“Yes - as per question 9.” (Answer given: The amendments made to the original design are material and do not best serve the future residents or local community, for example: a reduction in the size of the play area... the relocation of the community centre... the loss of commercial units... increased height and size of buildings blocking light and increasing overlooking / overshadowing... the replacement of the town houses on Link Street with taller flats will clash with the conservation area and result in properties being overlooked... a risky turning area... the risk of antisocial behaviour as a result of these changes. Furthermore there has been a lack of transparency on the design amendment reasoning and assessments so far eg a revised daylight report showing impact to light.)*
- *“Yes, the building should be reduced to its previous height”*
- *“Yes. The height of the blocks - specifically the tower block and the block in the middle of Homerton High Street - both of which block daylight for residents on Homerton High Street, Furrow Lane and Bridge House.”*
- *“Yes. The proposed increase in height from 12 to 13 storeys should be reconsidered in full. An additional storey at this scale is not a minor adjustment... The introduction of a community centre on the road frontage should also be reconsidered... Before any Section 73 submission, the following should be reviewed and reassessed: the overall height strategy and justification for exceeding 12 storeys, whether a reduced and more consistent mid-rise form has been properly tested, the siting of the community centre and whether a less noise-sensitive location within the site is possible, updated cumulative noise and air quality assessments reflecting existing baseline conditions...”*

Views on the Need for Amendments

Respondents were asked to what extent they agree that changes to previously approved schemes may sometimes be necessary in response to updated building regulations, safety requirements and financial viability considerations.



Responses to this question were mixed. A total of 26 respondents (42.62%) either *strongly agreed* or *agreed* that changes to previously approved schemes may sometimes be necessary in these circumstances. This included 11 respondents (18.03%) who *strongly agreed* and 15 respondents (24.59%) who *agreed*.

A further 18 respondents (29.51%) selected *neither agree nor disagree*, indicating a substantial proportion of respondents took a neutral or undecided position on this question.

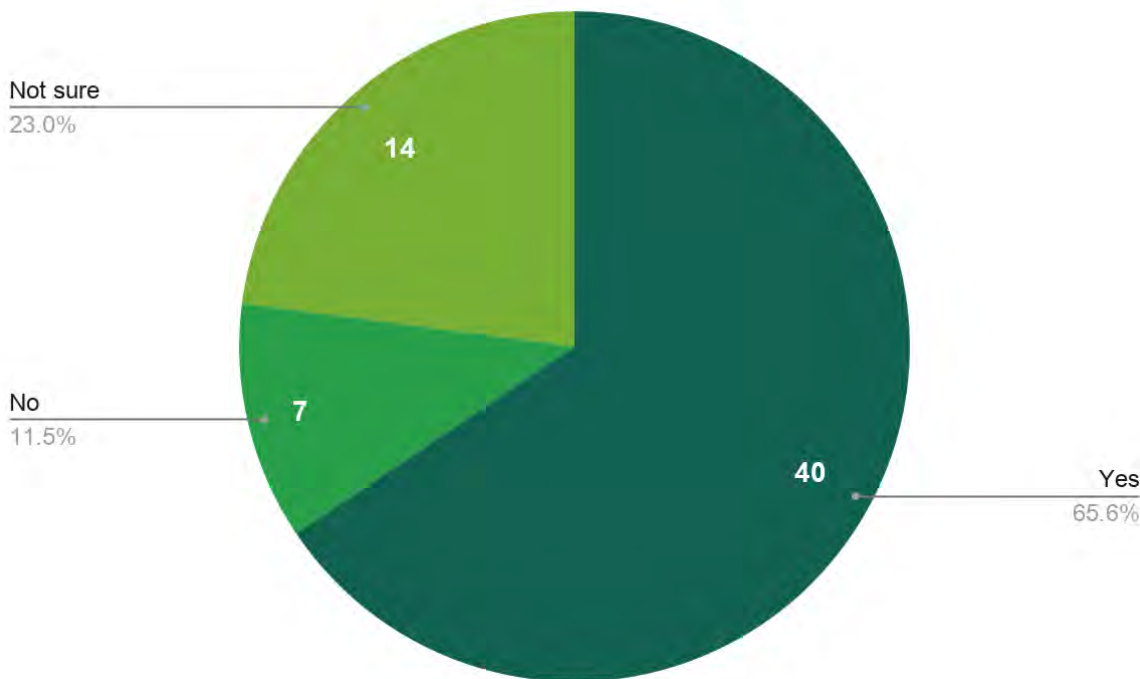
In contrast, **17 respondents (27.87%)** either *disagreed* or *strongly disagreed*, including **4 respondents (6.56%)** who *disagreed* and **13 respondents (21.31%)** who *strongly disagreed*.

These results suggest that while a larger proportion of respondents accepted in principle that changes to approved schemes may sometimes be necessary in response to updated regulations, safety requirements and viability considerations, views remained mixed overall, with a notable proportion either neutral or opposed.

Future Engagement

Intention to comment on planning application

Respondents were asked whether they would intend to comment on the proposals during the statutory planning consultation.



The majority of respondents indicated that they would be likely to engage further at the planning application stage. A total of 40 respondents (65.57%) stated that they would intend to submit comments as part of the statutory consultation process.

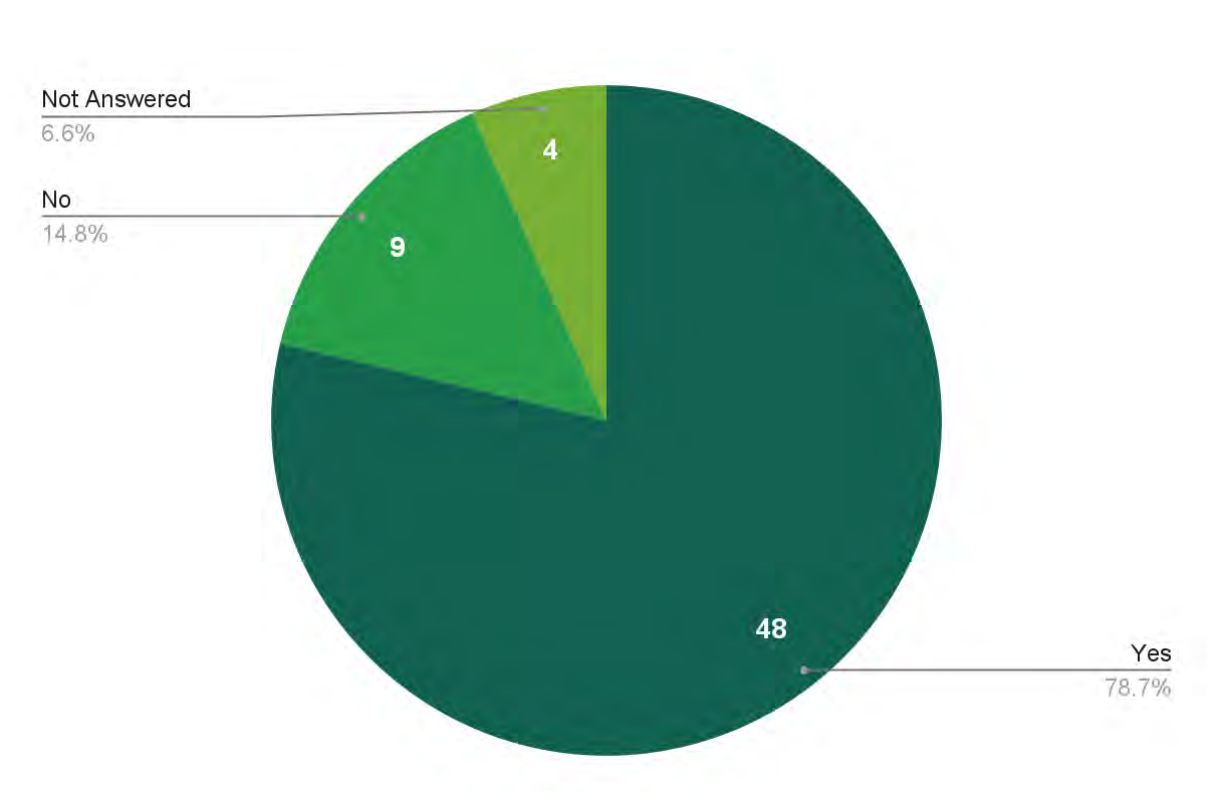
A smaller number, 7 respondents (11.48%), indicated that they would not intend to comment, while 14 respondents (22.95%) selected *not sure*, suggesting some uncertainty about future participation.

No respondents skipped this question.

These results indicate a strong level of ongoing interest in the proposals, with a clear majority of respondents intending to remain engaged through the formal planning process.

Request to receive updates

Respondents were asked whether they would like to receive updates about the project.

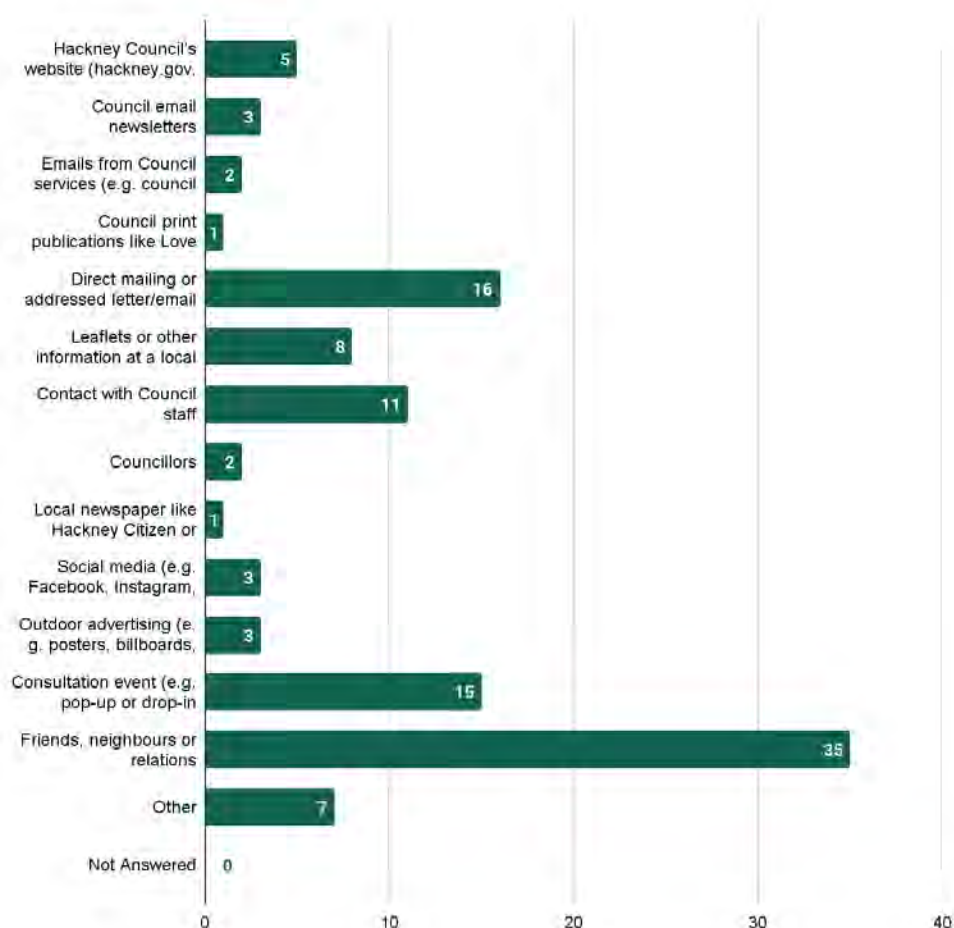


A total of 48 respondents (78.69%) indicated that they would like to receive updates. These respondents will be added to the project mailing list to receive future communications and updates as the project progresses.

A smaller number of respondents, 9 (14.75%), indicated that they would not like to receive updates, and 4 respondents (6.56%) did not provide a response.

Consultation Reach

Respondents were asked how they heard about the consultation. Multiple selections were available.



The most common way respondents heard about the consultation was through friends, neighbours or relations, selected by 35 respondents (57.38%).

This was followed by **direct mailing or addressed letters/emails from the Council (16 respondents, 26.23%)** and **consultation events** such as pop-up or drop-in sessions (**15 respondents, 24.59%**).

A notable number of respondents also became aware of the consultation through **contact with Council staff (11 respondents, 18.03%)** and through **leaflets or information available at council-run facilities (8 respondents, 13.11%)**.

All other channels, including the Council's website, social media, newsletters, councillors, and local media, were selected by a smaller proportion of respondents.

No respondents skipped this question.

Equalities Monitoring

Respondent Profile

Equalities monitoring questions were included in the questionnaire to help the Council understand the profile of respondents and consider how different groups may have been represented. These questions were optional, and some respondents chose not to answer them. The findings are set out below.

In terms of gender, responses were broadly balanced, with 43.64% identifying as male and 41.82% as female. A further 5.45% preferred not to say and 9.09% did not respond. No respondents identified as non-binary or selected another gender category. The majority of respondents (80.00%) indicated that they are not transgender, with no respondents identifying as transgender. A combined 20.00% preferred not to say or did not answer this question.

The age profile was weighted towards working-age adults, particularly those aged 35–44 (27.27%) and 45–54 (23.64%), with fewer responses from those under 25 or aged 65 and over. A combined 16.36% preferred not to say or did not respond.

In relation to disability, 3.64% of respondents identified as disabled and 78.18% as not disabled, while 18.18% preferred not to say or did not respond. Just over half (50.91%) reported no caring responsibilities, with 21.82% identifying as parents or carers of children under 18, and smaller proportions reporting other caring roles.

The ethnic profile of respondents was predominantly White, with the largest groups identifying as White English (29.09%) and White British (18.18%), alongside smaller numbers from other White backgrounds. A small number of respondents identified as being from mixed or Asian backgrounds. A combined 41.82% either preferred not to say or did not answer this question.

In terms of religion or belief, the largest group identified as having no religion (38.18%), followed by Christian (12.73%), with smaller numbers identifying as atheist, agnostic or other faiths. A combined 23.64% preferred not to say or did not respond.

Regarding sexual orientation, 56.36% identified as heterosexual or straight, with smaller proportions identifying as gay or lesbian (3.64%) or bisexual (1.82%). A combined 38.18% preferred not to say or did not answer.

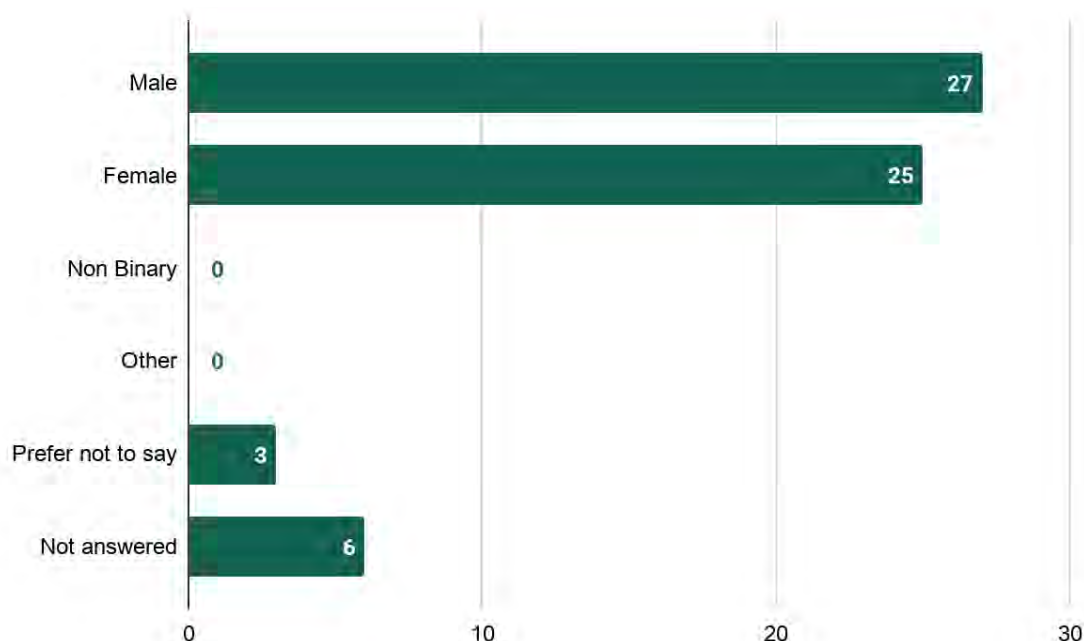
In terms of housing tenure, the largest group were owner-occupiers, including 38.18% with a mortgage and 20.00% owning outright, alongside 14.55% in shared ownership. Smaller proportions were renting from the local authority or privately, while 18.18% did not provide this information.

Overall, the respondent profile suggests that feedback was primarily received from local residents, although the sample may not fully reflect the diversity of the wider community.

The full results for each equalities monitoring question are set out below.

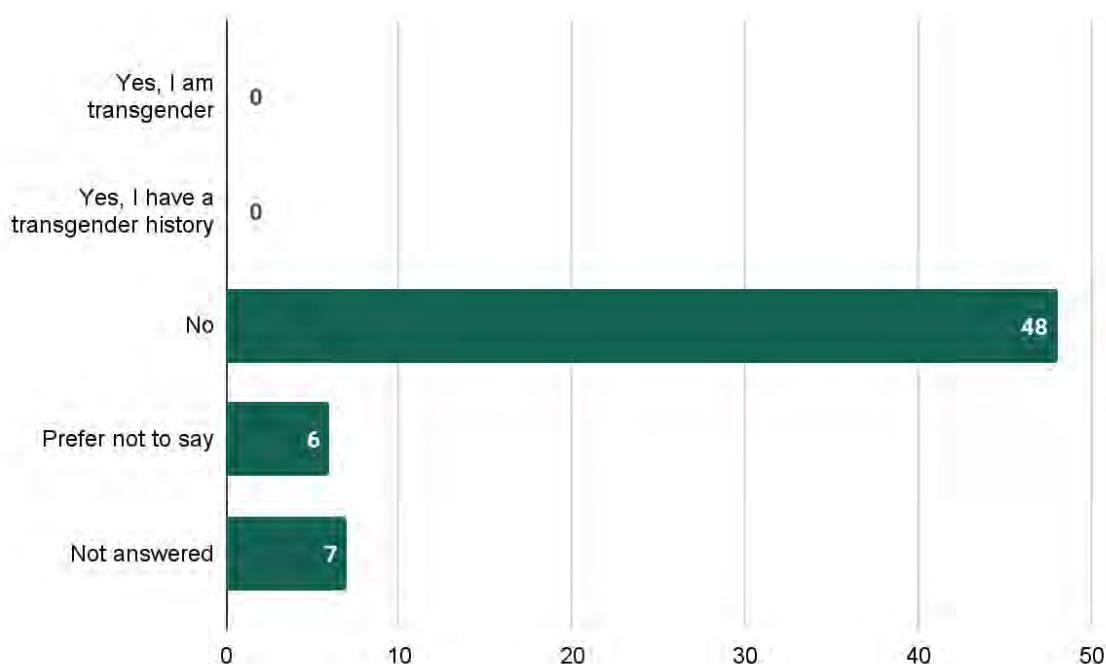
Gender

Respondents were asked to indicate their gender.



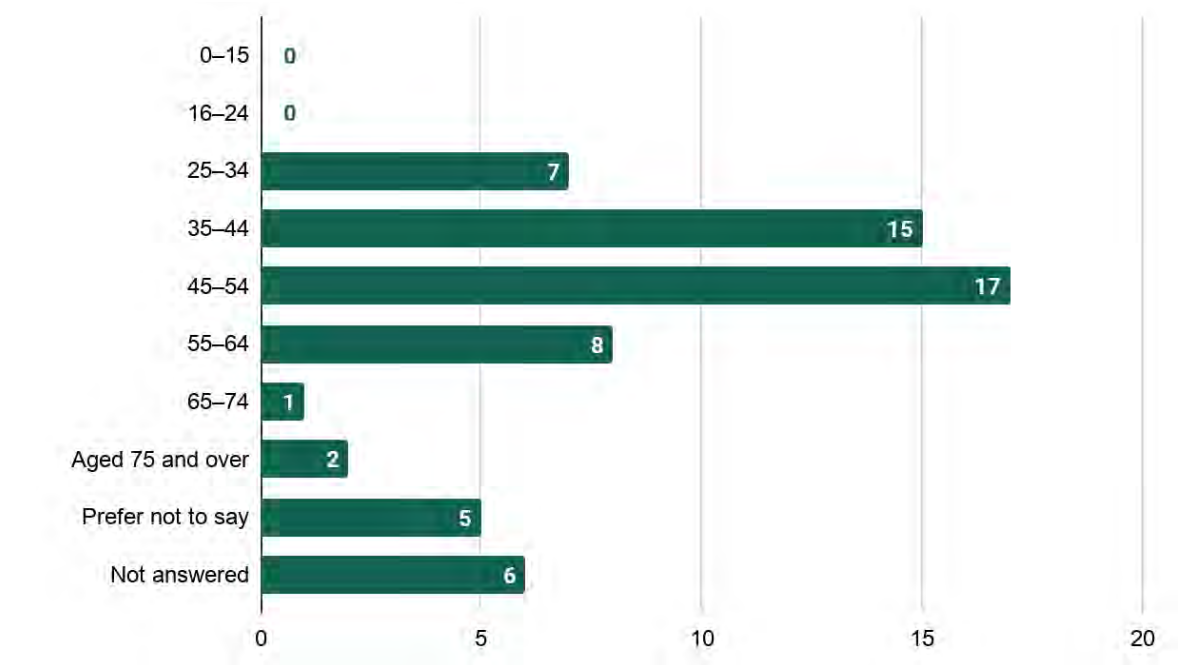
Transgender status

Respondents were asked whether they are transgender, or have a history of being transgender.



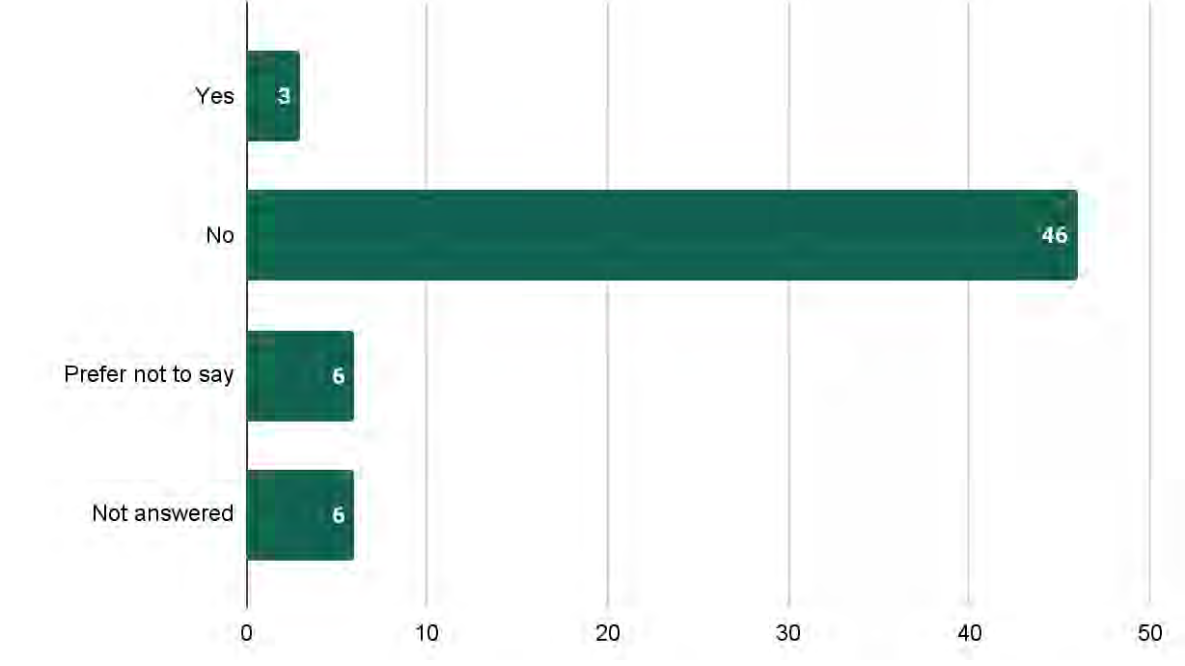
Age

Respondents were asked to indicate their age group.



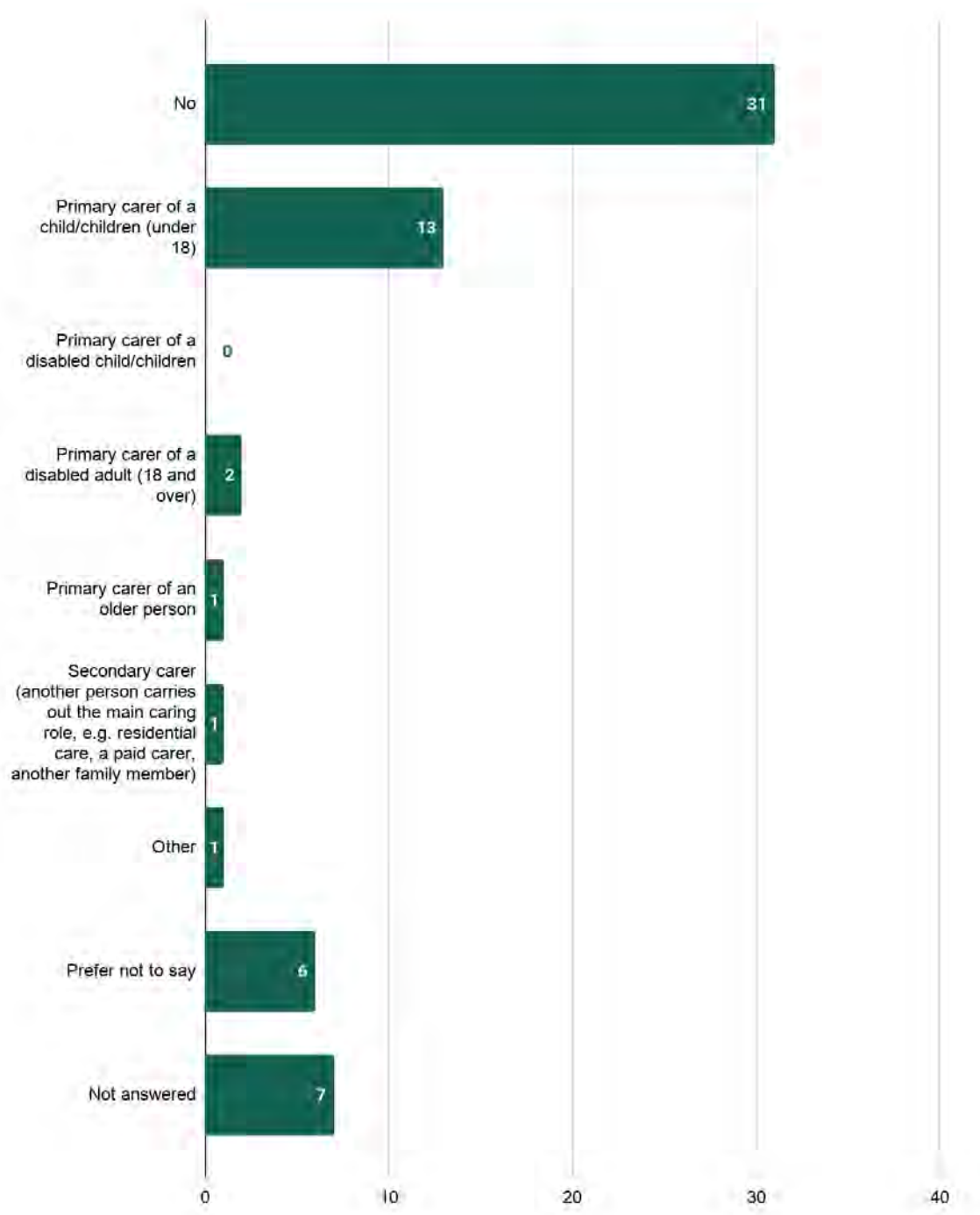
Disability

Respondents were asked whether they consider themselves to be disabled.



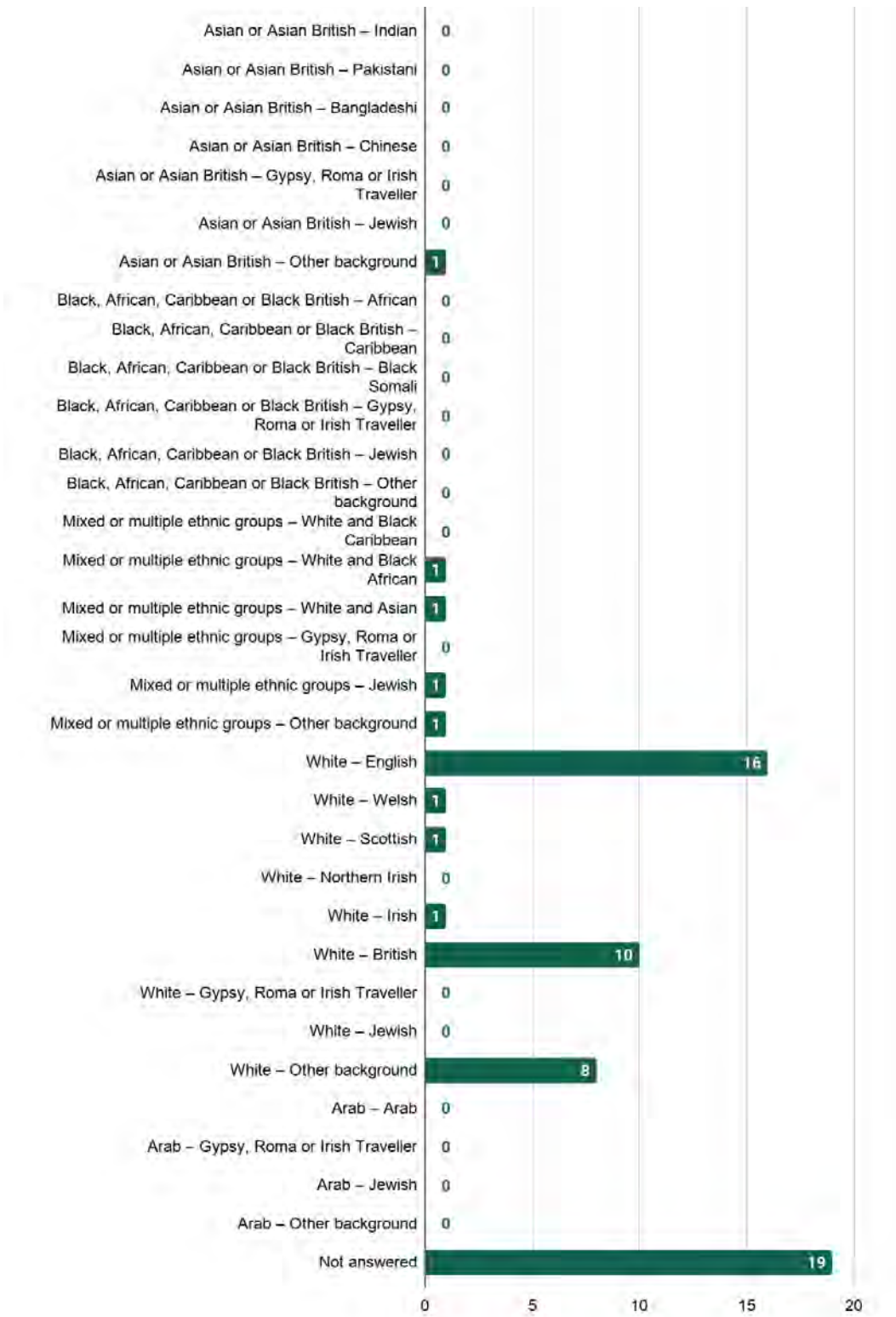
Caring responsibilities

Respondents were asked whether they have caring responsibilities and were able to select more than one option.



Racial or ethnic origin

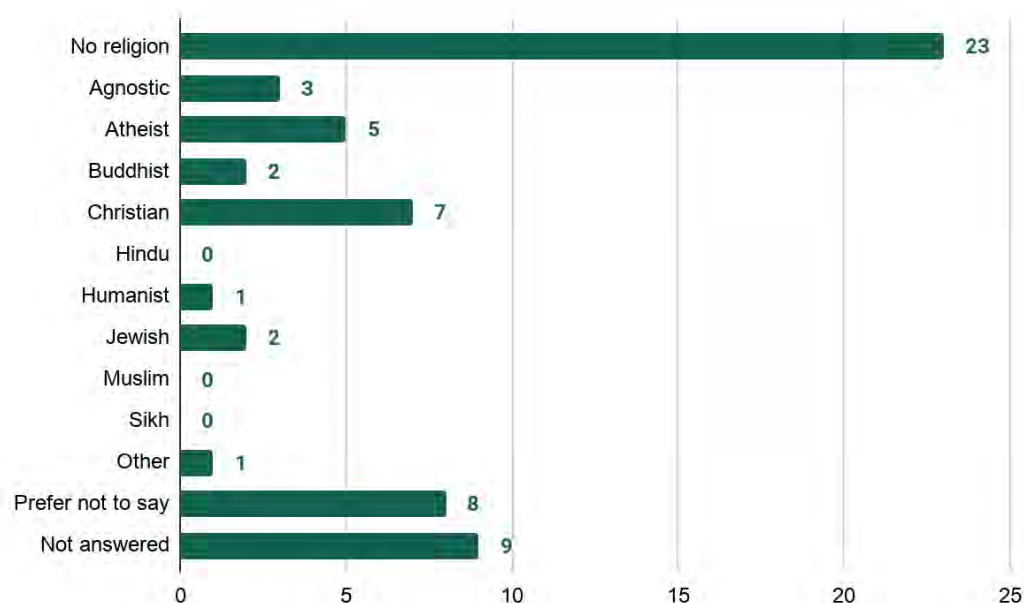
Respondents were asked to indicate their racial or ethnic origin. In the Citizen Space report, this question is presented across several grouped categories. The responses recorded were as follows.



Where respondents selected “White – Other background” or “Asian or Asian British – Other background”, further detail was provided in some cases. These included: *“British”, “Caucasian”, “European”, “French” (two responses), “Latin American”, “New Zealand” and “South African”*. These responses reflect a range of self-identified ethnic or national backgrounds that do not fall within the standard listed categories.

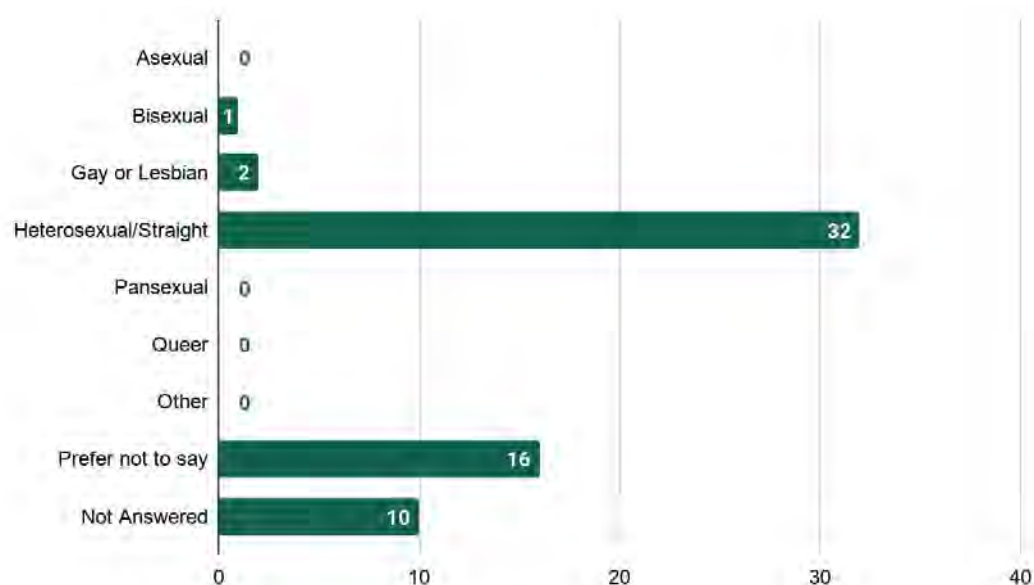
Religion or belief

Respondents were asked to indicate their religion or belief.



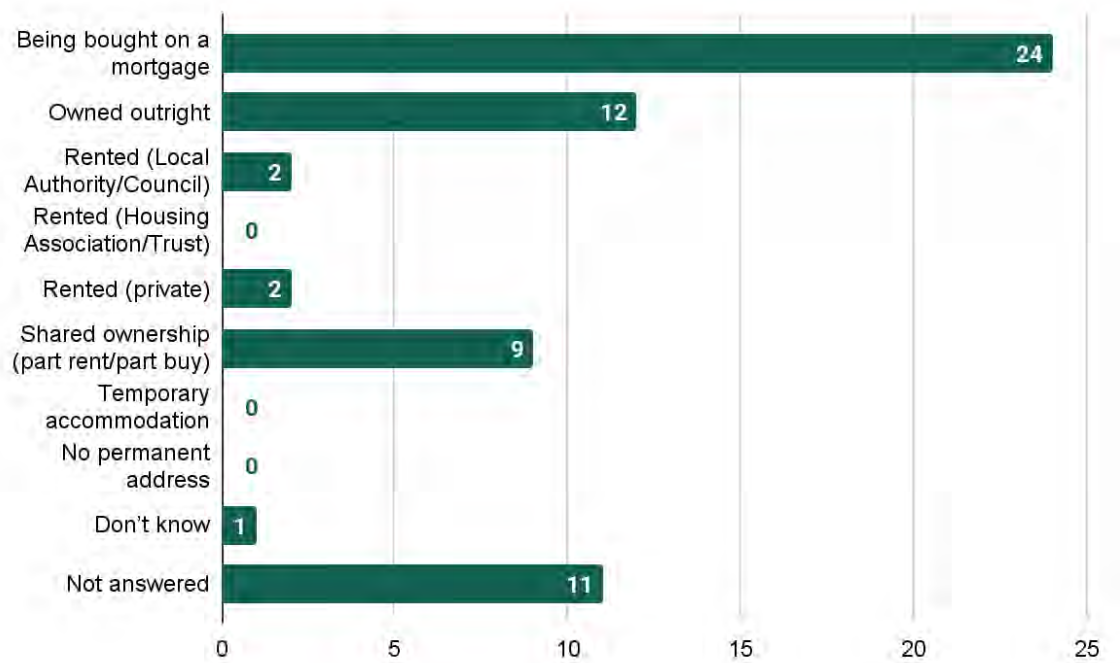
Sexual orientation

Respondents were asked to indicate their sexual orientation.



Housing tenure

Respondents were asked which of the listed options best describes the ownership of their home.



8.7 | Statements of Support

Key stakeholder statements of support

Clapton Square Conservation Area Advisory Committee 23 March, 2026

Clapton Square Conservation Area Advisory Committee

Covers: Graham Road & Mapledene; Broadway Market; Victoria Park; Fremont & Warneford; Town Hall Square; Mare Street; Regents Canal (Sections 1c and 1d); Hackney Wick; Beck Road; Well Street
Marion Court.

Section 73 Planning Application and proposed amendments to the consented scheme.

We have reviewed the proposed amendments to the consented scheme as shown on the revised drawings and diagrams provided by the local authority in relation to its impact on the Clapton Square Conservation Area and in particular Mehetabel Road. Based on this information our comments are:

The amendments are minor in terms of the scale of development now proposed versus the consented scheme.

When compared the consented renderings with the revised renderings of Block A (the building nearest the conservation area to be located on the east side of Link Street), and it appears the revised massing to the top floor of block A would have no discernible impact on the residents at Mehetabel Road. The revised position of the community centre would also be on the other side of the site which would have less of an impact on Mehetabel Road.

Subject to a satisfactory Daylight Impact Assessment for this area it appears that the proposed minor amendments to the blocks closest to Mehetabel road would have negligible impact compared with the consented scheme.

The design quality of the proposed materials, massing / articulation of the amended design appears to have improved since the previously consented scheme which would be positive for the character of the conservation area.

The new public squares, play areas and community provision would all be a welcome improvement to the site, improving connectivity and security / safety across the whole area.

Conclusion: subject to the impact on daylight levels being deemed acceptable (when compared with the consented scheme) we are in support of the proposed amendments as it appears the revised proposals would increase the quality, safety and amenity of the urban realm in this part of Hackney which would have a positive impact on the Clapton Square Conservation Area. It would be good to see the development go ahead in a timely manner.

Chair,

Iain Bruce

Hackney Society 28 April, 2026

Dear Steve and Christina,

Sorry for the delay in getting back to you. We appreciate that our comments may be late.

But the group did take some time to look at the proposals at our last meeting, in particular at the impact of the block that fronts Link Street, and most immediately relates to the context of Mehetabel Road, in light of the concern that has been raised locally about the proposal. We understand that four townhouses have been replaced with a four storey block and do not have a concern about this change in itself. The uncertainty over the identity of the front and back of the building would have been difficult to resolve in houses.

But the scheme is not shown sufficiently in context where it forms an important boundary to Link Street, which is already a fragmented pedestrian link - the proposals do not appear to recognise or address the quality of this poorly defined thoroughfare. We felt that the scheme could have more differentiation at this edge of the conservation area, rather than continue the very horizontal language of the whole of the development. It is difficult to see how the 'front' (or is it rear) elevation of this block has any reference to the C19 and older fabric and scale of the conservation area. The ground floor openings and the relationship of the spaces with the pavement/ street do not appear to be handled with much control or consideration for the nature of Link Street. A greater sense of the west/ Link Street elevation being the front of the building would be more appropriate.

We would like to submit this response as comment, rather than support or objection, but feel quite strongly that this particular block needs more work.

Best wishes,

Lisa Shell
Hackney Society Planning Group, Chair

lisa.shell@hackneysociety.org

8.8 | Letter to the Council (Note: Residents specifically requested that this should not be called a petition)

Community Letter to Hackney Council (hand delivered to then Deputy Mayor Guy Nicholson on 12 December, 2025)

Dear Bronwen, Councillors and members of the planning committee,

We are writing to object to the new proposed designs for Marian Court as well as the way in which this is being managed by the Council. After the plot has stood empty for over five years and was only partially occupied for many years before that, it is astonishing to see the adjustments being rushed through under a section 73 with only minimal time for feedback. The seemingly minor adjustments to the old design which was on the limit of what the plot could accommodate, has resulted in something wholly unsuitable for the area that will have a negative impact on both neighbours and potential new residents. This is particularly disappointing given that Hackney has been doing constructive and award winning work elsewhere such as the design by Mikhail Riches on Buckland and Wimborne Street or Taylor Court, Chatto Court, and Wilmott Court on Well Street which won the Housing Design Awards. Marion Court has the potential to be a success story for the local area and Homerton in particular with both high quality housing for social and private residents, and play and communal spaces. Unfortunately the proposed designs will not deliver this which is why we are asking the council to reconsider the approach and take the time to think about the site more carefully.

For context the proposed tower block on the corner of Homerton High Street and Ponsford Street will be two storeys shorter than those on the Trelawney Estate but will not have the same good public realm and spacing in between.. The tower will cast shadows across not only the rest of the estate but also the north east end of Mehetabel Road, Link Street and some of the back gardens on Isabella Road, and on the other side of site the light of residents in 17 Homerton High Street, Bridge House and Wintergreen Court. There are existing examples of tall designs which are less impactful such as Tower Court on Clapton Common where the density is much less than proposed on the Marian Court site. The average new build in London is 153 dwellings per hectare, at Marian Court it is 200 dwellings per hectare, on what is a relatively small site and already situated in a densely developed neighbourhood short on services and green spaces.

At the same time directly impacting the north east end of Mehetabel Road, and Link Street is the decision to change the apartments and town houses into 12 flats. The previous design was more sensitive to its situation on the edge of the Conservation area where residents are restricted in the changes they can make to their own homes. The extra storey is not insignificant given that Link Street is a single lane road. The proposed balconies (there appear to be around 12 in the illustration) will look straight over the garden of number 2, threatening to dwarf the house and impact their privacy as well as the houses on Link Street. Many of the new flats will have no direct light making them extraordinarily dark and gloomy while creating shadow across all the neighbouring gardens by further obscuring both indirect and direct light as well as on Link Street itself. On the opposite side of the north east end of Mehetabel, the decision to move the community space and garden and replace it with a turning space means that all service vehicles for 163 flats will be turning in close proximity to number 1, where already the service vehicles for three adjoining streets manoeuvre.

During the original consultation process back in 2017, we raised very similar concerns and presented a letter to the council signed by residents. These objected to the positioning and height of the town houses and apartments on Link Street, the density of the housing on site and the height of the tower block (now taller), as well as the small size of the proposed courtyard spaces and play areas (even smaller) and the small increase of council housing (2 units more than the number of council flats which were spread across Marion Court and Bridge House) in contrast to three times the amount of 'affordable' and private homes.

The supposedly small new adjustments will have a significant impact. Given this, rushing the plans through on a section 73 is disingenuous and not in the public interest. We would be grateful if you would consider the approach so that we can work together to deliver the best outcomes for the site long term and in a sustainable way for surrounding and estate residents. We fully acknowledge the need and support the provision of good quality housing and see this as an opportunity to build something constructive and inspiring for the local area.

This letter was signed by 85 local residents. Addresses and contact details of the signatories is 'redacted' to protect individual rights to privacy and GDPR legislation.

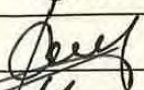
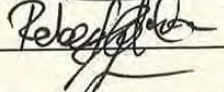
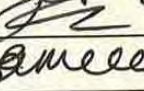
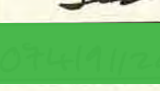
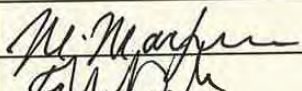
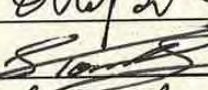
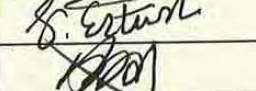
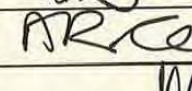
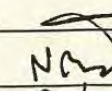
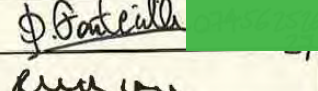
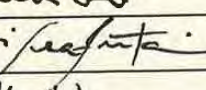
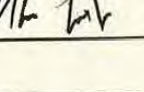
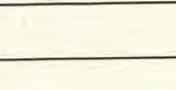
We the undersigned support the attached response to Hackney Council's most recent proposal for Marian Court

Name	Signature	Date
Jonathan Gocart	[Signature]	8/12/25
VICKI DROMODEN	[Signature]	8/12/25
ED ASHCROFT	[Signature]	8/12/25
KATE MAULBY	[Signature]	8/12/25
Zahra Payami	[Signature]	9/12/25
John Long	[Signature]	" "
OLC May	[Signature]	" "
Tom Roberts	[Signature]	9/12/25
Lisa Halliday	[Signature]	9.12.25
Peter Toller	[Signature]	9.12.25
Tom Whelan	Tom Whelan	9-DEC-25
Rayah Feldman	[Signature]	9.12.25
Ruby Kimber	[Signature]	9.12.25
Abby Caban	[Signature]	9.12.25
ROBERT PHILLIPS	[Signature]	9.12.25
CAROLINE PHILLIPS	C. Phillips	9.12.25
Eithne Arzatt	E. Arzatt	9/12/25
PETER McCALL	[Signature]	9/12/25
Gary Horsman	[Signature]	9/12/25
Maxwell A'Hea	[Signature]	9/12/25
IRIS LEASON	[Signature]	9/12/25
Vicky Tourstall	[Signature]	9/12/25
KERSTIN WILSON	[Signature]	9/12/25
SARAH WATSON	[Signature]	9/12/25
WILL WHALLEY	[Signature]	9/12/25
Katie Swan	[Signature]	9/12/25

We the undersigned support the attached response to Hackney Council's most recent proposal for Marian Court

Name	Address	Signature	Date
Miranda West		Miranda West	8/12/25
Rosie Swash		Rosie Swash	9/12/25
Henry Lloyd-Hughes		Henry Lloyd-Hughes	9/12/25
Hannah Pakenham		Hannah Pakenham	"
Rob Hephurn		Rob Hephurn	"
Selina Royle		Selina Royle	9/12/25
PRASER ROYLE		PRASER ROYLE	09.12.25
Carus Royle		Carus Royle	09/12/25
Steve Royle		Steve Royle	9/12/2025
Tom Lee		Tom Lee	9/12/2025
Oskar Rice		Oskar Rice	9/12/2025
Seán Donaghy		Seán Donaghy	11/12/2025
Daniel Smith		Daniel Smith	11/12/2025
MATTHEW FIELDS		MATTHEW FIELDS	11/12/2025
Maria Noguera		Maria Noguera	11/12/2025
Zoe Maher		Zoe Maher	11/12/2025
JOE GOODING		JOE GOODING	11/12/2025
LANRANCE LESTON		LANRANCE LESTON	11/12/2025
Molly Calladine		Molly Calladine	11/12/25
THE MAS MAJOR		THE MAS MAJOR	11/12/25
JOHN HENRY		JOHN HENRY	11/12/25
JULIA LANETON-LOCKTON		JULIA LANETON-LOCKTON	11/12/25
Sarah Newby		Sarah Newby	11/12/25
OLIVIA SUBOTK		OLIVIA SUBOTK	11/12/25
Jenny Blanchard		Jenny Blanchard	11/12/25
AMANDA ZONE		AMANDA ZONE	11/12/25

We the undersigned support the attached response to Hackney Council's most recent proposal for Marian Court

Name	Address	Signature	Date
KACEY			12/12/25
Louise			12/12/25
Rebecca			12/12/25
JOHAN			12/12/25
Victoria			12/12/25
Russell French			12/12/25
BETH WALMSLEY			12/12/25
MATT BOKAN			12/12/25
JESS CLARKE			
Sam Daman			12/12/25
BETH HICKING-MOORE			12/12/25
Mariya Marsden			12/12/25
ELLA PARK			12/12/25
077893915 Gerald Tomkins			12/12/25
Selen Erturk			12/12/25
ARDA EDULL			12/12/25
ABI BEASLEY			12/12/25
Oran Goelieb			12/12/25
NIARA RYAN			12/12/25
DIEGO FONTECILLA			12/12/25
RUTH LOW			12/12/25
GABRIEL SEABRA			12/12/25
Mhairi Grant			12/12/25

[illegible]

8.9 | Council Response to Letter

Response to Petition from Jane Havemann, Head of Housing Delivery, North



Housing Regeneration & Delivery

Hackney Council
1 Hillman Street
London
E8 1DY

020 8356 7807

jane.havemann@hackney.gov.uk

19 January 2026

Dear neighbours to the Marian Court site

Re: Marian Court regeneration project

Thank you for meeting with Cllr Nicholson and Bronwen Thomas on 12 December 2025. I am writing in response to the letter that was read at the meeting and handed to us that evening.

Firstly, I would like to thank you for the time and consideration you have taken to collate your response to the Council's updated development proposals at Marian Court. We understand that there are concerns amongst neighbours about the project, and many of these apply both to the original planning consent from 2020, and to the recent updates. The development at Marian Court, which is the final phase of the Bridge House and Marian regeneration, will deliver over 160 much-needed new homes as well as new public spaces and play facilities, a new community centre and new commercial units at ground floor along Homerton High Street. I'd like to thank you for your patience whilst we compiled a response to your letter of 12th December. It contained a number of questions that I wanted to make sure we answered in full.

Since the project received planning consent in 2020, the construction industry has faced significant challenges to building new homes, including a steep rise in the cost of building materials, a rise in energy prices, and higher interest rates. Important new building regulations introduced following the Grenfell Tower tragedy became law in 2024. This has affected construction projects across London and the UK, with housing starts in London now at a near all time low.

It is within this context - and primarily due to the new building regulations - that we needed to pause the Marian Court project and make alterations to the proposals.

The work to update the proposals in response to the new regulations started in October 2024. Our approach to the design update process has been to make as many of the necessary changes as possible internally within the buildings, introducing the required second staircases on the taller parts of the project and making other safety-related changes to the layouts, whilst keeping external changes to a minimum. It is important to us that the design vision and quality standards of the original planning consent are upheld.

Within the limited set of changes to the project externally, we have been able to make some changes which improve upon the planning permission, in terms of the impression on neighbours to the west of the site. This includes reducing by one storey the height of a section of the new building on Link Street near to the end of Mehetabel Road, down from five to four storeys.

In summary, the alteration work includes introducing second staircases and lifts to the two buildings over 18 metres - in line with the new building regulations - and making homes more energy efficient, increasing some building heights by one storey to ensure we can build as many new Council social rent and shared ownership homes as possible. We haven't increased the number of storeys for the buildings closest to the conservation area and have decreased the height of Block E, which is one of the blocks adjacent to Mehetabel Rd, from a 5 storey block to 4 storeys at the closest point to that road.

Consultation

As the project already has planning consent, the consultation responses and feedback we received from local people prior to the 2020 planning consent have heavily informed our approach to amending the proposals. Our design team consultants - including architects Levitt Bernstein Architects (LBA), public realm and landscape architects, Muf Architecture Art (Muf) - were fully briefed on the feedback we received from local people during the comprehensive consultation process we undertook between 2016 and 2017.

The design changes made are as the result of lengthy and rigorous design work with our construction contractor and architects, and a lengthy pre-application process with the Local Planning Authority. While we appreciate that it would have been helpful to provide more regular progress updates once we started updating the proposals, we also wanted to make sure that we had a scheme that was fully compliant with new regulations, and deliverable in the current construction industry, before we re-engaged with local residents.

The project team members have engaged with the Bridge House Tenants and Residents Association, and attended a meeting on 9th October 2025, to update residents on the development and to present the final proposals. A fact sheet was circulated to attendees, who had the opportunity to raise any questions.

Following the completion of the design updates, we arranged a public exhibition on 27th November 2025 to provide all surrounding neighbours and interested parties with an opportunity to see the updated designs. These elements of engagement were led by the Housing Regeneration & Delivery team, and should be considered separate from the statutory consultation process that the Local Planning Authority will undertake, following planning submission.

Ahead of the public exhibition, the project team also undertook door knocking to Mehetabel, Isabella and surrounding roads, to encourage attendance and also enable residents in close proximity to have an opportunity to ask questions in person.

Quality

We are committed to building the highest quality council housing, which is why we are one of only a few councils to have an in-house strategic design team, made up of architecture professionals. To maintain

the quality of the planning permission and ensure that it is deliverable in the challenging context the construction industry currently faces, we have worked with a leading architectural team:

- Mulalley Construction Limited (MCL) have been working with us to amend the consented scheme design so that it has improved buildability, greater viability through carefully selected changes and is compliant with evolving regulations and legal requirements.
- We are delighted to be working with award-winning housing design specialists Levitt Bernstein Architects (LBA). LBA have expertly updated the design to meet all current regulations, while minimising the external changes and continuing the quality and character of the original planning permission.
- Alongside LBA, we are also working with Muf landscape architects who have a strong track record of delivering high quality play and communal spaces in Hackney. Muf have designed outdoor areas and children's playspace for several successful projects around the borough, including the award winning regeneration projects at Kings Crescent in Stoke Newington, and Tower Court in Stamford Hill.
- The council's in-house Regeneration Strategic Design team. Their role is to ensure that designs for new council housing are of the highest quality possible.

Together the team ensures that the designs are of the highest quality possible, and that public spaces, the materials used, entrances, facades, balconies and homes themselves are all reflective of this ambition.

Height and massing

The massing, scale and layout of the consented scheme was developed through an intensive and iterative design process and aims to protect neighbouring heritage assets by considering urban design, aspect, outlook, the relationship with the neighbouring context and environmental conditions, together with the views of consultees and the local community.

These considerations were also balanced against the importance of building new homes for the thousands of people in Hackney in temporary accommodation, on our housing waiting list, or who can't afford to get onto the property ladder. These factors led to a consented scheme that is mostly 5 storeys, with two taller elements at 8 storeys (Block B on Homerton High Street and Link Street) and 12 storeys (Block C) located on Homerton High Street where an additional storey can be accommodated, away from the conservation area to the west. In relation to the conservation area, Block A (on Link Street) was a row of 4storey townhouses, with the top floor set back, to mediate between the Conservation Area and the taller elements of the projects to the east.

The proposed tower remains at the corner of Homerton High Street and Ponsford Street, where the height can be accommodated and will mark this important corner. In line with new building regulations for energy efficiency and sustainability, the updated proposals are now gas-free, and air source heat pumps are concealed in a redesigned 'crown' at roof level. Despite this, overshadowing patterns remain largely consistent with the consented scheme and studies show that there is a negligible change in shadow extent when compared with the consented massing. All public spaces continue to achieve compliant levels of sunlight and the quality of the consented design remain or are improved on. The communal spaces will also deliver more tree planting, engaging play spaces, and encourage walking routes through the development.

Density

The proposed amendments to the scheme increase density by 1%. The table below compares the consented scheme and updated scheme densities. Two density measures are provided, with the larger area being the application boundary. The application boundary is the more suitable boundary for calculating density as it includes the public realm and pavements to the edge of Link Street, Ponsford Street and Homerton High Street. The table shows that the revised scheme results in an increase in density of around 1% in comparison to the consented scheme.

	2017/5024 consented scheme: 160 homes	S73 revised scheme: 163 homes	Change
0.79ha (ownership boundary)	202.5 units/hectare	206.3 units/hectare	+3.8 units/hectare (+1.02%)
0.86ha (application boundary)	186 units/hectare	189.5 units/hectare	+3.5 units/hectare (+1.02%)

The consented scheme was assessed under the old London Plan policy from 2016, when a density matrix was applied. The density matrix established a target range of 55-225 units per hectare (u/ha) based on the proposed number of homes and that the site is in an 'urban' setting. The consented scheme was well within the target range and considered acceptable. Considered in relation to this policy assessment, the updated scheme is also well within the target range. At the time of the consented scheme, Hackney's [Authority Monitoring Report \(2015-2017\)](#) noted a Hackney average density of 230 u/ha, while the London average was 183 u/ha.

Although the updated design proposes three more homes (all for Social Rent) than the consented scheme, housing size and mix changes mean that the number of habitable rooms overall has reduced so the concentration of people will be less. This is as a result of a loss of residential floorspace in order to accommodate changes to the buildings to comply with new building safety regulations, including second staircases and evacuation lifts in buildings over 18 metres.

Since consent was granted, a revised London Plan was adopted in 2021. The density matrix was removed, and instead the emphasis of policy shifted to assessing suitable densities through a design-led approach (see London Plan policies GG2, D2 and D3). The policy framework encourages higher density development in locations that are well-connected to jobs, services, infrastructure and amenities. Marian Court has a Public Transport Access Level (PTAL) of 5/6a, which is a high accessibility level. Supported by a Characterisation Study in 2018, Hackney's Local Plan 2033 also encourages higher density development in the Dalston-Hackney Central-Homerton-Hackney Wick-Stratford corridor.

Adopting a design-led approach, the updated proposals reinforce the consented masterplan principles for a high quality of architecture and public realm, developed from a comprehensive analysis of site character and distinctiveness and to respond to key opportunities and constraints. The updated scheme continues to locate height on Homerton High Street, where it is most appropriate, stepping down along Ponsford Street and Link Street, and then increasing in height along the railway line. As per the consented masterplan, height is reduced near to the Conservation Area, Link Street and Mehetabel

Road. Block A is designed with a recessed 4th storey and stepping down to 3 storeys to relate to the predominantly 2 storey buildings on Link Street and Mehetabel Road, as well as providing a transition with the 4 storey flatted block at the north end of Link Street. The revised scheme therefore optimises site capacity in response to the character and distinctiveness of the site, and demonstrates a suitable density for the location.

Regarding the impact of new homes on local amenities and services, Hackney Council's Strategic Planning team tracks the pipeline of homes to be delivered across Hackney. These numbers feed into the council's [Infrastructure Delivery Plan](#), which sets out what amenities and services are required and where. Marian Court's projected number of homes will be used to plan for any infrastructure (amenities and services) required in Homerton.

Heritage context

Responding to heritage is central to both the consented and updated scheme designs. Building height is concentrated away from the Clapton Square Conservation Area, with Block E (on Marian Street) now decreasing in height to 4 storeys at its edge and 1.5m further away from Link Street. In addition, care and attention has been taken over the design and detailing of Block A (located on Link Street), which has been developed to respond to the character and features of the Conservation Area.

In the consented scheme, the Block A townhouses were 3 full storeys plus a 4th storey of 'pavilion-like' structures. In the updated scheme, it is now 3 full storeys plus a 4th storey set back roof structure. The number of storeys has not changed from the consented to the updated design.

Overlooking

As outlined above, in the updated scheme, Block A becomes flats and increases the extent of the 4th storey. This introduces inset balconies overlooking Link Street. There is no change to the building line of Block A in comparison to the consented scheme.

In terms of assessing the impact, there are no set separation distances in policy, though Hackney's Local Plan Policy LP2 notes that the merits of development proposals will be balanced against the impact on amenity, including visual privacy and overlooking. The policy framework, and the 'Healthy Streets' approach, also encourages the provision of active streets with windows and balconies designed to overlook streets and public realm. Taking each floor level in turn, we conclude that the impact on overlooking is limited and has been minimised through the design approach:

- The ground floor units all have their private amenity space located to the rear, overlooking the new courtyard. Windows overlooking Link Street are to corridors rather than habitable rooms.
- The first floor homes have small inset balconies overlooking Link Street, and accessed from living rooms. Given the height of the windows and balconies, the potential for overlooking will be very limited. Windows overlooking Link Street are bedrooms.
- Similarly, the second floor homes have small inset balconies overlooking Link Street, and accessed from living rooms or kitchens. Generally, windows overlooking Link Street are to bedrooms or kitchens, so present limited impact of overlooking. In terms of the impact on the garden of 2 Mehetabel Road, the building core (communal staircase) window faces the garden most directly, and then views from the nearest balcony and bedroom window are indirect and so present limited impact on overlooking.

- The third floor units all have their amenity spaces located to the rear, overlooking the new courtyard. The top floor is recessed to increase separation distances and minimise the impact of overlooking to Link Street and the garden on Mehetabel Road. All windows facing Link Street are to bedrooms and therefore present limited potential for overlooking.

Daylight & sunlight

Daylight and sunlight studies have informed the consented and updated designs and are a key test for Hackney's Local Planning Authority (LPA). This information will be submitted to the LPA who will consider the impacts against other aspects of the scheme.

The proportion of dual aspect homes has increased from 95% to 99% in the updated scheme. While the amendments introduce some changes in residential numbers and internal layouts, as well as some modest changes in massing and external arrangement, the overall effect on daylight and sunlight performance is limited and does not materially alter the conclusions reached at the time of the original consent.

Vehicular movement

The revised proposals have been designed to minimise vehicle access on Marian Street (a new estate road that will be created). The provision for accessible parking bays, deliveries, servicing and emergency vehicles has been prioritised. The new community centre has been relocated to Ponsford Street to make it more public-facing and to better connect Marian Court with Bridge House. The south-western part of the site is now designated as play space near to Link Street. To the east of the play space is a turning head for Marian Street which enables emergency and refuse vehicles to exit, as there is no through road to Link St. These changes enable the turning head that was originally proposed in the main communal space of the project to be avoided. This improves safety and use of this space. On balance we consider that this approach is appropriate, and an improvement on the original scheme.

Vehicle movements are minimised, with Marian Street only providing access to the wheelchair parking spaces, and for refuse and deliveries. Marian Street has no through connection to Link Street and Marian Street has also been narrowed to help reduce vehicle speeds.

Next Steps

As you will be aware, we have worked with you to find another meeting date to allow discussion about the proposals. I look forward to seeing you on 22 January.

Yours sincerely

Jane Havemann

Head of Housing Delivery - North

For more information visit:
bit.ly/mariancourtplans

