

Blandford Court Development Proposal Summary report

Report Date: August 2024

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Background

This report summarises the engagement methods and feedback received during the first phase of the New Homes Programme. This stage of consultation was a targeted site-specific discussion with neighbours and local residents around the development of new homes being built on the Lockner Estate. This engagement took the form of 2 site-specific events and an online survey that ran for 2 weeks, from Saturday 13 July 2024 to Saturday 27 July 2024.

Purpose of this report

This report provides a neutral account of the engagement that took place and the feedback received. The scope of the first stage of engagement was to gain an understanding of resident's views and ideas regarding the early design work for the new homes. As a result, would allow the Council to better understand how to develop the designs for residents' use and interact with the areas around them.

Distribution

- 1,550 newsletters were sent to the surrounding area ([see distribution area](#)).

Engagement

- An online survey was hosted on Citizen Space; Hackney Council's consultation hub between Saturday 13 July 2024 and Sunday 28 July 2024.
- Two events were held on Saturday 13 July 2024 and Wednesday 17 July 2024 in the open space adjacent to the garages.
- Contact details were provided in the newsletter sent to residents who wished to ask any questions.
- Door knocking was also conducted at the events to encourage residents to attend the public events or fill in the online survey.

Responses

- 16 responses were received from the online survey, plus 63 comments from post-it notes and quick comment cards received at the events.
- Around 55 local residents attended the events ([see attendees location](#)).

Feedback

General feedback

The majority of people felt that the scheme is a positive replacement of the existing garages at Blandford Court.

People were appreciative about how the plans have developed in response to engagement, considering light and views and seeking to retain as many trees as possible on Kingsland Road.

Overall these are the aspects of the proposed plans that people like most:

- Provision of social housing for rent
- Townhouses for families
- Designs that address anti-social-behaviour
- Additional landscaping and planting to make the estate feel uplifted
- Potential reduction in road noise from Kingsland Road
- Retention of larger trees
- Designs that are sensitive to the light impact on surrounding buildings
- Sensitive designs to minimise overlooking

Specific issues raised

Landscape, play and access - There was support for the vision for a child friendly, green space between the homes and the existing Blandford Court building. However, some people raised concerns about the concept of doorstep play as the space will be shared with vehicles parking and service vehicles.

Commercial Space -Whilst everyone agreed the best location for a commercial space was at the southern end of the new housing, there remain questions about how this commercial space will provide shared use for the community.

Gaps between townhouses - Illustrations showed the gaps between the new homes as greened / communal garden spaces. Many people felt that the estate has good provision of green space and that these spaces would be better used for storage that would benefit the existing estate. Cycle storage and bin stores are high priorities.

Cut through to the bus stop (Kingsland Road) - There were mixed views on whether this is a good idea or not. Some felt this would be very convenient, whilst others are concerned that this would draw more people through the estate and potentially attract more ASB.

Anti Social Behaviour (ASB) - Whilst ASB remains a major concern for many residents, there was strong support for the locating of front doors of the new homes facing Blandford Court, providing eyes on the street. This combined with new / improved lighting was considered a way to benefit the whole estate.

Housing allocation - The provision of townhouses providing family homes for social rent is greatly supported. There is a hope that these will be first allocated to families in need on the estate.

Construction impact - Concerns were raised regarding how the construction process will impact access and safety for residents of Blandford Court (and Kingsland Road) and those using this route to access the rest of the estate. Noise is also a concern for night workers and those working remotely from home during the day time.

Kingsland Road facade - Some specific questions were raised about the design of the facade facing Kingsland Road and how this would impact the street and narrow footway.

Overview of results

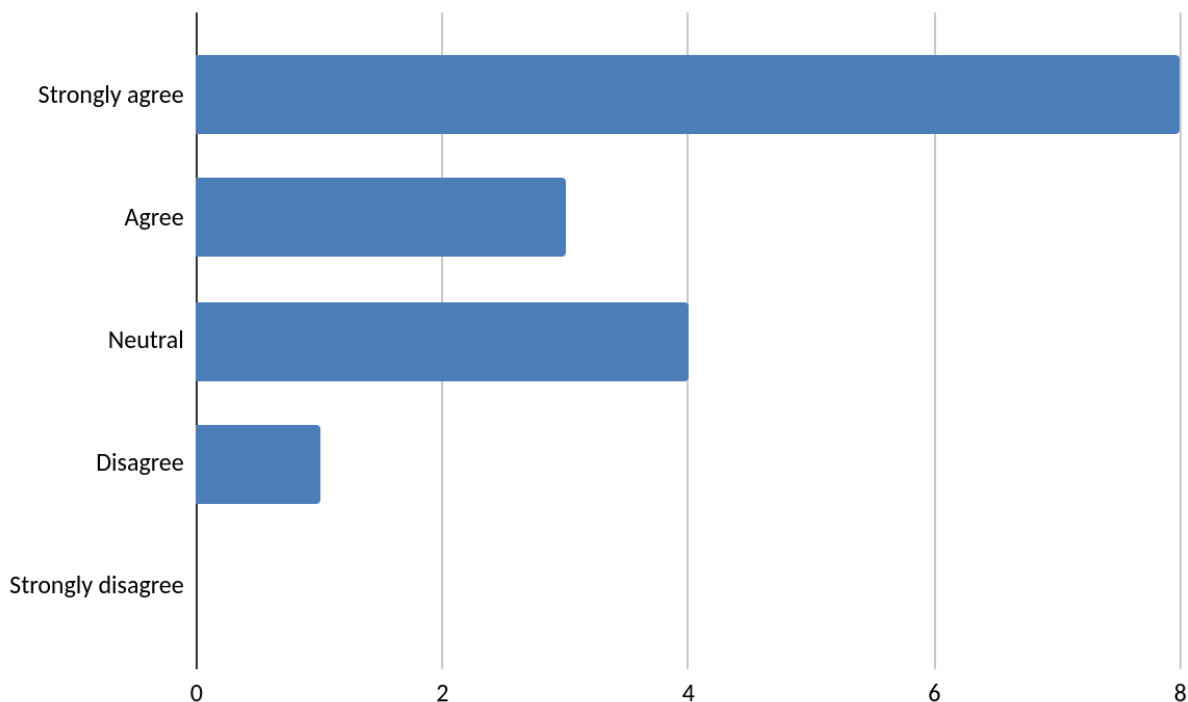
A mixture of quantitative and qualitative questions were asked concerning Character & Identity, Public Spaces & Play, Movement & Access, Signage & Wayfinding, History & Identity; and design development of new housing for Blandford Court garages. The aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

Character of the Lockner Estate – Board 3

Question 4. What are the things you most love about the neighbourhood?

Residents love the quiet and calm away from Kingsland Road; the green spaces and the openness provided by the estate layout as well as the strong sense of community and diverse cultures mixing. They love the local shops and businesses and proximity to central London with good public transport access.

Question 5a. To what extent do you agree or disagree with the Shared Design Principle to, Have consistency across buildings so that the estate feels like it's one place (i.e. strong horizontal banding, colonnades and covered walkways and materials)



Strongly agree	8
Agree	3
Neutral	4
Disagree	1
Strongly disagree	0

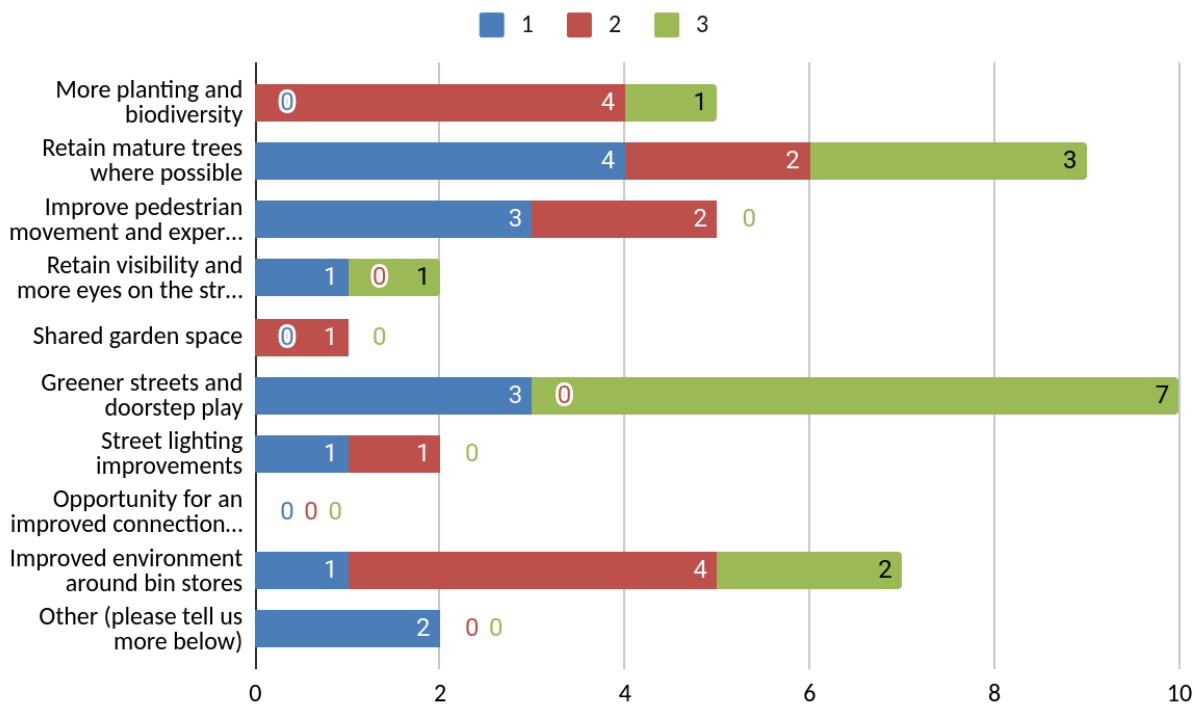
Question 5b. If you have any additional comments, please write here:

All but one respondent agree with the shared design principle to have consistency across buildings so that the estate feels like one place. They want the new buildings to integrate with the existing estate, to avoid a sense of us and them. This could be through strong horizontal banding, colonnades and covered walkways and nothing should be higher than what already exists on the Lockner Estate.

There is some concern about how the new building facade will look on Kingsland Road, and that it should not be a featureless block and could relate to the Victorian housing to the north with small front gardens.

Public Spaces, Landscape and Play – Board 4

Question 6. Of the design principles listed below, please choose your top three priorities (other than housing) for improvements to the landscape and outdoor areas in and around Blandford Court (please number your options 1 to 3, number 1 being the highest priority)



	More planting and biodiversity	Retain mature trees where possible	Improve pedestrian movement and experience	Retain visibility and more eyes on the streets for safety	Shared garden space	Greener streets and doorstep play	Street lighting improvements	Opportunity for an improved connection between Englefield Road and St Peter's Way	Improved environment around bin stores	Other (please tell us more below)
1	0	4	3	1	0	3	1	0	1	2
2	4	2	2	0	1	0	1	0	4	0
3	1	3	0	1	0	7	0	0	2	0

Weighting the above scores - 3 points for 1st choice, 2 points for second choice and 1 point for 3rd choice - the top three priorities are

1. Retain mature trees where possible (22 points)
2. Improve pedestrian movement and experience (17 points)
3. Greener streets and doorstep play (16 points)

Closely followed by:

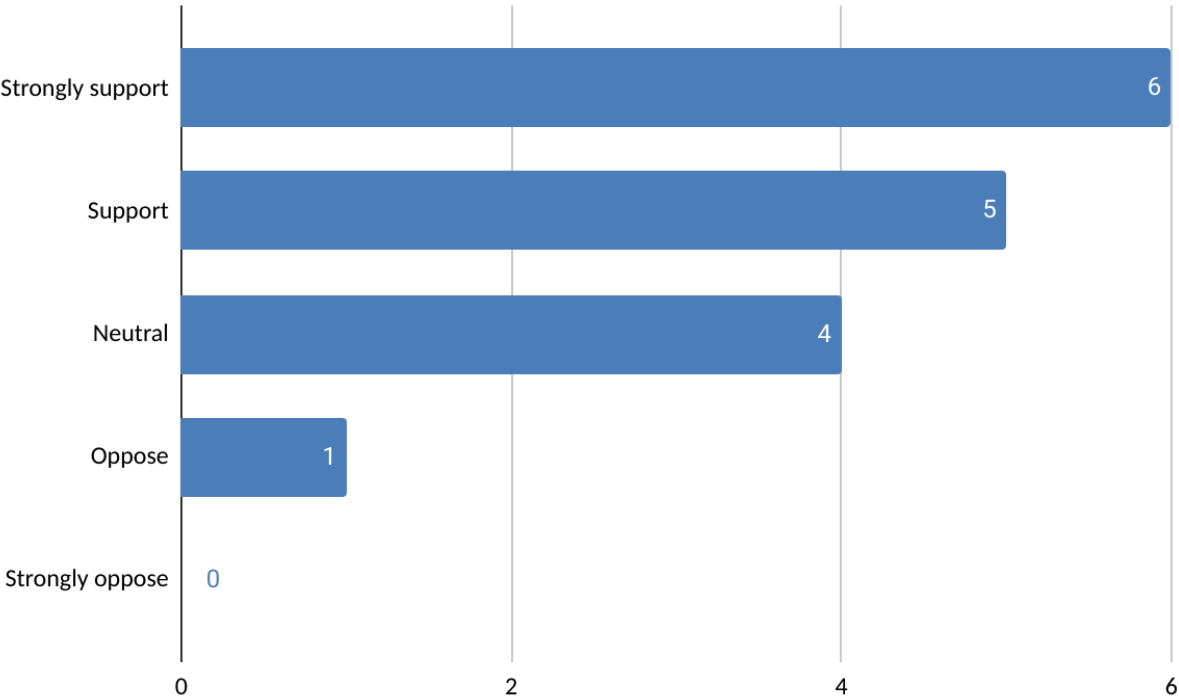
4. Improved environment around bin stores (14 points)

Only one person selected 'shared garden' as a priority, given the amount of green space existing on the estate, the general feeling is that storage is the priority. Eg: better bin stores, storage sheds/lockers, more cycle parking (not cycle hoops) are much needed on the estate.

Question 6b. If you selected other, please tell us more below:

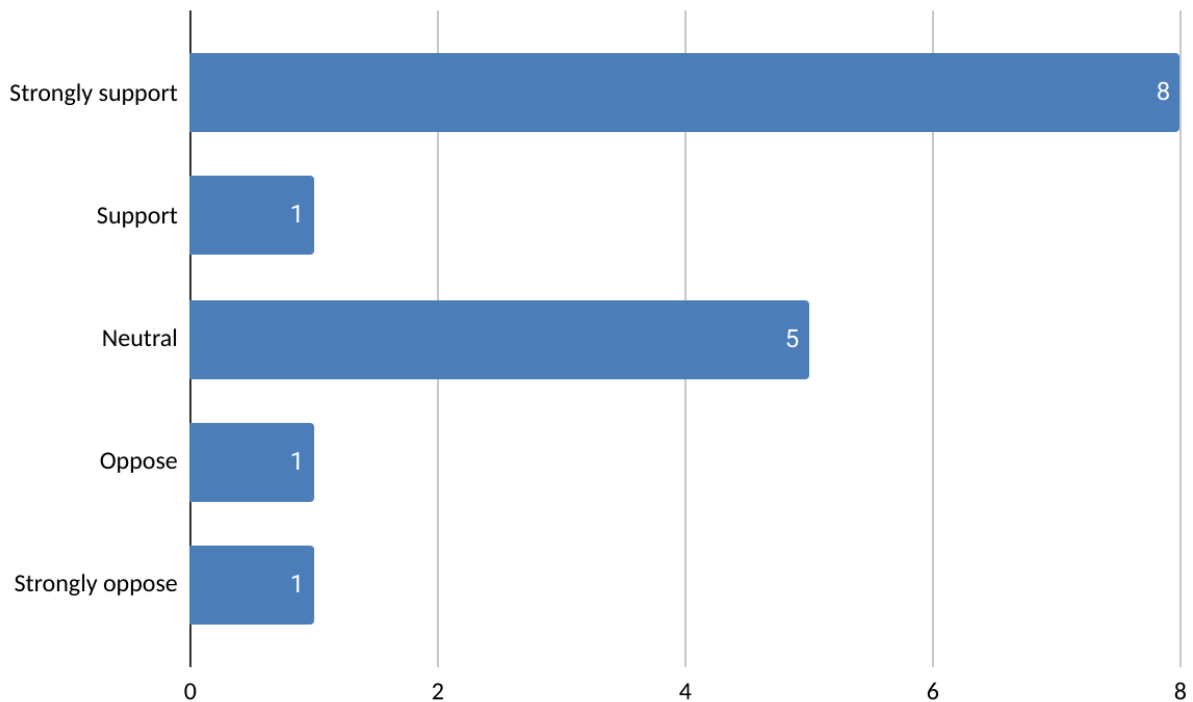
Support for the idea of the route between St Peter's Way and Englefield Road being for people but some raised concerns over how children playing (doorstep play) in the re-landscaped space between the existing and new block will be safe given that there will still be some parking and vehicular access for servicing.

Question 7. Do you support or oppose the idea of non-residential spaces being located at the corners of the new development?



Strongly support	6
Support	5
Neutral	4
Oppose	1
Strongly oppose	0

Question 8. Do you support or oppose the idea of a new public space between the new housing and Blandford Court with parallel parking?



Strongly support	8
Support	1
Neutral	5
Oppose	1
Strongly oppose	1

The majority of respondents strongly support this idea, with only two opposing or strongly opposing the idea.

From the public event some voiced concerns about a potential increase in parking on side streets. Also It was felt that retaining existing blue badge spaces is very important.

Question 9. Are there other improvements or changes you would like to see in these areas to better meet your needs and preferences?

The most talked about topics here were community safety, parking and refuse.

Currently the parking space is a mess with bins, cars, people using this 'open to the public' private space to take drugs and drink. People don't feel safe and so walk through as quickly as possible.

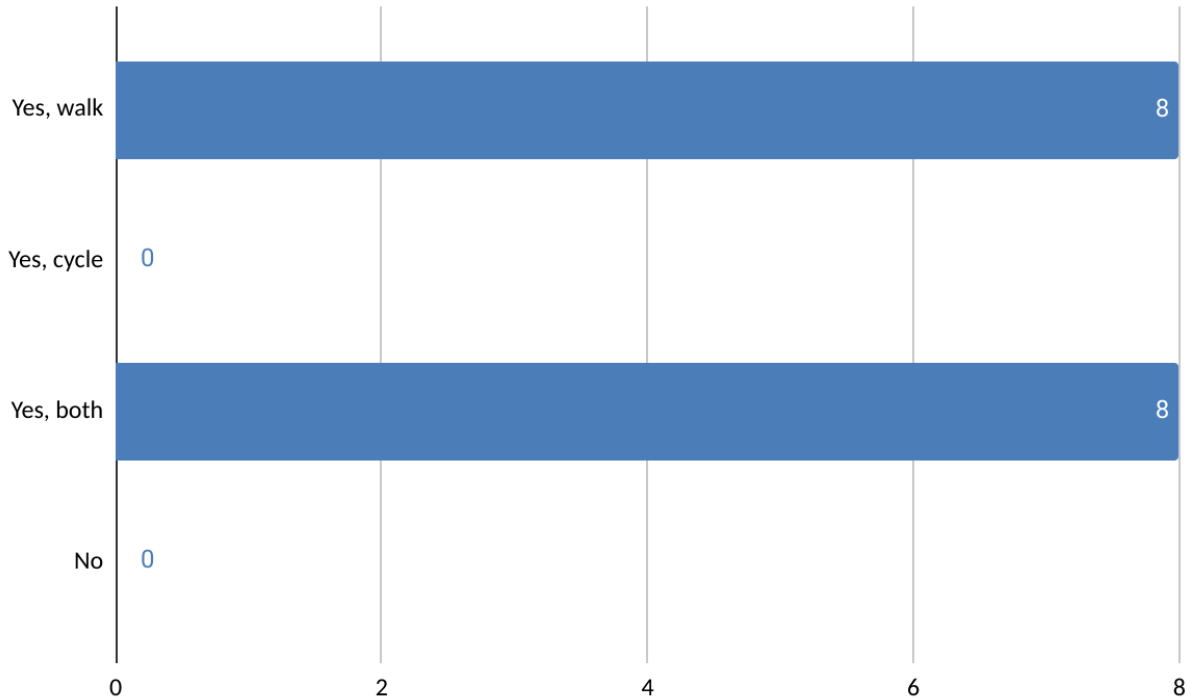
There is an aspiration that the new housing overlooking this space will make the place safer and cleaner, with a bin system that works and collects rubbish instead of distributing it everywhere.

Some would like to see the 'mews' be car free (except for services), others express importance especially for disabled residents to have access to parking.

It is noted that the use of the word 'public space' may be misleading - as the space between Blandford Court and the new homes would/should be a shared open space for residents.

Access, Movement and Servicing – Board 5

Question 10 a. Do you walk or cycle through and around Lockner Estate regularly?



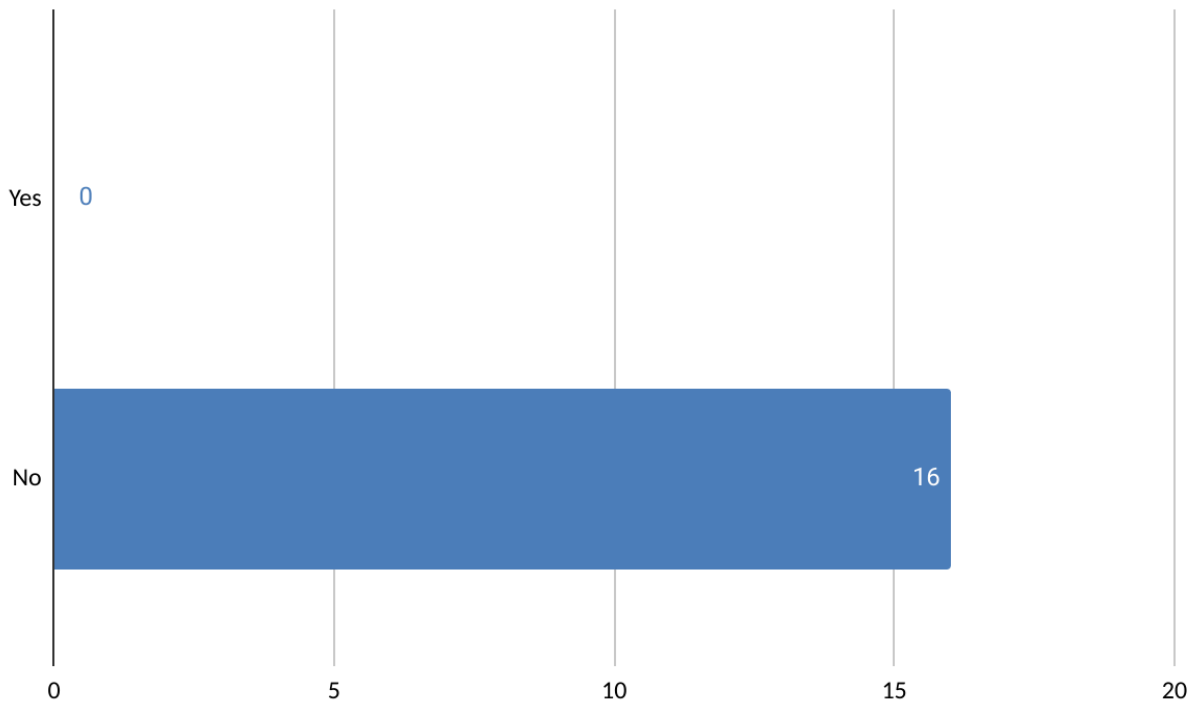
Yes, walk	8
Yes, cycle	0
Yes, both	8
No	0

Question 10 b. If yes, what improvements or changes would make walking and cycling more enjoyable and safer for you?

Community safety is the top priority - in the form of CCTV, better and operational lighting, cleanliness and control over access of vehicles, to make it safer to walk through the estate. A direct link to the bus stop was also mentioned.

Others mention the need for more cycle storage, including for visitors.

Question 11 a. Do you have a mobility issue that affects your ability to get around the area?

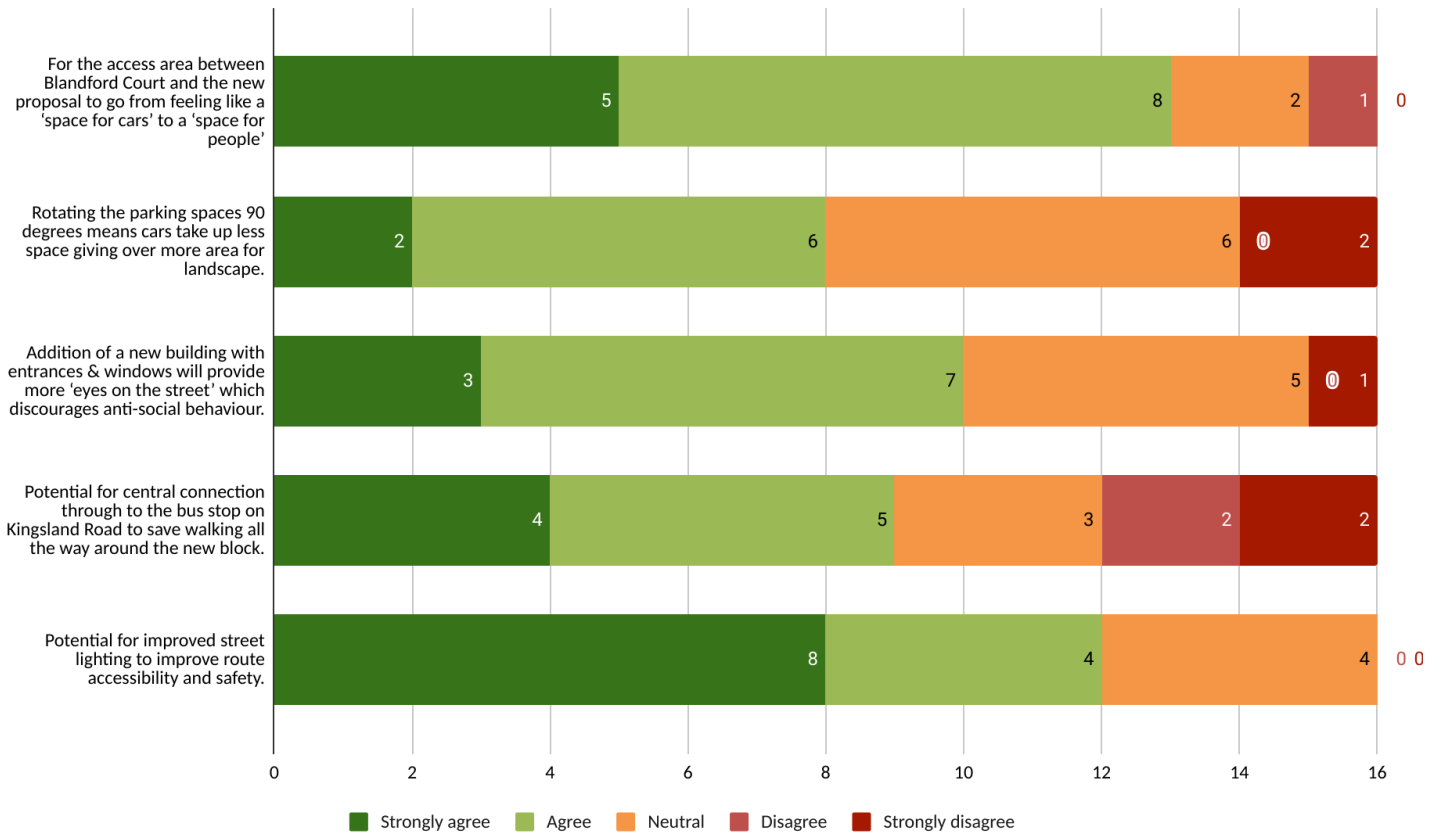


Yes	0
No	16

Question 11 b. If yes, what improvements or changes would make getting around easier and safer for you?

There were no responses provided.

Question 12 a. To what extent do you agree or disagree with the below Shared Design Principles:



	For the access area between Blandford Court and the new proposal to go from feeling like a 'space for cars' to a 'space for people'	Rotating the parking spaces 90 degrees means cars take up less space giving over more area for landscape.	Addition of a new building with entrances & windows will provide more 'eyes on the street' which discourages anti-social behaviour.	Potential for central connection through to the bus stop on Kingsland Road to save walking all the way around the new block.	Potential for improved street lighting to improve route accessibility and safety.
Strongly agree	5	2	3	4	8
Agree	8	6	7	5	4
Neutral	2	6	5	3	4

Disagree	1	0	0	2	0
Strongly disagree	0	2	1	2	0

The majority of respondents agree or strongly agree with the proposed shared design principles, to create a space that is for people not cars, that is well lit and safe, with new entrances and windows off the mews and car parking rotated 90 degrees to provide more space for landscape.

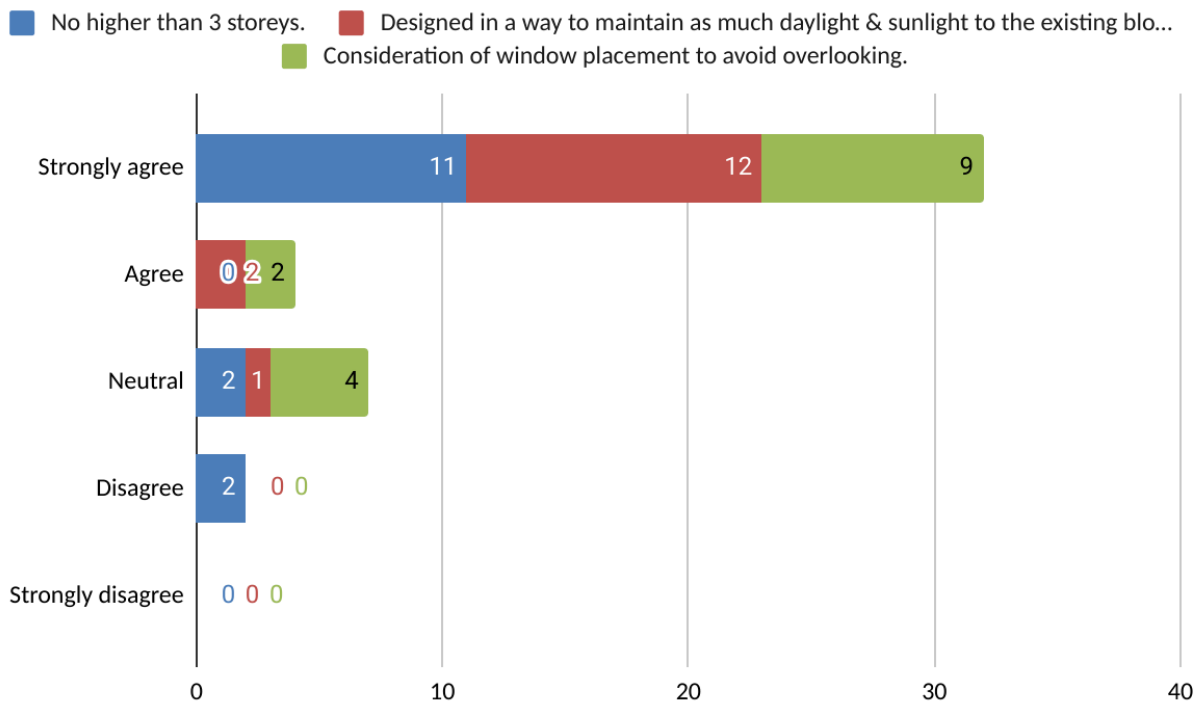
The only area where there are mixed views and a number of people who disagree or strongly disagree is the potential proposal to create a direct link to the bus stop on Kingsland Road. This reflects the in person conversations at the public events.

Question 12 b. If you have any additional comments, please write here:

Residents note the need to have good lighting and measures to address community safety in order to create a space for people.

Scale and Massing – Board 6

Question 13 a. Do you agree or disagree with the Shared Design Principles listed below:



Do you agree or disagree with the Shared Design Principles listed below:	No higher than 3 storeys.	Designed in a way to maintain as much daylight & sunlight to the existing block.	Consideration of window placement to avoid overlooking.
Strongly agree	11	12	9
Agree	0	2	2
Neutral	2	1	4
Disagree	2	0	0
Strongly disagree	0	0	0

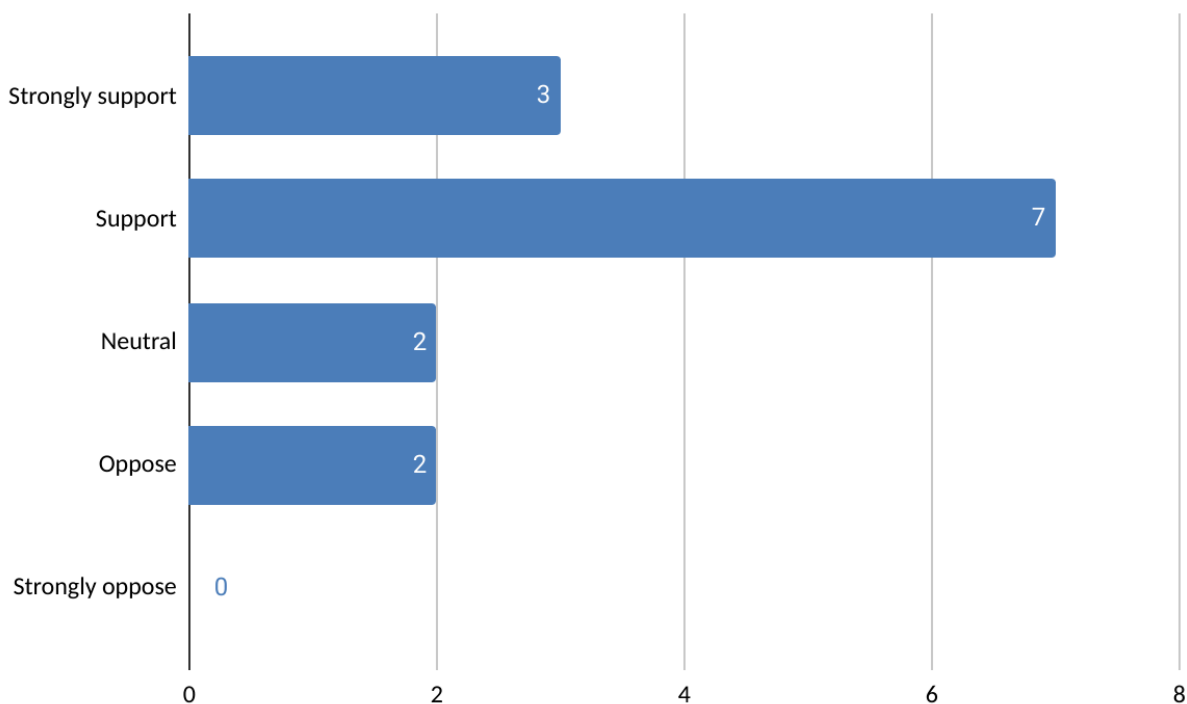
Question 13 b. If you have any additional comments, please write here:

Residents on the 1st floor of Blandford Court are concerned about loss of views - such as they currently have of the trees and shops across Kingsland Road over the tops of the garages.. They are also concerned about overlooking especially of the access walkway as this is their only access to outside space.

Others note the need for social housing and for 3 + 4 bed homes and this should be the priority, even if the scheme is denser.

Design Development – Board 7

Question 14 a. Do you support or oppose the further development of Option 3 – Clusters of Townhouses with a commercial / community space at the north end?



Strongly support	3
Support	7
Neutral	2
Oppose	2
Strongly oppose	0

Question 14 b. If you have any additional comments, please write here:

Of the 20 comments received at the public event 15 were supportive. What they like is:

- Provision of social housing for rent
- Townhouses for families
- Addressing ASB
- Environmental uplift

- Potential noise reduction from Kingsland Road
- Retention of trees, and
- Addressing light impact

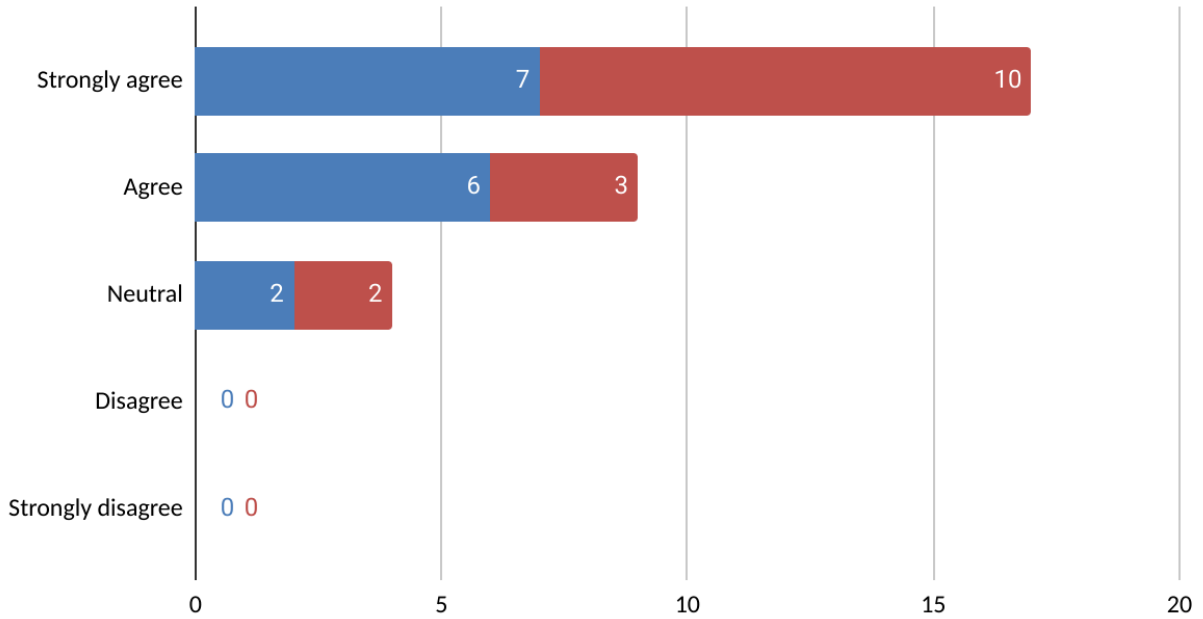
Concerns over:

- Need for infrastructure (eg health and education)
- Ground floor along Kingsland Road (design)
- Nature of the new Community Space
- Housing allocation and meeting needs of Lockner Estate residents first

Entrances and Amenities – Board 8

Question 15 a. To what extent do you agree or disagree with the below Shared Design Principles:

- Entrances to the new homes opposite the existing entrances to Blandford Court making a new residential stre...
- Opportunity to combine and improve bin stores and potentially cycle stores for new & existing residents of Bl...



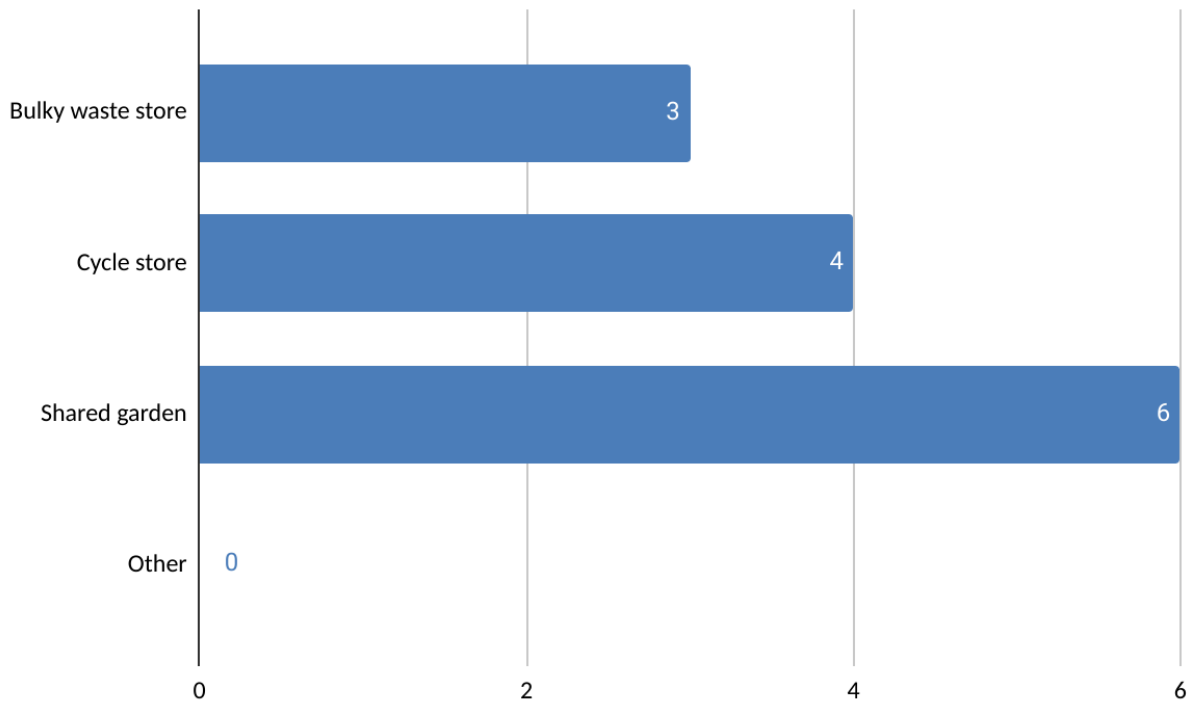
	Entrances to the new homes opposite the existing entrances to Blandford Court making a new residential street.	Opportunity to combine and improve bin stores and potentially cycle stores for new & existing residents of Blandford Court.
Strongly agree	7	10
Agree	6	3
Neutral	2	2
Disagree	0	0
Strongly disagree	0	0

Question 15 b. If you have any additional comments, please write here:

Respondents agree that the council should clean up and uplift the existing estate so that they integrate well. The building works will cause dust and affect the estate.

One respondent commented on the opportunity to deliver good quality homes that are built robustly, with sustainable materials and with good floor to ceiling heights. The existing estate used poor materials and asbestos as an insulator, low ceilings and box rooms with no windows, it has mould problems, and very low water pressure.

Question 16 a. There is an opportunity to utilise the space between the new town houses. Of the items below, which would be your top priority?



Bulky waste store	3
Cycle store	4
Shared garden	6
Other	0

Top priority is for a shared garden (6), followed by cycle storage (4) and then bulky waste (3) with 3 no answers. This does not align with other feedback - see below.

Question 16 b. If you have any additional comments on entrances and storage, please write here:

Comments reflect conversations at RSG's and at the public events - evidencing a polarity of opinions on whether a direct link to the bus stop on Kingsland Road is a good or bad idea. Some fear that it will open a thoroughfare for non residents and attract more ASB. Others like the convenience this would create.

There is a general concern over the loss of garages and the loss of storage of all kinds including bulky waste and prams and especially of bikes.

Some are interested in community gardening but others say this has been talked about often but never carried through.

Whilst storage is a priority as opposed to creating more green spaces or shared gardens, it was noted not to forget that elderly people need places to stop and pause.

The ends of the blocks are favoured for a commercial space, with mention that this could provide affordable workspace, with flats over.

- Bulky waste storage should be provided elsewhere on the estate
- Cycle storage is the priority
- Pram storage is needed
- Community gardens have not been taken up historically
- Car parking needed

History and Identity – Board 9

Question 17. Please share your fond memories and anecdotes about living on the Lockner Estate.

Positive memories:

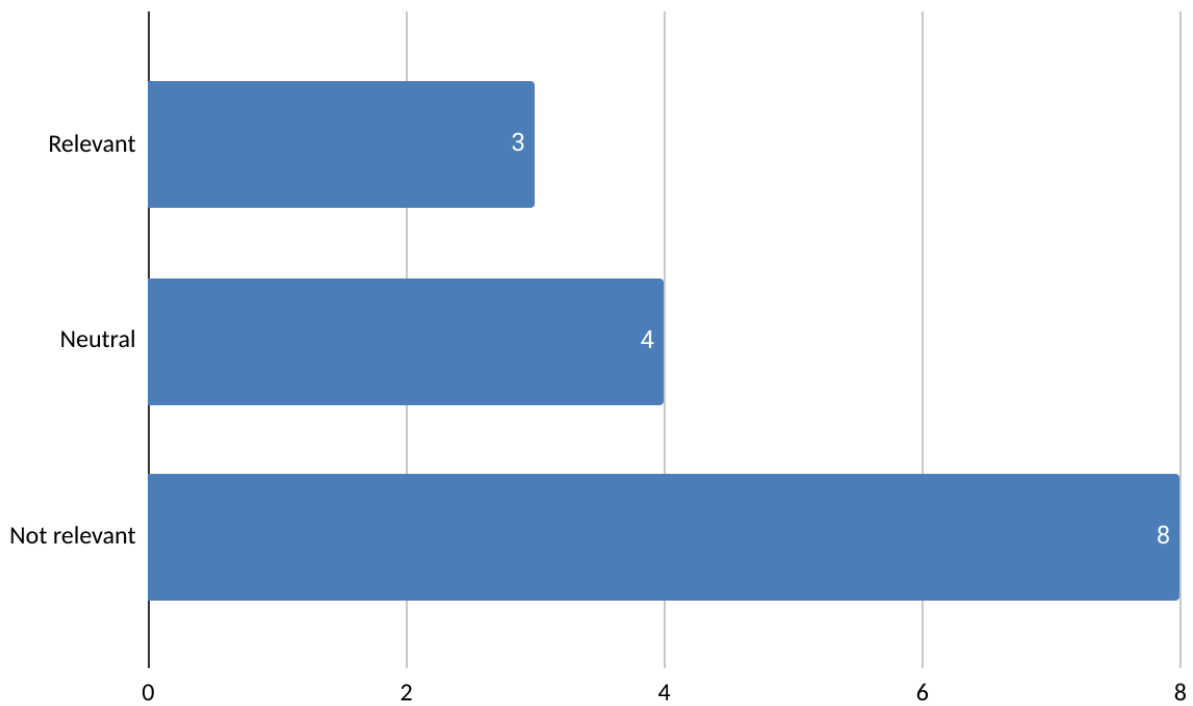
- It feels like a village, It's pretty special, especially in London when people are usually quite closed off
- The whatsapp group is active and full of lovely neighbours looking out for each other
- I love it in the summer when everyone puts their chairs on the deck to socialise
- The big lunch!

Question 18. Who is your local hero?

There were no standout themes from this question. The responses were:

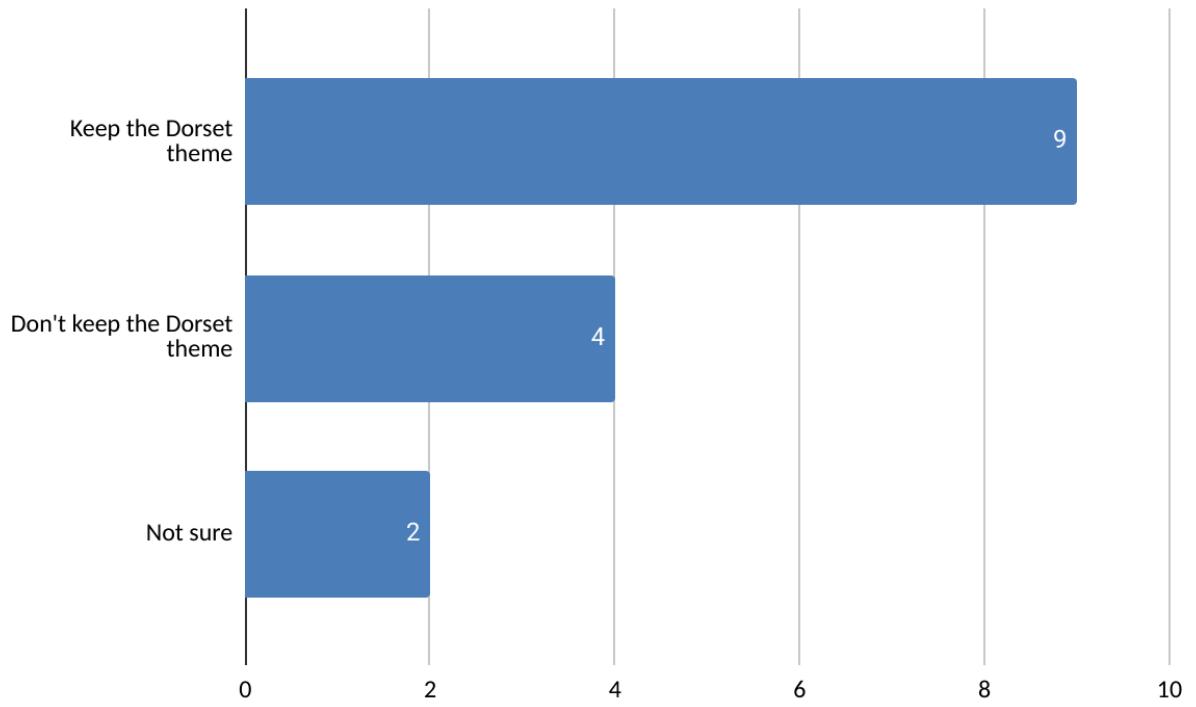
- *Idris Elba*
- *CLR James*
- *My neighbours*
- *I don't know*

Question 19. How relevant is this connection to Dorset or William Conrad Lochner to you?



Relevant	3
Neutral	4
Not relevant	8

Question 20. How should the new building be named? Should we continue the Dorset theme or depart from it?



Keep the Dorset theme	9
Don't keep the Dorset theme	4
Not sure	2

Question 21. Please share your ideas for naming:

Comments made were:

- *Dorset theme (Brownsea)*
- *Local resident who has made a difference*
- *Modern inspirations*
- *History of the Benyan Estate*
- *Old Harry Rocks*

Additional Feedback

Question 22. Is there anything else you would like to share about the proposed changes, or do you have any other concerns or suggestions?

Respondents concerns and suggestions include:

Integration, management and maintenance / community benefits

- Making the existing estate 'smarter' to match the new building
- Providing more storage in place for all residents, especially cycle storage
- Regular cleaning
- Improving the existing bin stores
- Lighting across the estate
- New signage

Infrastructure

- Need for more infrastructure (health and education)

Construction process / impacts

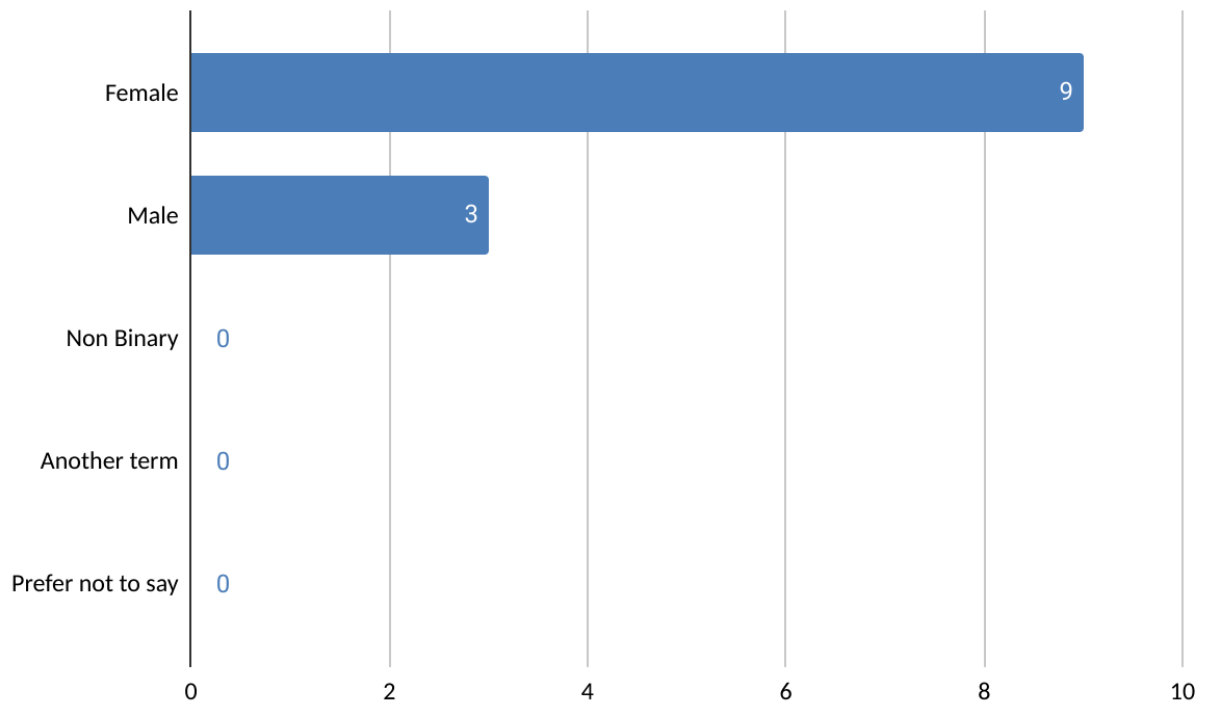
- How will access be retained to Blandford Court
- What about noise and disruption
- Some people work at night and sleep during the day
- Others work from home

Questions asked:

- Will Right to Buy still exist for the new homes?
- How will the new homes be allocated - what about loyal tax paying citizens?

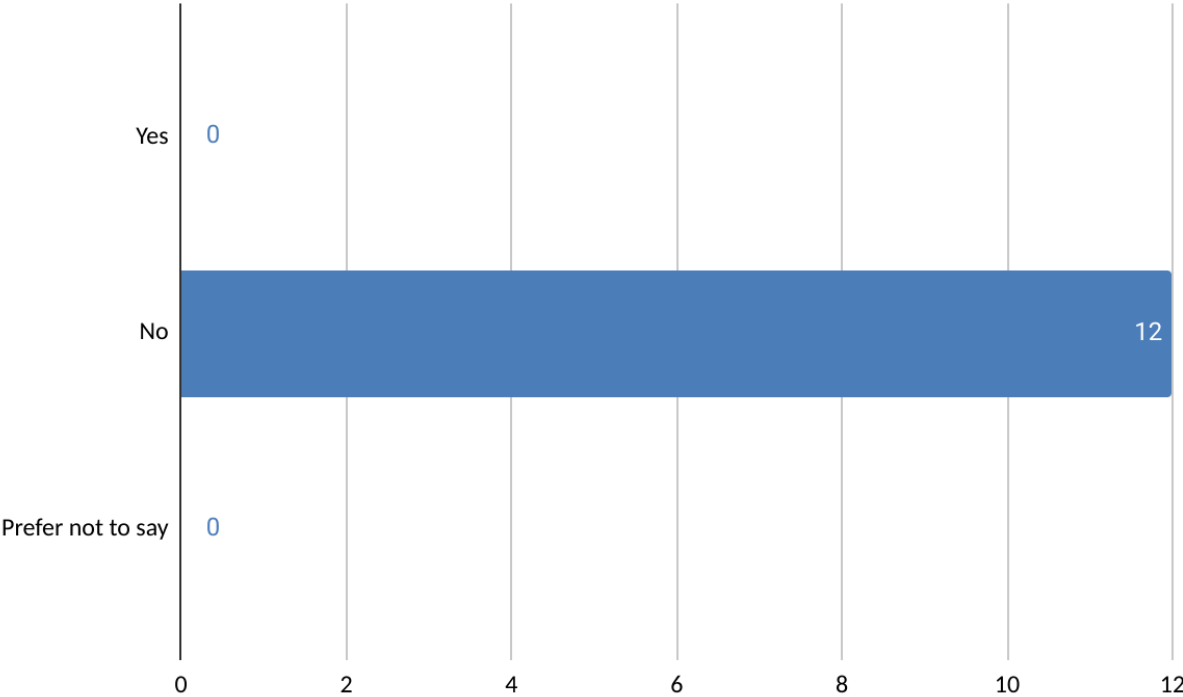
About You

Gender: Are you...



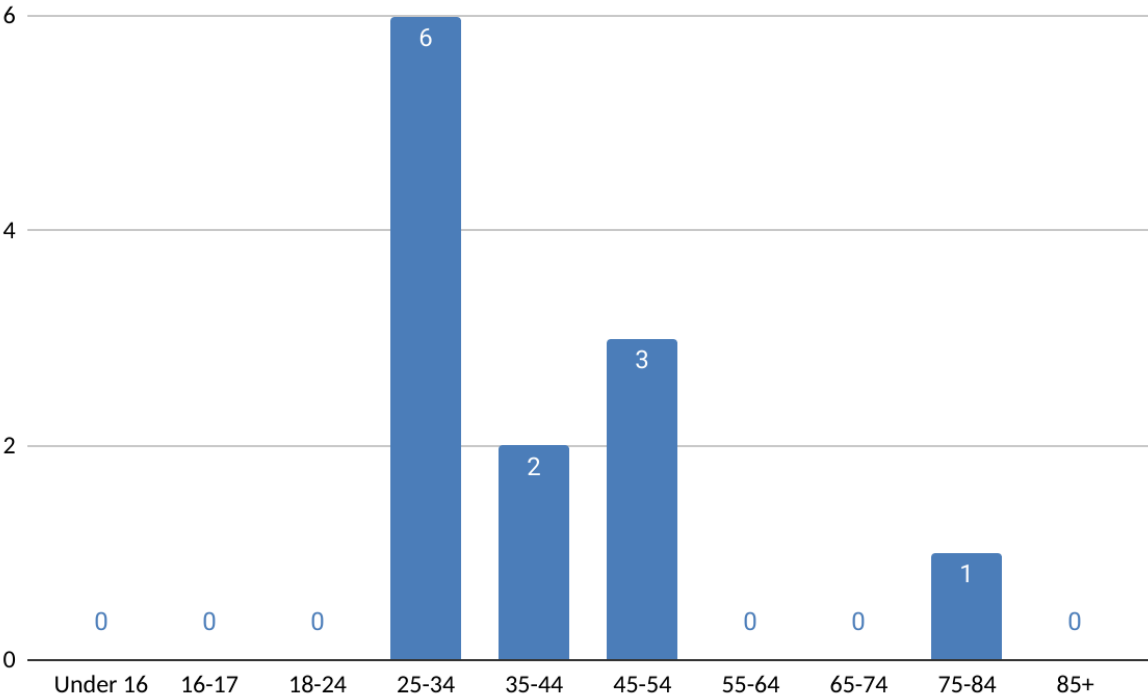
Female	9
Male	3
Non Binary	0
Another term	0
Prefer not to say	0

Are you transgender or do you have a history of being transgender?



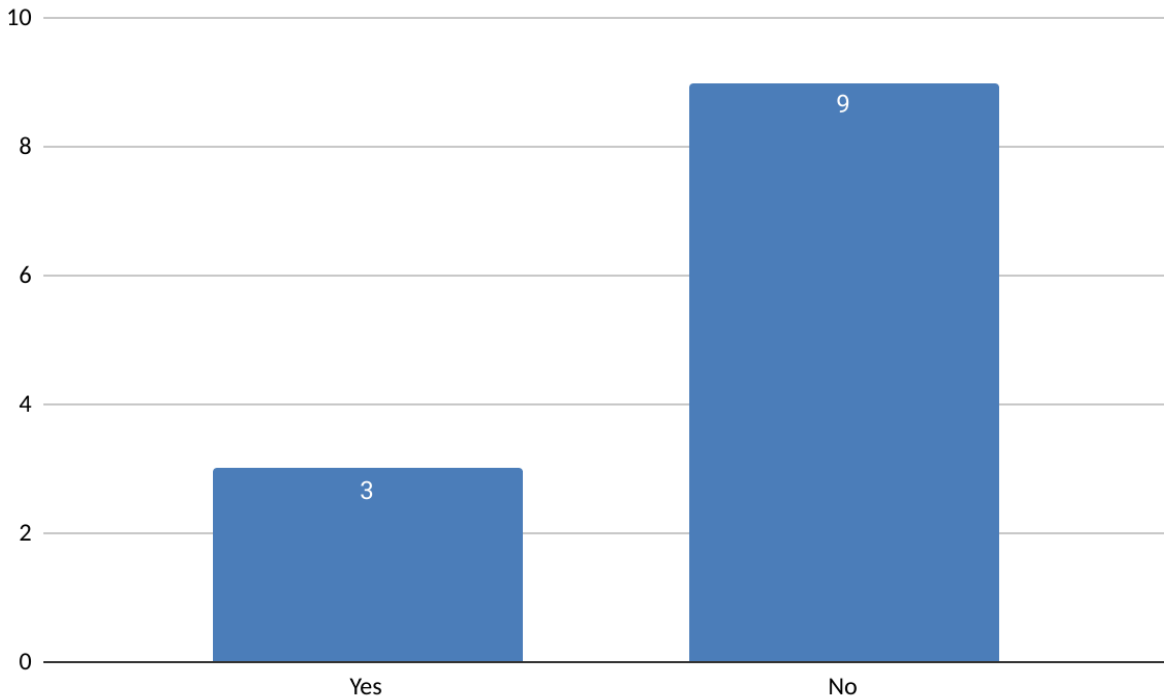
Yes	0
No	12
Prefer not to say	0

Age: what is your age group?



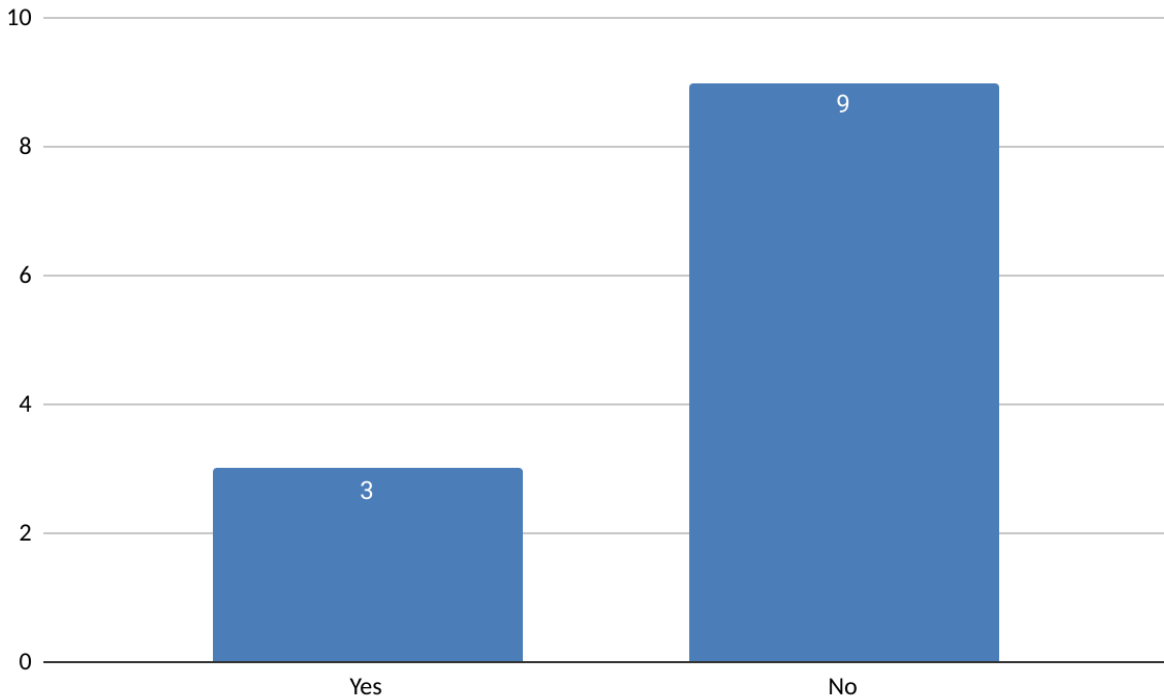
Under 16	0
16-17	0
18-24	0
25-34	6
35-44	2
45-54	3
55-64	0
65-74	0
75-84	1
85+	0

Disability



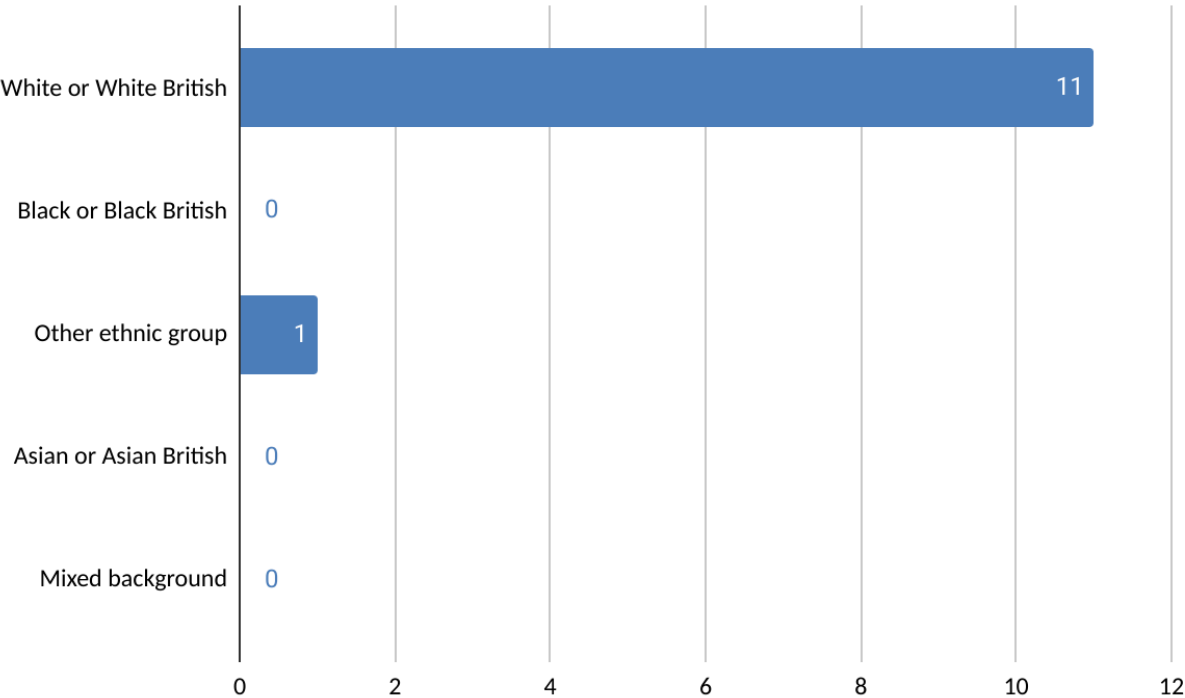
Yes	3
No	9

Caring responsibilities



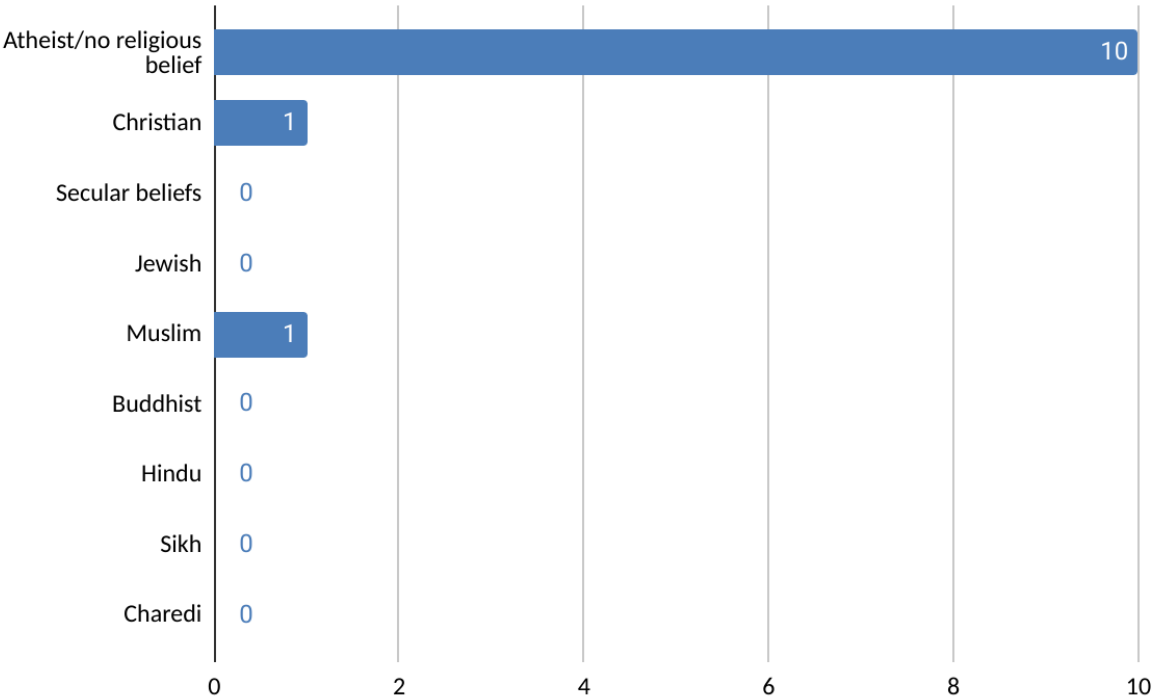
Yes	3
No	9

Ethnicity: Are you...



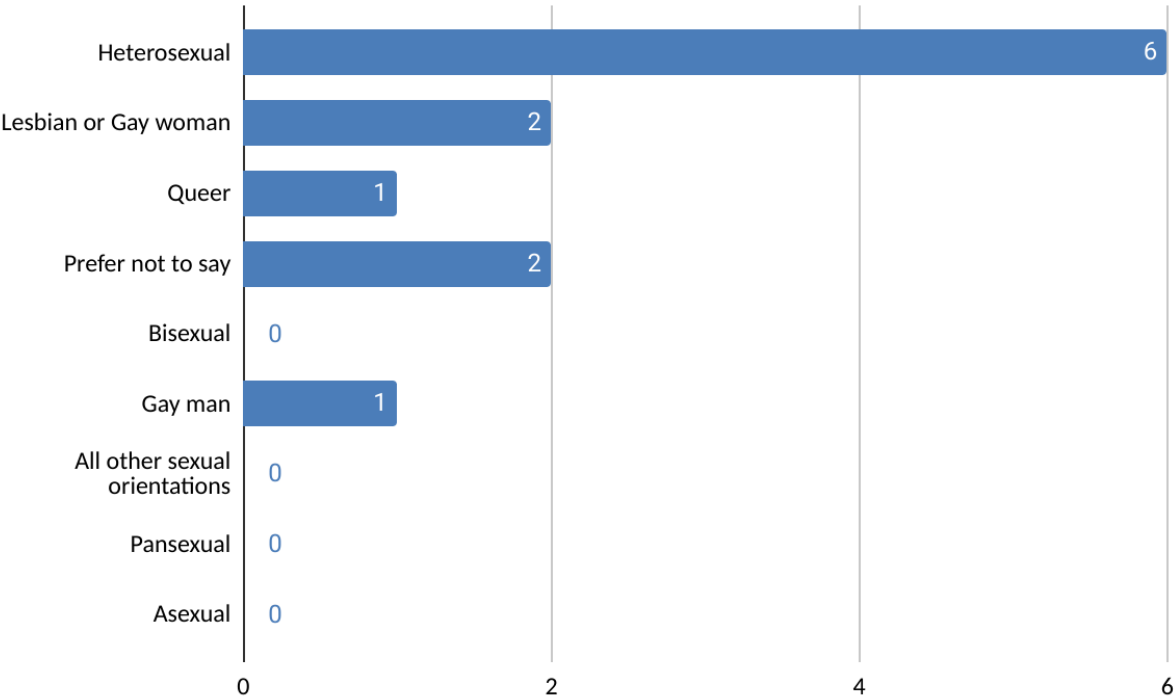
White or White British	11
Black or Black British	0
Other ethnic group	1
Asian or Asian British	0
Mixed background	0

Religion or belief: Are you or do you have...



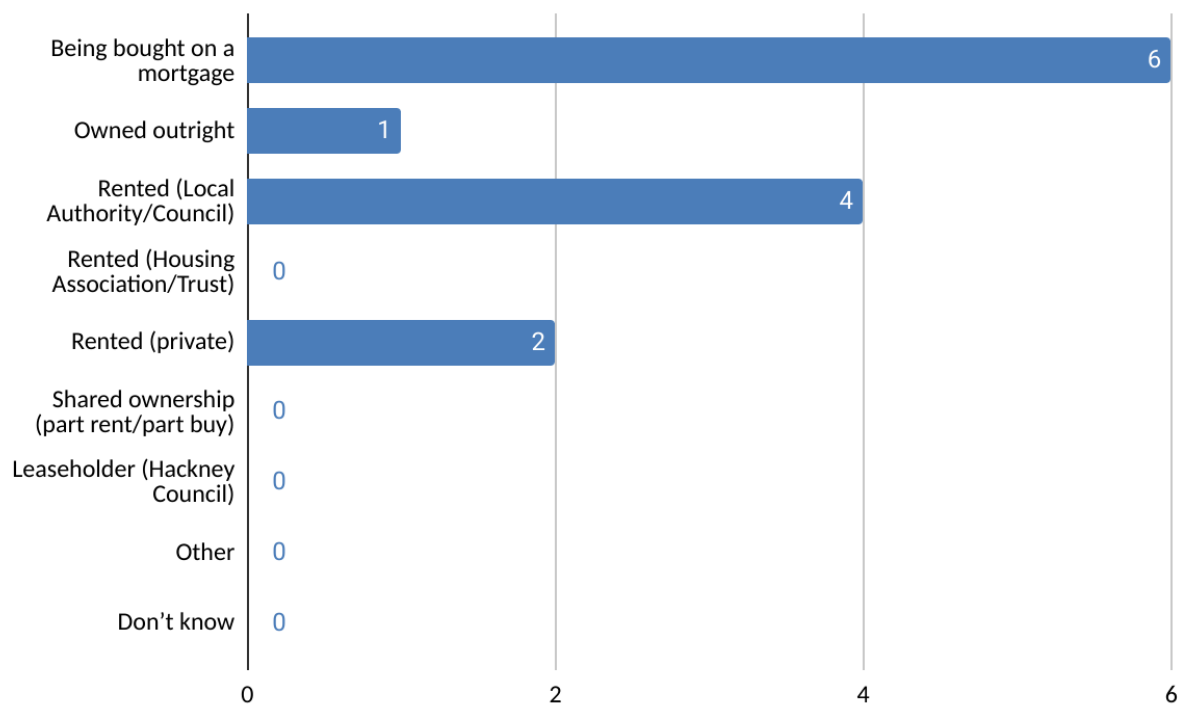
Atheist/no religious belief	10
Christian	1
Secular beliefs	0
Jewish	0
Muslim	1
Buddhist	0
Hindu	0
Sikh	0
Charedi	0

Sexual orientation: Are you...



Heterosexual	6
Lesbian or Gay woman	2
Queer	1
Prefer not to say	2
Bisexual	0
Gay man	1
All other sexual orientations	0
Pansexual	0
Asexual	0

Housing Tenure:



Being bought on a mortgage	6
Owned outright	1
Rented (Local Authority/Council)	4
Rented (Housing Association/Trust)	0
Rented (private)	2
Shared ownership (part rent/part buy)	0
Leaseholder (Hackney Council)	0
Other	0
Don't know	0

Next steps

The feedback summarised in this report will be incorporated into the design and presented back to the public at the next phase of public engagement events in October 2024.

Join us at the drop-in events on Saturday 5 October 2024 10am - 1pm and Tuesday 8 October 2024 4pm - 7pm at the Lockner Estate Community Flat, 23 Blandford Court, N1 4SA.

If you have any questions regarding this project please contact Tina Sabz, Project Manager at tina.sabz@hackney.gov.uk.