

Fellows Court garages and Weymouth Court garages Development Proposal Summary Report

Report Date: August 2024

Report authors:

Christina Norton
Consultation & Engagement Consultant

Patience Quarcoo
*Consultation & Engagement Officer - London Borough of
Hackney*

Contact

Hackney Consultation Team
on 020 8356 3343 or
consultation@Hackney.gov.uk



Contents

Background	4-7
Overview of results	7-22
Additional Feedback	22
About You	23 -31
Next Steps	32

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 Fellows Court Estate and St Mary's 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

- 1,500 newsletters were sent to the surrounding area ([see distribution area](#)).

Engagement

- An online survey was hosted on 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 Monday 15 July 2024 in the square outside the Fellows Court Community Centre
- 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

- 9 responses were received from the online survey, including 21 comments received at the events.
- Around 30 local residents attended the event; of which 17 were Fellows Court Estate residents and 8 were St Mary's Estate residents ([see attendees location](#)).

Feedback

General feedback

Many agree there is a strong sense of community and appreciate the mix and diversity of the estates, supported by the way the estates have been planned and the mix of units and green spaces that the different blocks provide.

Residents have expressed strong concerns about the condition of the existing tower (63-162 Fellows Court) including repairs. The council has acknowledged this and is working as quickly as possible to rectify these issues.

Consultees mostly support the redevelopment of the garage sites for social housing and for the potential of other community benefits to be delivered alongside the new homes. What they like about the proposals to date is:

- 100% social housing
- A new pocket park between 63-162 Fellows Court and the new housing on Appleby Street.
- Landscape improvements, including greening and better cycle and pedestrian routes and wayfinding from Appleby Street to Thurtle Road.
- Play facilities, providing for existing and new residents in the form of doorstep play integrated into the pocket park and route from Appleby Street to Thurtle Road.
- Potential improvements to Weymouth Terrace Square alongside provision for play in the square.
- Improvements to the organisation of bin storage
- Measures to address ASB, removing alleys and hidden corners and providing front doors onto the streets
- Potential public art / community involvement in signage and naming of blocks
- Weymouth Court residents like the vision of the proposed courtyard that would be shared with new residents.

One resident shared their vision to uplift the area - *'I love to see daffodils, crocuses, and snowdrops planted. It brings such joy in the spring across London - why can't we have the same?'*

Specific issues raised

Scale and massing

The top concern is the direct impact on the residents of 63 - 162 Fellows Court and 23 - 28 Weymouth Court of the height and location of the proposed new housing on existing views, levels of daylight and sunlight enjoyed as well as on their privacy.

Similar concerns from residents on the Appleby estate to the west of the tower for the overbearing impact on their rear garden.

Access route to the north of Fellows Court garages

Residents living beside the existing alleyway to the north of the garages and the Happy Nest nursery currently use this access route for deliveries such as home moving, bulky objects, building and gardening materials. Whilst the benefits of closing off this alley (with a bin store) are appreciated as it is a hot spot for ASB, there are concerns about the loss of access.

Anti Social Behaviour (ASB)

Concerns that the new public realm and pocket park will attract/encourage more young people to congregate and cause a nuisance.

Management and maintenance

There is great support for the new pocket park and general landscape improvement, however some respondents have noted that this will only be successful if there is a management and maintenance plan in place and delivered.

Emergency and refuse services

Residents generally support the plans to improve rubbish storage and collection, but are not yet convinced about how this will work and what will happen to the existing bin chutes for example. A clear strategy needs to be described for both Fellows Court and Weymouth Court.

Weymouth Court entrances

Residents are appreciative of their views being listened to - so that there is no gap at ground level between the new housing and the existing block. However there is still uncertainty as to how the entrances will work to the homes and to the courtyard and what will be shared.

Noise, safety and construction

Some residents are concerned about the impact on the community during construction in terms of noise and safety.

Haggerston School

Haggerston School is generally supportive of the proposals for Weymouth Court, so long as safeguarding measures are in place to avoid lesson and operational disruption during and after construction.

Happy Nest nursery

Happy Nest Nursery is generally supportive of the proposal for Fellows Court. The nursery will work with the design team to develop the relationship between the nursery and the pocket park, addressing the boundary and delivery issues raised so far.

Overview of results

A mixture of quantitative and qualitative questions were asked concerning Character & Identity, Green Spaces & Play, Movement & Access, Signage & Wayfinding, History & Identity; and design development of new housing for Fellows Court garages and Weymouth 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 Estates – Board 3

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

People say there is a strong sense of community and a diverse mix of residents and generations. This is reflected in the mix of housing typologies found on the estate. People know their neighbours and feel safe and enjoy the peaceful feel.

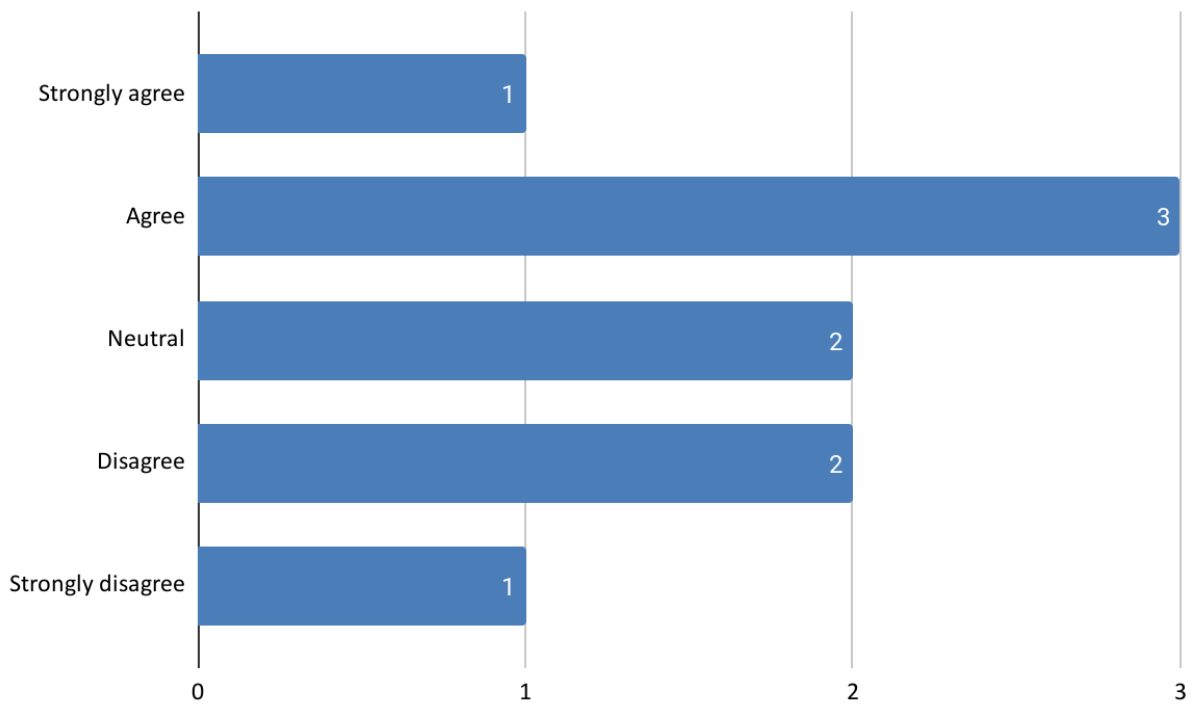
The layout of the Fellows Court and St Mary's estates allow many to enjoy long views, connections to green spaces and a feeling of openness.

Others mention that the estates are well connected to central London and transport links and there are good / quiet pedestrian connections to these.

Many agree that the square at the heart of the estates and surrounded by shops/commercial units are a great asset, though the gardens are not well used now and most of the units are closed or vacant, except for Nisa. They would love to see these brought back to life and the square better used..

Those that have lived here for many years say things have changed, people took more care, kept their front gardens and windows clean. The shops were open and a local estate caretaker was on hand to help people in need.

Question 5a. To what extent do you agree or disagree with the Shared Design Principle to integrate and complement the existing estate characters?



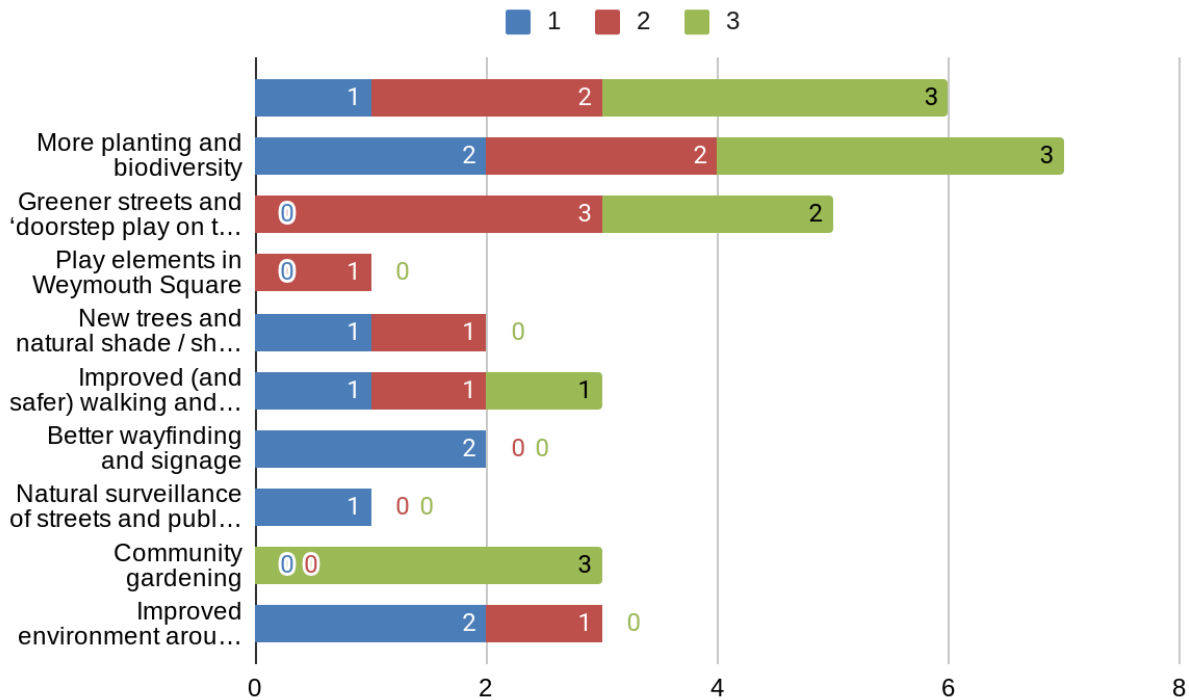
Strongly agree	1
Agree	3
Neutral	2
Disagree	2
Strongly disagree	1

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

There are mixed views about the proposed shared design principle to integrate the new buildings with the existing. This reflects that many of the respondents do not see the proposed plans as a positive and want the council to prioritise addressing the issues faced by 62-163 Fellows Court first.

Green Spaces and Play – Board 4

Question 6a. 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 Fellows Court and Weymouth Court (please number your options 1 to 3, number 1 being the highest priority).



	More planting and biodiversity	Greener streets and 'doorstep play on the way'	Play elements in Weymouth Square	New trees and natural shade / shelter	Improved (and safer) walking and cycling routes	Better wayfinding and signage	Natural surveillance of streets and public spaces	Community gardening	Improved environment around bin stores
1	2	0	0	1	1	2	1	0	2
2	2	3	1	1	1	0	0	0	1
3	3	2	0	0	1	0	0	3	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. More planting and biodiversity (13 points)
2. Greener streets and doorstep 'play on the way' (8 points)
3. Improved environment around bin stores (7 points)

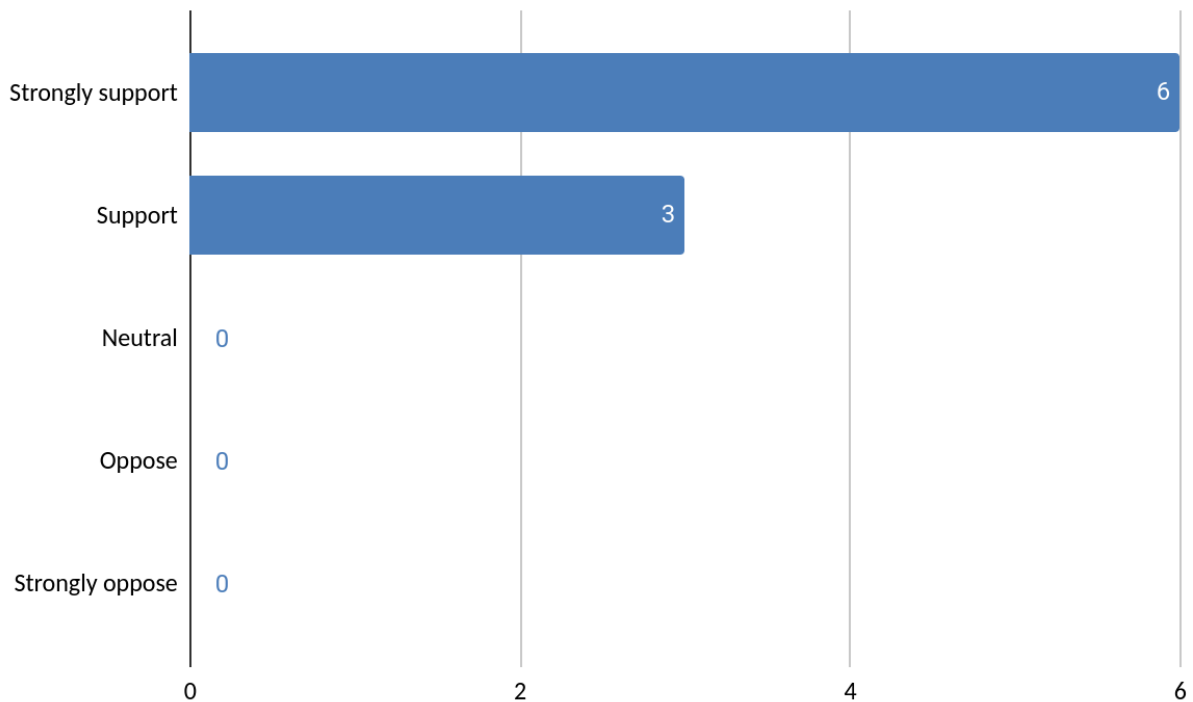
Closely followed by:

4. Safer walking and cycling (6 points)
5. Better wayfinding and signage (6 points)

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

One resident noted that a lot of the existing green space is low quality and inaccessible; they would like to see more intense planting so long as this is properly maintained.

Question 7. Do you support or oppose the idea of a new pocket park at the base of Fellows Court tower?

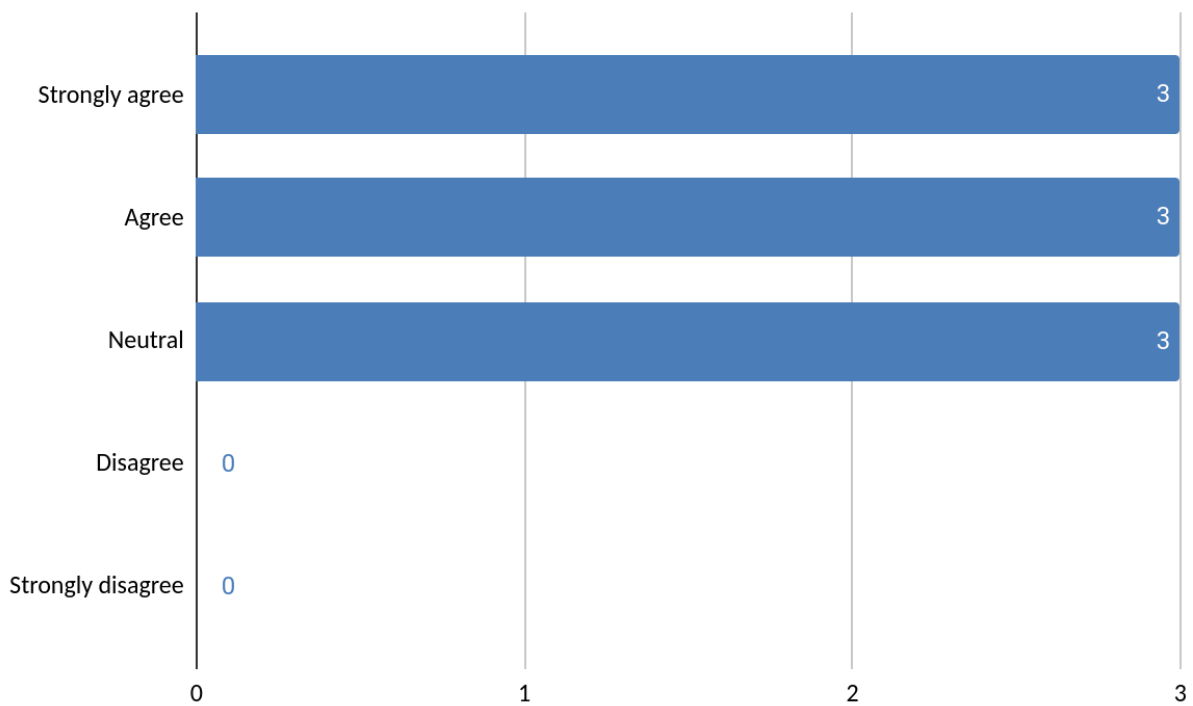


Strongly support	6
Support	3
Neutral	0
Oppose	0
Strongly oppose	0

Of those that responded to the questionnaire, there was unanimous support for the introduction of a new pocket park at the base of Fellows Court Tower.

At the in person events, some were concerned about this space attracting ASB, whilst others saw this as a space where they could spend time and enjoy. Mention of how spirits could be uplifted by the simple act of planting spring bulbs, such as daffodils, crocuses and snowdrops.

Question 8a. To what extent do you agree or disagree with the proposal of a greener street between Thurtle Road and Appleby Street?



Strongly agree	3
Agree	3
Neutral	3
Disagree	0
Strongly disagree	0

Question 8b. If you have any additional comments, please write here:

It was noted that this space could provide a green space for local residents who feel excluded from Weymouth Terrace Square; and that the space could be a mix of hard and strategic soft landscaping to aid maintenance. The example of the Council's Daubeney Road housing scheme was given as a good precedent. Others mentioned Hoxton Square as a good reference project, where no dogs are allowed.

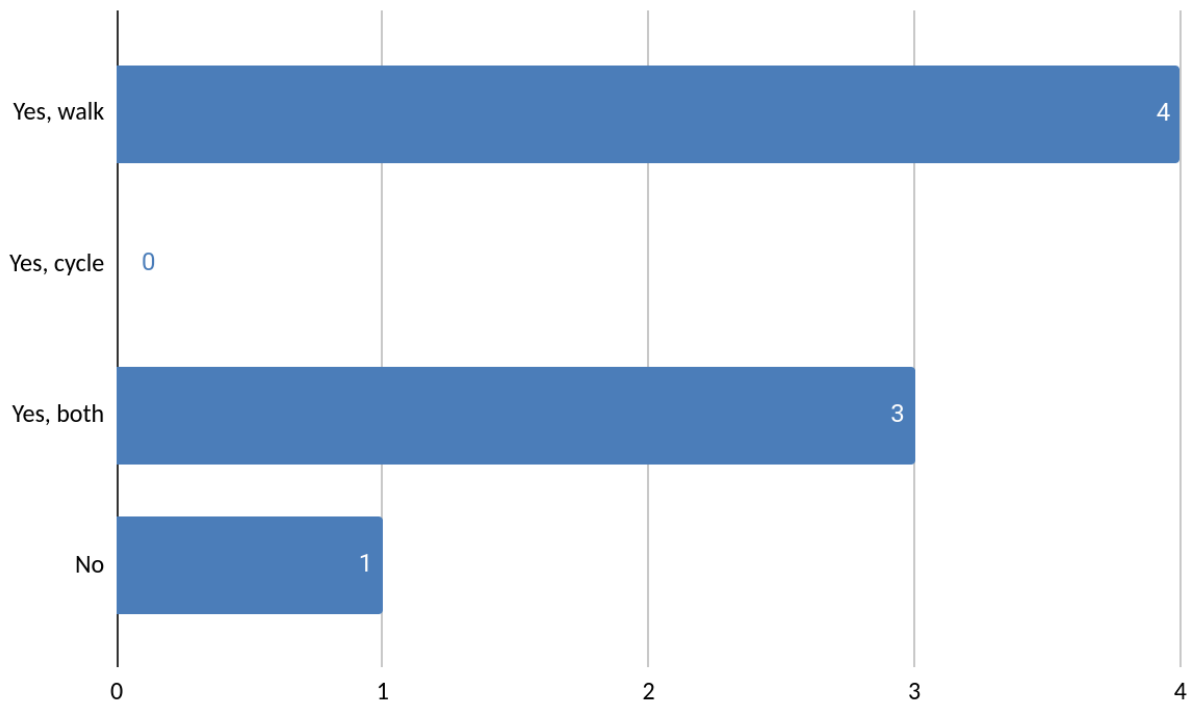
Question 9. Are there other improvements or changes you would like to see in these areas to better meet your needs and preferences?

Most people agreed that Weymouth Terrace Square could be improved and that a play space and more seating would encourage use by the wider community. Certainly more accessible play facilities closer than those at Haggerston Park or the Adventure Playground would be welcomed.

Others mentioned better maintenance of the public spaces and the provision of more cycle parking as the existing storage is oversubscribed.

Access, Movement and Servicing – Board 5

Question 10a. Do you walk or cycle through and around Fellows Court and Weymouth Estates regularly?



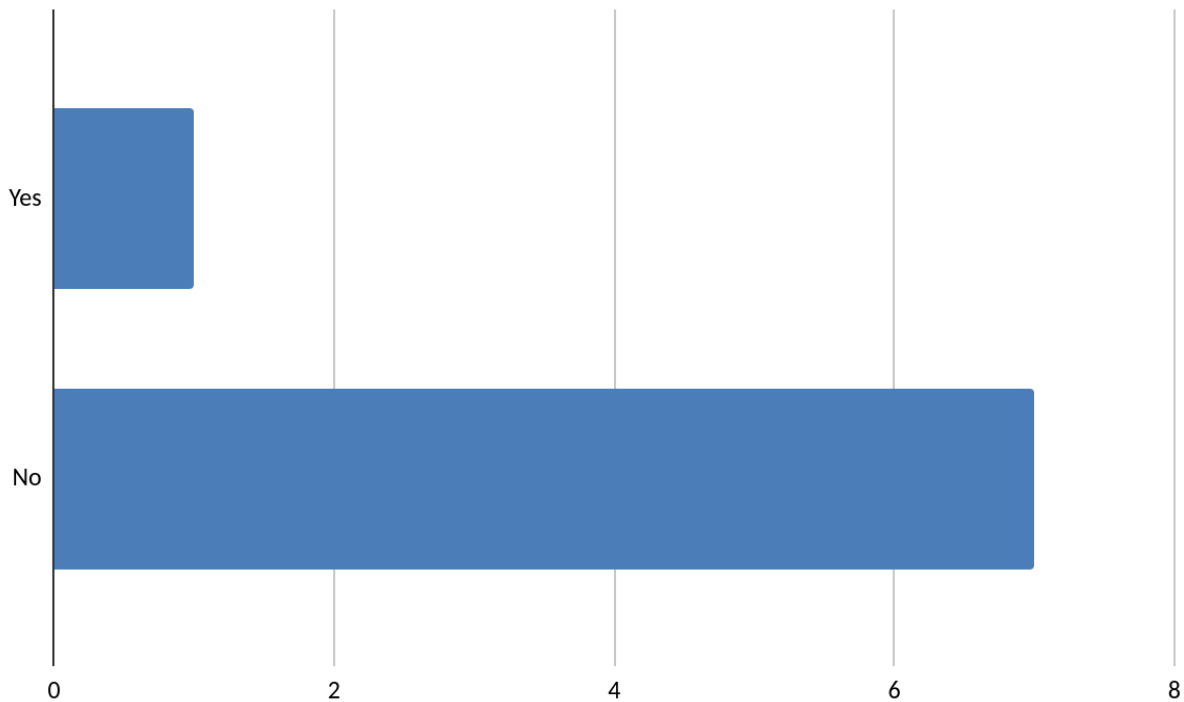
Yes, walk	4
Yes, cycle	0
Yes, both	3
No	1

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

The route from Appleby Street to Thurtle Road is recognised as a major pedestrian / cycle route. However the pavement is very narrow and the gate and lampost create a bottleneck on Appleby Street. The gate also forces bikes onto the pavement.

It was also noted that access, safety and visibility could be improved along this route with lighting and dedicated cycle lanes, and cycling encouraged with more cycle storage.

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

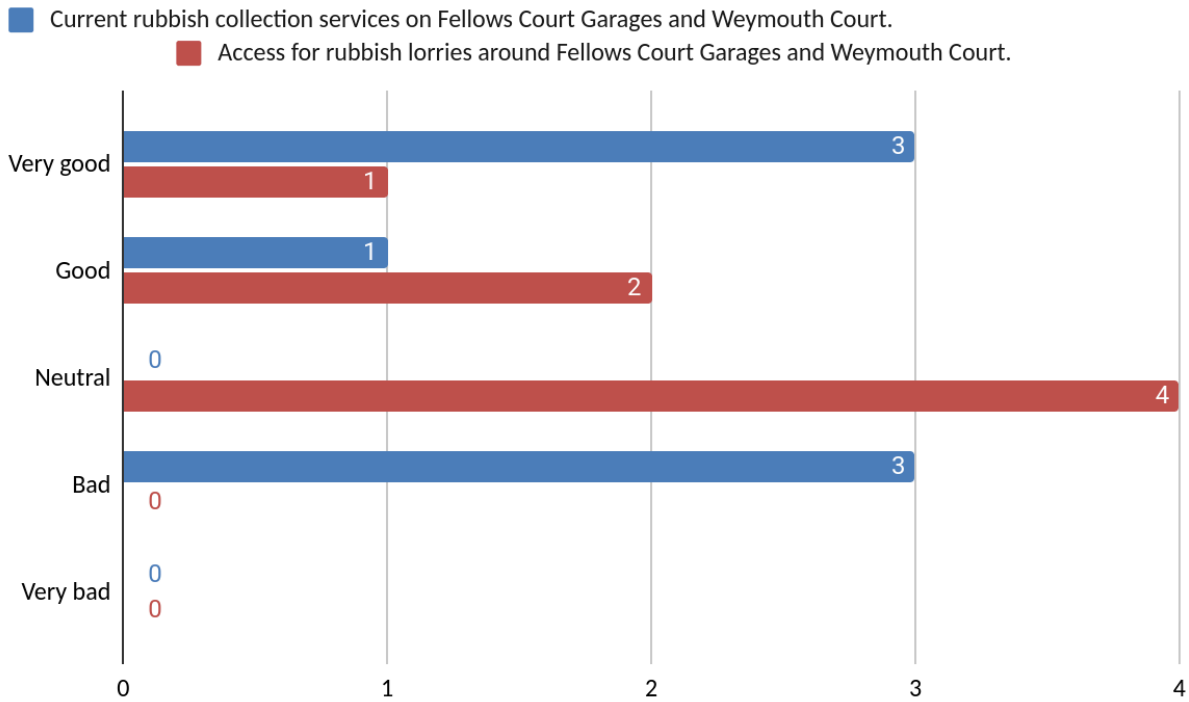


Yes	1
No	7

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

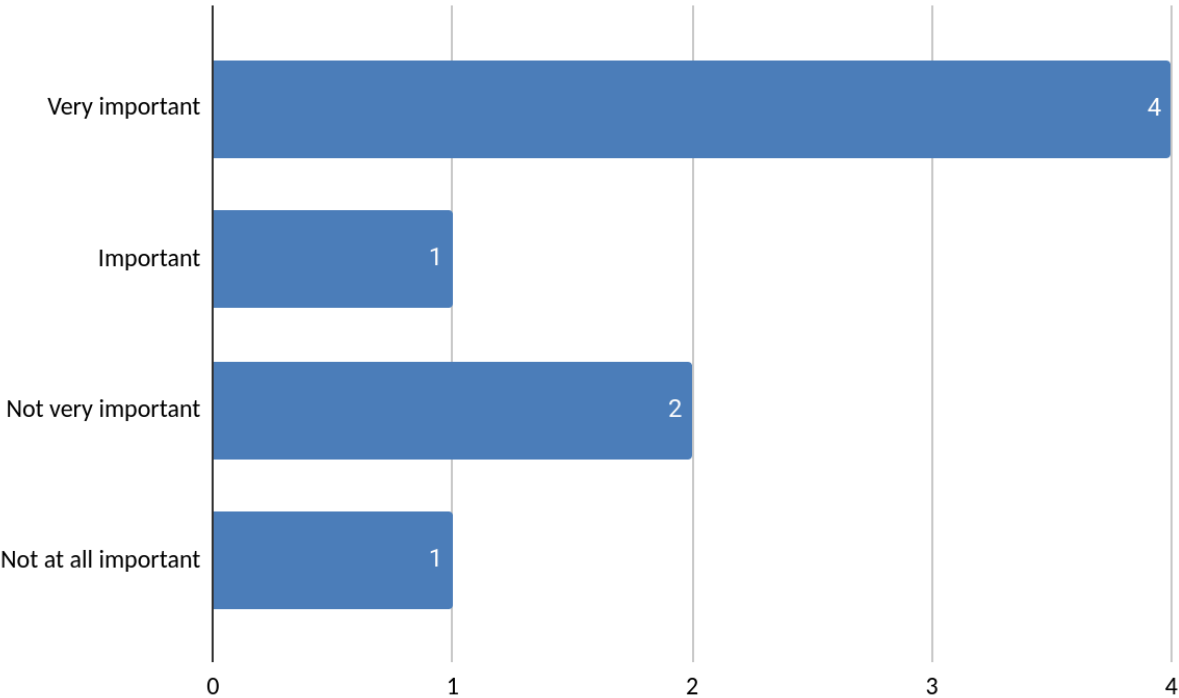
Although only one respondent identified as having mobility issues - the existing route between Appleby Street and Thurtle Road has uneven pavements, multiple kerbs and blind spots that make access hard for those with mobility issues.

Question 12. How would you rate the current rubbish collection services and access for rubbish lorries around Fellows Court Garages and Weymouth Court?



	Current rubbish collection services on Fellows Court Garages and Weymouth Court.	Access for rubbish lorries around Fellows Court Garages and Weymouth Court.
Very good	3	1
Good	1	2
Neutral	0	4
Bad	3	0
Very bad	0	0

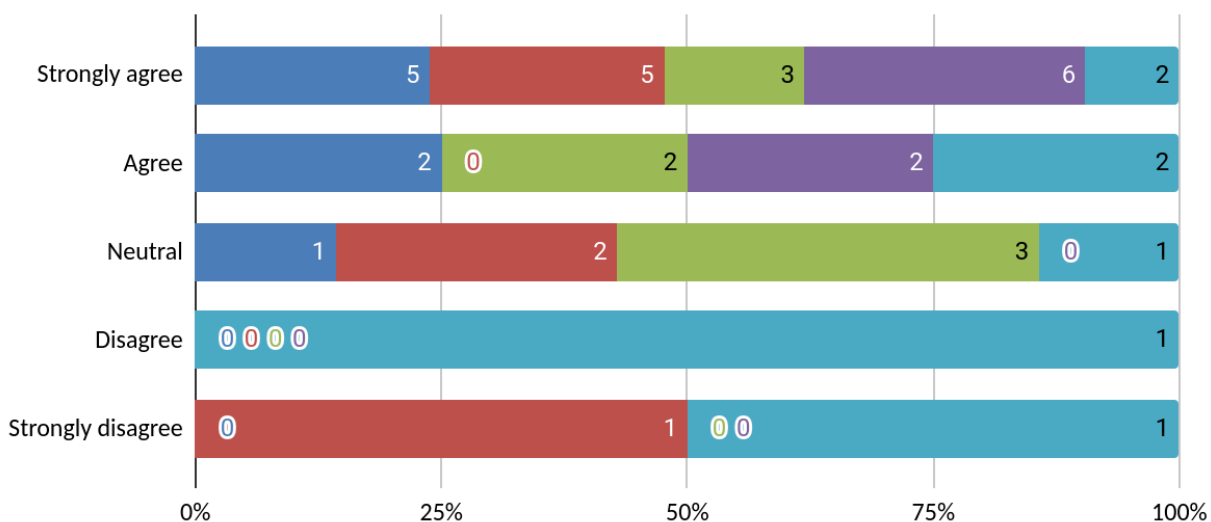
Question 13. How important is it to you to retain a route between the north of the new building and Fellows Court?



Very important	4
Important	1
Not very important	2
Not at all important	1

Question 14a. To what extent do you agree or disagree with the Shared Design Principles listed below?

- Pedestrian routes with dropped kerbs and/or level surfaces making it easier to get around.
- Improved safety with entrances and windows located along pedestrian routes, providing 'eyes on the street' a...
- A generous route between Appleby Street and Thurtle Road providing space for cyclists as well as pedestrians.
- Using landscape elements such as trees, paving, lighting, public art and signage to help wayfinding.
- New main entrance for residents only to the new homes from Weymouth Square (5a) and a new secure entra...



	Pedestrian routes with dropped kerbs and/or level surfaces making it easier to get around.	Improved safety with entrances and windows located along pedestrian routes, providing 'eyes on the street' and natural surveillance.	A generous route between Appleby Street and Thurtle Road providing space for cyclists as well as pedestrians.	Using landscape elements such as trees, paving, lighting, public art and signage to help wayfinding.	New main entrance for residents only to the new homes from Weymouth Square (5a) and a new secure entrance for bikes and residents into the shared courtyard from Thurtle Road (5b).
Strongly agree	5	5	3	6	2
Agree	2	0	2	2	2
Neutral	1	2	3	0	1
Disagree	0	0	0	0	1
Strongly disagree	0	1	0	0	1

All respondents agree (1 neutral) that using landscape elements, lighting, public art and signage is a good idea. And that a generous route between Appleby Street and

Thurtle Road with stepped kerbs and level surfaces would help people get around better.

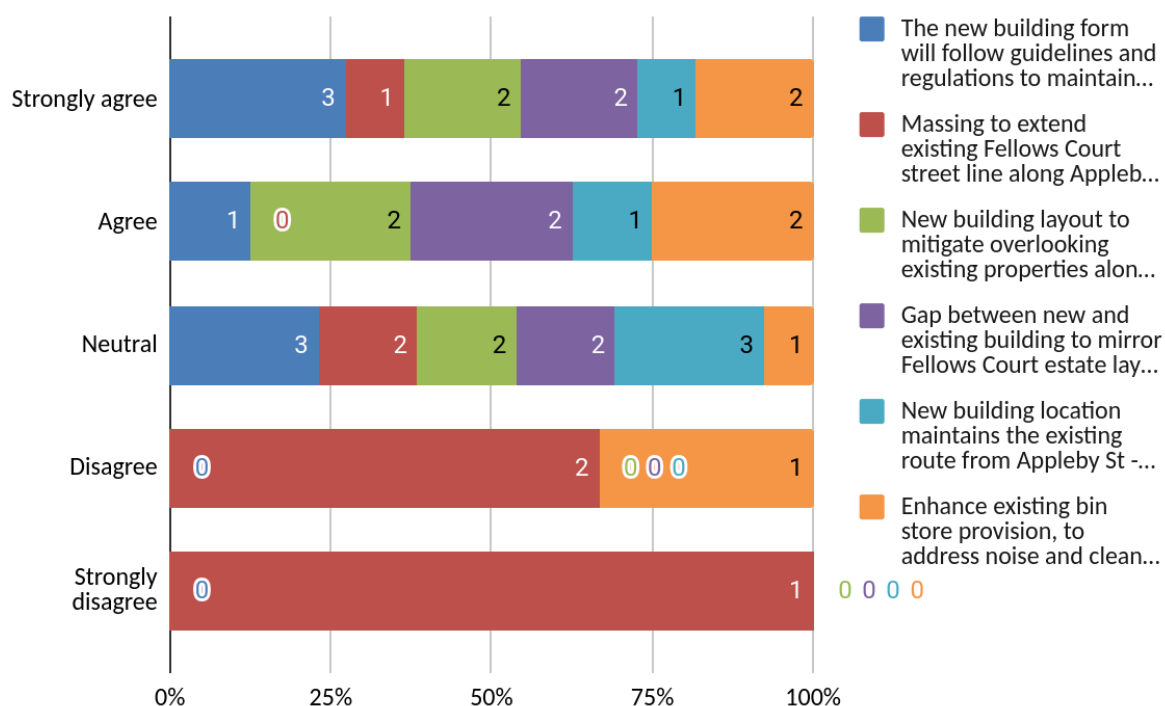
There were mixed views about the location of the entrance to the new Weymouth Court homes off Weymouth Terrace Square although most agreed that the new communal courtyard should be only for residents of the existing and new homes of Weymouth Court.

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

A resident noted that 62-163 Fellows Court rubbish sits for a long time, attracting flies and that no one collects the bin chute rubbish.

Fellows Court Garages, Design Approach / Shared Principles – Board 6

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



	The new building form will follow guidelines and regulations to maintain good levels of light and views from Fellows Court Tower.	Massing to extend existing Fellows Court street line along Appleby Street.	New building layout to mitigate overlooking existing properties along Appleby Street.	Gap between new and existing building to mirror Fellows Court estate layout with existing access route retained.	New building location maintains the existing route from Appleby St - Weymouth Terrace.	Enhance existing bin store provision, to address noise and cleanliness issues.
Strongly agree	3	1	2	2	1	2
Agree	1	0	2	2	1	2
Neutral	3	2	2	2	3	1
Disagree	0	2	0	0	0	1
Strongly disagree	0	1	0	0	0	0

Most respondents agreed with the Shared design principles for Fellows Court. However the only principle that three people disagreed with was that the massing of the new building should extend the existing Fellows Court street line along Appleby Street.

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

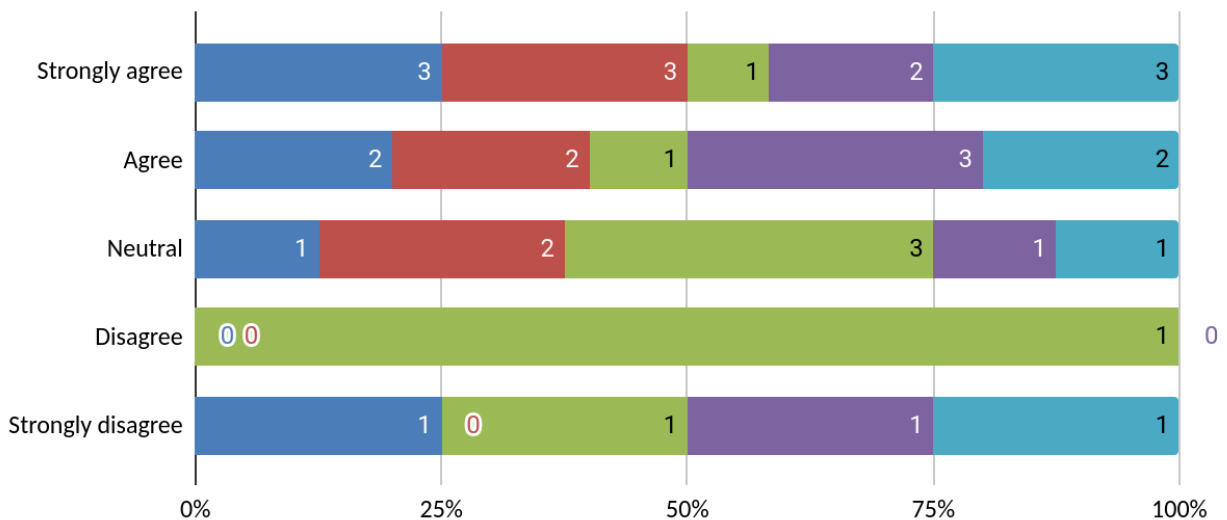
3 comments related to scale and massing, one preferring 4-5 stories (as opposed to 6) and another challenging the need for a set back, not being consistent with the local character - and that any setbacks should relate directly to impacts on neighbours. Another was simply in favour of the scale as it is lower than the tower.

3 other comments voiced support for the plans to provide new homes as these are much needed, with caveats on need to consider construction impact and impact on views.

Weymouth Court Garages, Design Approach / Shared Principles – Board 7

Question 16a. To what extent do you agree or disagree with the Shared Design Principles listed below?

- Retain the closed southeast corner of the square at ground floor level with a gap between the existing and ne...
- New massing to enclose the east side of the site and create a new shared courtyard with new deck access to f...
- New massing to relate to the proportions of the Erno Goldfinger designed classroom block of Haggerston Sch...
- Keep good views to the south (towards Haggerston School) by limiting new building massing to align with the...
- Position of windows and balconies facing Thurtle Road and into the courtyard to respond to sensitivities of ov...



	Retain the closed southeast corner of the square at ground floor level with a gap between the existing and new building above first floor level only.	New massing to enclose the east side of the site and create a new shared courtyard with new deck access to face into the shared courtyard. No public access to the courtyard from the square.	New massing to relate to the proportions of the Erno Goldfinger designed classroom block of Haggerston School opposite the site.	Keep good views to the south (towards Haggerston School) by limiting new building massing to align with the existing flank wall.	Position of windows and balconies facing Thurtle Road and into the courtyard to respond to sensitivities of overlooking Haggerston School and existing residents.
Strongly agree	3	3	1	2	3
Agree	2	2	1	3	2
Neutral	1	2	3	1	1
Disagree	0	0	1	0	0
Strongly disagree	1	0	1	1	1

Question 16b. If you have any additional comments, please write here:

A few residents of 23 - 28 Weymouth Court at the in person events voiced the below concerns:

- The massing shown is too tall
- The impact on individual flat views beside the extension is too great. Some may lose half of current view
- Concerns about overlooking into courtyard

Ideally they would like to see a scheme of 2 stories in order to retain as many views as possible and to allow residents to continue to enjoy sunlight on the south facing deck.

Naming

Question 18 .Please share your ideas for naming:

Comments made were:

- Bramley House (New building)- Link to Appleby Street
- Like the idea of information identification e.g by colour or name

History & identity

Question 19. Who is your local hero?

The response was:

- Thomas Franks - Original builder of Fellows Court.

Additional Feedback

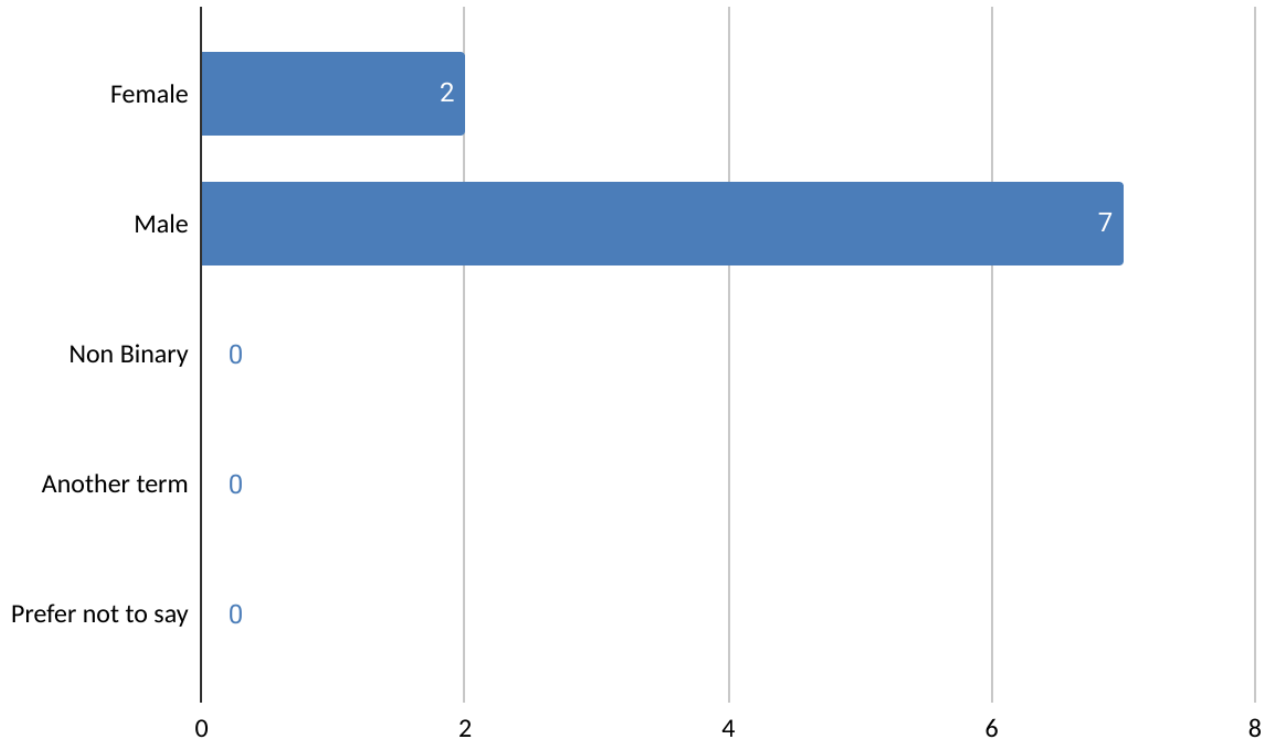
Question 20. Is there anything else you would like to share about the proposed changes, or do you have any other concerns or suggestions?

Whilst there is support for the provision of new social housing to meet need and the potential of other community benefits to be delivered alongside the new homes, the top concern is the direct impact on the residents of 63 - 162 Fellows Court and 80 - 94, and 23 - 28 Weymouth Court of the scale and massing of the proposals on views and light and privacy.

In addition the need of existing residents of 63 - 162 Fellows Court to have repair and maintenance works carried out before any new build takes place was greatly emphasised

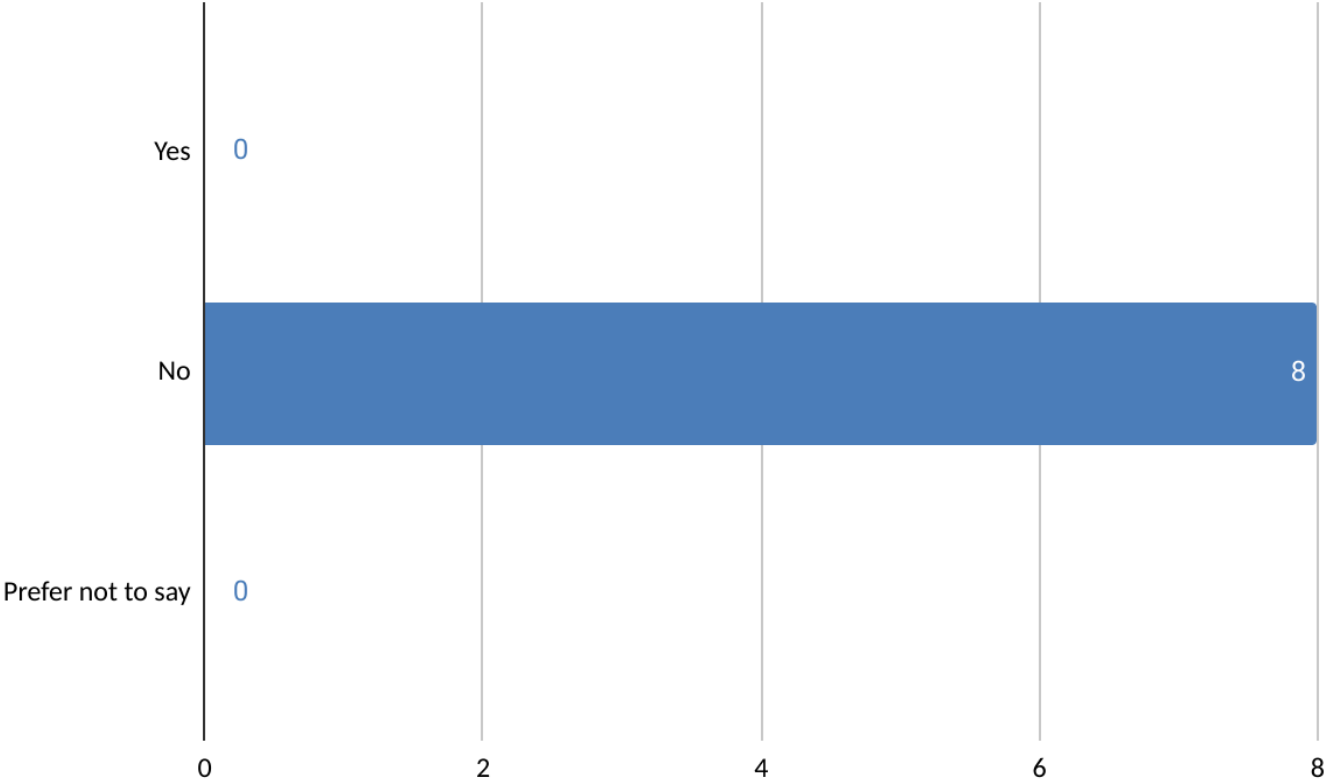
About You

Gender: Are you...



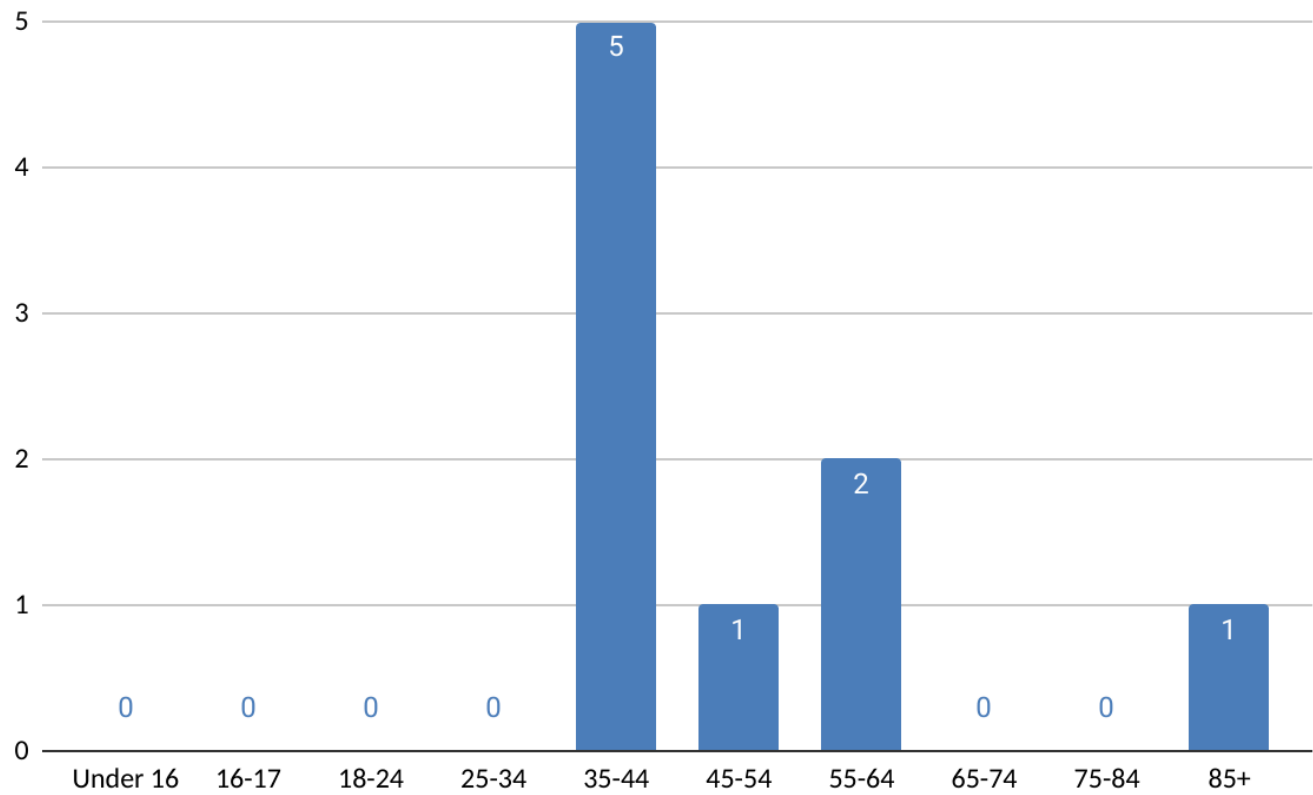
Female	2
Male	7
Non Binary	0
Another term	0
Prefer not to say	0

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



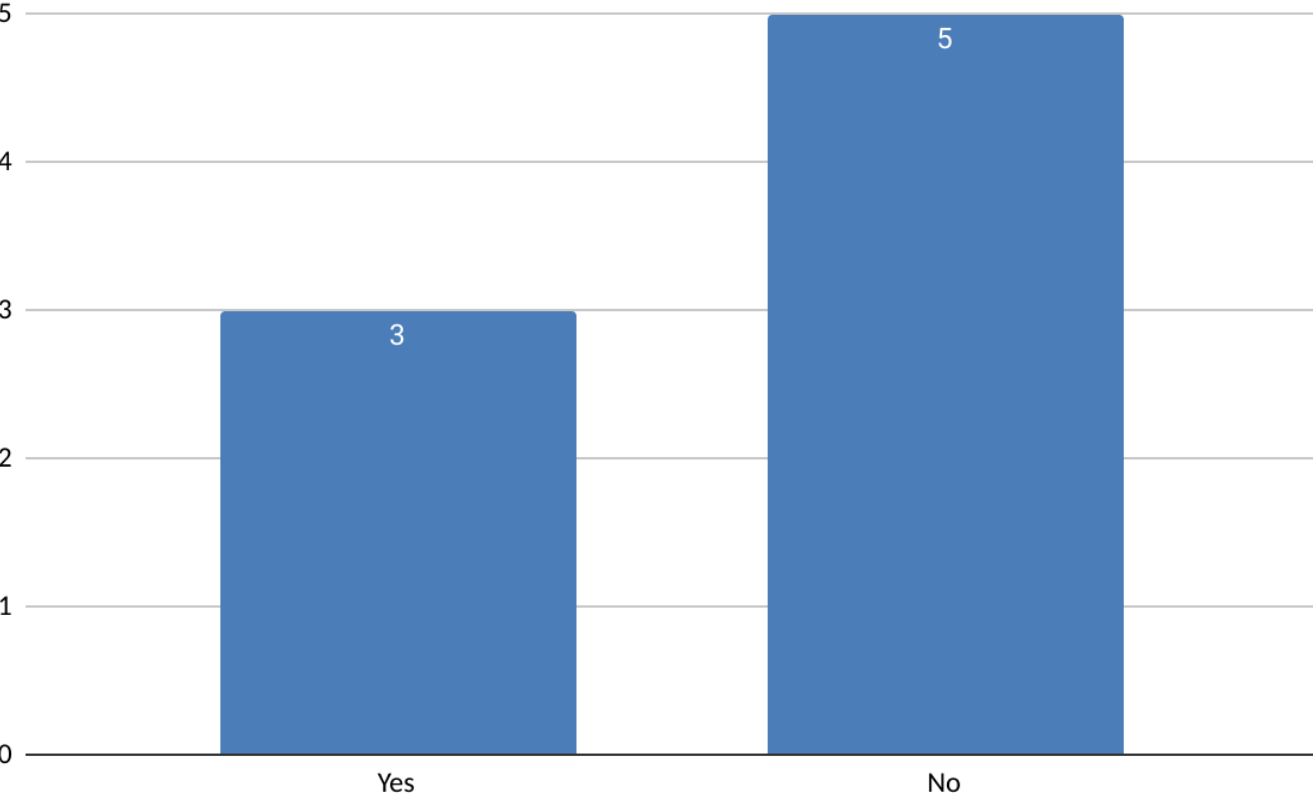
Yes	0
No	8
Prefer not to say	0

Age: what is your age group?



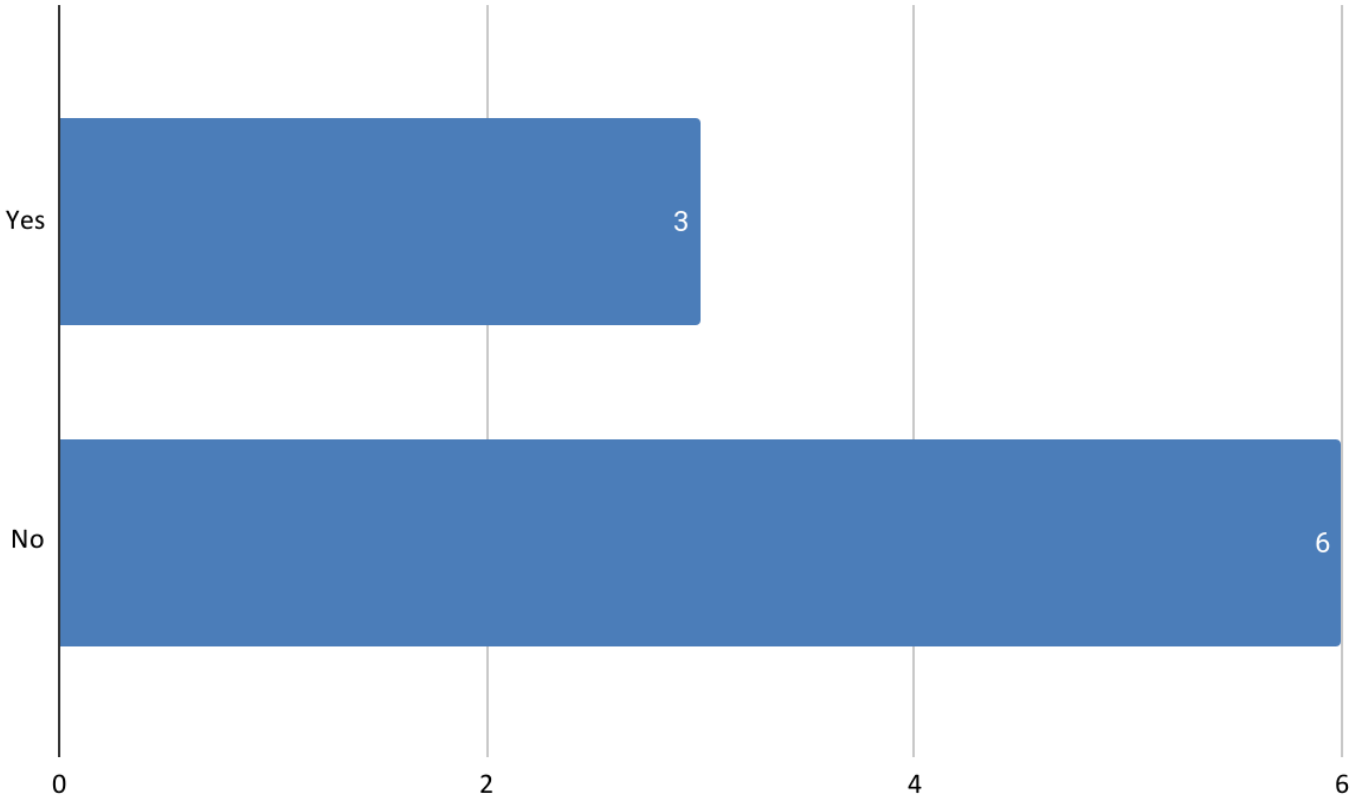
Under 16	0
16-17	0
18-24	0
25-34	0
35-44	5
45-54	1
55-64	2
65-74	0
75-84	0
85+	1

Disability



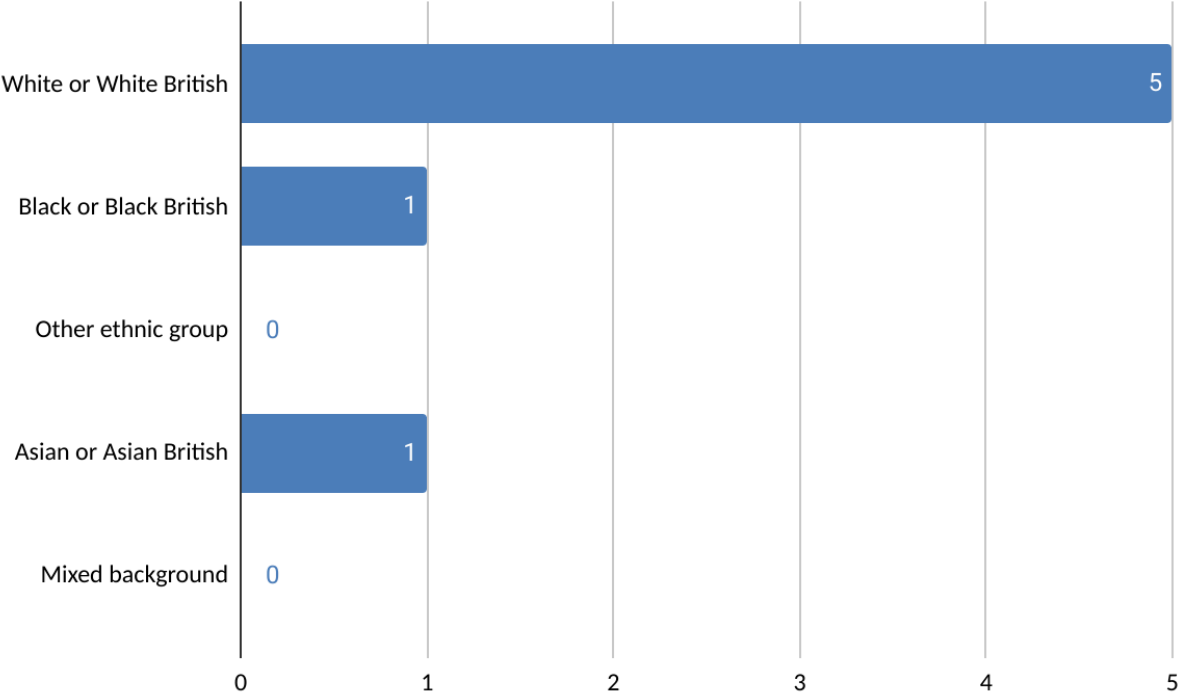
Yes	3
No	5

Caring responsibilities



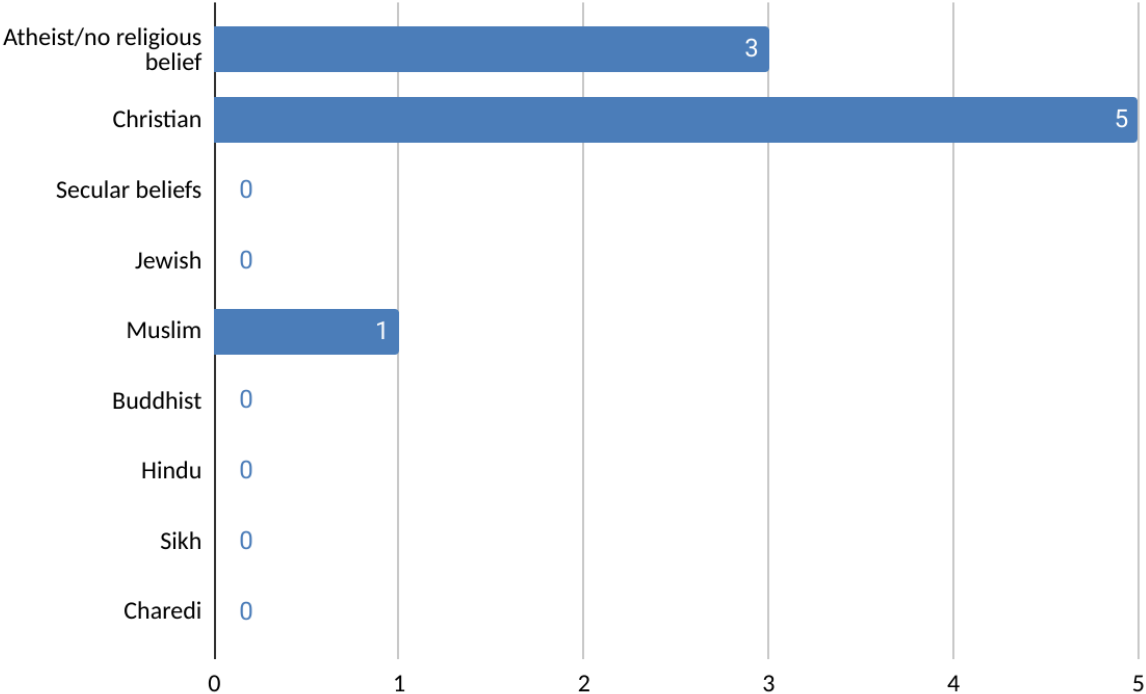
Yes	3
No	6

Ethnicity: Are you...



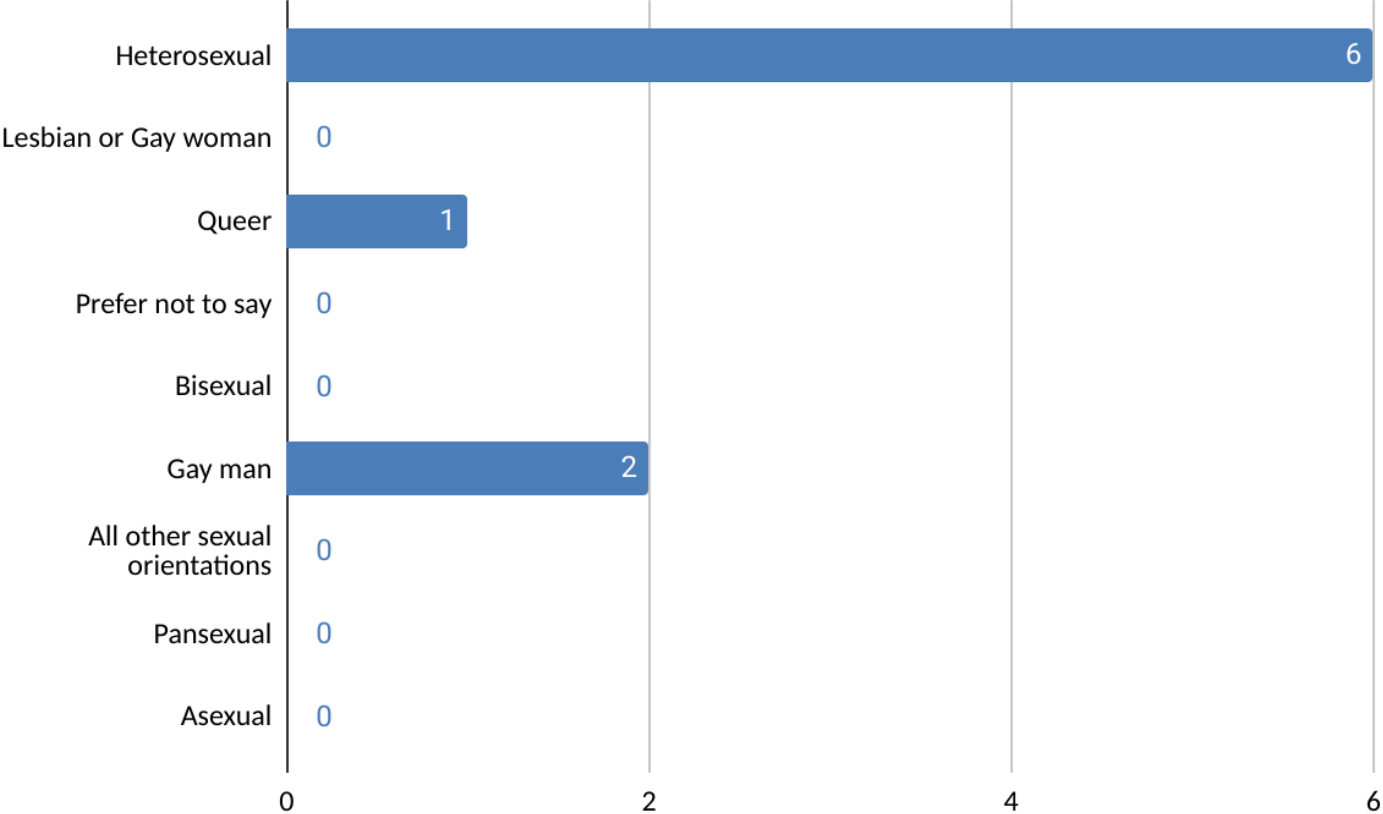
White or White British	5
Black or Black British	1
Other ethnic group	0
Asian or Asian British	1
Mixed background	0

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



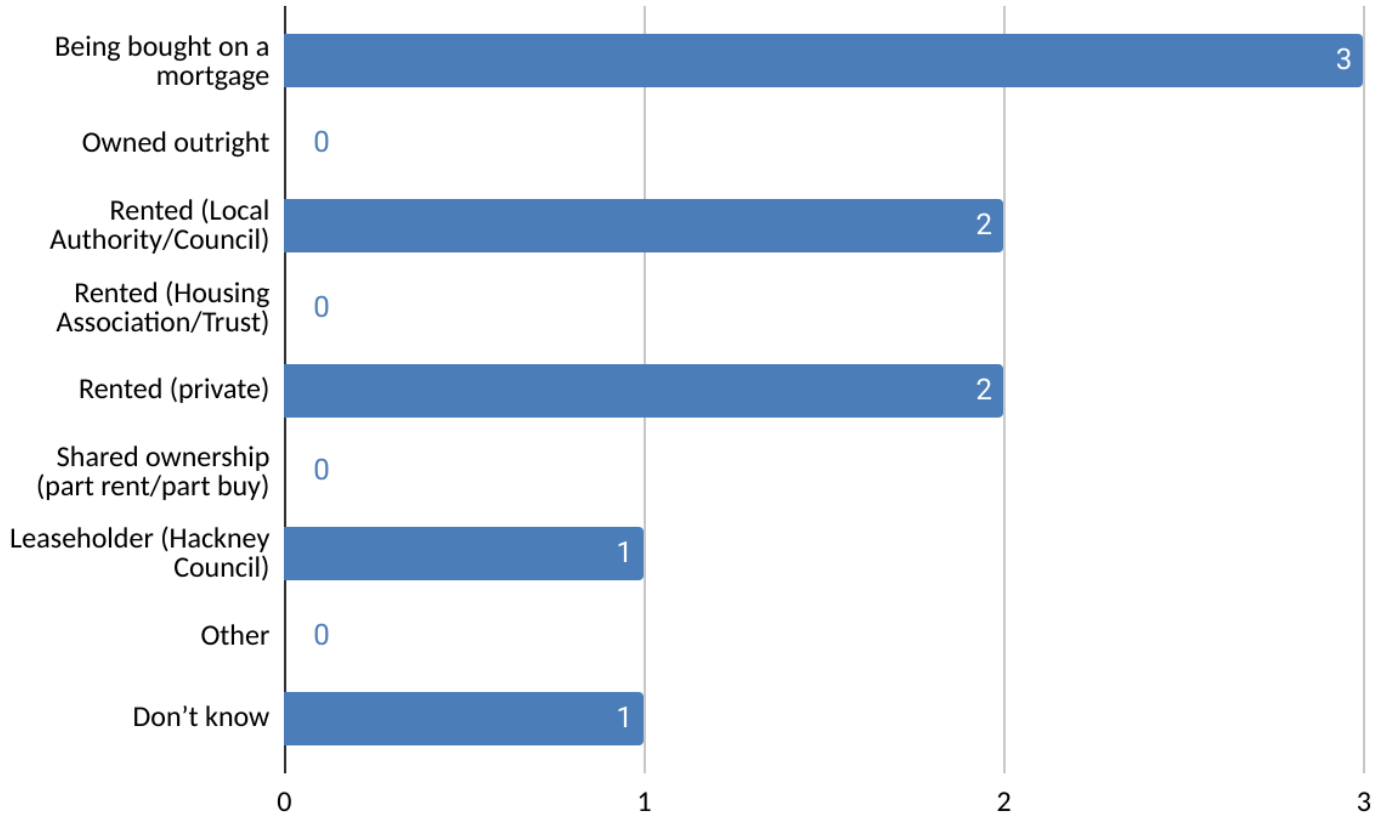
Atheist/no religious belief	3
Christian	5
Secular beliefs	0
Jewish	0
Muslim	1
Buddhist	0
Hindu	0
Sikh	0
Charedi	0

Sexual orientation: Are you...



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

Housing Tenure:



Being bought on a mortgage	3
Owned outright	0
Rented (Local Authority/Council)	2
Rented (Housing Association/Trust)	0
Rented (private)	2
Shared ownership (part rent/part buy)	0
Leaseholder (Hackney Council)	1
Other	0
Don't know	1

Next steps

The feedback summaries 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 2pm - 5pm and Monday 7 October 2024 4pm - 7pm at the Fellows Court Community Centre Weymouth Terrace, E2 8LJ.

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