

Welcome to the first public drop-in event, showing the early design development for new homes at Fellows Court garages and Weymouth Court garages.

In 2023 the Council committed to build or support the construction of 1,000 new homes for social rent by 2026, to help tackle the housing shortage and provide a high-quality, genuinely affordable home to those who need it. Fellows Court garages and Weymouth Court garages are two of 14 locations across Hackney that will make up a new programme to build around 400 new homes.

We're inviting you to work with us to progress the plans for new Council homes to replace garages at Fellows Court and Weymouth Court and support wider improvements on the estates.



Fellows Court garages



Weymouth Court garages

What's happening now?

We've appointed a design team to develop proposals for Fellows Court garages and Weymouth Court garages sites, including:

Architects: Haworth Tompkins, Nooma Studio and Balaam Murphy
Landscape designers: LDA Design with Mark Lemanski
(See examples of their work below)

They are supported by technical experts including:
Cost consultant: Exigere
Planning consultant: HTA Planning
Multi-disciplinary engineering consultant: XCO2



Haworth Tompkins - Silchester Garages, for Royal Borough of Kensington and Chelsea



Mark Lemanski - Kings Crescent Play Street, Hackney



Nooma Studio - North Ealing Mews, a small site, and inter-generational living proposal



Balaam Murphy - Hartland Road, Isleworth. Four affordable flats on a council owned estate (planning)

Residents at the heart of the project

To ensure that residents are at the heart of this project, we've established a Resident Steering Group (RSG) of named residents to help shape the project, involve the wider community and inform the design development. To date, the design team have met with and worked with the Fellows Court and Weymouth Court Resident Steering Group 5 times. They have shared local knowledge, raised concerns, suggested ideas and encouraged other residents to get involved.



Site visits April 2024, Daubney Road scheme



Fellows Court and Weymouth Court site exploratory, May 2024

Design development stage

From what we've heard to date a set of Shared Design Principles have been drafted. This is your opportunity to check if anything has been missed and that local views have been properly considered to inform the next stage of design. The design team have completed RIBA Stage 1 (Preparation and Brief) and have started Stage 2 (Concept Design) at the beginning of July. Therefore, the proposals shown on these boards reflect the scale and simple massing required to accommodate the number of new homes on these garage sites. These are not fixed nor are they detailed designs.

What do we mean by Shared Design Principles?

Shared Design Principles are things we agree to try and achieve when we start the design process for the new homes. They will reflect the issues, concerns and aspirations of residents, the design team's vision, technical constraints and guidance, and the Council's goals.

Block naming and signage

Visit boards 8 and 9 to explore the identity of Fellows Court and St Mary's estates and discover some interesting facts and histories behind the names of the estate(s) and blocks. Tell us your ideas for naming, share your personal stories and tell us about your local heroes.

Your views and feedback are important

You can let us know what you think in a number of ways:

- Leave post-it notes on the physical boards
- Complete a printed feedback form
- Respond to the online questionnaire scan the QR code below or visit:



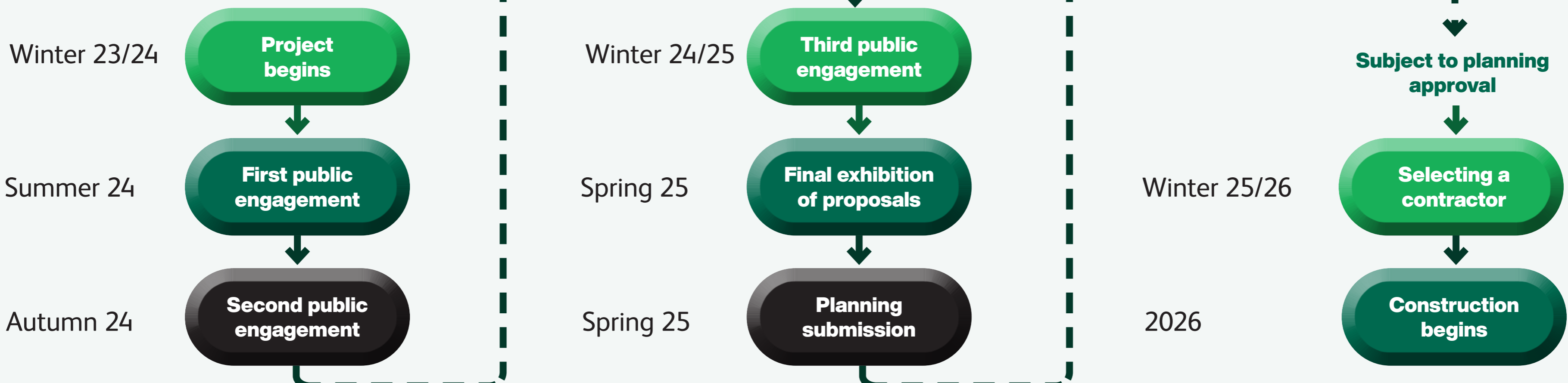
Next steps

Your feedback will be used to test and develop options for the location and design of the new homes and open spaces around them, as well as the landscape, access and movement routes in the wider area including potential improvements to existing bin storage and entrances.



Residents at the heart of the project - Fellows Court and Weymouth Court RSG 03, April 2024

Estimated Project Timeline



The redevelopment of Fellows Court garages and Weymouth Court garages is part of part of Hackney’s New Homes Programme, creating homes for social rent. The projects will also enhance the public realm, boost urban greening, and provide amenities. The objectives are to address affordable housing, engage the community, and prioritise sustainability.

Brief and site locations

Site descriptions

Fellows Court garages
The site consists of a large raised structure with an underground garage complex.

Weymouth Court garages
This site occupies the corner of Thurtle Road on St Mary’s Estate. There are 14 garages in total and a store associated with Weymouth Court.

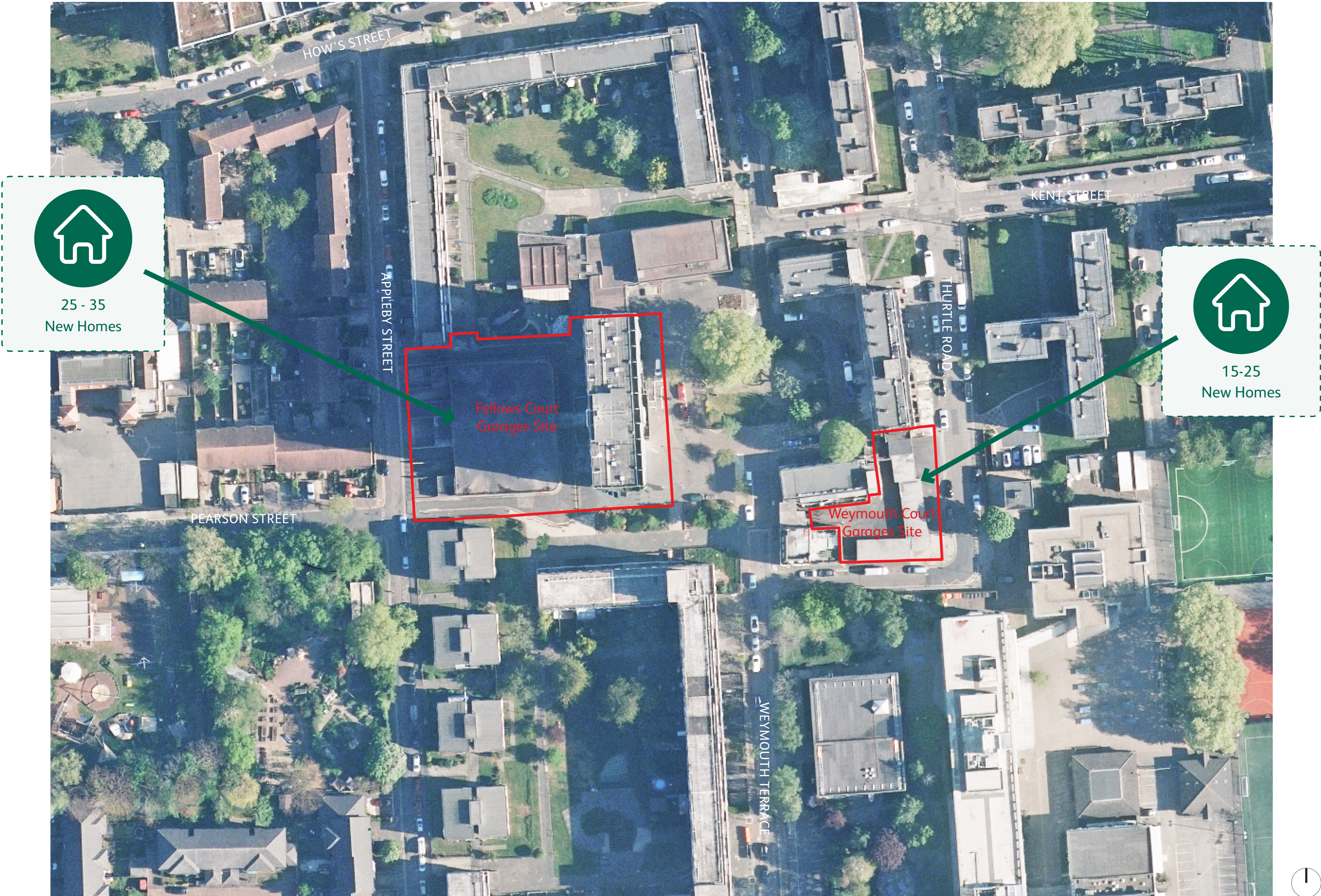
Red line boundary
The red line boundaries shown on the aerial map below indicate the extent of the immediate context of the site to take into consideration along with public realm and landscape improvements. Please note that it does not indicate a building footprint.

Site Commitments

Access for emergency vehicles and egress from the blocks will be maintained throughout construction.

The Local Lettings Policy will apply. This will prioritise existing Council tenants on the estate whose home doesn’t meet their needs for a new Council home in the development.

 100% Social Rent	 Improved Way Finding	 Play Provision	 Enhanced Biodiversity	 Cycle Storage	 Improved Access
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Aerial map of the area highlighting both garages site and summary of brief

The estate characters relate to their different layouts; St Mary's Estate follows the historic street pattern with linear blocks set back from the street with open space around and between the blocks. Visual gaps between the blocks and through open corners are typical.

Fellows Court estate is more inward looking with linear residential blocks defining the street edges and enclosing a series of shared garden courts.

Proposed shared design principles:

Integrate and complement the existing estate characters

- Proposals to tie in with existing estate patterns and respond to the existing context in scale and materiality.
- Proposals for Weymouth Court site to enhance and complement the setting of the Grade II listed Haggerston School Buildings.
- Be inspired by local materials, forms and details.

Fellows Court We've heard:

Community is strong and there is a good mix of people living here.

I know Brutalist architecture is often romanticised from afar but try living in it when it is under maintained.

Like the open spaces and low levels of traffic provides opportunities for children to cycle and bump into neighbours for a chat

Maintenance needs to be a priority before building new homes.

The new buildings will only highlight the current poor condition of the estate.

it's not like it used to be when people took care of their front gardens

Weymouth Court We've heard:

Local businesses, community facilities and shops are valued. Many people use NISA.

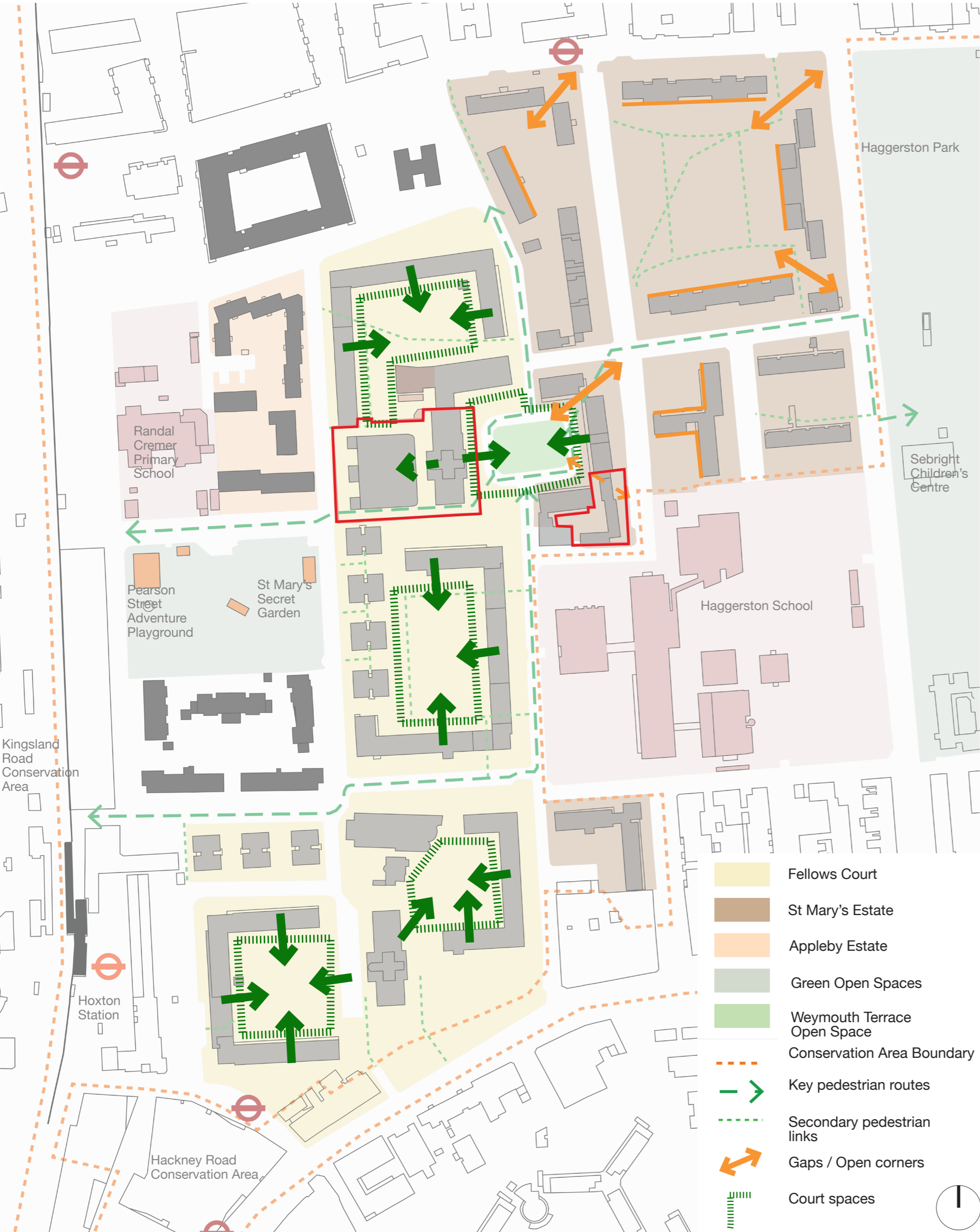
Weymouth Court is a relatively quiet estate with a mix of generations, and a good, stable and well established community.

The backs along Thurtle Road of the commercial units are unsightly and spoil the look and feel.

Residents on the upper floors on Weymouth Court enjoy long views of Haggerston School.

Commercial units around the square need rejuvenation, can there be new uses such as creative / affordable workspace?

Not many people use their balconies onto Weymouth Terrace square as they face north, access balconies are more social.



Annotated site plan highlighting the character of the different estates



Fellows Court Estate, interior green spaces with play



St Mary's Estate, Haggerston School is a key heritage asset within the Hackney Road Conservation Area



St Mary's Estate, gap between the buildings frames a key east-west pedestrian link across the estates



Fellows Court, linear blocks with clearly defined corners and street frontages



St Mary's Estate, Open Space framed by residential blocks



Fellows Court Community Centre, community made tiles and mosaic to the community centre and nursery entrances

There is an opportunity to provide new / improved green spaces, increase biodiversity, and integrate playful street elements thereby improving wellbeing and enhancing the social life of the community.

We've heard

Planting is uninspiring.
Fellows Court tower (west) has no green space to overlook.

More carefully selected trees and shrubs. A bit of landscaping (not just flat ground), maybe a feature of some sort.

Green spaces need to be for adults and 'senior citizens' as well as young people.

Hope for inter-generational spaces. Chess is a good idea, there is a local champion.

Provide some play equipment in Weymouth Terrace Square such as stepping stones, balance beam or rocks to jump or climb on.

I love the trees and the green spaces. I like our corner shop which is also an Evri drop off and pick up. I like our little Weymouth Court square, but it is underused and needs some serious tlc and landscaping of some sort.

A new 'pocket park'

There is an opportunity for a new public 'pocket park' between Fellows Court tower and the new housing on Appleby Street. This space will provide additional amenity space for residents, younger and older, with provision of well-designed play and social spaces, including places to sit.

New homes will also be provided with private amenity space in the form of balconies, front gardens and a communal green courtyard at Weymouth Court garages.

Greener pedestrian routes

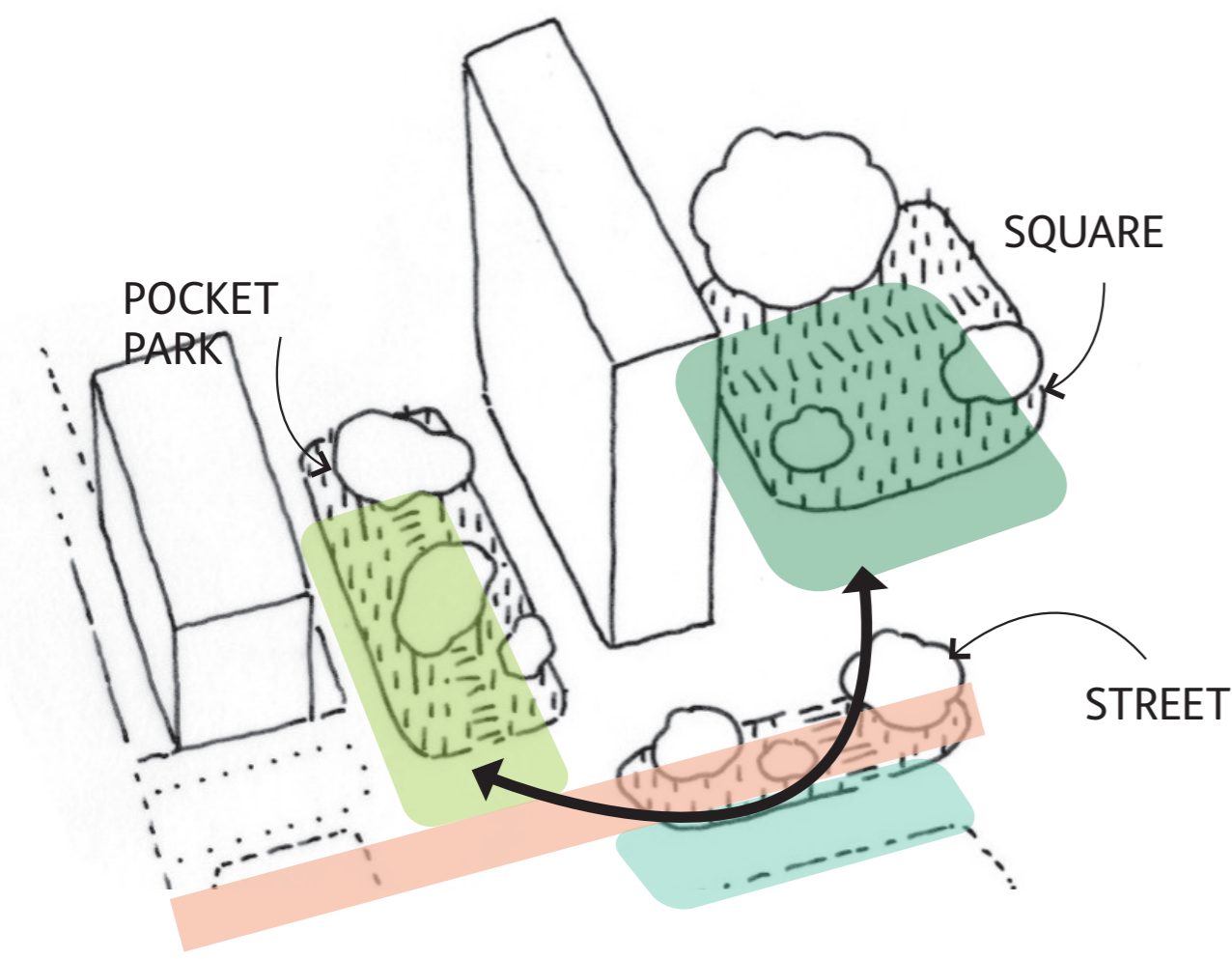
There is an opportunity to 'green' the route between Appleby Street and Weymouth Terrace within the red line boundary by planting new trees and plants.



Sketch of what 'play on the way' could look like



Site photo: some residents find the existing public realm uninspiring

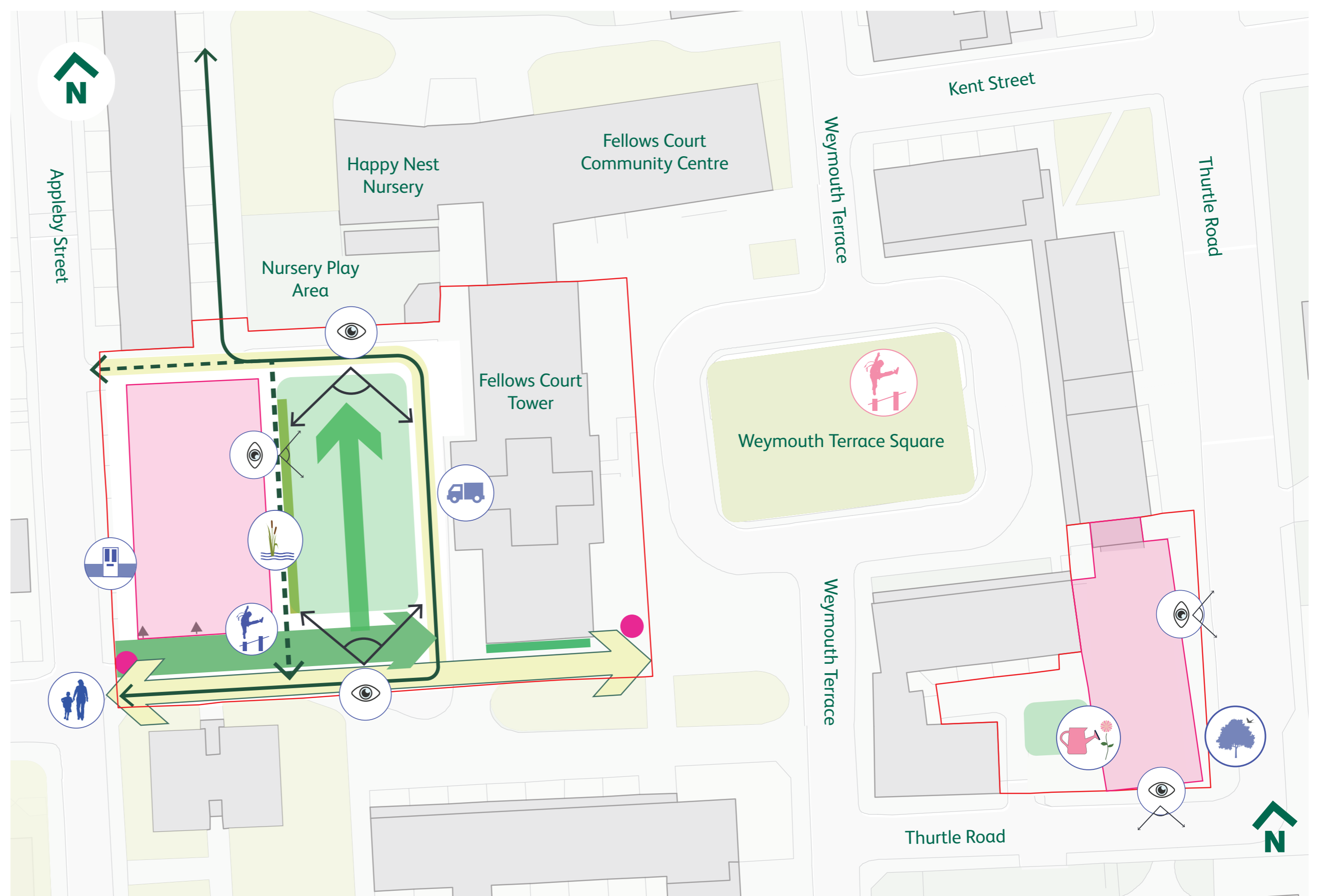


Biodiversity and ecology

New planting can improve biodiversity and ecological benefits within the project boundaries, by increasing the variety of plants which bring different benefits through the seasons, planting more trees or green roofs to new buildings. Biodiversity benefits people too through more colourful and seasonal planting and trees for shade and wind mitigation.

Play strategy

The play strategy could include a combination of a new 'pocket park' that provides some doorstep play and spaces for older residents to enjoy, as well as 'play-on-the-way' which adds stepping stones, balancing beams or other playful elements along streets or possibly in Weymouth Terrace Square. The hand sketch above shows what 'play-on-the-way' could look like.

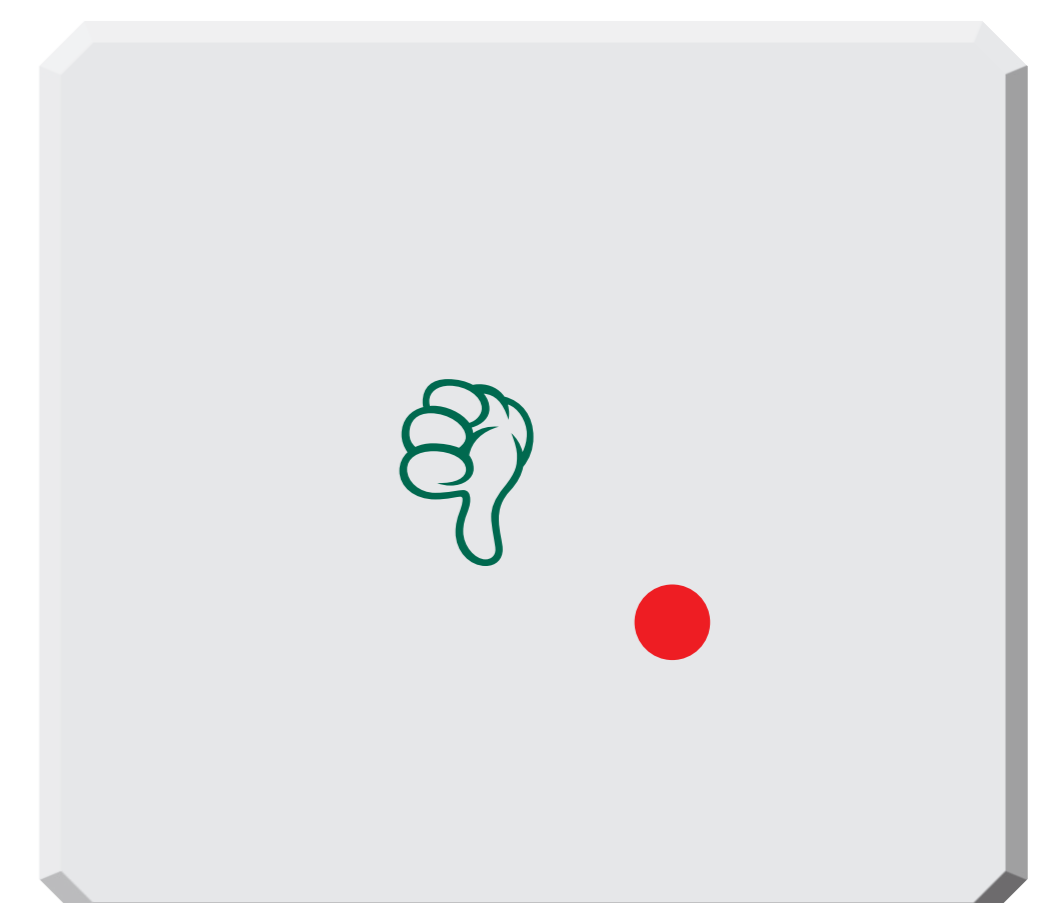
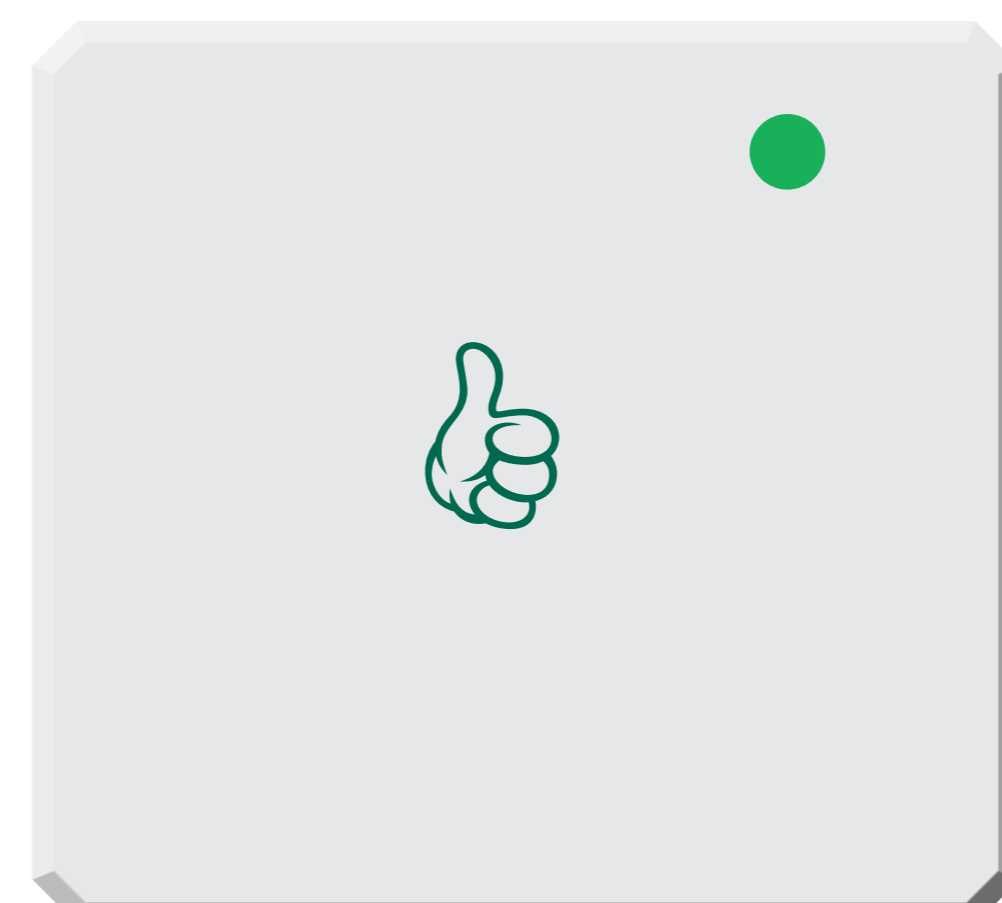


The diagrams above looks at some of the opportunities within the public realm to help improve streets and spaces for people to enjoy, as well as for benefiting ecology and wildlife. Indicative new building footprints are shown in pink.

Proposed shared design principles:

- More planting / biodiversity?
- New trees and natural shade
- More front doors on the street?
- Greener streets and doorstep 'play-on-the-way'?
- Improved pedestrian movement?
- Improved visibility?
- Improved way-finding and signage?
- Shared garden spaces?
- Play elements in Weymouth Terrace Square
- Improved servicing?
- Pedestrian route
- Potential pedestrian route?
- Opportunity for improved connection / integrated with servicing routes?
- Opportunity for improved visibility?

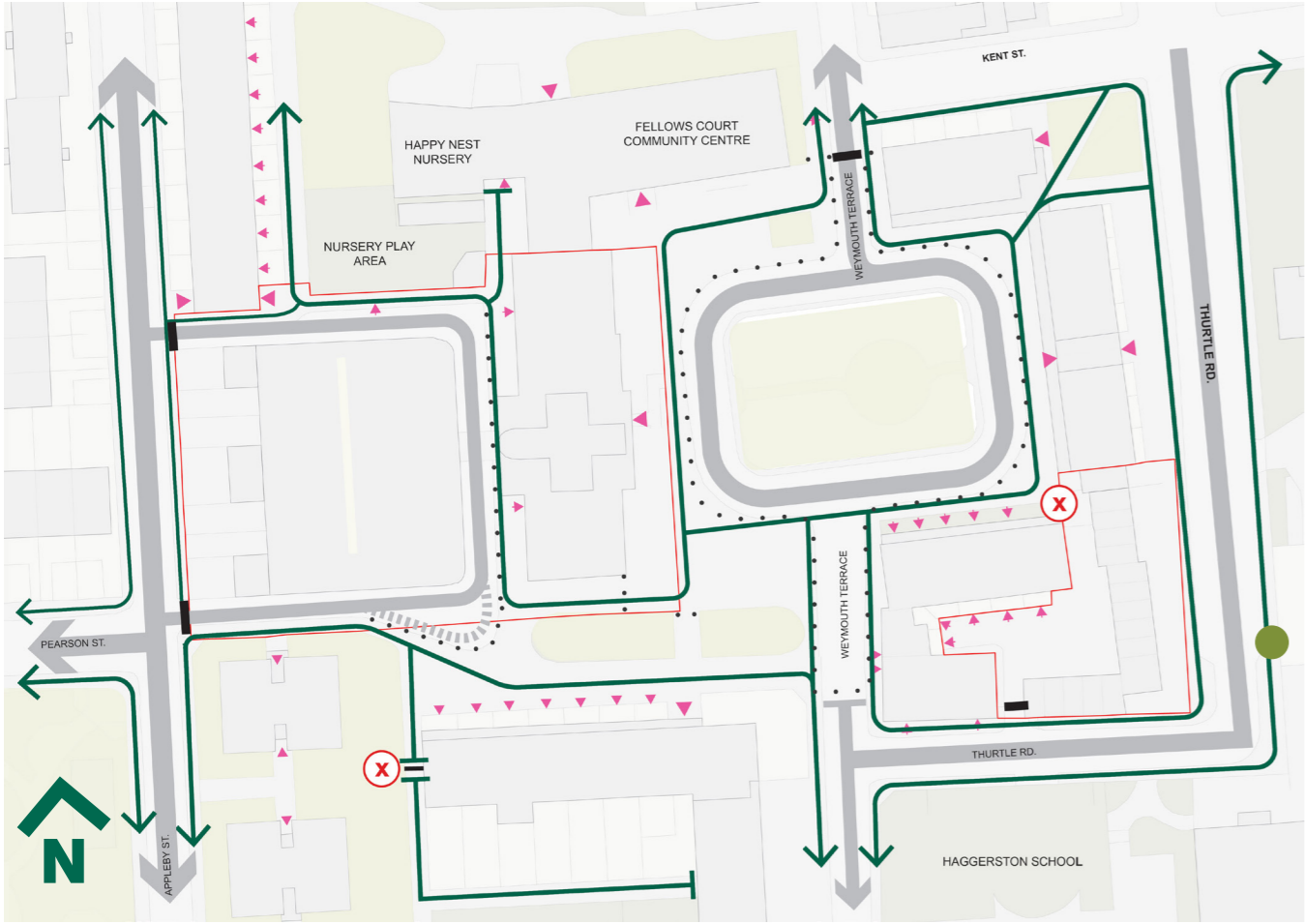
Do you support the idea of a new pocket park at the base of Fellows Court tower?



There is potential to enhance and improve accessibility of the route from Weymouth Terrace to Appleby Street through new paving and planting proposals.

We've heard:

- Planting is uninspiring.
- This is a very busy route especially at the end of the school day, and people returning from Haggerston Park.
- Sort out the various level changes and surfaces around windy corner.
- Use trees and other landscaping to mitigate the wind.
- Tarmac dominated and poor paving.
- Access to front doors on northern green space (by the nursery) must be retained.



Existing movement diagram

Enhancing existing east - west pedestrian route

There is potential to improve the route from Thurtle Road to Appleby Street within the red line area, making the paving and access routes a continuous surface (eliminating kerbs and changes in level) to improve accessibility for pedestrians especially with mobility impairment.

Retain

- Emergency vehicles and exits from the blocks and courts will be maintained throughout construction.
- Access and servicing for the new buildings will take into consideration existing access requirements and patterns of movement.
- Maintain the quiet south-east corner of Weymouth Terrace Square with no public through route to Thurtle Road off the square.

? How important is it to retain this pedestrian access from Appleby Street north of the new homes?

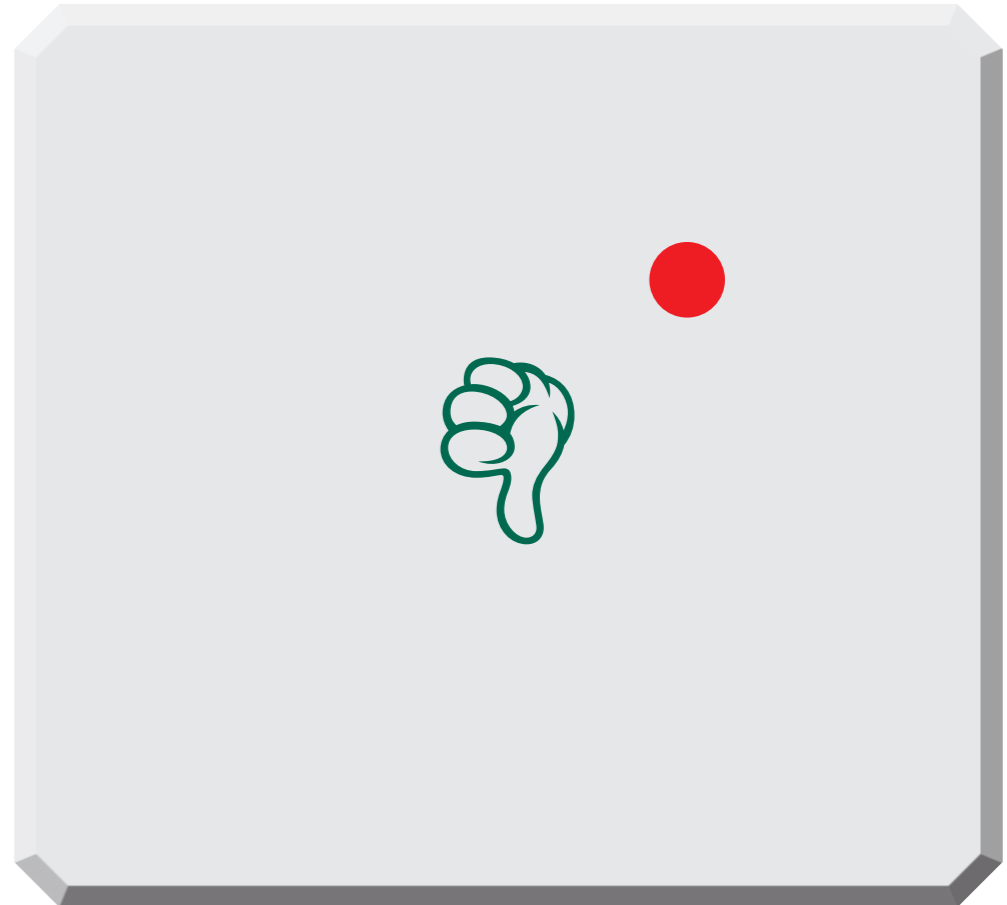
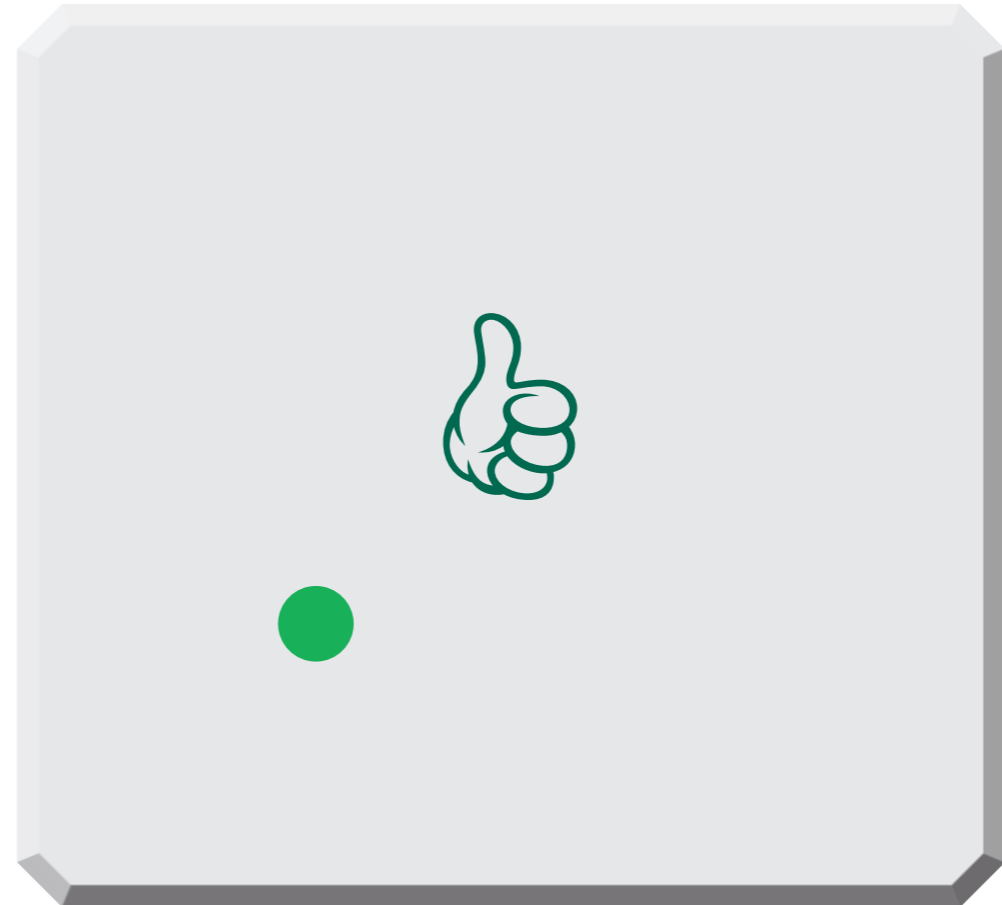


Opportunities diagram

Proposed shared design principles:

- 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).

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



The early designs for Fellows Court garages look to deliver 25 new homes for social rent over 6 storeys with 2 storeys set back at the top; providing a mix of 1 bed, 2 bed and 3 bed flats.

The design will enhance connectivity and amenity space for new and existing residents through a proposed pocket park sitting between the proposal and Fellows Court 63 - 162.

Fellows Court We've heard:

Make Fellows Court Tower entrance look less like a side entrance or back entrance.

Suggestion for a tidy fit for purpose inviting entrance maybe with the re-naming of the block. The bins located elsewhere so its not what you see when you first arrive.

It's not good. There's a boiler humming, There's rubbish all over the place. It's not very clean... The main entrance looks like a side entrance. It's confusing for people coming in and out.

Scale and massing

New homes will maintain high design and sustainability standards resulting in floor to floor heights being taller than the existing 1960s constructed buildings.

Views, light and privacy

The proposals will be assessed to establish the impact on daylight and sunlight levels on existing homes according to BRE (Building Research Establishment) guidelines and recommendations.

The new homes will be carefully designed to mitigate the impact on neighbouring residents and maximise views and light.

Entrances and amenities

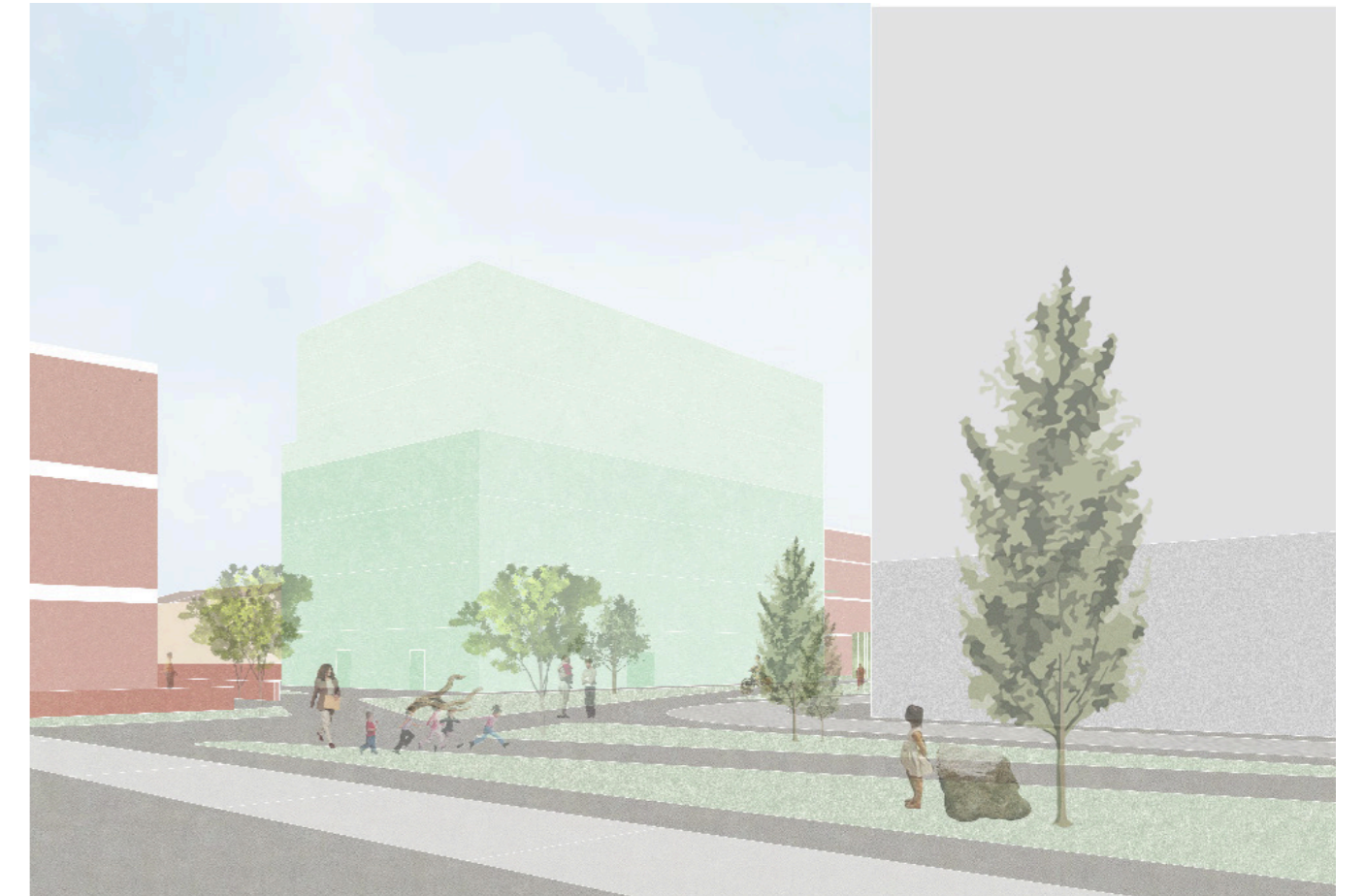
The new homes will be entered from Appleby Street or the green space behind via a staircase and lift. Ground floor units will be entered directly from the 'street' providing 'eyes on the street' and natural surveillance. Each flat will have access to a private outdoor space such as a balcony which will be designed to mitigate overlooking.



Axonometric of the site, showing in pink the initial proposed building massing



Early massing view along Appleby Street



Early massing view from Pearson Street



Existing example of a 22m gap between 11-storey Bryant Court and a 6-storey development located 200m from Fellows Court



Brambling House, London: Example of green space threshold utilising level change

Fellows Court proposed shared design principles:

Fellows Court

- A** The new building form will follow guidelines and regulations to maintain good levels of light and views from Fellows Court Tower.
- B** Massing to extend existing Fellows Court street line along Appleby Street.
- C** New building layout to mitigate overlooking of existing properties along Appleby Street.
- D** Gap between new and existing building mirrors Fellows Court estate layout with existing access route retained.
- E** New building location maintains existing route from Appleby St - Weymouth Terrace.
- F** Enhance existing bin store provision, to address noise and cleanliness issues.

Tell us what you think of these Design Principles.



The early designs for Weymouth Court garages look to deliver 18 new homes for social rent over 5 floors responding to existing building heights; providing a mix of 1 bed and 2 bed flats.

This project has the potential to create much-needed homes and include improvements to the immediate settings.

Weymouth Court We've heard:

Keep the bin stores where they are as it works well with the communal staircase

Not many people use their balconies onto the square as they face north, access balconies are more social

Residents are interested in combining entrances with the new block..

Views from balconies to the east are valued - will these be blocked?

Scale and massing

New homes will maintain high design and sustainability standards resulting in floor to floor heights being taller than the existing 1960s constructed.

Views, light and privacy

The proposals will be assessed to establish the impact on daylight and sunlight levels on existing homes according to BRE (Building Research Establishment) guidelines and recommendations.

The new homes will be carefully designed to mitigate the impact on neighbouring residents and maximise views and light.

Entrances and amenities

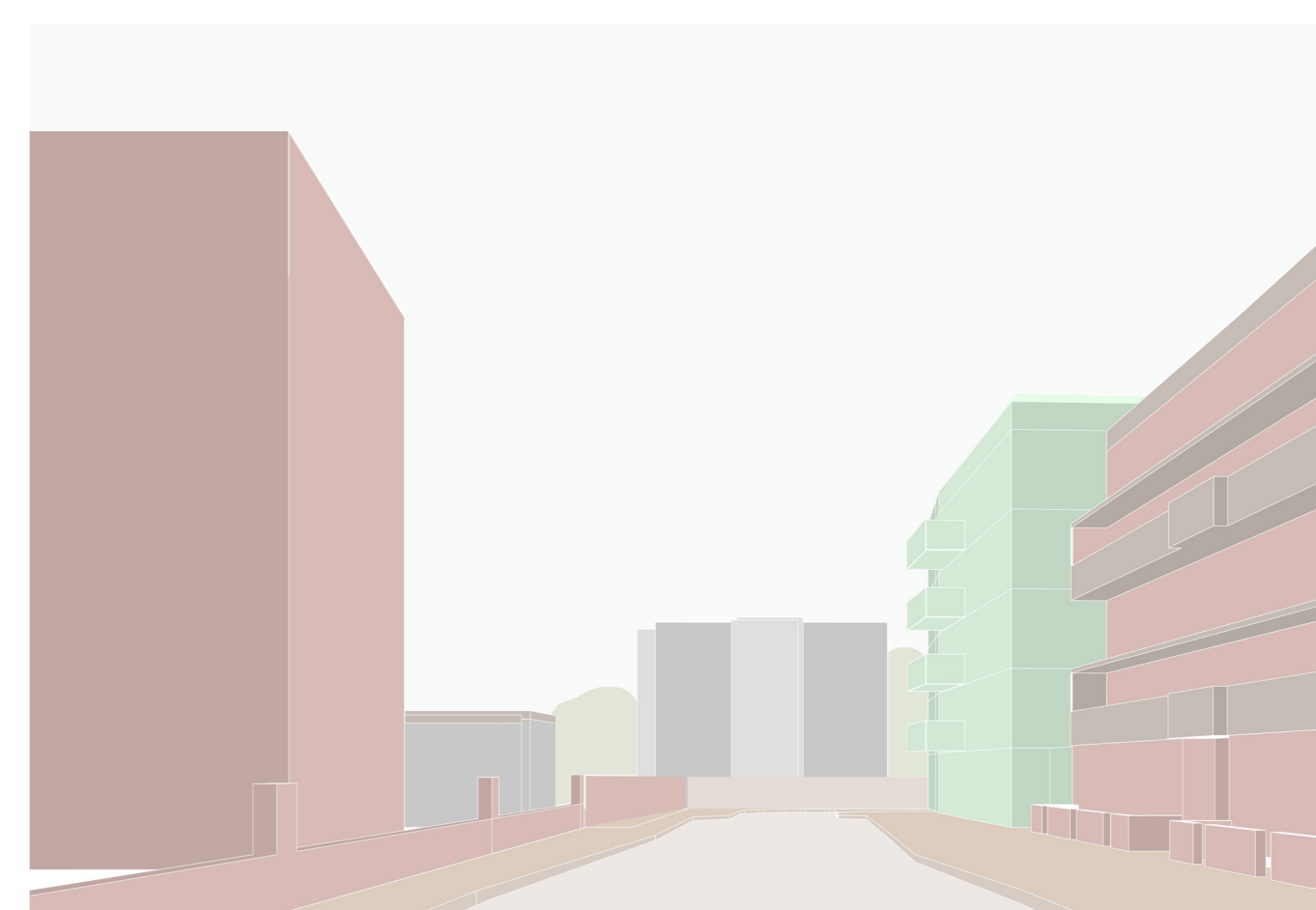
The new main entrance will be located facing Weymouth Square with access to the courtyard for existing and new residents only, via the secure front door.

A newly landscaped communal courtyard space will provide for doorstep play and quiet enjoyment for residents. This will include cycle storage accessed off Thurtle Road.

Bin stores will be located in the spaces between the new building and Weymouth Court and shared with existing residents.



Axonometric of the site, showing in pink the initial proposed building massing
* New 5-storey construction will be taller than existing 5-storey buildings to meet current design guidance and building regulations.



Early massing view along Thurtle Road, looking south



Early massing view from Weymouth Open Space, looking east



Existing example of building height variation on Fellows Court estate provides a comparison to the proposed relationship between the existing 3-storey block and new 5-storey block



Lavender Hill, London : Example of small shared courtyard space (design principle 2)

Weymouth Court proposed shared design principles:

- 1** 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.
- 2** 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 courtyard from the square.
- 3** New massing to relate to the proportions of the Erno Goldfinger designed classroom block of Haggerston School opposite the site.
- 4** Keep good views to the south (towards Haggerston School) by limiting new building massing to align with the existing flank wall.
- 5** Position of windows and balconies facing Thurtle Road and into the courtyard to respond to sensitivities of overlooking Haggerston School and existing residents.

Tell us what you think of these Design Principles.

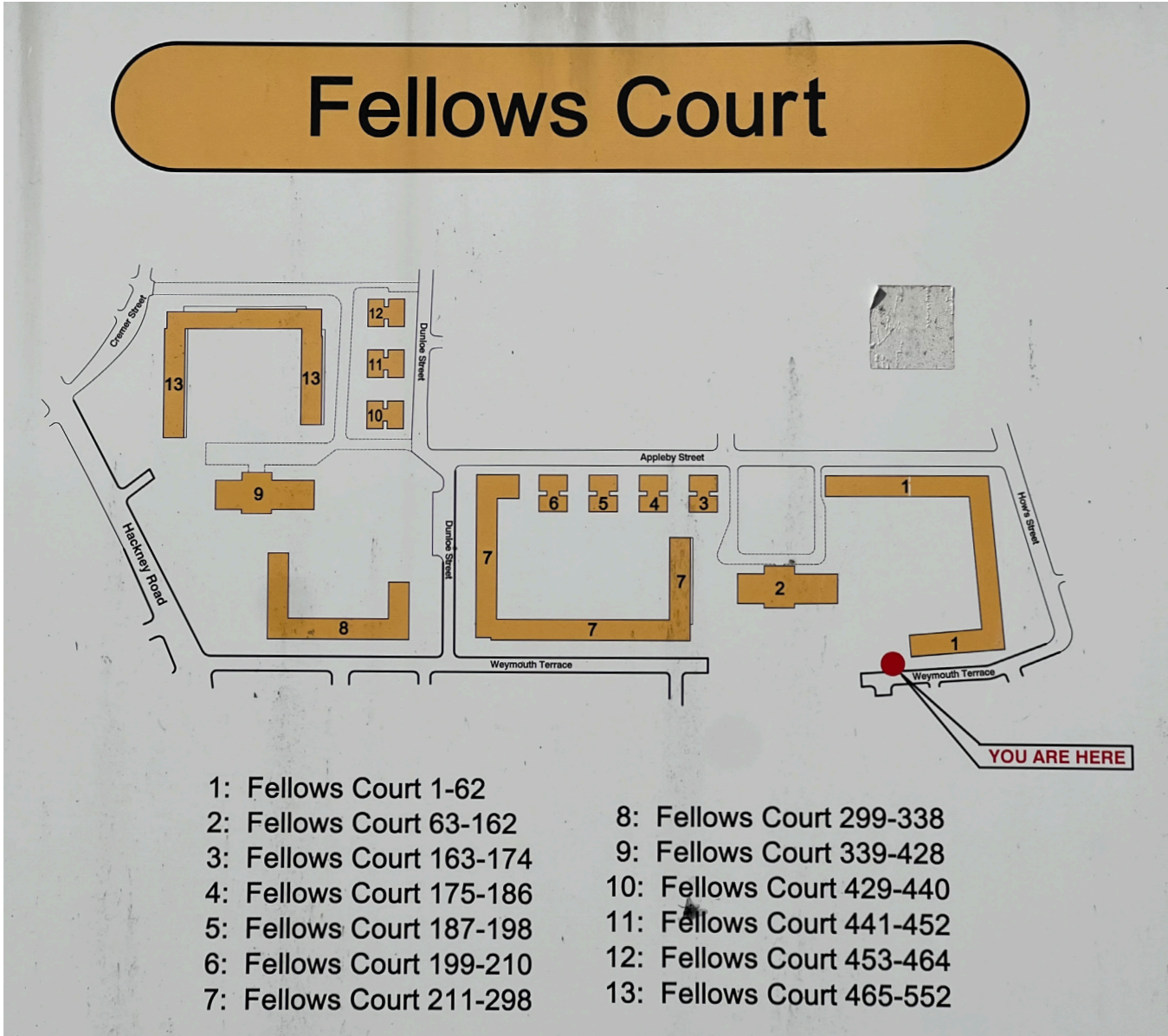


Fellows Court estate is large and all the buildings have the same name, so it is very confusing. Delivery drivers can't find addresses. There are some nice signs such as Weymouth Square and the Adventure playground. Most signs are about what not to do, eg. no ball games, rather than signposting valued assets.

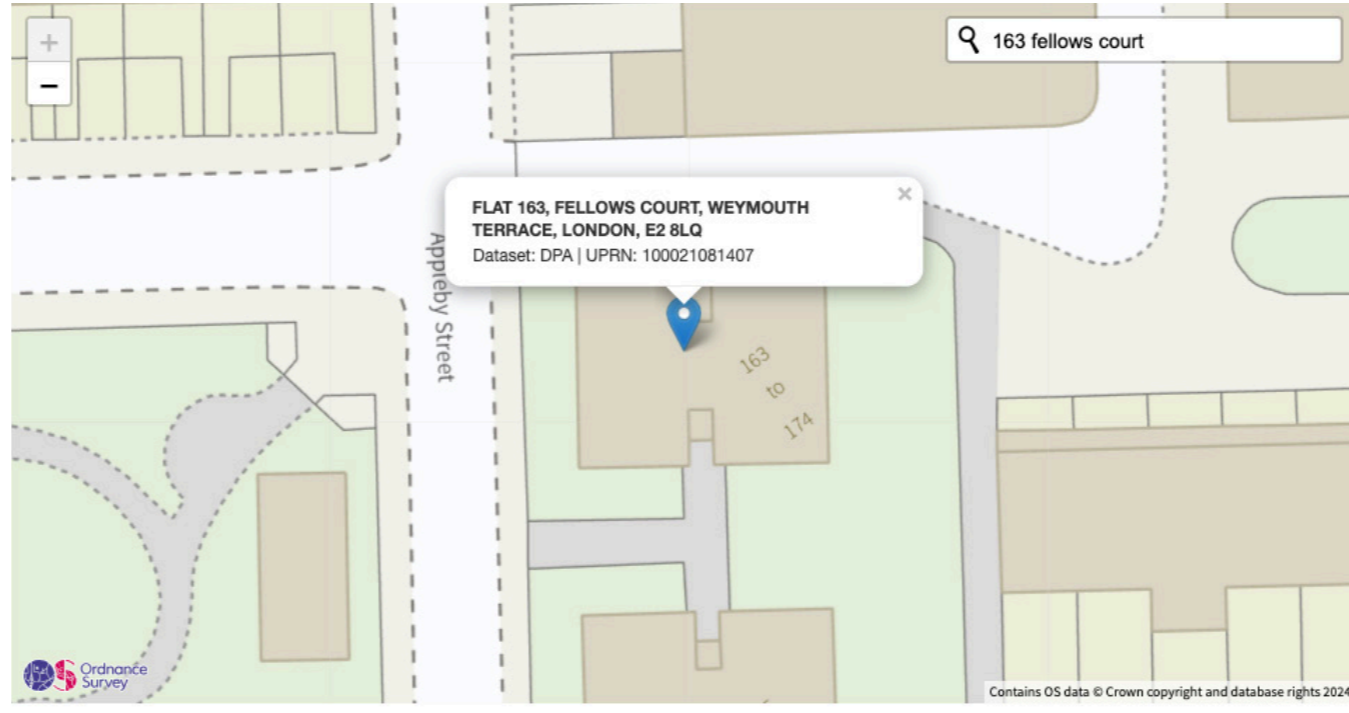
We've heard

Four sticky note graphics containing feedback: 'No one can find their way around.', 'Residents are often stopped to ask for directions.', 'Estate signage is absolutely atrocious. There is either a serious lack of or it is out of date.', 'Add positive signage in Weymouth Street Square and at the junction of Appleby and Pearson Street - people often stop to chat here.'

Fellows Court



Unusually for an estate the 13 buildings of Fellows Court all have the same name.



All Fellows Court addresses contain Weymouth Terrace in the address even when not located on Weymouth Terrace.

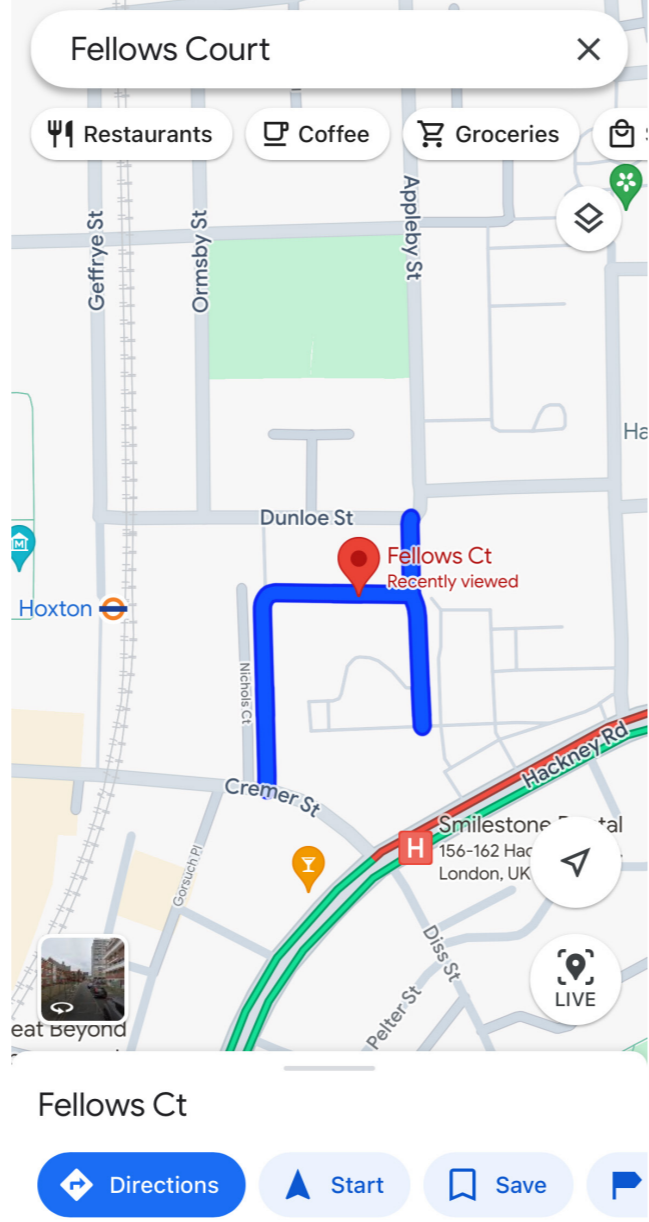


Even the new signs seem to be struggling to communicate, perhaps because the problem is bigger than any one sign can manage.

Building names

You have told us that it is difficult to find, and get to, the correct address for newcomers to Fellows Court. One way to improve this could be to name each individual building. This is a common system on other estates where you have a name for the estate and a different name for individual buildings.

Road names



The internal estate road has adopted the name Fellows Court but only serves part of the estate. It is also the first thing that comes up on Google maps when you search for Fellows Court.

Challenges

Adding block names would mean changes to your addresses which would come with its own challenges. All of this would be subject to Council approval and processes but we are keen to gauge your feedback on the matter.

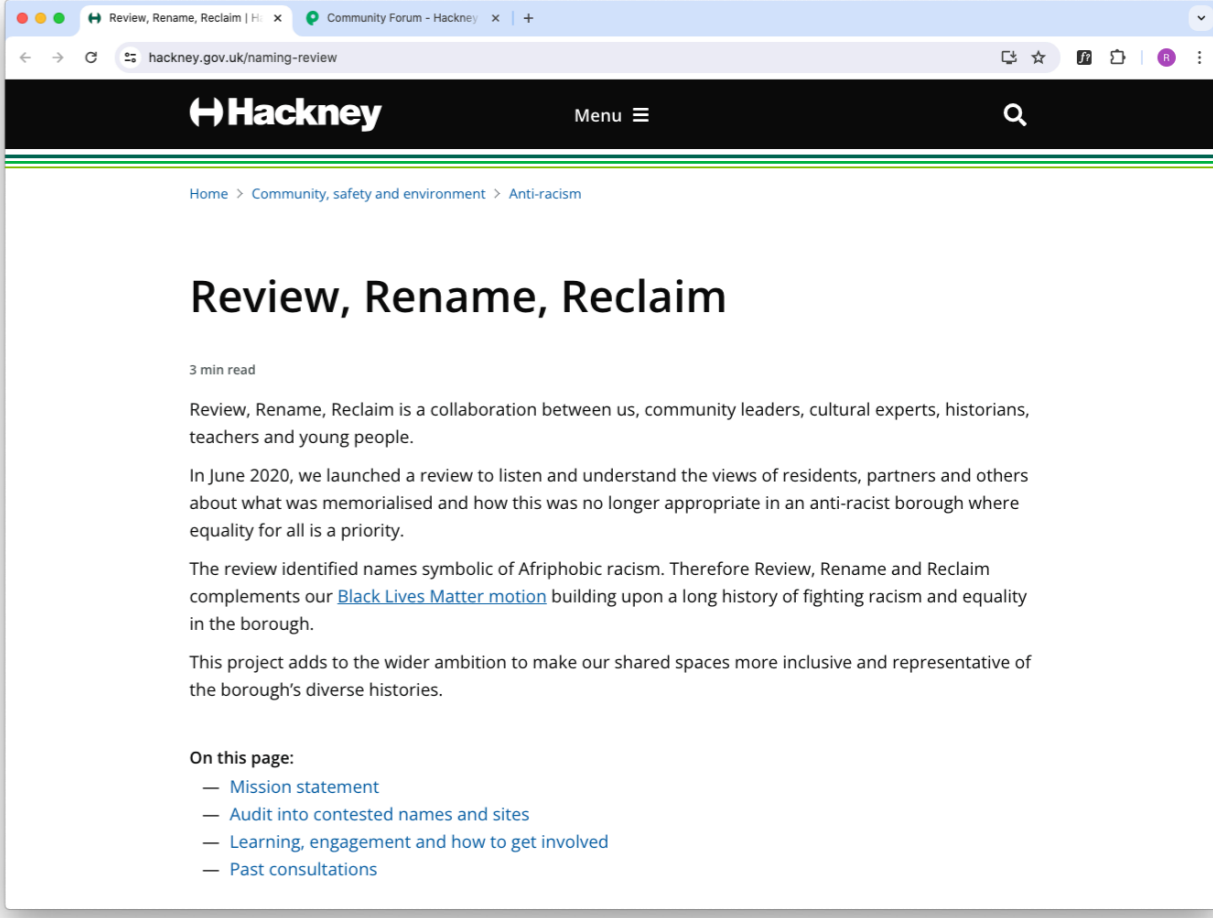
Any new buildings would also need to be named, and perhaps it would be nice to give the square a name.

We would love to hear your thoughts on the principle of naming:

- the 13 existing buildings for Fellows Court
• the square
• the unnamed estate road
• the new buildings that are being built

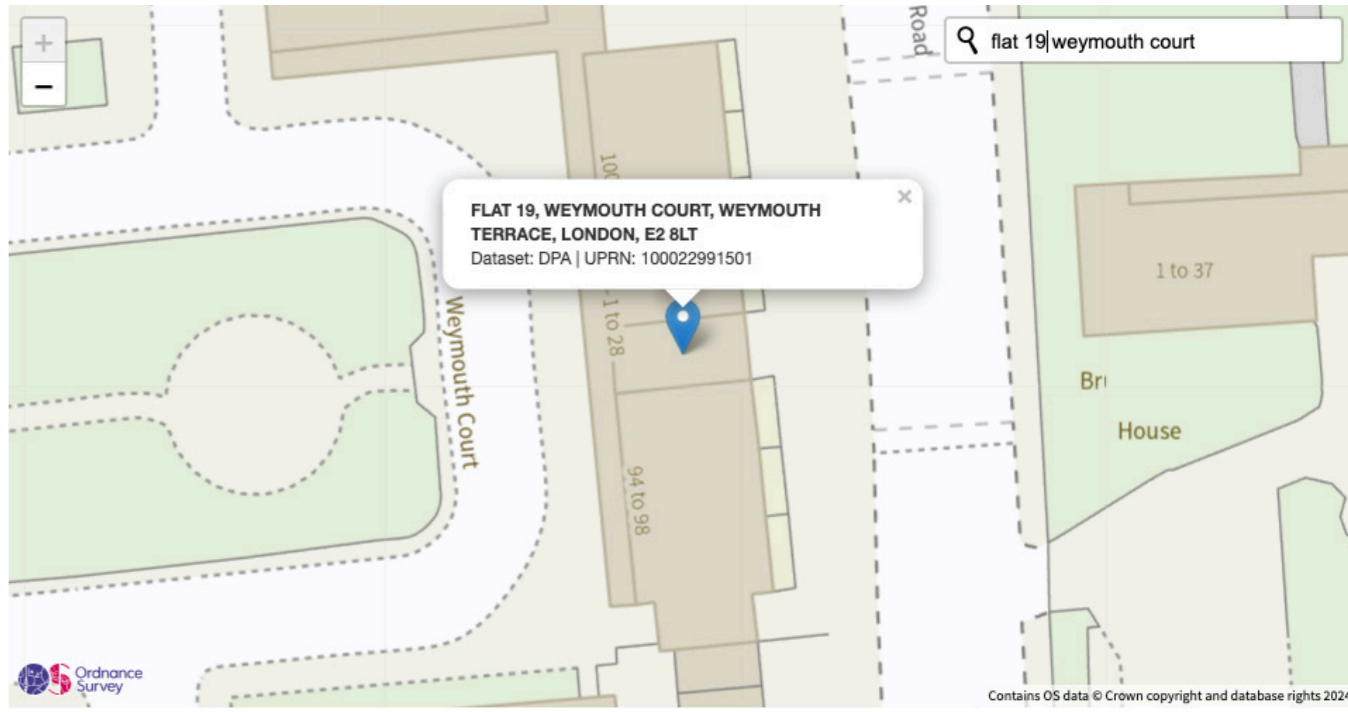
Themes

If this were to go ahead then in order to maintain a sense of connection between the buildings on the estate it would be a good idea to develop a theme for the new names.



How we name things can reflect our values, it can be a way of remembering or celebrating people, movements, ideas or events. The Hackney naming review and the Naming Hub have been set up to help look at how places are named and consider who or what should be commemorated in new names.

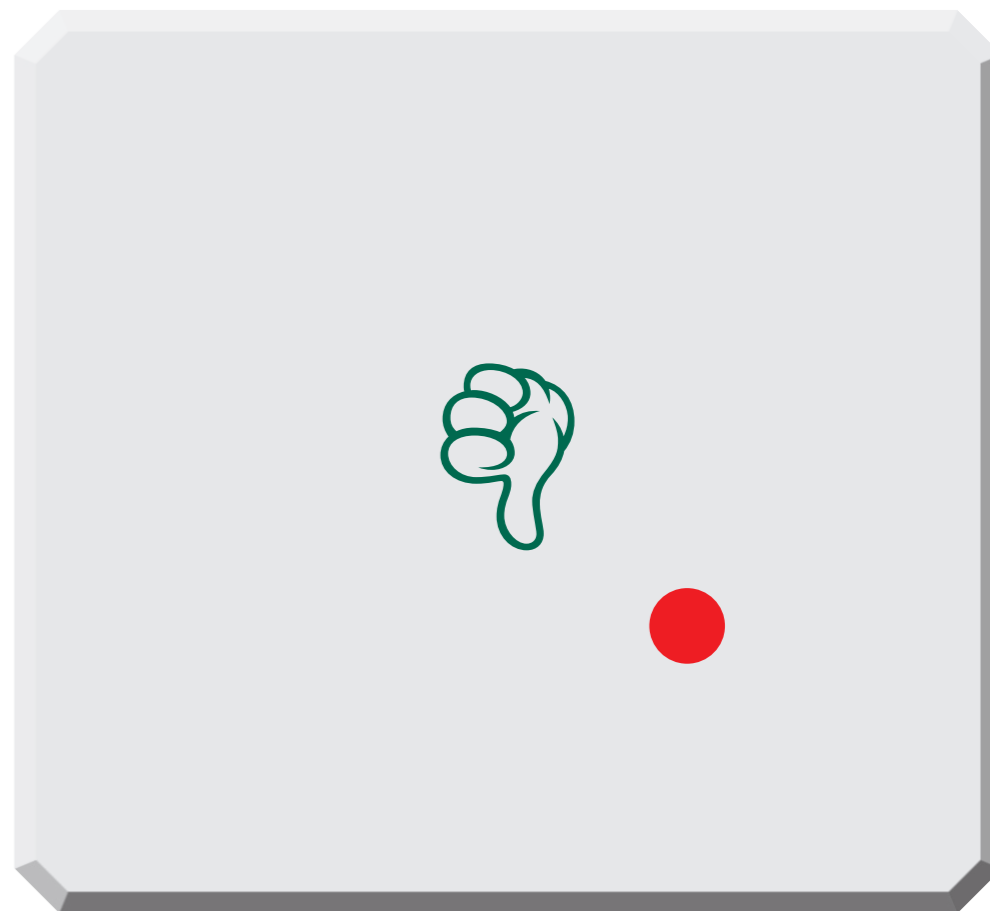
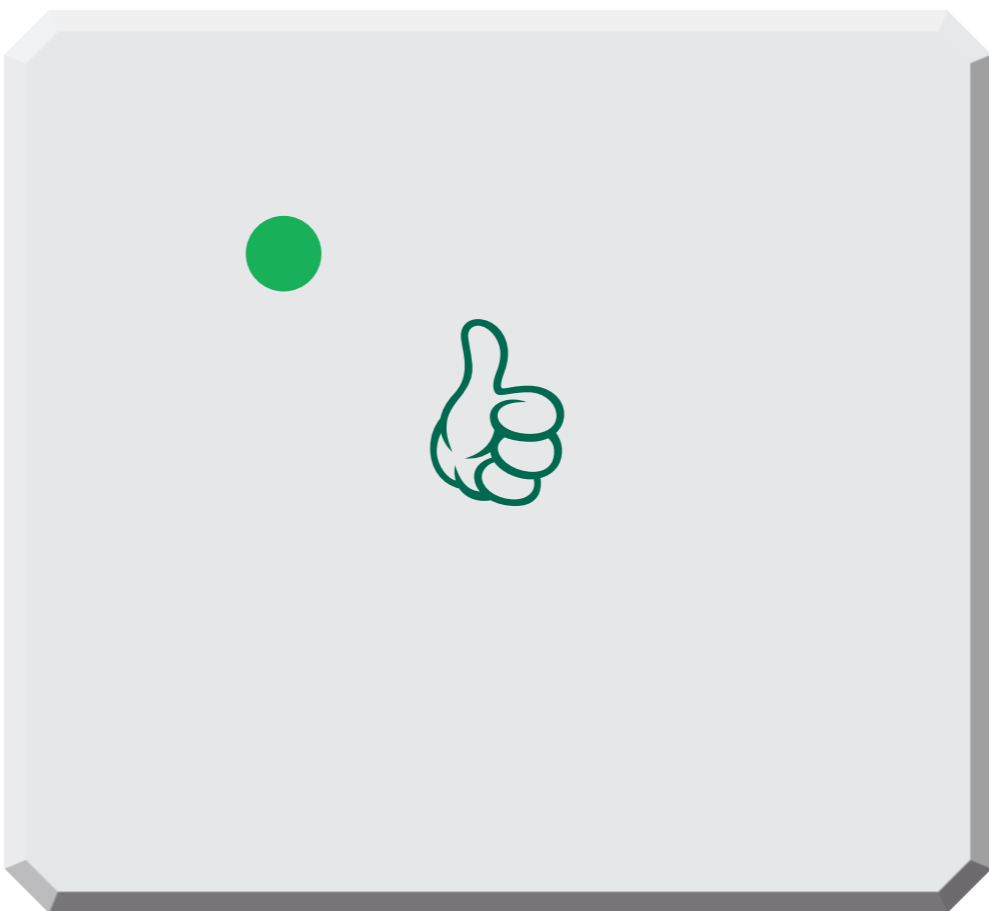
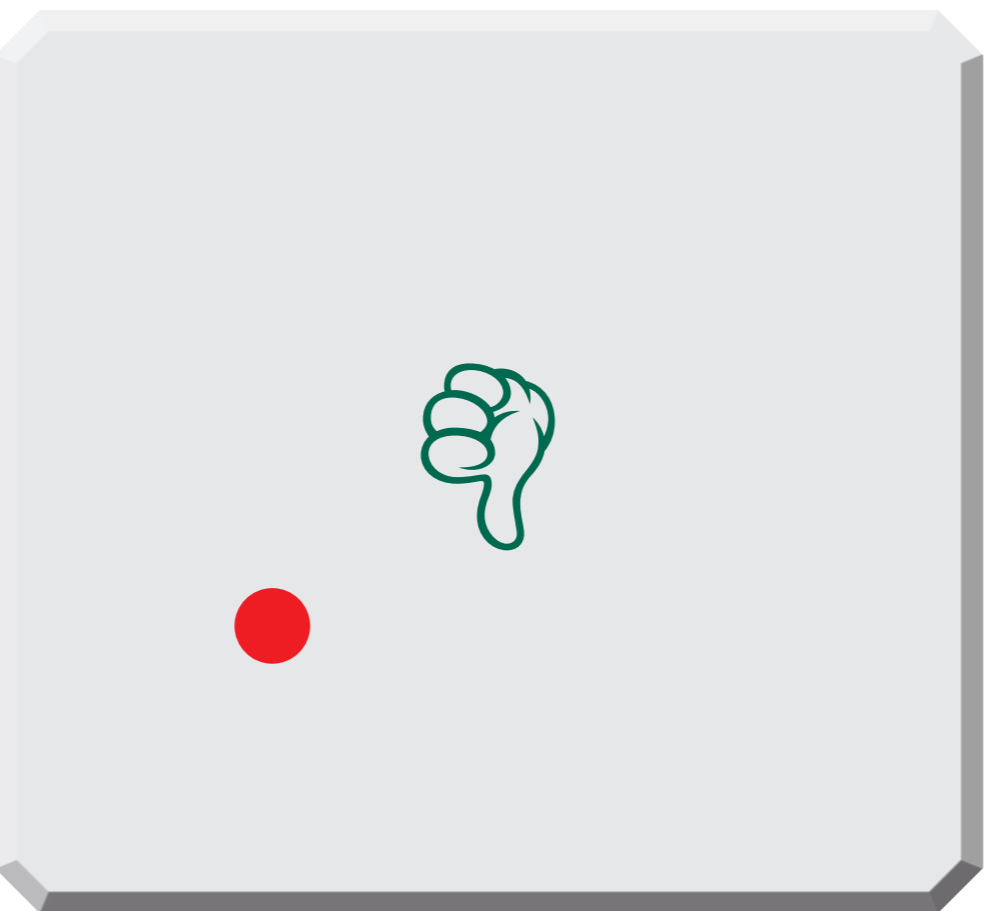
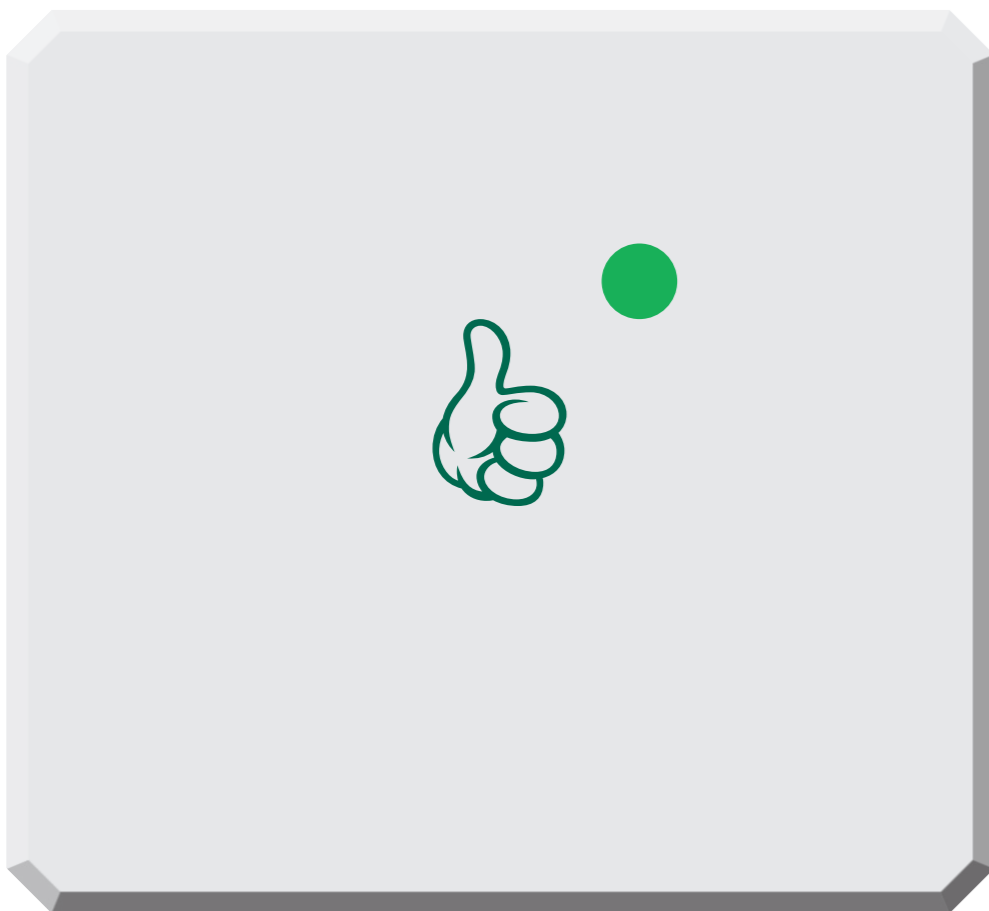
Weymouth Court



For Weymouth Court no distinction on the address register is made between the locations of the three buildings and main entrances. So if you are looking for apartments 17-28 on the address register you will be directed towards the central entrance for 1-16.

Do you agree we should improve wayfinding? Vote with a sticker below.

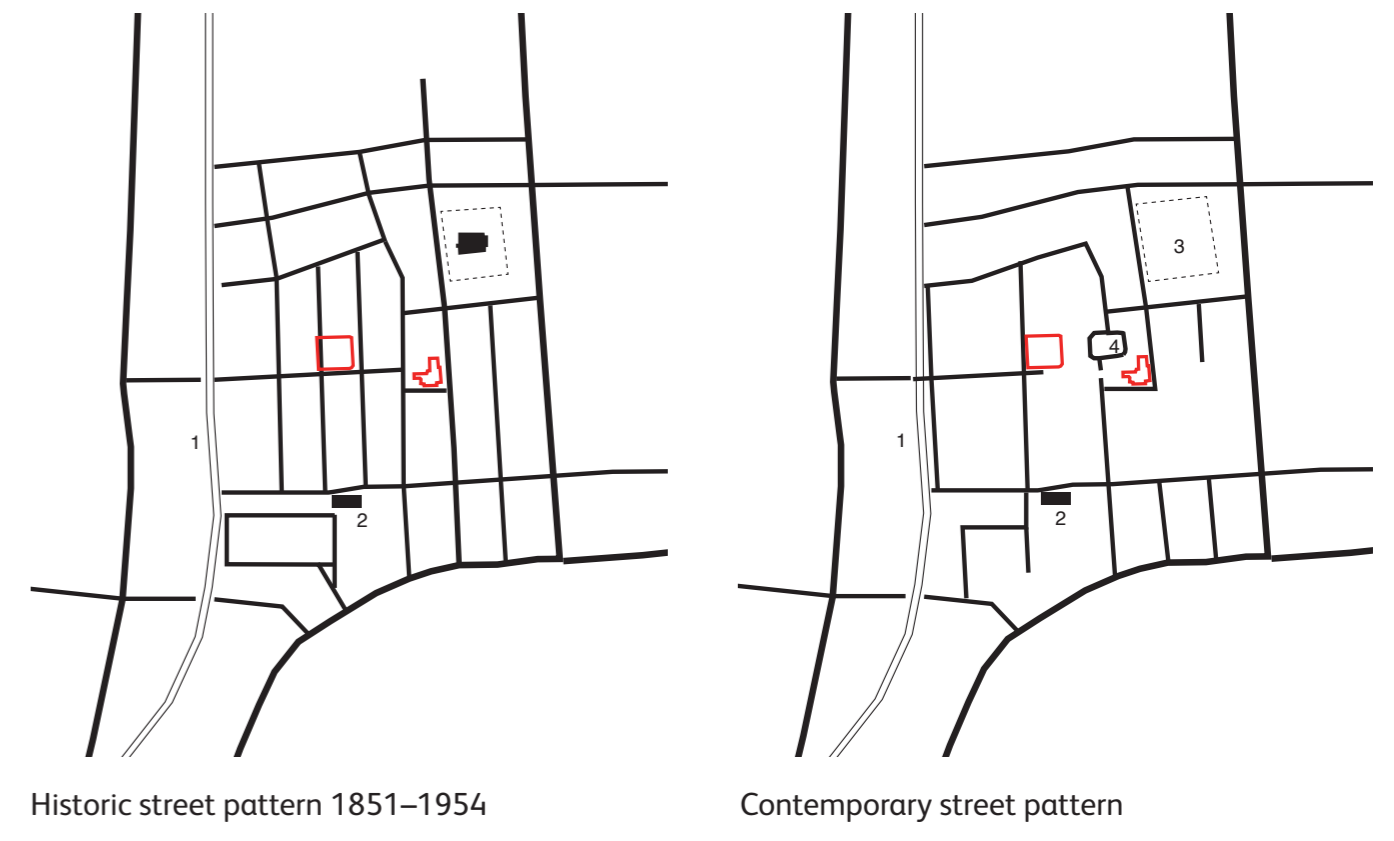
Do you think we should rename blocks? Vote with a sticker below.



Understanding the histories of a place and how things are named can help think about what has already been referenced and commemorated and can help us think about what other stories we want to tell about a place going forwards. This might be relevant when thinking about what names to give to new or existing buildings, gardens or spaces.



The church site is now a key open space on the estate. There was once a plaque about this but the information has worn away.



Before Fellows Court and Weymouth Court were built the street pattern in the area was different. Some roads that were once there no longer exist. These lost road names include: John Street, Wanfield Street, York Street, Westmoreland Street, Nichols Square and Brunswick Square.

Your stories and memories of the estate:

Seeing all the crab apple trees in blossom.

Children learning to cycle around Weymouth Terrace Square.

Hearing the kids practicing their violin and trumpet from the Suzuki centre.

Groups of teenagers using the building and the garages for Parkour.

Seeing all the crocuses, followed by the daffs then the alliums on St Mary's Estate.

There was a pub on the site of the Fellows Court garages, called the Rutland Arms.



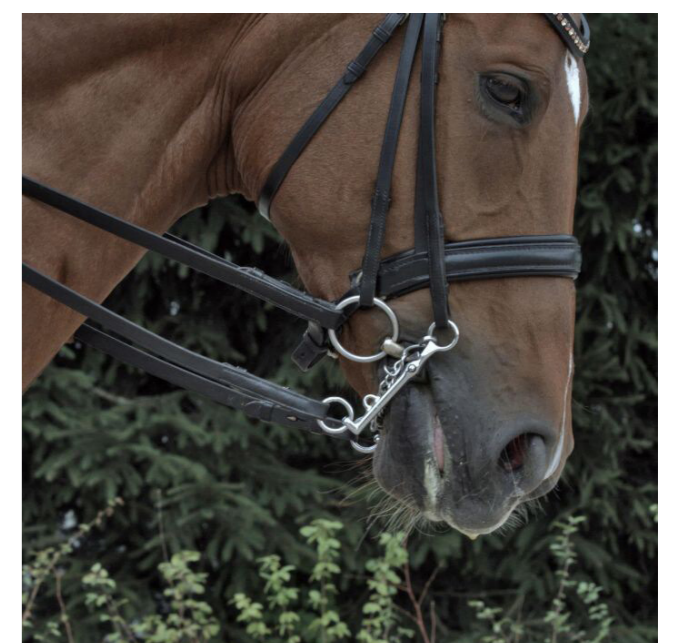
The name St Mary's also carries to the Secret Garden over the road.



Weymouth Court shares its name with a seaside town in Dorset.



On the corner opposite the entrance to St Mary's Secret Garden used to stand a pub called the Rutland Arms. Here's a picture from the archives of a load of men outside the pub.



A Weymouth is also something people put on horses to tie reins to.



St. Mary's in an engraving after a drawing by T.H.Shepherd, published in 1828

Weymouth Court is part of the St. Mary's Estate. The estate was named after St Mary's Church which was designed by John Nash and was destroyed by a World War 2 bomb. So we have an estate named after a church, named after the mother of Jesus.

Fellow (adjective)

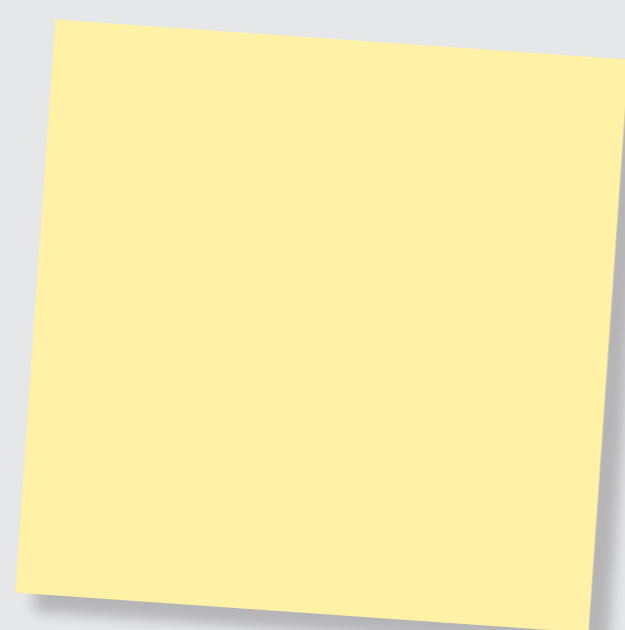
used to refer to someone who has the same job or interests as you, or is in the same situation as you:

"She introduced me to some of her fellow students."

Do people who live in Fellows Court refer to each other as fellow residents? The name has a sense of shared endeavour about it.

What else can you tell us about the estates and how things are named?

Please share your fond memories and anecdotes about living on the estates.



Who is your local hero?