

Orwell Court and Welshpool Street Development Proposal- Stage 2 Summary report

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Background

This report summarises the engagement methods and feedback received during the second phase of engagement for Orwell Court garages and Welshpool car park and depot sites. This stage of consultation was a targeted site-specific discussion with neighbours and local residents around the development of new homes and public realm and took the form of 2 site-specific events and an online survey that ran for 3 weeks and 5 days from Saturday 8 February 2025 to Wednesday 5 March 2025.

Purpose of this report

The scope of the second stage of engagement was to present the current proposals for Orwell Court garages and Welshpool car park and depot sites following the first round of public engagement events held on the 20th and 23rd of July 2024. Gaining an understanding of resident's views and ideas regarding the developed design work is crucial in allowing the Council to better understand how to further develop the designs with residents in mind.

Distribution

- 1350 newsletters were sent to the surrounding area (see distribution area).
- A further 1350 letters were circulated after the events with the QR code for people to access the exhibition and complete the questionnaire online. Printed copies of the feedback form were also available at the Pensioners Hall on Brougham Street and the Suffolk Tenant Management Organisation.

Engagement

- An online survey was hosted on Hackney Council's consultation hub between Saturday 8 February 2025 and midnight on Wednesday 5 March 2025.
- Two events were held on Saturday 8 February from 10 am - 1pm in the open space adjacent to the garages on Benjamin Close and Tuesday 11 February from 4pm-7pm in the community space on the ground floor of Welshpool House.
- Contact details were provided in the letter sent to residents who wished to ask any questions.

Responses

- 26 responses were received from the online survey, with an additional 47 comments received at the events.
- Over 70 people attended the two public engagement events.

Feedback

General feedback

Overall there is support for the delivery of new homes for social rent, and the appropriateness of the Orwell Court garages and Welshpool Street sites selection. Those less immediately impacted are very positive about the quality of the design and positive placemaking, especially the creation of new communal green spaces and an improved and uplifted environment for all.

There was general support in the discussions at the public drop-in events for the reduction from 3 to 2 blocks on Orwell Court garages site, the main change since the last public exhibition in July 2024. This contradicted the feedback received online which was more mixed. Concerns surrounding the proposals focus on the increased height of buildings on Orwell Court garages site (from 4 to 6 storeys) which many feel are out of proportion to the existing context. Issues focused around the proximity of the new buildings to the existing buildings and the resultant loss of privacy, daylight and sunlight in amenity spaces (gardens). While some support the need for more housing and believe higher buildings can fit within the area, the overall sentiment suggests that the current proposals fail to address key concerns adequately. Residents call for a more considerate approach to design, layout and height.

There is also a strong preference for the new homes to be council housing and properly mixed to support social cohesion. Increased attention to local infrastructure, consultation, and community needs are seen to be essential for the proposals to gain broader support. There is a call for greater transparency and inclusive planning. Many residents seek better integration of the new design with the existing community, particularly in terms of inclusivity, environmental impact, retaining local character and the quality of life for current residents.

Specific issues raised

Building height and density

A key issue raised across multiple responses is the increased height of the buildings, which has grown from 4 storeys to 6 storeys. Many feel this increase in height is inappropriate for the area, which traditionally has a 'suburban feel'. The close proximity of the taller buildings particularly to the homes in Orwell Court (northern part) and the eastern end of Little Orwell are seen as overbearing and detrimental to the privacy and quality of life of residents and that they will lead to significant reductions in daylight and sunlight. Some residents in Croston Street also feel that the new 3 storey proposed townhouses are also overbearing and will impact light.

Privacy and overlooking

One of the most common concerns is the lack of privacy, especially due to open balconies that allow overlooking of gardens, bedrooms and living spaces. This is particularly an issue for those in Little Orwell and Orwell Court, where balconies and windows face directly into private windows and gardens. The positioning of windows and balconies facing directly into habitable rooms is seen as a design flaw that needs to be adjusted to ensure privacy. A similar concern is raised from the residents of Dericote Street regarding roof terraces overlooking their back gardens.

Vehicular access and movement (delivery, refuse and emergency vehicles)

The proposal for new roads, particularly one extending from Dericote Street, is seen by some residents as problematic, with previous feedback perceived to have been ignored. There are existing issues with access for refuse vehicles (including commercial refuse), deliveries and emergency services. There were concerns from residents that even with the proposal to open up access from Trederwen Road (which is supported) the situation will be made worse not better. Equally residents of Little Orwell are concerned about the lack of access provision for emergency vehicles, bulky and other deliveries in the new designs.

Local vehicular (private) access and parking / loss of garages / storage

Residents of Welshpool House particularly are concerned about loss of dedicated car parking to provide a green space that is felt will attract ASB from the market and make life worse. Welshpool Street residents are also concerned about vehicular access and are not happy with the proposed access. The loss of the garages on Orwell Court used by residents for storage and for their livelihood has caused concern and there were requests for some form of re-provision.

Cycle and pedestrian conflicts

Some residents have questioned the practicality of proposed new cycle routes, particularly along narrow routes (route parallel to Broadway Market Mews) and the pinch point at the southern end where the route connects to Regents Row. Residents are concerned about creating a designated route that would attract significantly more cyclists and further exacerbate the current conflict with pedestrians and dangerous junctions at either end.

Local character and social cohesion

Whilst the proposals for townhouses on Welshpool Street have been well received as befitting the conservation area; the design of the new buildings on the Orwell Court garages site, particularly their height and footprint, is criticised for not being in

keeping with the existing character of the area. The massing is seen as out of proportion to the smaller existing homes leading to a change in the neighbourhood feel and sense of place. The need for well designed defensible space for Little Orwell and active uses at ground floor level to address current ASB issues is seen as critical to ensuring the current misuse of space is not made worse but improved. Some residents praised the architectural design and quality of the proposals, including the landscape design as exciting and uplifting for the area and community.

Community consultation and engagement

Many residents expressed their concerns and disappointment that their feedback has not been adequately addressed, especially around traffic and cycling concerns, building heights and privacy; and measures to address ASB and mitigate market users spreading into the area. There are calls for better communication with residents, especially regarding how their concerns will be addressed in the final design that will be submitted for planning and explanations of why feedback and suggestions have not been incorporated.

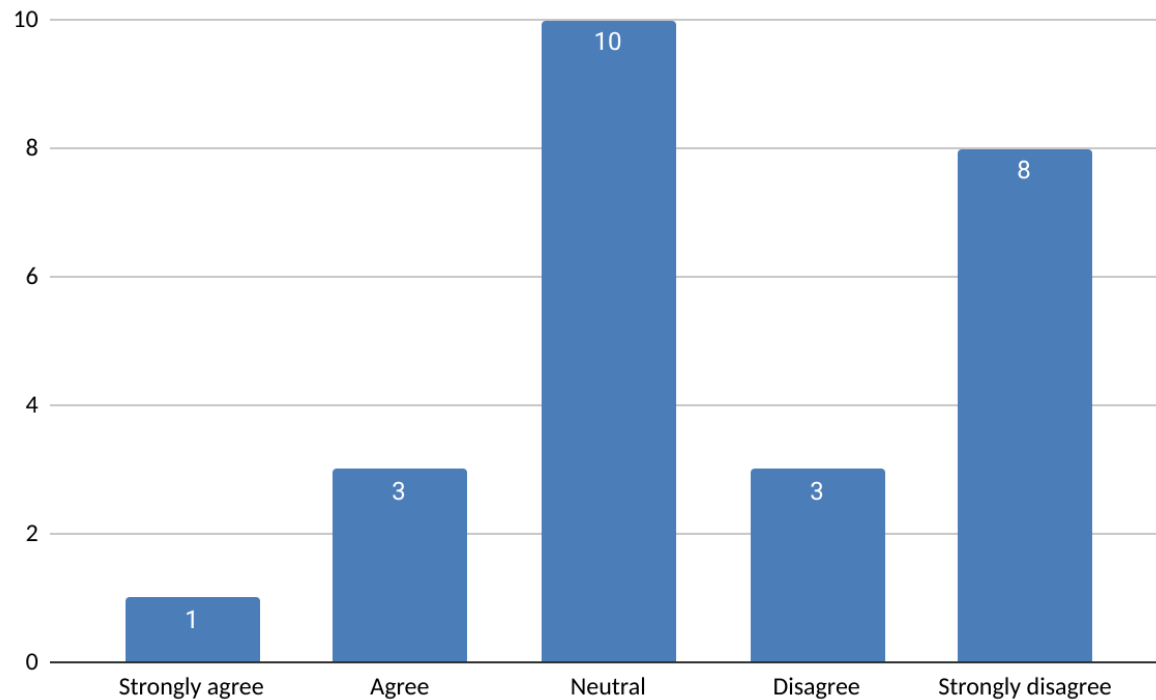
Overview of results

A mixture of quantitative and qualitative questions were asked concerning four main topics: how the scheme has changed/developed since the previous consultation in July 2024, including the development of shared design principles; plus levels of support for the delivery of 15 new townhouses for private sale on the Welshpool Street site and 70 new homes on the Orwell garages site a 50/50 mix of homes for social rent and for sale; the developed access and movement strategy, including an option to close the access off Broadway Market to Benjamin Close; plus a question about whether people feel their views have been heard and whether they would like to be involved in the co-design of an element of the public realm. A final question allowed people to add any further comments. The aim was to test the preferred plan before the designs are frozen, and whilst there is time for consideration of feedback and further design development. The feedback to each of these questions is summarised below:

You said...We are doing... (Board 2 & 3)

**Question 4a. How do you feel about the changes made since the last exhibition?
Orwell Court garages site: changed from three * to two six storey buildings and
location changes, allowing a larger Orwell Gardens - shared residential amenity
space and less overshadowing of Orwell Court homes?**

(* the previous 3 building scheme shown at Stage 1 exhibition had two four storey blocks and one six storey block)



Strongly agree	1
Agree	3
Neutral	10
Disagree	3
Strongly disagree	8

More people are dissatisfied than are satisfied with the changes made since the last exhibition (11-4) with 10 being neutral, nearly as many as those that disagreed.

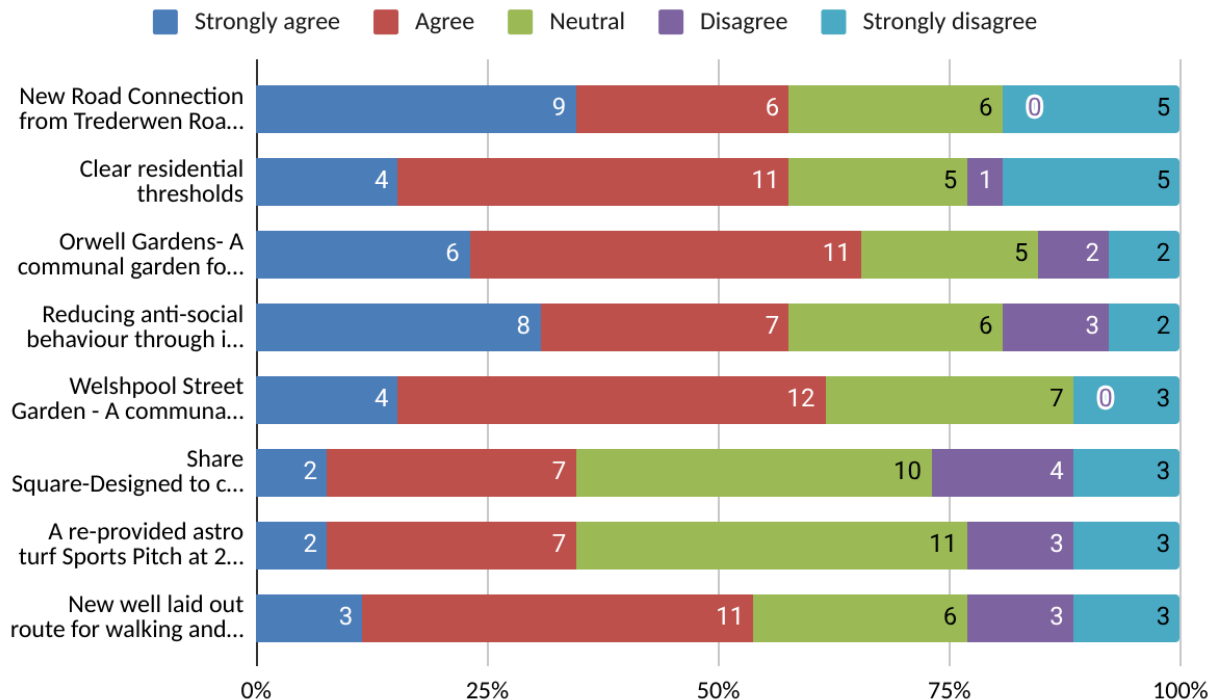
Question 4b. Please tell us more in the space below:

18 out of 26 respondents provided additional comments. The main concerns surrounding the proposals focus on the increased height of buildings, which many feel are out of proportion to the existing surroundings. Issues around loss of privacy, daylight, and amenity space, as well as a lack of attention to practical access and community feedback, are significant points of contention. While some support the need for more housing and believe higher buildings can fit within the area, the overall sentiment suggests that the current design and planning proposals fail to address key concerns adequately.

4 people expressed support for the change from 3 to 2 blocks. Of the 18 people responding to this question 9 mention building height and density as their concern with a further 4 mentioning overlooking and privacy concerns. The next most mentioned reason for not being positive about the changes (5 people) was the continuing concerns over access for refuse trucks and emergency vehicles using the extended route from Dericote Street and the proposed new cycle route (1 mention). One person said they would be supportive of the changes if the access concern had been addressed.

Design Principles (Board 4)

Question 5a. To what extent do you agree or disagree with each of the following design principles?



	New Road Connection from Trederwen Road for Emergency and servicing access and for residents of Welshpool House	Clear residential thresholds	Orwell Gardens	Reducing anti-social behaviour through improved passive surveillance	Welshpool Street Garden	Share Square	A re-provided astro turf Sports Pitch at 2/3 of the size of the current pitch with additional social amenity	New well laid out route for walking and cycling parallel to Broadway Market Mews
Strongly agree	9	4	6	8	4	2	2	3
Agree	6	11	11	7	12	7	7	11
Neutral	6	5	5	6	7	10	11	6
Disagree	0	1	2	3	0	4	3	3
Strongly disagree	5	5	2	2	3	3	3	3

Broadly speaking people agree with the design principles. The only areas where there is more of a balance being the Share Square and the re-provided astro turf

football pitch $\frac{2}{3}$ of the size of the current pitch. Principles for new green spaces and public realm improvements, with measures to reduce ASB receiving the most support.

Question 5b. Please tell us more in the space below:

17 out of 26 respondents to the online questionnaire plus 8 respondents from the public drop-in events. The shared design principles received both positive and negative responses with common concerns around security, the preservation of community identity, and the balancing of modern development with existing neighbourhood needs.

Open spaces and community use (7 respondents)

There were conflicting views on the introduction of new open spaces. Some residents welcome the creation of green spaces, while others oppose it, arguing that it could attract unwanted crowds, particularly visitors to Broadway Market, leading to disturbances like noise, drinking, urination and other forms of antisocial behaviour. There were mixed views about the integration of a smaller sports pitch with calls for its relocation to London Fields due to current issues with noise and litter.

Design and layout (6 respondents)

Multiple aspects of the proposed designs are met with mixed reactions, particularly regarding the impact on privacy, light, and the functionality of spaces. The height and size of some buildings are criticized for reducing light and privacy, with concerns about the practicality of some communal spaces. Specific criticisms include the inadequate space around ground-floor flats and issues with proposed building sizes, which could negatively affect residents' quality of life.

Security and safety concerns (ASB) (5 respondents)

A recurring theme is the fear of increased antisocial behaviour (ASB) due to changes in the area. Specific concerns involve the design's failure to address problematic areas like the space behind the mews wall, which is currently a hotspot for drug use and crime. There is a suggestion that the redesign could exacerbate rather than alleviate these issues, with some advocating for more active ground-floor uses (like studios or a café) to promote safety through "passive surveillance." Concern raised over segregation of social housing and private housing noting that a mixed approach would reduce ASB.

Cycling infrastructure and safety (5 respondents)

Concerns raised about the safety of pedestrians, particularly vulnerable groups like the elderly and disabled. Some support creating alternative cycling routes, but question the design. For example, there is a call for straightening out the route for cyclists and removing shared-use paths, which are disliked by both cyclists and pedestrians. The fear is that cycling routes could exacerbate current problems with aggressive biking and bring them into new areas, further complicating the safety of residents.

Parking and transport issues (4 respondents)

The impact on parking spaces and transport is another prominent issue, with residents particularly concerned about the loss of parking for Welshpool House residents. Suggestions to convert unused spaces into parking spots or maintain exclusive parking for local residents have been voiced. However, there are also broader concerns about the environmental impact of car parking in the area, especially given Hackney's push towards sustainable transport. There are calls for reduced car dependency, with some residents questioning the necessity of parking spaces given the accessibility of public transport and cycle paths in the area.

Noise, pollution, and disruption

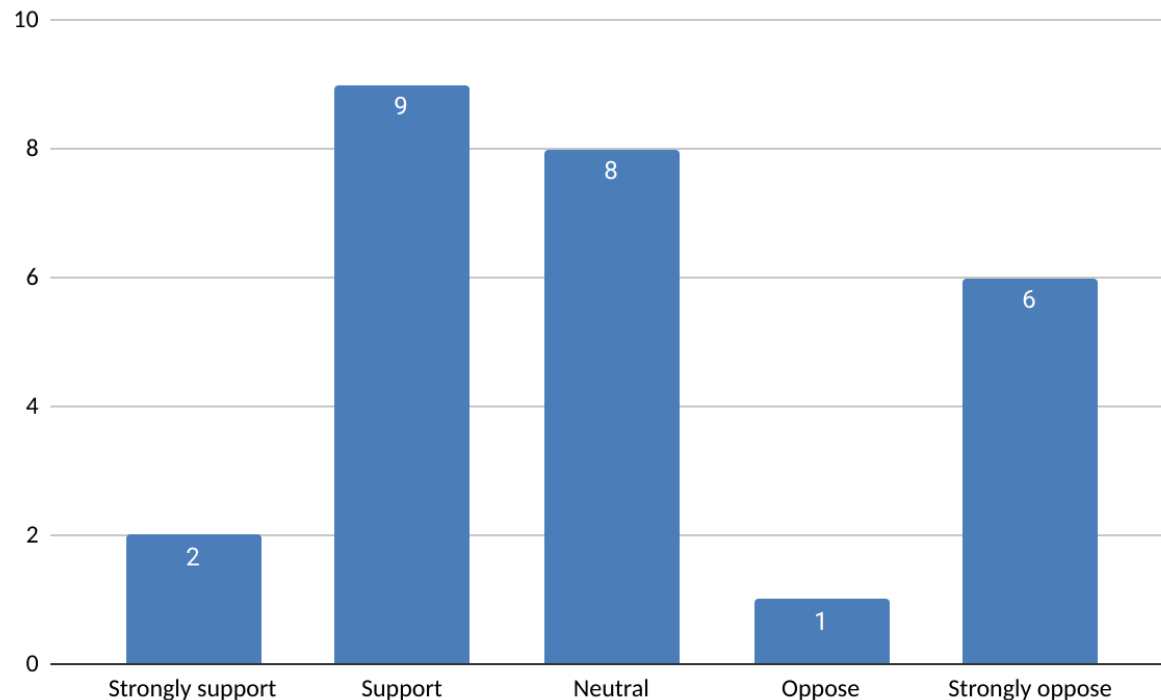
Several residents are concerned about the noise and pollution that will be caused by the project, particularly regarding construction impacts and the new usage of public spaces. Complaints about noise from the sports pitch, disturbances from crowds, and issues with littering are highlighted. Some fear that the design will only make these existing problems worse, particularly by moving the pitch closer to Welshpool House and with the increased footfall and cycling through the area. This concern is compounded by the possibility of additional antisocial behaviour resulting from increased public space usage.

Consultation and communications

There is frustration expressed regarding the consultation process, with claims of inadequate communication and concerns being ignored. Some feel that the consultations are "box-ticking" exercises, with residents' objections and feedback not being genuinely addressed. This lack of responsiveness is leading to feelings of distrust and scepticism toward the design process, particularly regarding issues like parking and changes to the estate layout.

Architectural design (Boards 6, 7 & 8)

Question 6a. Do you support or oppose the plans for 15 new townhouses on the Welshpool Street site? All of these homes will be for private sale but the profit from them will fund the new social housing delivered as part of the wider programme.



Strongly support	2
Support	9
Neutral	8
Oppose	1
Strongly oppose	6

More respondents support than don't support (11 - 7) the introduction of 15 new townhouses.

Question 6b. Please tell us more in the space below:

13 out of 26 respondents to the online questionnaire plus 2 respondents from the public drop-in events.

Summary

While there is support for the delivery of the 15 new townhouses (8 respondents), there are some concerns around the design's compatibility with existing architecture, the impact on privacy, the need for a balanced tenure mix, and the effective use of available land. The desire for more affordable housing and the potential negative effects on local infrastructure and services are raised by some. There is also frustration regarding the scale of the proposals on Croston Street. Addressing these concerns through more thoughtful design and community engagement are suggested to be crucial for gaining broader support.

Concerns:

Housing tenure and community integration

More comments about tenure mix than anything else. A balanced approach to housing tenure is seen as key to promoting social integration and ensuring that new homes serve the local community's needs.

Design sensitivity and integration with existing fabric

There are concerns about the design's compatibility with the existing architecture. Specifically, the materiality, colour palette, and detailing of the new buildings.

Appropriateness of building scale and height

The three-story facades on Croston Street are seen as overbearing, especially in relation to the existing homes and the adjacent conservation area. The design should limit height to preserve the historic setting and avoid negatively impacting the scale of listed buildings. A two-story street frontage is suggested as a more appropriate solution.

Privacy and overlooking concerns

Residents of Dericote Street feel that the design does not adequately consider their privacy needs. The addition of roof terraces or balconies is seen as unacceptable, as this would severely impact the privacy of existing residents' gardens, especially families with young children.

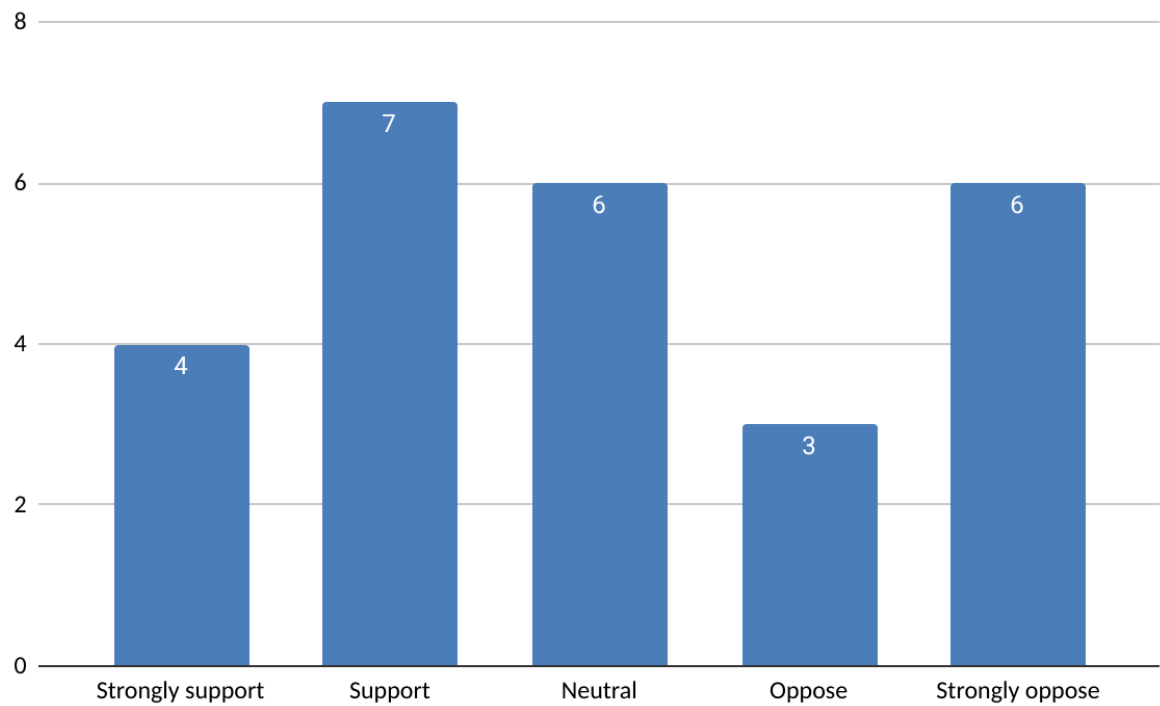
Use of land and housing density

Some residents believe that the proposals do not make the most efficient use of the available land. A few would like to see taller apartment blocks or maisonettes, which could accommodate more residents without further encroaching on the privacy or light of current residents.

Affordable housing and regeneration needs

Many residents feel that the current housing conditions are inadequate, and the proposals should prioritise social housing to meet the needs of those already living in the area. This aligns with the broader goal of improving the overall quality of life in the neighbourhood.

Question 7a. Do you support or oppose the plans for 70 new homes on Orwell Court garages site? A mix of social and market sale homes.



Strongly support	4
Support	7
Neutral	6
Oppose	3
Strongly oppose	6

7 out of 10 people voicing an opinion on the online questionnaire and at the public drop-in events were positive/ supportive about the proposal to deliver 70 new homes on the Orwell Garages site, saying the designs are ‘gorgeous’ / ‘look incredible’. Others who do not support the delivery of new homes would change their opinion if adjustments were made to the design as they support the principle of delivering new homes.

Question 7b. Please tell us more in the space below:

16 out of 26 respondents to the online questionnaire plus 8 respondents from the public drop-in events.

Summary: The proposals (two six storey blocks) raise several concerns, primarily related to scale, impact on privacy, and the preservation of the neighbourhood's openness. The size of the buildings and their height are seen as disproportionate to the existing area, leading to issues with loss of daylight/sunlight and privacy issues. While there is support for the creation of new homes, residents call for a more considerate approach to design and height, particularly in terms of integrating the new structures with the surrounding context. There is also a strong preference for the new homes to be council housing and properly mixed (pepper-potted rather than tenure split by block) to avoid social division. Increased attention to local infrastructure, consultation, and community needs will be essential for the proposals to gain broader support.

Concerns:

Scale and density, building height and massing (8 respondents)

Building height is a major point of contention, 6 storeys is seen as too tall. Many residents feel that the proposal is too large and will negatively impact the area's openness and community feel. Taller buildings are seen as inappropriate for the site, particularly in terms of their impact on light, privacy, and the overall character of the neighbourhood.

Proximity, privacy and light (7 respondents)

The proximity of the new buildings to existing ones means that bedrooms and living spaces will be overlooked. Many residents are especially concerned about the impact of new buildings on their daylight.

Design sensitivity and integration with context (4 respondents)

The proposed buildings are seen as "clunky" and out of place. There is a call for a more contextual design as well as specific suggestions to use lighter materials to minimize the impact on existing homes.

Housing tenure and community cohesion (3 respondents)

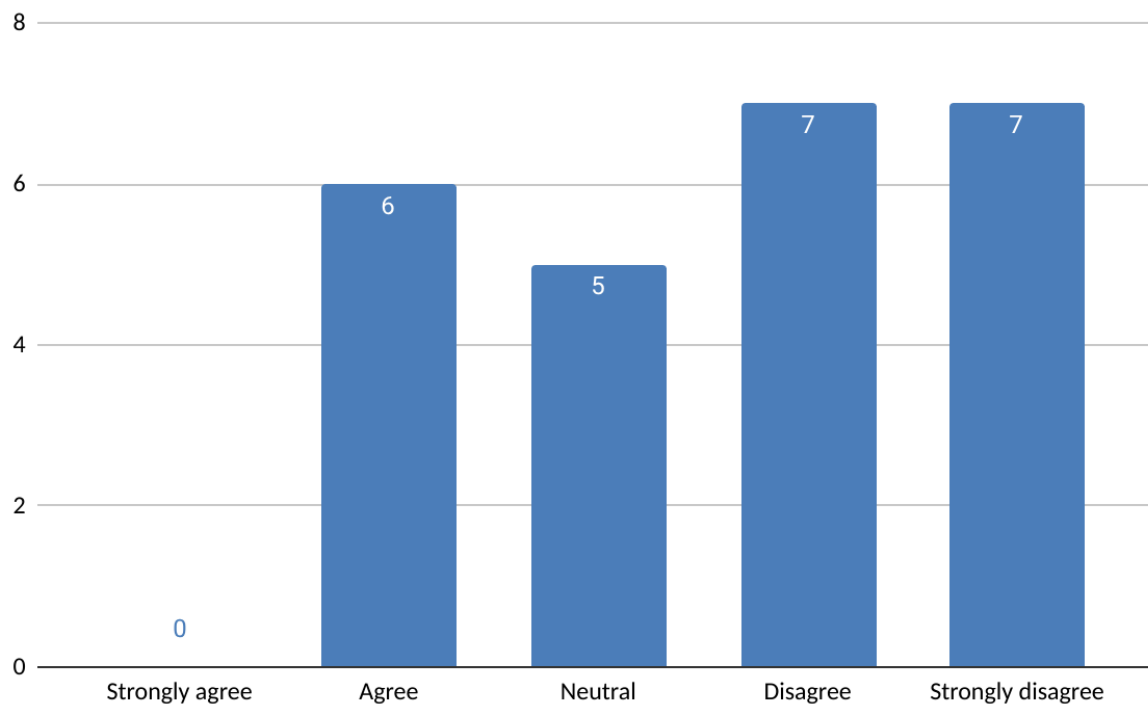
There is strong support for the idea of a mixed housing tenure and concerns that separating social housing from private housing will create social divides. There is also a preference for all the new homes to be council housing.

Other areas of concern mentioned:

- dissatisfaction with the consultation process, concerns not adequately addressed.
- New housing will put a strain on local infrastructure, including services like rubbish collection, landscaping, and dealing with antisocial behaviour (ASB).

Access and movement (Board 9)

Question 8a. Overall, to what extent do you agree or disagree with the proposed Access and Movement Strategy?



Strongly agree	0
Agree	6
Neutral	5
Disagree	7
Strongly disagree	7

There are strong opinions with the majority of respondents disagreeing or being neutral with the access and movement strategy.

Question 8b. Please tell us more in the space below:

13 out of 26 respondents to the online questionnaire plus 4 respondents from the public drop-in events.

Summary: The primary issues revolve around the inadequate planning for refuse collection, emergency vehicle access, and the safety of cyclists and pedestrians. Additionally, concerns about parking, the impact on existing residents, are another key reason why residents oppose the strategy as it stands. There is a clear need for better consideration of pedestrian and cyclist routes.

Proposed vehicular access routes (11 respondents) (emergency, deliveries, refuse and cars)

And refuse collection strategy

Narrow streets like Dericote and Croston Streets are already struggling with current traffic levels, and the additional pressure for larger vehicles such as refuse and deliveries from the new proposals could exacerbate these problems. There are calls for a redesign of access routes to prevent congestion and ensure that all vehicles, especially large ones, can navigate the area safely. Alternative suggestions included maintaining the vehicular access off Brougham Road to Orwell Court site or driving through a vehicular connection between Pownall Road and Benjamin Close on the historic street line.

Proposed new cycle route and pedestrian safety (7 respondents)

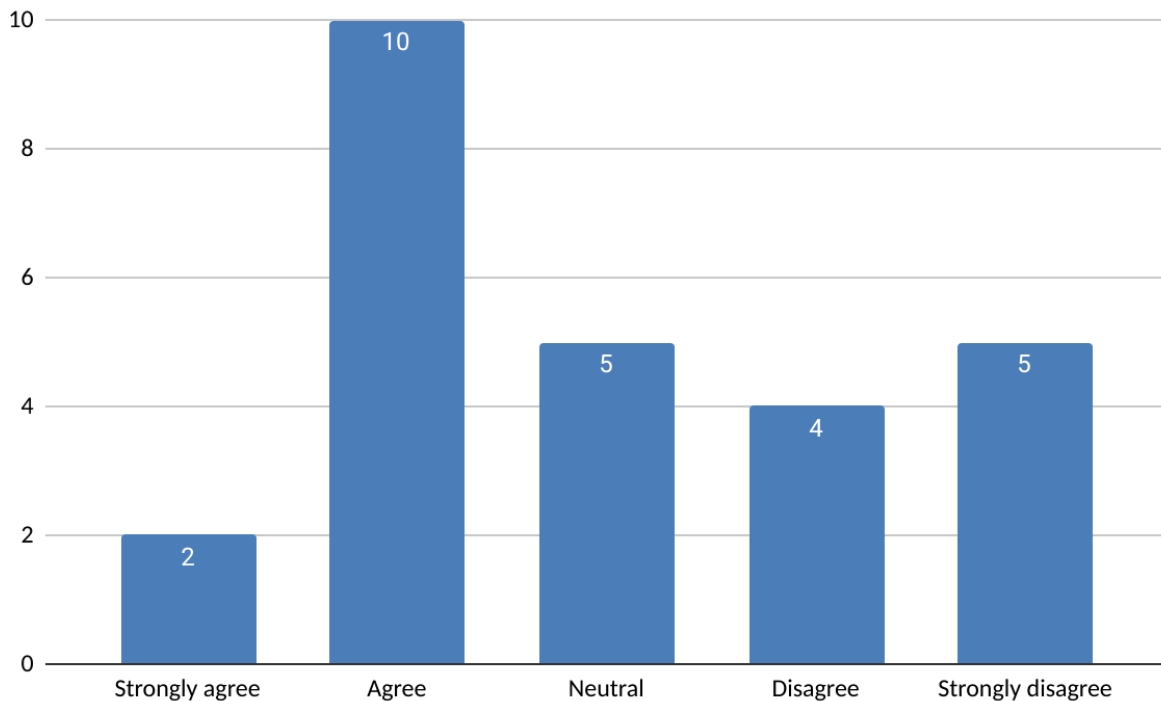
And impact on existing residents and their access needs

Several residents believe that the current plans for cycling and pedestrian routes are insufficient or unsafe and will increase pedestrian safety risks. Issues include narrow paths, shared spaces between cyclists and pedestrians, and a lack of adequate space for both modes of transport. Many are particularly concerned about the proposed segregated cycling route beside Broadway Market Mews, arguing that it will increase traffic and create safety hazards due to the restricted space.

Vehicle access and parking issues (7 respondents)

Vehicle access and parking space reductions are an ongoing concern. Some residents worry that the proposed access routes for vehicles will restrict their ability to move around the area, particularly with access being limited to one direction via Trewerden Road. Others are concerned about the adequacy of loading/unloading areas for deliveries. The loss of parking and green spaces for existing residents is seen as an unfair trade-off for the new housing proposed. Residents would rather see more car parking than a new green space and ugly commercial bins moved away or enclosed.

Question 9a. To what extent do you agree or disagree with the option to close the access from Benjamin Close to Broadway Market to make it more pedestrian friendly and to create a larger Share Square?



Strongly agree	2
Agree	10
Neutral	5
Disagree	4
Strongly disagree	5

There is support for the making of a larger 'Share Square' by stopping up the vehicular access route from Broadway Market to Benjamin Close.

Question 9b. Please tell us more in the space below:

13 out of 26 respondents to the online questionnaire and no comments from the public exhibition.

Summary: of the 13 people responding to this question with additional comments nearly half were broadly positive of the idea with the proviso that for example a

connection is made from Pownall Road, or a cycle lane is integrated or potential restricted access might lead to a reduction in convenience for residents.

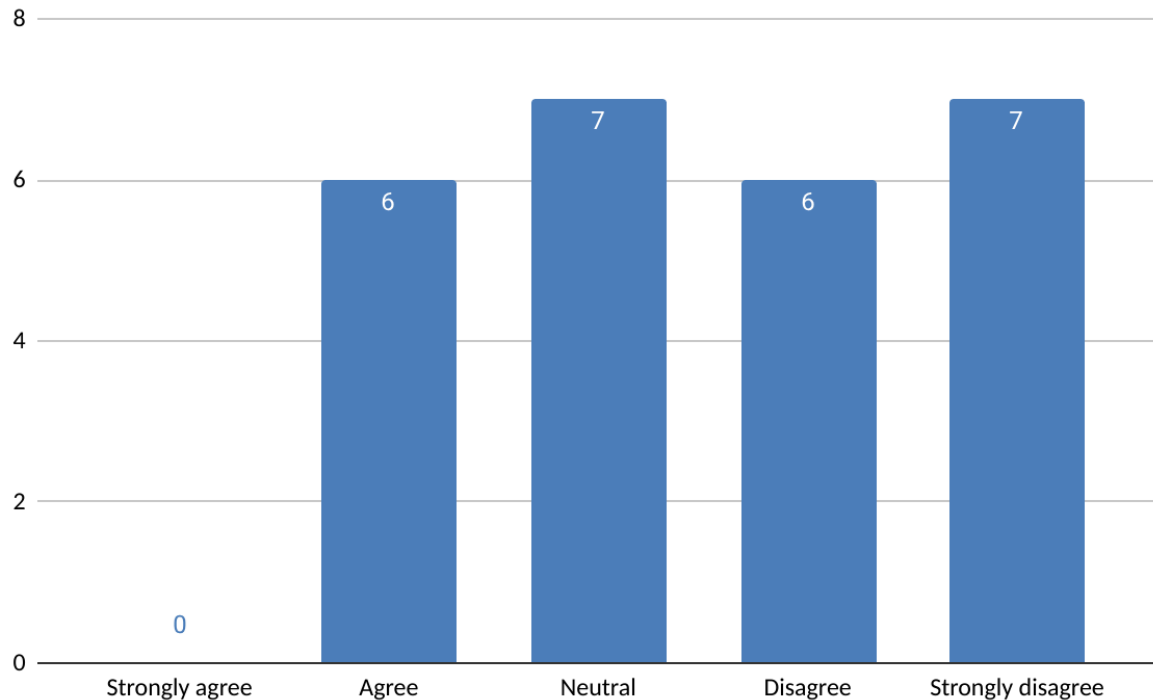
Emergency access and delivery vehicle routes are important points of concern, as are the impacts on noise and anti-social behaviour, which could arise from the increased foot traffic. While some residents support the addition of green space and pedestrian-friendly areas, others worry about the potential for disorder in public spaces. The overall narrative suggests a need for more consideration of resident access, safety, and the practicalities of managing public spaces in a way that benefits the entire community.

Concerns:

- **Access and mobility concerns** (5 respondents)
Residents are upset about limitations on mobility which could make it harder for people to access amenities and move freely. There is significant worry that the closure of access points will inconvenience both residents and visitors, forcing them to take longer routes to access basic amenities.
- **Pedestrian and cyclist access conflict**
While some support the idea of a larger shared square, there are concerns about potential conflict between cyclists and pedestrians. A suggestion was made to reduce the size of the shared square to create a clearer path for cyclists.

Engagement process

Question 10a. To what extent do you agree or disagree that your views have been heard?



Strongly agree	0
Agree	6
Neutral	7
Disagree	6
Strongly disagree	7

More people are dissatisfied with the engagement process than are satisfied.

Question 10b. Please tell us more in the space below:

16 out of 26 respondents to the online questionnaire and no comments from the public exhibition.

Summary: The feedback reflects a mixture of frustration, disappointment, and cautious optimism. A key concern is the lack of responsiveness to resident feedback, particularly regarding privacy, light, and the overall impact of the proposals on the surrounding area. The increase in building density and the failure to address practical

issues like vehicular access and refuse management are also recurring themes. While some residents appreciate the improvements made in response to their feedback, many feel that critical concerns remain unresolved. Overall, there is a desire for greater transparency, better solutions to traffic and refuse issues, and more consideration for the impact on residents' daily lives.

Disregard for resident input

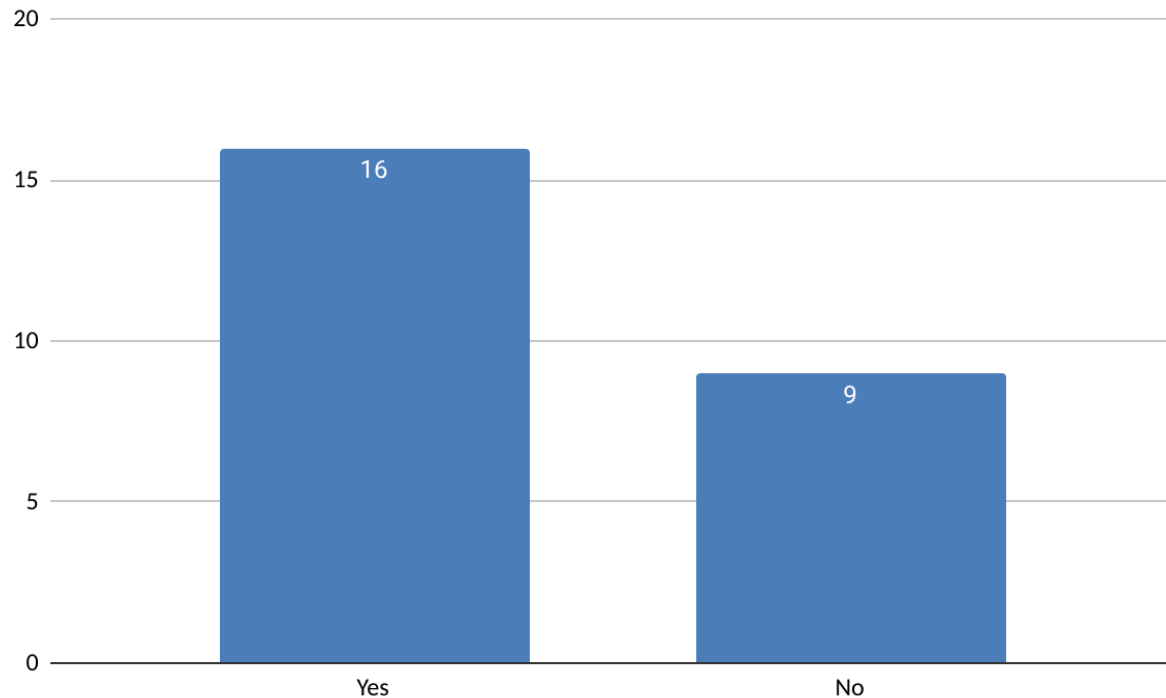
Many residents express frustration over the perceived lack of responsiveness to their feedback. Despite attending multiple meetings and voicing concerns on issues such as pedestrian safety, refuse management, and access problems, they feel that their views have not been considered. Some believe that the design has shifted away from the original principles discussed during early consultations, leading to feelings of disengagement and distrust.

Where residents feel their concerns have not been heard or responded to:

- loss of light
- issues with vehicular access and traffic management
- increased building density and impact on neighbours
- unaddressed issues with refuse and storage
- concerns about public safety and anti-social behaviour (ASB)

Residents expressed hope that their concerns will be fully addressed in future though they remain uncertain about the adequacy of these improvements.

Question 11. Would you like to be involved in Co-designing an element in the public realm such as the new communal gardens at Orwell Court or the naming of the new buildings?



Yes	16
No	9

A good number of people voiced a wish to be involved in the co-design process to take place in the late spring/summer.

Additional feedback

Question 12. If you have any additional comments, please do so in the space below:

16 out of 26 respondents to the online questionnaire provided additional comments.

Summary: The feedback reflects a mix of support for delivering new homes and concerns over privacy, social inclusion, and the long-term sustainability of the project. Many residents seek better integration of the new design with the existing community, particularly in terms of inclusivity, environmental impact, and the quality of life for current residents. Many people took this question as an opportunity to

further express their frustration with the consultation process being inadequate in addressing their concerns.

4 people expressed support and positive opinions for the proposals.

Public realm, new green spaces : community benefits and cohesion

Many residents express strong support for the addition of green spaces and shared gardens that foster community values and will enhance the neighbourhood's character. However, there is concern over tall buildings overshadowing the area and diminishing the community-oriented atmosphere that Hackney is known for. Some residents suggest incorporating small, shared allotments or herb gardens, which would promote local food growing and community interaction.

Community and recreational spaces

The proposed public realm design and landscape are seen as beneficial, but questions remain about the long-term viability and maintenance. Some would like to see investment into improving existing estate facilities, such as community kitchens or additional storage. Additionally, the issue of the football pitch is raised, with some questioning its new proposed location and noise impact on Welshpool House and the potential for increased antisocial behaviour if it is not properly managed.

Building proximity, privacy and overlooking

Privacy concerns are a major theme, particularly regarding Block B, which is seen as negatively affecting daylight provision, and the privacy of existing homes. A call for more attention to these concerns, possibly through changes to building design or the inclusion of features like angled walls or privacy screens, is suggested.

Consultation and resident engagement

Frustration with the consultation process is widespread. Residents feel that their feedback has been largely ignored or inadequately addressed. This perception of a lack of meaningful engagement has led to feelings of disenfranchisement, with some residents questioning the transparency and authenticity of the consultation efforts.

Parking, traffic, and vehicular access

There are concerns about the adequacy of parking, particularly for existing residents. The plans are criticized for not fully integrating the existing logistics of these areas into the new public realm design, in particular commercial waste collection.

Social inclusion and gender-sensitive design

A few respondents advocate for a more inclusive approach to the public realm design, highlighting the need for dedicated spaces that encourage female participation. The current design, which adds seating to the football courts, is seen as reinforcing gendered assumptions about public space use.

Environmental considerations

There is a call for daylight/sunlight modelling, especially in terms of how the new buildings will affect residents' existing homes and amenities. The potential presence of heat plants on the roofs of the new buildings has raised concerns about both the impact on views and light for surrounding residents.

Construction impact

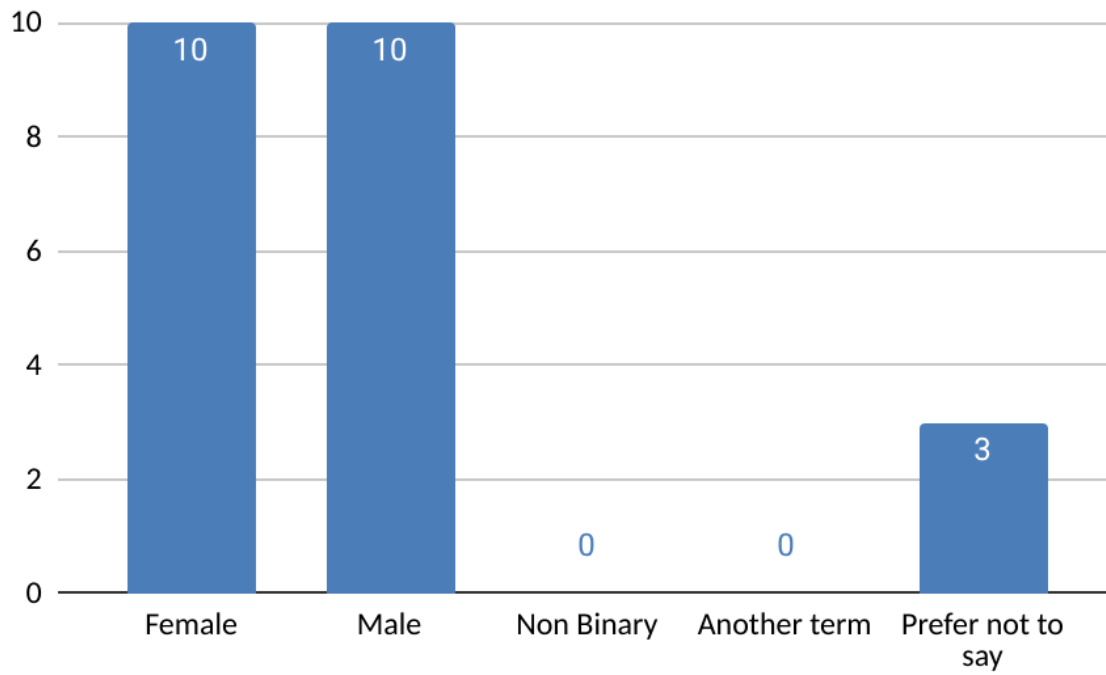
The impact of construction noise and disruption is highlighted, with residents seeking more information on how these aspects will be managed. Many have raised concerns about the noise, light disturbance, and general disruption that will occur during the building phase, asking for a clear plan for mitigating these issues.

Housing supply

There is strong support for the creation of more housing, with many residents suggesting that these homes should be offered first to existing estate residents. This would help address issues like damp homes and housing shortages while ensuring that local people benefit from the new housing.

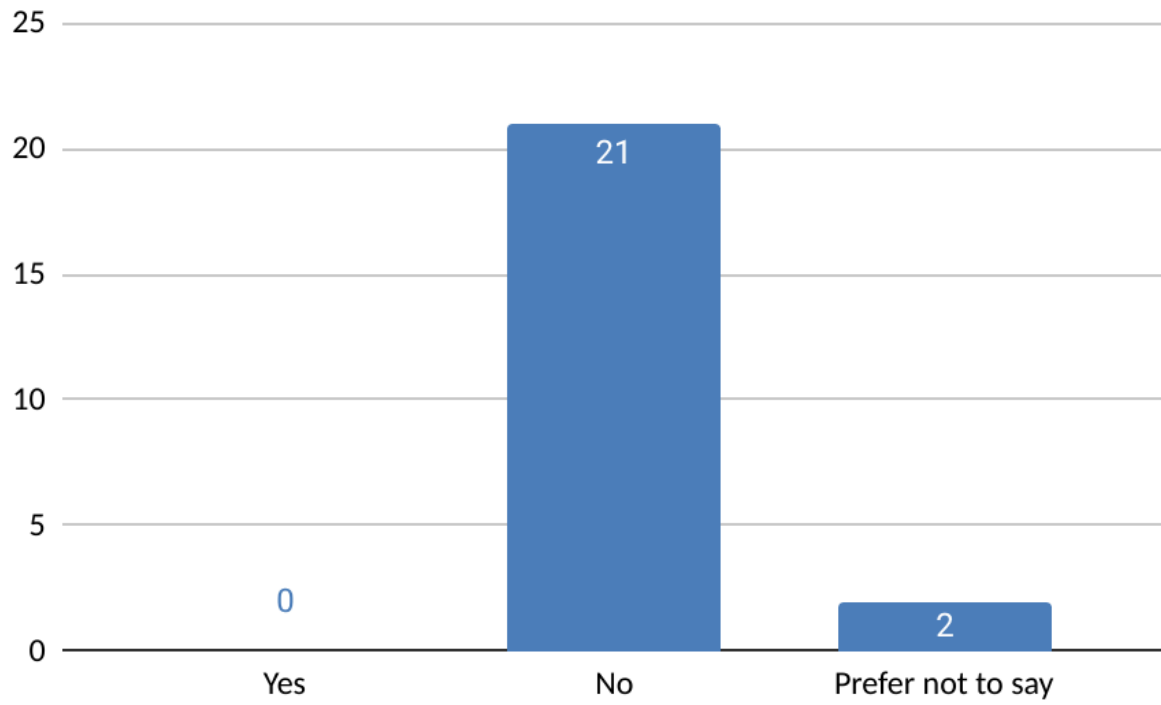
About You

Gender: Are you...



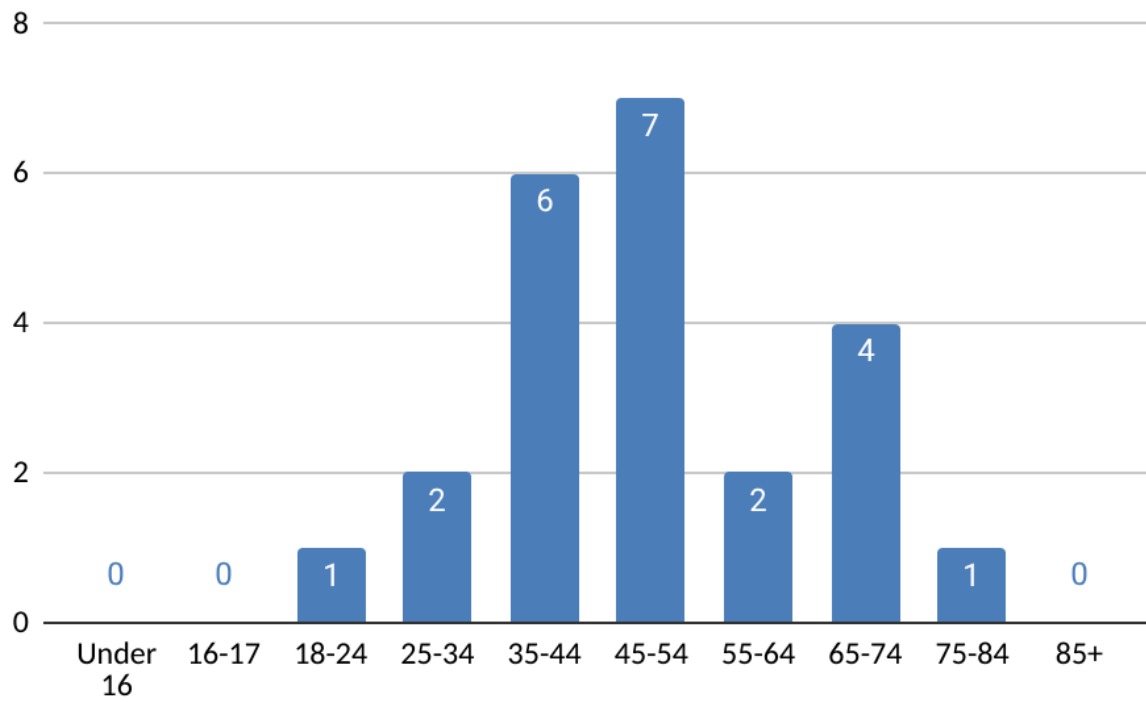
Female	10
Male	10
Non Binary	0
Another term	0
Prefer not to say	3

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



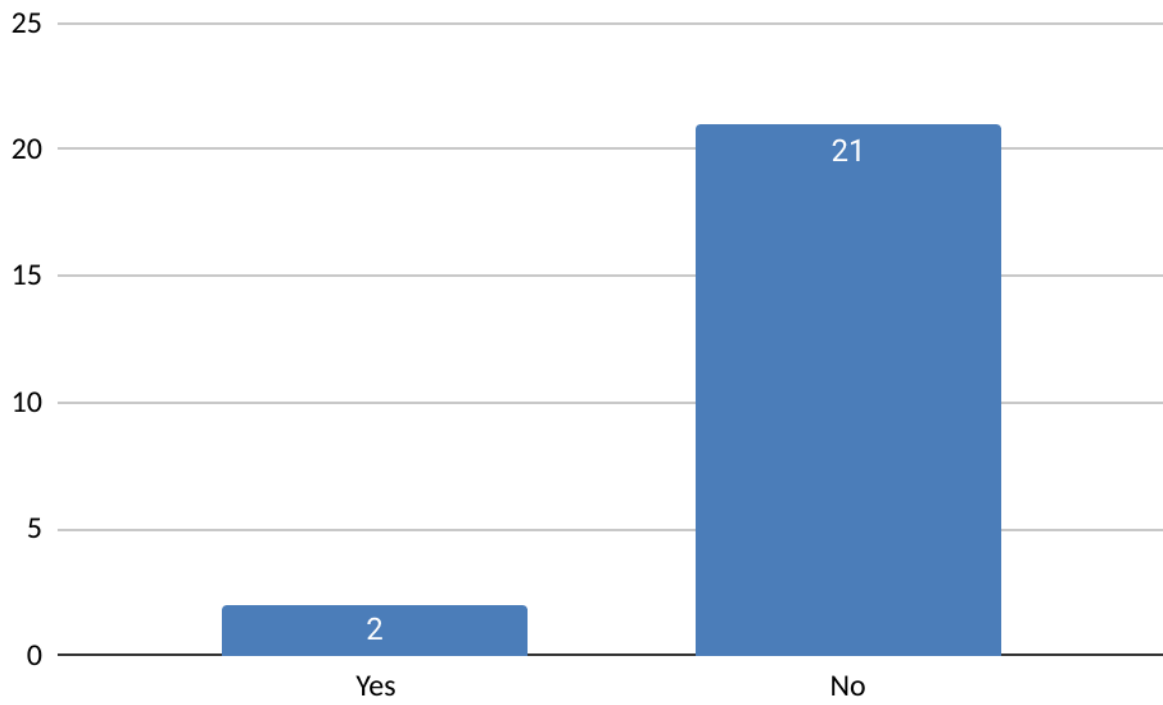
Yes	0
No	21
Prefer not to say	2

Age: what is your age group?



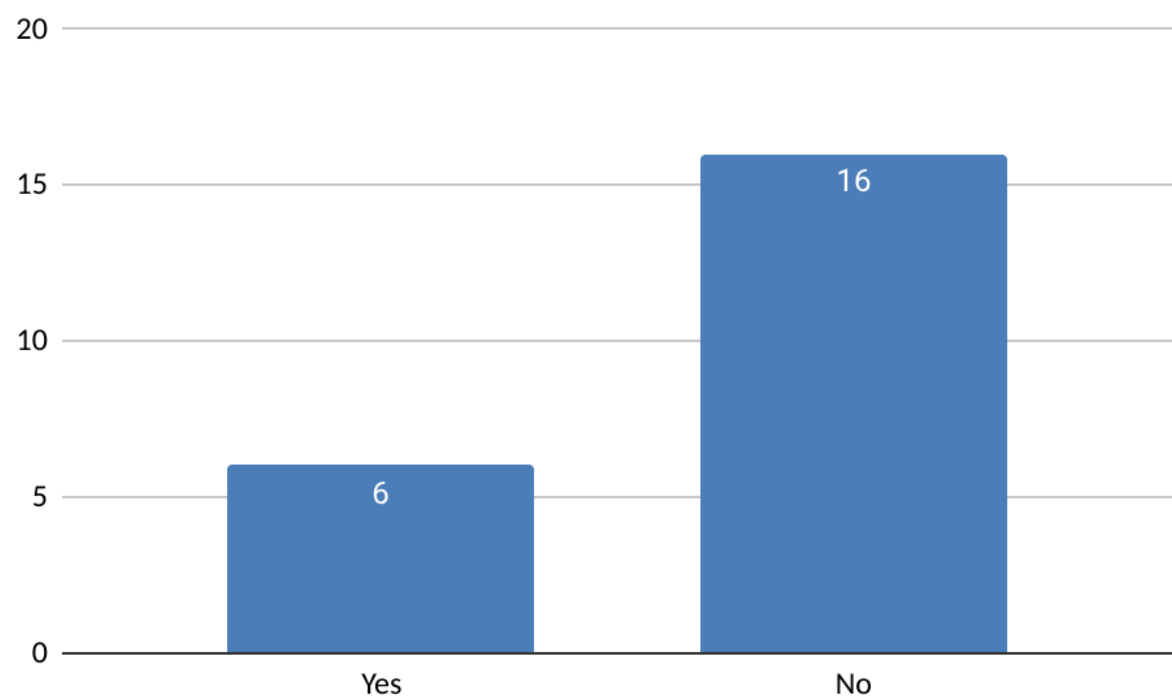
Under 16	0
16-17	0
18-24	1
25-34	2
35-44	6
45-54	7
55-64	2
65-74	4
75-84	1
85+	0

Disability



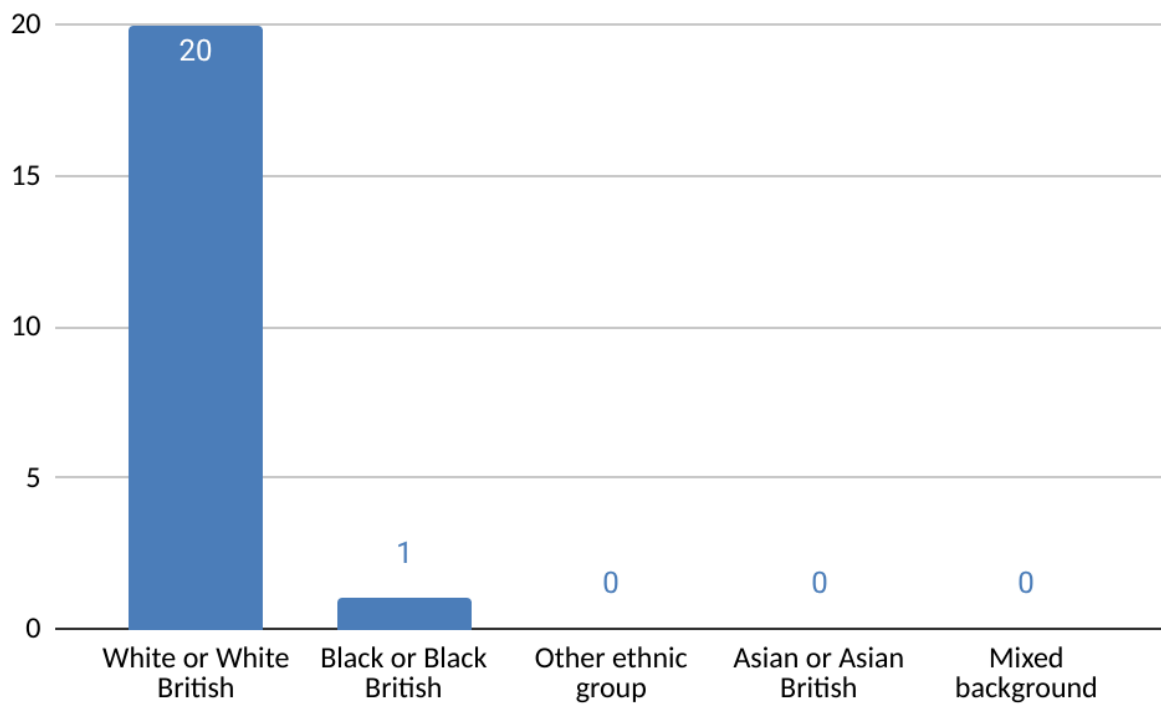
Yes	2
No	21

Caring responsibilities



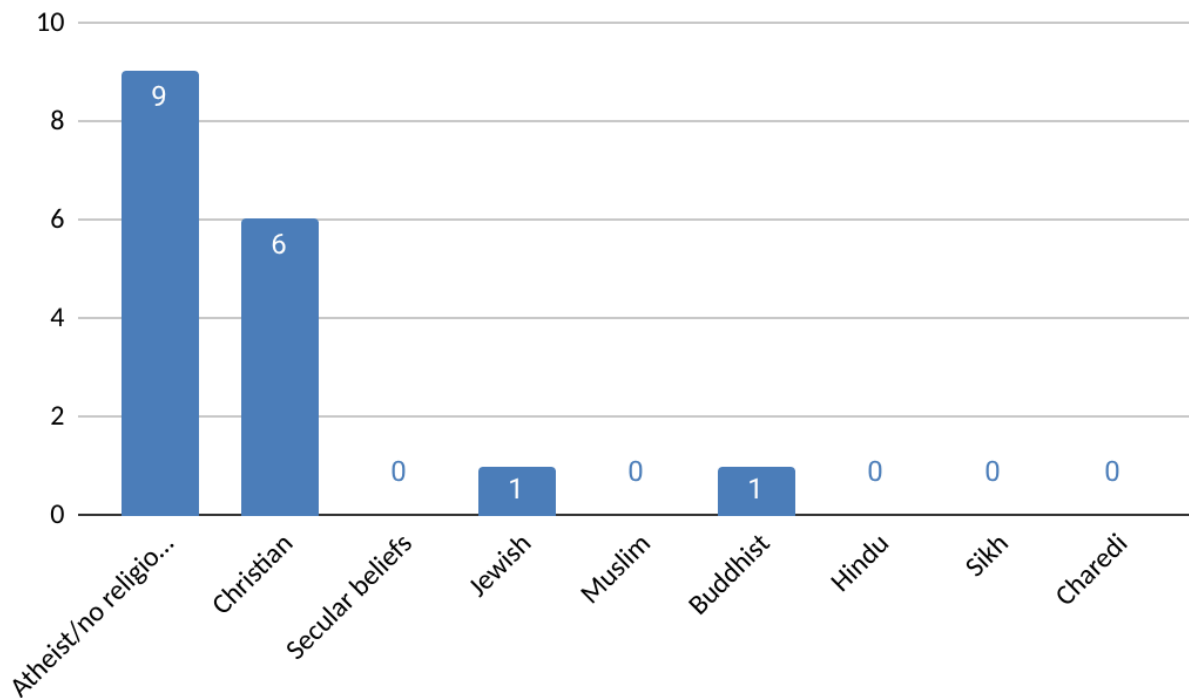
Yes	6
No	16

Ethnicity: Are you...



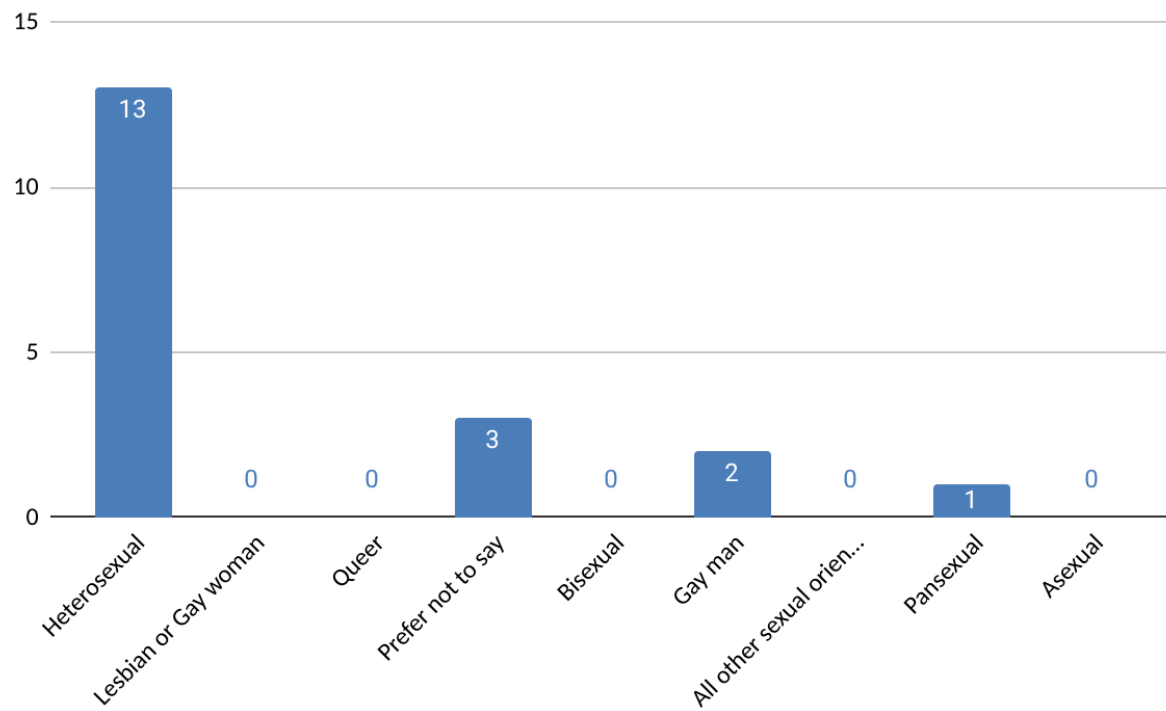
White or White British	20
Black or Black British	1
Other ethnic group	0
Asian or Asian British	0
Mixed background	0

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



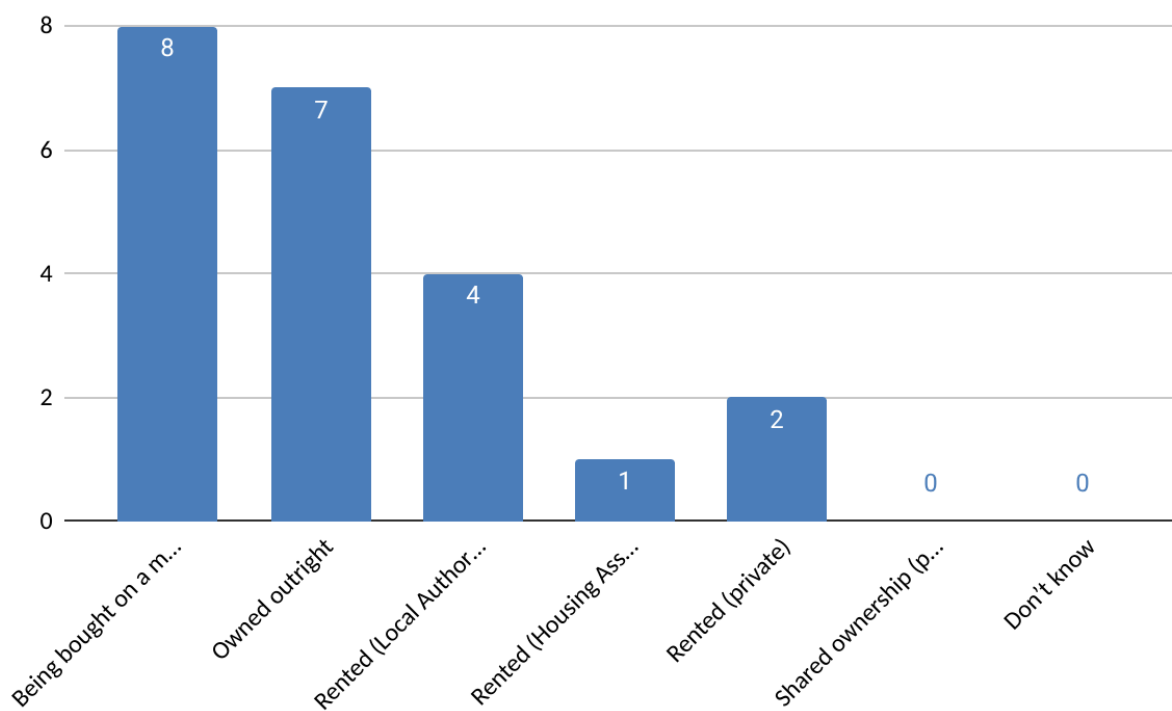
Atheist/no religious belief	9
Christian	6
Secular beliefs	0
Jewish	1
Muslim	0
Buddhist	1
Hindu	0
Sikh	0
Charedi	0

Sexual orientation: Are you...



Heterosexual	13
Lesbian or Gay woman	0
Queer	0
Prefer not to say	3
Bisexual	0
Gay man	2
All other sexual orientations	0
Pansexual	1
Asexual	0

Housing Tenure:



Being bought on a mortgage	8
Owned outright	7
Rented (Local Authority/Council)	4
Rented (Housing Association/Trust)	1
Rented (private)	2
Shared ownership (part rent/part buy)	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 public drop-in exhibitions and online in advance of the submission of a planning application in September 2025. The views of residents and local stakeholders are very important to the Council and the design team, and that this should be a transparent process. Concerns raised will be responded to and where appropriate changes to the design will be made, or other actions taken and explanations given where it is not considered appropriate or possible.

If you have any questions regarding this project please contact Jake Arnfield, Project Manager at jake.arnfield@hackney.gov.uk.