

Welcome to the Orwell Court and Welshpool Street Final Exhibition

In 2023 the Council committed to build or support the construction of 1,000 new council homes for social rent by 2026, to help tackle the housing shortage and provide high quality, genuinely affordable homes to those who need it. Orwell Court garages and the Council depot (now vacant) and the TMO offices on Welshpool Street forms one of 14 locations across the borough as part of a new programme to build around 400 new homes of which 75% will be for social rent and 25% for private sale. The new homes proposed on Orwell Court and Welshpool Street will be 35% for social rent, whilst on other sites 100% of the new homes are for social rent, averaging 75% across the programme.

In February 2025 we presented our vision and preferred plans for the sites showing how feedback from our early ideas exhibition in July 2024 had informed these.

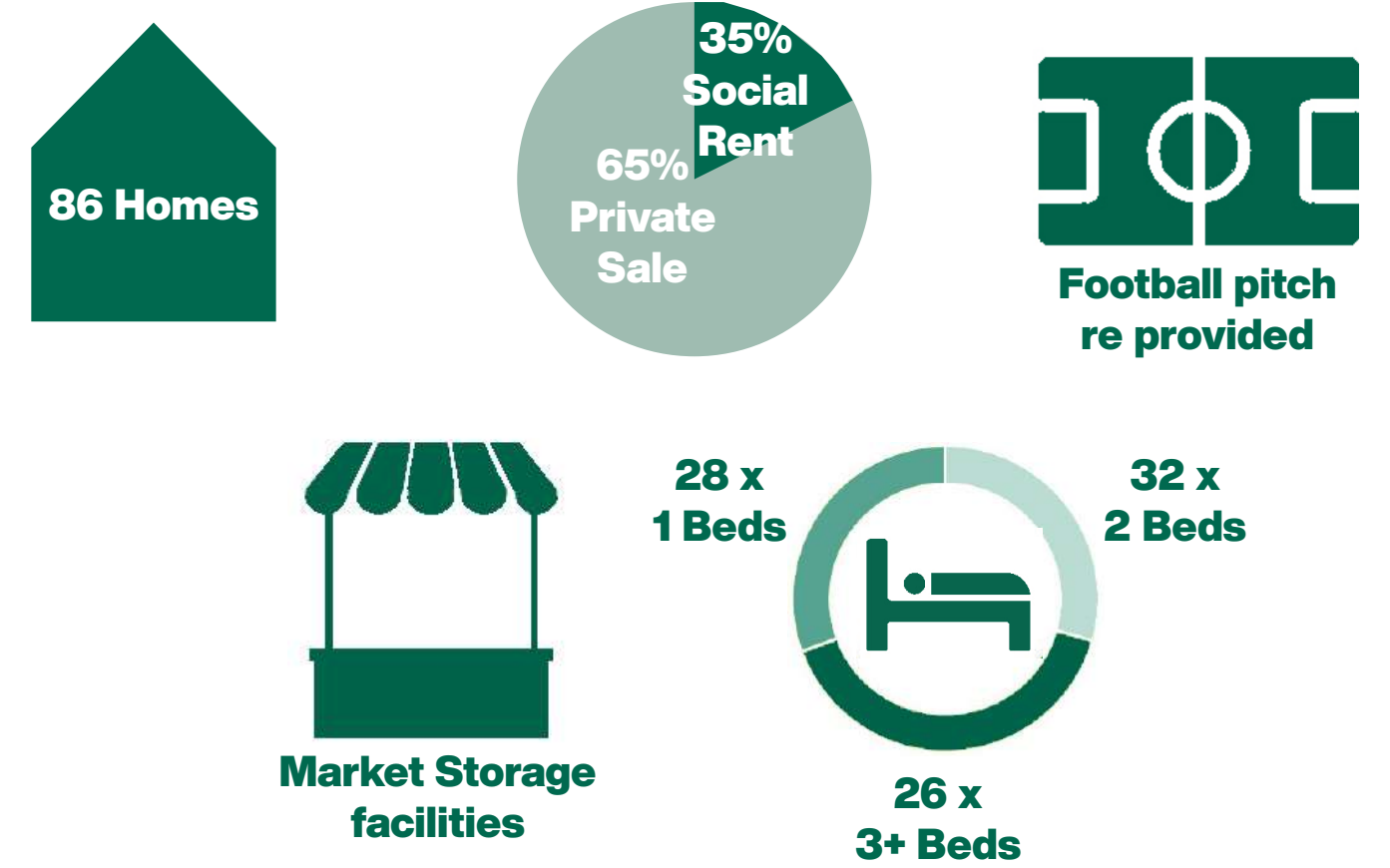
Exhibition purpose:

The purpose of this online and then physical exhibition is to:

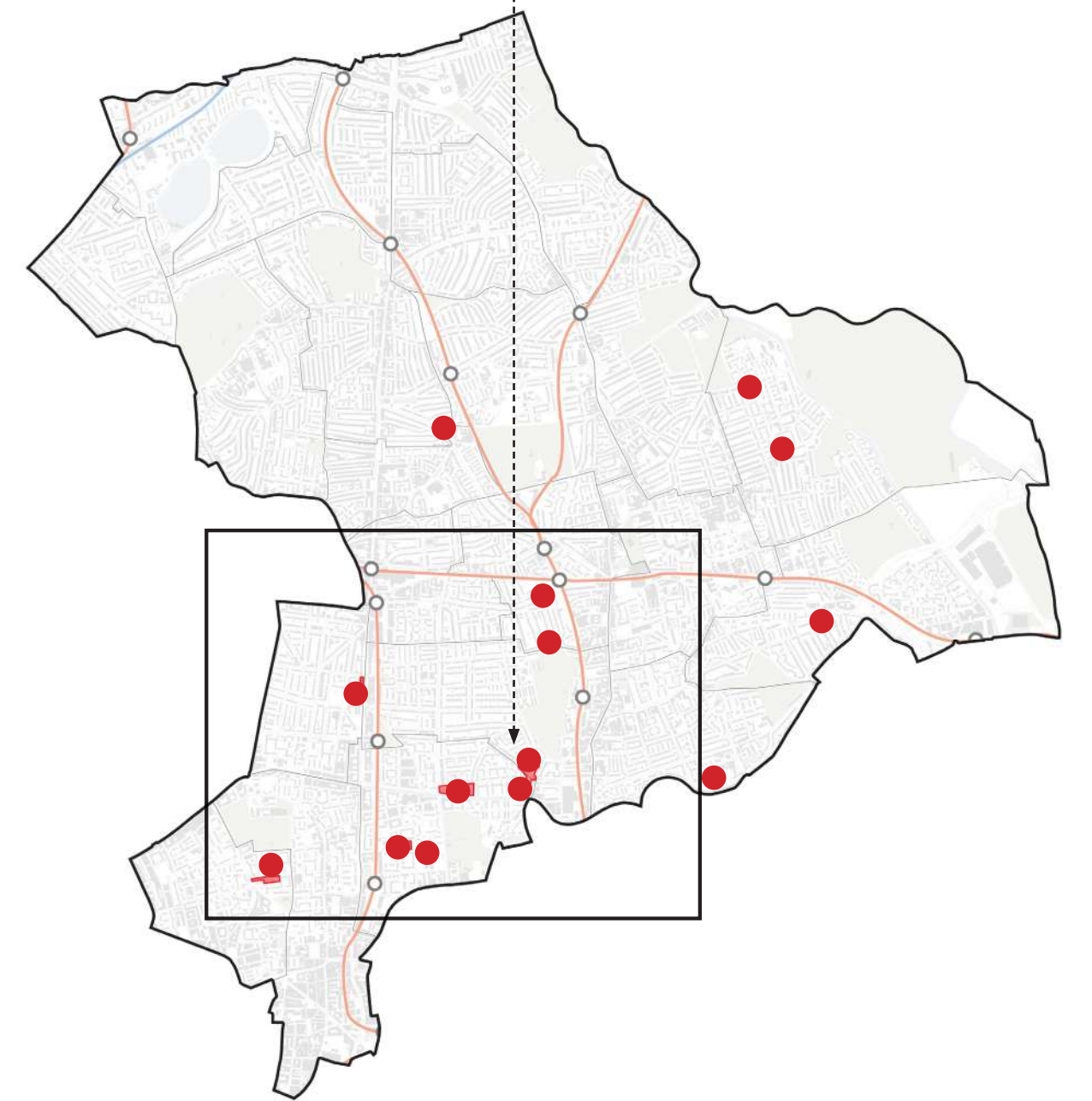
- Present our vision for Orwell Court and Welshpool Street.
- Show how your feedback has influenced the design development.
- Confirm the agreed shared design principles developed through engagement.
- Identify the benefits for the wider neighbourhood, including the re-provision of the Keith Miller Football pitch, green spaces provision and enhanced public realm.
- Identify the impacts and measures to reduce or remove these.
- Present the final designs that will be submitted for planning approval in the Autumn.

Key Project Information:

The two sites being discussed today are currently occupied by garages, a football pitch, the Suffolk Estate TMO office and a council depot. A number of garages are used for market storage. The proposal is to provide:



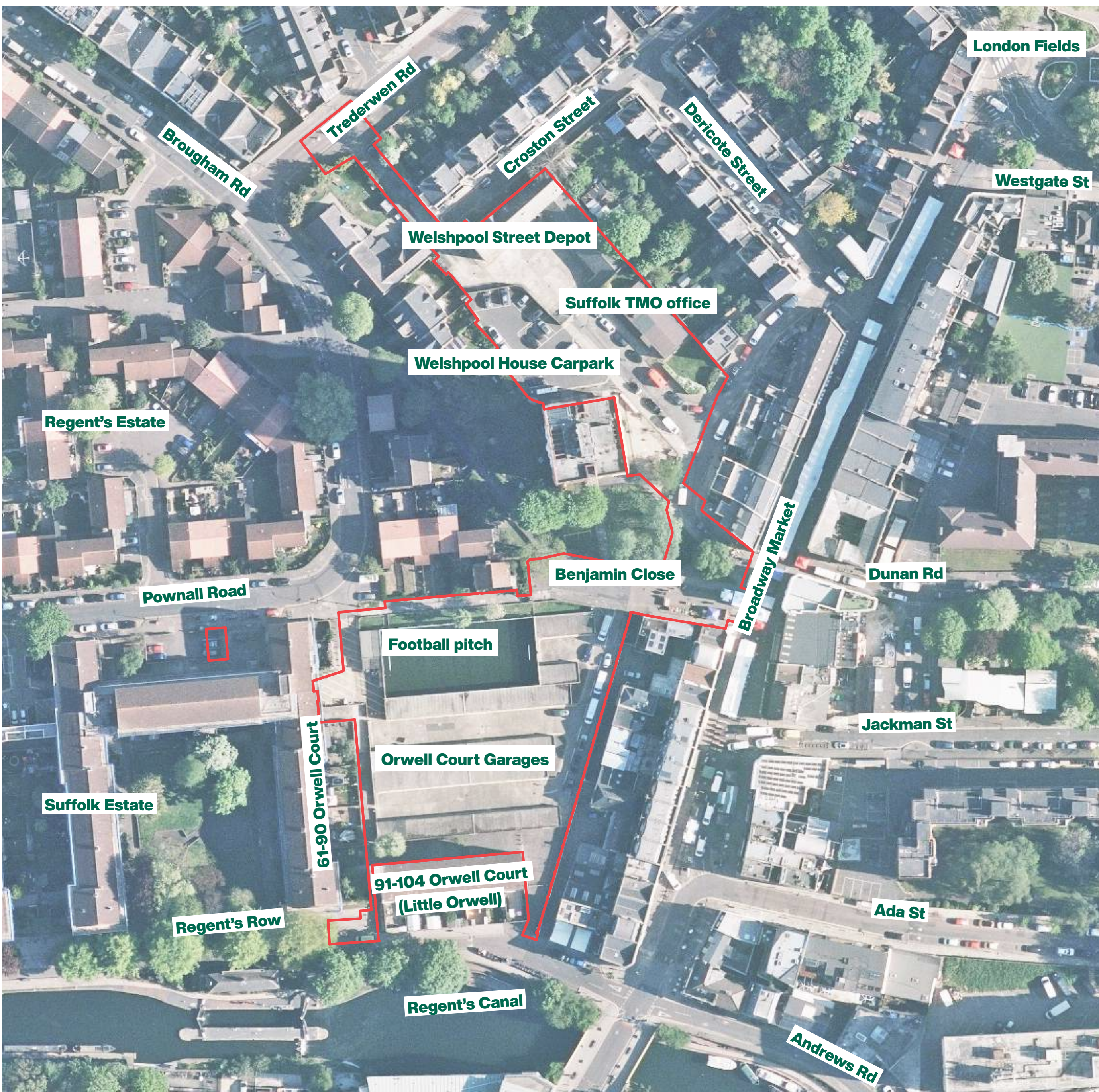
This project is part of the wider Hackney New Homes Programme which will deliver 75% Council Homes for Social Rent



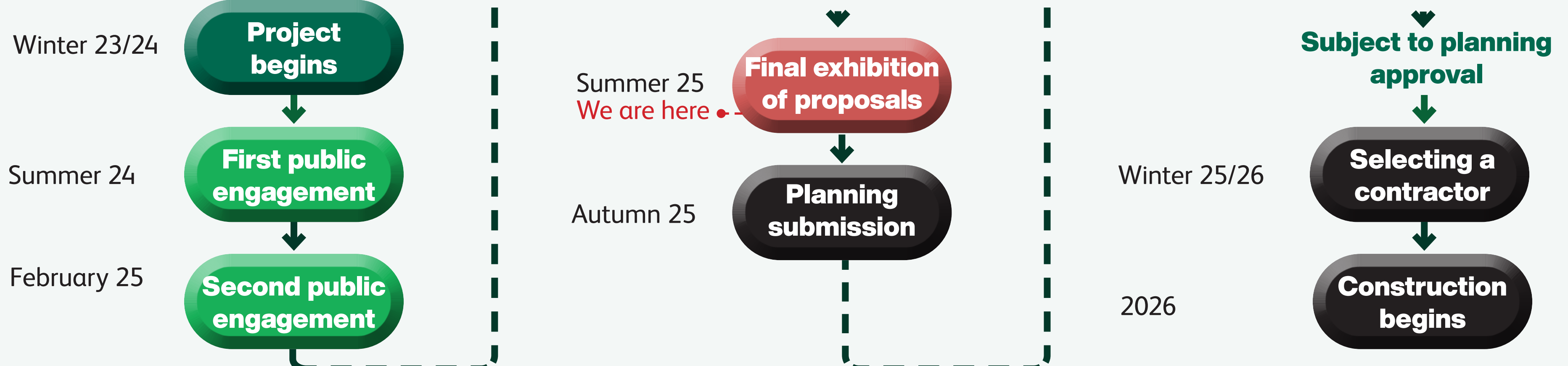
Your views and feedback are important:

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

- Leave a comment at the physical exhibition event
- Complete a short, printed feedback form
- Respond to the online questionnaire by Sunday 21 September
Scan the QR code below or visit: bit.ly/4I7Y8Sx



Estimated Project Timeline



How we are responding to feedback received so far:

A Orwell Court and Welshpool Street Resident Steering Group was set up at the start of the project by the London Borough of Hackney to ensure that residents had a platform and opportunity to help shape the project, involve the wider community and help shape the design development through their feedback and comments.

Stage 3 design development:

- Increasing distances between Building A and 91-104 Orwell Court
- Balconies on Building B, which have been inset to increase the distance to Orwell Court.
- Re-route existing and new refuse vehicles via Jackman Street and Tredewen Road.
- Welshpool House community garden safeguarded
- Remove the commercial bins from Welshpool House estate land.
- Football pitch and facilities design, youth engagement
- Pedestrian and cycle conflicts resolved
- Public / private thresholds reinforced
- Natural surveillance increased to reduce anti social behaviour
- Aspiration to replace Broadway Market Mews brick wall with railings

You said

We did

Concerns were raised regarding a new pedestrian route from Welshpool Street to Croston Street.

This route is no longer proposed.

Concerns about vehicles blocking Dericote Street on market days and restricting emergency access to Welshpool House.

We are proposing a new emergency and refuse access route to Welshpool House via Tredewen Rd on market days.

Dericote and Croston Streets are already narrow and struggle with existing deliveries and refuse vehicles; more traffic, pollution, safety issues.

Refuse trucks re-routed via Jackman/ Tredewen Rd. Unfortunately, we are unable to stop delivery vehicles coming down Croston St but we are engaging with local businesses to look at alternative routes..

Concerns about enforcement of new access strategy.

We are continuing to discuss this with residents and the Council's waste and streetscene services make sure new access routes work and remain the operational route in the long-term.

Concern about 4 and 3 -storey buildings proposed on Welshpool Street, particularly regarding overshadowing, height and privacy.

4 storey building reduced to 3 storeys; and roof terraces re-designed to avoid overlooking.

Residents oppose commercial bin being stored on Welshpool House estate land.

Commercial bins will be removed from the estate.

Worry about a new larger square adjacent to Broadway Market, as well as pedestrian and cycle conflict & loss of benches.

The new square has been reduced in size to accommodate access for refuse trucks, cyclists and pedestrians safely. New benches added to replace those lost.

Concern over pitch noise, litter, and safety

Sunken pitch and acoustic dampening to fencing will reduce noise from previous proposals.

How have young voices been included in the design?

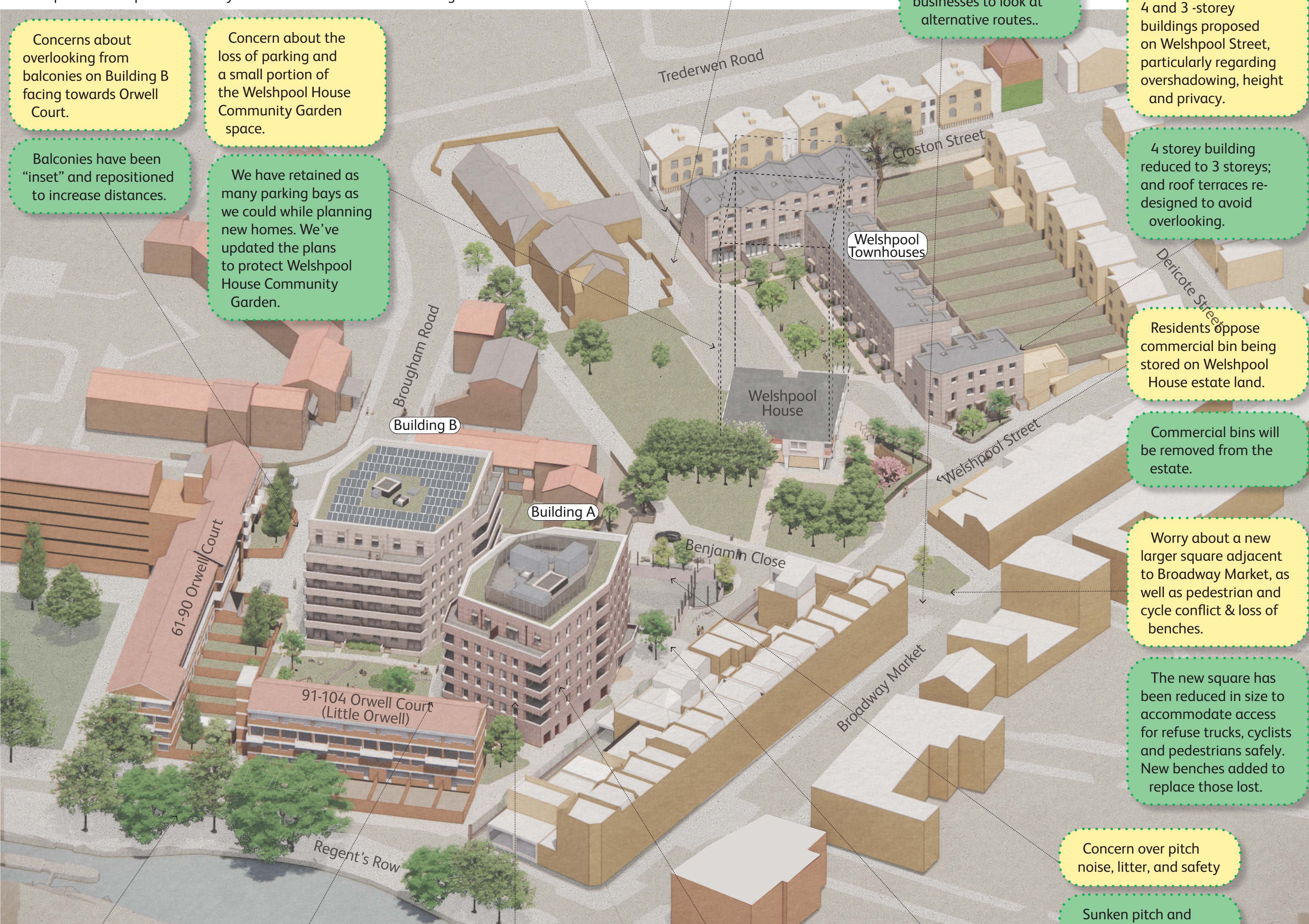
Three children and young people's workshops have informed the design of the pitch including facilities such as water fountain, cycle stands, goal post netting, and storage lockers

Concerns about overlooking from balconies on Building B facing towards Orwell Court.

Concern about the loss of parking and a small portion of the Welshpool House Community Garden space.

Balconies have been "inset" and repositioned to increase distances.

We have retained as many parking bays as we could while planning new homes. We've updated the plans to protect Welshpool House Community Garden.



Concern that we are removing emergency and delivery access for 91 to 104 Orwell Ct (Little Orwell).

Emergency access will be via Regents Row and there is a new delivery bay proposed on Regents Row.

Concern over anti-social behaviour; desire for more residential windows on the ground floor of Building A facing towards "Little Orwell".

We have extended the ground floor frontage and number of windows on Building A overlooking this space.

Taller buildings feel too close to existing buildings and will reduce light and privacy.

The distance between "Little Orwell" and Building A has increased to 9.1m and 14.1m metres (previously 7.1m and 12.1m). 6th floor has been set back.

Dark bricks feel oppressive near Little Orwell.

Brick colour has been lightened; south-facing brickwork will appear lighter.

Concern about segregated cycle lane on Orwell Court garages running north-south parallel to Broadway Mkt.

Segregated cycle lane removed; this route has been redesigned to make it difficult to cycle down but still maintain accessibility.

Shared Design Principles

Shared design principles between the residents and the design team have been developed since the previous public exhibition and through meetings with the Resident's Steering Group. Many of these have development benefits for the wider community. These are annotated on the proposed plan below:

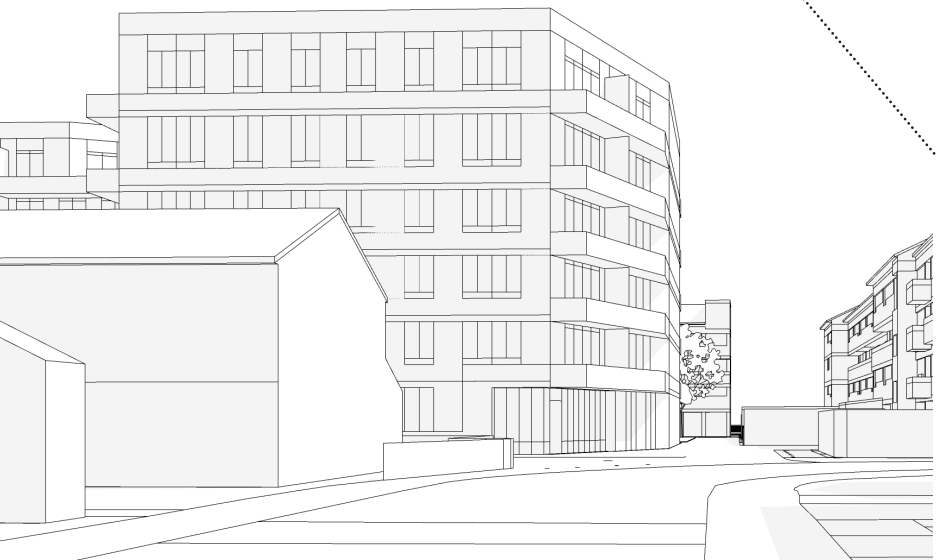
New Road Connection

Emergency access route to Welshpool House.



Clear residential thresholds

Clearly marked residential entrance and landscape creates a clear threshold between public and semi private space.

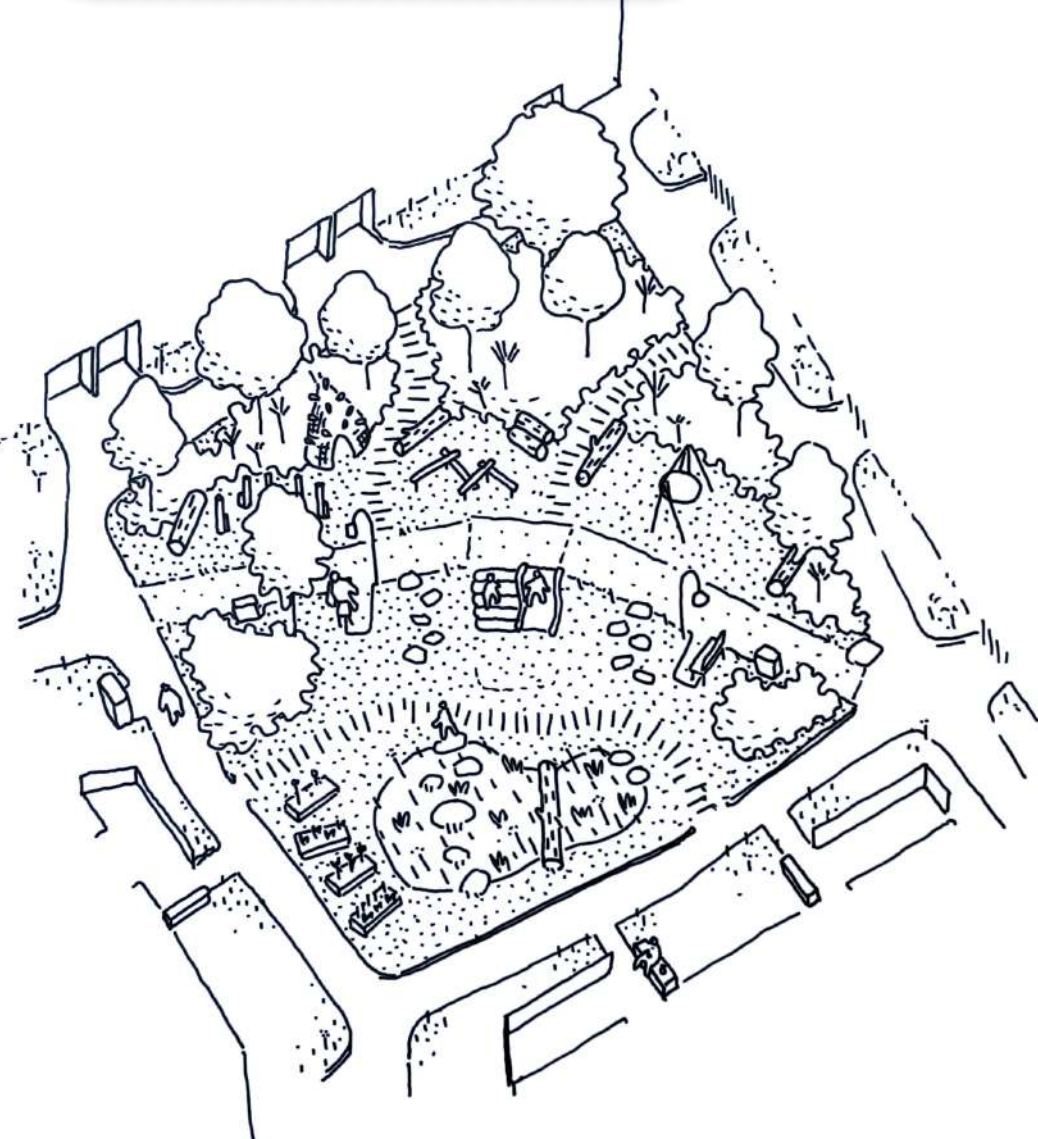


New Electrical Substation

A new substation is a new part of the scheme that will serve both existing and new homes. Locating it outside of the new buildings reduces the length of the construction process and limit the impact on existing residents.

Orwell Garden

A communal garden for new and existing residents of all ages, with areas to play. This new green space will also increase the biodiversity in the area.



New refuse route to service Welshpool House and new homes

A new refuse route is proposed via Jackman Street for non-market days, and via Trederwen Road for commercial collection on market days. No refuse traffic will go down Dericote or Croston Street, except for their own refuse vehicles.

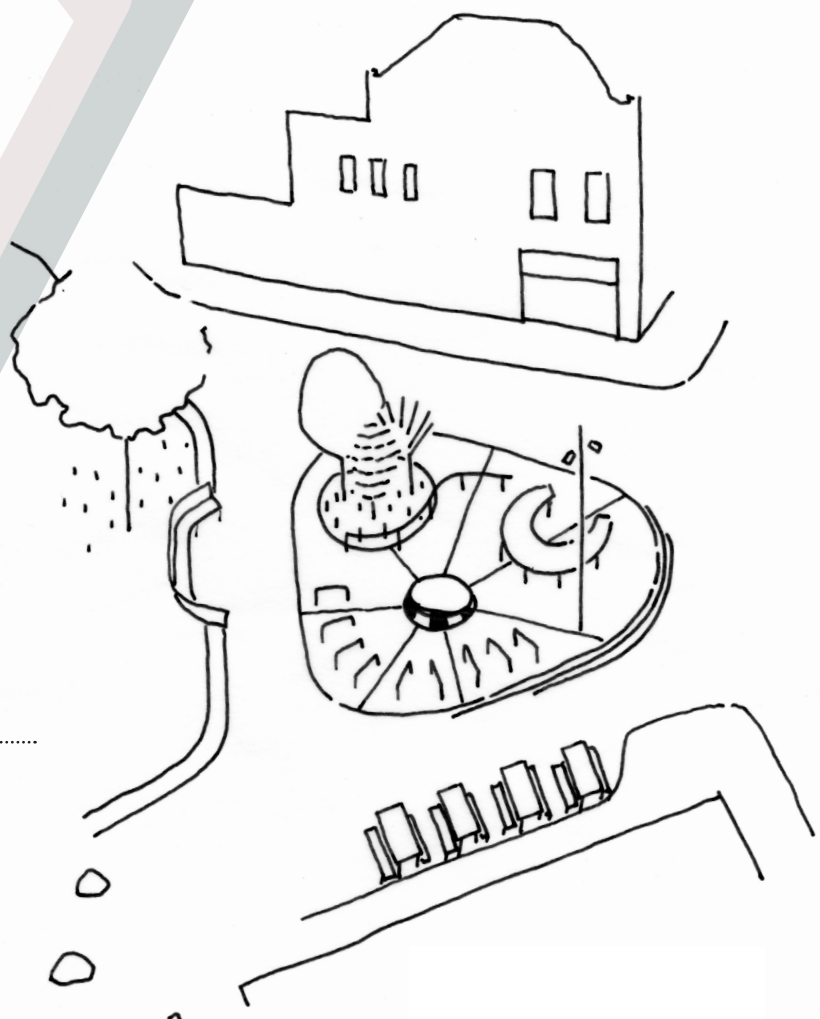
Welshpool Garden

A communal garden for new and existing residents of all ages and areas to play. This new green space will also increase the biodiversity in the area.



Share Square

Designed to cater to market users and residents at different times and to make a clear threshold to contain the market.



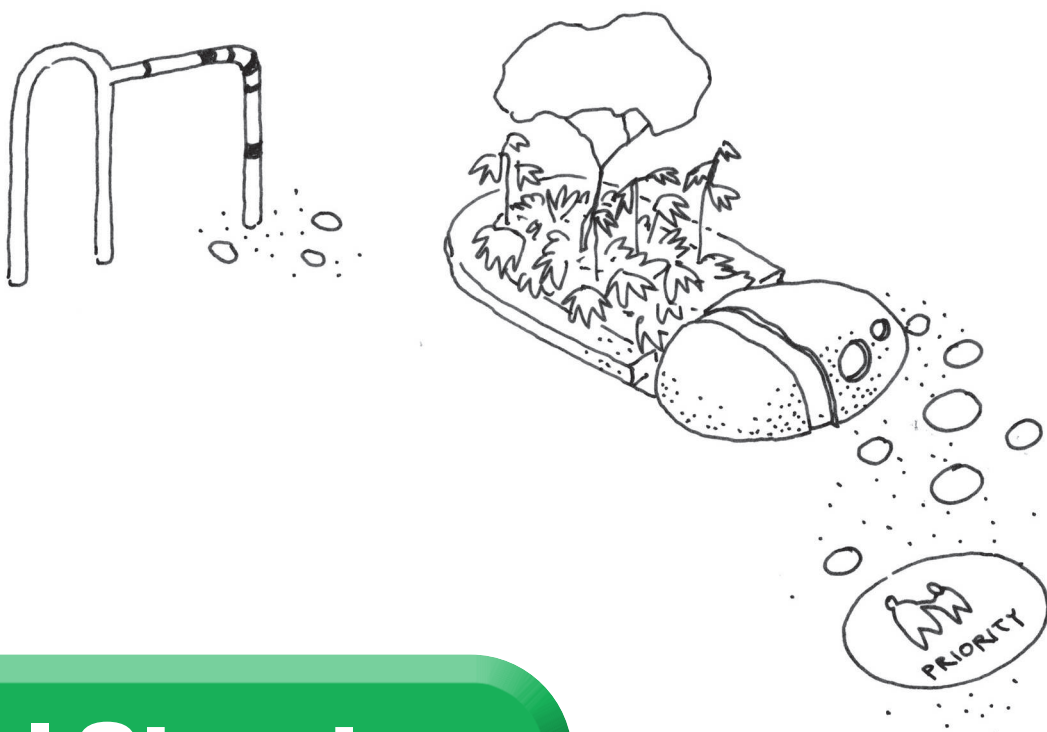
Social area of new games pitch

Re-provided astro turf pitch at 2/3 of the size of the current pitch with additional social amenity.



New route for pedestrians parallel to Broadway Market

Improved connection for people pedestrians and wheelchair users. The previously proposed cycle lane in this location has now been removed after resident's feedback.



Reducing anti-social behaviour through improved passive surveillance

For example 91-104 Orwell Court (Little Orwell's) front doors will open to a shared garden with clear sight lines and populated with neighbours, rather than rows of garages with poor sight lines which present opportunities for anti social behaviour.

Introduction to the Public Realm

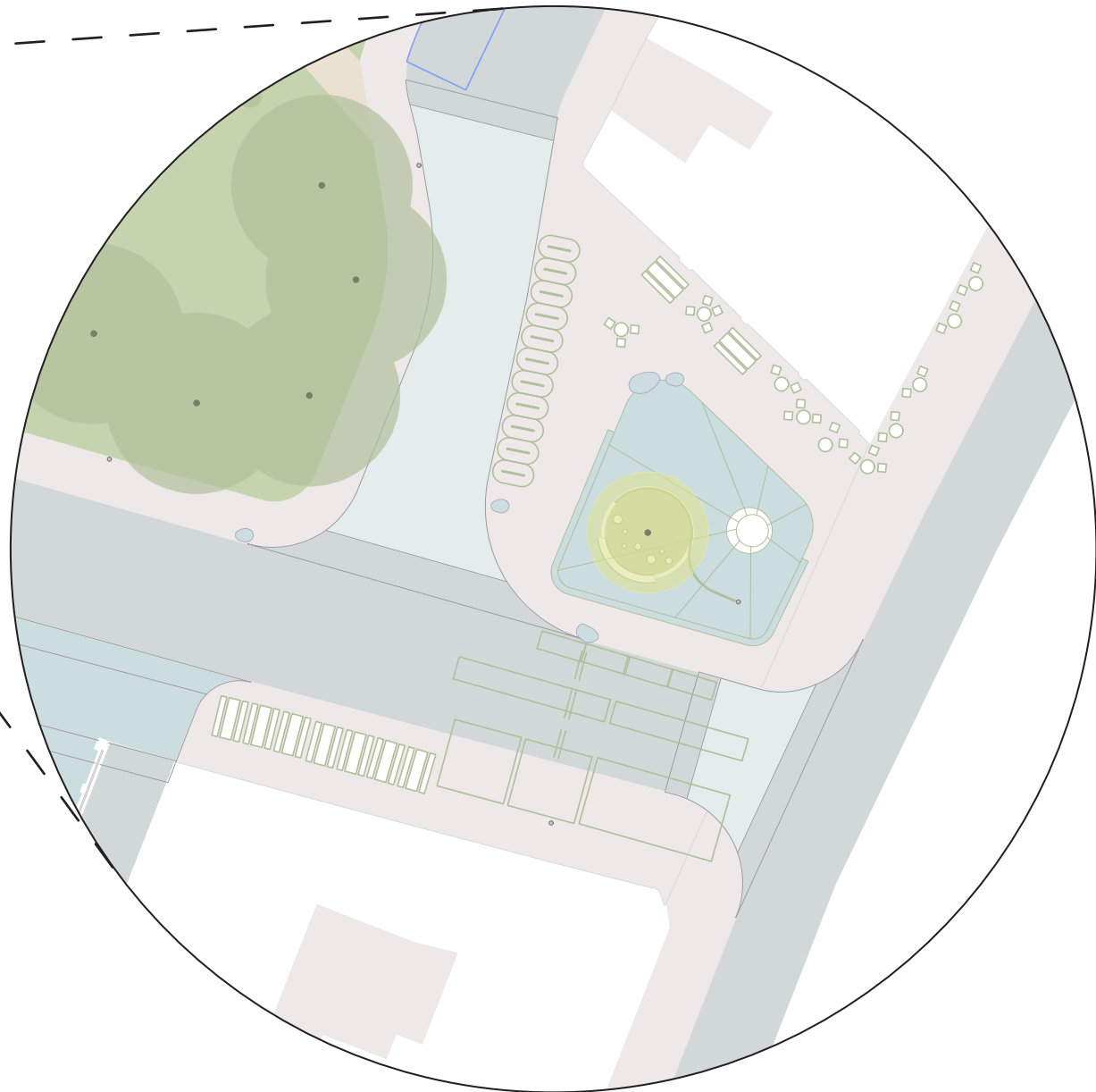
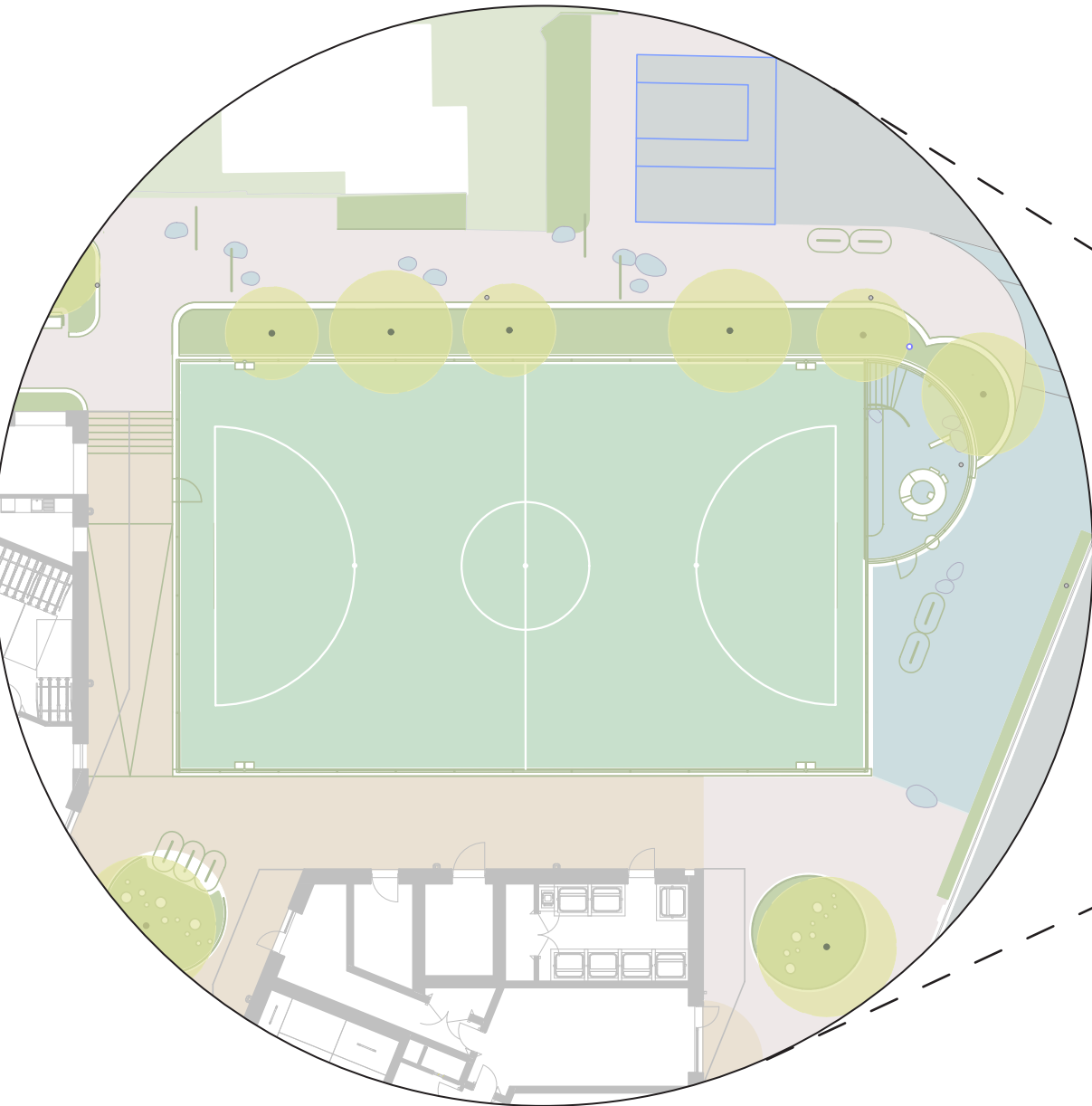
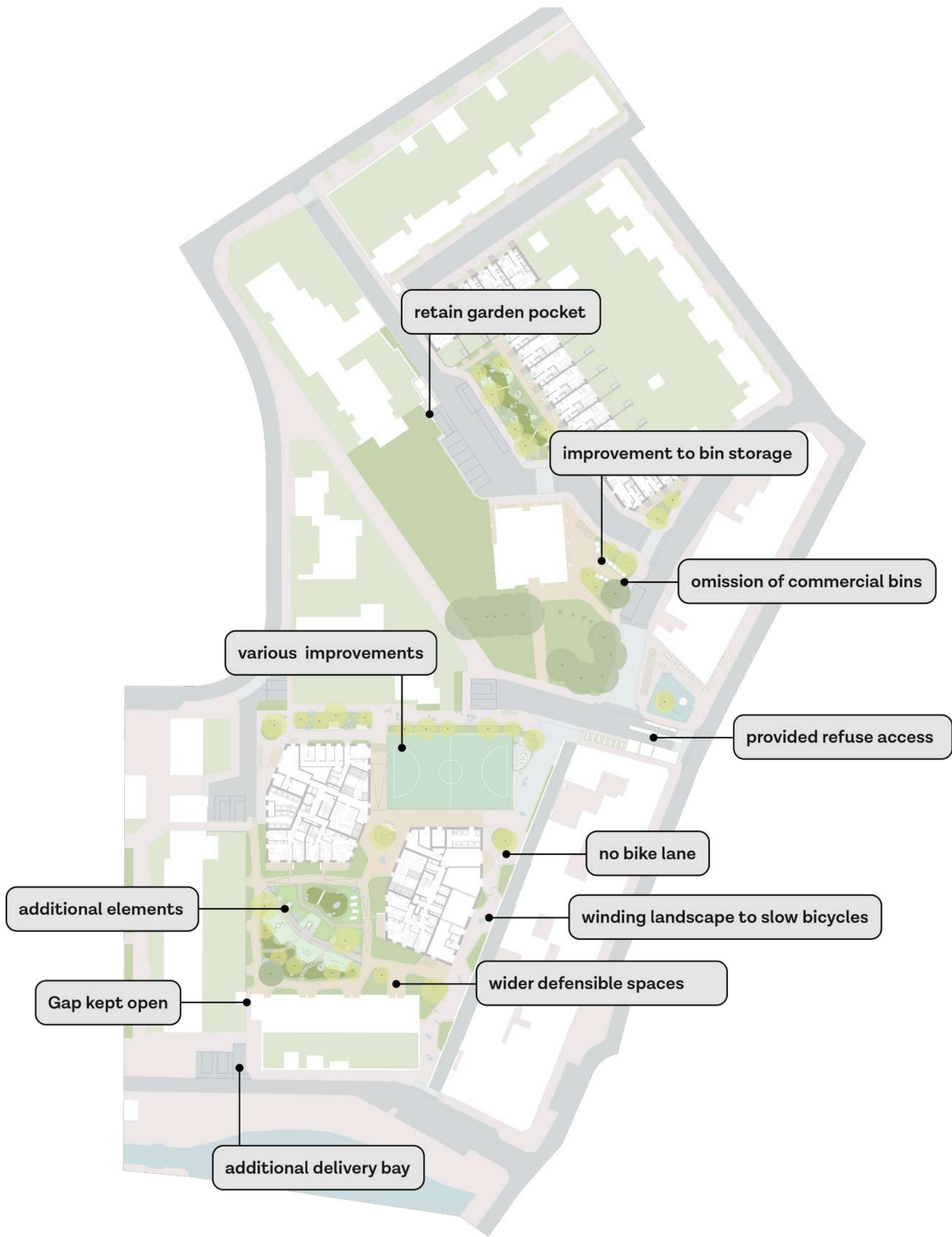
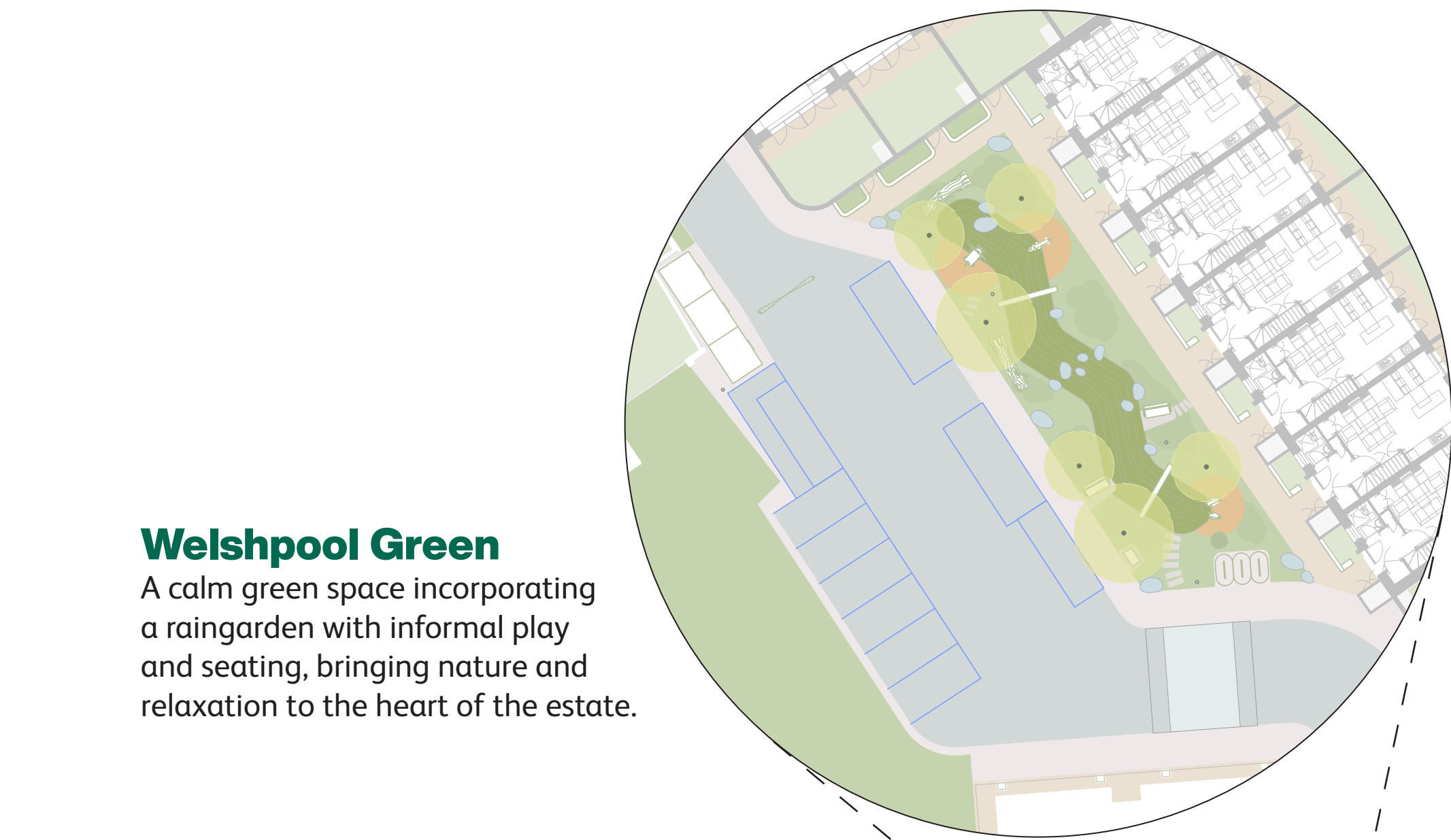
- As a reminder, the key aims for the public realm are:
- create clearly defined and overlooked spaces to address anti-social behavior
 - keep Broadway Market from encroaching the residential area
 - retain a ball court on site
 - provide 3 new high quality, playable open spaces
 - provide high quality biodiverse planting with new trees

The new public realm is designed to put people first. It replaces underused areas with safe, welcoming, and green spaces for everyone. The design creates clear and accessible routes, ensuring it is easy to move around the neighbourhood while giving a strong sense of place.

The scheme aims to create inclusive communal spaces that encourage socialising, playing, and sharing across different ages and groups, while improving safety and reducing anti-social behaviour.

New planting including rain gardens, and long lasting materials make the spaces climate-resilient, low-maintenance, and characterful.

A number of shared design principles between the local residents and the design team have been developed since the previous public exhibition and with the regular meetings with the residents steering group. These are annotated on the proposed plan below:



Play

Routes and gardens, as well as the new Share Square, are designed to make space for residents of all ages throughout the neighbourhood.

Play ‘destinations’ such as Orwell Garden and Welshpool Green provide safe, shared gardens with natural play features, rain gardens, and spaces for children and adults alike.

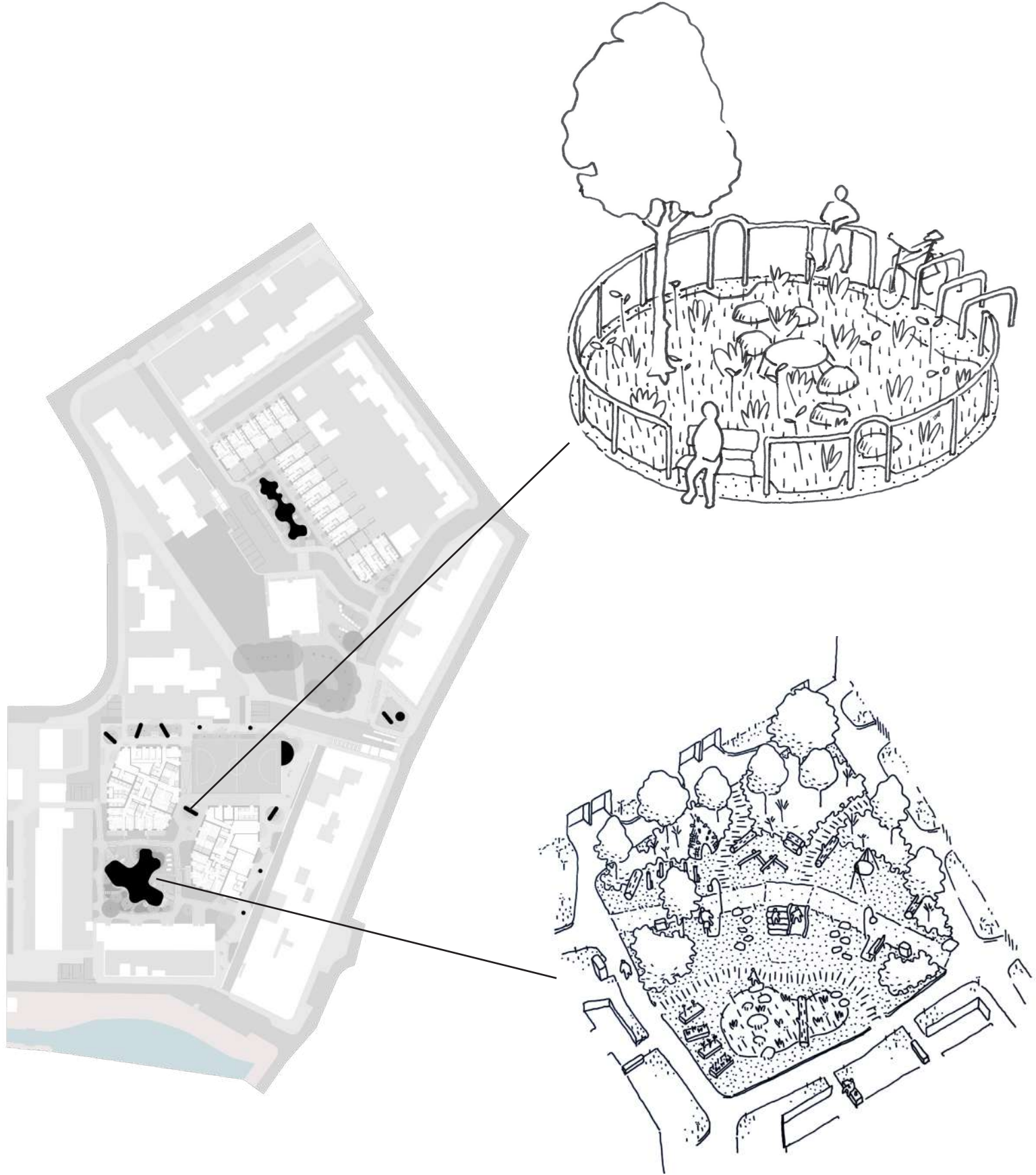
Play ‘on the way’ is integrated into planters, for example the ‘social circles’, and small interventions such as carved boulders along routes, which turn everyday movement through the estate into opportunities for playful interactions between residents of all ages.



example of playful rain garden: Bridget Joyce Square, London, by Robert Bray Associates



Example of social slide: Golden Lane, London, by muf



Example Play on the Way

The ‘social circles’ introduce playful moments along everyday routes. These small planted areas near entrances double as places to pause, chat, and play. Sculptural boulders, railings, and planters are designed with a playful touch, slowing movement and signalling that the neighbourhood is child-friendly. They bring everyday life, play, and social interaction together at the heart of the community.

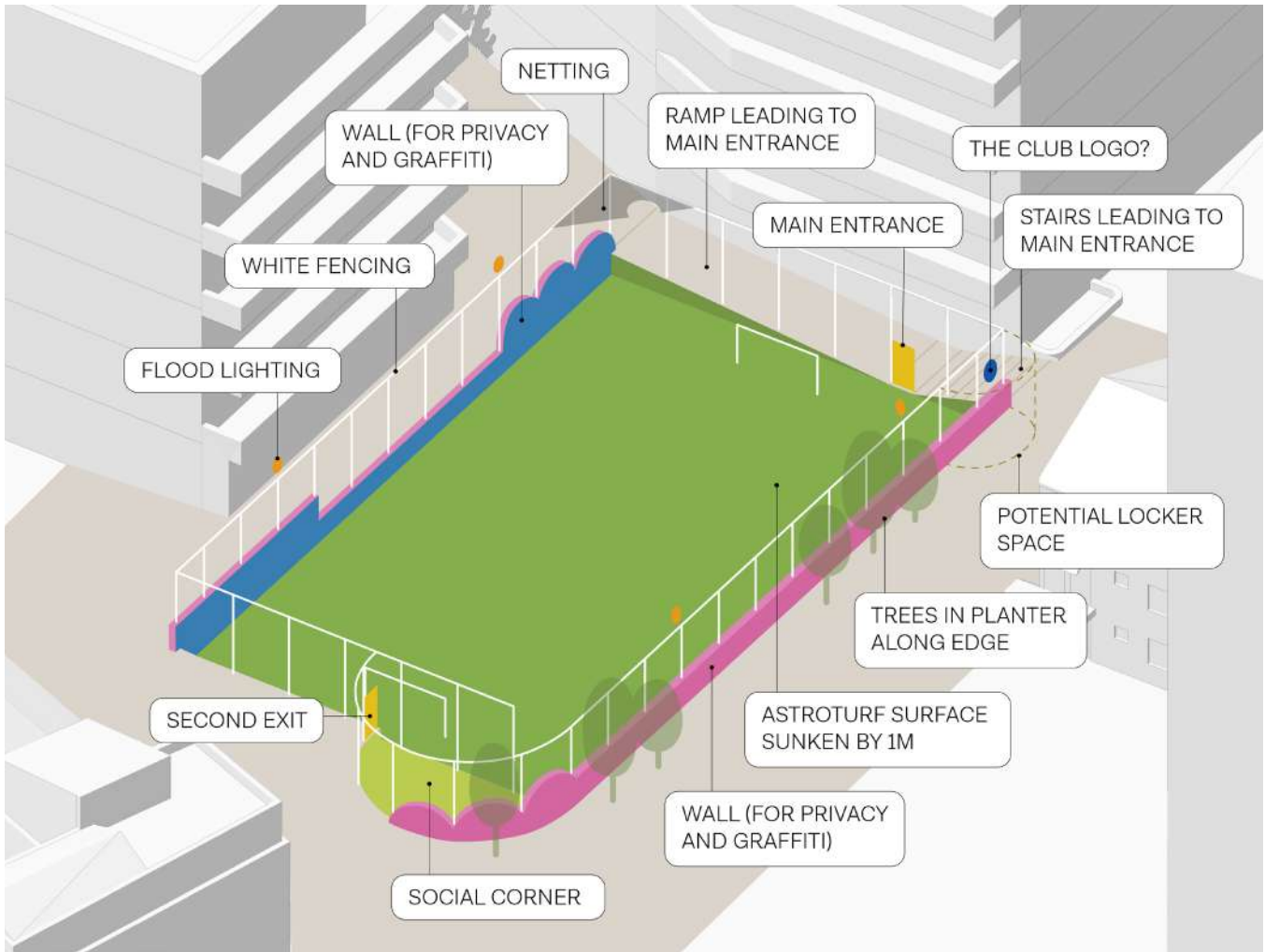
Example Playful Destinations

Orwell Garden will be a shared green space for existing and new residents, offering play woven into the everyday landscape. Natural play features, gentle changes in level, and ideas suggested by residents—like food growing and a book swap—make the space lively and social. Children can play informally while adults relax or join in, making the garden a welcoming place for all ages.



Youth Engagement

Young people are key stakeholders, especially as users of the ball games area. We ran dedicated workshops with local teenagers to ensure their lived experience shaped the design of the re-provided pitch. These sessions were designed to share ideas, test designs, and influence how spaces like the games court and social areas will feel, to create places that young people feel welcome in, proud of, and which are safe to use.



Soft Landscaping

New planting is maximised throughout the scheme to create a green, welcoming setting.

A mix of native trees, flowering perennials, and grasses supports biodiversity and resilience to climate change, as well as adding colour, shade, and seasonal interest.

Rain gardens and layered planting manage water naturally while adding beauty and informal play value.



Trees

New trees will be planted across the site to bring shade, greenery, and a sense of character to routes and gardens. A diverse mix of mainly native species has been chosen to support local wildlife, improve air quality, and support climate resilience.

Perennials

Flowering perennials and ornamental grasses will add colour, texture, and seasonal variety to the gardens and public spaces. These plants are robust, low-maintenance, long-lived, and attract pollinators, helping to create a lively and biodiverse landscape all year round.

Movement & Routes

Clear routes make it easy to find your way around.

Three types of routes:

- Vehicles – access and servicing
- Public – pedestrian priority over bicycles
- Residential – quieter, more private feel

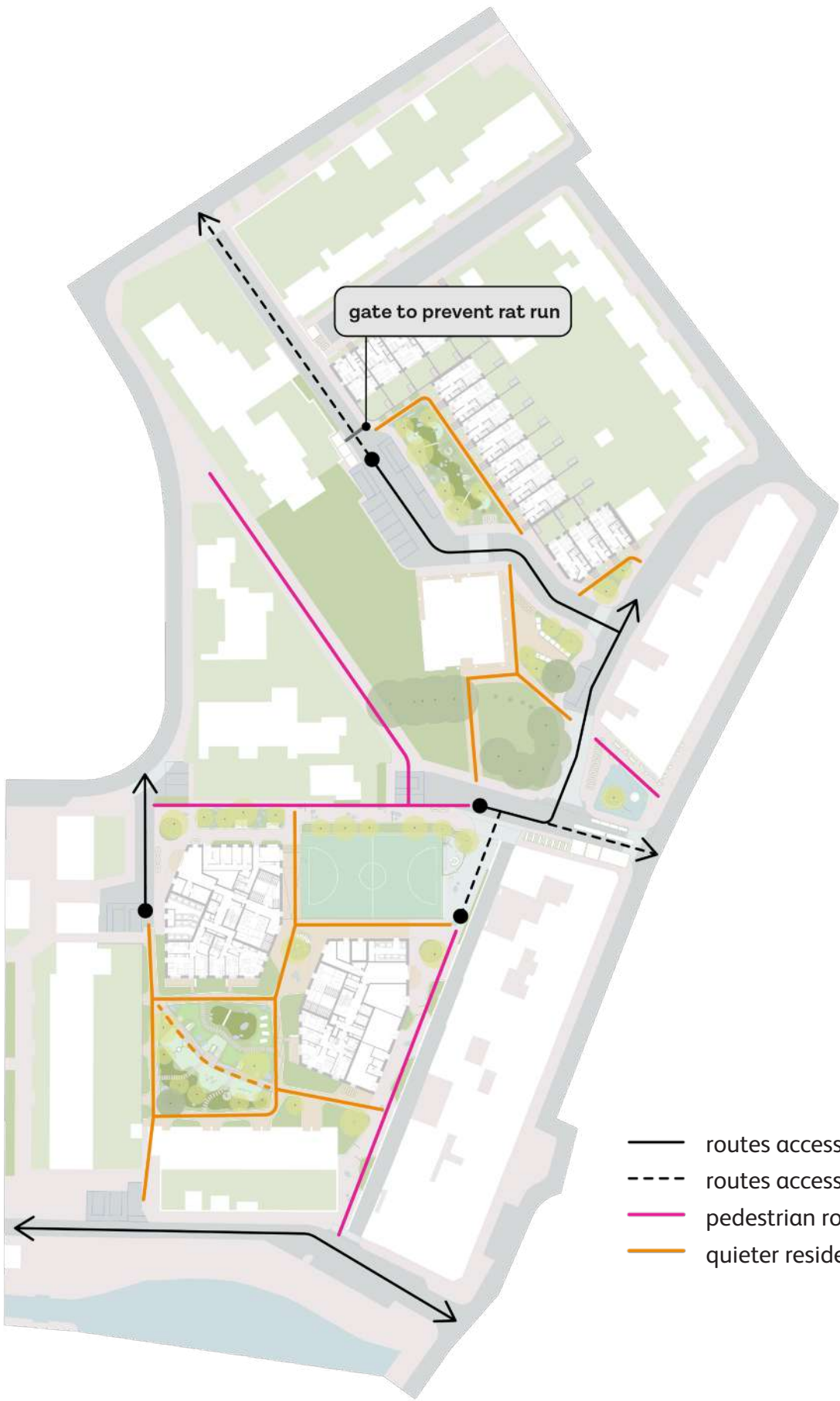
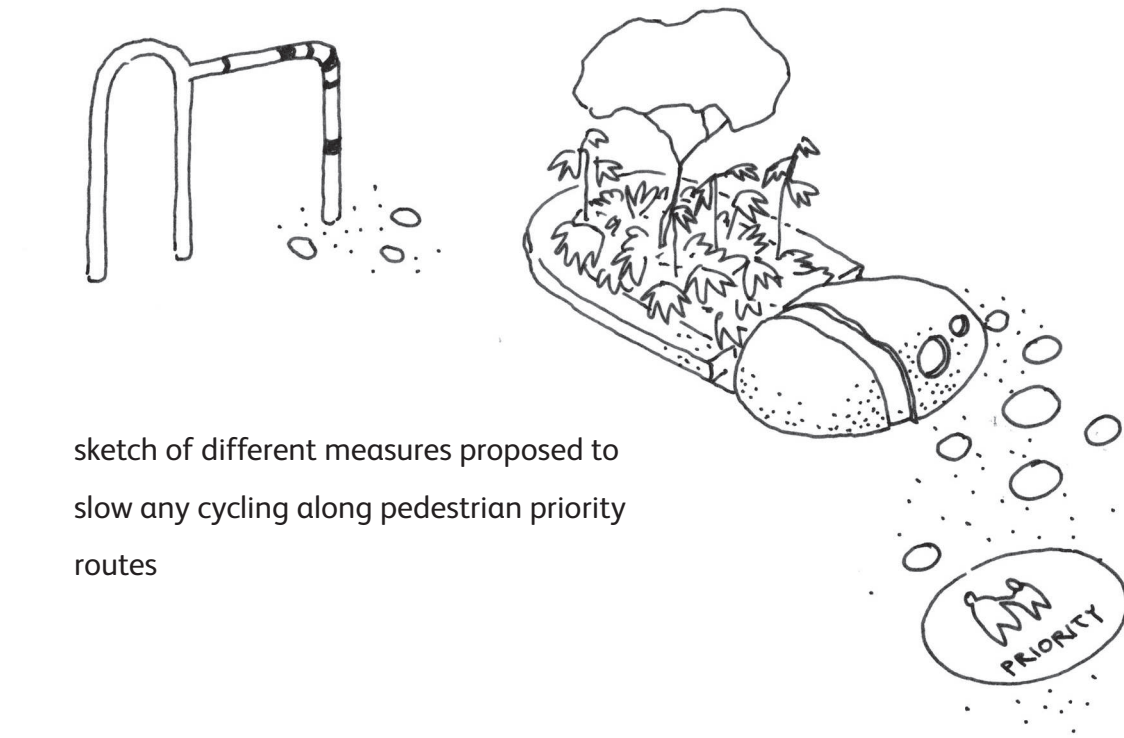
Different paving and edging show the change from more public to quieter residential areas. Durable, high-quality materials chosen for long life



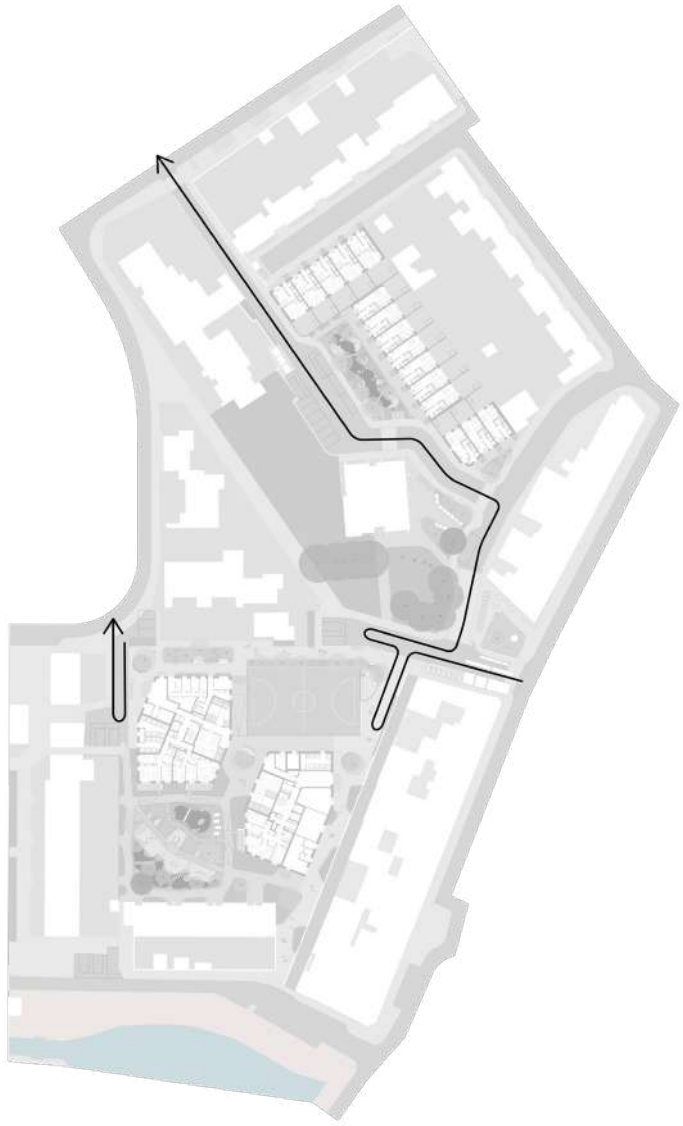
paving materials to public areas



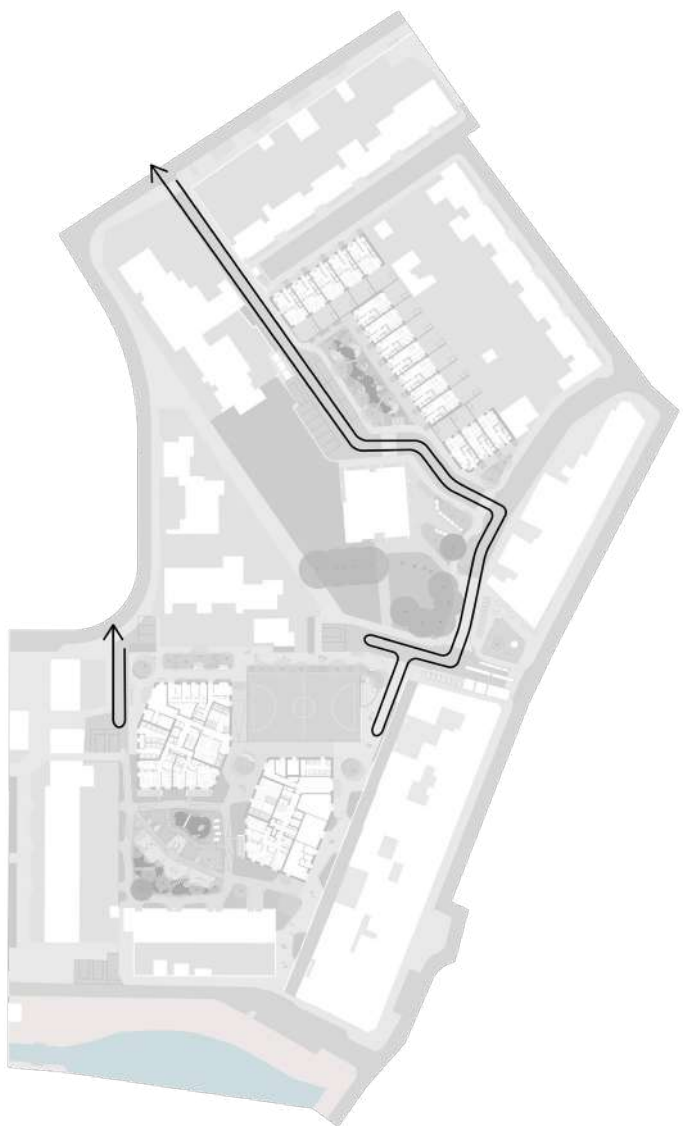
paving materials to residential areas



- routes accessible to cars and pedestrians
- - - routes accessible to refuse/emergency
- pedestrian routes
- quieter residential pedestrian routes



Refuse and emergency access on non-market days



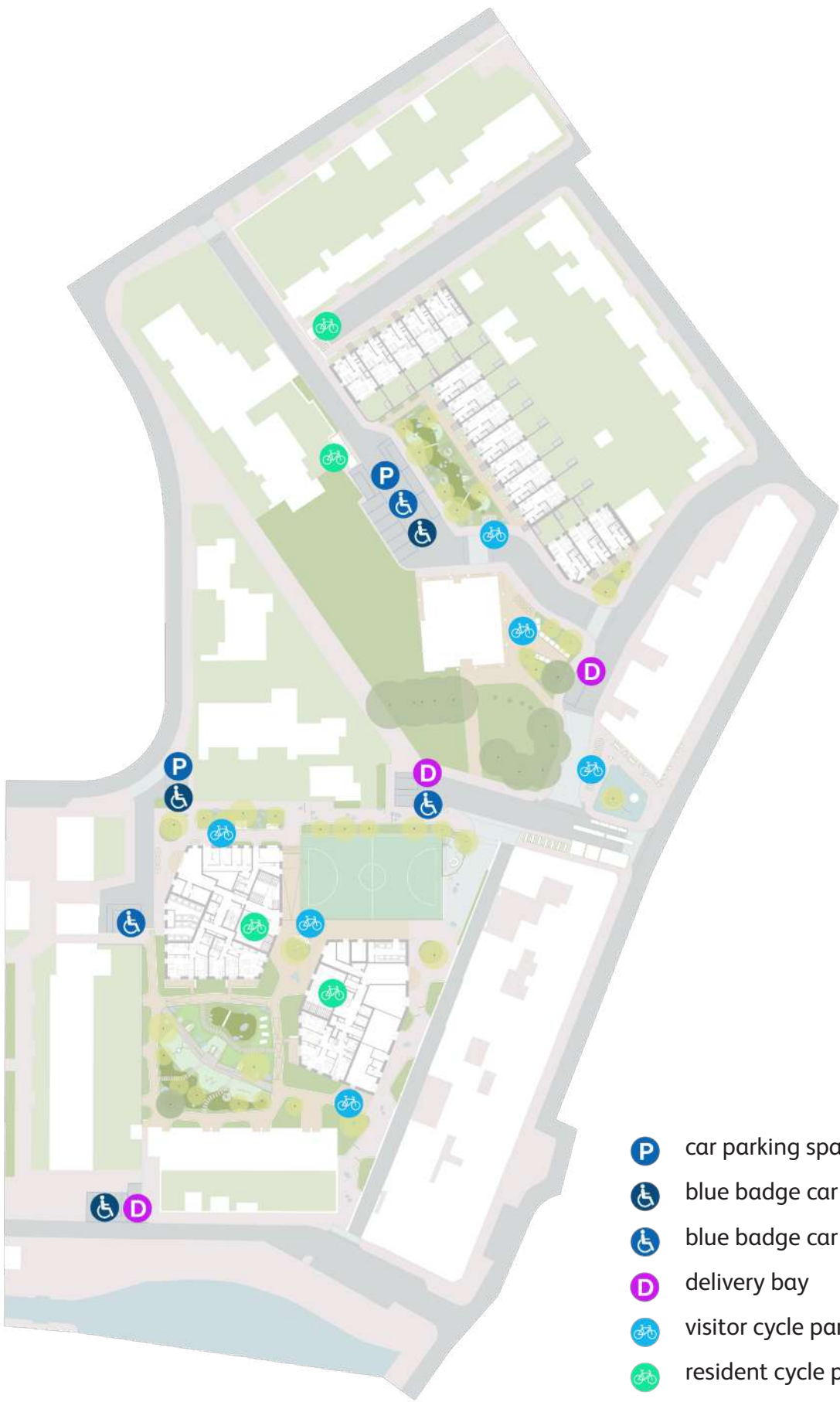
Refuse and emergency access on market days

Car Parking & Servicing

- There will be a reduction in estate car parking spaces
- Welshpool car park redesigned, with a reduced number of spaces re-provided for Welshpool House residents
- Blue Badge spaces only will be provided for the new development: +1 at Welshpool Street, +3 at Orwell Court
- Three new delivery bays will be allocated across the site

Cycle Parking

- Secure resident cycle parking will be incorporated into the new buildings
- Visitor cycle stands will be added throughout the public realm
- Bicycle hangars will be provided for new and existing residents
- Existing stands on Benjamin Close will be replaced as part of redesign



- P car parking spaces
- b blue badge car parking spaces existing
- b blue badge car parking spaces new
- D delivery bay
- c visitor cycle parking
- c resident cycle parking

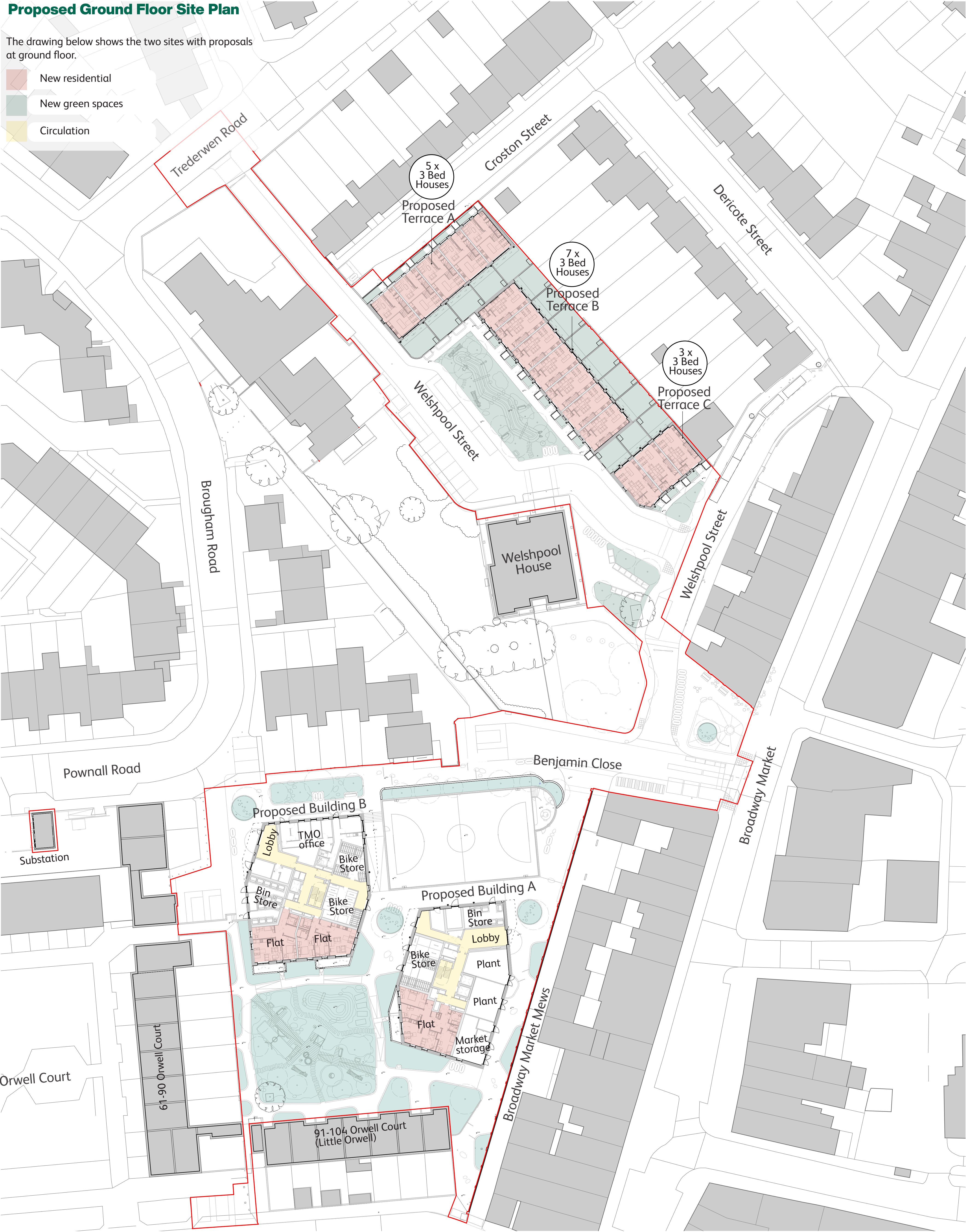


The Share Square design was adjusted in response to resident feedback to allow refuse vehicles to access from Broadway Market. This change reduces refuse collection traffic passing through residential areas, helping to cut noise and congestion for neighbours.

Proposed Ground Floor Site Plan

The drawing below shows the two sites with proposals at ground floor.

- New residential
- New green spaces
- Circulation



Architectural proposals for Welshpool Street:

The site plan shows how the proposal sits within the wider context of the area as well as the immediate locality, with the Broadway Market conservation area to the north and the east and with Welshpool House to the south.

The existing street pattern is maintained and a new connection made between Welshpool Street and Trederwen Road increasing permeability. All homes have individual front doors onto Croston Street and Welshpool Street increasing active frontage.

Bin Stores:
Individual bin stores will be provided within the front gardens of each new house.

Front Doors: All front doors face onto the street or to the new green space. Indicated by the red arrows.



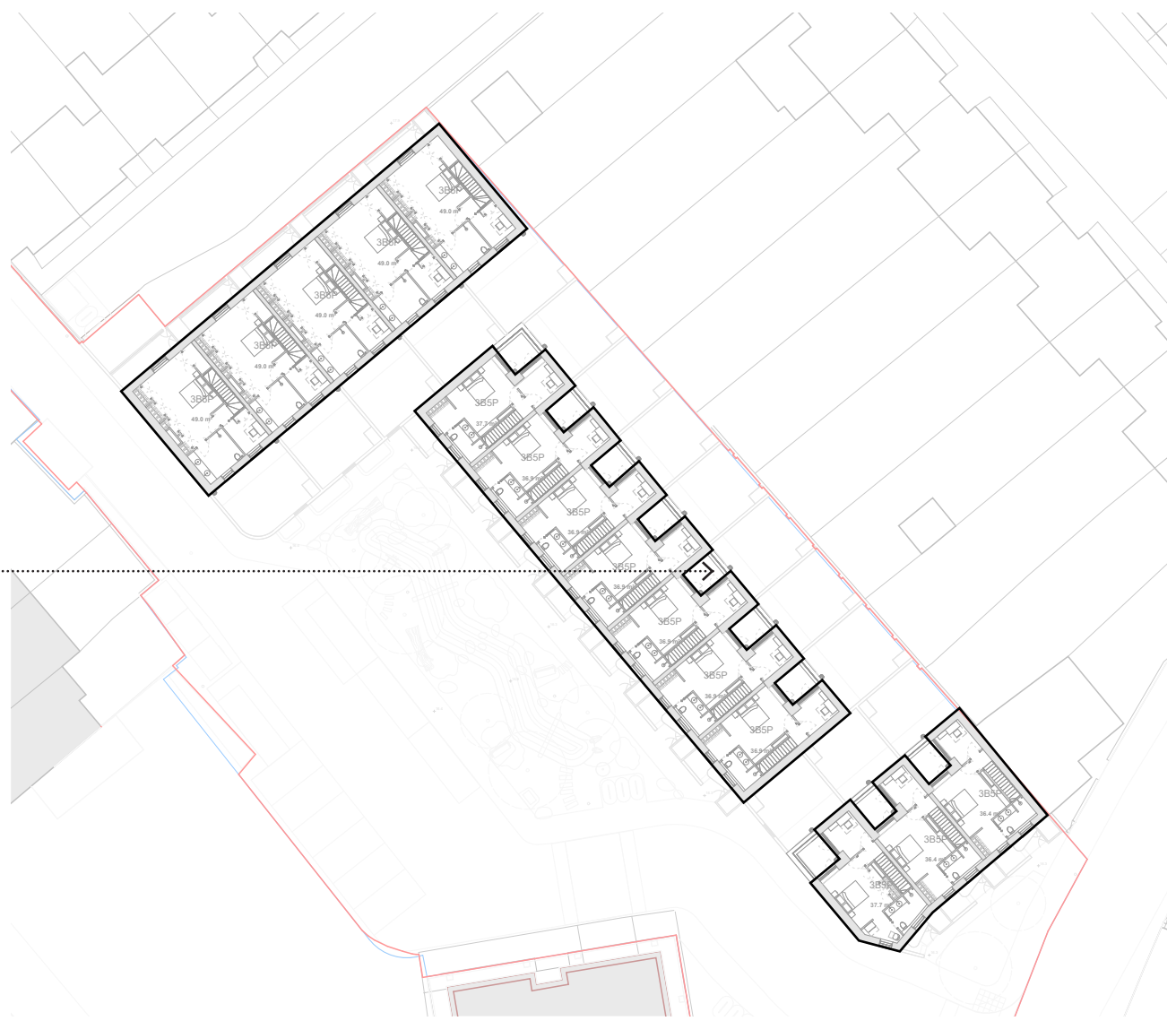
Welshpool Street ground floor plan

Cycle Storage: Homes that can access their garden's via a garden gate will have garden storage, homes that do not have access will have cycle hanger storage in these locations.

Carparking: 10 parking bays have been retained for Welshpool House parking. There is no impact on Welshpool House garden in the rearrangement of these spaces.

Welshpool House Bins: Bins moved out of Welshpool House to a dedicated enclosure surrounded by new greenery.

Upper Floors: Top floors of the homes proposed on Welshpool Street will have a stepped facade at the rear facing Dericote Street gardens. There will be no windows directly overlooking.



Welshpool Street top floor plan

Architectural proposals for Welshpool Street:

All 15 homes proposed on the Welshpool Street site are family sized homes and 3 storeys high. The Croston Street “Terrace A” has pitched roofs and a taller height to account for its one and a half storeys at ground floor, it has also been set back away from Croston Street in order to create a wider street and a greater separation distance from it’s neighbours.

The design for Terraces B and C on Welshpool Street is very similar, the only difference being a mono pitched roof. Both have a terrace at first floor level, created from partial setbacks, introduced to step the buildings away from neighbouring properties. All new homes have a front and a back garden.

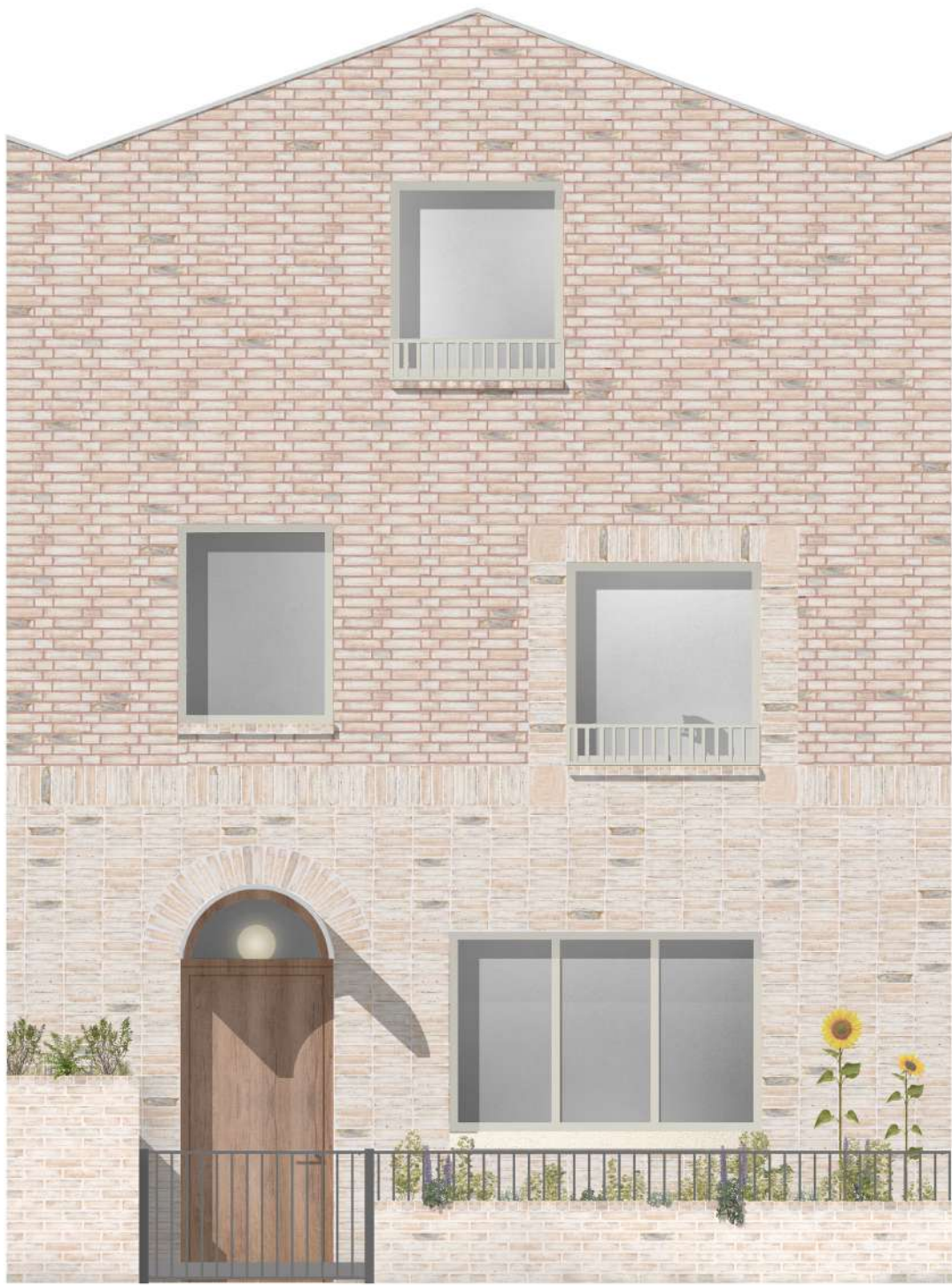
The facade design draws from its surrounding architectural context and aims to tie into the existing street pattern.



Neighbouring properties materiality



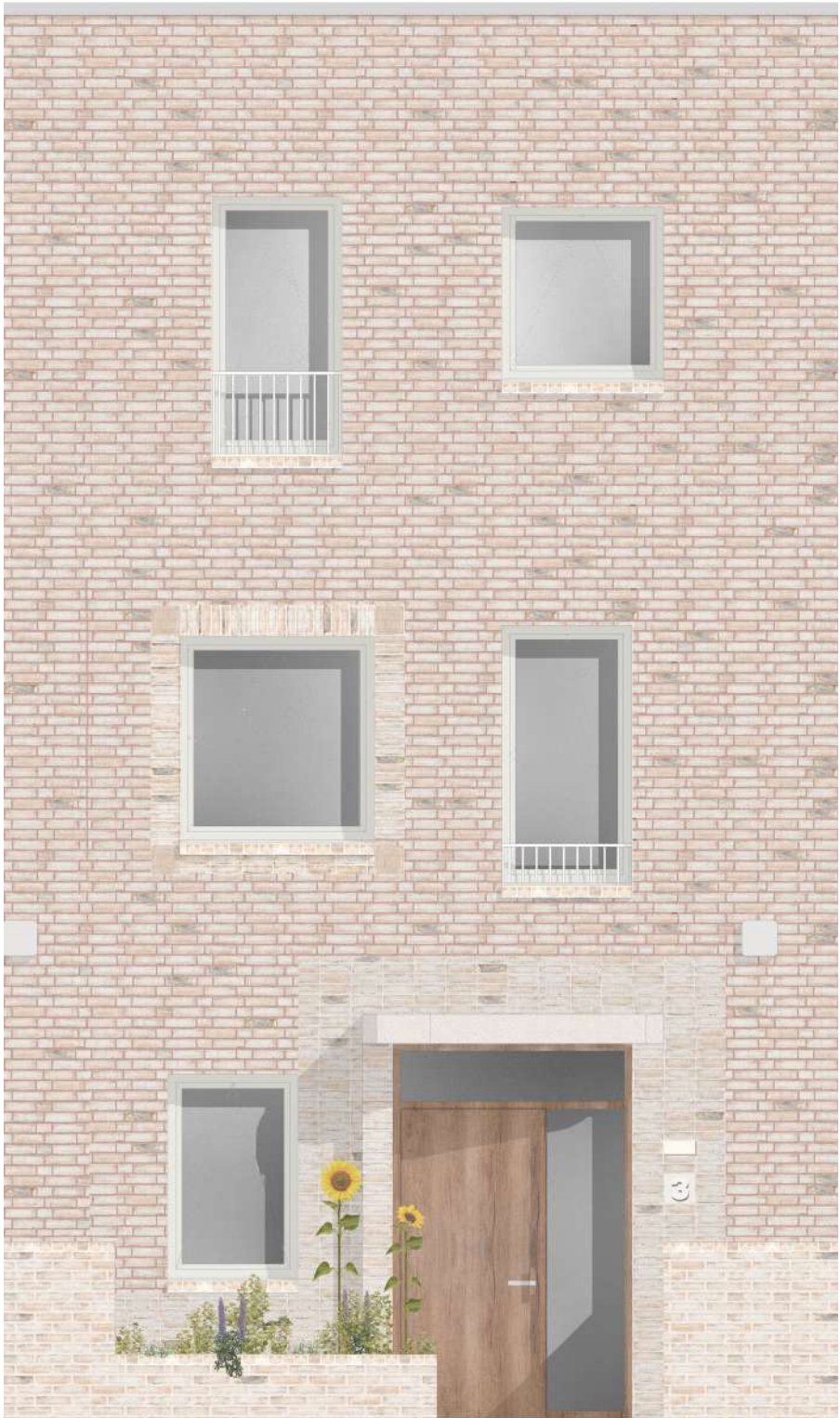
Proposed material pallet



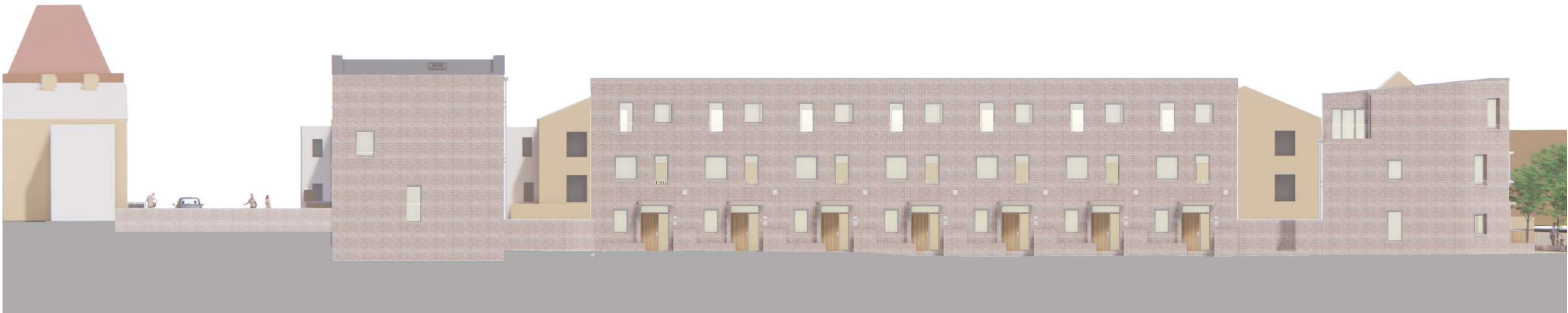
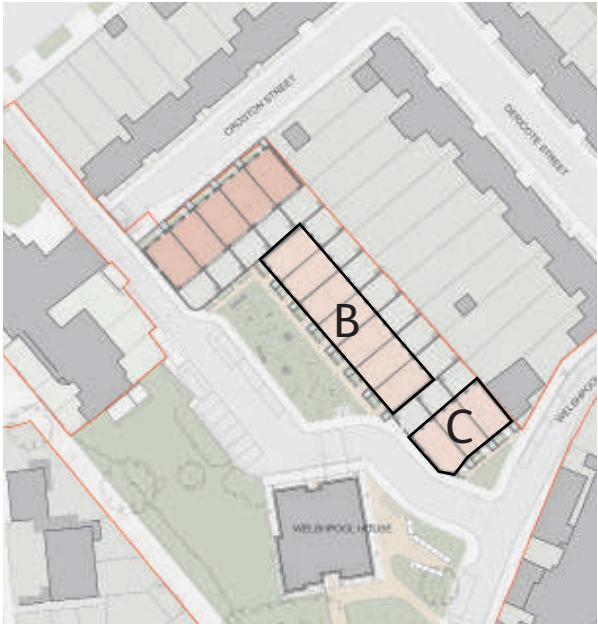
Croston Street front facade bay study



Croston Street Elevation



Welshpool Street front facade bay study

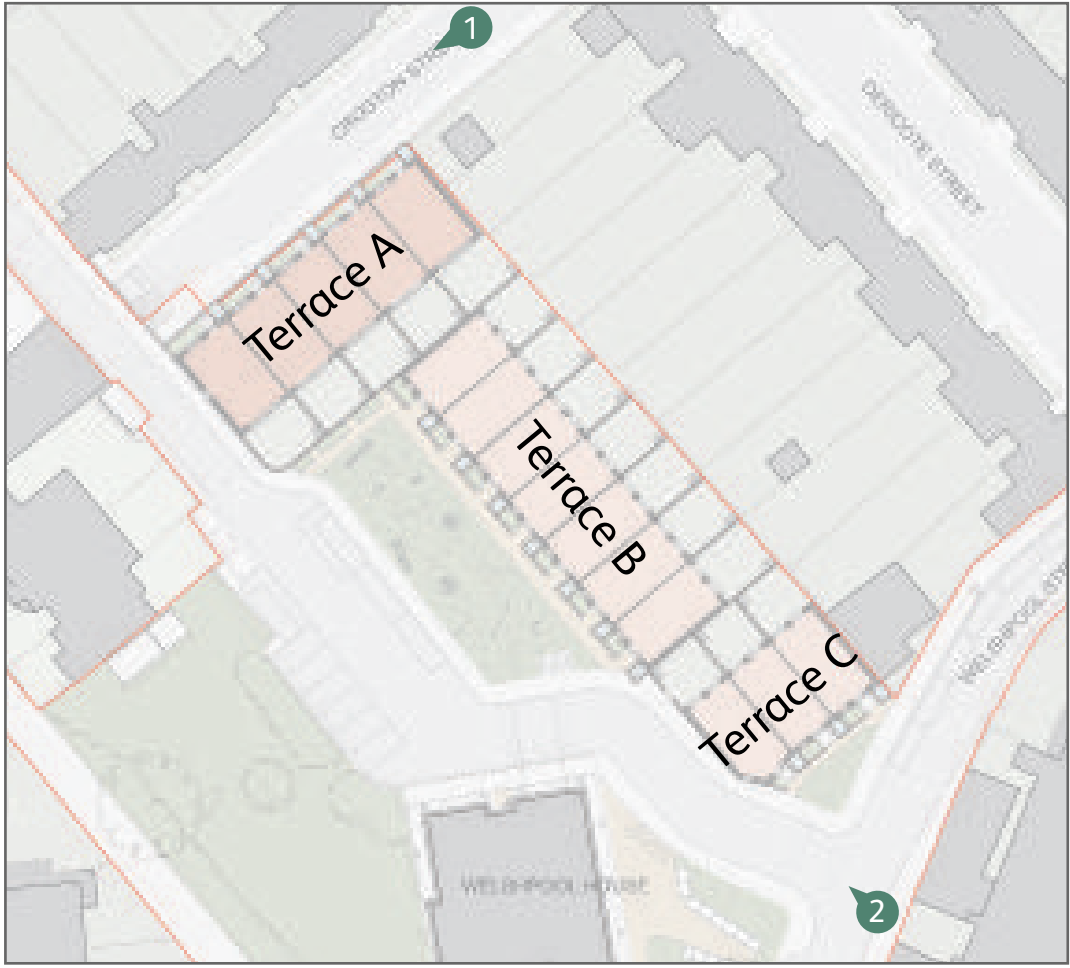


Welshpool Street Elevation

Architectural Proposals for Welshpool Street:

The views on this page show how the proposed houses will look at eye level and in the context of their local surroundings. View number 1 shows how the new houses on Croston mirror the existing pitch roofs on Croston and surrounding streets, as well as picking up on the language of metal railing and expressed window openings.

The Welshpool Street view shows the chamfered corener of Terrace C, which is a unique house in the terrace which will express the corner of Welshpool Street, in a similar way to how pubs often hold a street corner. All three proposed terraces have a similar material palette which aims to compliment and fit into the surrounding context.



1 View from Croston Street



2 View from Welshpool Street





Architectural Proposals for Orwell Court Garages:

The views on this page show how the proposed buildings will look at eye level and in the context of their local surroundings. View number 1 shows how the new buildings will look from Benjamin Close with the new football pitch in the foreground and the new route between Broadway Market Mews and the new development.

View number 2 shows how the buildings and new communal garden will look from the second floor of the existing Orwell Court building. It also shows the new green spaces around the front doors of “Little Orwell” which aims to tie in the existing front doors into the design and communal feeling of the landscape.

View 3 shows the approach to Building B from Brougham Road. The distance between the new and existing buildings can be clearly seen here, as well as the communal entrance to Building B on the corner which creates activity and a clear residential threshold.



1 View from Benjamin Close



2 View from Second Floor of Orwell Court



3 View from Brougham Road



Architectural Proposals for Orwell Court Garages:

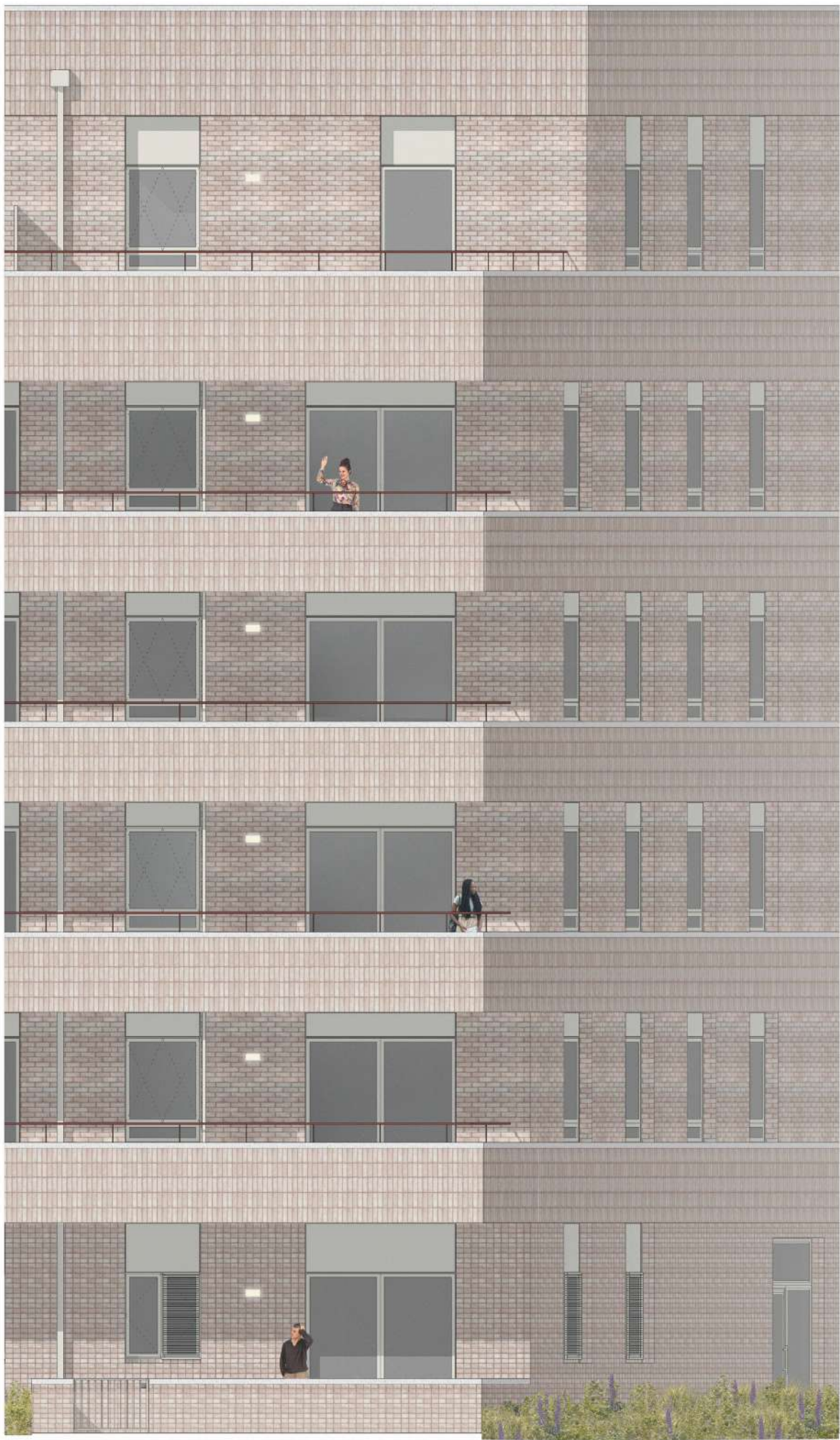
Both buildings are 6 storeys high, hexagonal in shape with alternating facades with balconies and without balconies. Building A has an additional screen at roof level to conceal the air source heatpumps which will serve both buildings.

The building’s designs are very similar, their diferentiating feature is their different colours of brickwork. These have been chosen to be complimentary to each other, as well as the surrounding buildings which are in a mixture of buff and red brick tones.

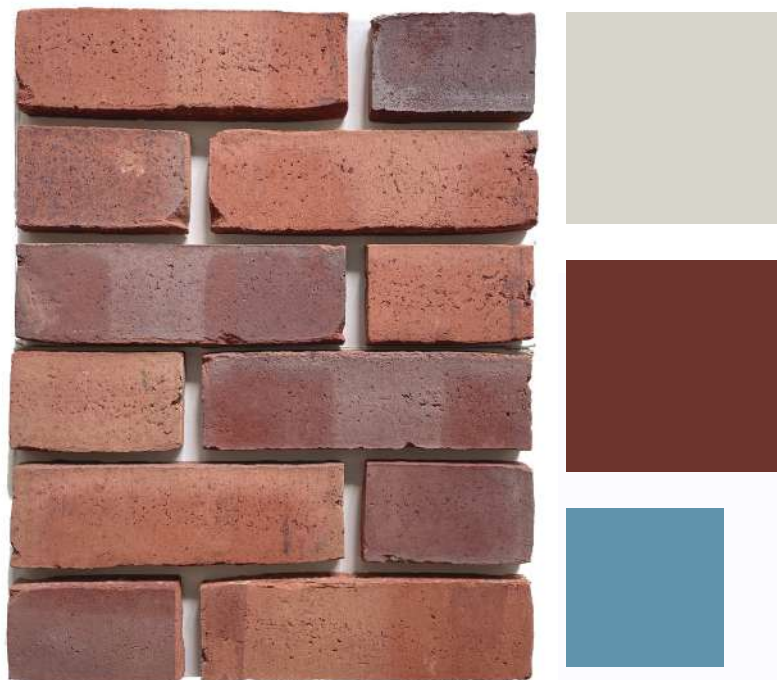
The signage for each building is being considered to be part of the brickwork as seen below for “Building A”. The buildings will be officially named at a later stage, with input from the Hackney Naming Hub.



Building A baystudy



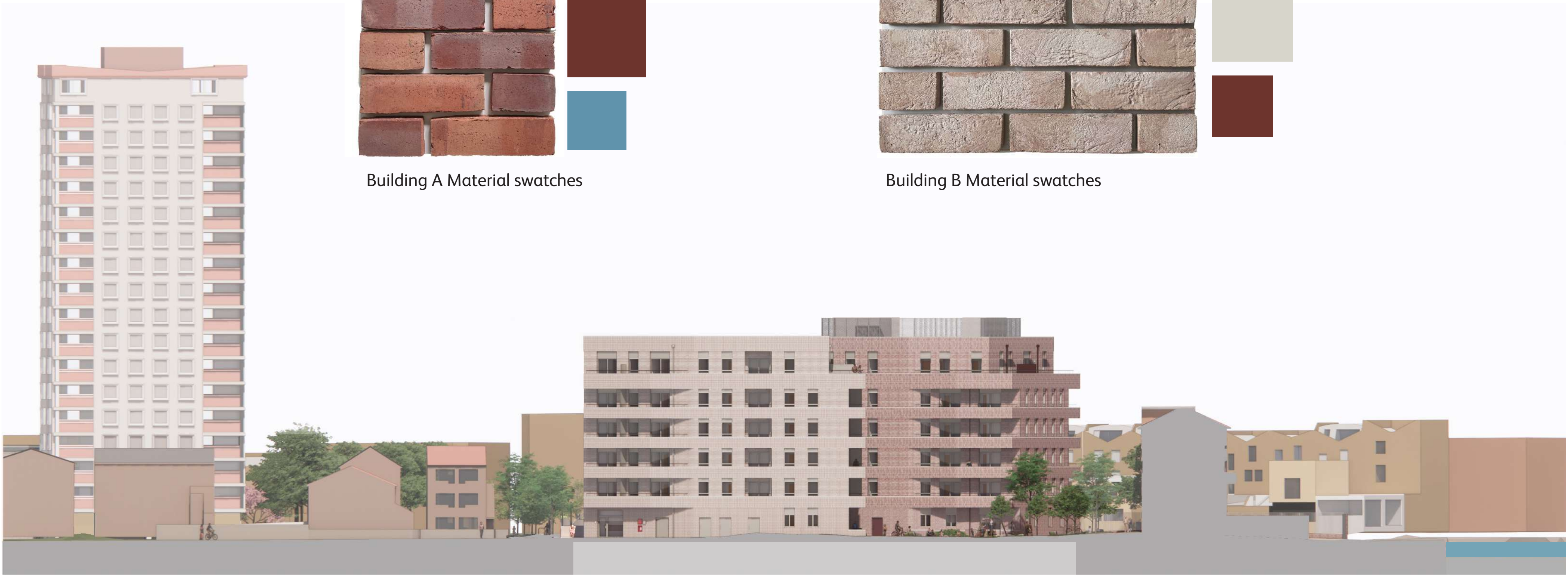
Building B baystudy



Building A Material swatches



Building B Material swatches



← Welshpool House → Benjamin Close → Building B → Building A → 91-104 Orwell Court → Regent’s Row → Regent’s Canal →

Proposed West Elevation