

What we have learned:

On October 29th, 2024, local residents attended a meeting hosted by Hackney Council and Al-Jawad Pike to discuss the development of the garages and car parking within the Parkside Estate.

During the event, along with follow-up questionnaires and meetings with the resident steering group, residents expressed concerns and proposed solutions regarding the new development. Based on this feedback, we identified five key themes.

These include:

1. Playspace
2. Landscape
3. Building proximities and overshadowing
4. Parking and servicing
5. Access



Photo from event held within the Parkside Estate on 29.10.2025

The estate's green spaces support flexible play, allowing children to use their imagination. There's interest in adding landscape elements to facilitate play in a less structured way.

Creating more communal seating areas, a community garden could encourage more interaction with neighbours.

Bins often overflow This leads to mess and fly-tipping. Suggestions made to secure areas with better organisation.

There are requests for better parking control and reduced traffic congestion around the estate.

Proposed location of cycle store is on a green space used by residents of Morpeth Grove and Morpeth Road

"The cage is a great community space and a vital part of the estate's social fabric, giving kids an outlet for physical activity in a safe and designated area."

One resident mentioned that the green space near the small tower blocks could be better designed, with meadow planting. "We all miss the cherry tree we had in the centre of the estate."

Some concern about potential changes to green spaces, particularly if play areas like the MUGA are relocated, which could diminish green space and increase noise.

Avoid overlooking properties and maintain privacy.

"There is no seating to meet with neighbours and have a cup of tea."

Desire for low-rise, low-density buildings to preserve light and views. Retaining the openness of the estate.

The layout of the estate is appreciated for creating a sense of openness and space, which contributes to a more walkable area.

"Replant a mature cherry tree in the centre of the estate. This tree was removed some time ago and was important for providing greenery and enhancing the privacy of each flat."

Interest in play spaces for all ages with a dedicated area for younger children. Spaces that cater to both boys and girls as the current MUGA is mostly used by boys.

Many people appreciate the abundance of green areas beautiful trees and nature within the estate.

"The peace and quiet. The nature—the green area in the middle of the estate provides a place for birds and other nature to roam free also for children and families."

Preferences for durable, weather-resistant materials that stand the test of time and require low maintenance.

Residents have reported late-night disturbances around the MUGA suggesting better lighting and supervision.

Green spaces are often fenced off to provide security for ground floor units, which residents feel is an inefficient use of space.

There are concerns about safety, particularly with some entrances being propped open, as well as a desire for more CCTV for security purposes.

Through conversations with local residents, it is clear that the cage plays an important role within the estate. The design team have looked carefully at several locations across the estate, considering how each option responds to residents' feedback, including the following needs:

- Located within the estate for safety
- Size to be used for football and basketball
- More inclusive for boys and girls of all ages
- Sensitive to the distance to existing residents' windows

We would like to hear your opinion on the best location for a ball game space.



1. Existing location (331sqm)



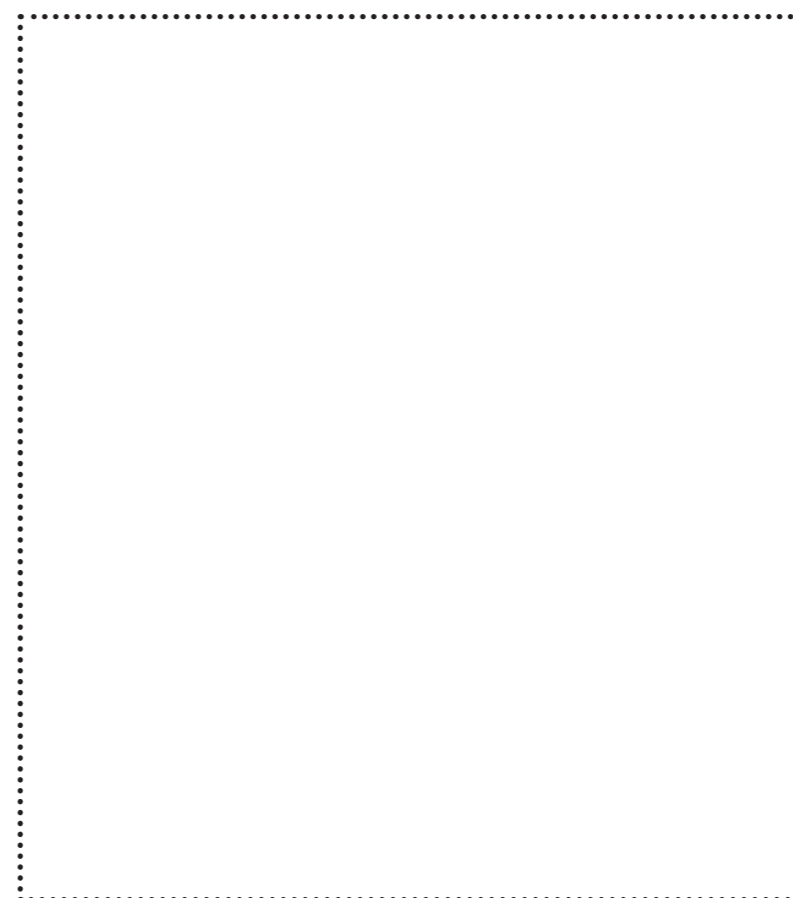
2. Parkside Estate Courtyard (up to 315sqm)



3. South of 87-116 Parkside Estate (up to 185sqm)



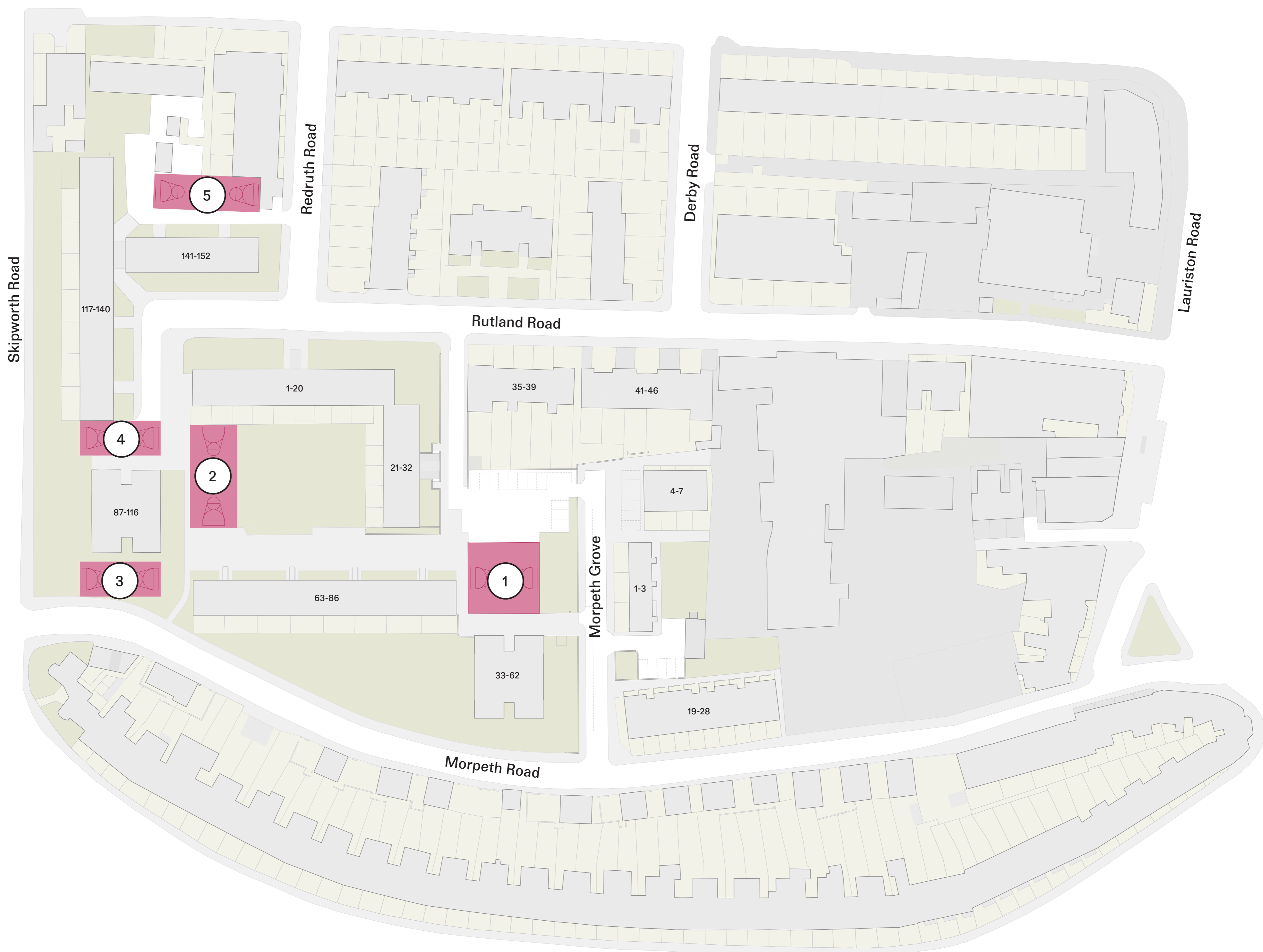
4. North of 87-116 Parkside Estate (up to 185sqm)



5. Redruth Road Courtyard (up to 240sqm)



6. Other

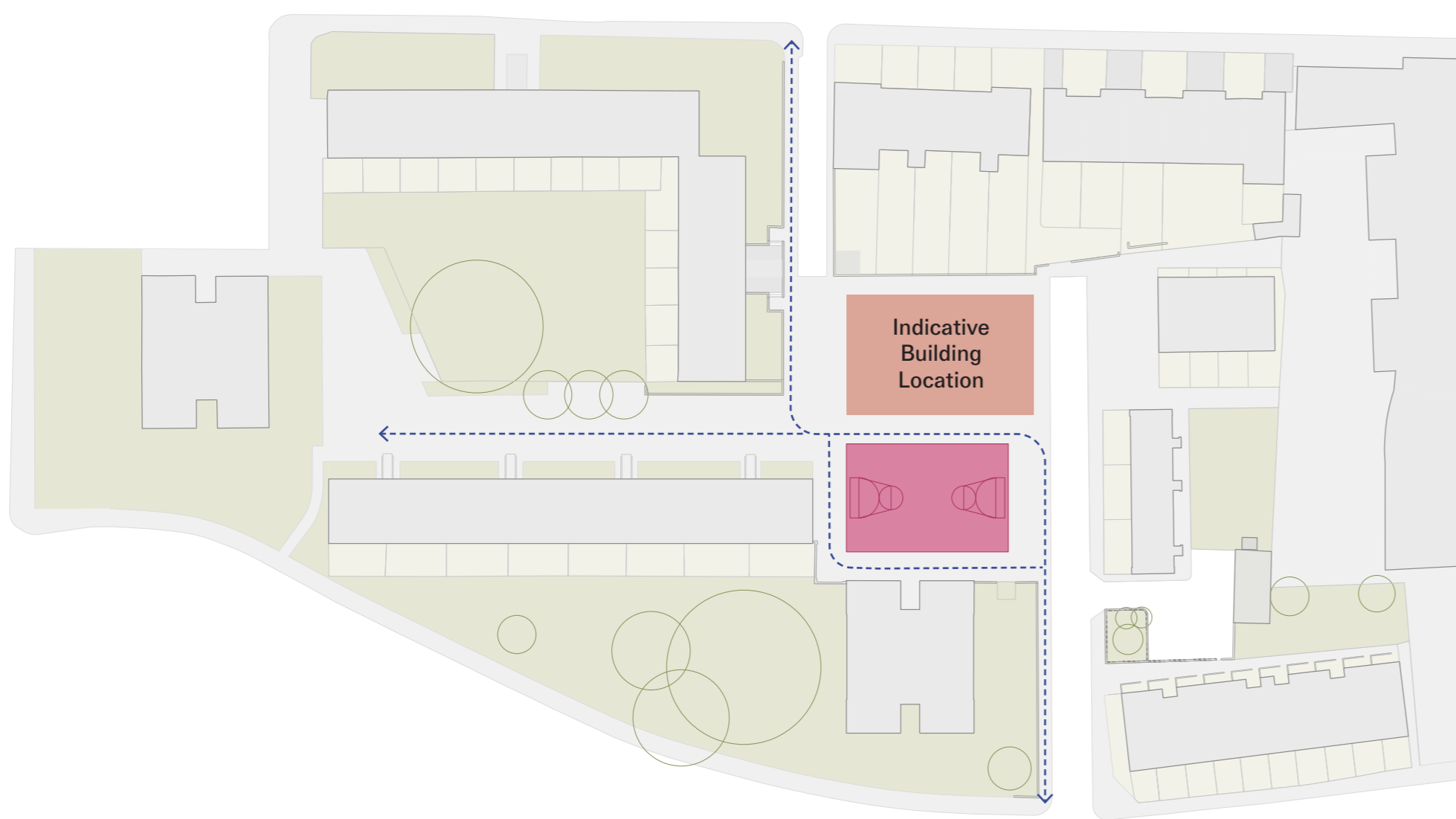


What we have learned:

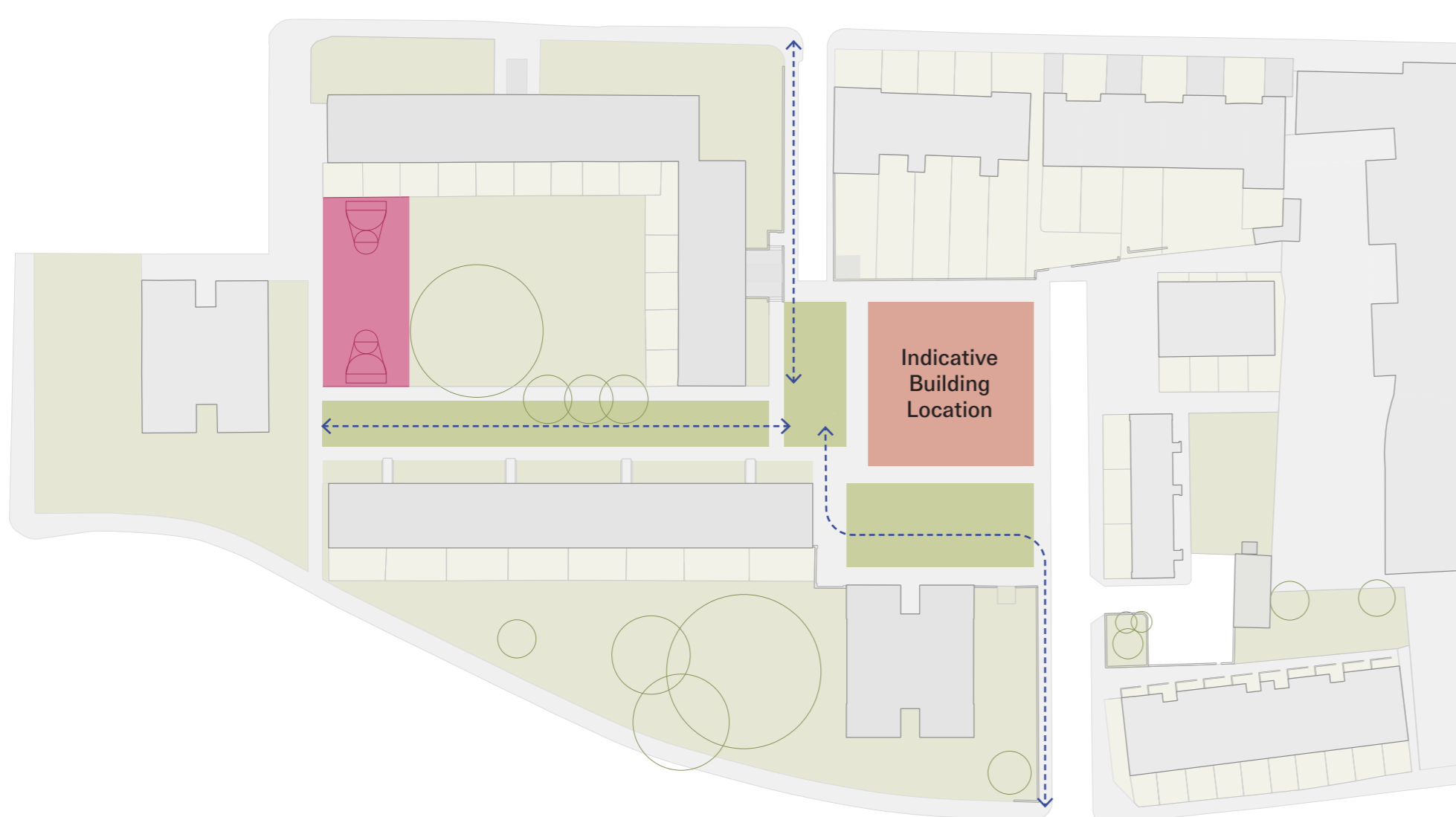
A prominent feature within the existing estate is the cage. Feedback from residents have noted its important role, providing opportunities for recreation for children of varying ages within the safe confines of the estate.

The team have explored scenarios for how the cage could be kept within the estate whilst providing new homes:

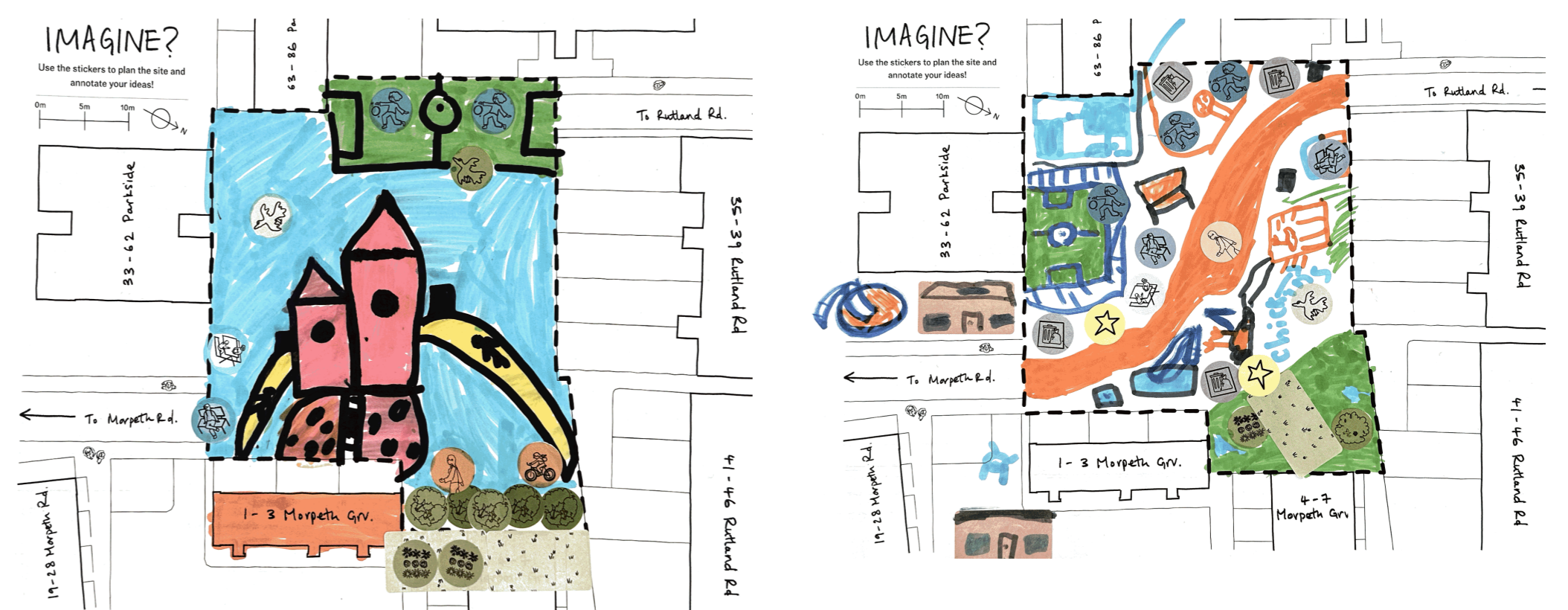
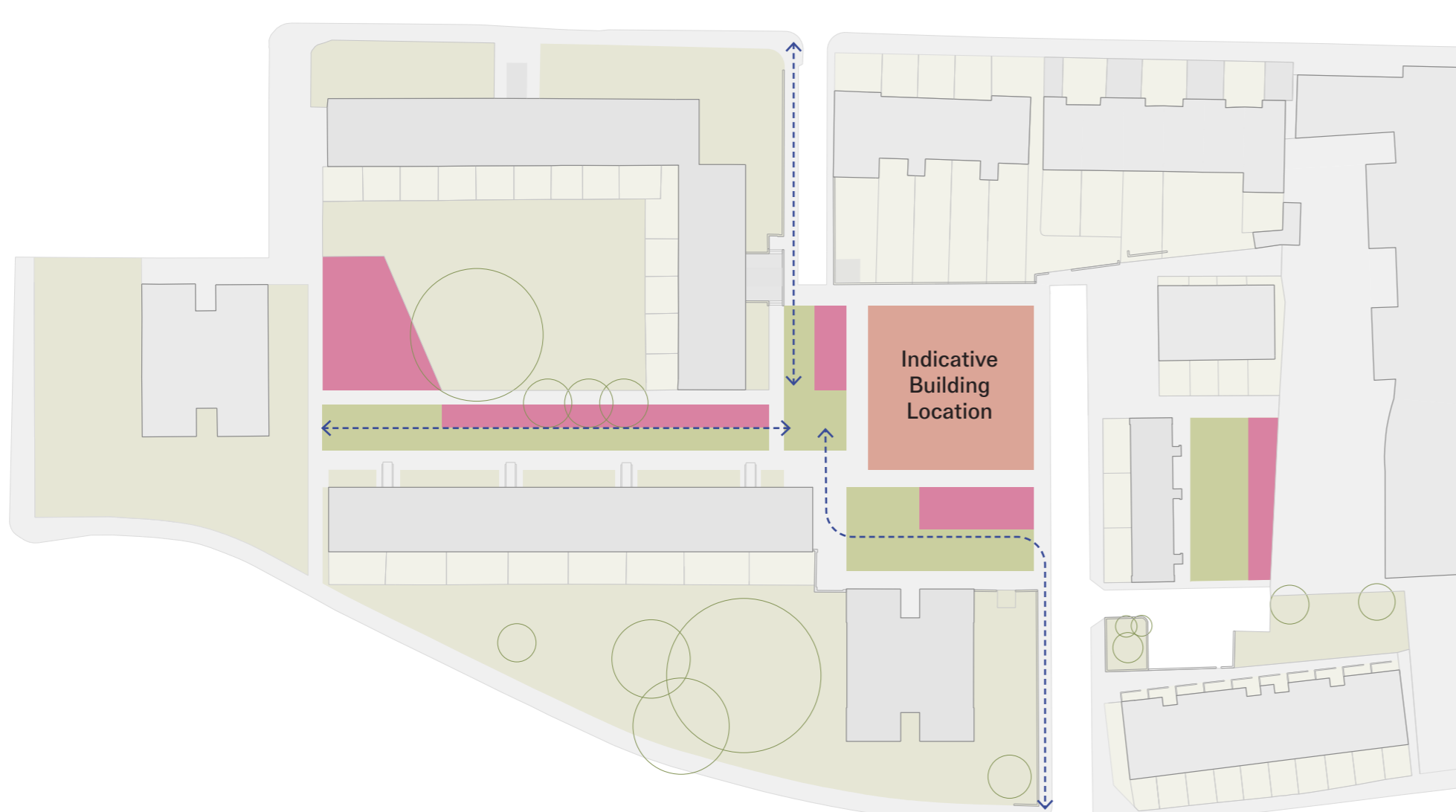
Option 1: Cage kept in current location



Option 2: Cage moved to its original historic location within the western courtyard



Option 3: Cage replaced with a variety of playspaces across the estate

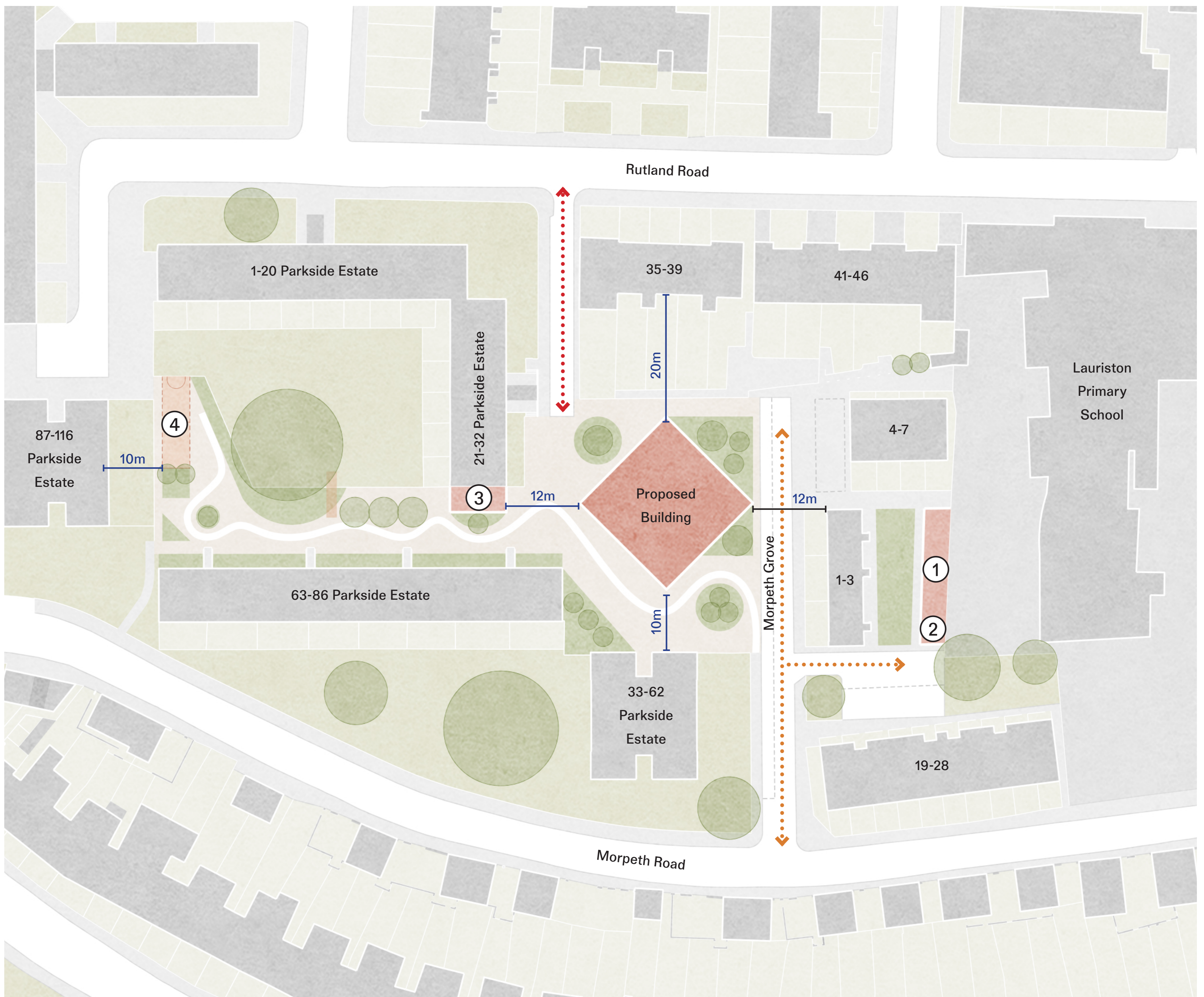


The design team have listened carefully to residents of all ages to understand the way in which the cage is used and what aspects are most important or could be better. Feedback has included:

- The cage is well used after school
- The cage is used primarily by boys for football and basketball. Girls, and those not interested in ball games, often feel excluded with no alternative playspace on the estate
- There is limited seating in the estate, especially for parents around the cage
- Noise issues come mainly from the impact of the ball on the metal fencing
- The cage is sometimes used late in to the night with some residents stating its use for anti-social behaviour

What we're proposing:

- Up to 18 new homes to replace the garages and car parking
- A mix of 1 bedroom, 2 bedroom and 3 bedroom homes for social rent to meet local need in the area
- A building of 5 storeys placed at the centre of the site positioned to avoid overlooking
- Closure of the vehicular route through the estate to create safer environment for residents
- The “cage” has been relocated to its historic location as part of the western courtyard, forming part of a series of connected landscape spaces across the estate
- The addition of new play space that caters for a wider audience
- Re-provision of the existing bin store for Parkside Estate residents as a secure enclosure

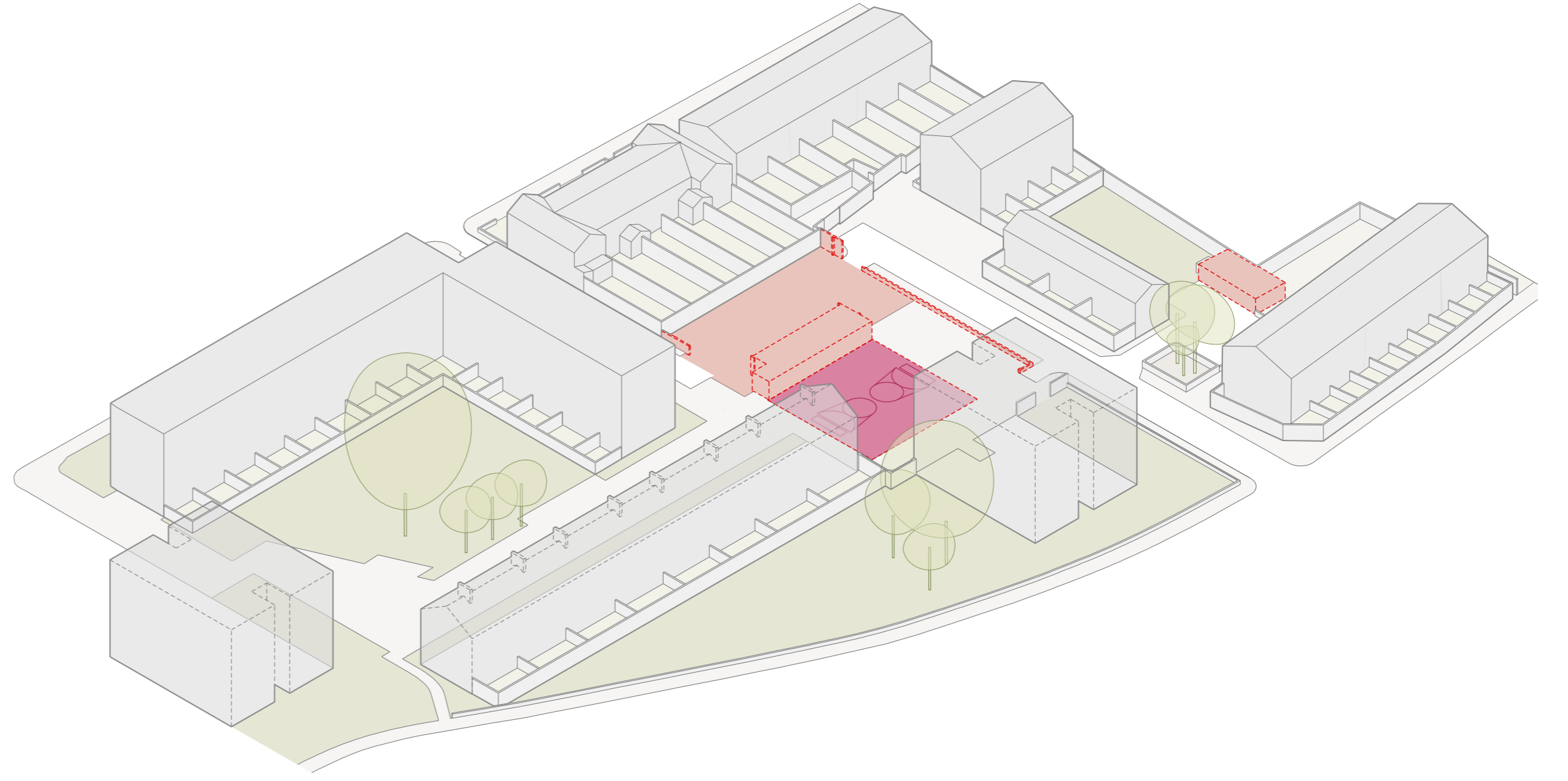


- Development site
- Vehicular access
- Refuse access
- ① New cycle store
- ② New substation
- ③ Re-provided refuse store fore 21-86 Parkside Estate
- ④ The “cage” (MUGA)

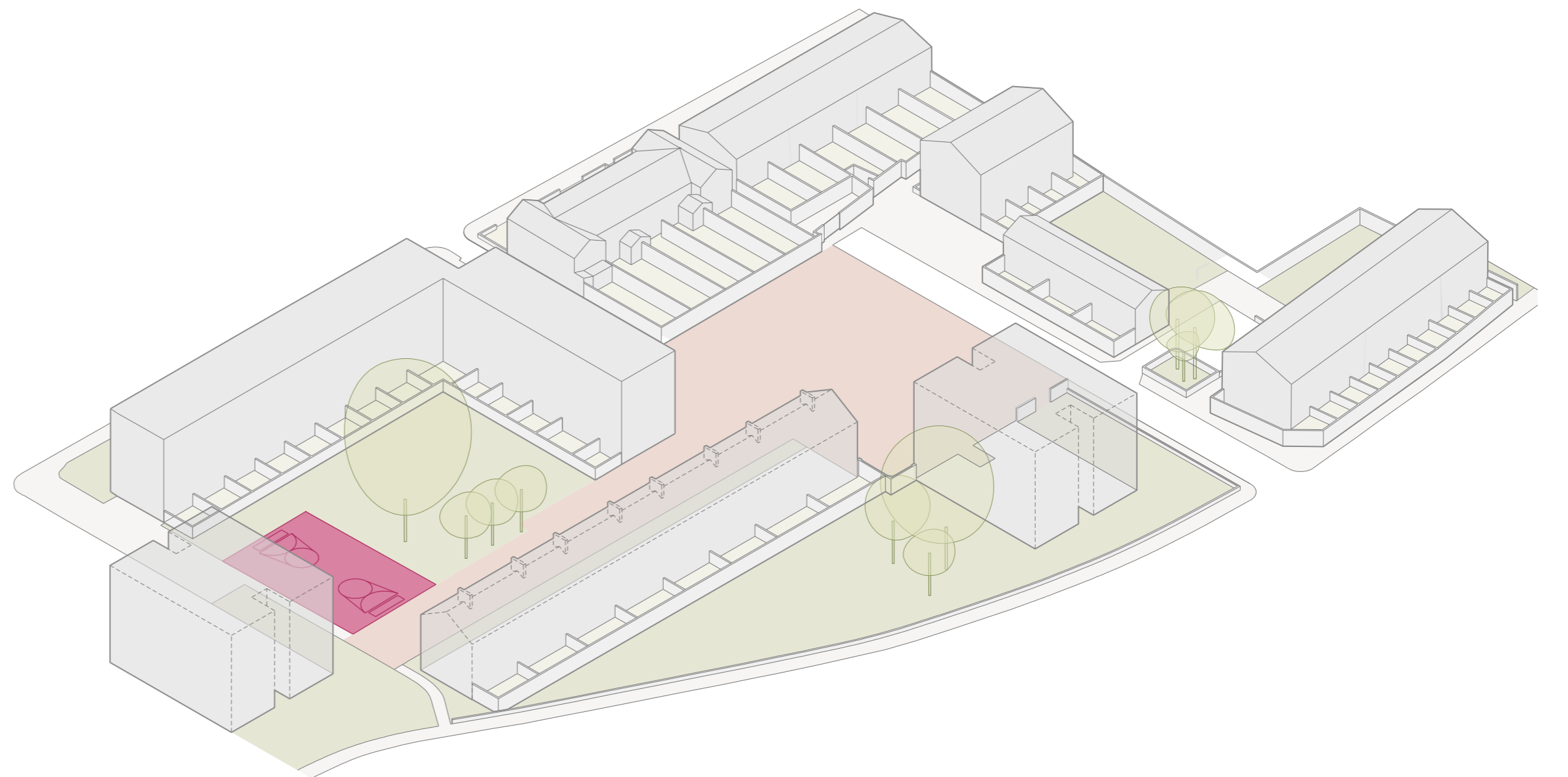
What we're proposing:

Our proposal places a 5 storey building at the centre of the site. Its shape and rotated position avoids overlooking to neighbouring buildings and minimises overshadowing whilst opening up new accessible pedestrian routes across the estate.

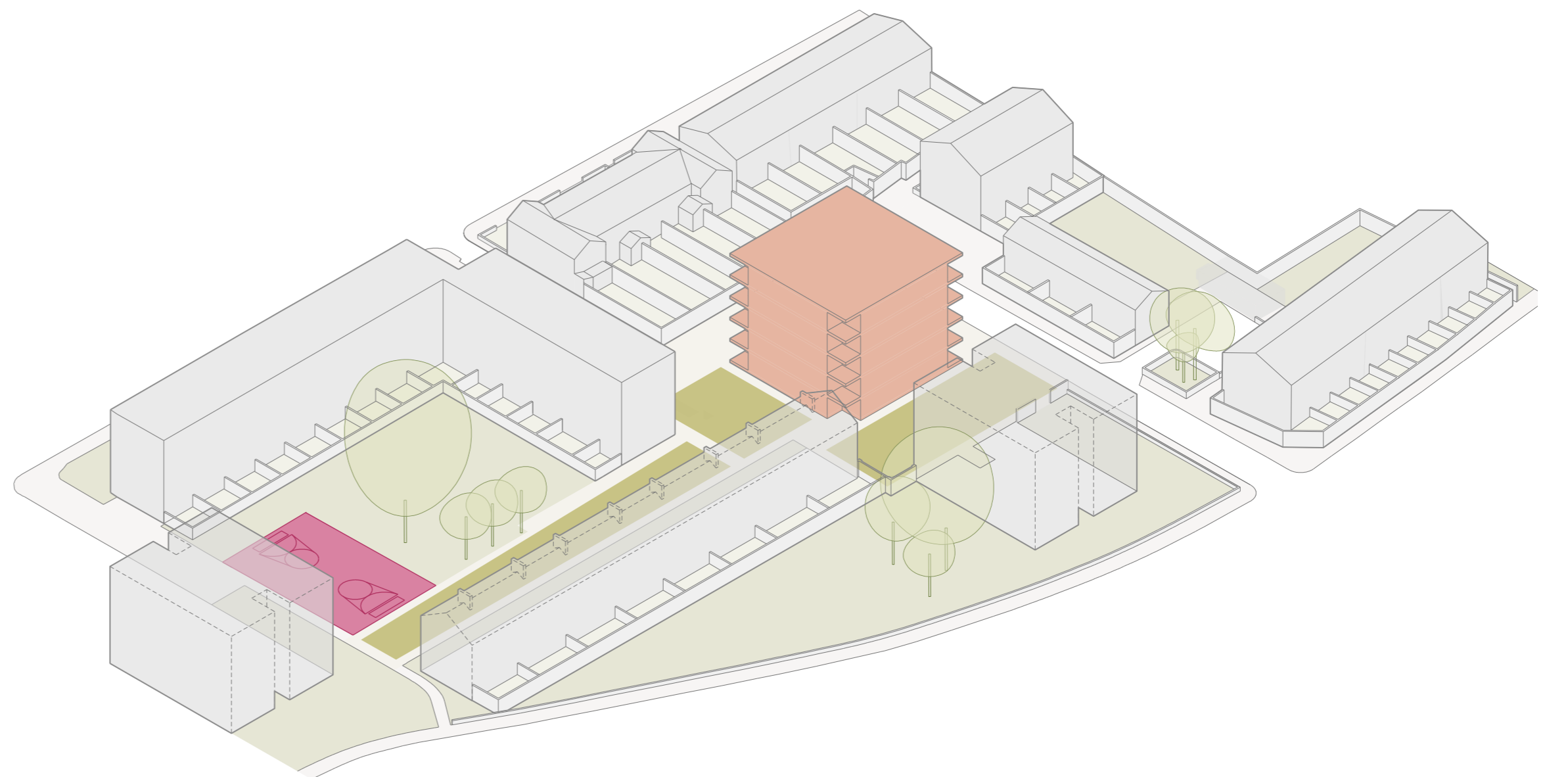
The diagrams opposite explain the design moves that have shaped our proposals.



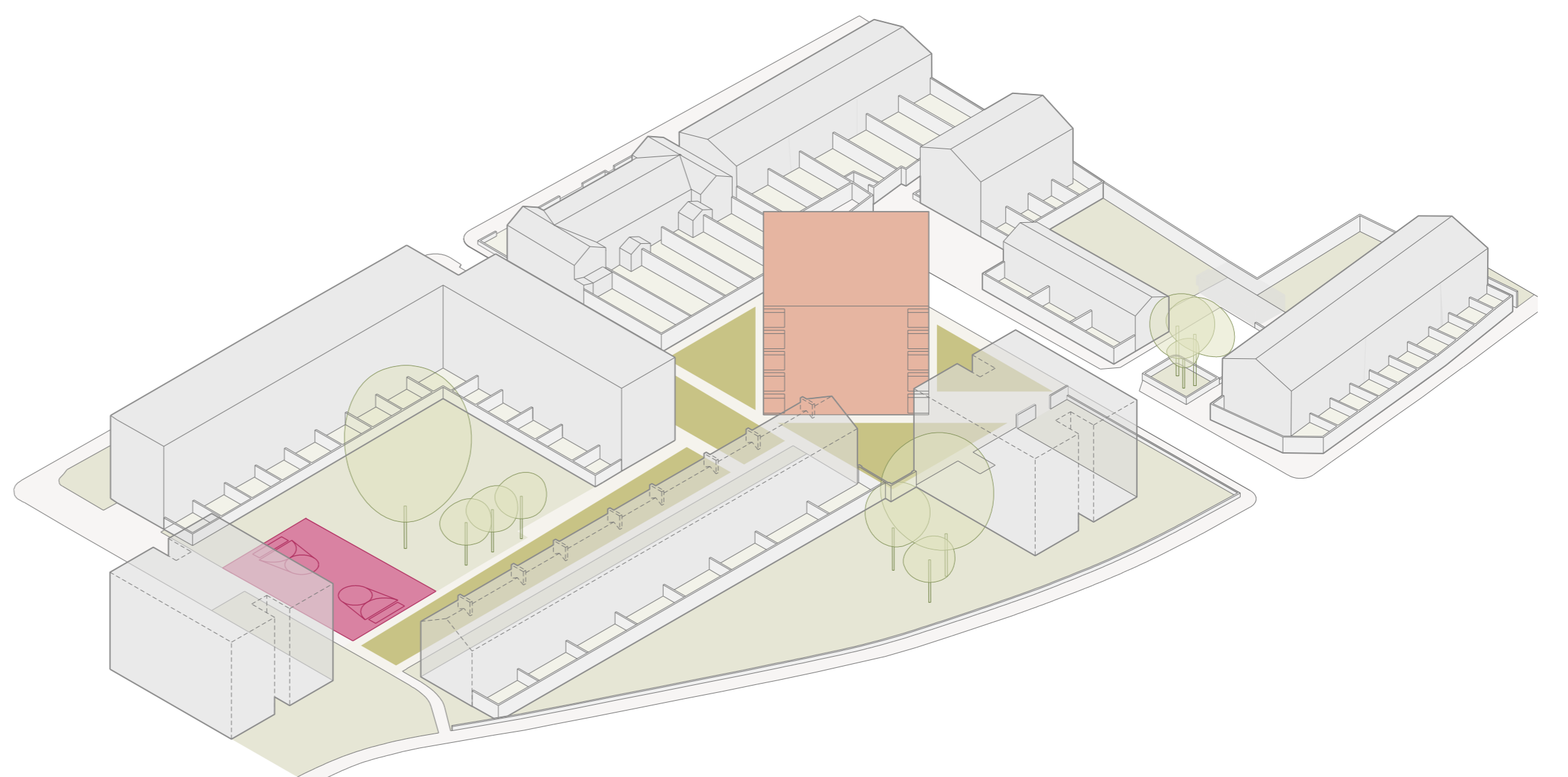
1. Removal of existing garage structures and parking court



2. Removal of vehicular connection and re-location of the "cage"



3. Placement of a building at the centre of the site to frame a sequence of public spaces



4. Orientation of building form to open up route and avoid overlooking



Study model of the building within the site



Illustrative view from Morpeth Road looking north

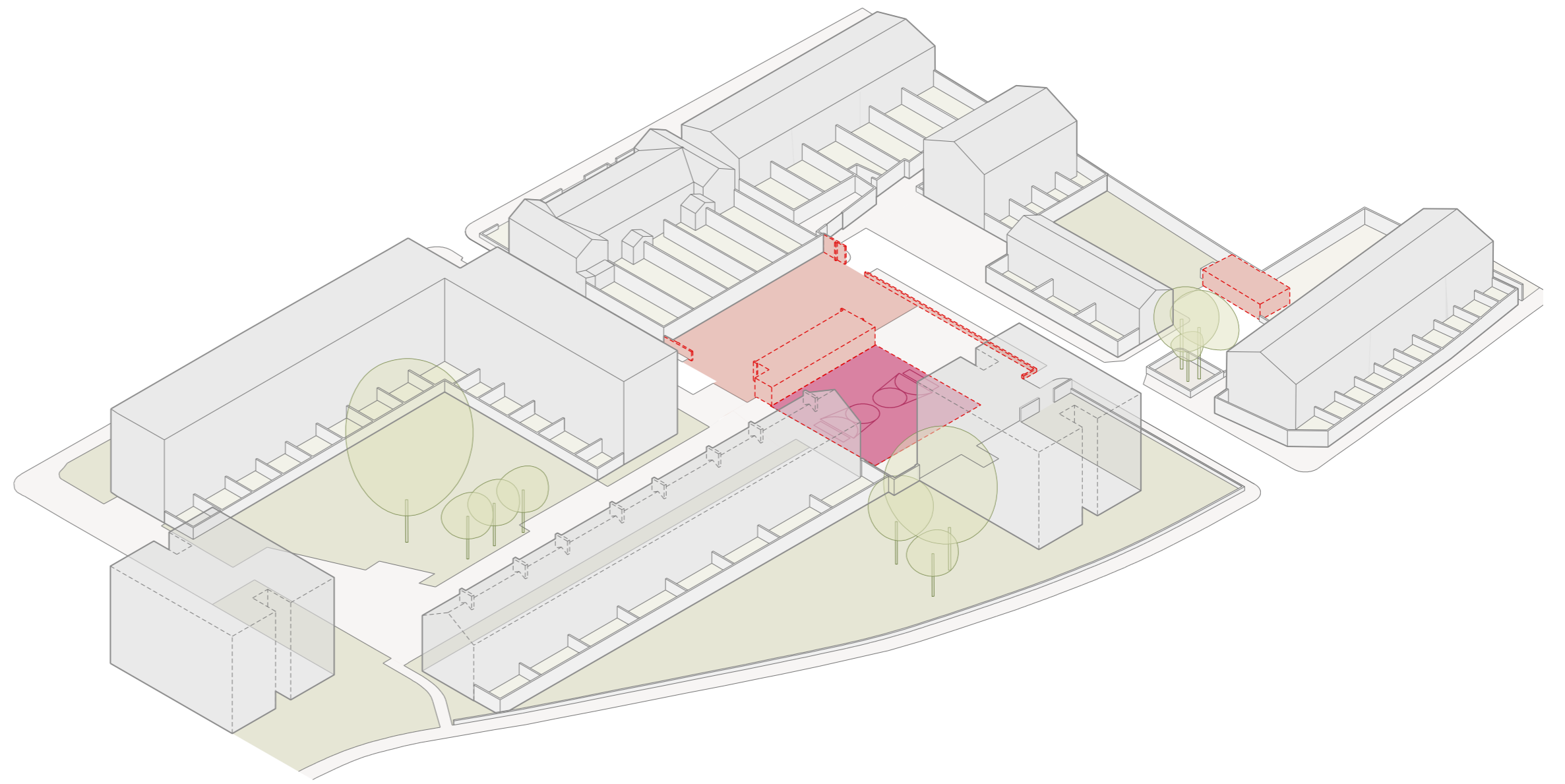


Illustrative view from pedestrian route looking east

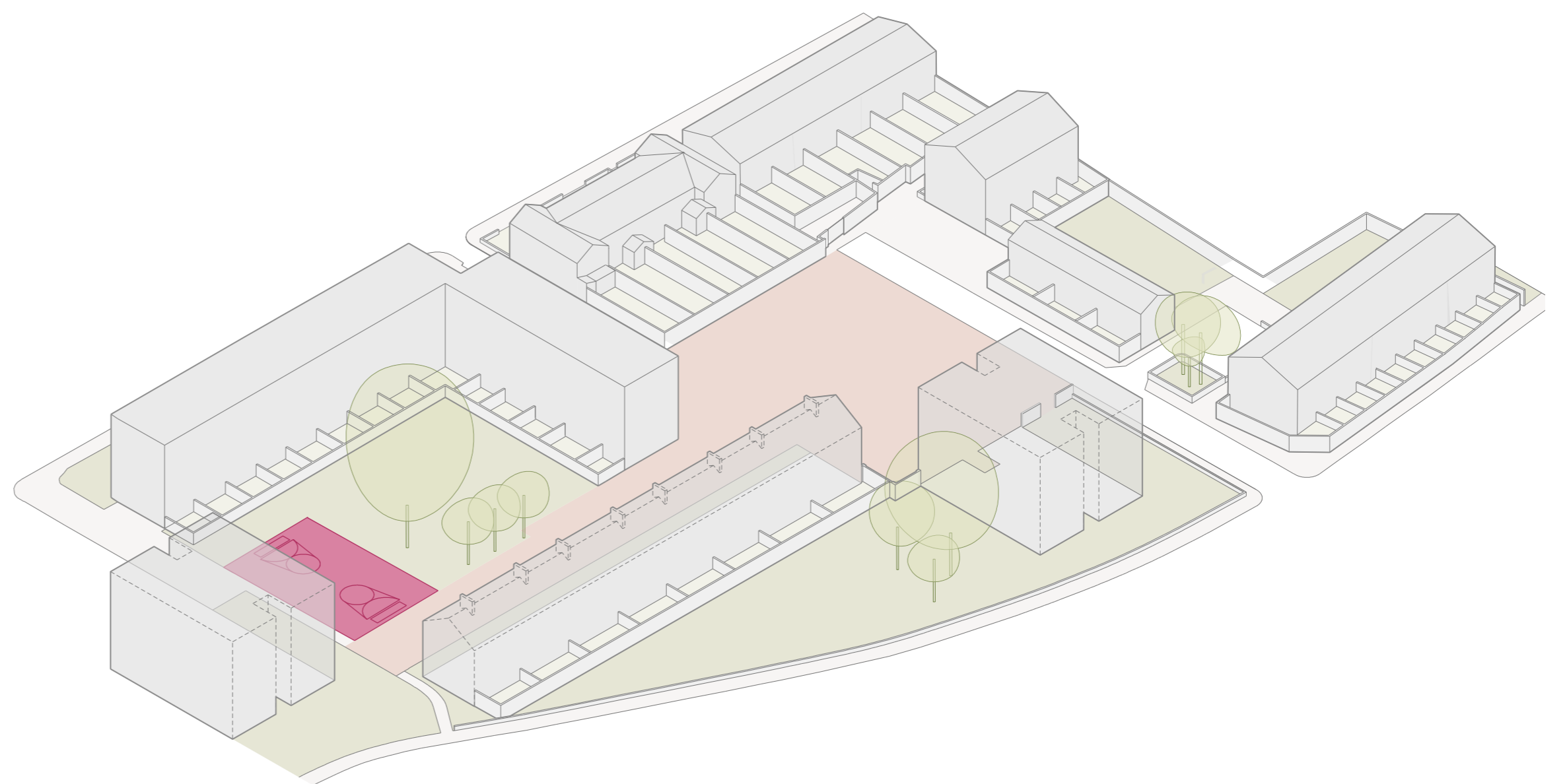
What we're proposing:

Option 1 places a 4 storey building at the centre of the site. The shape responds to key approaches from the west and the south whilst its softer form carefully directs views away from neighbouring buildings.

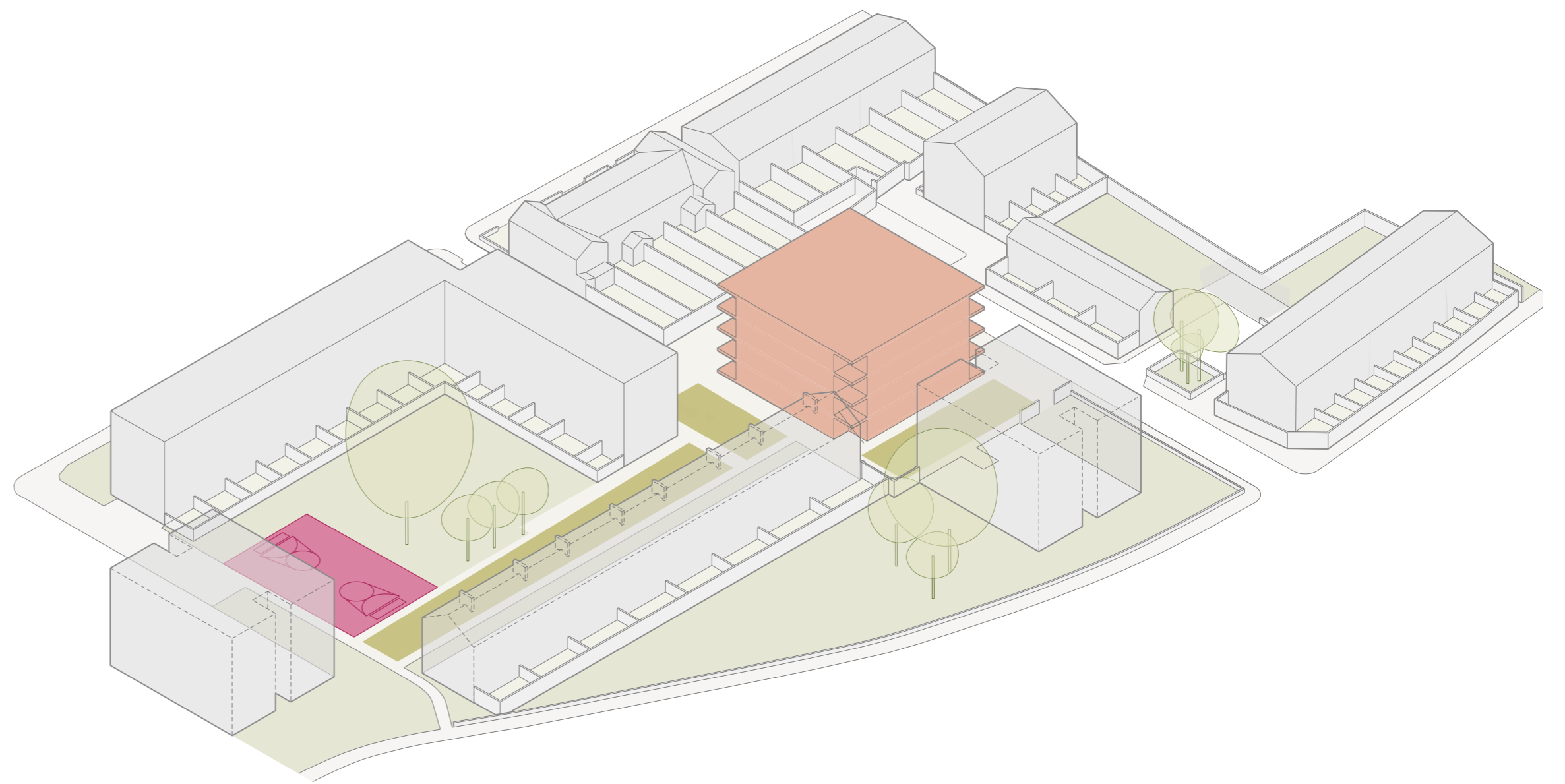
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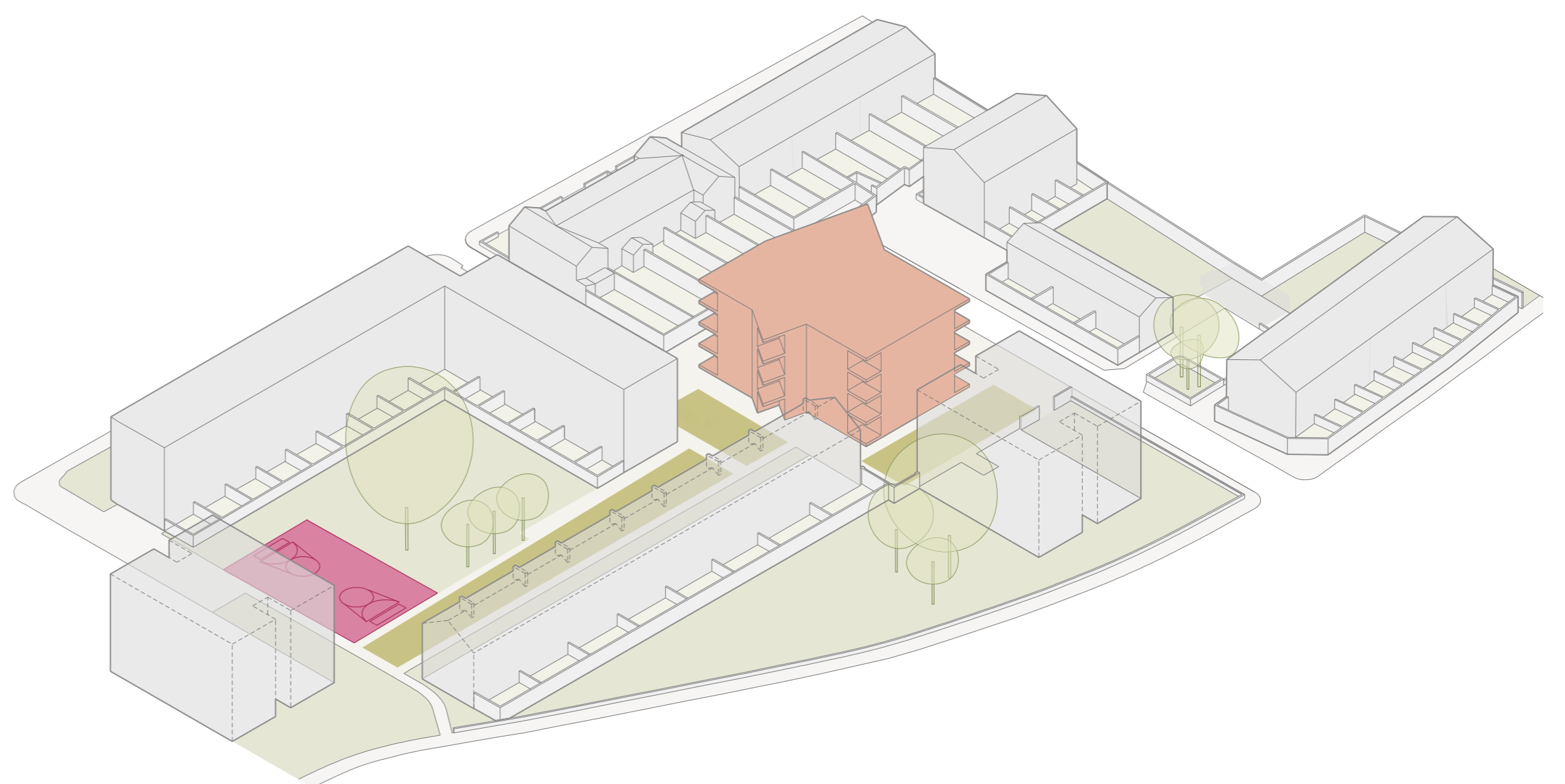
1. Removal of existing garage structures and parking court



2. Removal of vehicular connection and re-location of the "cage"



3. Placement of a 4 storey building at the centre of the site to frame a sequence of public spaces



4. Building shaped to soften its form and respond to approaches



Study model of the building within the site



Illustrative view from Morpeth Road looking north



Illustrative view from pedestrian route looking east

What we're proposing:

The landscape proposals respect the existing site conditions, preserving the existing trees and communal green space and enhancing them with new trees, landscape areas, and micro-play areas.

With the use of painted markers, integrated play features and additional green infrastructure, the playspace of the cage is re-provided in a more open, inclusive, and flexible play landscape.

Proposed micro-play features:

- Areas for Football and Basketball
- Play Track
- Natural Play Features
- Playful Objects in Softscape and Hardscape
- Open Green Space



Softscape play



Playful crossing



Sports marking



Running track

