

Parkside Future Development Summary Report

Report Date: February 2025

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Background

This report summarises the engagement methods and feedback received during the first phase of the New Homes Programme. This stage of consultation was a targeted site-specific discussion with neighbours and local residents around the development of new homes being built on the Parkside Estate. This engagement took the form of a site-specific event and an online survey that ran for 3 weeks, from Friday 10th January 2025 to Friday 31st January 2025. Following a Resident Steering Group meeting held on Monday 24 February, the Project team discovered that some residents had not received the survey. The survey was then reopened from Wednesday 26th February until Sunday 9th March.

Purpose of this report

This report provides a neutral account of the engagement that took place and the feedback received. The scope of the first stage of engagement was to gain an understanding of resident's views and ideas regarding the early design work for the new homes. As a result, would allow the Council to better understand how to develop the designs for residents' use and interact with the areas around them.

Distribution

- 550 letters were sent to the surrounding area ([see distribution area](#)).

Engagement

- An online survey was hosted on Hackney Council's consultation hub between 10th January 2025 and 31st January 2025. This was then reopened from 2 February 2025 until 9 March 2025.
- One event was held on Tuesday 29th October in the pedestrian road on Parkside Estate
- Door knocking was also conducted at the events to encourage residents to attend the public events or fill in the online survey.
- Contact details were provided in the letter sent to residents who wished to ask any questions or if residents required a hard paper copy of the survey

Responses

- 39 responses were received from the online survey, including comments collected at the events.
- Around 25-30 local residents attended the public engagement events.

Feedback

General feedback

Residents made comments concerning the new building; directly overlooking views from the balcony and the impact on the amount of daylight and sunlight received to neighboring properties once constructed. The MUGA was highlighted to be highly used and residents expressed a preference for it to be retained in its current location. Some residents expressed concerns over reduction of parking and also noted that regular fly tipping occurs in the external refuse areas.

Specific issues raised

Residents felt the existing green space was poor and overwhelmed by the extent of the hardstanding landscape. Residents noted that cherry trees once were located on the site and expressed a desire for personal growing space. Residents showed a preference for 2- 3 bed homes to address overcrowding on the current estate.

Overview of results

A mixture of quantitative and qualitative questions were asked concerning Green spaces and play, waste collection, socialising, Mobility and Safety and History and Identity. The aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

Parkside Estate

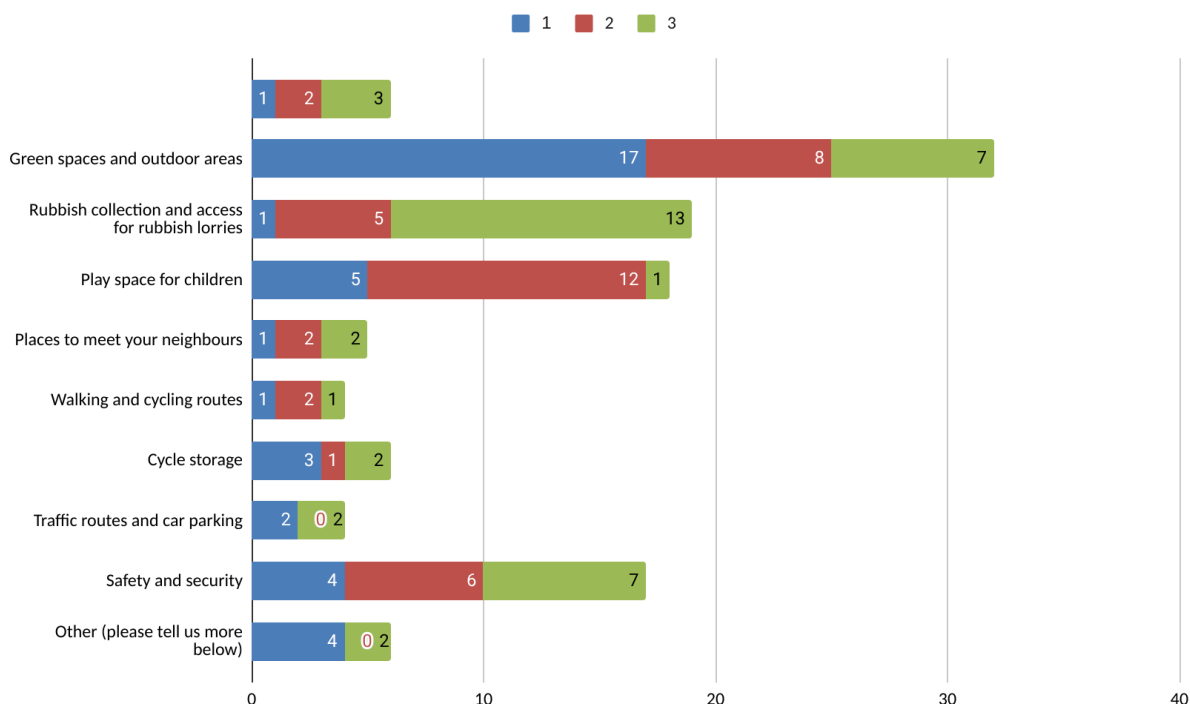
Question 4. What are the things you most love about the neighbourhood?

The majority of respondents mentioned that what they most liked about the neighbourhood was the friendly neighbours and inclusive community (5). Other responses were made regarding green spaces made available on the estate (2) and the nearby park, Victoria Park (3).

Question 5. What elements of the existing block designs at Parkside (if any) would you like to see reflected in the designs for new homes?

Responses to this question were mixed, comments were made regarding the estate cohesion (2), making sure the final buildings are made well and fits in with the rest of the estate so it doesn't stick out. Having open space and views (1), open staircases and balconies (1) and use of brickwork on the outside of the buildings were also mentioned.

Question 6a. Please select your top three priorities for improving your estate from the list below. Please number them 1 to 3, with 1 being the most important:



	Green spaces and outdoor areas	Rubbish collection and access for rubbish lorries	Play space for children	Places to meet your neighbours	Walking and cycling routes	Cycle storage	Traffic routes and car parking	Safety and security	Other (please tell us more below)
1	17	1	5	1	1	3	2	4	4
2	8	5	12	2	2	1	0	6	0
3	7	13	1	2	1	2	2	7	2
Total	32	19	18	5	4	6	4	17	6

Question 6b. If you selected other, please expand:

3 responses were made to this part of the question. The common themes that arose from the were play space (3), green spaces (2), noise on the estate (1) and open views (1).

Green Spaces and Play

Question 7. What do you like about the green spaces, outdoor areas and play spaces on your estate and nearby?

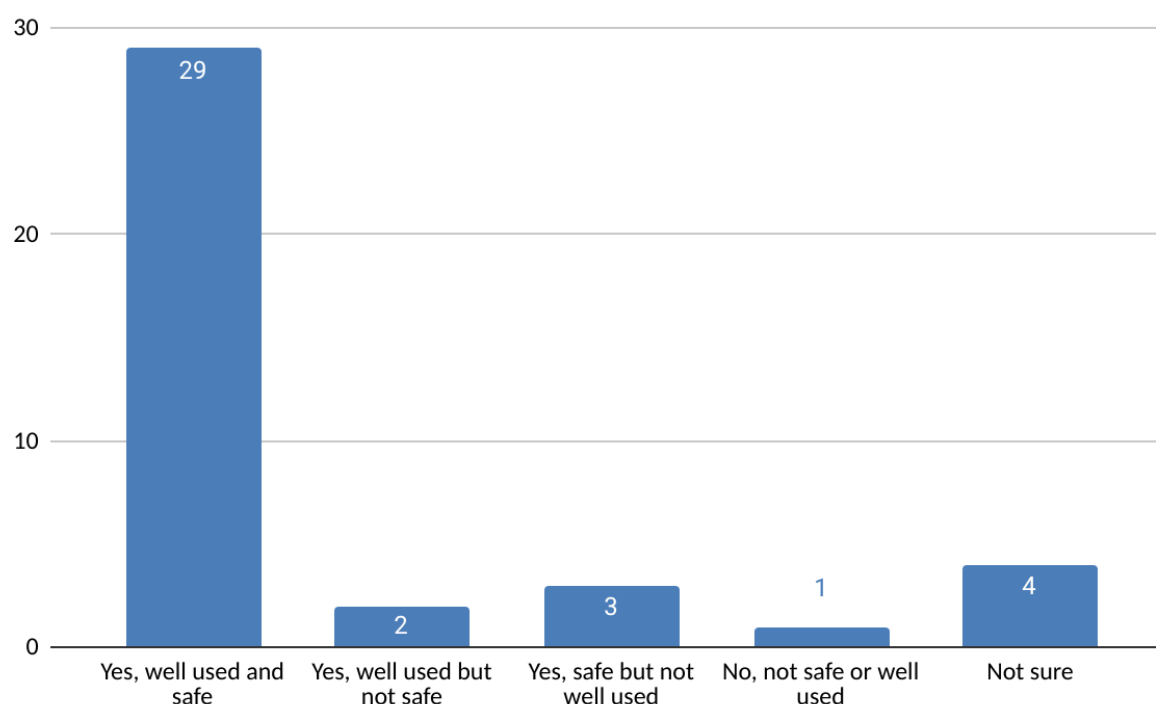
The majority of respondents (17), liked the designated spaces such as the MUGA as a place for play. The outdoor areas were also highlighted as a shared community space

(16), where neighbours were able to come together and socialise. 12 respondents felt that the green spaces had positive effects on mental health and well being. 1 respondent felt the green spaces were underutilised.

Question 8. Are there any improvements or changes you would like to see in these areas to better meet your needs?

The majority of respondents (10) would like to see improvements to the green spaces, planting and biodiversity. 7 respondents felt there needed to be improvements to the play area / MUGA. Other comments included improvements to avoid dog fouling and fencing around the green areas.

Question 9a. Is the multi-use games area ('the cage') well used and is it safe?



Yes, well used and safe	29
Yes, well used but not safe	2
Yes, safe but not well used	3
No, not safe or well used	1
Not sure	4

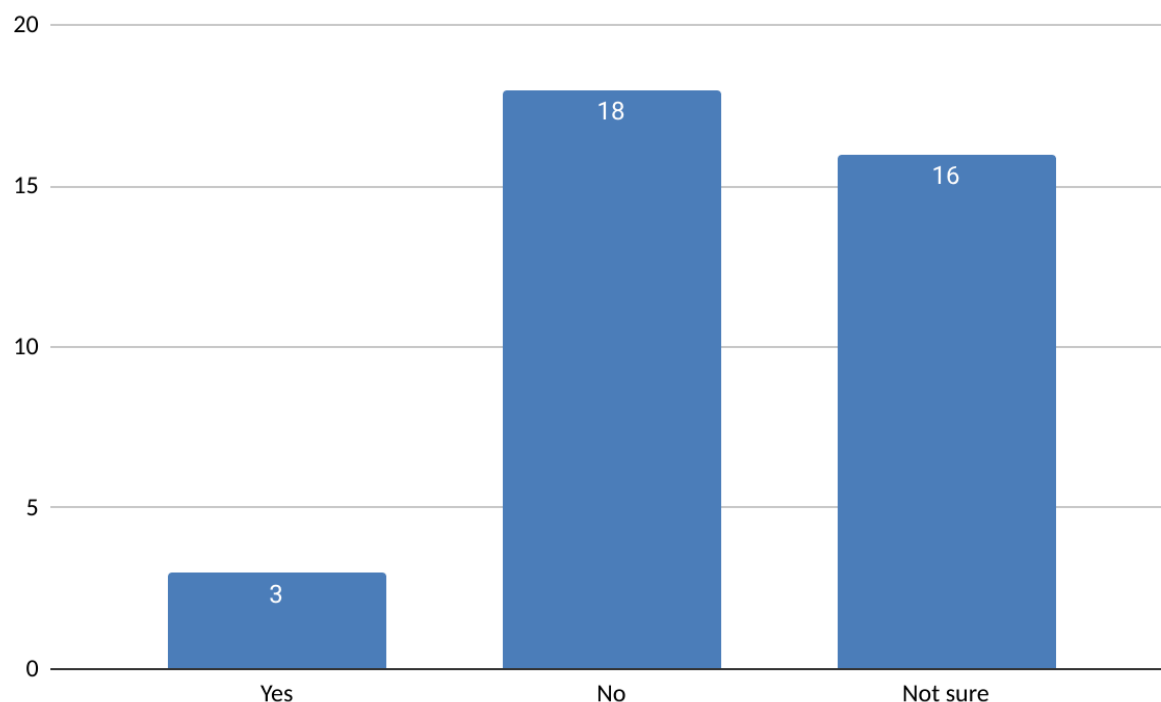
Question 9b. If you would like to expand on your answer, please do so here:

19 respondents felt that the MUGA was safe and was well used by children. 4 respondents felt the MUGA was not used solely by estate residents and highlighted activities such as ASB. 3 respondents felt the MUGA was utilised under supervision from parents. 1 respondent felt the MUGA was a unique play space that is not replicated elsewhere in the local area.

Question 10. What games are currently played in 'the cage'?

35 respondents noted that the cage were mainly used for ball games, including football and basketball. 5 respondents commented that other activities such as running, skating and cycling also took place in “the cage”.

Question 11a. The existing multi-use games area is square in shape, unlike more typical rectangular cages. Does the current shape limit the kind of games it is used for?

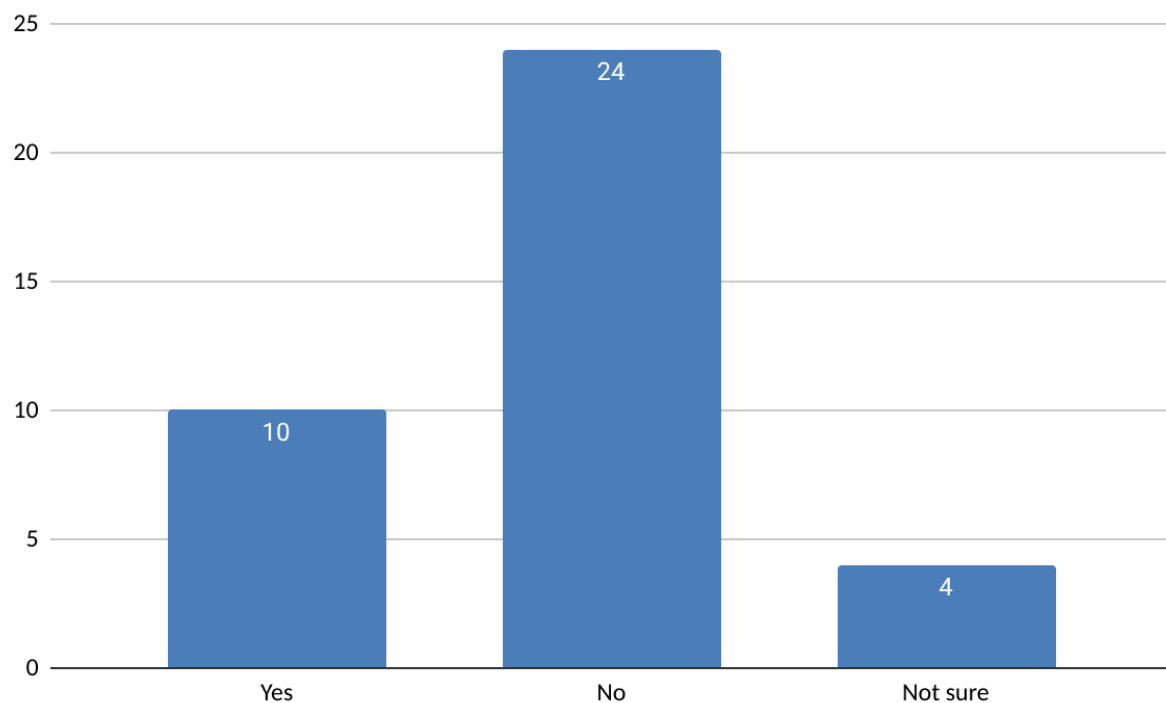


Yes	3
No	18
Not sure	16

Question 11b. If you would like to expand on your answer, please do so here:

The majority of respondents (6) felt that the existing multi-use games area had no limits and felt that the existing shape should be retained. Other respondents (2) preferred an open space. One respondent felt that the shape of the MUGA led to anti-social behaviour. One respondent preferred a rectangular shape. One respondent felt the current shape limits the type of activity that can be played.

Question 12a. Does 'the cage' in its current location cause any disruption or noise to residents, or encourage any anti-social behaviour?



Yes	10
No	24
Not sure	4

Question 12b. If you would like to expand on your answer, please do so here:

15 respondents felt that there was no disruption caused by “the cage”. 11 respondents felt there is noise disruption and anti-social behaviour from “the cage. And 3 respondents felt “the cage” led to play and activity after hours.

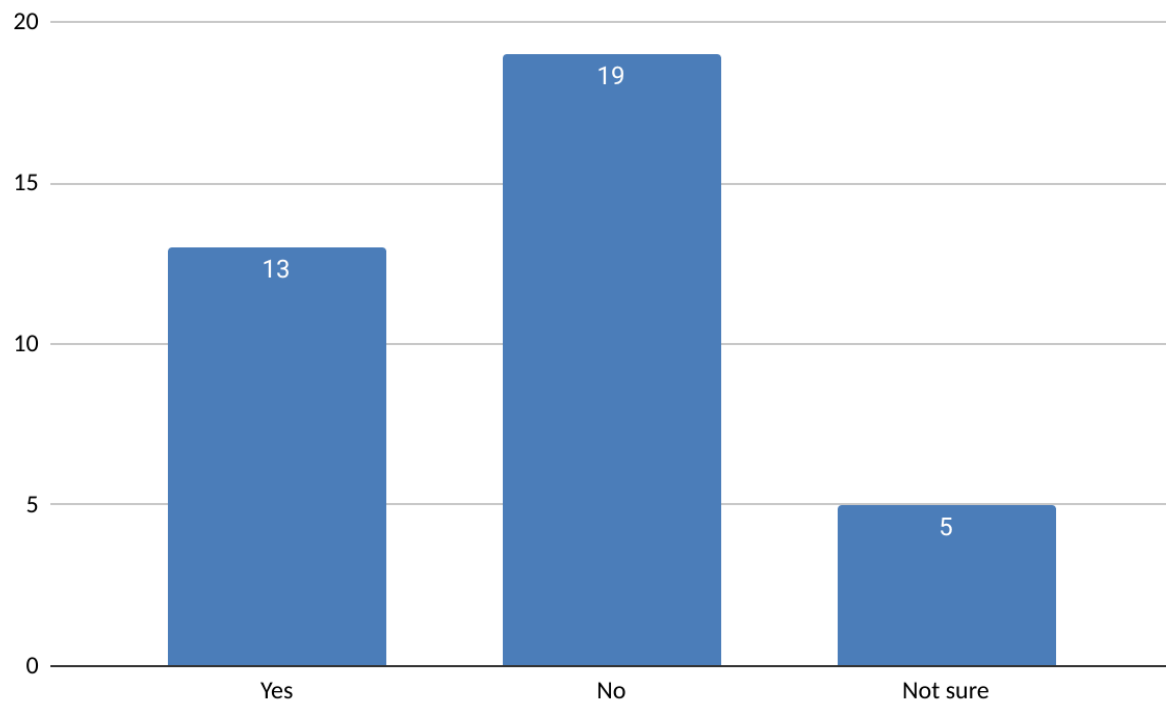
Question 13. What are your thoughts on moving 'the cage' to another green space on the Parkside Estate to provide other landscape benefits?

15 respondents were against the loss of green space, using the existing green space or the relocation of ‘the cage’ having an impact on the landscaping. 10 respondents expressed their concern for anti-social behaviour and were against the relocation of the cage. 10 respondents thought the MUGA could move to an alternative location. 8 respondents were against the relocation of the MUGA due to the impacts on quality of life.

Question 14. Are there any improvements that you would like to see in relation to 'the cage'?

The majority of respondents (12) did not feel that “the cage” needed any improvements and wanted to keep the current location as it is. 7 respondents suggested improvements to the fencing, aesthetics of amenities of “the cage” and 5 respondents suggested noise reduction improvements could be made. 3 comments suggested alternative locations, improvements to the surface of “the cage” and changes that would make a more inclusive space for kids.

Question 15a. Other than 'the cage', are there other types of play space or amenities that you would like to see provided within the estate?



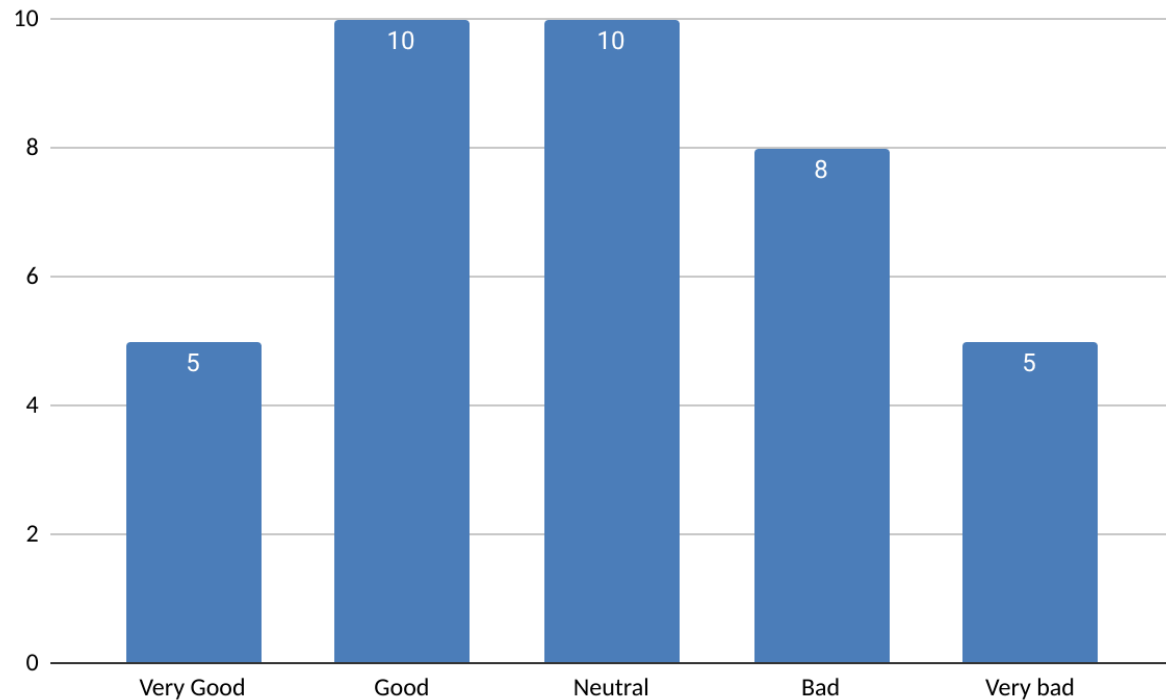
Yes	13
No	19
Not sure	5

Question 15b. If yes, please tell us what you would like to see provided:

9 respondents would like to see more amenities provided. 7 respondents would like to see more provisions for younger children. 7 respondents would like to see more landscape play elements. 5 respondents would like to see more inclusive and diverse forms of play. 4 respondents would like to see enhanced green space for social reasons.

Waste Collection

Question 16. How would you rate the current rubbish collection services and access for rubbish lorries on your estate?



Very Good	5
Good	10
Neutral	10
Bad	8
Very bad	5

Question 17. Are there any specific changes that would improve rubbish collection and waste management on your estate?

9 respondents suggested a secure closed storage facility for waste management, with more bins and improvement to the storage area. 7 respondents felt the bins should have more frequent collections. 7 respondents felt that the current waste on the estate was unappealing, had bad smells and was unsanitary. 5 respondents commented that bins were used for flytipping and better management of this is needed.

Socialising

Question 18. Where do you and your neighbours usually gather or meet on your estate or in the nearby area?

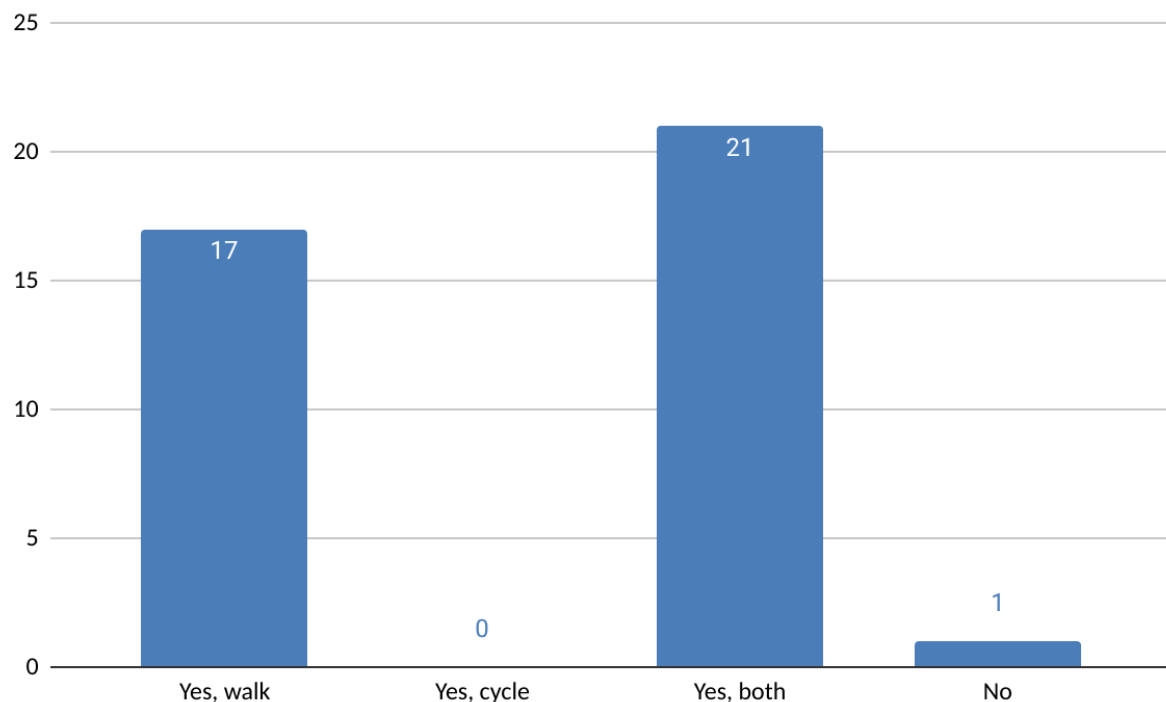
25 respondents commented that they generally gather on the green spaces on the estate. 5 respondents use local amenities for socialising and 5 respondents used the local park. 4 respondents meet directly outside the home and felt that meeting spaces were important.

Question 19. What new or improved spaces would help you interact more with your neighbours?

9 respondents felt the estate could have improved facilities/ amenities such as seating around the estate, designated areas for growing fruit and veg an outdoor gym and community hall. 6 respondents commented on improved green spaces. Other comments suggested more inclusive and accessible green spaces and areas suitable for specific age groups. 2 respondents felt there did not need any improvements.

Mobility and Safety

Question 20a. Do you walk or cycle through and around Parkside Estate regularly?

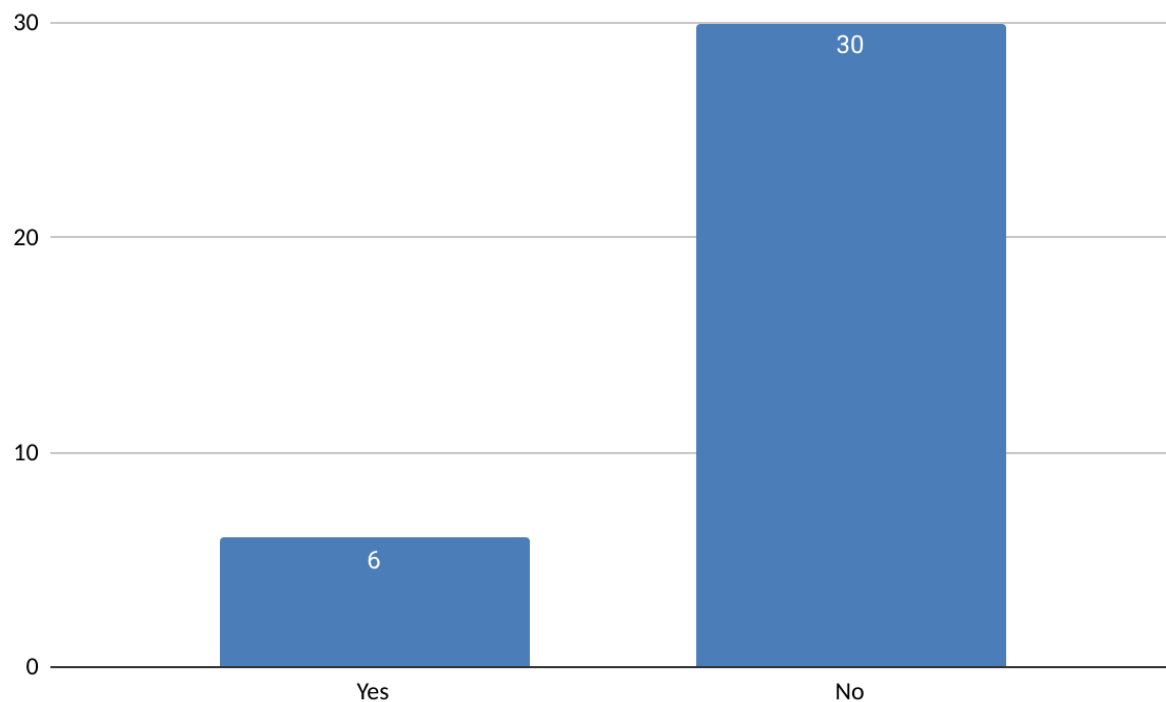


Yes, walk	17
Yes, cycle	0
Yes, both	21
No	1

Question 20b. If yes, are there any improvements or changes you would recommend to make walking and cycling safer and more enjoyable for you?

33 respondents suggested a separate cycle path to the walking path. 6 respondents felt that the current provisions are positive. 5 respondents felt there should be improvements to the cycle storage and parking provisions, with 3 respondents suggesting increased lighting as an improvement. 2 respondents suggested ASB prevention such as security cameras, and others suggested improved pavements. Other suggestions were made regarding changes to the location of the cycle hangars, improved cleaning and maintenance and better accessibility.

Question 21a. Do you have a mobility issue that affects your ability to get around the area?



Yes	6
No	30

Question 21b. If yes, what improvements or changes would make getting around the estate easier and safer for you?

2 respondents suggested improvements to the cycle storage. Other comments were made suggesting having disabled parking located close to homes and improved pavements and surfaces. Some commented on the need for better accessibility design and neurodiverse design.

History & Identity

Question 22. Please share your fond memories and anecdotes about living on Parkside Estate:

9 respondents noted friendly memories with the people of the estate. 6 commented on memories from the supportive community, the environment setting and the open space for children. 4 residents noted the community gathering being a fond memory. 2 respondents felt the varied cultures and background are a positive anecdote of Parkside Estate. Others commented on the history and culture of the area and the character of the estate.

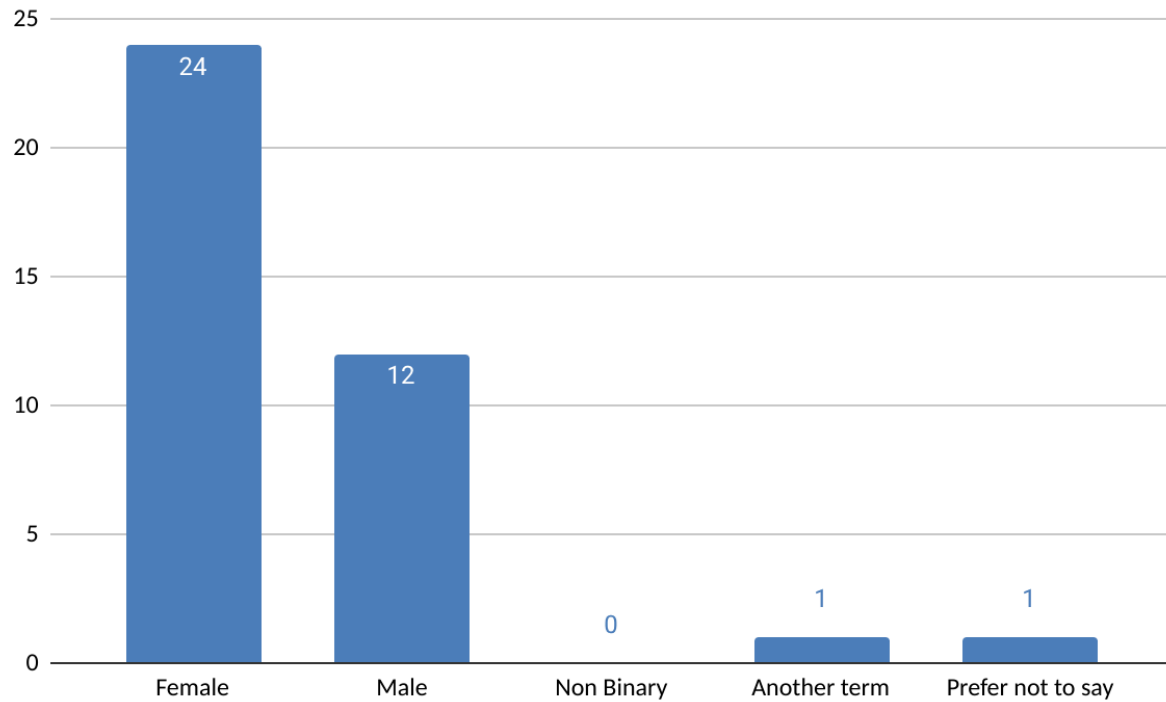
Additional Feedback

Question 23. Is there anything else you would like to share about the proposed changes, or do you have any other concerns or suggestions?

14 respondents commented on the Muga relocation. 7 respondents commented on the overlooking and overshadowing issue of the new build. 7 respondents felt this was a positive opportunity to improve the estate. 6 respondents commented on the green space.

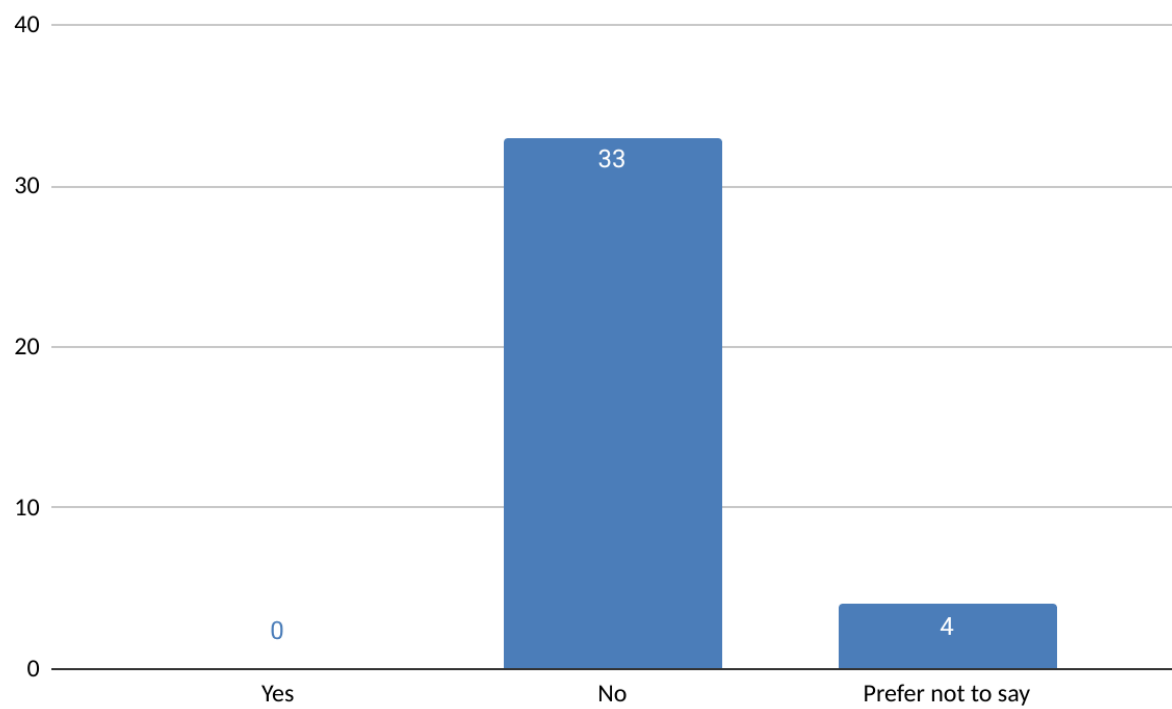
About you

Gender: Are you...



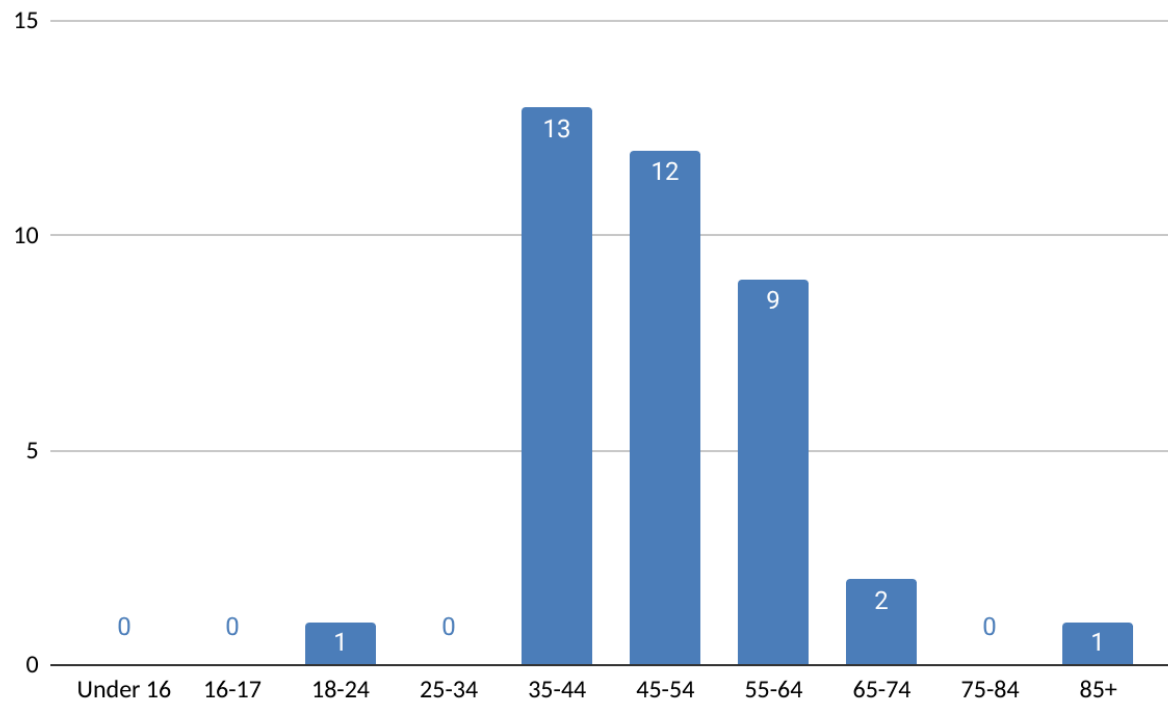
Female	24
Male	12
Non Binary	0
Another term	1
Prefer not to say	1

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



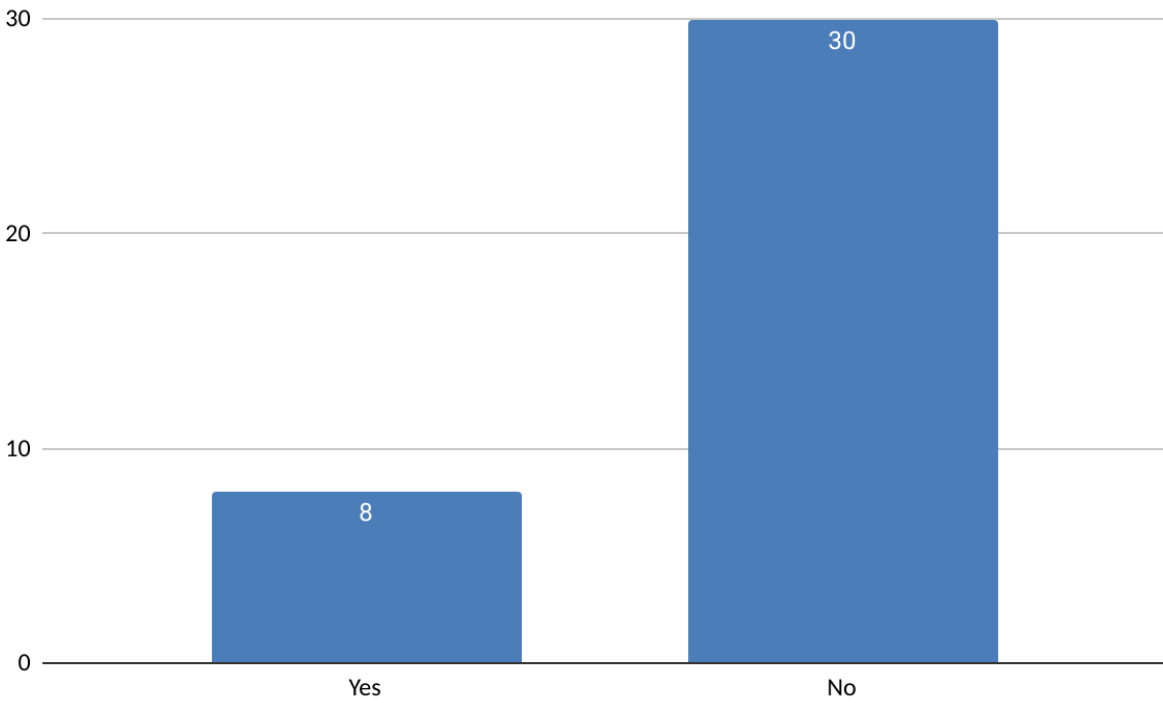
Yes	0
No	33
Prefer not to say	4

Age: what is your age group?



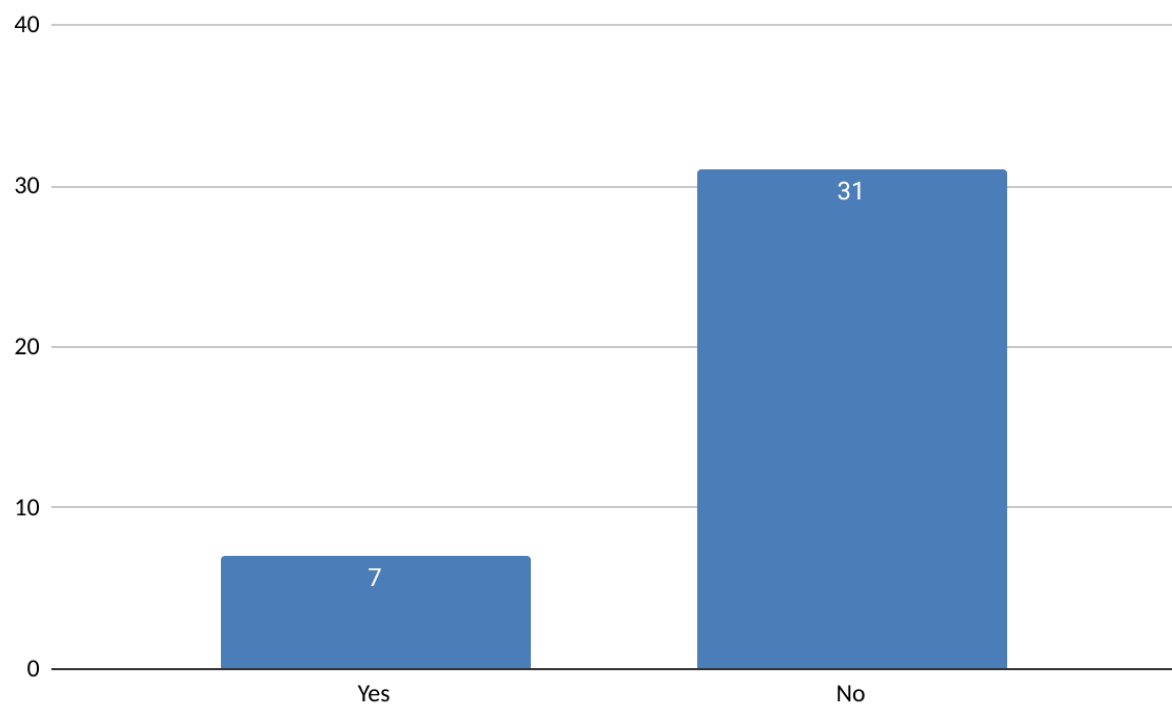
Under 16	0
16-17	0
18-24	1
25-34	0
35-44	13
45-54	12
55-64	9
65-74	2
75-84	0
85+	1

Disability



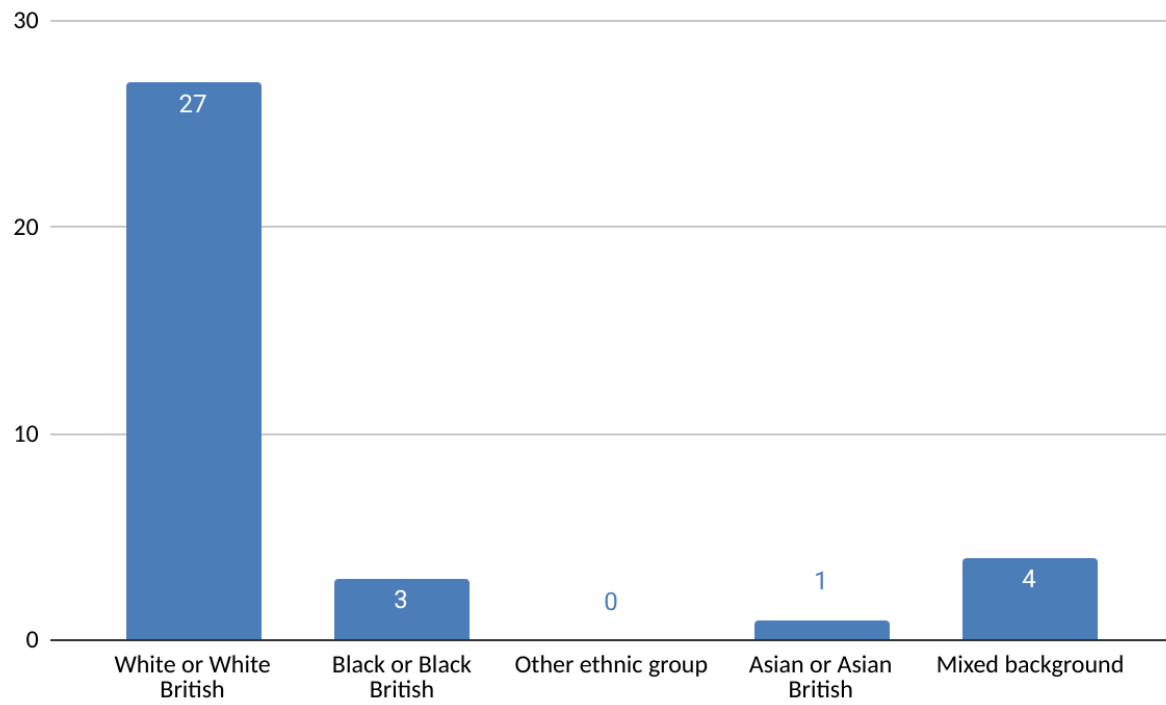
Yes	8
No	30

Caring responsibilities



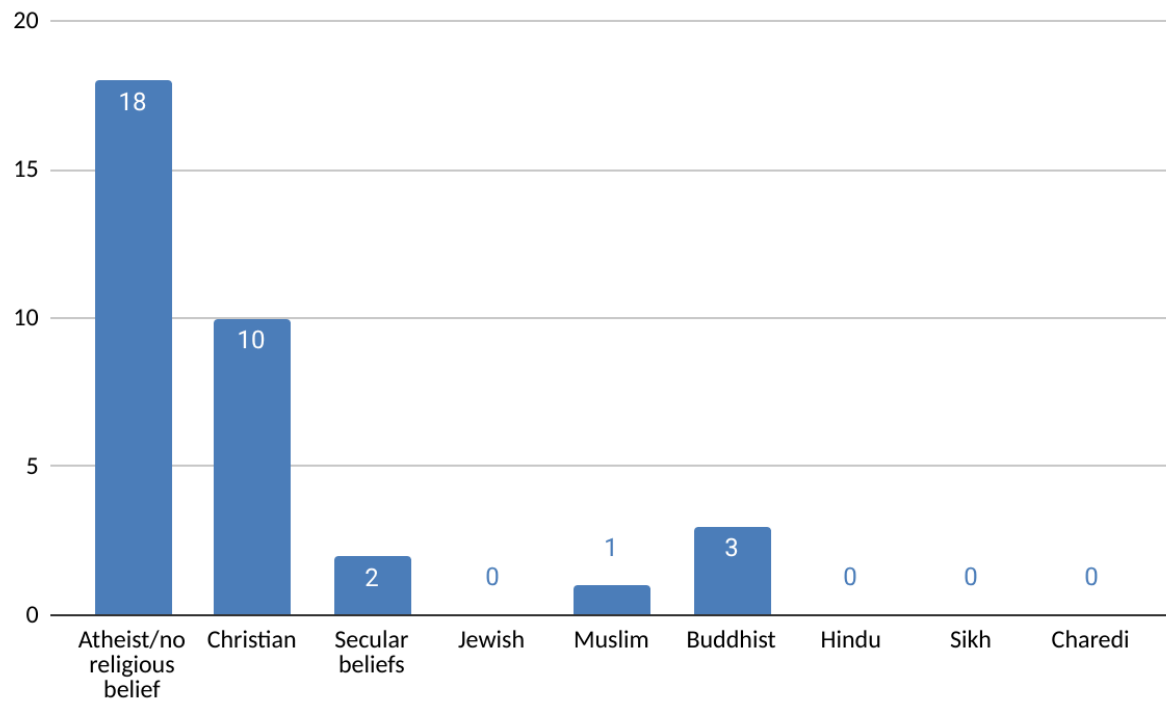
Yes	7
No	31

Ethnicity: Are you...



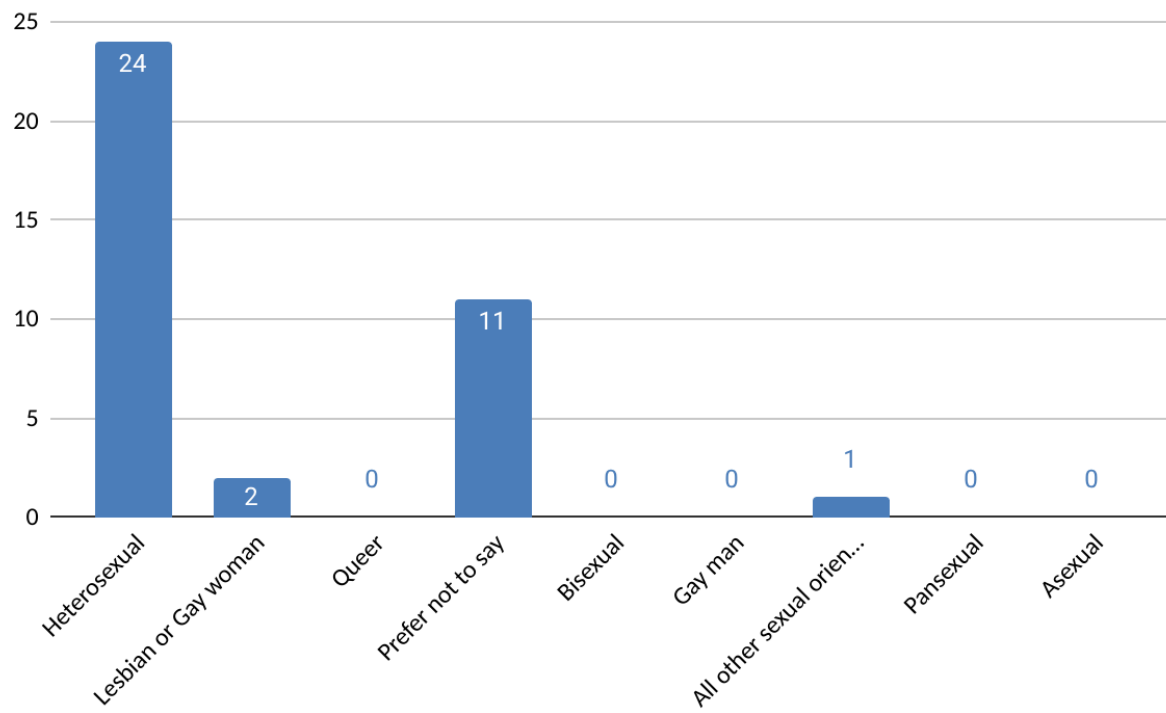
White or White British	27
Black or Black British	3
Other ethnic group	0
Asian or Asian British	1
Mixed background	4

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



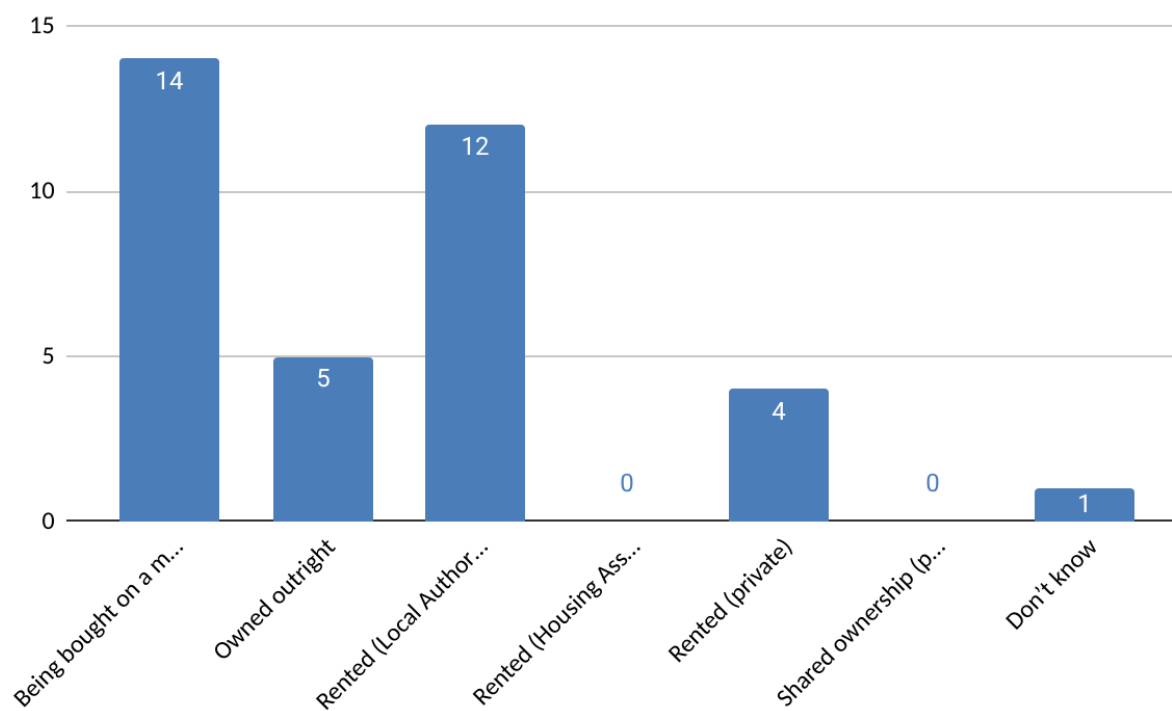
Atheist/no religious belief	18
Christian	10
Secular beliefs	2
Jewish	0
Muslim	1
Buddhist	3
Hindu	0
Sikh	0
Charedi	0

Sexual orientation: Are you...



Heterosexual	24
Lesbian or Gay woman	2
Queer	0
Prefer not to say	11
Bisexual	0
Gay man	0
All other sexual orientations	1
Pansexual	0
Asexual	0

Housing Tenure



Being bought on a mortgage	14
Owned outright	5
Rented (Local Authority/Council)	12
Rented (Housing Association/Trust)	0
Rented (private)	4
Shared ownership (part rent/part buy)	0
Don't know	1

Next Steps

Following this consultation, the project will progress to a more advanced stage of design development. The architects, Al-Jawad Pike, will undertake further detailed design work to ensure the proposals align with community feedback and planning requirements.

In addition, the RSG (Resident Steering Group) meetings will continue to be held to facilitate ongoing dialogue and engagement with residents, allowing for continuous input throughout the design process.

Furthermore, a second public consultation will be held, during which more developed design proposals will be presented to a wider audience across the estate. This will provide residents and stakeholders with an opportunity to review the refined plans, offer further feedback, and ensure that the final designs reflect the needs and aspirations of the community.