

Parkside Estate Development Proposal- Play Space and Landscape

Summary Report

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Background

Hackney Council is proposing to build new social rented homes on the Parkside Estate as part of the Council's effort to tackle the housing crisis. The proposed location of the new homes is on the site of a car park, 6 garages and a Multi- Use Games Area (MUGA) often referred to as the "Cage". Due to the replacement of the MUGA, we are required to re-provide playspace of an equivalent size as the existing MUGA, as well as provide new play space for the new homes. The project team has consulted residents at various stages of development to present options for re-providing playspace. This led to the Parkside Estate Development - Play Space and Landscape Survey, which was launched over the summer.

The purpose of the consultation was to gather residents' views on two options for re-providing playspace due to the replacement of the existing MUGA. The results of the survey are to be used to assist in choosing a landscape and playspace strategy to be further developed with resident input. This engagement took the form of an online survey that ran for 5 weeks, from Friday 8th August to Monday 8th September 2025, as well as door knocking and attendance at the Big Lunch.

Purpose of this report

This report summarises the engagement methods and feedback received through the consultation around landscape and play space for Parkside Estate.

Distribution

- 180 hard copy letters and surveys were hand delivered to all homes on the estate and homes on Rutland Road that backed onto the development site ([see distribution area](#)). This letter included a QR code to complete the survey online as well as a pre-paid envelope for hard copies to be returned.

Engagement

- A draft questionnaire was shared with the Parkside Resident Steering Group members in advance of the survey launch, to incorporate changes based on feedback into the survey.
- An online survey was hosted on Hackney Council's consultation hub between Friday 8th August to Monday 8th September 2025.
- A letter, hard copy of the survey and pre-paid return envelope was hand delivered to 180 Parkside residents homes.
- Contact details were provided in the letter for residents who wished to ask any questions or required a translated version of the survey.
- The Council's Project team went door knocking on five occasions to speak to residents about the survey and to gather views on the two options. This occurred on three weekdays and two weekends over August and September.

The Independent Tenant and Leaseholder Advisers (ITLA), PPCR, assisted with the door knocking on three of the visits. All Parkside residents were visited at least three times. Residents living near the central green space were door knocked four times, as they would be most affected by Option 2.

- The survey was also promoted during the Parkside Big lunch, held on 13th August 2025. At this event, the project team discussed the MUGA survey with residents and provided a QR code for completing the survey, or hard copies of the survey to hand. All conversations were recorded on a separate comments sheet, which has been used as part of the analysis.
- A text message with a link to the online survey was sent out as a reminder to complete the survey to all residents registered on the estate text service on 3 September 2025.

Responses

- 37 responses were received from the online survey, including comments collected at the events.
- 20 responses were received in hard copy format through the post. This data was then included in the survey analysis.
- Around 20-30 local residents attended the Parkside Big Lunch event. 8 responses were gathered from residents and this data was included in the analysis below.
- During the door knocking exercises, the project team spoke to residents at 139 addresses to gather feedback on the survey options and encouraged them to complete the survey. 39 people provided feedback, which has been included in the analysis below.

Feedback

Survey summary

The survey presented residents with two distinct strategies for play space and landscape:

Option 1: Smaller areas of play located throughout the estate. This included potential play locations proposed by residents and the design team.

Option 2: Caged MUGA in the central area. This was to meet the desire from residents to retain a large caged MUGA for ball sports within the estate. The central green space is the only location on the estate where this would be possible.

The survey asked whether residents were in favour, opposed or neutral about each strategy. Questions also included questions about children living on the estate and allowed for comments to be included in long form text format.

Summary of results

The data shows that there was no overwhelming support in favour of either proposal. This was evident in the feedback from the online survey, the door-knocking and the Big Lunch event.

Both options had the same number of respondents who agreed and strongly agreed with the option. Option 1, which proposed smaller, dispersed play areas, garnered some support for its inclusivity and benefits for younger children. Option 2 was supported by some who felt the MUGA should be located centrally in the estate close to homes with children living in them.

One of the primary concerns across all feedback was the loss of green space. There was also a lot of concern about the potential disruption caused by play areas due to noise and anti-social behaviour; with some respondents suggesting the use of alternative local amenities such as Victoria Park.

However, there was a very strong opposition to the option of having a caged MUGA in the central green space (Option 2). This is evident when you also take into consideration the Parkside Estate Residents' Petition Regarding MUGA Relocation, which was against the MUGA relocation to the central green space.

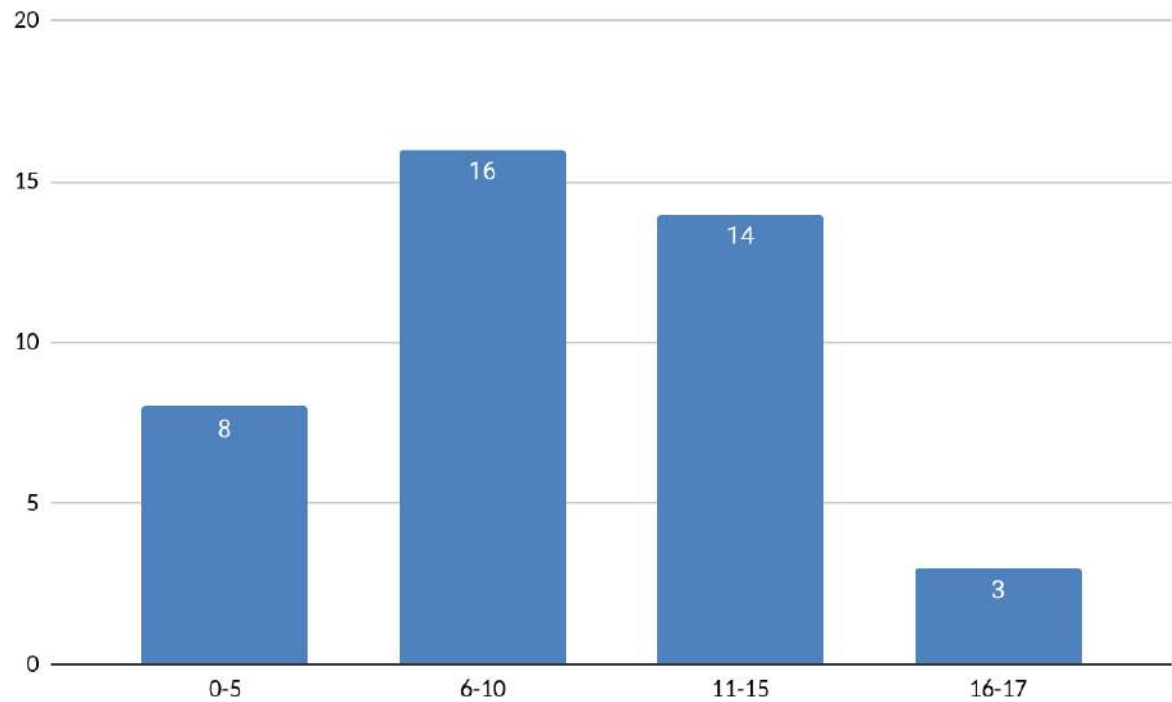
Of the respondents who had children there was a similar number who disagreed with both options. Option 2, was marginally more popular with those who had children at home, with 5 agreeing or strongly agreeing compared with 3 respondents for Option 1. This is broadly in line with the overall data.

A number of residents favored neither option, citing preferences for no MUGA, and other residents preferred maintaining the MUGA in its current location. There was support amongst the respondents to explore the Lauriston School option.

Overview of results

Parkside Estate Development Proposal- Play Space and Landscape Survey

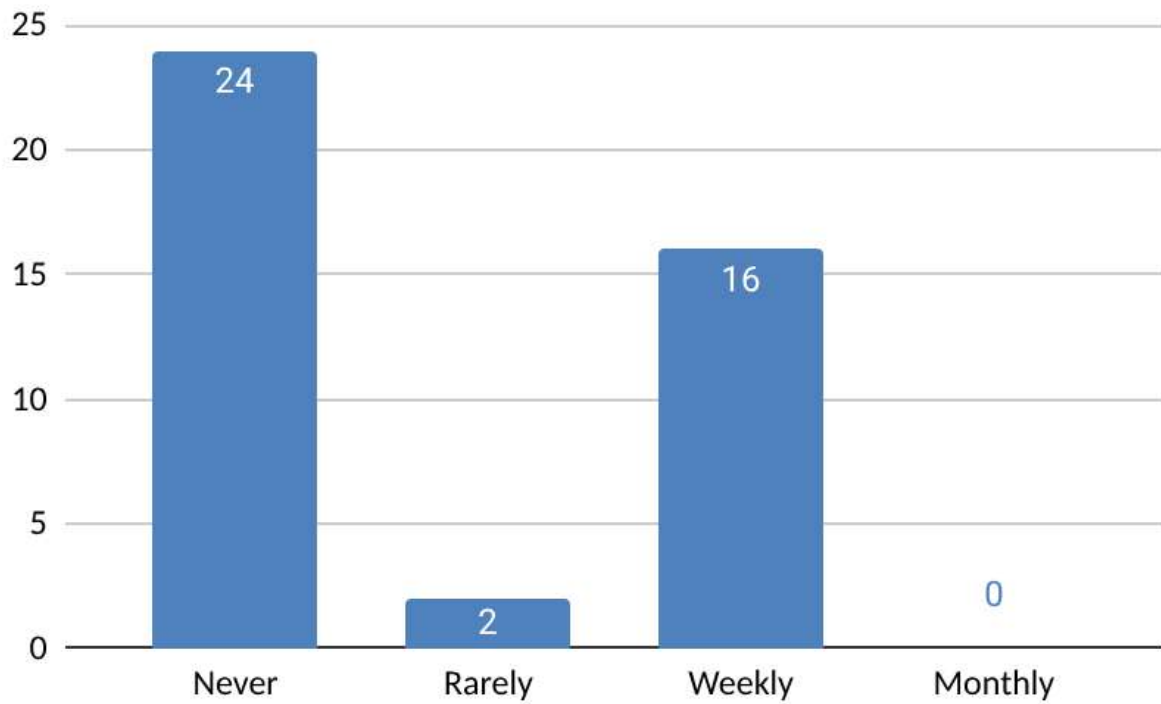
4. Number of children living in your household (please state the number of children in each age category)



0-5	8
6-10	16
11-15	14
16-17	3

21 respondents said they had a total of 41 children living in their household.

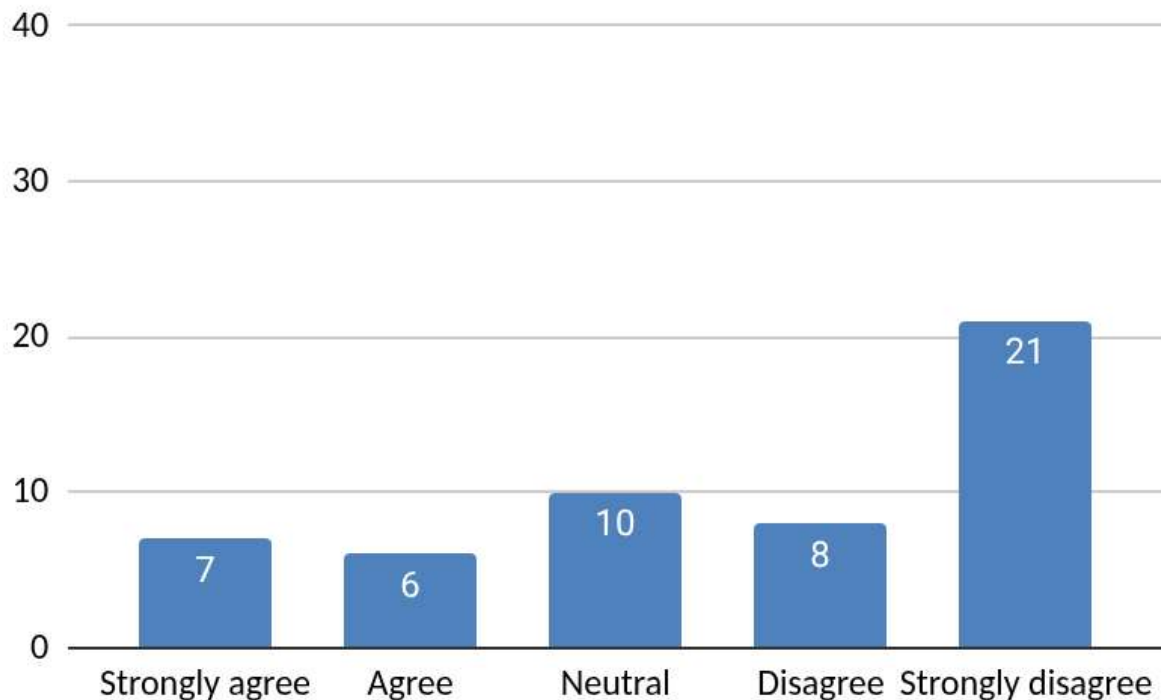
5. How often do your children use “the Cage”?



Never	24
Rarely	2
Weekly	16
Monthly	0

6. To what extent do you agree or disagree with the following options:

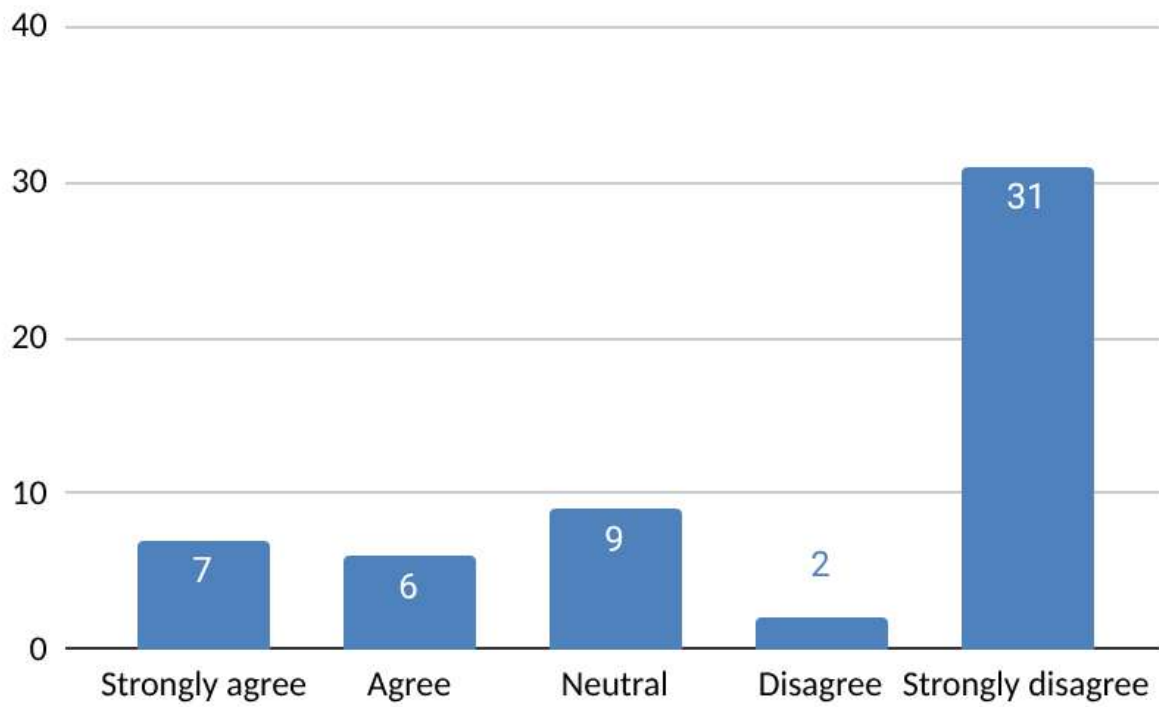
Option 1: I / my household would like smaller areas of play throughout the estate (NOTE: this may or may not include smaller caged play spaces, subject to further resident engagement).



Strongly agree	7
Agree	6
Neutral	10
Disagree	8
Strongly disagree	21

13 people were in favour or strongly in favour of Option 1 compared with 29 who disagreed or strongly disagreed with the option. Of the 13 people in favour, three respondents said they had children at home, all of which use the Cage weekly. 13 of the 21 respondents who had children at home were against Option 1.

Option 2: I / my household would like a caged MUGA in the central area of the estate (NOTE: design is subject to further resident engagement).



Strongly agree	7
Agree	6
Neutral	9
Disagree	2
Strongly disagree	31

The same number of residents agreed or strongly agreed with Option 2 as Option 1. 33 people disagreed or strongly disagreed compared with 29 who disagreed or strongly disagreed with Option 1. Of these, 31 people strongly disagreed with Option 2 compared with 21 people who strongly disagreed with Option 1. 5 of those with children were supportive of Option 2 compared to 12 who disagreed with the option.

7. If you would like to tell us anything else, please do so in the box below:

We received a total of 43 comments through the survey and 8 comments were collected during the Big Lunch event.

Comments were analysed in relation to 4 categories:

- Option 1
- Option 2
- Neither option
- Other comments

Option 1

6 comments were in favour of dispersed play with some noting the benefits of gender inclusivity and play spaces for younger children.

5 comments were against Option 1 strategy due to the loss of green space.

5 responses raised concerns over noise or privacy due to smaller areas of play dispersed across the estate.

7 people highlighted the positive benefits of MUGAs for young people's health and wellbeing and that getting rid of a MUGA would negatively affect the children living on the estate.

Option 2

4 comments were in favour of the caged MUGAs in the central green space location.

18 comments were opposed due to concerns over noise, privacy, ASB and security.

14 comments were opposed to Option 2 due to the loss of green space.

Neither option

17 comments were not in favour of either strategy. Reasons include preferring an option to have no MUGA at all on the estate, privacy, ASB and noise concerns related to MUGAs.

Other comments

3 comments mentioned the alternative use of local amenities such as Victoria park.

10 respondents opposed the development as a whole due to overcrowding and the impact on existing residents.

We received 7 comments which were supportive of exploring the Lauriston School option if possible.

3 comments were in favour of the development project and noted the importance of new social homes.

Other comments included the desire to keep a MUGA in its current location. Some raised concerns about reducing the size of the MUGA and that neither option was a suitable replacement for the existing MUGA. A number of respondents wanted all playspace to be provided within the development area. A number of people also raised concerns about the cost of maintaining new play spaces.

Feedback from the Big Lunch

More people were in favour of Option 1 for smaller areas of play distributed across the estate.

There was strong opposition to Option 2 and locating the MUGA in the central green space. This was primarily due to noise and impact on surrounding properties. Feedback mentioned that the central green space was well used, with one person suggesting that some benches and picnic spaces could be added, and another saying they would like to see some play equipment in the central green space. Residents were keen on keeping the central greenspace and new play areas caged, to reduce ASB.

2 residents raised concerns about losing the MUGA and the importance of a facility for football and basketball in the estate.

2 residents were happy for the existing MUGA to go due to the noise and another also mentioned the noise of the existing MUGA being an issue.

There were also concerns raised about parking, dog fouling and disruption during construction.

Feedback from Doorknocking

During the door knocking event, we spoke to 139 residents. We asked for feedback on the survey and option proposals. Of the 139 residents we spoke to, 39 people provided feedback on the survey.

12 people were opposed to Option 2 for the MUGA to be relocated to the central green. This was due to concerns about ASB, noise, safety and concerns about balls coming over fences.

3 people stated they were happy the existing MUGA was going.

4 people responded that there are adequate alternative play spaces nearby including Victoria Park.

2 comments note that the current MUGA is mostly used by people outside the estate and one resident noted that the existing cage is sometimes used close to midnight.

5 people supported Option 2 for a MUGA in the central green space. Some felt kids needed a designated place to play and that football should be prioritised.

3 residents preferred Option 1, which involves multiple smaller play spaces. Two residents felt there needed to be spaces for younger children to play and one resident mentioned they would like to see raised beds and food growing areas and for more diverse uses of the hardstanding and green spaces.

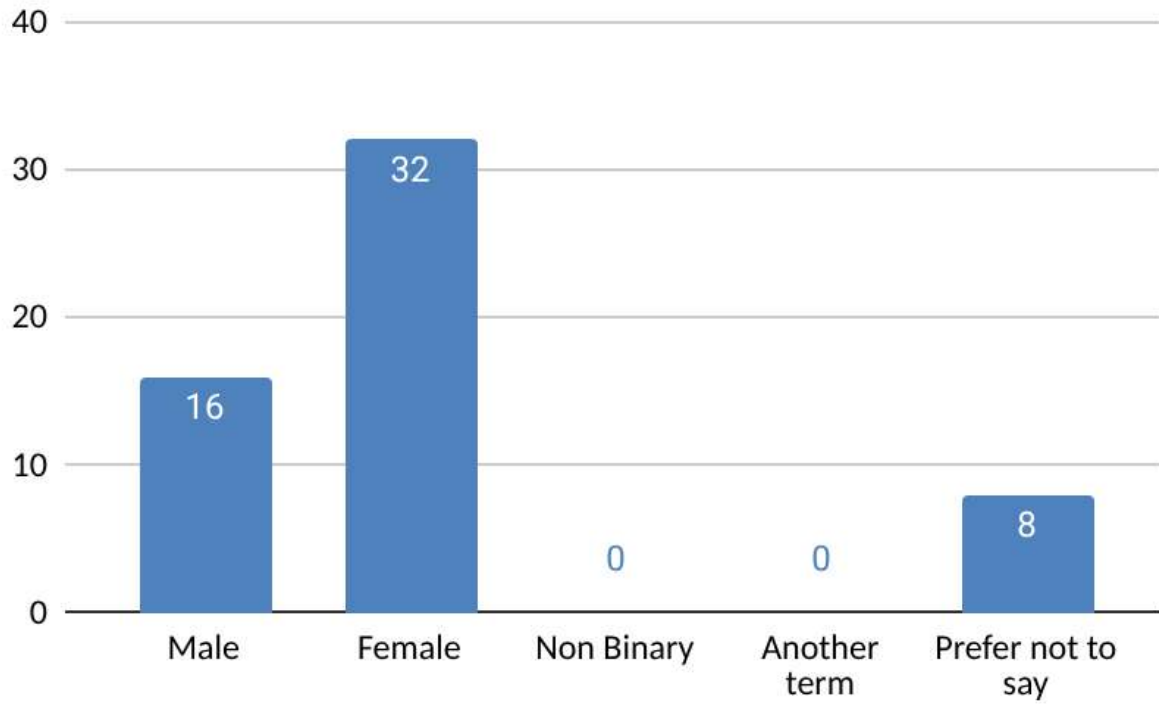
7 people had no preference and were happy with either option.

Parkside Estate Residents' Petition Regarding MUGA Relocation

The council received a petition 14 July 2025 via email from a Parkside resident containing 110 signatures. The petition was primarily against the relocation of the MUGA to the central green space. The reasons for opposing this location included the loss of green space, noise and acoustic disruption, the loss of a quiet area and change in character of the space, and Hackney's planning policies and regeneration strategies that seek to protect and enhance green spaces within estates. This petition was taken into account as part of the consultation on the two proposed options.

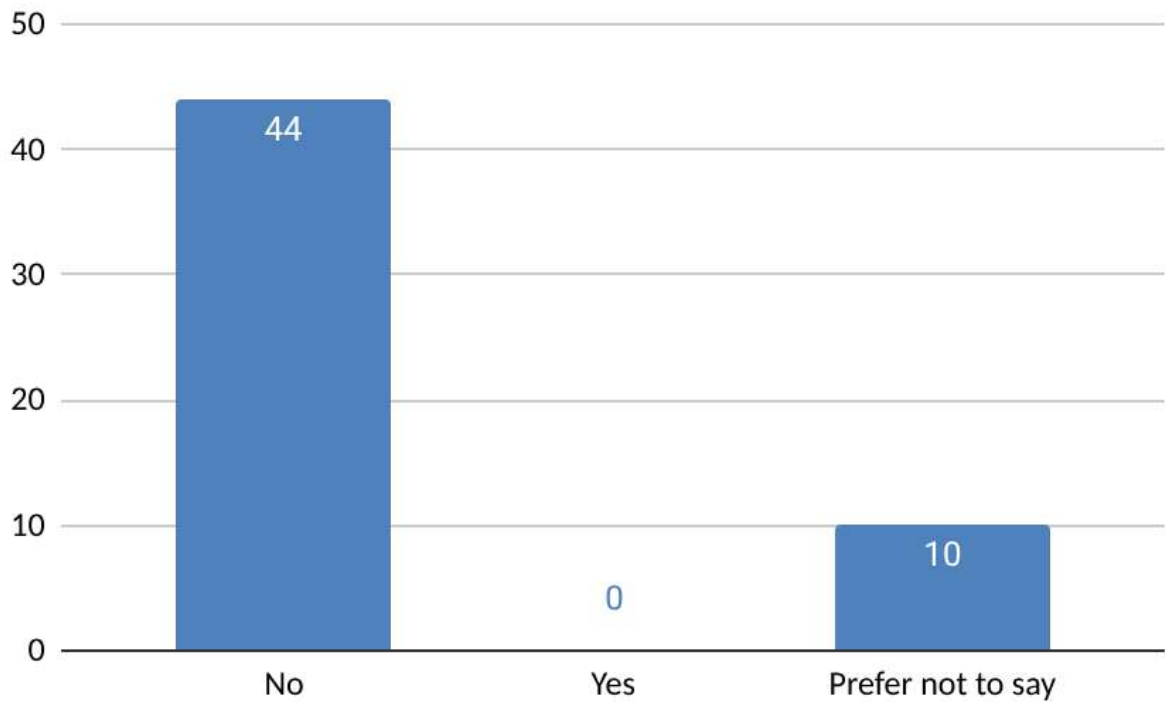
About you

Gender: Are you...



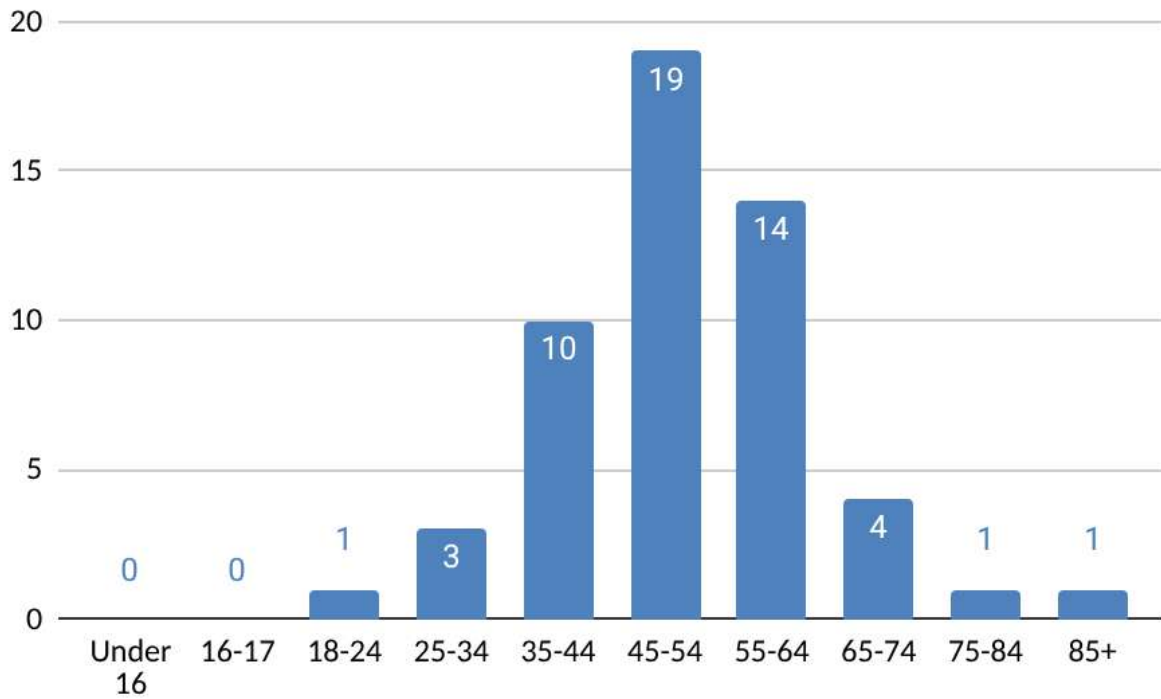
Male	16
Female	32
Non Binary	0
Another term	0
Prefer not to say	8

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



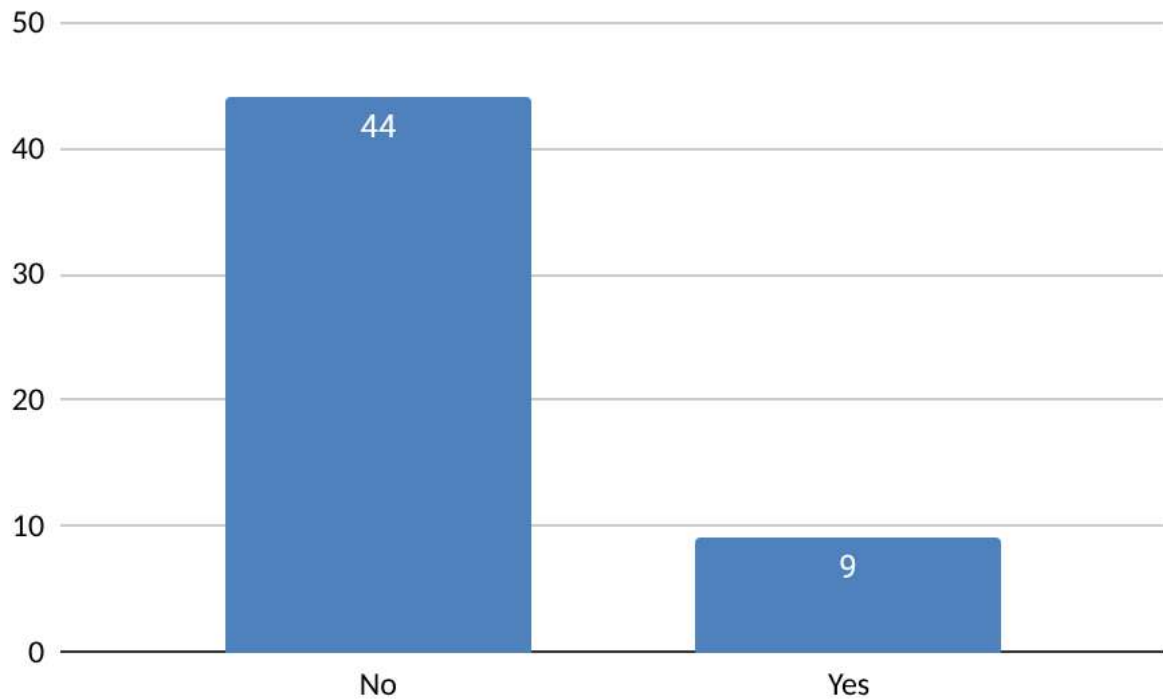
No	44
Yes	0
Prefer not to say	10

Age: what is your age group?



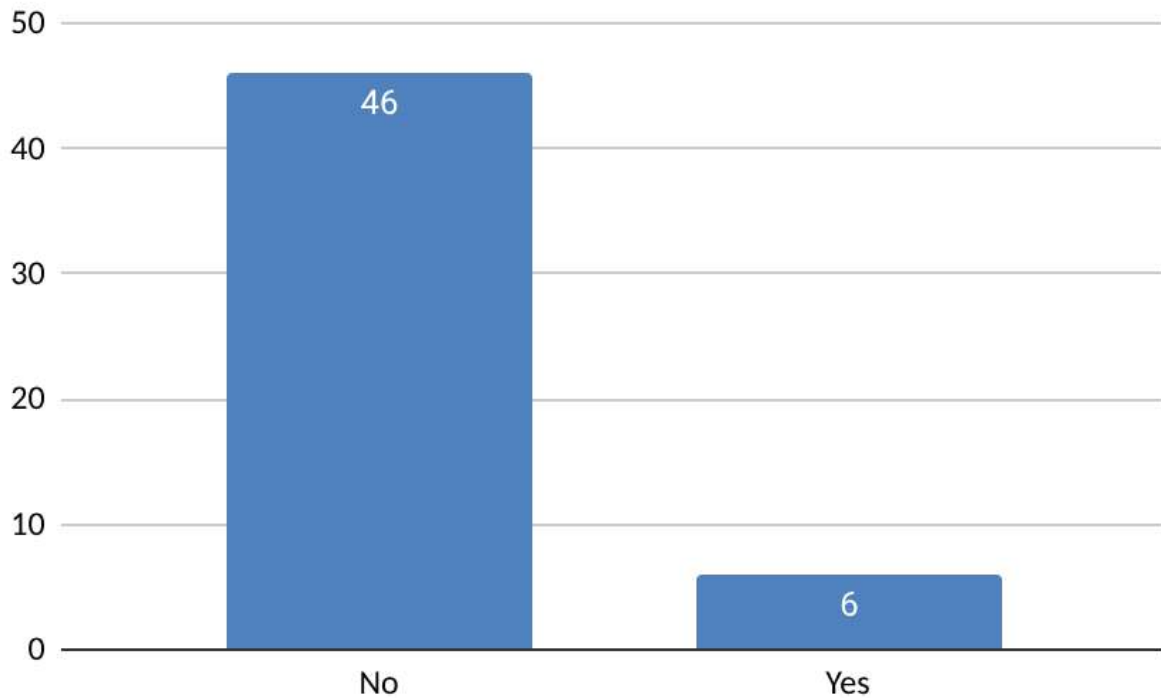
Under 16	0
16-17	0
18-24	1
25-34	3
35-44	10
45-54	19
55-64	14
65-74	4
75-84	1
85+	1

Disability: Under the Equality Act you are disabled if you have a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on your ability to do normal daily activities. Do you consider yourself to be disabled?



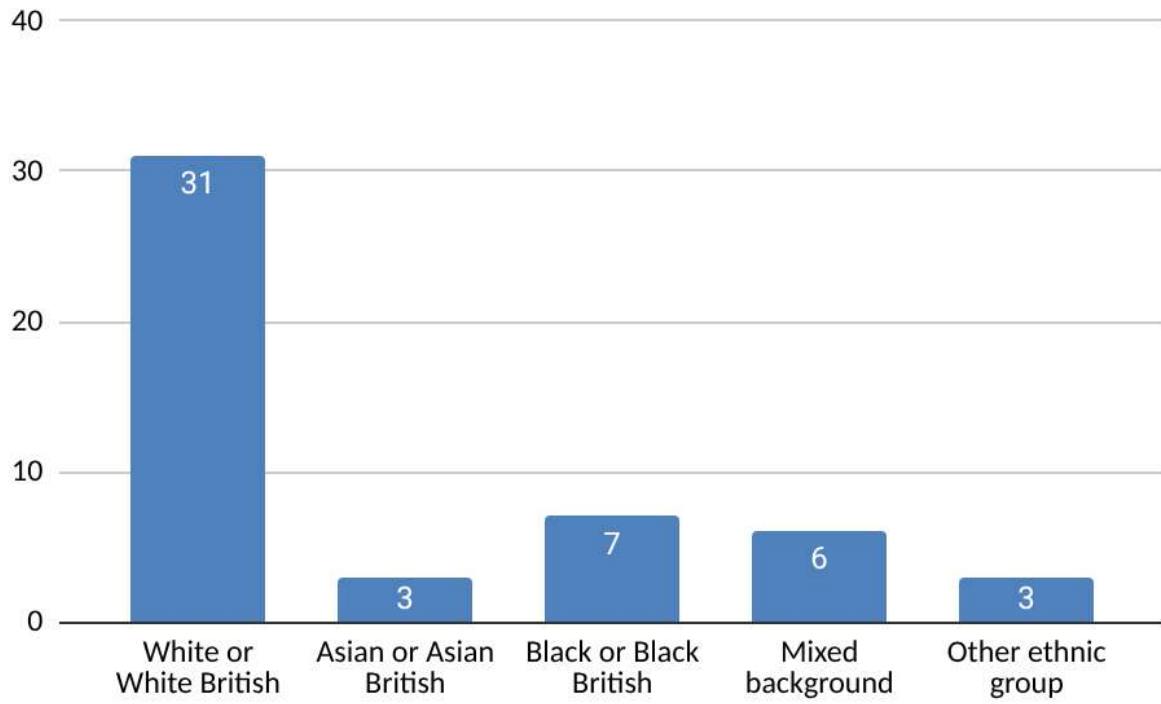
No	44
Yes	9

Caring responsibilities: A carer is someone who spends a significant proportion of their time providing unpaid support to a family member, partner or friend who is ill, frail, disabled or has mental health or substance misuse problems. Do you regularly provide unpaid support caring for someone?



No	46
Yes	6

Ethnicity: Are you...

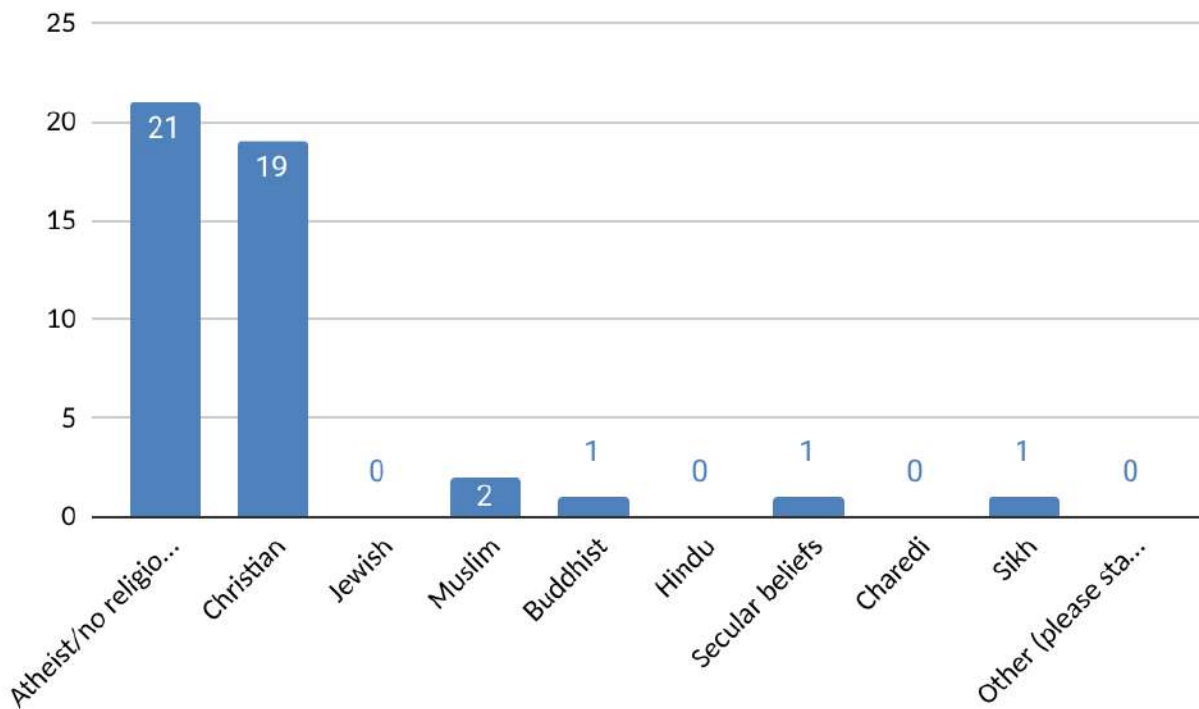


White or White British	31
Asian or Asian British	3
Black or Black British	7
Mixed background	6
Other ethnic group	3

Other:

- Traveller
- White British/ Irish
- South Asian or South Asian British

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

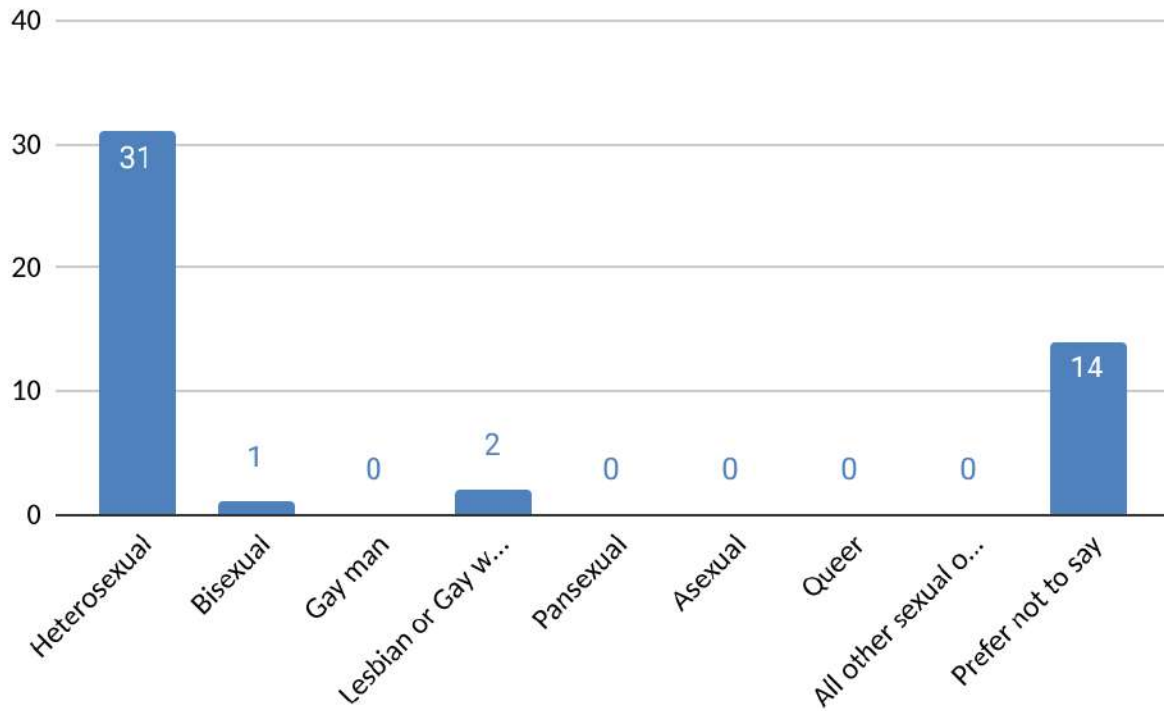


Atheist/no religious belief	21
Christian	19
Jewish	0
Muslim	2
Buddhist	1
Hindu	0
Secular beliefs	1
Charedi	0
Sikh	1
Other (please state if you wish):	0

Other:

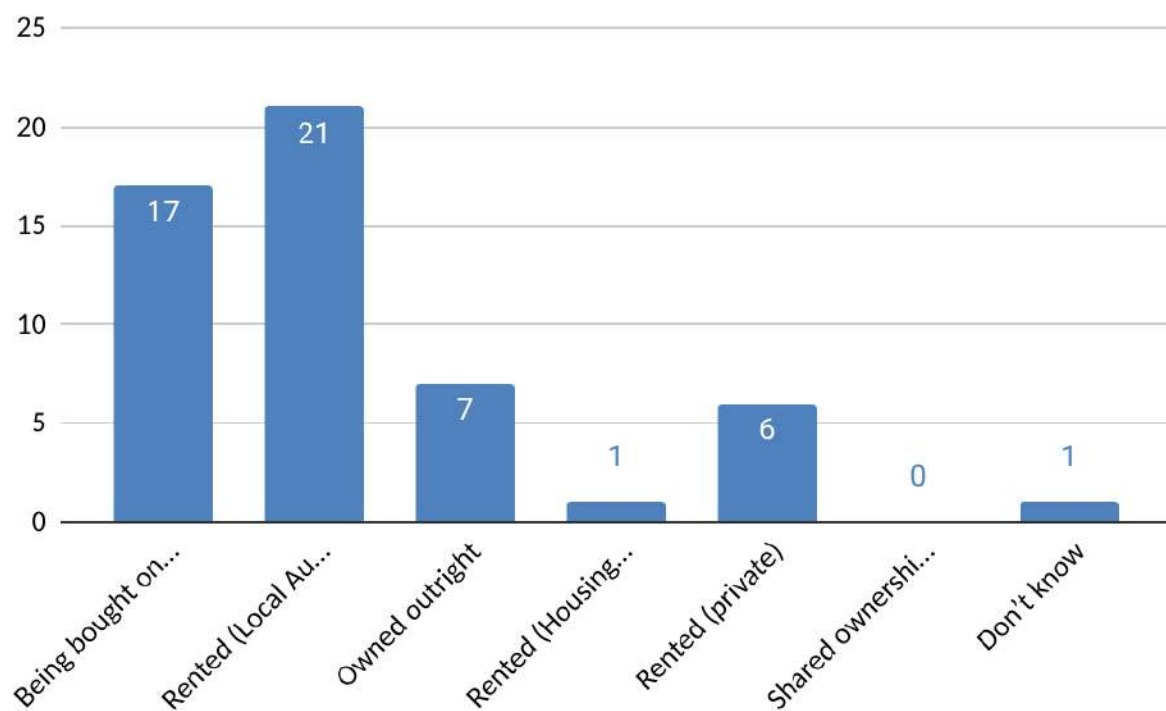
- Quaker

Sexual orientation: Are you...



Heterosexual	31
Bisexual	1
Gay man	0
Lesbian or Gay woman	2
Pansexual	0
Asexual	0
Queer	0
All other sexual orientations	0
Prefer not to say	14

Housing Tenure: Which of the following best describes the ownership of your home?



Being bought on a mortgage	17
Rented (Local Authority/Council)	21
Owned outright	7
Rented (Housing Association/Trust)	1
Rented (private)	6
Shared ownership (part rent/part buy)	0
Don't know	1

Next steps

The feedback from the Parkside Estate play space and landscape strategy survey clearly shows strong opposition to the central green space proposal. Therefore, we will not be progressing the option to relocate the MUGA on the central green space.

While Option 1 for dispersed play received fewer "strongly disagree" responses, there wasn't significant support for it, indicating a need for further consultation with residents to further develop this strategy.

Following discussions with the design team, we have decided to appoint a play specialist who will lead the next stage of consultation. This specialist would like to work with residents to develop the plans for new play spaces together by establishing a resident working group.

The playspace working group will work with the design team to help develop the designs for new playspaces and landscaping that will be created alongside the new homes.

Details for joining this working group can be found at:
<https://forms.gle/vXoy2kwehLfH1Nvz8>

Or by scanning the QR code below.



If have any questions, including how to join the playspace working group you can contact the Development Manager directly at: marco.mancini@hackney.gov.uk