

Parkside Future Development - Stage 3 Summary Report

Report Date: June 2026

Report authors:

Chey Brown
Project Officer

Patience Quarcoo
Consultation and Engagement Officer

Contact

Hackney Consultation Team
on 020 8356 3343 or
consultation@Hackney.gov.uk



Contents

Background	2
General feedback	3
Overview of results	4
About you	22
Next steps	31

Background

This report summarises the engagement methods and feedback received during Stage 3 of the Parkside Project within 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 an in-person event and an online survey that ran for 6 weeks, from Tuesday 17th March 2026 to Sunday 3rd May 2026.

Purpose of this report

This report provides a neutral account of the engagement that took place and the feedback received. The scope of the third stage of engagement was to gain an understanding of resident's views and ideas regarding the proposed new location of the ballcourt, the new building as well as the wider landscape proposals and the proposed new bin store. These views will provide the Council with a better understanding of how residents feel the designs will impact them. This will be used to inform decision making in relation to the project.

Distribution

- 200 letters were sent to the surrounding area. The distribution area included some homes along Rutland Road that had not previously been consulted. This is due to the new proposed location of the ball court ([see distribution area](#)).

Engagement

- An online survey was hosted on Hackney Council's consultation hub between Tuesday 17th March 2026 to Sunday 3rd May 2026.
- One event was held on Tuesday 17th March 2026 on the Parkside Estate. A hard copy of the online questionnaire was shared with attendees to gather their feedback on the proposals and how residents feel the proposals will affect their current lifestyle.
- A hard copy of the survey was also circulated via post to all Parkside and Rutland Road residents which included a prepaid envelope for return responses.
- 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

- 38 responses were received from the online survey, including comments collected at the events.
- 5 responses were received from paper surveys sent out to residents or collected on the day of the in person event.

- Around 30 local residents attended the public engagement events ([see estate attendees location](#)).

Feedback

External Spaces workshop

Prior to the consultation event and following the second stage consultation, Hackney employed a play specialist, Dinah Bornat from [ZCD architects](#) to host two in-person workshops focusing on the external spaces for the development proposal. These workshops took place in January and February 2026 and were attended by residents from the estate, with approximately half of the participants being young people. Through the workshops, the project team wanted to get a better understanding about how children currently use the estate for play, common routes residents take, and where improvements to the existing estate could be made.

Following these workshops, ZCD produced a number of recommendations. These recommendations are for enhancing external spaces in the estate, based on feedback from the workshops and all the previous consultations. [See recommendations on our webpage here.](#)

The key feedback received from these workshops was that it was vital to reprovide a cage within the estate where young people can play ball sports. It was clear that residents did not want formal play equipment across the estate, which requires maintenance. Residents also made it clear that certain areas, such as the central green space did not need a lot of improvements. However, there were certain parts of the estate that could do with future improvements.

Following these recommendations, the landscape architects, Periscope, developed proposals taking into account the feedback from external spaces workshops and previous consultation.

Stage 3 consultation feedback

During the Stage 3 in person public consultation, residents had the opportunity to ask questions to the architects, Al-Jawad-Pike (AJP) and landscape architects, Periscope. ZCD Architects were also in attendance to answer any queries following the two in-person workshops on the external spaces. During the in person consultation, residents could view the 3D model of the new building which also displayed surrounding landscape plans, the proposed 'cage' location and bin store. Large boards were displayed, showing the developed proposals since previous feedback and how these comments were incorporated into the design. Consultation boards also showed the wider estate improvements, site strategy, facade details and the updated proposals for 'the cage'. Periscope also provided a detailed document which displayed the findings from the External spaces workshop, suggested play loops and the detailed development of the landscape proposals.

Post-it notes of suggestions or comments were placed onto the boards and attending residents were encouraged to complete a hard copy of the survey. In addition, the project and architect teams took notes of any verbal feedback given. The online survey displayed the same consultation boards which were used in the in-person event. The boards and ZCD recommendations can both be found on [Citizen Space](#).

While the consultation survey was open, the project team conducted 2 days of door-knocking whereby residents were able to ask any questions directly with the development team. Comments about the proposals were also noted. During these conversations, while some residents were not supportive of the proposals, many residents were supportive of the new homes and were interested in understanding how the new homes could be allocated to local residents with overcrowding issues. During the door-knocking, residents were largely supportive of the landscape proposals including the new MUGA location and the inclusion of informal play across the estate. There were some concerns over the loss of the ball court and potential privacy issues and noise. Some residents also preferred amenities to be located more centrally rather than at the periphery of the estate.

Overall, residents were supportive of the new 'cage' location for ball sports. However, a small majority of survey respondents are opposed to the new development in general.

Specific issues raised

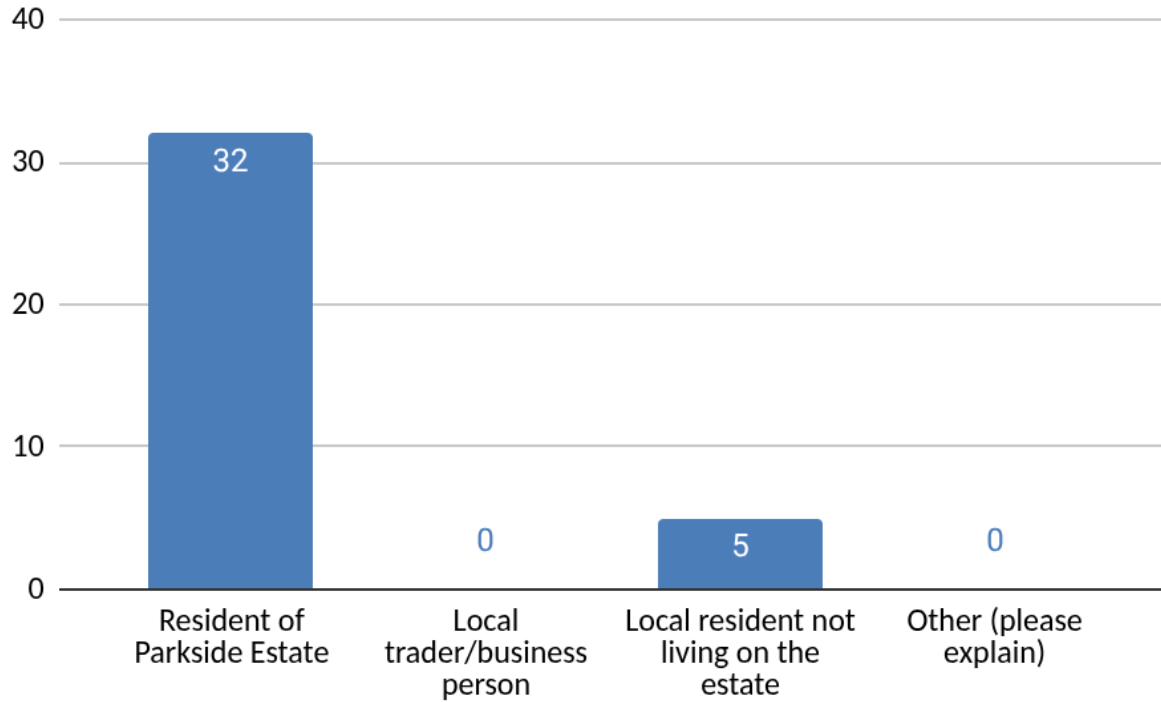
Residents raised concerns over the height and massing of the new building, with particular concerns about overlooking & lack of privacy, and the loss of parking and the existing ball court. Relocating the ball court was a concern for residents in previous consultations, however the new proposed location on the corner of Rutland Road was generally supported by residents in person and in the survey. Some safety concerns were raised about locating the ball court on a road.

There is some opposition to the location of the re-provided bin store, primarily due to the potential noise, odour, hygiene and pest issues. A number of residents noted the existing issue with fly tipping.

Some residents expressed concern regarding privacy for the ground floor flats due to the impact of the new building, anti-social behaviour and the new landscaping. Some respondents said the proposals would negatively impact the way they used the outdoor spaces and moving through the estate. Although others said they were pleased with the landscape proposals, these will positively impact how they use outdoor spaces and move through the estate.

Overview of results

4.Are you a...

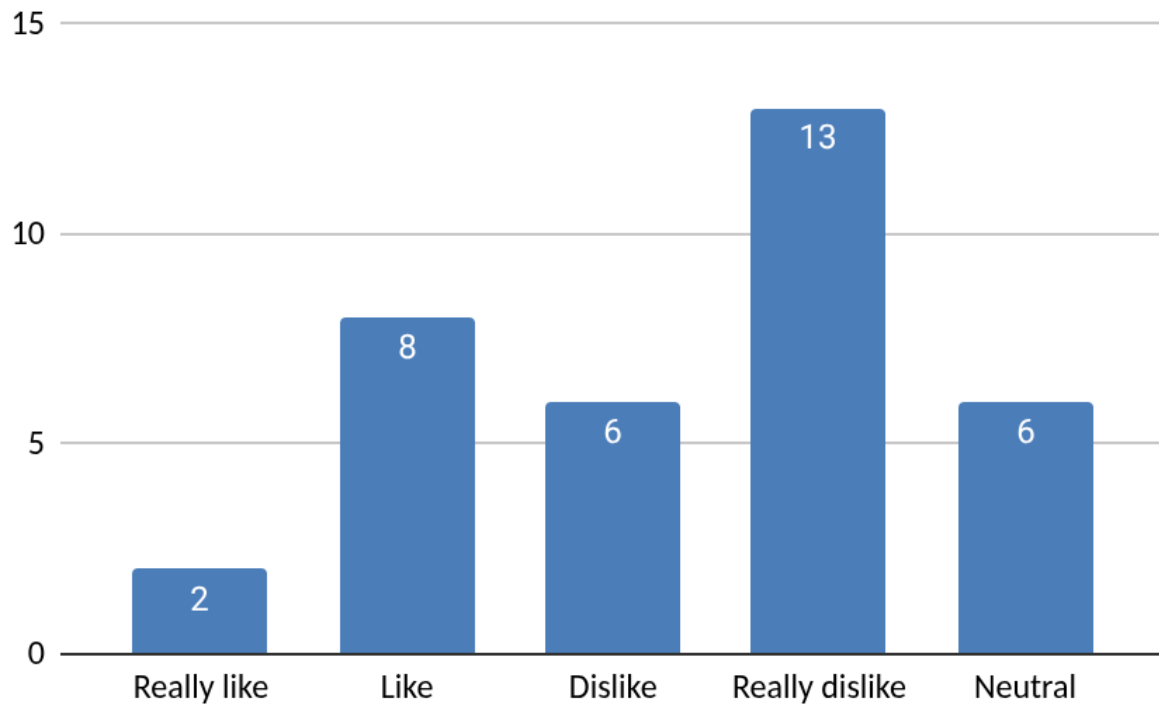


Resident of Parkside Estate	32
Local trader/business person	0
Local resident not living on the estate	5
Other (please explain)	0

The New Homes

The New Building

5a. What do you think about the new building?



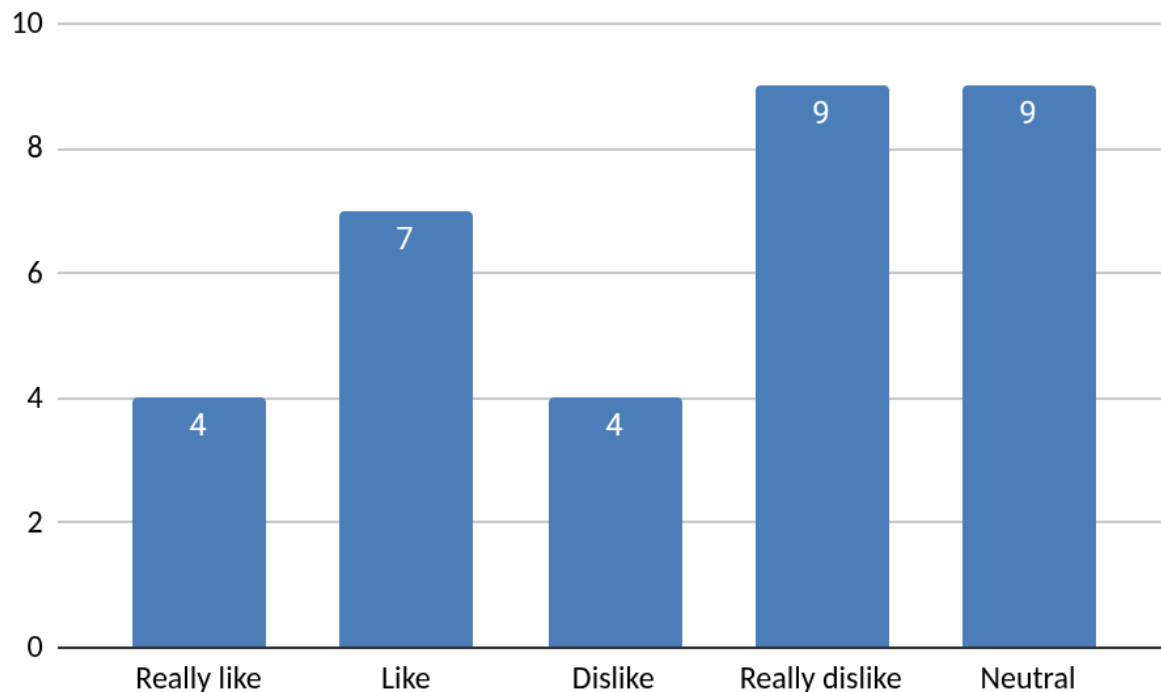
Really like	2
Like	8
Dislike	6
Really dislike	13
Neutral	6

5b. Any comments?

18 respondents expressed concern over the building height including its massing and scale and noted concerns of overlooking from the new building. 4 respondents had concerns over the loss of amenities including 'the cage', parking spaces and garages. 2 respondents commented that they were pleased with the new building's appearance while 2 respondents were not pleased with the new building's appearance. 4 respondents noted labelling issues in the consultation boards.

Bins

6. What do you think about the proposed location of the bins and it becoming enclosed?



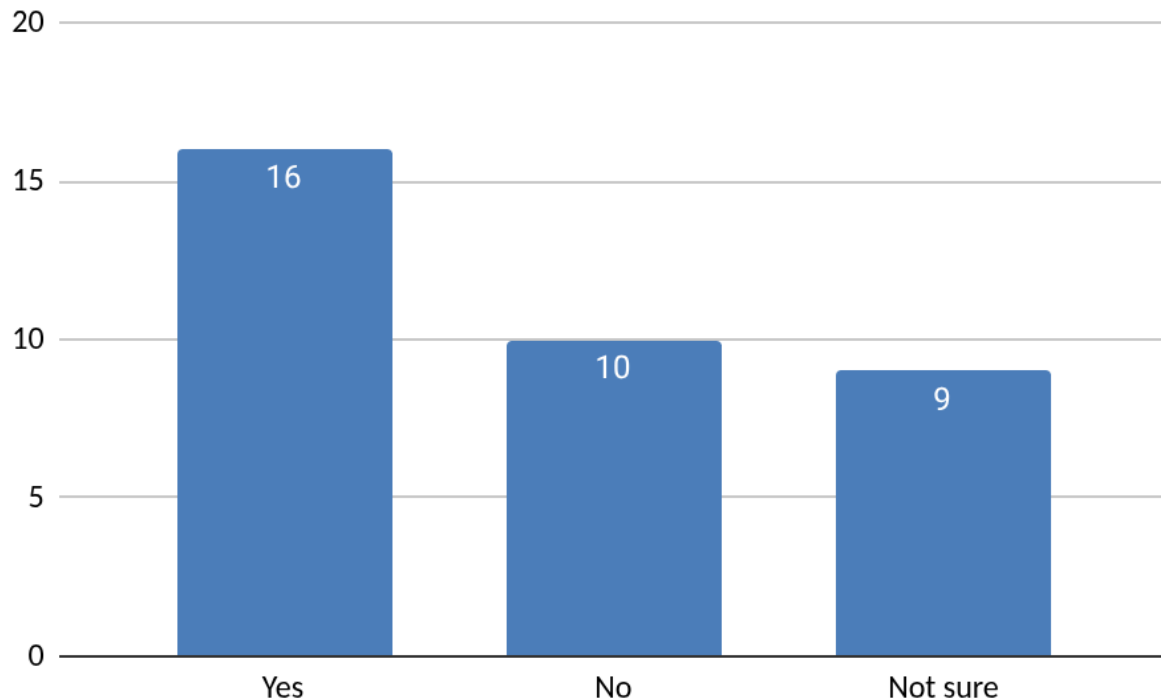
Really like	4
Like	7
Dislike	4
Really dislike	9
Neutral	9

6b. Any comments?

6 respondents felt that the proposed location of the bins would increase noise, odour and increase pest and hygiene issues. 4 respondents were pleased that the new proposed bin store was fully enclosed. 1 respondent preferred an un-enclosed bin store. 3 respondents were not pleased with the proposed location and 1 respondent was pleased with the proposed location. 4 respondents noted that the current fly-tipping issues need to be taken into consideration. Some residents commented that the reprovided bin store should have been designed within the new block, and some residents preferred for the bin area within the estate to also be enclosed. 2 comments were unclear or unrelated to the question.

Residential privacy

7a. Do you have any concerns around the privacy of those living in existing ground floor flats?



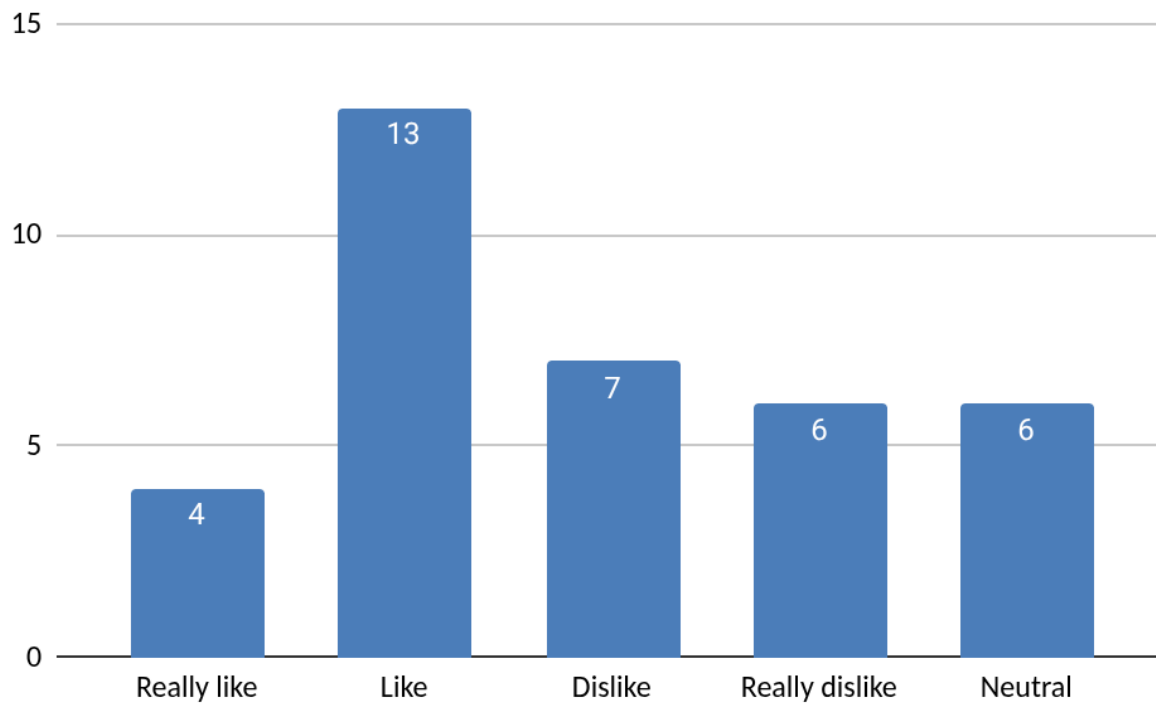
Yes	16
No	10
Not sure	9

7b. Any comments?

1 respondent expressed concern around privacy in general. 3 respondents expressed concern about the new landscaping proposals impacting privacy. 3 respondents expressed concern about overlooking from the balconies of the new building and 2 respondents were concerned about anti-social behaviour resulting from the proposals. 2 respondents felt that the proposals were positive and were pleased with the proposed planting and buffering to ground floor flats. 3 comments were unclear or unrelated to the question.

Play

8a. What do you think about the proposed location of the proposed ball court?

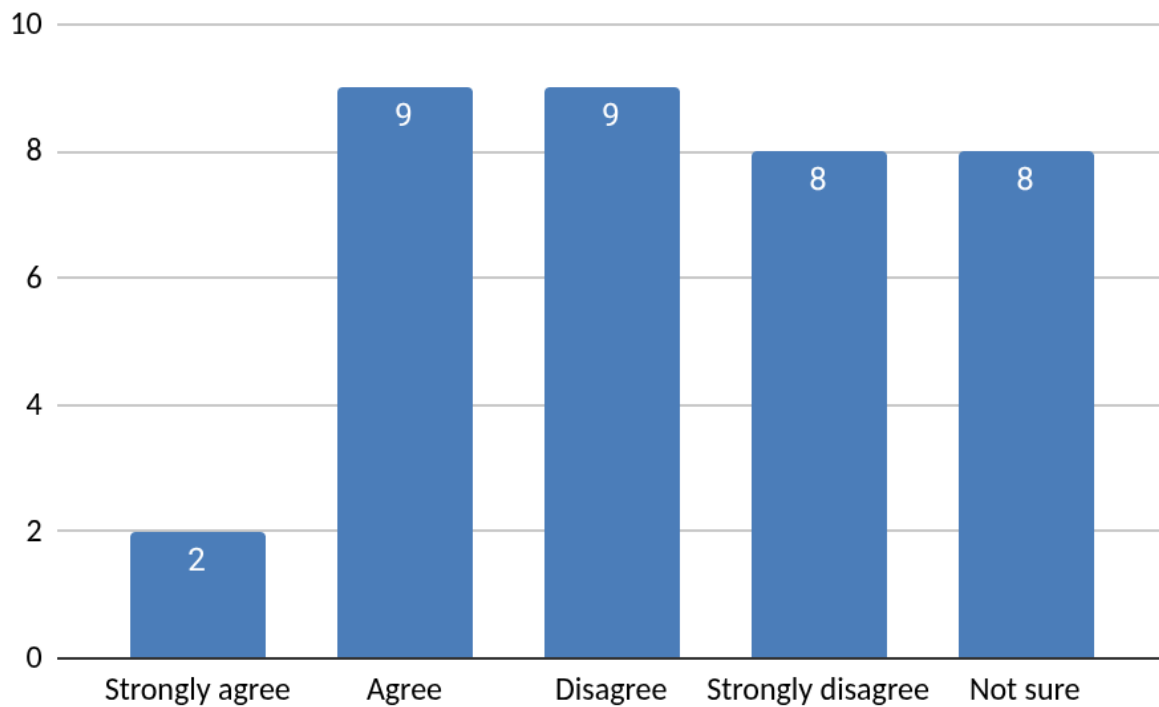


Really like	4
Like	13
Dislike	7
Really dislike	6
Neutral	6

8b. Any comments?

8 respondents wrote comments that were in favour of the proposed ball court location. 2 respondents wrote in support of the proposed location on the condition that the local neighbours closest to this location agree. 6 respondents expressed concern around the proximity to Rutland Road and safety concerns due to cars. 3 respondents were not in favour of the changes to the current 'cage' and highlighted local policy in relation to this. 4 respondents were not in favour of the shape or size of the new ball court. 2 comments were unclear or unrelated to the question.

9a. To what extent do you agree or disagree that the proposals will make the estate safer and easier for children to play outside?



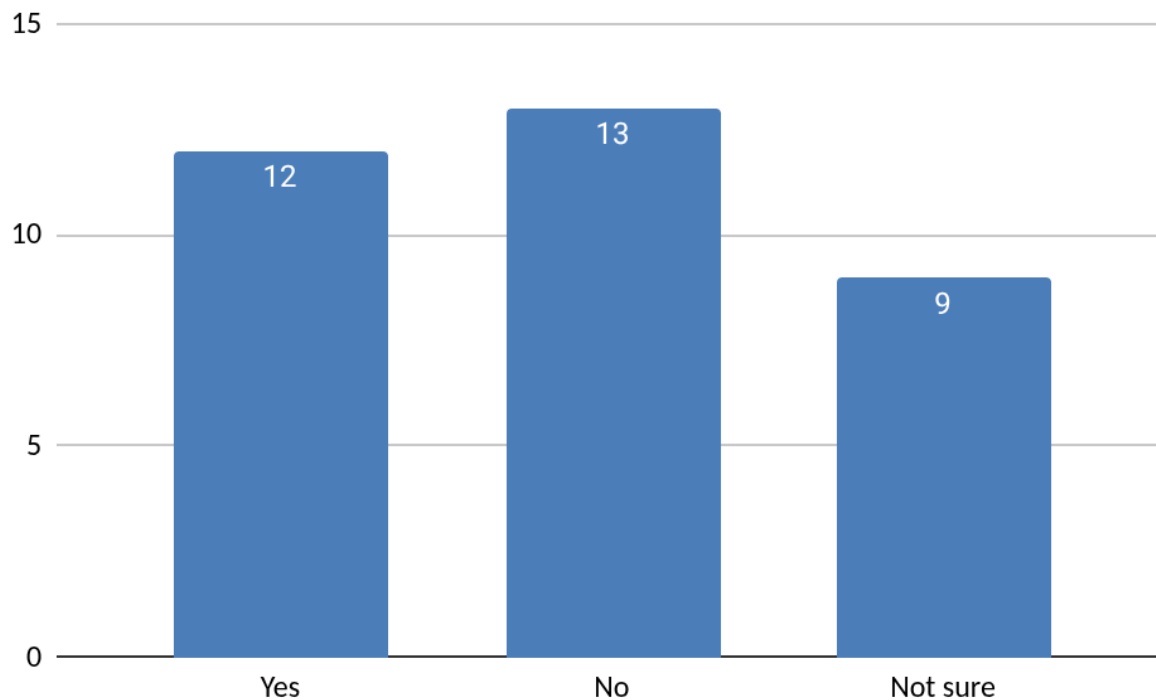
Strongly agree	2
Agree	9
Disagree	9
Strongly disagree	8
Not sure	8

9b. Any comments?

10 respondents disagreed and felt that the proposals did not make the estate safer for children and felt that the estate worked in its current condition. 7 respondents raised safety concerns over the ball court location on Rutland Road. 4 people responded that they thought the new building would have an impact on safety and play on the estate. 1 respondent agreed that the new proposals would make the estate feel safer for children.

External Spaces

10a. Do you feel the proposals will change the way you use the outdoor spaces on the estate?

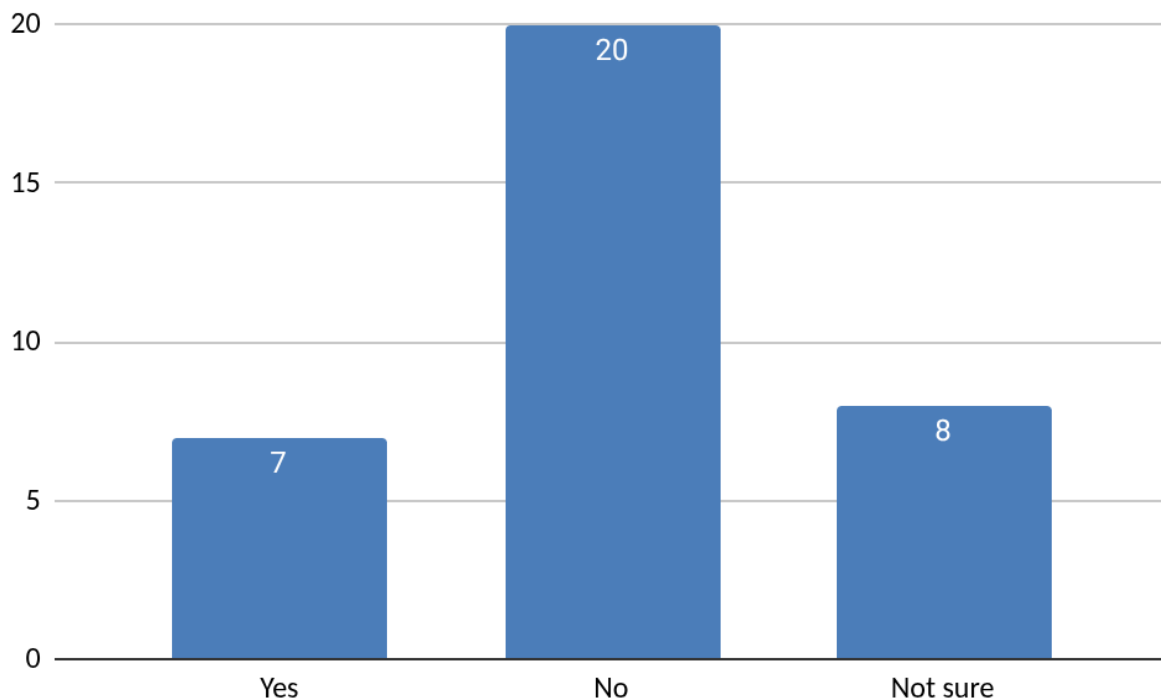


Yes	12
No	13
Not sure	9

10b. Any comments?

6 respondents felt that the proposals would impact the way they used the outdoor spaces negatively due to increased noise, density and privacy issues. 3 respondents felt that the changes would affect the way they use outdoor spaces negatively due to changes to the play areas or green spaces. 2 respondents were concerned about the maintenance of the wider estate improvements which would therefore affect them negatively. 5 respondents felt the change would positively impact their outdoor usage and were pleased with the new pathways, seating and growing spaces. 1 comment left a neutral comment and 1 comment was unsure about the impacts. 1 comment was unrelated to the question.

11a. Do you feel that the proposals will improve your day to day experience of moving through the estate?

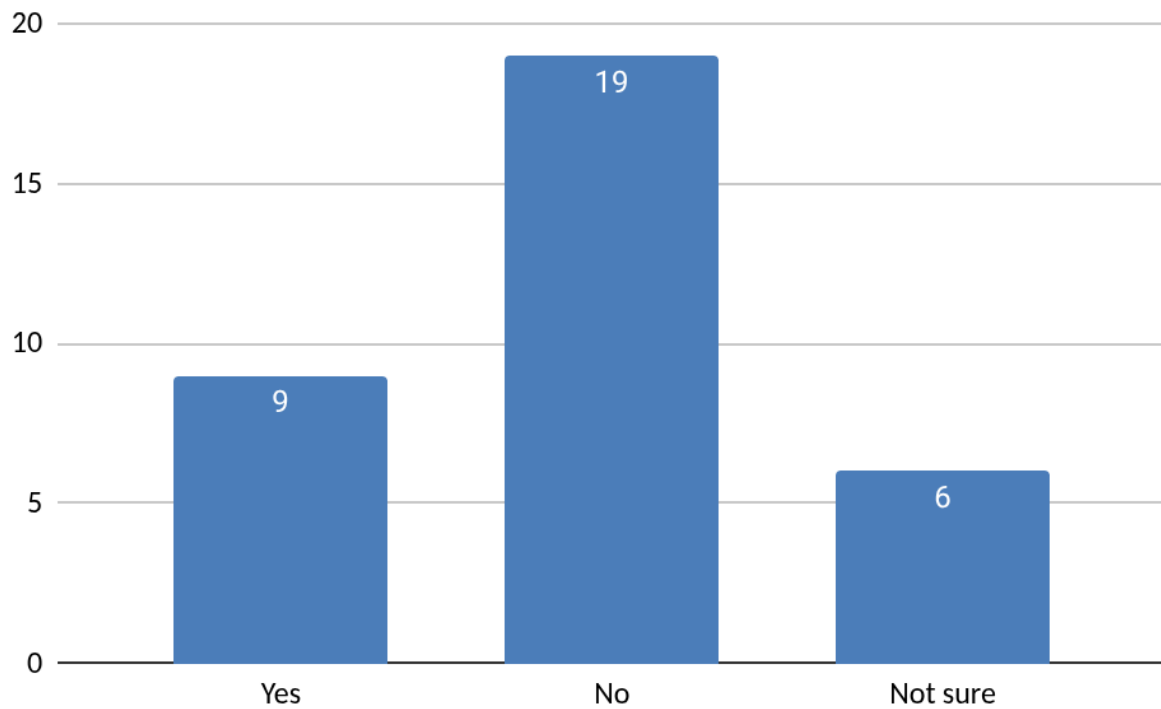


Yes	7
No	20
Not sure	8

11b. Any comments?

13 respondents felt that the proposals would not improve their day to day experience of moving through the estate due to the loss of parking spaces, reduced open areas and concerns over privacy. 4 respondents felt that the proposals would improve their experience due to aesthetic improvements and better refuse provisions. 4 respondents also felt that the proposals would improve their day to day experience but had remaining concerns over the play provision and noise.

12a. Would you like to see more seating on the estate?



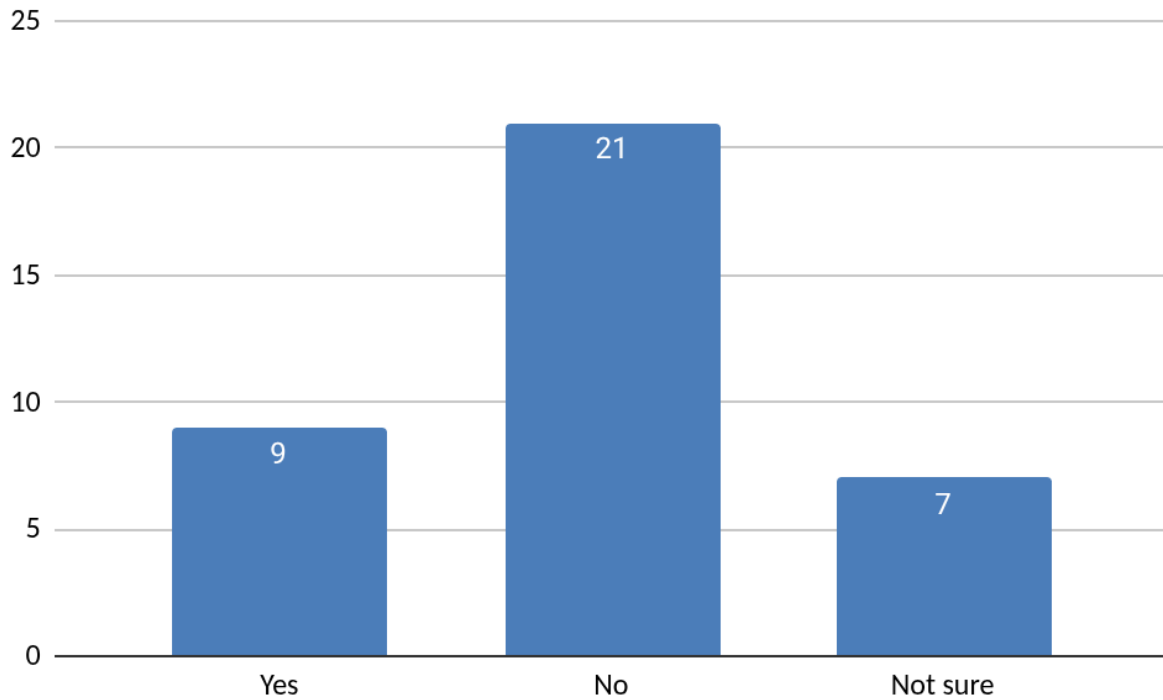
Yes	9
No	19
Not sure	6

12b. If yes, please describe the location/s:

9 respondents did not wish to see more seating on the estate due to anti-social behaviour concerns. 2 respondents would like to see seating near the proposed ballcourt location. 2 respondents would like to see more seating in the back garden area, while 1 respondent wanted more seating in the centre of the estate. 2 respondents would like to see more seating within the estate, but not near the outskirts of the estate. 1 respondent would like to see more seating but were not specific with the location of the seating.

Growing Spaces

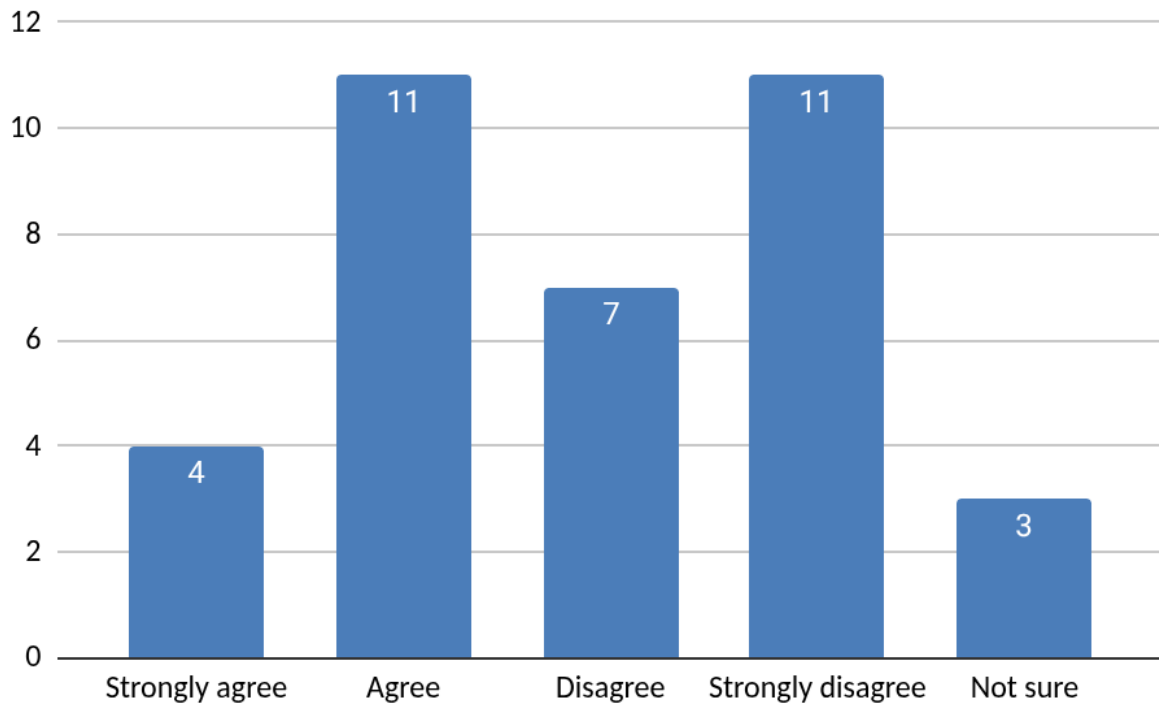
13. Would you be interested in participating in a community-led food growing space?



Yes	9
No	21
Not sure	7

Overall

14. Overall, to what extent do you agree or disagree with the final proposals for Parkside?



Strongly agree	4
Agree	11
Disagree	7
Strongly disagree	11
Not sure	3

15. Do you have any other comments or questions?

Other comments or questions can be grouped in the following themes:

Design, Scale, and Location

Several respondents raised concerns about overdevelopment in the estate and felt that the proposal was inappropriate for the area.

Some residents fear losing daylight, views and privacy due to the new building.

Some respondents questioned the appropriateness of the location and queried whether the recently closed schools could be developed for housing.

Green Space

There was some concern about the loss of green space to make way for paths and seating.

One resident emphasized the need for more trees and grass to combat the urban heat island effect

One resident asked whether the estate could be included in Hackney's solar panel initiative.

One resident was concerned about the swales attracting flies and causing damp to ground floor flats.

Residents mentioned that previous attempts to encourage growing had failed due to poor council maintenance and lack of resident consultation. They provided feedback on how to make the growing areas successful, including learning from other estates with growing spaces and partnering up with growing charities and organisations.

There was a request to make growing beds "dog-free zones" to tackle dog fouling, alongside a call for clearer signage

Play Provision

Concerns were raised about the reduction in the size and the irregular shape of the ball court.

One resident commented that play provision for the new development is being placed within the existing estate's footprint rather than its own, contradicting what was promised in earlier Resident Steering Group meetings.

One resident was concerned that moving play areas to the "Back Garden" or near existing homes posed a security and noise risk and might attract youth from outside the neighborhood.

Infrastructure and Access

Some residents were concerned about the loss of parking and garages, and the cost for parking on the street vs estate parking.

Some residents mentioned that cutting road access from Rutland Road will disrupt refuse collection, emergency services, maintenance vehicles, and large deliveries.

One resident was against the location of the bike parking against their gable end.

Consultation Process

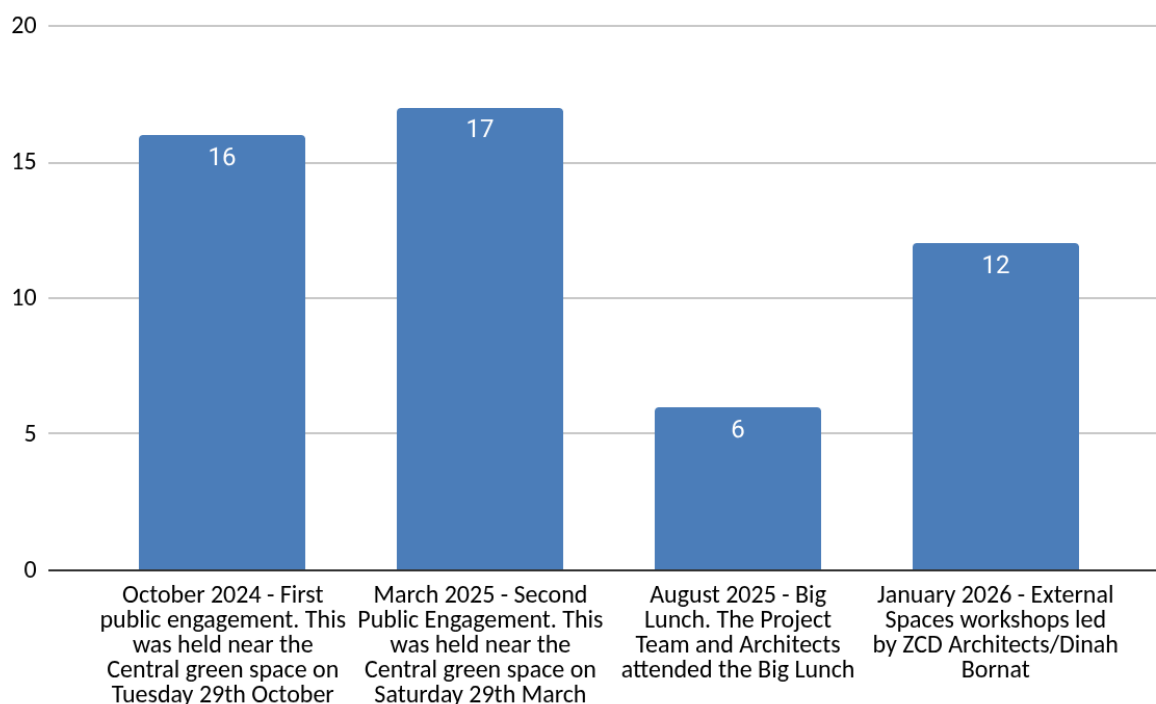
Several comments noted the errors in some of the consultation material and one person was unhappy with the break in communication.

Housing Allocation and Broader Council Strategy

Some residents asked how the new homes would be allocated to new residents.

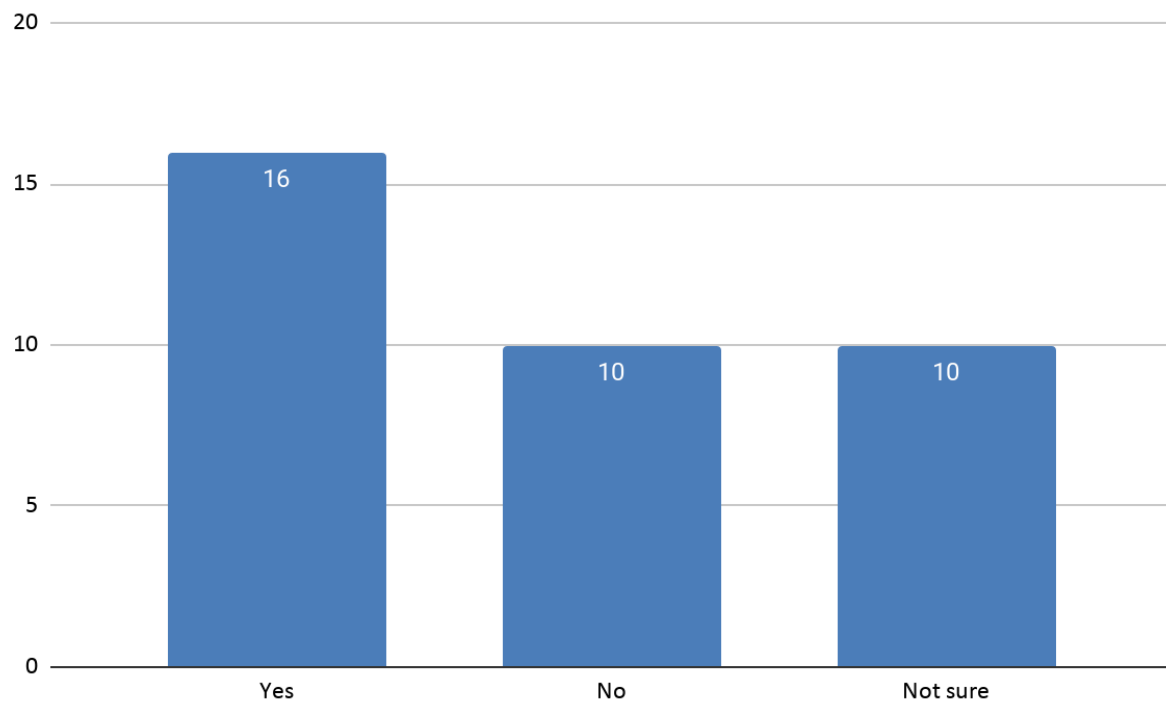
Engagement

16. Did you attend any of the previous consultation events that we held earlier in the project? (tick all that apply)



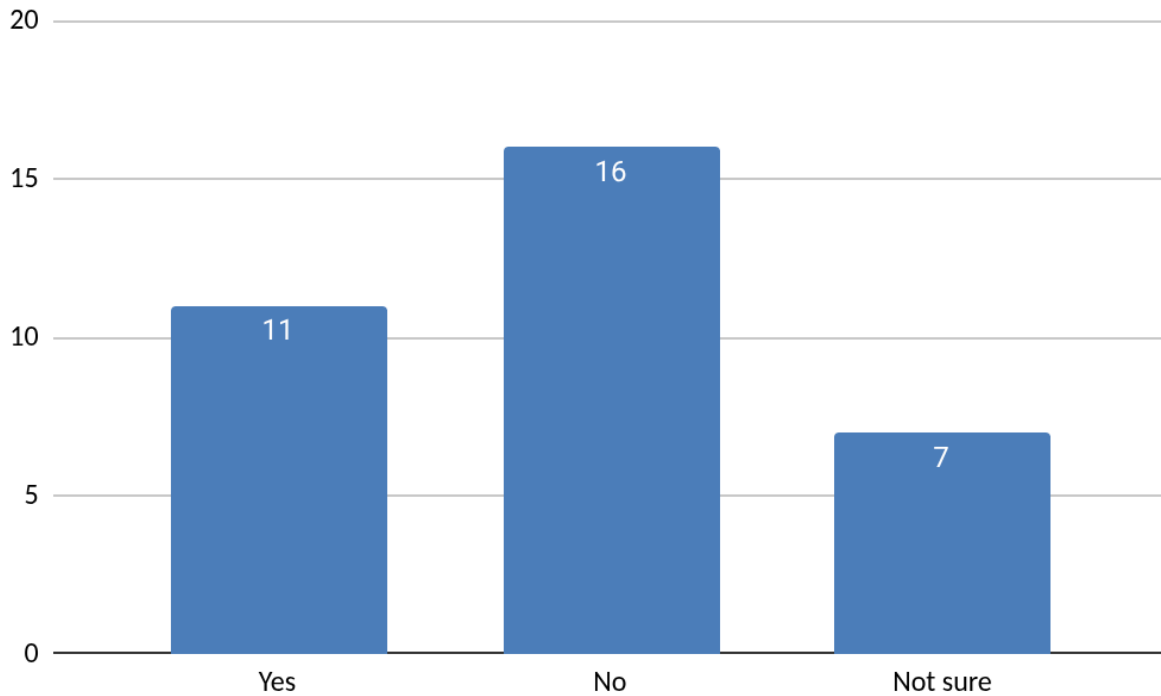
October 2024 - First public engagement. This was held near the Central green space on Tuesday 29th October	16
March 2025 - Second Public Engagement. This was held near the Central green space on Saturday 29th March	17
August 2025 - Big Lunch. The Project Team and Architects attended the Big Lunch	6
January 2026 - External Spaces workshops led by ZCD Architects/Dinah Bornat	12

17. Have you found the consultation and resident engagement events useful?



Yes	16
No	10
Not sure	10

18. Do you feel that we have incorporated or addressed your feedback?



Yes	11
No	16
Not sure	7

18b. Any comments? Please use the box below:

Respondents commented on the issues around the loss of parking and felt that their concerns were not heard around the higher costs of on-street parking. Other respondents felt that their comments had been heard in regards to the ballcourt and green spaces, however some commented on the density issue which the new homes would bring as well as the massing of the building itself. Respondents felt that some feedback had been incorporated, but not in all aspects if previously raised concerns.

Additional Feedback

19. Do you have any other comments or questions about the project proposals? Please include your contact details if you would like us to get in touch to answer any questions. (This is optional and your information will not be used for any other purpose)

Based on the feedback to this question, the responses were varied and some respondents took the opportunity to raise queries within this section.

Overall, respondents expressed opposition to the building's scale and were concerned around the increase in density and the impact on natural daylight. The comments show a degree of concern regarding how the new building proposals impact the physical environment, directly relating to the loss of green space and the cage. Some written comments noted that there should not be an increase in hard surfaces or the loss of trees. Respondents also used this comment section to highlight logistical concerns of general estate movement. Some comments also expressed concern over the loss of parking spaces and respondents found it unfair that parking off the estate was more expensive.

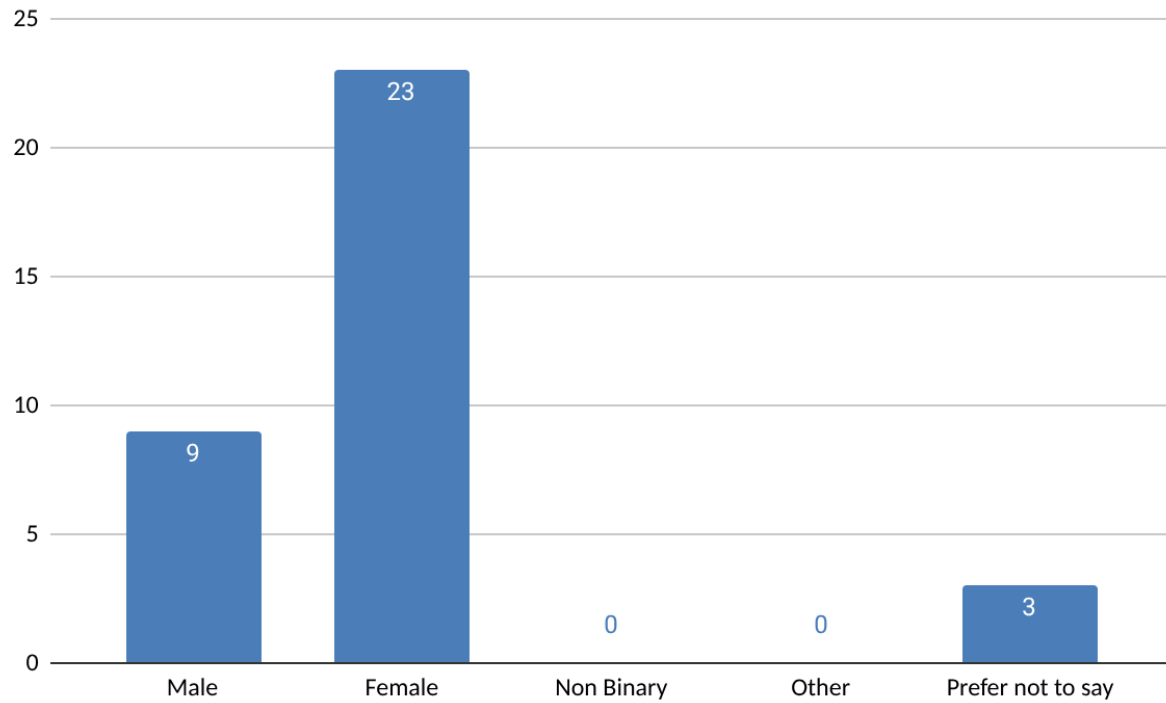
The process is described by a respondent as a "tick-box exercise" and felt that some local residents were unaware of the proposals.

A written comment queried the use of the closed schools as alternative sites for social rented homes.

Finally, some respondents wanted to know whether they will have access to the new flats or if the units are exclusively reserved for off-estate homeless allocations.

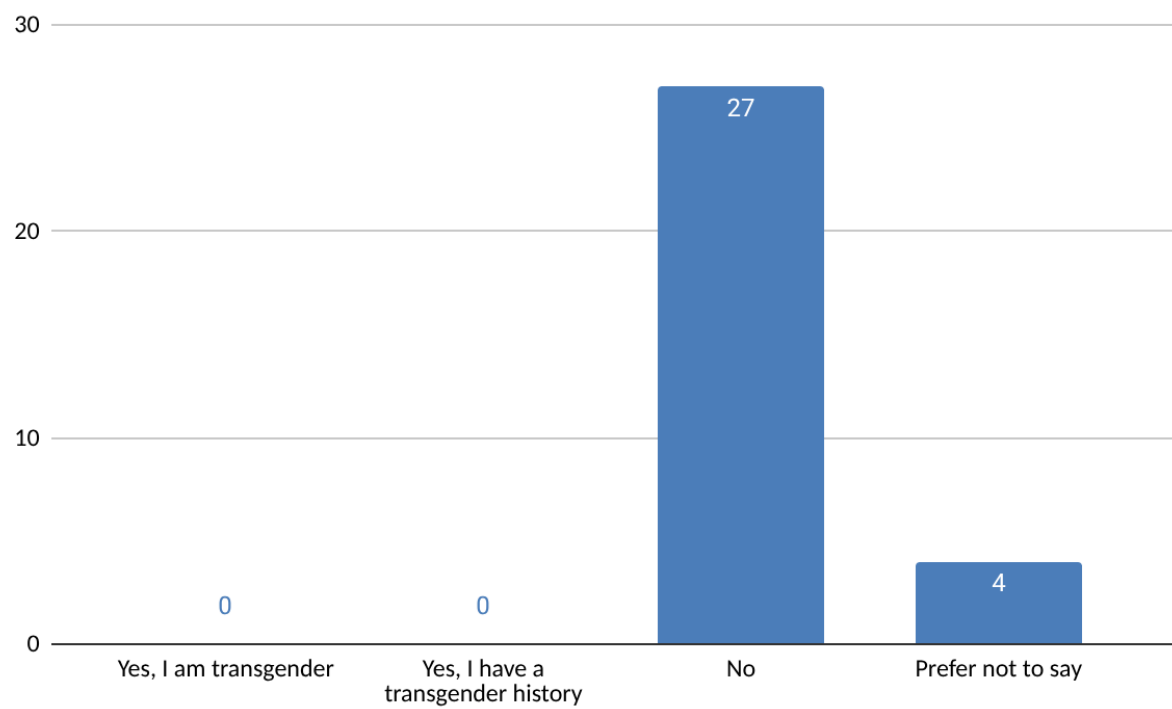
About you

What is your gender?



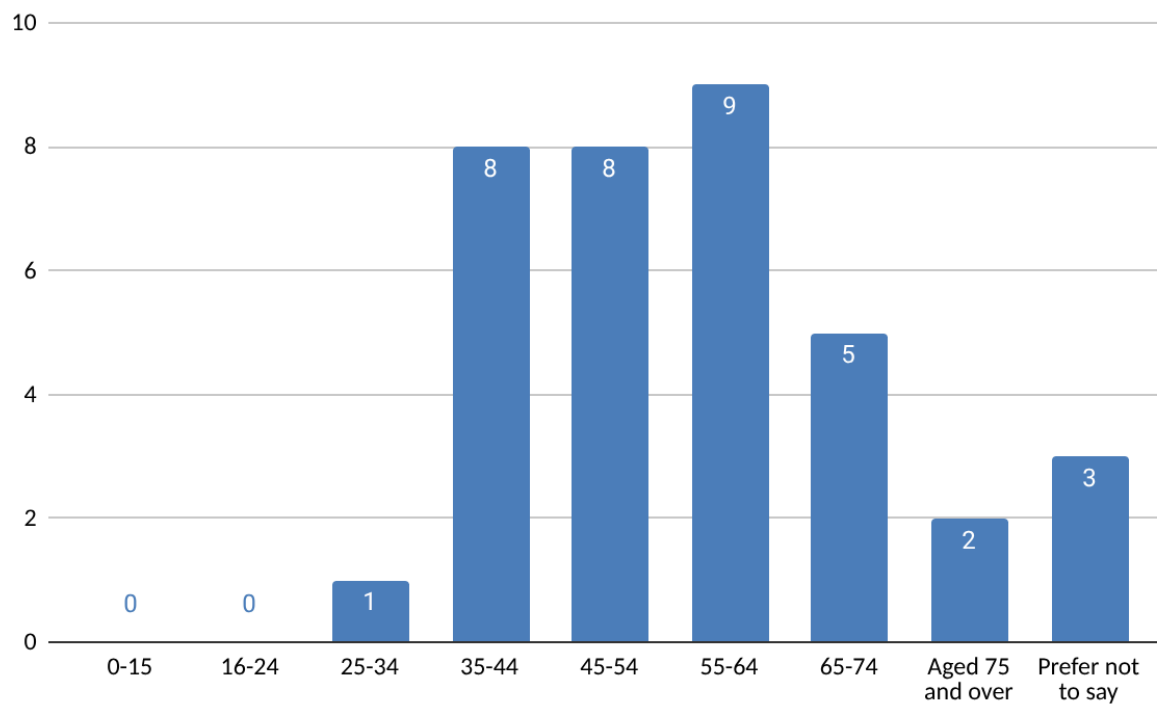
Male	9
Female	23
Non Binary	0
Other	0
Prefer not to say	3

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



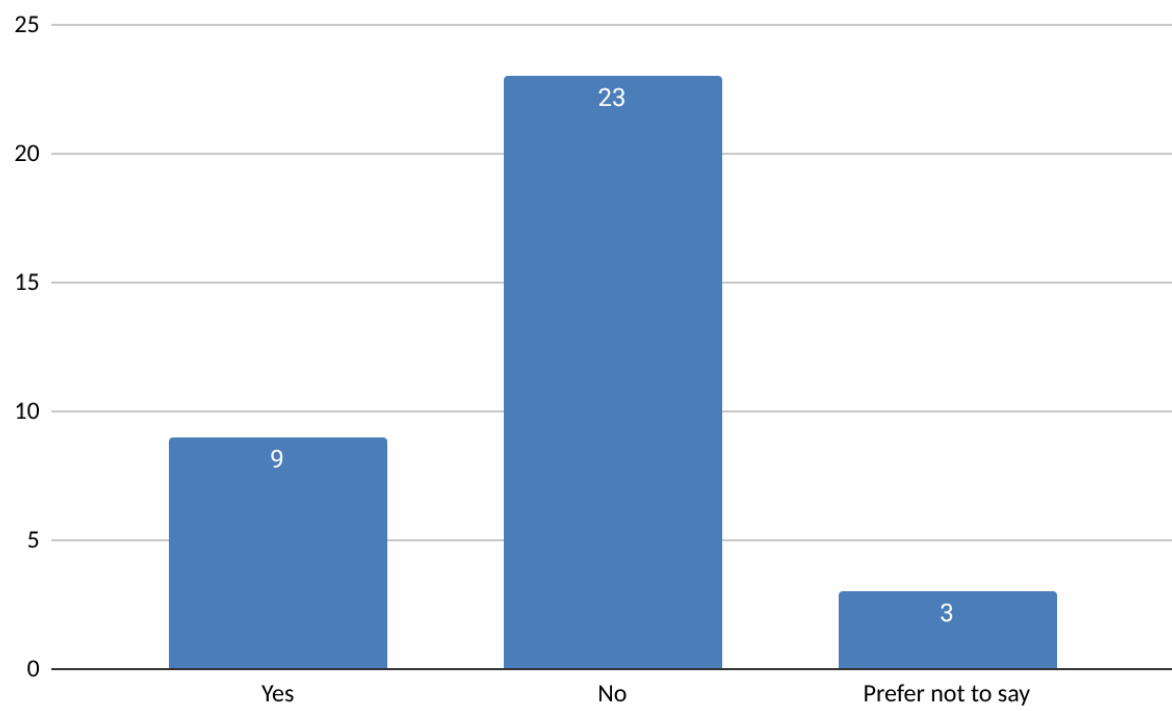
Yes, I am transgender	0
Yes, I have a transgender history	0
No	27
Prefer not to say	4

Age: what is your age group?



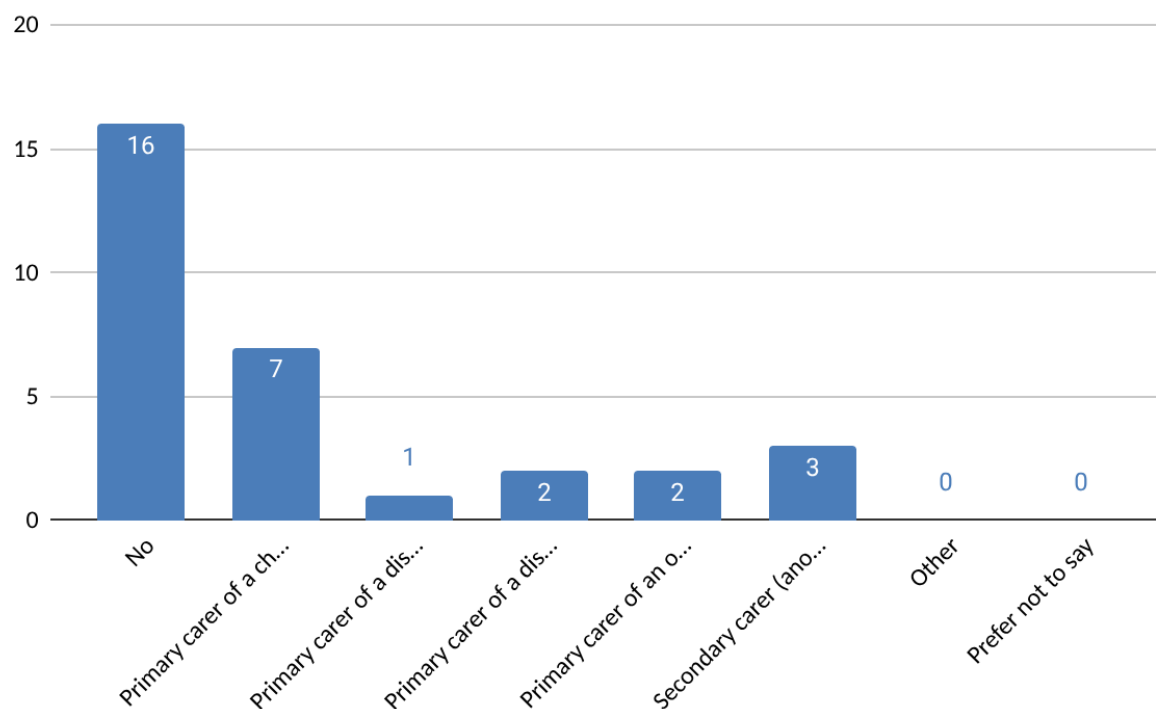
0-15	0
16-24	0
25-34	1
35-44	8
45-54	8
55-64	9
65-74	5
Aged 75 and over	2
Prefer not to say	3

Do you consider yourself to be disabled?



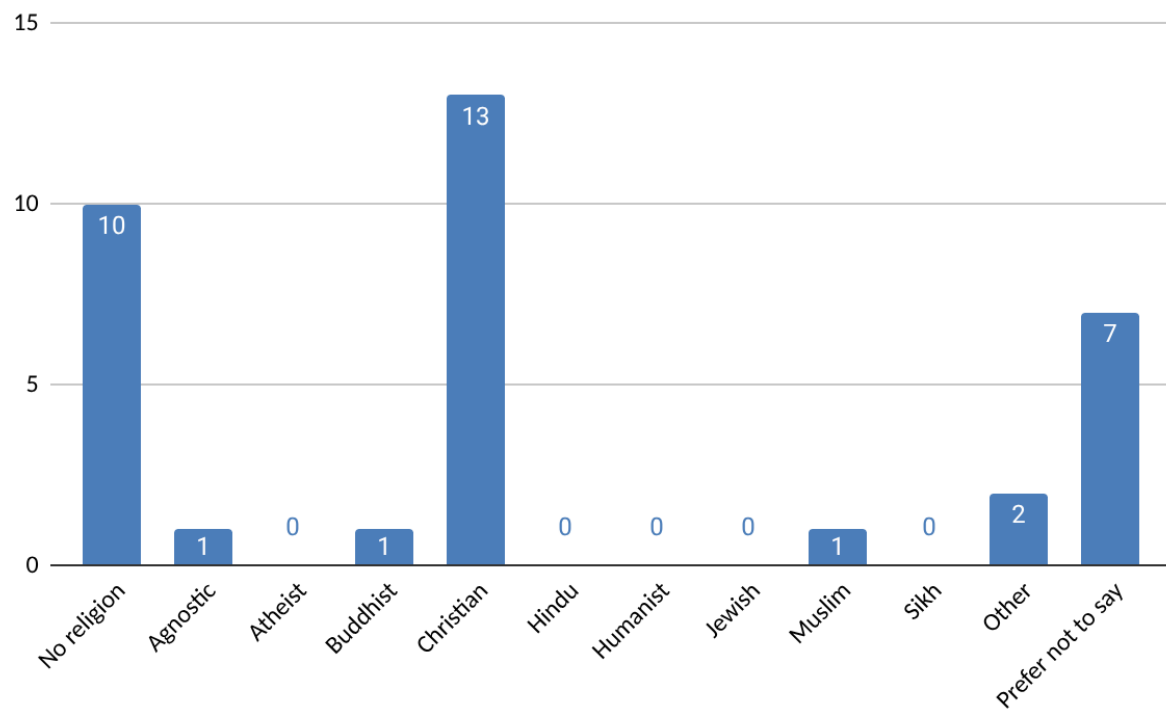
Yes	9
No	23
Prefer not to say	3

Do you have caring responsibilities? (Tick all that apply)



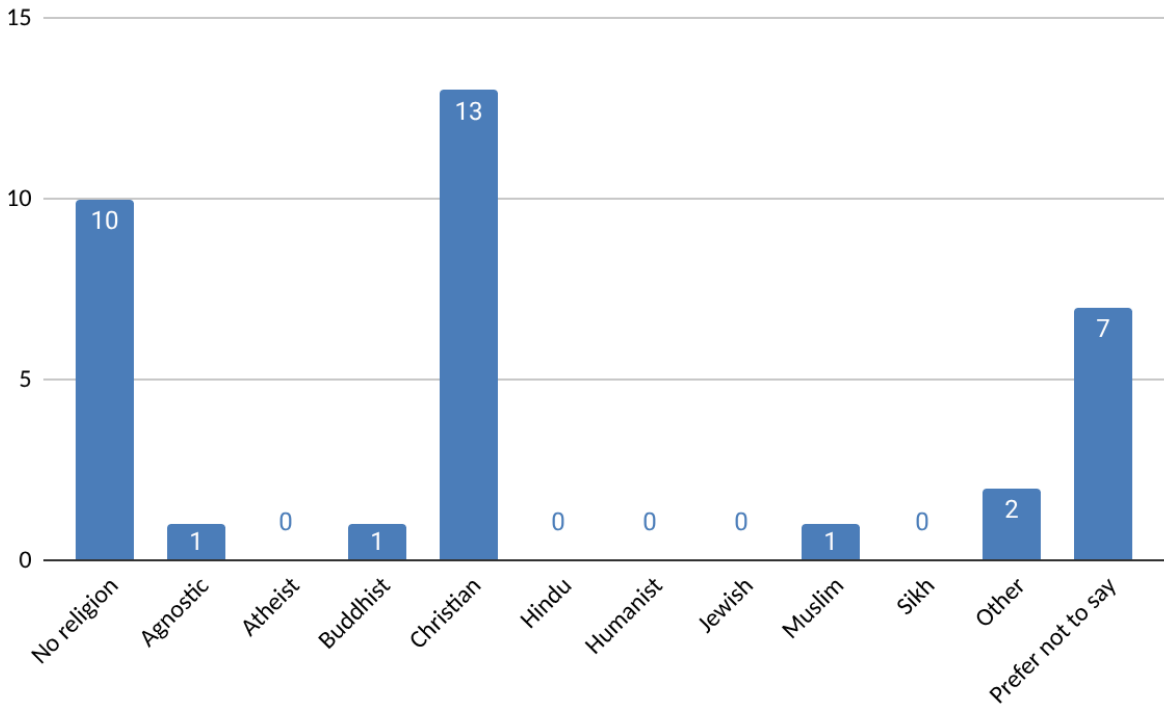
No	16
Primary carer of a child/children (under 18)	7
Primary carer of a disabled child/children	1
Primary carer of a disabled adult (18 and over)	2
Primary carer of an older person	2
Secondary carer (another person carries out the main caring role, (e.g. residential care, a paid carer, another family member)	3
Other	0
Prefer not to say	0

What is your racial or ethnic origin?



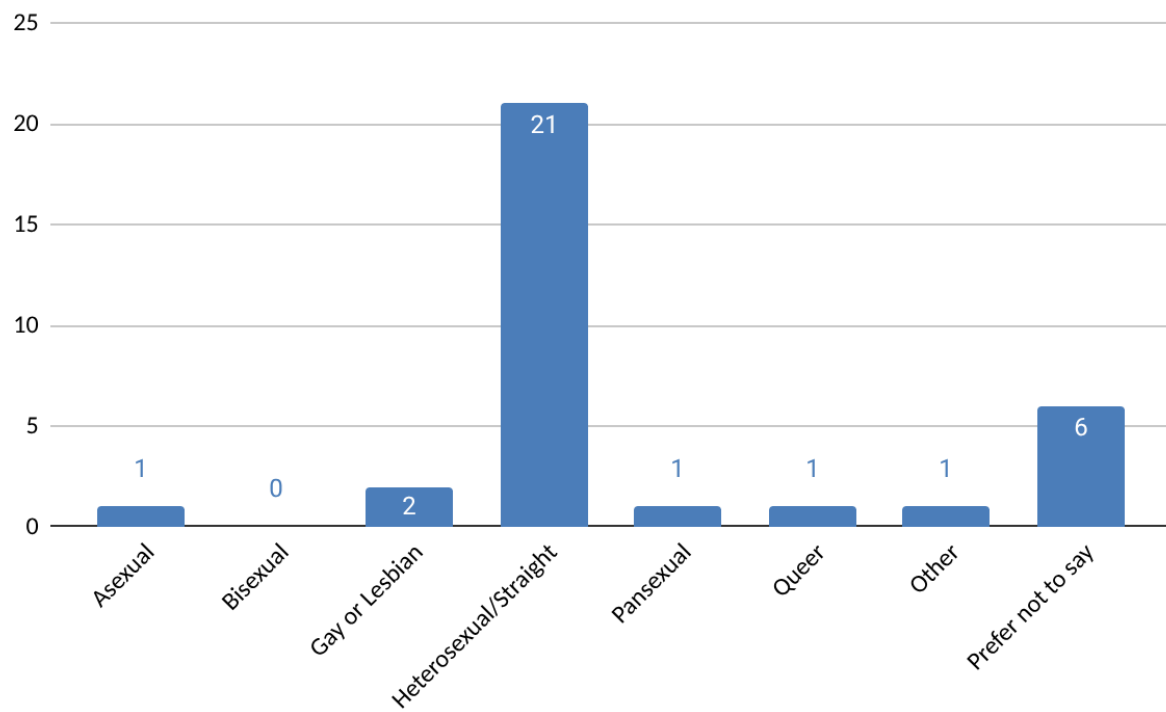
Asian or Asian British	1
White or White British	26
Black or Black British	3
Mixed background	2
Other ethnic group	2

What is your religion or belief?



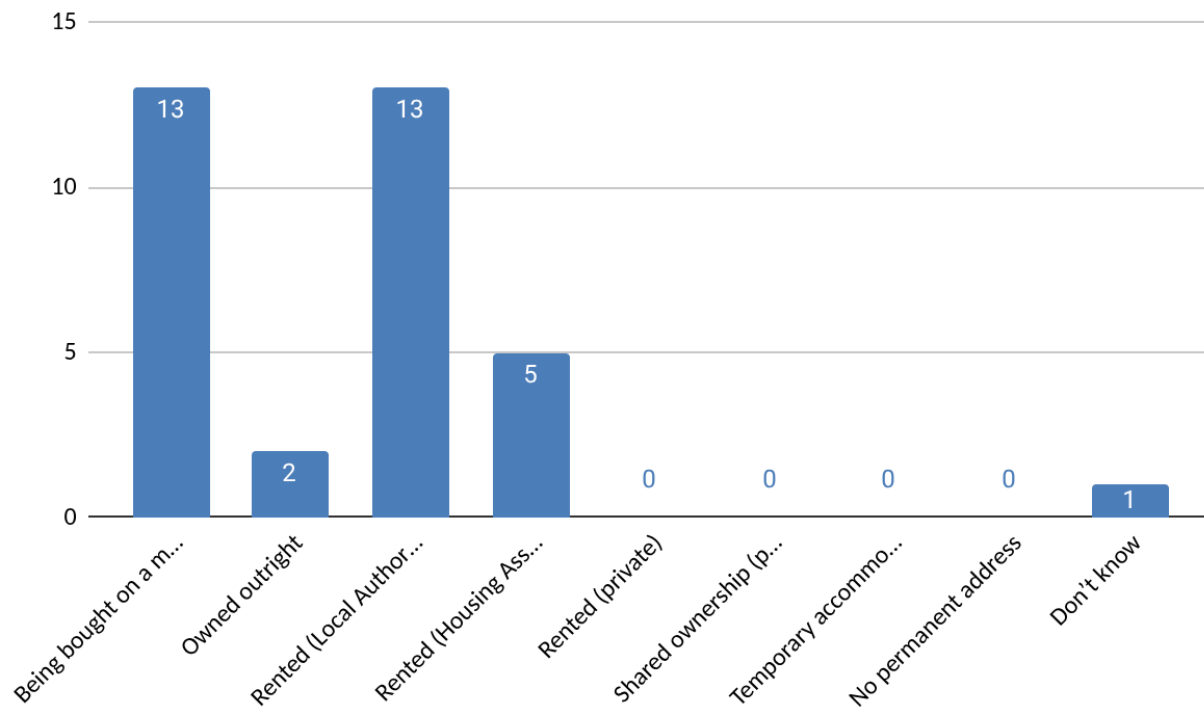
No religion	10
Agnostic	1
Atheist	0
Buddhist	1
Christian	13
Hindu	0
Humanist	0
Jewish	0
Muslim	1
Sikh	0
Other	2
Prefer not to say	7

What is your sexual orientation?



Asexual	1
Bisexual	0
Gay or Lesbian	2
Heterosexual/Straight	21
Pansexual	1
Queer	1
Other	1
Prefer not to say	6

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



Being bought on a mortgage	13
Owned outright	2
Rented (Local Authority/Council)	13
Rented (Housing Association/Trust)	5
Rented (private)	0
Shared ownership (part rent/part buy)	0
Temporary accommodation	0
No permanent address	0
Don't know	1

Next Steps

Architects and landscape architects will take this feedback on board and it will inform their detailed design known as RIBA stage 3+. The project team are planning another Resident steering group with members in the coming months. Then, following internal approvals, the project will then be submitted for planning. Currently, planning submission is in Summer 2026.