

Regents Court Development Proposal - Stage 3 Summary report

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Report authors:

Christina Norton

Consultation & Engagement Consultant

Patience Quarcoo

Consultation & Engagement Officer

Contact

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



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Background

This report summarises the engagement methods and feedback received during the third and final 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 Regents Court Estate. This engagement took the form of 2 site-specific events and an online survey that ran for 4 weeks, from Thursday 28 August 2025 to Sunday 21 September 2025.

Purpose of this report

The scope of the third stage of engagement was to present the final proposals for Regents Court garages following the second round of public engagement events held on the 8th of March and 6th of April 2025. Gaining an understanding of resident's views and ideas regarding the developed design work is crucial in allowing the Council to better understand how to further develop the designs with residents in mind.

Distribution

- 710 newsletters were sent to the surrounding area (see distribution area).
- A further 710 letters were circulated after the events with the QR code for people to access the exhibition and complete the questionnaire online.

Engagement

- An online survey was hosted on Hackney Council's consultation hub between Thursday 28 August 2025 to Sunday 21 September 2025
- Two public drop-in events were held on Monday 8 September between 4-7pm and Saturday 13 September between 2pm-5pm in the Regents Court estate undercroft space off Pownall Road
- Door knocking was also conducted on both Monday and Saturday by PPCR (the Independent Tenants and Homeowners Advisors) to encourage residents to attend the public events or fill in the online survey

Responses

- 8 responses were received from the online survey
- 30+ local residents attended the public engagement events (see estate attendees location) providing further 31 comments.

Feedback

General feedback

Scale, height and proximity to existing homes in Regents Court remain a key concern for many, though there is support for the delivery of social housing and for the environmental improvements set out in the landscape and public realm proposals. For those most directly impacted by the proposed new building their concerns are twofold; firstly the impact of the building in terms of privacy and daylight/sunlight and secondly the current condition of their homes with damp and mould needing to be addressed before construction begins on new homes. Whilst many were supportive of the design development since the last exhibition, the proposal to add privacy screens to balconies was not well received.

Specific issues raised

Building location, height and density

Many appreciate the choice of location for the new building away from that originally proposed on the garages site. The formation of well defined and scaled courtyard gardens is seen as a positive. However many remain of the view that the building is too tall and close to the central block of the estate; that it will be overbearing and will negatively impact privacy and daylight. It is felt by many that a longer and lower building of family homes would be preferable.

Balconies and privacy screens

The introduction of privacy screens in response to concerns over overlooking have not been received well. It is thought they won't stop overlooking but will reduce light levels in the new homes and be neither good for new or existing residents. One resident noted the similar relationship between the access balcony to Regents Court on Pownall Road and the homes opposite.

Play provision and new seating

Most people are supportive of the proposed new play provision and introduction of additional seating and flexible areas for communal activities. Some would like to see more attention to the area to the west of the new building, re-locating the old swings and equipment, or adding seating or a community garden.

ASB, noise and pollution (community benefits)

Residents previously expressed concerns about ASB and have supported the widening of the routes through from Pownall Road. They requested lighting and a lighting strategy was presented. Equally there have been mixed views about the

function and need for the ball court, which many feel attracts noise and ASB, whilst others really value this resource. The strategy presented for lighting, seating and flexible 'powered' communal spaces and more, wider well lit pedestrian routes meet aspirations raised whilst others feel these will attract ASB, late night parties and light pollution and have called for consideration in the design and CCTV.

Green spaces

Some are still concerned that green space will be reduced, but generally there is support for the proposed new and additional trees and planting proposed increasing wildlife and bio-diversity. Some say trees should be kept away from boundaries to avoid shadowing.

Under-croft

The provision of a cycle store within the under-croft on Pownall Road for new residents should also benefit the existing estate, insulating the building above to address damp issues and using natural materials that reduce noise.

Consultation and engagement process:

Some residents attending the exhibition had recently moved into Regents Court and had not been aware of the consultation taking place in MArch 2025 so this was the first time they were seeing the plans and would have wished to have been involved before the loans were fixed.

Overview of results

A mixture of quantitative and qualitative questions were asked concerning the final plans for the delivery of new homes at Regents Court garages site which were developed through responses from Stage 1 and 2 engagement conducted in 2024 & 2025.

Site specific questions were asked regarding the Regents Court Garages Block, landscape, access and movement and the engagement process.

The aim was to give participants an opportunity to tell us their views and ideas, to give feedback on the final design proposals prior to a planning application being made. The feedback to these questions is summarised below:

Regents Court Development Proposal- Final Exhibition

Question 4a. Board 2- Please tell us what you think about the design development proposals for:

	The updated balcony designs, which now include privacy screens.	Creating more seating areas throughout the development.	Introducing flexible outdoor spaces for community use.	Adding more planting, green roofs, and using fewer hard surfaces.	Planting additional trees to increase privacy between new and existing properties.	Retaining the historic cobbles on Regent's Row.	Ensuring there is no direct entrance to the playground from Regent's Row.
Really like	0	1	1	3	3	2	2
Like	1	4	4	2	2	1	1
Dislike	2	0	0	0	1	0	0
Really dislike	3	2	3	3	2	1	1
Neutral	2	1	0	0	0	4	4

Question 4b. Please tell us more:

Privacy is a key concern, mentioned by three people - specifically windows and **balconies** looking directly into the Marlborough Ave side of Regents Court, and the central block.

'Any balconies facing East will look directly into my bedroom, directly into my living room and directly into my garden. It is totally unreasonable to build a new property that will have direct views into my home.'

Conversely, one other felt that balconies were far enough from existing buildings and that privacy screens could make the new homes 'dark and dingy' and another thought they would be ineffective anyway.

There are also fears (2 comments) that the increase in size of the estate could exacerbate **antisocial behaviour (ASB)**. This includes noise that could be increased through access to powerpoints (1 comment). One suggested additional security such as CCTV.

'Anti-social behaviour, especially littering, drug use and noise are significant issues that will be increased should the number of people living on the estate increase. Seating may create further problems with people hanging around. One suggested that family terraced houses would be more appropriate for the size of the plot.'

The loss of **green space** is a sensitive issue and thoughtful landscaping, such as scented plants, was encouraged by two people. One thought planting trees would create further problems of blocked light and maintenance.

'Adding more trees as a quick fix will only create further problems as they mature, both in terms of ongoing maintenance and further loss of light.'

One resident said they liked plans for the **play area** and would welcome **seating** and/or a community garden as a way to bring people together; one other said they feared seating would attract ASB.

'Perhaps some more community seating on that site and/or a community garden or nice landscaping. So that the areas both east and west of the new building are equally used and one does not feel neglected.'

One person pointed out the **cobbled surfaces** are uncomfortable to cycle on.

Question 5a. Board 3- Development of Regent's Court Proposals: We would like your feedback on the proposed layout and design of the new buildings. Please tell us what you think about our approach to:

	Placing the new building in the centre of the estate to create a series of courtyard gardens along the canal.	The proposed layout, which is designed to improve walking routes through the estate and maintain clear views from Pownall Road to the canal.	Angling the new building to follow the line of Regent's Canal.	Designing the new building's height to be in keeping with the building opposite on Marlborough Avenue (102 - 134 Regent's Court).	Positioning the main entrance to the building off Regent's Row, except for the ground floor flats which will be accessed directly from the estate amenity to the north and west
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					of the building.
Really like	4	3	4	1	2
Like	1	1	0	1	1
Dislike	0	0	0	0	0
Really dislike	3	3	3	5	2
Neutral	0	1	1	1	3

Question 5b. Please tell us more:

Height / scale of the building

Most (6) respondents commented on the proposed height of the new building. Five of these thought the scale of the building was too tall and generally too large for the size of the plot. Reasons given were: blocking light to existing flats; out of keeping with surrounding buildings; too many homes for the piece of land (and half of them one-bedroom, so not suitable for families), removes green space from the estate.

'Most importantly, the proposed height of the building is excessive and should be reduced to lessen its impact on natural light and to protect the well-being of existing residents. This design is squeezing in far too many new homes on this plot of land.'

Angle of the new building

One person liked the angling of the new building along the canal, though thought it was still too big; another complained that the view from their flat would now be of a solid wall.

Courtyard gardens

One person liked the creation of courtyard gardens along the canal; one felt they offered little benefit to current residents.

Other

There were concerns that the new flats would be dark due to the position of the block and the size of the windows.

Question 6. Boards 4, 5 & 6- Overall, to what extent do you support or oppose the final proposals for new homes on Regents Court estate?

Strongly support	2
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Support	1
Neutral	0
Oppose	0
Strongly oppose	5

Question 6b. Please tell us more:

Three comments said it was **too big** and had too many units. It was felt this would have a negative impact on the estate by: increasing noise; increasing anti- social behaviour; overlooking neighbours. Justification for the height and number of units is sought.

'It is far too big, with far too many units, and an inappropriate use of a small space - this building would have a very damaging impact on the mental health and well-being of those currently living on the estate.'

One comment said that the expansion was a positive thing, bringing new homes and greater diversity.

Design points raised were: potential seating could attract asb (1); use natural materials that absorb sound (1); CCTV (1); considered design of bin storage needed (1).

'Additional seating in the estate, additional lighting, outside power outlets and gathering points will add to social issues on the estate - such as noise pollution and littering.'

It was requested (1) that **bike storage** should be accessible to all estate residents.

Question 7.Board 7- Landscape and Public Realm Design: We are proposing several changes to improve safety and security in the public areas on Regents Court estate. Please tell us what you think of the following changes:

	Improving lighting in the green areas and passageways on the estate.	Widening the passageways that connect the main green to Pownall Road.	Placing large boulders in the green spaces to discourage cyclist shortcuts, which will also double as informal play features for children.	Moving the bin stores from Regent's Row into a secure building to prevent fly-tipping (illegal dumping).
Really like	3	4	2	4
Like	0	1	3	1
Dislike	1	0	0	0
Really dislike	2	1	2	1
Neutral	2	2	1	2

Question 7b. Please tell us more:

Two comments requested restraint on **lighting levels** to avoid: attracting asb; disrupting residents' sleep;

'High-level additional lighting will create light pollution and attract night-time use of the area - this should not be a part of the plan... Low, 'floor level' soft lighting (that is built into the ground) to show pathways will better serve the community.'

One stressed the need for considered design of the **bin store**:

'A new bin store must be carefully and properly designed, as the last one directly caused graffiti and fly-tipping.'

Question 8. Board 7- Landscape and Public Realm Design: We have updated the landscape design to create outdoor spaces that are welcoming and useful for all residents. Please tell us how much you agree or disagree with each of the following proposals:

	Adding more seating throughout the estate green and open spaces.	Introducing flexible lawn and paved areas for community activities.	Creating a central green space with a lawn, mixed planting, and a nature trail.	Providing a dedicated community growing area with raised planters.	Reconfiguring the children's play space, which includes removing some equipment.
Really like	2	2	2	3	3
Like	3	2	4	3	2
Dislike	0	0	0	0	1
Really dislike	2	2	1	1	1
Neutral	1	2	1	1	1

Question 8b. Please tell us more:

There were no further comments submitted for this question.

Question 9. Board 8-Landscape Access, Movement and Play Strategy: We want to make the estate easier to walk around and provide high-quality play spaces for all ages. Please tell us how much you agree or disagree with each of the following proposals.

	Creating new and improved pedestrian routes to better connect the new and existing green spaces.	Retaining the existing main play area and the green space to the west of the site.	Adding new play features across the site, including smaller 'play-on-the-way' items along paths, for children of all ages.
Really like	3	1	2
Like	2	2	3
Dislike	0	0	0
Really dislike	1	2	1
Neutral	2	3	2

Question 9b. Please tell us more:

Two people would like to see the existing **play area** enhanced and refurbished.

'This existing play area to the west of the estate should be refurbished, using natural materials (only), as a part of any new development, so that there is some benefit to residents who live in that part of the estate.'

One expressed concern that new **pathways** would create disturbance, especially at night.

Help Name the New Building

Question 10. Can you suggest a historical figure, community member, activist, or innovator connected to Hackney and this area whose story deserves to be celebrated?

Two people felt that by asking this question it showed their views about the scheme (being too big, or built at all) had not been listened to.

Their full name:

Mary Botham Howitt

What was their connection to the area? (e.g. where did they live or work, what was their impact on the local area?)

'She was a writer and translator, in particular translating works of Hans Christian Andersen into English from Danish and wrote the poem The Spider and the Fly. She lived in Clapton for 5 years between 1843 and 1848.'

Why do you find their story inspiring?

'She's an example of a learned woman of letters from the 19th century who made her own voice heard. She wrote independently and collaborated with some of the biggest names in the literary world at the time. Her life took her overseas and around the UK, a fitting reflection of the community now living in this wonderful part of Hackney.'

Engagement

Question 11. Did you attend any of the previous consultation events that we held earlier in the project? (tick all that apply)

July 2022	0
July 2024	0
March 2025	0
All	1
None	0

Question 12. Have you found the consultation and resident engagement events useful?

Yes	1
No	4
Not sure	2

Question 13a. Do you feel that we have incorporated or addressed your feedback?

Yes	1
No	4
Not sure	2

Question 13b. Please tell us more in the space below:

Three comments reiterated their opposition to the scale of the new building - which they do not feel is being taken on board.

New leaseholders feel that they were not given the opportunity to participate earlier in the process, even though they had asked to.

Question 14. To what extent do you agree or disagree that your views have been heard?

Comments made here reiterated those made in previous sections.

Additional feedback

Question 15. 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.)

Several residents also used the consultation to raise issues regarding their current homes. These were:

- Empty undercroft causing cold and damp in flats directly above
- Damp and mould (2 comments)
- Outstanding repairs to existing blocks

Also questions regarding:

- How to apply for a flat in the new tower
- Timescales
- Potential disruption during construction

About You

Gender: Are you...

Female	3
Male	4
Non Binary	0
Another term	0
Prefer not to say	0

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

Yes	0
No	6
Prefer not to say	0

Age: what is your age group?

Under 16	0
16-17	0
18-24	2
25-34	1
35-44	3
45-54	0
55-64	1
65-74	0
75-84	0
85+	0

Disability

Yes	1
No	6

Caring responsibilities

Yes	0
No	7

Ethnicity: Are you...

Black or Black British	1
White or White British	5
Other ethnic group	0
Asian or Asian British	1
Mixed background	0

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

Christian	0
Atheist/no religious belief	4
Muslim	0
Secular beliefs	0
Jewish	1
Buddhist	1
Hindu	0
Sikh	0
Charedi	0

Sexual orientation: Are you...

Heterosexual	4
Lesbian or Gay woman	0
Queer	0
Prefer not to say	3
Bisexual	0
Gay man	0
All other sexual orientations	0
Pansexual	0

Asexual	0
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Housing Tenure:

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

Next steps

The views of residents and local stakeholders are very important to the Council and the design team, and that this should be a transparent process. Concerns raised will be responded to and where appropriate changes to the design will be made, or other actions taken and explanations given where it is not considered appropriate or possible. The feedback summarised in this report will be issued to the Residents Steering Group (RSG), and attached to the project Statement of Community Involvement (SCI) as part of the planning application submitted in November 2025.

If you have any questions regarding this project please contact Jake Arnfield, Project Manager at jake.arnfield@hackney.gov.uk