

Welcome:

In 2023 the Council committed to build or support the construction of 1,000 new council homes for social rent by 2026, to help tackle the housing shortage and provide high quality, genuinely affordable homes to those who need it. Orwell Court garages and the Council depot (now vacant) and the TMO offices on Welshpool Street forms one of 14 locations across the borough as part of a new programme to build around 400 new homes of which 75% will be for social rent and 25% for private sale. The new homes proposed on Regent's Court will be 100% for social rent.



In March 2025 we presented our vision and preferred plans for the sites showing how feedback from our early ideas exhibition in July 2024 had informed these.

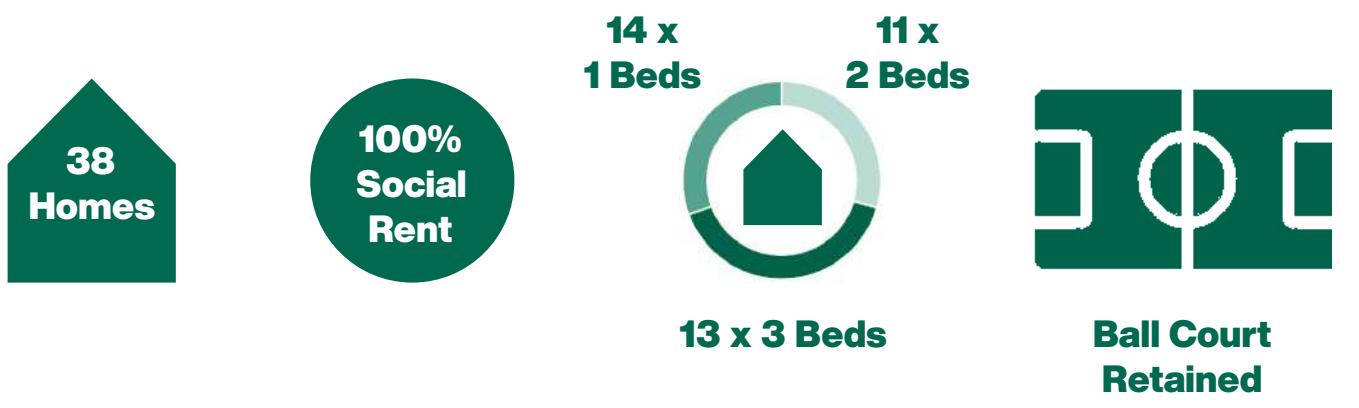
Exhibition Purpose:

The purpose of this online and then physical exhibition is to:

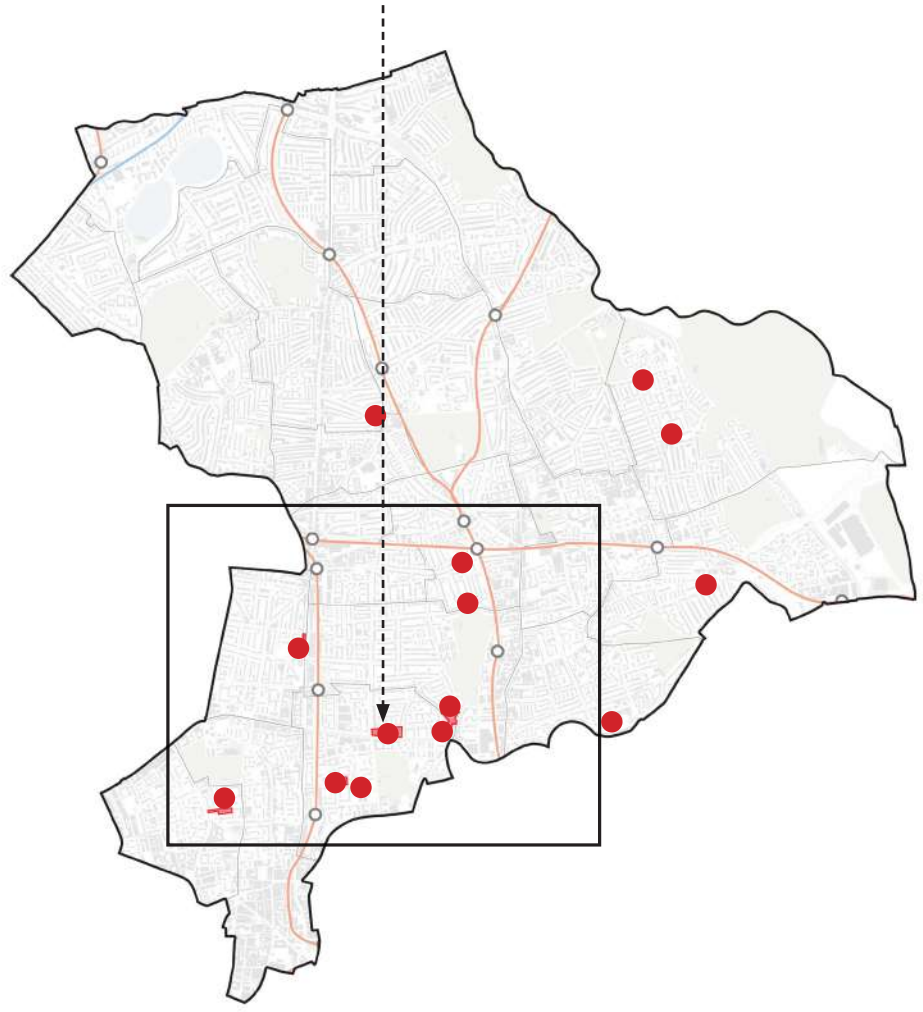
- Present our vision for Regent's Court.
- Show how your feedback has influenced the design development.
- Confirm the agreed shared design principles developed through engagement.
- Identify potential benefits for the Regent's Court estate.
- Identify the impacts and measures to address these.
- Present the final designs that will be submitted for planning approval in the Autumn.

Key Project Information:

The site is currently occupied by garages, a games pitch and play equipment. The proposal is to provide:



This project is part of the wider Hackney New Homes Programme which will deliver 75% Council Homes for Social Rent

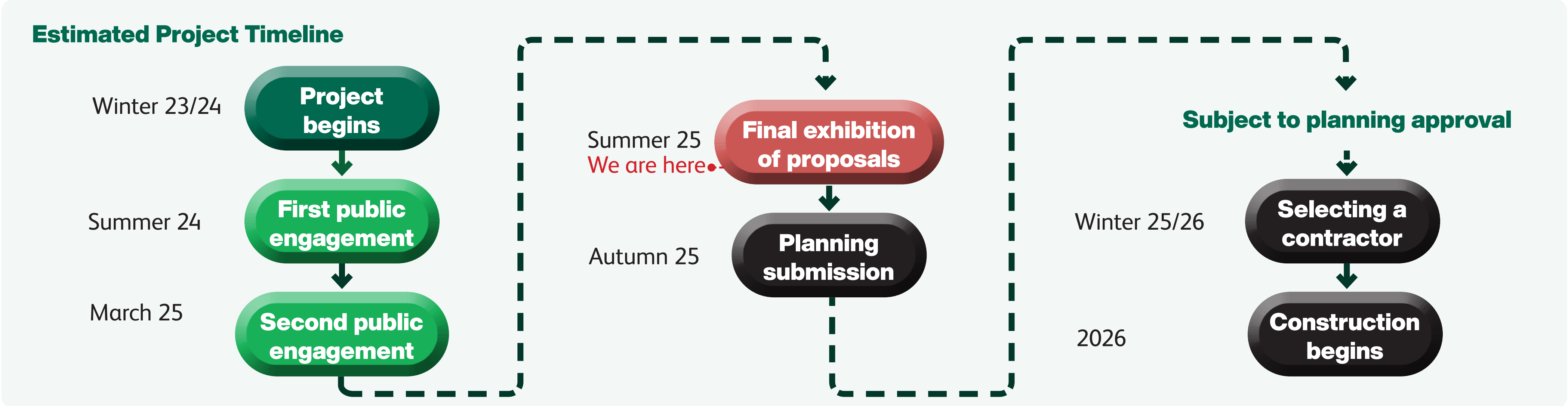
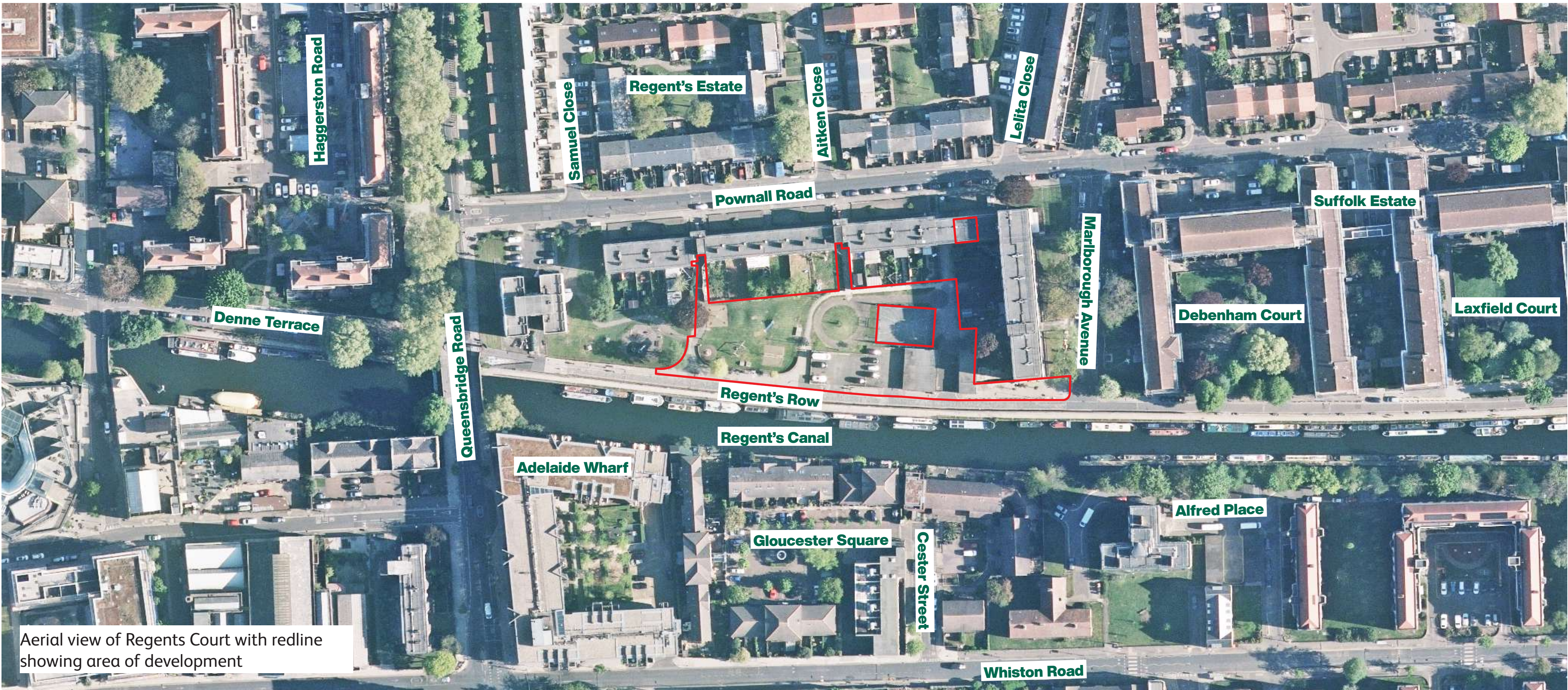


Your views and feedback are important:

Your views and feedback are important.

You can let us know what you think in a number of ways:

- Respond to the online questionnaire by Sunday 21 September
- Scan the QR code or visit bit.ly/4leDwYN
- Leave a comment at the physical exhibition event on Monday 8 and Saturday 13 September
- Complete a short, printed feedback form at one of the events



How we are responding to feedback so far:

A Regent's Court Resident Steering Group was set up at the start of the project by the London Borough of Hackney to ensure that residents had a platform and opportunity to help shape the project, involve the wider community and help shape the design development through their feedback and comments. Stage 3 design development:

- Balcony design and privacy screens
- Trees suggested for increased privacy
- More places to sit
- Flexible outdoor spaces for community use
- No entrance to playground from Regent's Row
- Cycle storage for residents
- Less hard surfaces
- More planting and green roofs



Design proposal at previous public exhibition

You said ... We did

Concerns that the new green space to the north of the proposed building will be a dark and unused space creating a 'cut through' attracting anti-social behaviour.

The building has moved south and front gardens have been reduced to increase publicly usable area. This space will be overlooked by new properties, improving safety.

New building may reduce light and shade gardens to the north.

The building massing has been shaped carefully to minimise the impacts to existing levels of daylight and sunlight to surrounding windows and gardens so they are unlikely to experience a noticeable impact.

Privacy loss from balconies facing east towards 102-134 Regents Ct.

These windows are +50m away from the new building which is considered an acceptable distance. We have added screens to these balconies to offer additional privacy to existing properties.

Concerns there is loss of actual green space and provision of too much play equipment, hard landscaping, and not enough community space.

We have revisited the design of the central part of the estate to increase non-play space. We've also relocated the gate to the new play space to the east so that it is accessed from the estate not Regents Row.

Concerns that existing residents will lose privacy from the new building that overlooks the existing windows and gardens.

Plans for the new building have been updated to incorporate privacy screens along the external corridors. Furthermore, a separation distance of 19m will be maintained between new and existing windows, which is considered an acceptable distance to ensure privacy is upheld. We are also proposing several new trees that should provide additional privacy for existing gardens.

Current proposal seen from south west

Safety and anti-social behaviour concerns.

The Met Police has been consulted throughout the design. We are proposing a good amount of lighting across the estate as well as increasing the use of the undercroft with a new cycle store. We are proposing that the existing cut-through passageways that go from the green to Pownall Rd will be increased in size. We believe all of these measures will improve safety on the estate.

More genuine planting and nature.

We are adding a variety of trees, plants and green roofs, all of which will improve existing habitats.

Loss of canal views.

A new building anywhere on the estate will impact some canal views. However, placing it centrally allows angled views around it and minimises the number of affected properties.

Celebrate the heritage of Regents Row by retaining the historic cobbles and providing some public art.

The design looks to incorporate heritage elements, including retaining the existing cobbles.

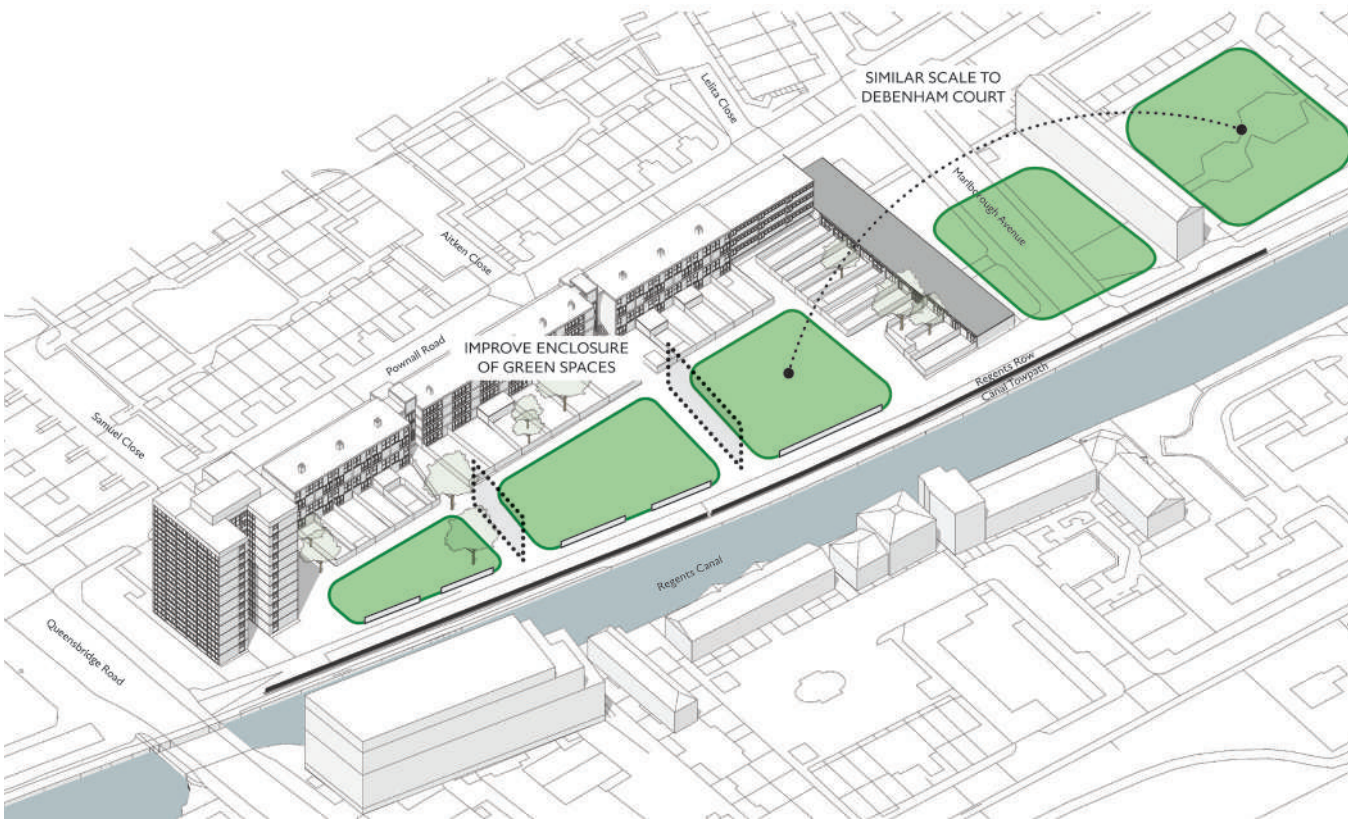
Residents want more seating, communal storage, and communal power sockets in the green spaces for resident activities.

We have added seating, flexible space for gatherings and retained calm areas. Some infrastructure will be provided to support resident activities.

Design principles which have informed the design:

Shared design principles between the residents and the design team have been developed since the previous public exhibition and through meetings with the Resident’s Steering Group. Many of these are development benefits for the wider community.

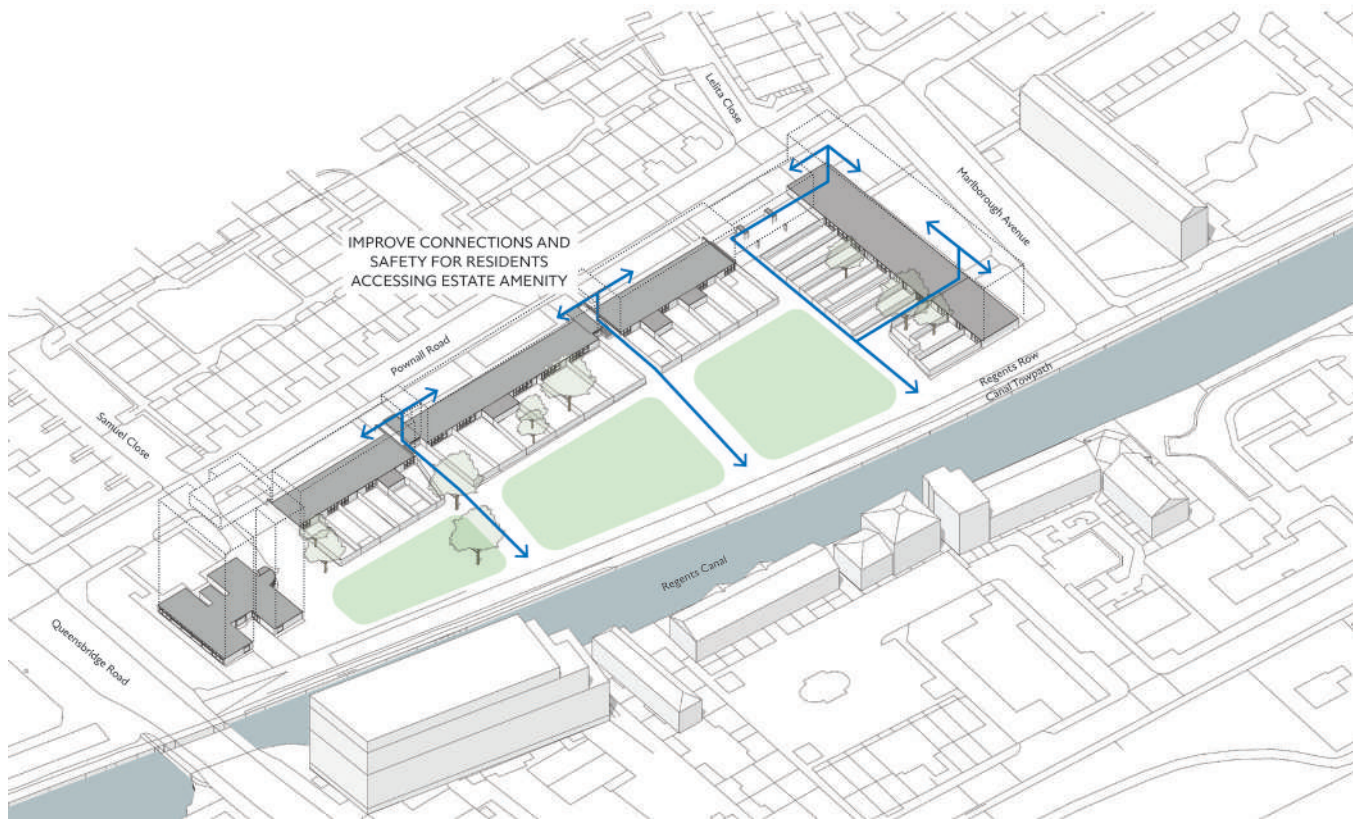
These are shown in the diagrams below:



Improve Character and Enclosure of Green Spaces



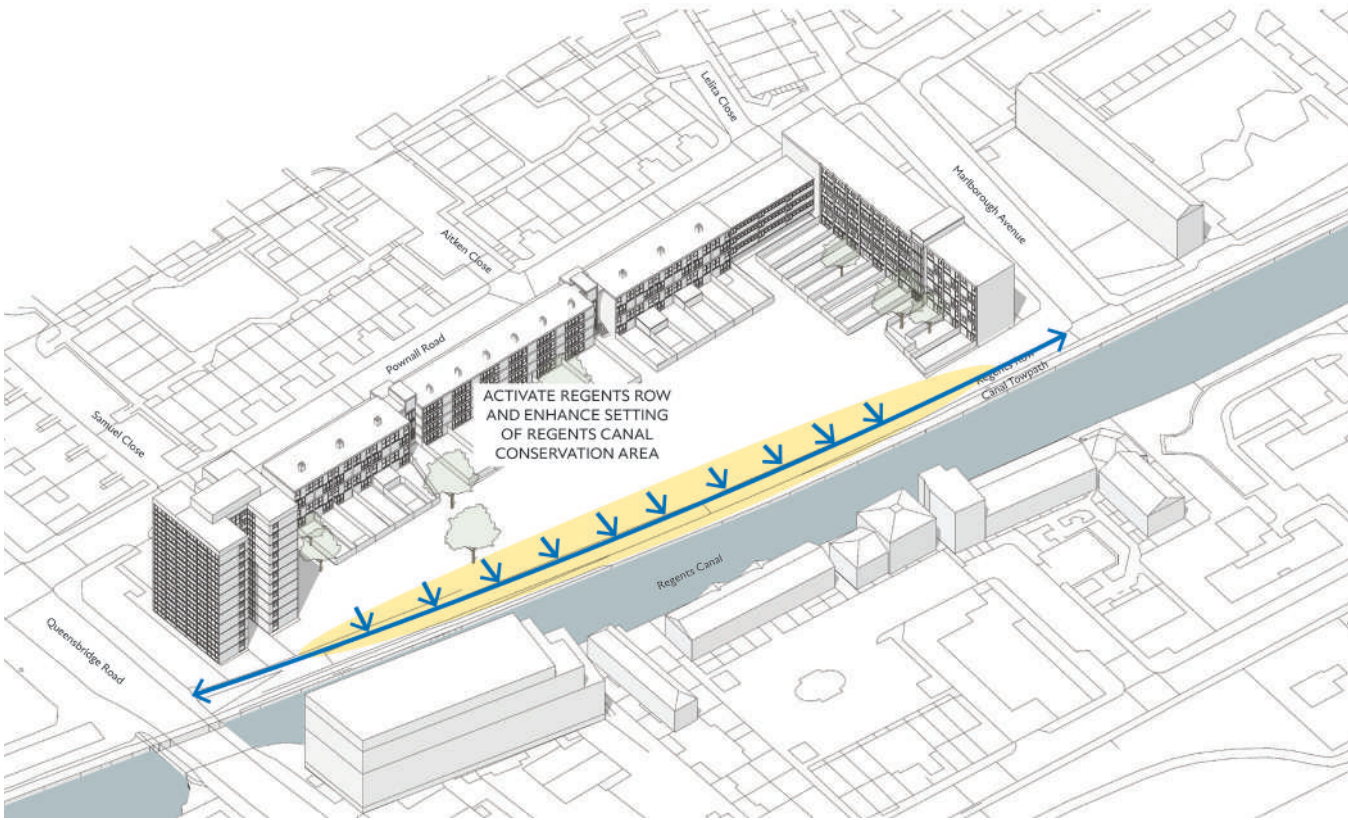
The courtyard amenity spaces at the Suffolk Estate are of a better quality and proportion than the Regents Court Estate.



Improve and Reorder Pedestrian Routes on the Estate



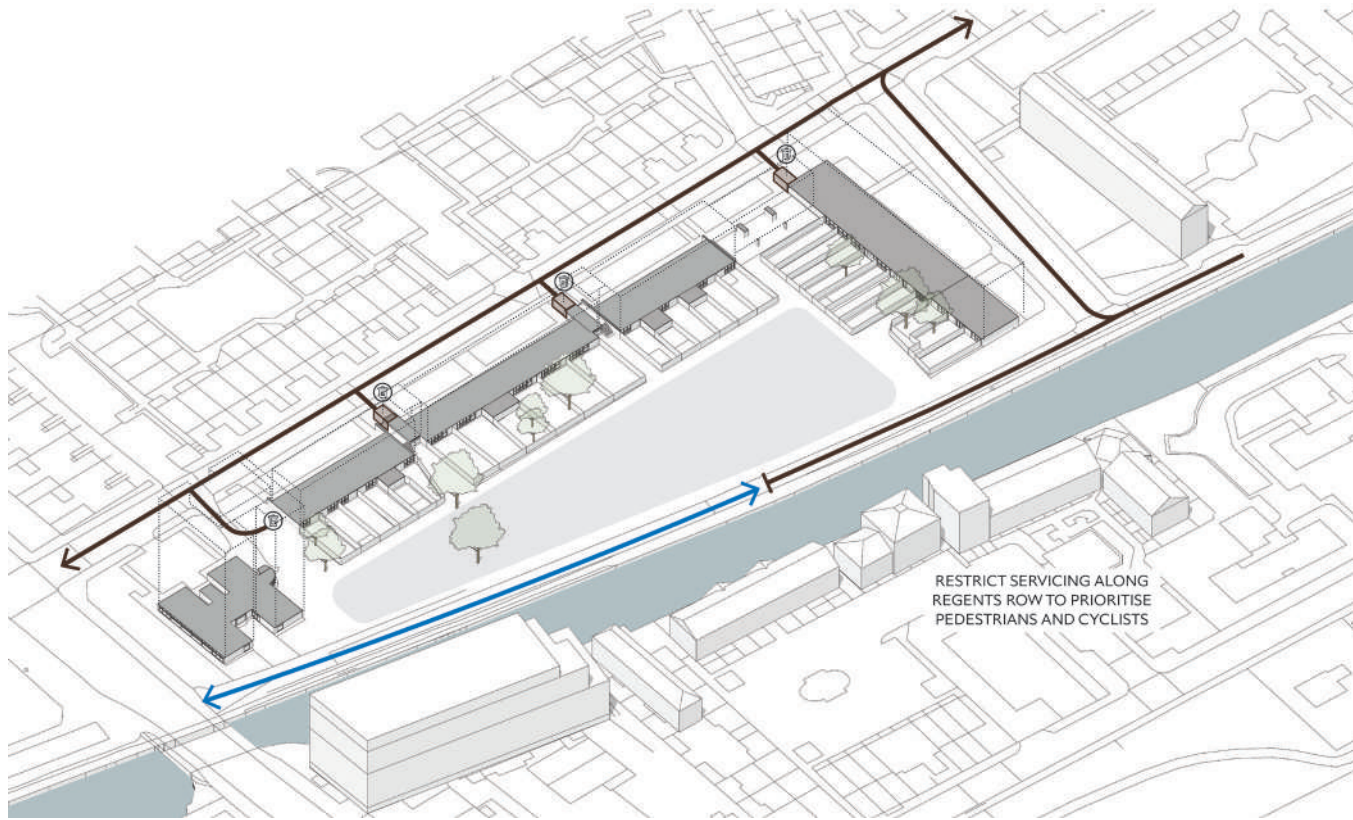
High garden fences create narrow and poorly overlooked cut throughs from Pownall Road which are current hotspots for ASB.



Activate Regents Row



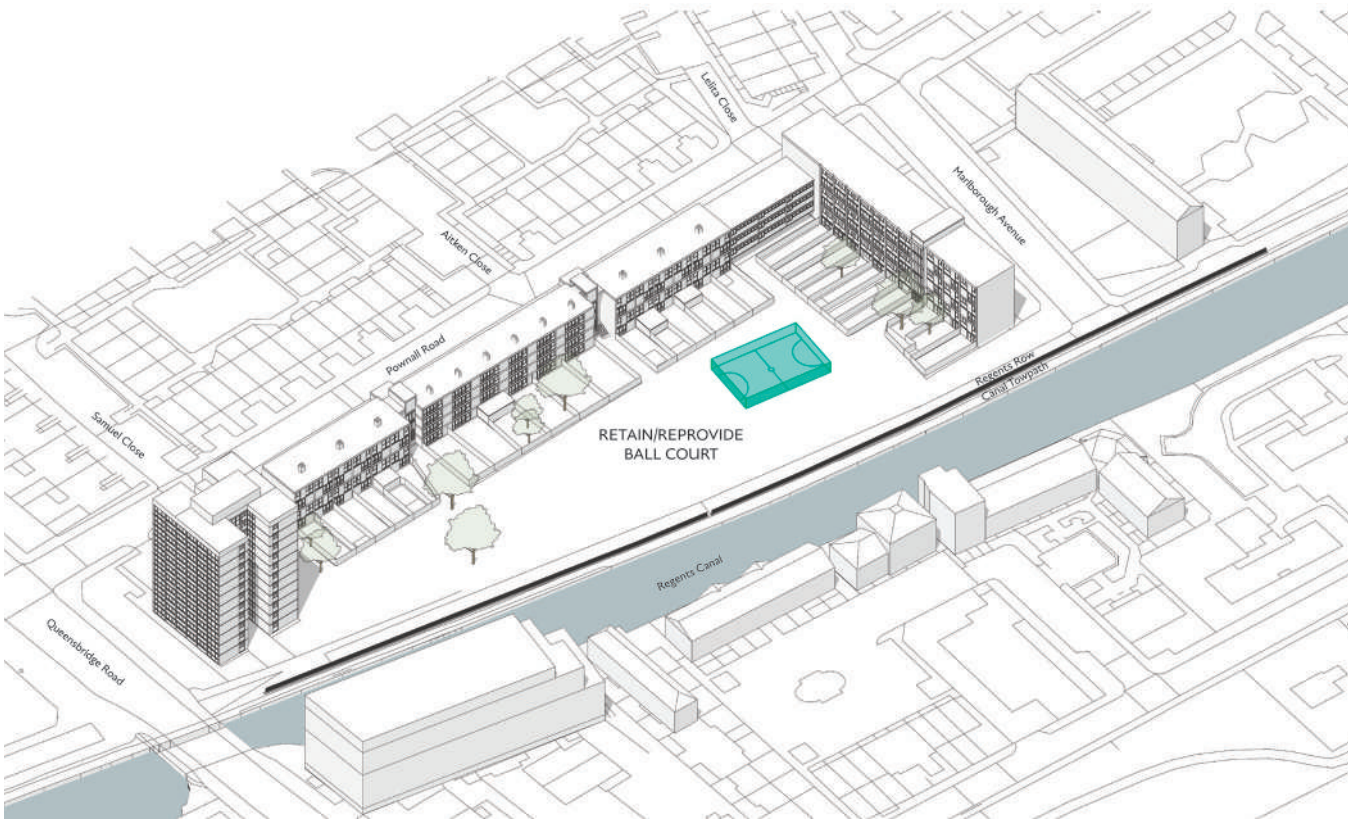
The garages and car parking do not activate Regents Row, and the fence splitting the towpath and road raises safety concerns.



Improve Servicing of Estate to Enhance Public Realm



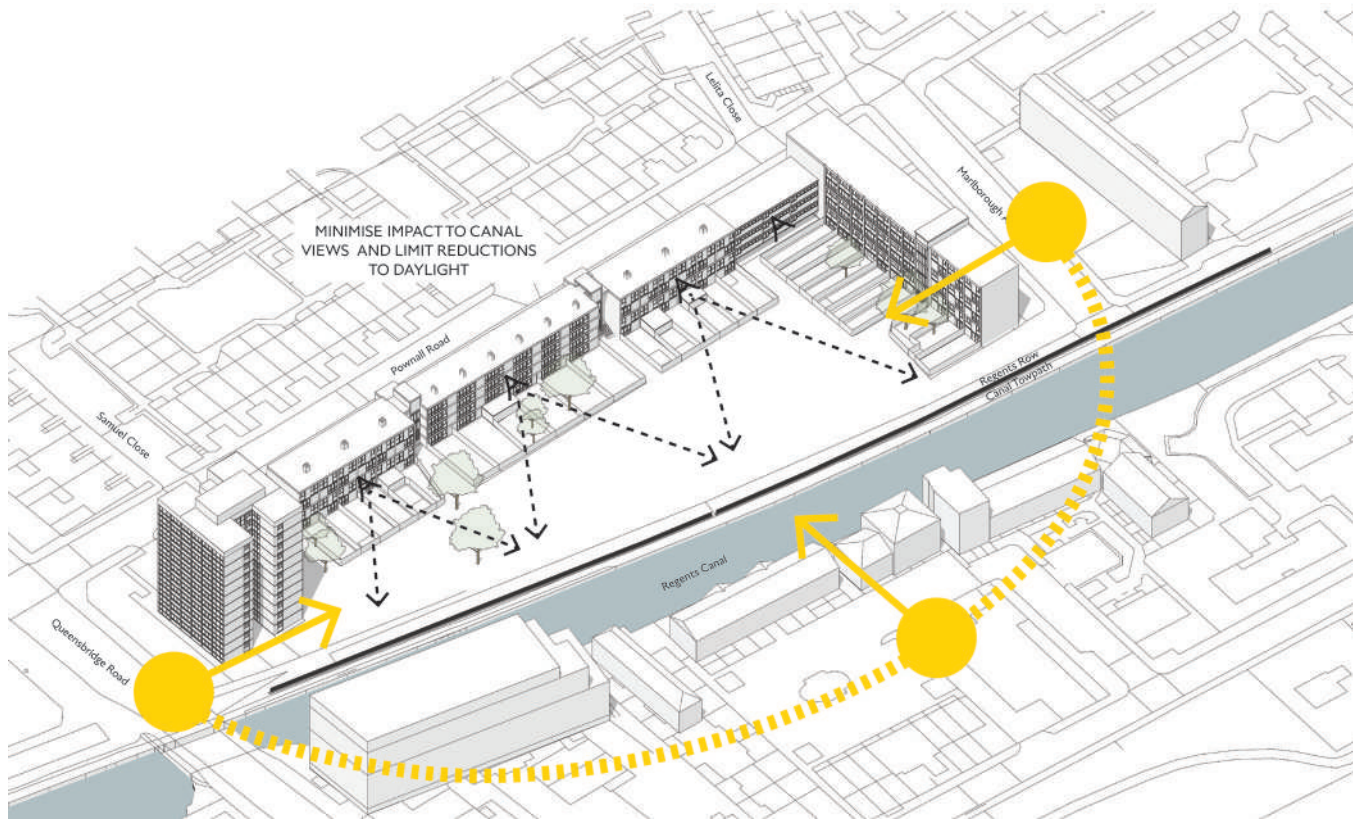
Regents Row needs widening, providing an opportunity to enhance its character, similar to improvements further along the canal.



Retain Ball Court



'The Blue Cage' is an important space for young people in the area and will be retained in place in the proposed option.



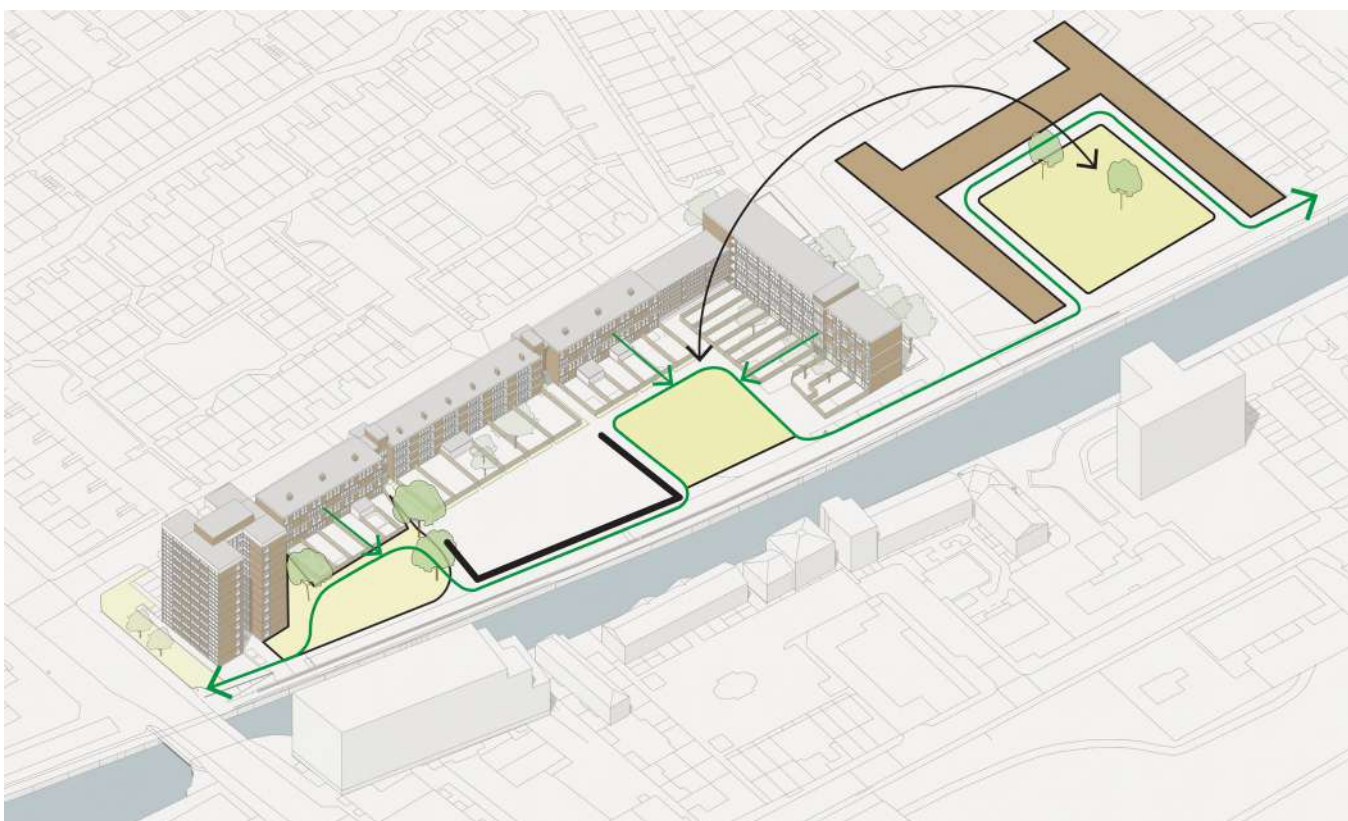
Minimise Impact on Resident Views and Daylight



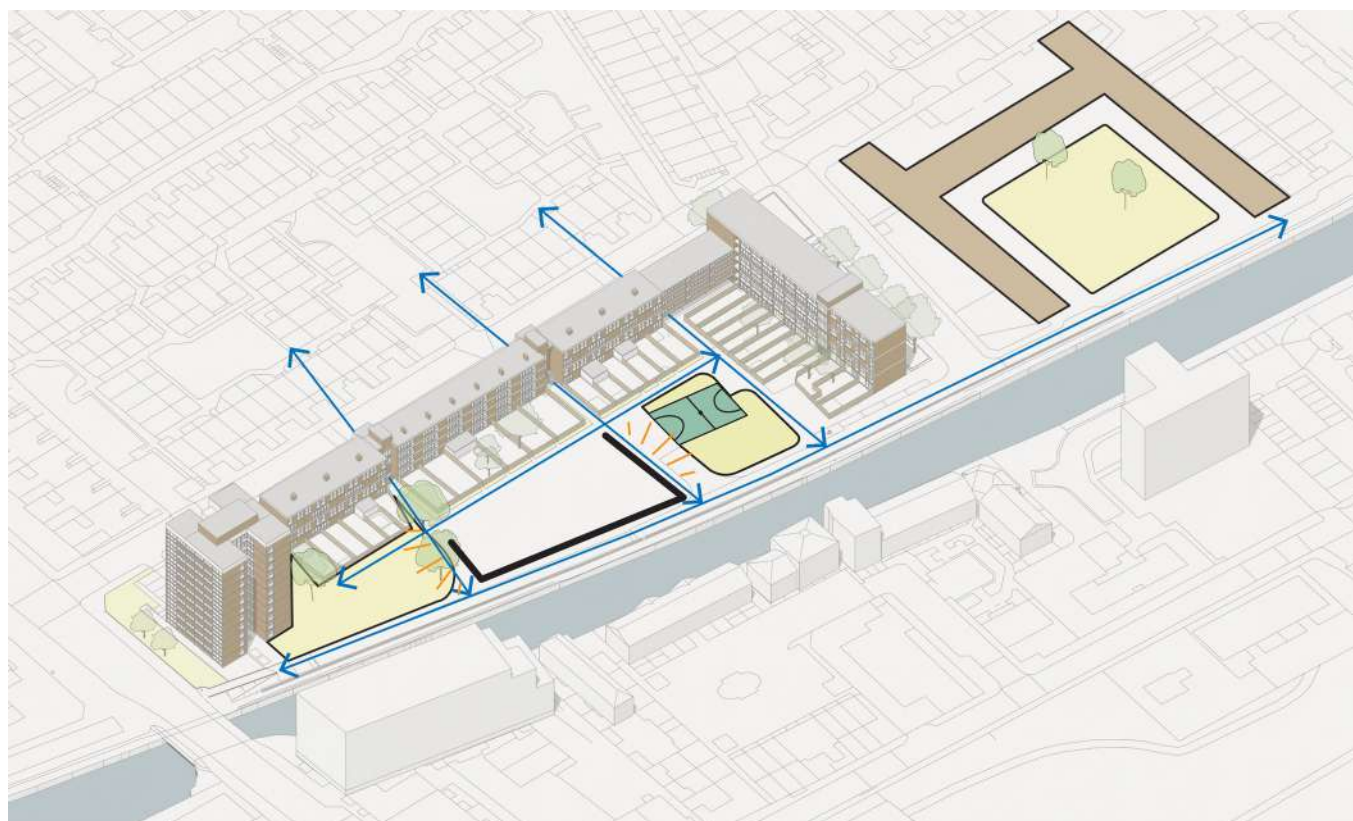
Views across to the canal are important to existing residents and the estate enjoys southerly daylight and sunlight.

Development of Regents Court proposal:

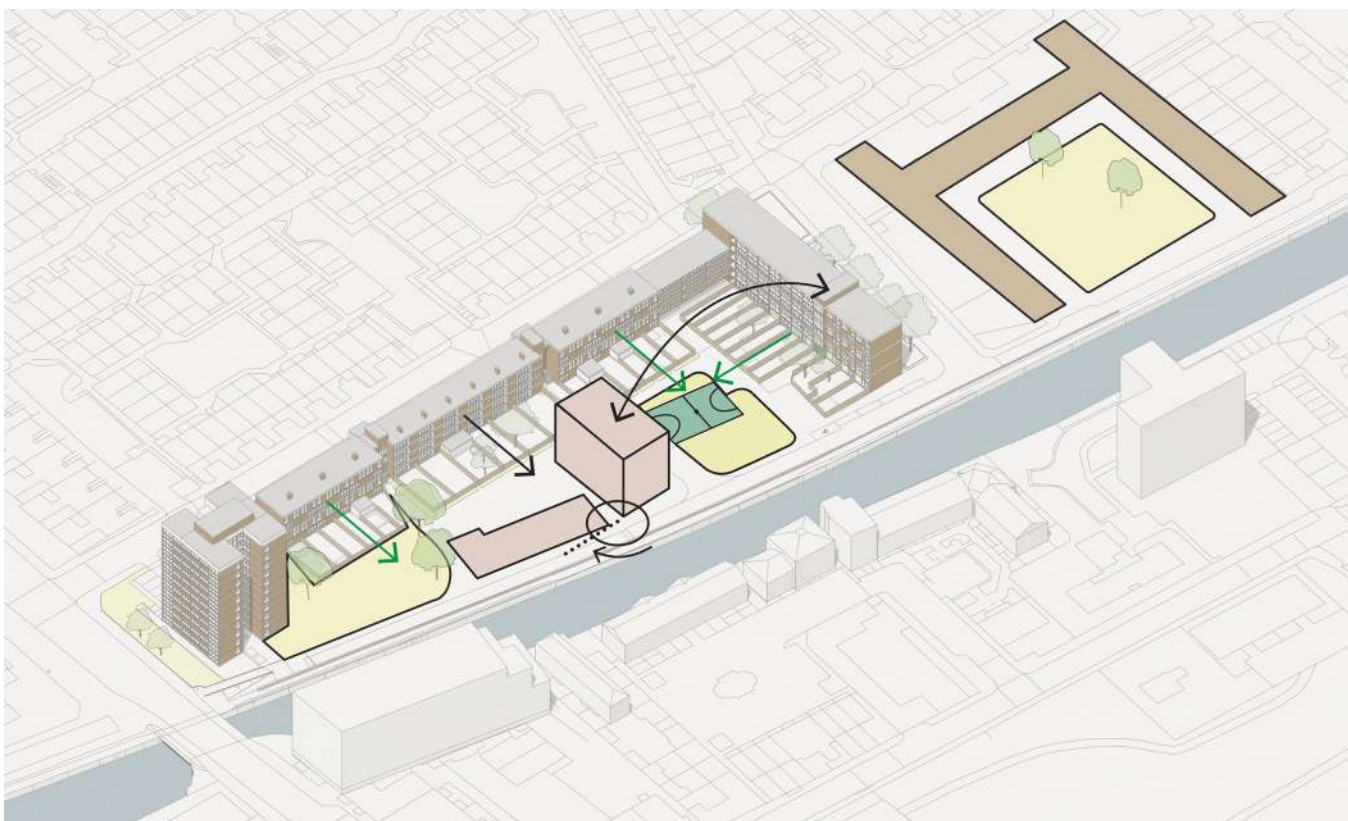
Based on the design principles, the following diagrams demonstrate how the proposed option has been developed.



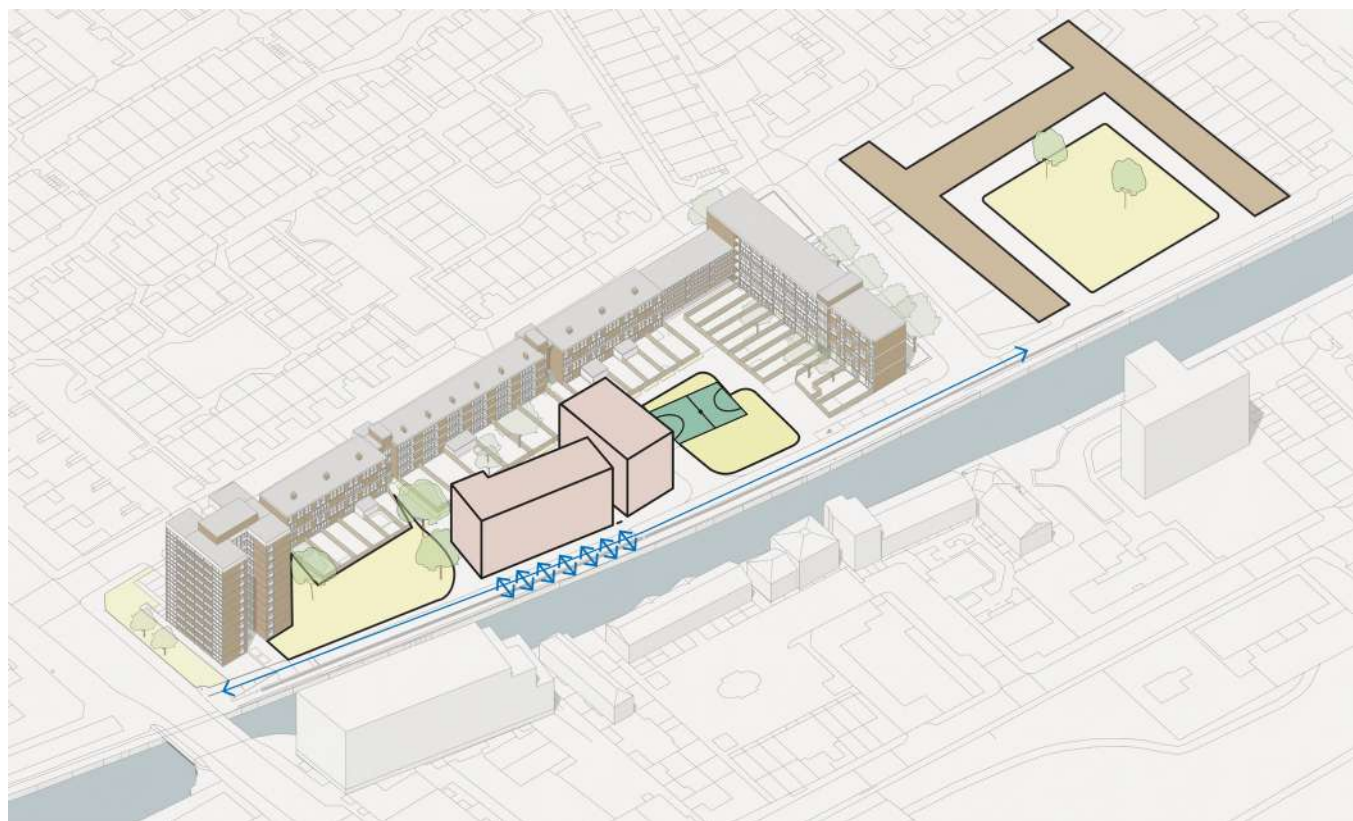
Expand the series of enclosed courtyard gardens from the Suffolk Estate along the canal by placing the building in the middle of the site.



The building layout connects to and improves pedestrian routes and retains long vistas between Pownall Road and Regent’s Canal.



The eastern wing matches the height of the building opposite on Marlborough Avenue, while the western wing rotates to be parallel to Regents Row and highlight separation between blocks.



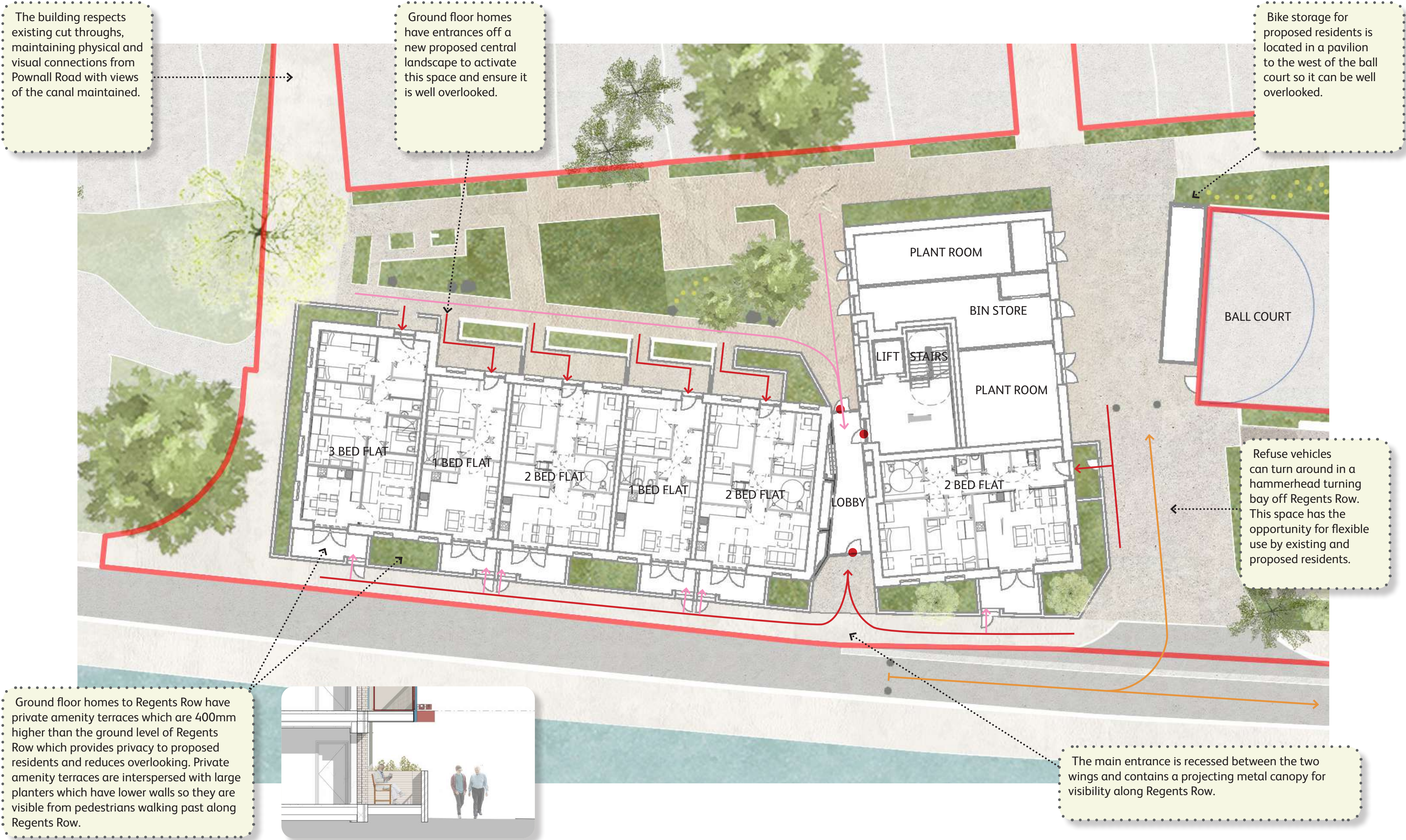
Entrances to the ground floor homes and the entrance lobby for the homes above are now all accessed from Regent’s Row creating frontage and ground floor activity.

Ground Floor Plan:

The main communal entrance is located between the two wings on Regents Row. Five homes in the western wing have formal front doors opening onto the shared garden, encouraging doorstep play and activity. These homes also have informal access from Regents Row to their private outdoor spaces. A wheelchair-accessible two-bedroom home at the south-east corner has its main entrance on the eastern side, helping to activate the pedestrian route, with a terrace overlooking the canal. Bin and plant rooms are located to the north and are accessible from both east and west sides. Bike storage is provided in standalone pavilions near the ball court and in the undercroft.

Access and Movement:

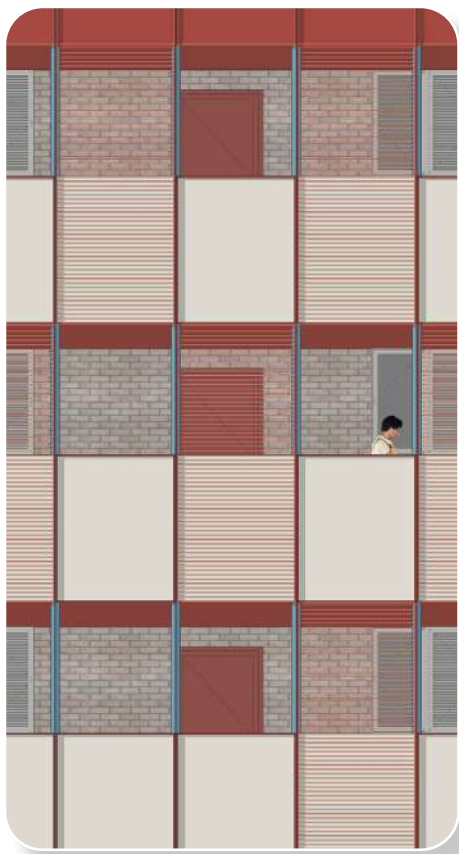
- Main entrance for visitors and new residents
- Secondary entrances for residents
- Refuse collection routes
- Fob access



Upper Floor Plan:

Each typical floor contains eight homes arranged around a central core: five in the western wing and three in the eastern wing. All homes are accessed via the eastern core. Most homes have windows on two sides of the building, except for one one-bedroom home in the eastern wing, which has a wide view over the new courtyard. Bedrooms in the western wing face the access deck, which is 1.8m deep, offering a buffer zone for privacy. Homes in the western wing feature private balconies overlooking the canal, providing shade and helping to reduce overheating. Eastern wing homes have balconies facing the new courtyard to the east of the estate.

North-facing walkways will include full-height metal panels to improve privacy by screening views between the new homes and existing properties in the central estate block.



East-facing balconies will feature full-height metal panels designed to enhance privacy by screening views between the proposed homes and existing homes in the Marlborough Avenue block.



Architectural Proposals for Regents Court:

The proposed design is a five-storey scheme split into two distinct wings. The eastern wing sits opposite the six-storey Marlborough Avenue building and a western wing is parallel to Regents Row. Ground-floor homes have terraces and entrances on Regents Row, while upper-floor homes are accessed from the north via a shared external walkway, similar to the homes on the existing estate. Homes in the eastern wing have balconies facing the new courtyard to the west, and homes in the western wing have balconies facing the canal to the south.

North Elevation

1: This part of the building features light blue vertical metal columns with red and white metalwork to respond to colours found across the estate. Full-height metalwork screens are used to reduce overlooking from the external walkway into existing residents back gardens and are arranged in a similar pattern to the east elevation referencing the estate’s checkerboard-style design.



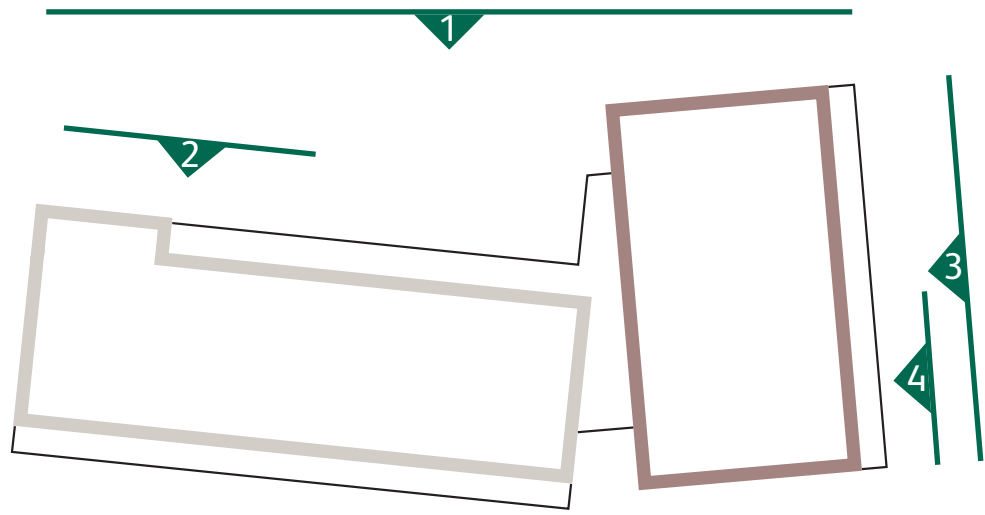
Ball Court Cut Through Route Eastern Wing Central Landscape Cut Through Route

East Elevation

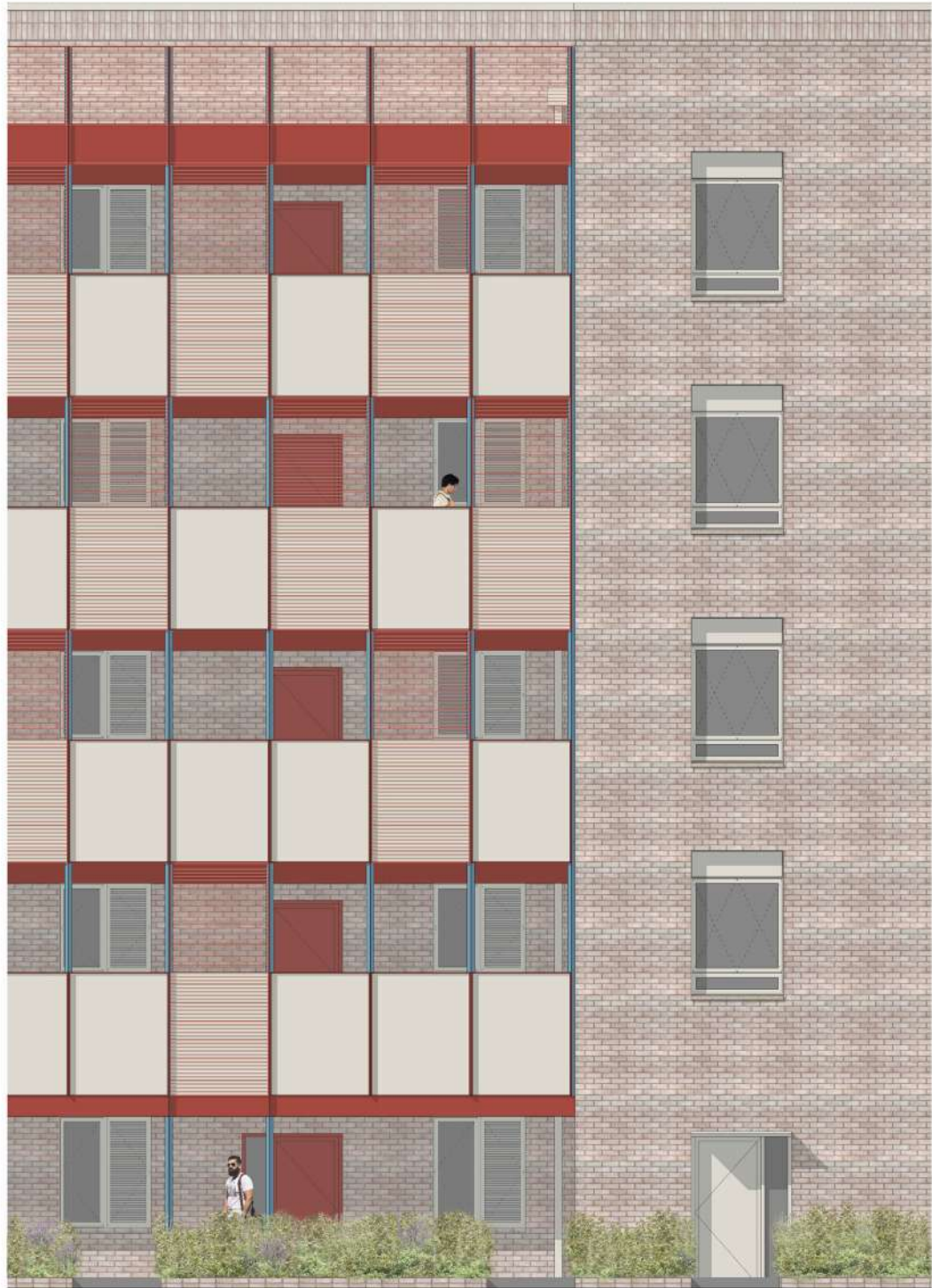
3: Facing Marlborough Avenue, the east side of the building uses warm red-toned brick, with metalwork balconies. Inspired by the existing estate’s checkerboard-style windows, a metalwork screen pattern is proposed to improve privacy, reduce overlooking, and provide shade to homes. At ground level, the garden wall continues around the corner from Regents Row, creating a secure and welcoming space for the ground floor home.



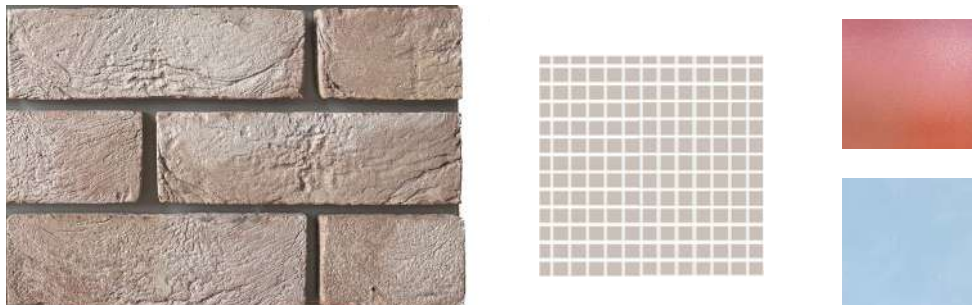
Regents Canal Regents Row Eastern Wing Cut Through To Pownall Road



Key Plan



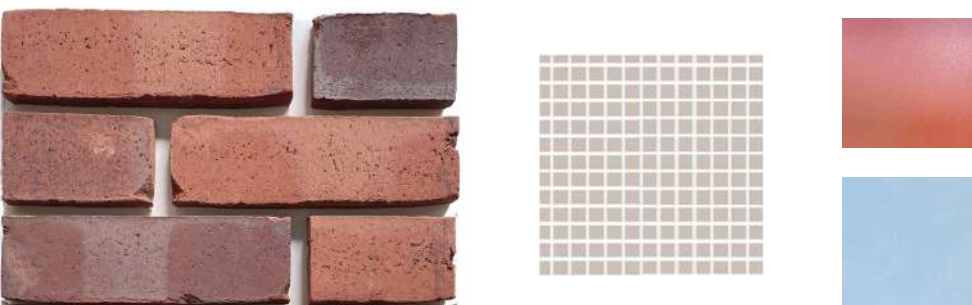
2: Proposed North Elevation



Proposed Materials



4: Proposed East Elevation



Proposed Materials

Architectural Proposals for Regents Court:

The main entrance is located on Regents Row, where the road will be refurbished with relaid cobbles and extended in width. This creates a more spacious and welcoming frontage alongside new residential homes. The towpath wall will be removed, reflecting the existing condition along the Suffolk Estate. From the canal, the building continues the architectural language of coloured metal balconies seen along Regents Canal. On the estate-facing elevations, patterned screens in a familiar colour palette are used to visually connect the new building with the existing estate.

The proposal builds on the Suffolk Estate’s pattern of gable ends and open spaces by introducing two well-proportioned green areas to the east and west of the building. These spaces are similar in scale to those already in the Suffolk Estate and are activated by residential frontages. The landscape design aims to clearly define the threshold between public realm and estate amenity to reduce encroachment, helping ensure that amenity areas primarily serve residents.



Key Plan



1. Proposed view along Regents Row looking west



2. View from Second Floor of 1-44 Regents Court



3. View from Queensbridge Road Canal Bridge



Above: Regents Court public realm / ground floor illustrative landscape plan (not to scale)

1. Proposed equipped play area for older children; fencing between play area and perimeter rain garden planting with natural ‘play-on-the-way’

2. Proposed new seating

3. Existing ball court and access retained

4. Boulders to stop cyclists using route as a cut through and doubles as play-on-the-way feature

5. Covered cycle parking provision against ball court fencing with generous paved space and turning for waste / fire tender vehicles provided

6. Central landscape with mixed planting, a lawn and nature trail
7. Growing area with raised grow beds

8. Planted defensible spaces interspersed with ground floor private amenity along Regents Row

9. Existing younger years play area and open grass / picnic areas retained
- Shared building access

Building servicing access

Play area access (gated)

Private amenity access



Natural aggregate concrete setts in warm tones for key spaces and entrances

High quality concrete pavers / setts

Above: indicative paving materials palette



Trees with Spring blossom

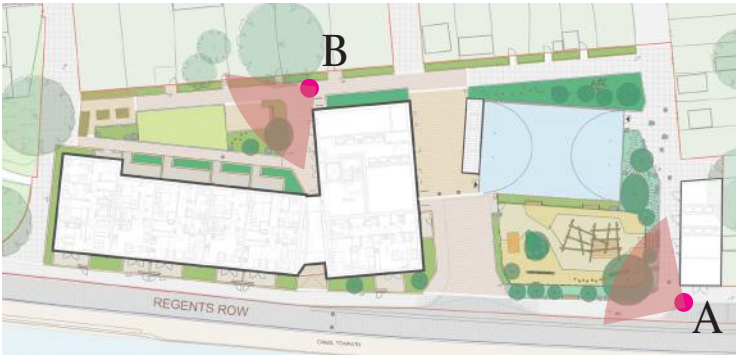
Groundcover mix

Herbaceous mix

Rain garden mix

Above: indicative planting palettes

The landscape and public realm is designed to be accessible to all. New green spaces, play provision and pedestrian routes will help to improve pedestrian experience and better link new and existing green spaces.



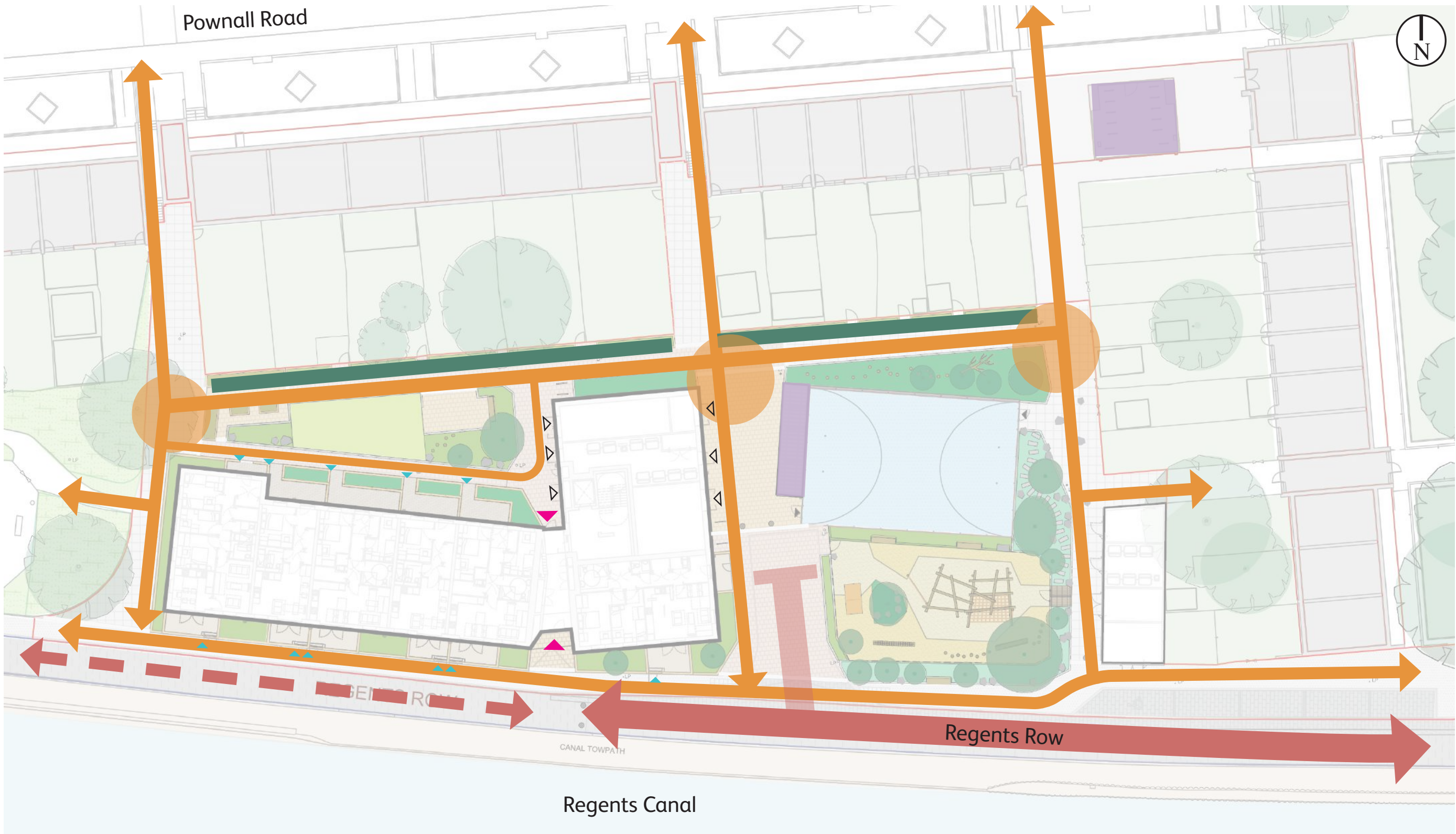
Above: sketch view A showing the proposed eastern landscape and circulation, including Regents Row (left) where existing railings are proposed to be removed



Above: sketch view B showing the proposed central landscape

Access and movement strategy

- Retained / new circulation: better-connected with clearer sight lines
- Widened node / space areas at footpath junctions
- Planting against back garden fences (access retained)
- Widened section of Regents Row, cobbles retained / reinstated (waste and emergency access only)
- Regents Row (retained as existing (no vehicle access)
- Communal / shared building access
- Private building / garden access
- Building servicing access
- External cycle stores



Above: diagram showing access and movement

Play strategy

Play provision is a requirement of planning policy. The proposed strategy aims to make play accessible to all, for both new and existing residents. Along with retaining the existing play area and green space to the west of the site, new fixed play features and 'play-on-the-way' are proposed across the site.

- Existing small play area retained (outside of red line boundary)
- Open grass / picnic area retained (outside of red line boundary)
- Existing ball court retained
- Mixed lawn, natural play and grow garden amenity space
- Natural play-on-the-way elements wrapping round the ball court
- Equipped play area aimed at older years. A large, multi-functional play piece is proposed as the main feature to provide a challenging piece of equipment that will keep children entertained with repeat visits. The equipment may provide informal seating or hang-out space for older children, with ability to watch games being played on the adjacent ball court
- Smaller play pieces, arranged in a loop, will supplement the main play piece. The existing ping pong table is proposed to be relocated within the play area.
- Informal play, such as stepping boulders within planting / rain garden located to path edges



'Natural' play is proposed across the site within groundcover planting. Image credit: (c) Robin Forster



Some small fixed play elements are proposed in the play area



Lawn of sufficient size to host a variety of activities and space to sit



Nature trail features are proposed in areas of mixed planting



Above: diagram showing play strategy