

Regents Court Development Proposal - Stage 2 Summary report

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Background

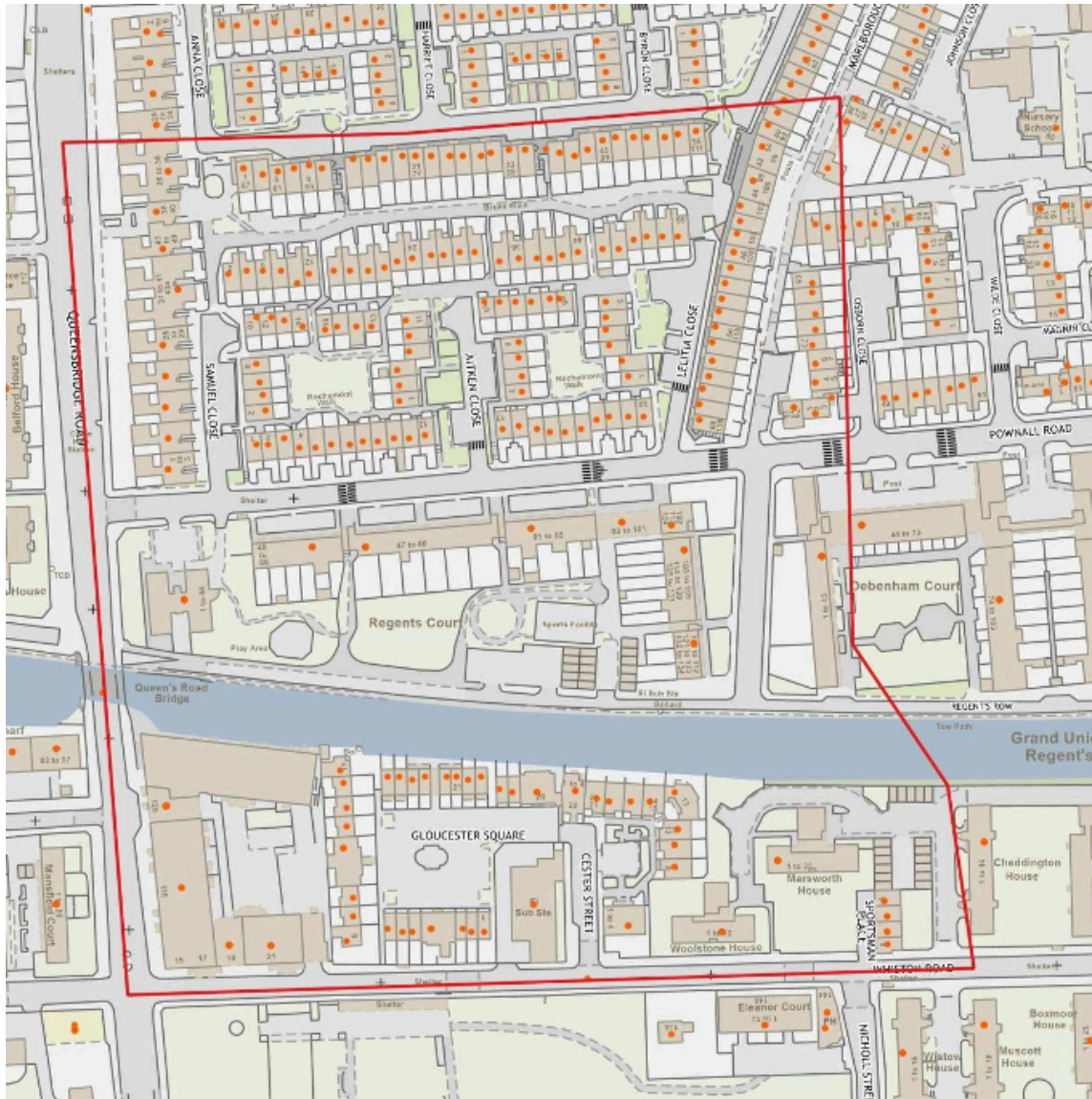
This report summarises the engagement methods and feedback received during the second phase of the New Homes Programme. This stage of consultation was a targeted site-specific discussion with neighbours and local residents around the development of new homes being built on the Regents Court Estate. This engagement took the form of 2 site-specific events and an online survey that ran for 4 weeks, from Saturday 8 March 2025 to Sunday 6 April 2025.

Purpose of this report

This report provides an objective account of the engagement that took place and the feedback received. The scope of this stage of engagement was to gain an understanding of residents' views and ideas regarding the next stage of design development following the first round of public engagement.

Distribution

- 710 newsletters were sent to the surrounding area (see distribution area). The Newsletters provided an update on the responses to the previous engagement and details of the upcoming events and online survey. A further communication was sent out after the events to all residents informing them of the opportunity to complete the online survey providing a QR code, or the opportunity to pick up a hard copy of the questionnaire from the Pensioners Hall. Contact details were provided in the letter sent to residents who wished to ask any questions.



Engagement

- An online survey was hosted on Hackney Council's consultation hub between Saturday 8 March 2025 and Sunday 6 April 2025.
- Two public drop-in events were held on Saturday 8 March between 10am-1pm in the Regents Court estate undercroft space off Pownall Road and on Tuesday 11 March between 4-7pm at the Pensioners Hall on Brougham Street.
- Door knocking was also conducted on the Saturday PPCR (the Independent Tenants and Homeowners Advisors) to encourage residents to attend the public events or fill in the online survey.

Responses

- 13 responses were received from the online survey
- Over 43 local residents attended the public engagement events (see estate attendees location) providing a further 57 comments.
- 19 residents were spoken to on the doorstep by PPCR with 4 attending the event following this.
- Further feedback was received via the vice chair of the Regents Court TRA providing comments from 17 residents of which 5 were not previously engaged.
- One member of the Resident Steering Group (RSG) and the vice chair of the TRA communicated by email directly with Steve Waddington, Strategic Director of Housing with their concerns.

In total it is estimated that 60 residents have been engaged with meaningfully covering some 55 properties. All comments received have fed into this report.

Feedback

General feedback

Overall, the feedback from the public engagement suggests that there are significant concerns; with only one comment showing clear support liking the shape of the building and another acknowledging slight improvements to the heights since the last designs were shared. Concerns focus on the location and impact of the new building as well as around the loss of green space and proposed green space enhancements as well as around fears that new cut-throughs being created will add to the anti-social behaviour (ASB) issues the estate already experiences. There is a strong demand for lower density or alternatively that a new location is sought for the homes.

Specific issues raised

Loss of privacy and overlooking

There are repeated concerns over the location of balconies, windows and the access deck to the new building directly facing existing homes and gardens. The L-shaped block faces directly to the existing block and is considered too close.

Loss of daylight and overshadowing

This especially affects the existing estate housing to the north of the proposed new building, which currently faces the canal and has south-facing gardens. Concerns over the loss of sunlight and privacy.

Building height and overdevelopment

Many feel that the proposed building is too tall, out of scale and would prefer a reduction in storey height, or a change to town houses or even bungalows.

Negative design and shape / inefficient layout

It is also felt that the shape of the building is not efficient, divides the estate and creates a wasted and dark unusable space, which could become a dangerous cut through. Some would like to see a linear block facing onto the canal. (An option previously discounted).

Loss of views of the canal

A number of residents were unaware that the location for the building has moved since the council's original intention to build on the garages site. They are concerned about the loss of canal views and of sunsets as a result of the proposed building's location.

Green space and play areas

There is concern that communal green spaces have been reduced while a ball court and two playgrounds take up most of the remaining space. The remaining spaces are seen as too public and not community focussed.

Questionable community benefits

Residents are unsure of what the community benefits are, and feel that the council's 'Local Lettings Policy' is inaccessible and potentially misleading.

Mental health / vulnerable residents

There are many vulnerable and elderly residents living on the estate, especially in the central block behind the new proposed building. There is concern for their well being as a result of the new buildings, its impacts and the perceived potential increases in ASB.

Construction impact

Residents are concerned about the management of noise, dust and pollution as well as access, during the construction process.

Disrepair of the existing estate

Concerns over the existing condition of the estate, especially the general maintenance and issues of condensation, mould and damp which they fear will get worse due to the reduction in sunlight as a result of the new building. They would like these issues remedied before the new homes are built.

Community trust and engagement

There is frustration with the perceived lack of transparency in the engagement and consultation process and the way that the plans have changed.

Overview of results

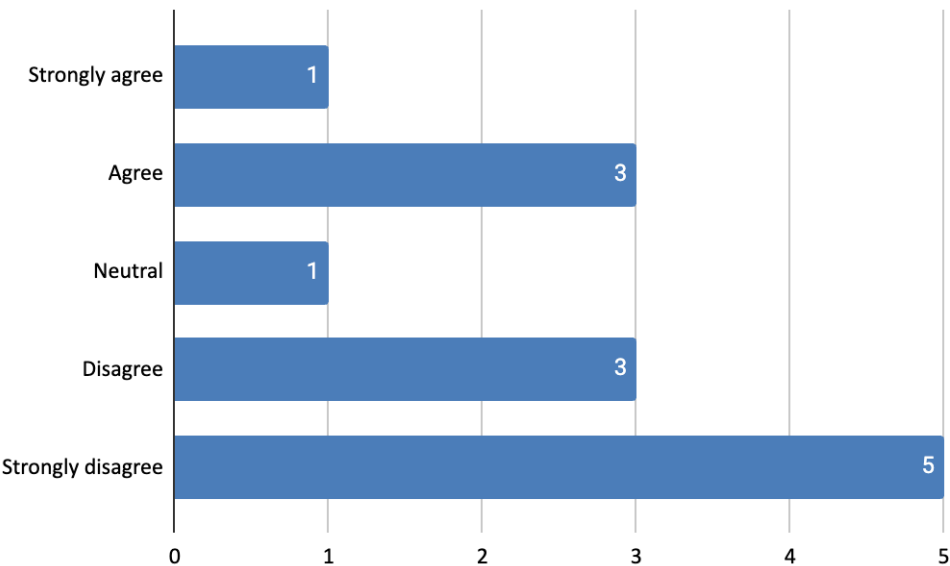
A mixture of quantitative and qualitative questions were asked concerning how the design has developed since the Stage 1 exhibition and the preferred plan being developed from the feedback received to two options presented in July 2024 and the shared design principles that underpin the designs.

There were additional questions around the landscape proposals, enhancement of green spaces and the proposed access and movement strategy. Finally feedback was sought on the engagement process and a question allowing any additional comments to be made. Each question is referenced to one or a number of the exhibition boards, that can also be viewed on the consultation website.

The aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand residents’ concerns and priorities and responses to the preferred plans shown to inform the development of the plans. The feedback to each of these questions is summarised below:

You said...We are doing... - Board 2, & 3

Question 4. How do you feel about the design development described on the ‘You said.... We are doing ...’, Board 2 and the Updated Design Principles, Board 3.



Strongly agree	1
Agree	3
Neutral	1
Disagree	3
Strongly disagree	5

Summary

(10 out of 13 people provided additional comments).

While some appreciate the design evolution, most express dissatisfaction with the plans shown. Reduction in height and layout is acknowledged but not seen as sufficient change. Privacy, light and inappropriate scale are consistent top concerns across all comments, regardless of changes made in the design reducing a section of the building from 6 to 5 storeys - it is still considered overdevelopment that overshadows estate building to the north. Others are concerned about the loss of green space to hard landscape. Respondents also emphasise quality of life impacts, design incongruities, and a disregard for community needs.

“I broadly think the L-shaped block is an improvement... it is now 'less bad'...”

“Feels the proposed building is way too tall and not appropriate for the area.”

Suggestions included:

- Move balconies or angle windows to avoid overlooking.
- Reduce height of the building and reduce overshadowing of gardens.
- Split the building into smaller blocks along the canal.
- Add privacy screens or tree planting.
- Improve maintenance of current homes before expanding.
- Add solar panels along the towpath and retain the cobblestones.
- Clarify and make the lettings policy more accessible to locals.

Key issues raised:

1. Loss of light and views (property values)

(10 mentions + 2 people at the public consultation events)

Loss of light and views is the top topic with residents concerned that the new building will block the canal view either entirely or partially for estate residents and fear that there will be considerable reduction in daylight in the rooms facing the new building. Others mention that sunlight will be reduced

impacting both comfort and sustainability, making condensation problems worse. Many bought their properties because of the views and are concerned how values will be affected.

2. Privacy and overlooking (10 mentions)

A repeated concern is about the proposed balconies and windows, including the access deck to the north that will directly overlook resident's gardens and bedrooms. Particular concern is mentioned for the end of the L shaped block which has living room windows and is 18.2m away from the existing block. Residents of Regents Court Estate to the east are also concerned about balconies on the eastern facade (which is 48m away) causing ASB and impacting their privacy.

3. Building height and density - overshadowing (11 mentions)

There is a strong dissatisfaction with the scale and massing of the new building with many feeling that it is 'too tall', 'claustrophobic' and 'not in keeping'; and that it will overshadow the block to the north and its south facing gardens. And that it will overshadow the block to the north and its south facing gardens to create what is believed will be a dark, unusable and unsafe space, creating a cut through and attracting ASB.

4. Design and layout issues (9 mentions)

Many residents believe that the new block will create a dead space to the north that will be dark (north facing), shaded, inaccessible and unsafe creating a new cut through on the estate. They would like to see a new layout that creates a usable, communal open space, with for example town houses or bungalows or a reduced scale design. Some feel that the new block will divide the estate.

5. Green space and play areas (community amenities) (9 mentions)

A number of residents voiced the opinion that communal green space is being reduced while the existing ball court and young children's playground are retained and a new playground provided. They expressed the view that green space, vital for all the community and biodiversity, is being lost in favour of hard landscaping. It is also felt by some that the new spaces feel aimed at public use, not residents' well being. People would like to see more places to sit and dwell and for social / community functions with amenities such as storage and power and a lockable ball court to stop ASB after dark. Some asked what will happen to play provision during the construction process.

6. Community impact and wellbeing (6 mentions)

Concerns for elderly, disabled, or people with mental health issues living on the estate, near the block, and that the plans and density proposed will have an adverse effect on residents quality of life, due to the loss of green space, privacy and overcrowding. The estate houses many vulnerable people who will be disproportionately affected.

7. Community benefits

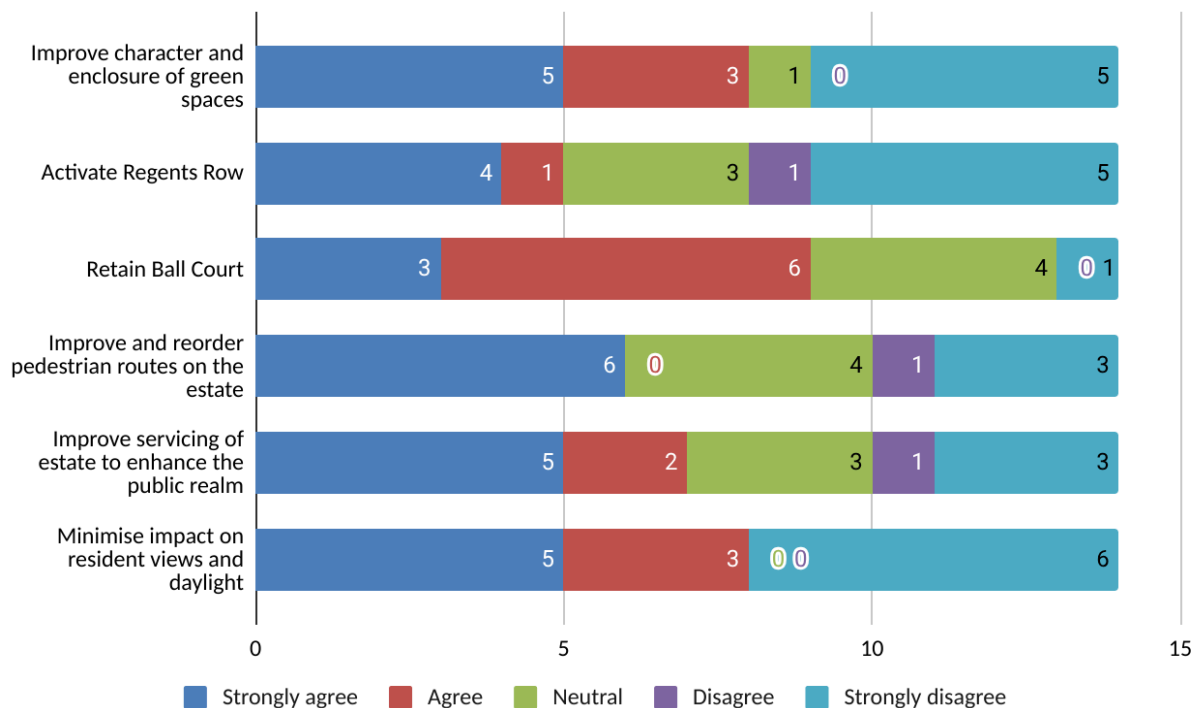
Most residents are unclear about the Local Lettings Policy, with one saying that the policy is misleading and very few will meet the criteria.

8. Disruption during construction

Dust, noise, and length of construction were raised as concerns.

Design Principles (Board 3)

Question 5. To what extent do you agree or disagree with each of the following design principles set out in board 3?



	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
Improve character and enclosure of green spaces	4	3	1	0	5
Activate Regents Row	4	0	3	1	5
Retain Ball Court	3	5	4	0	1
Improve and reorder pedestrian routes on the estate	5	0	4	1	3
Improve servicing of estate to enhance the public realm	4	2	3	1	3
Minimise impact on resident views and daylight	5	2	0	0	6

The above bar chart report shows a mix of opinions. However there is clear support for retaining the ball court and more support than not for improving pedestrian routes and servicing of the estate. At the same time there are equal and opposing views about improving the character and enclosure of green spaces, activating Regents Row and minimising the impact on resident views and daylight, most probably due to concerns about the plans, rather than against the principle.

Summary

(9 people responded to the questionnaire)

A majority of the respondents are unsure about how the design principles have been applied, particularly around: what counts as green space, loss of views and daylight, inclusive design and overcrowding of shared amenities. Some constructive suggestions were made around sustainability improvements and interest in housing if it is delivered sensitively and integrates well.

Key issues raised:

1. Loss or misrepresentation of green space

Residents are critical of what they see as “greenwashing”, where facilities like ball courts or hard landscape play areas are ‘wrongly’ labelled as “green space”.

“Planting a few extra trees on the periphery of concrete is not green space”

2. Views and daylight

There is strong concern that the new buildings will obstruct important views, especially of the canal, and reduce natural light to existing homes - which is seen as a clear quality of life issue.

"This will completely remove my view of the canal."

"Views and natural light ... highly diminished."

3. Non-inclusive design

The design is perceived as serving only narrow user groups - primarily parents with children - leaving out others.

"Space that will only be used by children and parents. This is not a fair design..."

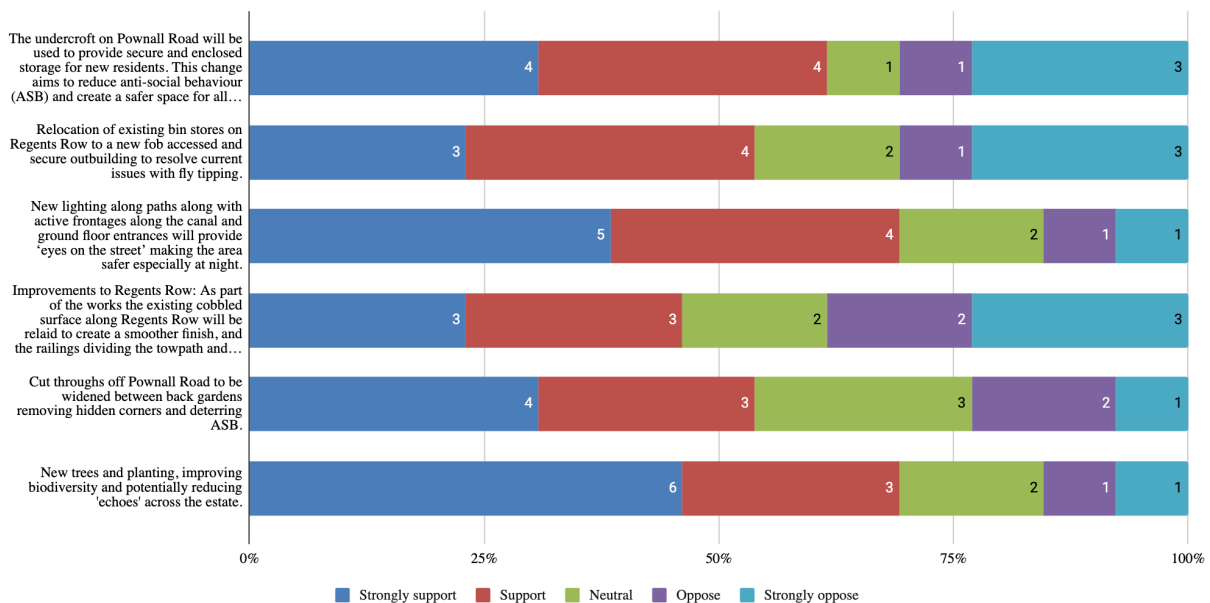
4. Lack of resident centric approach

Residents mistrust the process with a strong feeling that their voices are not being heard and the process is being pushed through without meaningful consultation.

"Yeah again, you don't care about the residents here."

Community benefits.

Question 6. Do you support or oppose the benefits that the development will deliver for residents of Regents Court Estate?



	Strongly support	Support	Neutral	Oppose	Strongly oppose
The undercroft on Pownall Road will be used to provide secure and enclosed storage for new residents. This change aims to reduce anti-social behaviour (ASB) and create a safer space for all residents.	4	4	1	1	3
Relocation of existing bin stores on Regents Row to a new fob accessed and secure outbuilding to resolve current issues with fly tipping.	3	4	2	1	3
New lighting along paths along with active frontages along the canal and ground floor entrances will provide 'eyes on the street' making the area safer especially at night.	5	4	2	1	1
Improvements to Regents Row: As part of the works the existing cobbled surface along Regents Row will be relaid to create a smoother finish, and the railings dividing the towpath and Regents Row is proposed to be removed to enhance accessibility while maintaining the character of the street.	3	3	2	2	3
Cut throughs off Pownall Road to be widened between back gardens removing hidden corners and deterring ASB.	4	3	3	2	1

New trees and planting, improving biodiversity and potentially reducing 'echoes' across the estate.	6	3	2	1	1
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There is broad support for the following community benefits listed above from top to bottom:

- The undercroft on Pownall Road will be used to provide secure and enclosed cycle storage for new residents. This change aims to reduce anti-social behaviour (ASB) and create a safer space for all residents.
- Relocation of existing bin stores on Regents Row to a new fob accessed and secure outbuilding to resolve current issues with fly tipping.
- New lighting along paths along with active frontages along the canal and ground floor entrances will provide 'eyes on the street' making the area safer especially at night.
- Improvements to Regents Row: as part of the works the existing cobbled surface along Regents Row will be relaid to create a smoother finish, and the railings dividing the towpath and Regents Row are proposed to be removed to enhance accessibility while maintaining the character of the street.
- Cut throughs off Pownall Road to be widened between back gardens removing hidden corners and deterring ASB.
- New trees and planting, improving biodiversity and potentially reducing 'echoes' across the estate.

As mentioned to other questions there are mixed views about removing the railings to the towpath on Regents Row with concerns about the loss of heritage cobbles.

Summary of comments

(8 people responded to the questionnaire plus 3 comments from the drop-in events)

Feedback received presents a mix of strong mistrust and pragmatic ideas and suggestions. In particular many share mistrust regarding the loss of green space and imposition of the new buildings. Several residents support practical improvements such as security, lighting, electric hook ups along the canal, and infrastructure for community use. There is also a clear desire expressed for genuine environmental benefit, not superficial or aesthetic gestures.

Specific issues:

1. Misrepresentation of “green space”

There is a consistent frustration that planting trees is being used to substitute for meaningful open green space, which is seen as lost.

“All for the planting of trees but where is the green, open space?”

2. Rejection of development

Some residents are “fundamentally opposed” to the development, with emotionally charged responses.

“You are all gross.”

“Don’t build anything there.”

3. Building size and impact

Some are more concerned about the impacts of the new building rather than the “soft” aspects that community benefits are seen as.

4. Positive feedback

Residents support benefits such as: electric hook ups for the boaters on the canal, lighting that will improve security, electrical infrastructure for social activities and secure storage for the TRA. These are viewed as tangible quality-of-life improvements.

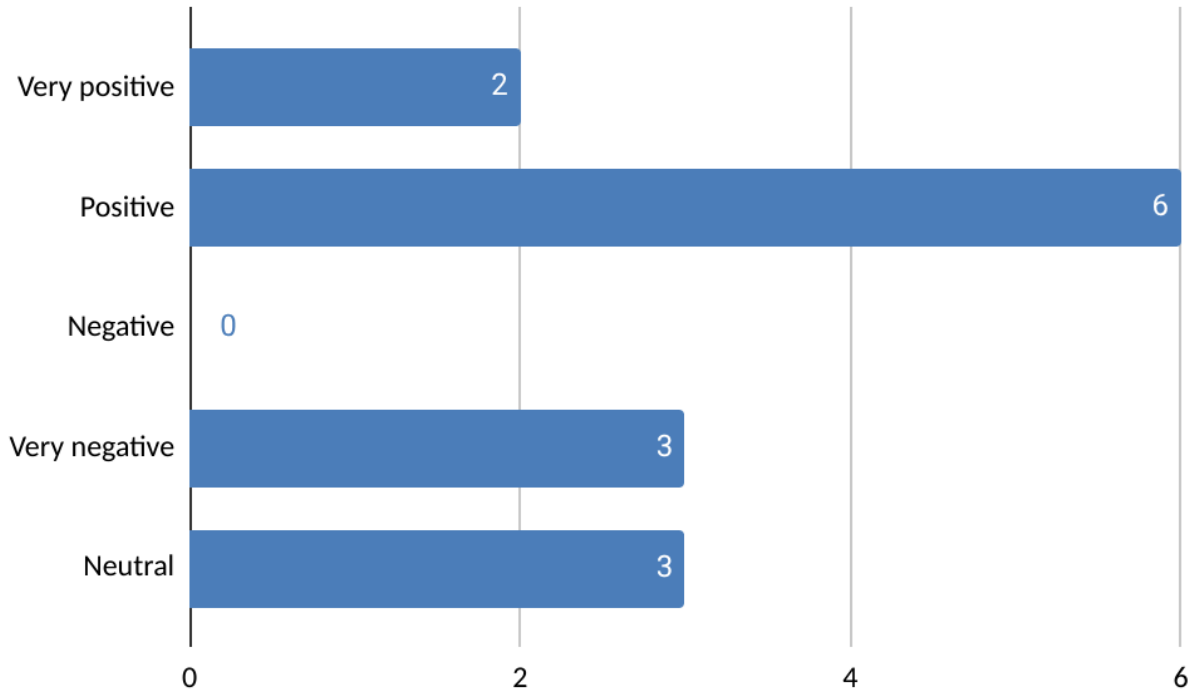
5. Conditional support for tree planting

There is cautious support for tree planting which is welcomed if done correctly, with native species that support biodiversity.

“Trees & planting are welcome but... native and wildlife friendly...”

Landscape strategy – Board 5

Question 7. Overall, what do you think about the plans to enhance the green spaces of Regent’s Court Estate?



Very positive	2
Positive	5
Negative	0
Very negative	3
Neutral	3

Summary

(7 comments out of 13 questionnaires plus 16 from the drop-in events)

Residents are highly skeptical of the term “enhanced green space” as currently proposed. While some appreciate new planting and design improvements, most see a net loss of usable, meaningful, green communal space, replaced by hardscapes and facilities that bring noise, exclusion, or external pressure.

There is a strong desire for nature-led, resident-focused, multi-use areas—not just playgrounds and ball courts.

Key issues raised:

1. Definition and quality of green space

Over 50% of comments reflect doubt or disapproval over whether the proposed spaces qualify as genuine green space. There is a sense that hard surfaces dominate and that the proposals for the ball court and two playgrounds are recreational spaces not natural green spaces. Trees and planting around the edges are not seen as meaningful greening.

“Adding lawn and trees in the periphery is not green space.”

2. Loss versus gain (enhancement) of green space

5 distinct comments specifically argue that more green space is being lost than gained or enhanced. Issues raised are that the existing central green area is being replaced with a concrete court and play equipment and that “green buffer” zones are unusable due to shade, narrowness, and layout. It is felt that the Suffolk Estate comparison is “misleading” as those courtyards are “actually green”, while the one proposed is not.

“0 green space and 2 playgrounds and a concrete court. Laughable.”

3. Playgrounds, ball court and noise

A large number of comments relate to the retained ball court and new playground proposed alongside it. Residents are concerned that noise will get worse and concentrated in one space. Some would like to see the court relocated and replaced with an open communal green. Some users from outside of the estate appreciate the functional benefits of having the two spaces beside each other.

“Noise is already a big issue... Will it get worse?”

4. Community use and inclusivity

There are 6 specific requests for seating, communal gardens, or alternative spaces for adults. They would like to see benches and non-play spaces for rest and gathering. One person suggested a community garden to offset the lost space. The general sentiment is that it is important that existing residents, not just the new residents or passersby are considered.

“Would like seating and something for existing residents... a community garden?”

5. Biodiversity and environmental enhancement

A third of comments mention biodiversity and ecological quality as important. They would like to see wildlife-friendly plants to ensure genuine biodiversity enhancement. Grass alone is seen as insufficient, residents want to see pollinator-friendly, diverse vegetation. There is a suggestion to hold a workshop on the public realm and landscaping details.

“Grass does not create biodiversity”

6. Security, maintenance and anti-social behaviour

A quarter of comments express concern over future safety and upkeep of the green spaces. Their concerns are that the ball court gate is not locked after dark, encouraging anti-social behaviour (ASB). Also that the proposed gate into the new playground from Regents Row will attract outsiders and ASB. Bins along Regents Row get regularly stolen and fly tipping will persist even if the bins are moved. Some said that the landscape design looks good on paper but are concerned about maintenance and upkeep.

“The lock is broken.”

7. Layout, access and design

Around 20% of comments mention layout or access concerns. They want spaces to feel secure, resident-focussed, and welcoming without being exposed. They are concerned that no new cut throughs are formed. One person noted the importance of having defensible space to the new ground floor flats along Regents Row.

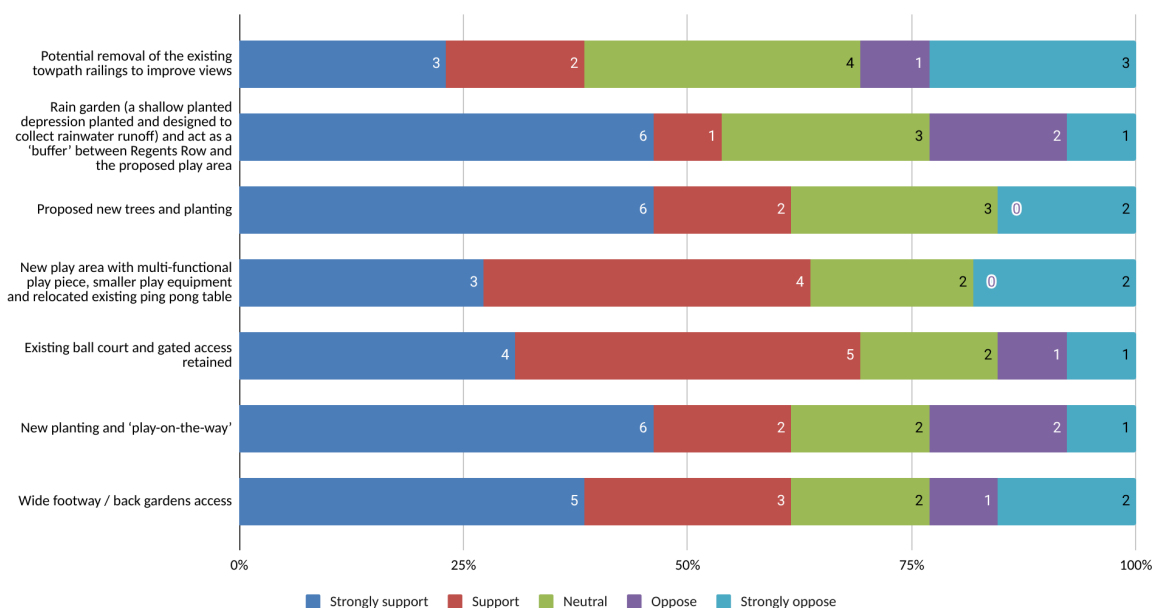
“Don’t create any more cut-throughs.”

“Important to provide defensible space...”

8. Sustainable infrastructure

There are a few suggestions for providing electrical (solar) hookups for canal boat users to reduce diesel use, improved cycle lanes and connections by reducing the space devoted to cars.

Question 8. Do you support or oppose the design principles set out in the landscape strategy?



	Strongly support	Support	Neutral	Oppose	Strongly oppose
Potential removal of the existing towpath railings to improve views	3	1	4	1	3
Rain garden (a shallow planted depression planted and designed to collect rainwater runoff) and act as a 'buffer' between Regents Row and the proposed play area	5	1	3	2	1
Proposed new trees and planting	5	2	3	0	2
New play area with multi-functional play piece, smaller play equipment and relocated existing ping pong table	3	3	2	0	2
Existing ball court and gated access retained	4	4	2	1	1

New planting and 'play-on-the-way'	6	1	2	2	1
Wide footway / back gardens access	5	2	2	1	2

Out of the 13 questionnaires completed there is broad support for the principles described, with mixed opinions on the removal of the railings along the towpath along Regents Row:

- Potential removal of the existing towpath railings.
- Rain garden planted and designed to collect rainwater run off) and act as a 'buffer' between Regents Row and the new play area.
- Proposed new trees and planting.
- New play area with multi-functional play piece, smaller play equipment and relocated existing ping pong table.
- Existing ball court and gated access retained.
- New planting and 'play-on-the-way'.
- Wide footway / back gardens access

Summary

(10 respondents out of 13 questionnaires completed plus 3 from the drop-in events and other responses received)

Residents are generally skeptical of the current landscape strategy as it is felt that it misrepresents the creation of green space, reduces functional open space in favour of hard surfaces and dense use areas and also fails to meet Hackney Council's Local Plan policy, prioritising vehicles and cosmetic greenery over biodiverse, accessible and inclusive design.

Despite this opposition, there is constructive input with emphasis on native planting, child focussed design, and a desire for genuine, connected, and usable green space - suggesting that residents want a better plan rather than no plan.

Specific issues:

1. Opposition to the core strategy and vision

The sentiment is overwhelmingly negative - with strong language used such as "gross" and "gaslighting" suggesting a deep mistrust in the proposals integrity or transparency.

"Pretending otherwise and highlighting a small amount of new child play areas & tree planting is just gaslighting!"

1. Loss of contiguous and green space

Feedback is consistently negative with critics arguing that the proposed play and sports facilities are "crammed in" and disrupt the "open flow and cohesion" of the green space as was. It is noted that green space is not just about surface area, but its usability, aesthetics and continuity.

"The proposal does not create well defined contiguous green space..."

"Cramming in a playground and basketball court..."

2. Call for genuine biodiversity and ecological planting

Constructive suggestions from many other comments request that the green space is planted with intention, not just with grass or decorative trees, and should enhance native ecosystems.

"Specify native and wildlife-friendly planting..."

3. Contradiction of Hackney's Local Plan policies

One respondent cites the Hackney Local Plan, and suggests that the current landscape design is contrary to planning policy by failing to improve quality, cohesion, or access to green infrastructure.

"This proposal is contrary to the Hackney Local Plan..."

4. Cut-throughs and access control

Several express concerns over new cut-throughs being formed affecting safety, foot traffic, and territorial integrity for residents.

"Don't create any more cut throughs."

5. Play spaces and community inclusion

There are mixed views on the provision of play areas for children with some support for the play strategy, but also frustration from others that the current proposal moves the location and "compromises their privacy" by placing them under public view.

"Don't move the park, just redo the park..."

6. Preservation of heritage

A request to retain the cobbles on Regents Way for their "heritage and historical landscape value"

Landscape Strategy - Board 4

Question 9. What is your favourite tree or plant and why?

Summary

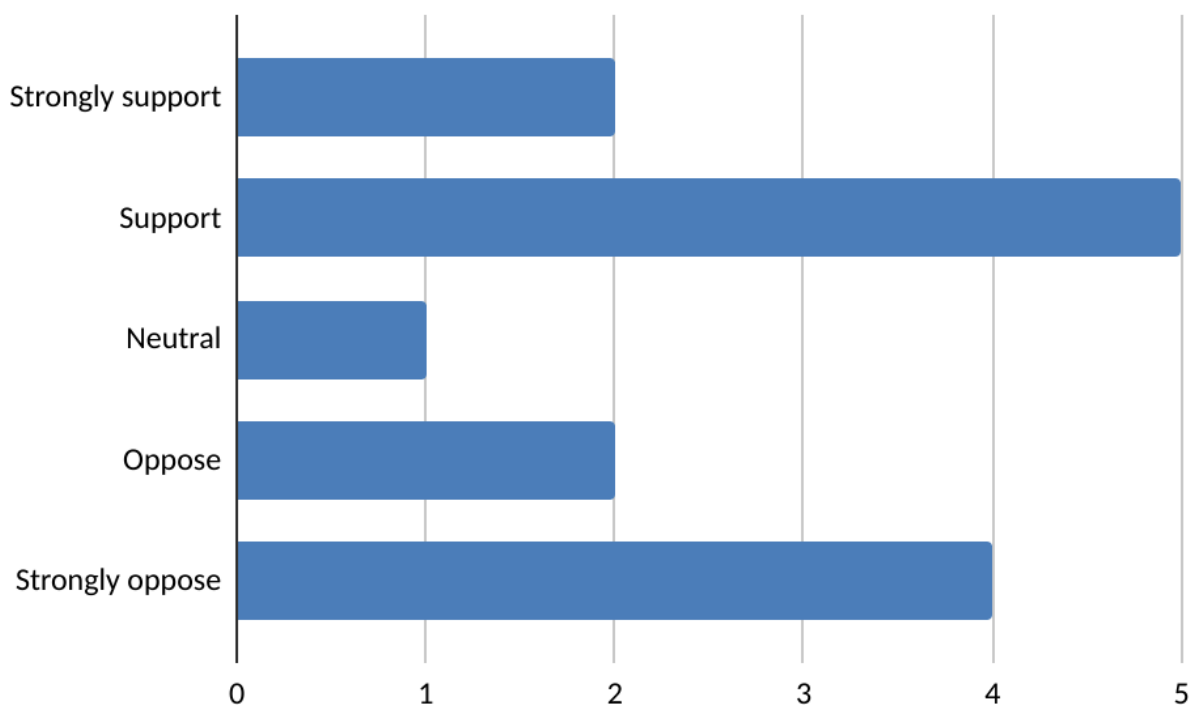
(6 people responded to this question online)

Two were of the opinion that the question is irrelevant in comparison to the height, shape and location of the new proposed building. The remaining respondents suggested the following trees:

Hawthorn, Cherry tree/blossom, Magnolia, Japanese Maple, Rowan (with spring flowers and autumn berries) and the oak. Flowering plants such as Lilies, tulips and chrysanthemum were also mentioned.

Architectural design – Board 5

Question 10. Do you support or oppose the plans for 38 new homes for social rent on the Regents Court estate?



Strongly support	2
Support	4
Neutral	1
Oppose	2
Strongly oppose	4

There is a balance of opinions about the delivery of 38 new homes on Regents Court Estate between those who agree with the principle of providing new social rent homes and those who object due to the concerns about impact on quality of life.

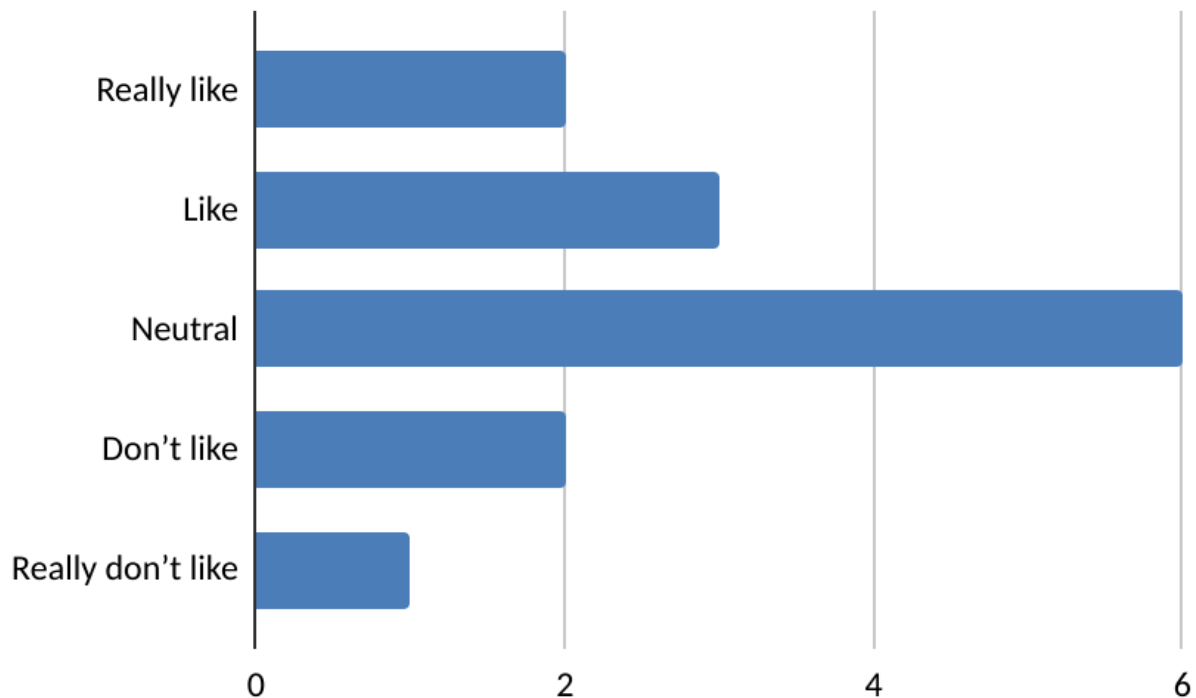
Summary of comments:

(8 people responded to this question online)

There is opposition to the proposed housing development, with residents arguing that the estate is already overcrowded and that adding 38 new homes would negatively impact them. While acknowledging the need for more social housing in Hackney, they believe this particular site is unsuitable due to space limitations and unresolved maintenance issues in current properties, such as leaks and heating problems. It is felt that a smaller-scale development, like at Chowdhury Walk, or alternative larger sites such as Tesco's Morning Lane are more appropriate. Concerns also include loss of light and views for current residents.

Architectural design – Board 5

Question 11. How do you feel about the proposed look and feel of the building? ie the use of brick, render and the colour palette.



Really like	2
Like	2
Neutral	6
Don't like	2
Really don't like	1

Residents generally were positive or neutral about the look and feel of the proposed design of the new buildings.

Only two people added comments to this question.

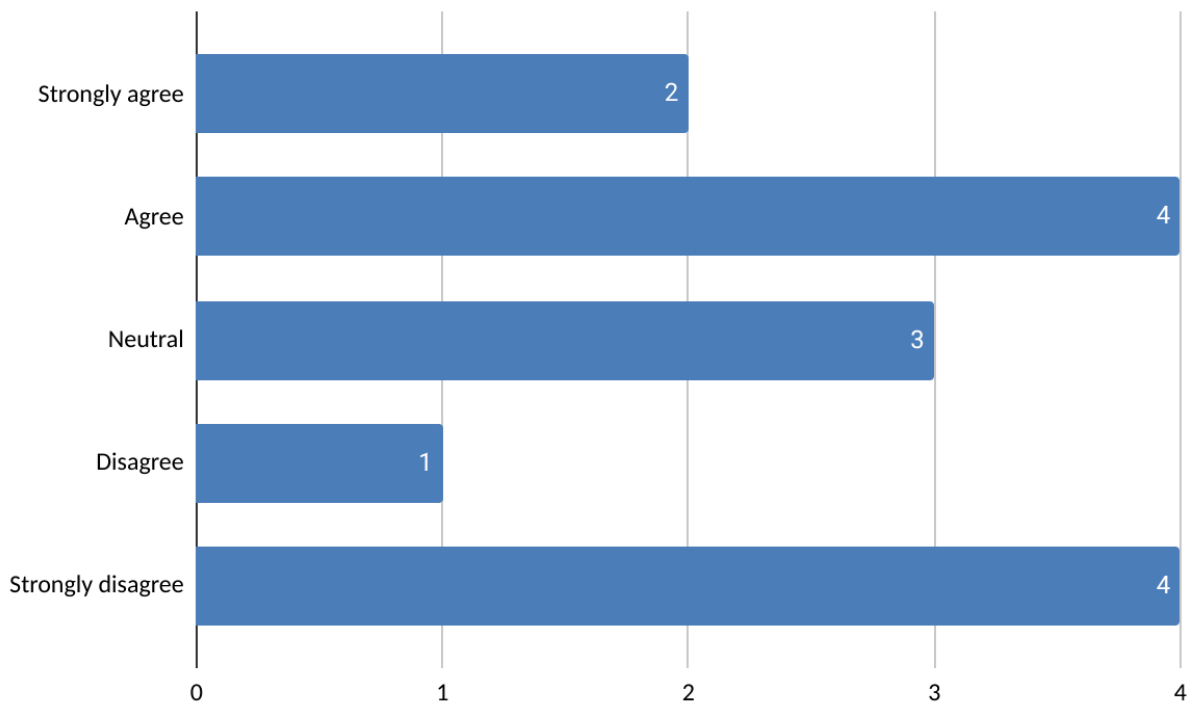
Summary

One felt it was hard to tell from the drawings provided and would like to see more detail - and possibly images of the proposed render etc - in upcoming meetings. The other respondent felt that the designs are not in keeping with the existing estate

and that the priority is to make the existing homes 'look better' and improve the condition of existing homes.

Access and movement - Board 8

Question 12. Overall, to what extent do you agree or disagree with the proposed Access and Movement Strategy for pedestrians and cyclists?



Strongly agree	2
Agree	3
Neutral	3
Disagree	1
Strongly disagree	4

Residents expressed a mix of opinions about the access and movement strategy for pedestrians and cyclists, tending to include car access within the theme.

Summary:

(3 people out of 13 + 4 from drop-in events)

Residents with car parking spaces and garages on the Regents Court Estate express concerns about the pressure on parking spaces and the security impacts of parking on the street. There is also concern raised about the conflicts between pedestrians and cyclists along Regents Row and whether the impacts of additional deliveries and large vehicles have been factored into the designs. Some suggest that the historic cobbles can act as a speed control to enhance safety. Some raise questions about whether residents who are losing their car parking space will have to pay for permits to park on the street, or if residents will have to pay for the new cycle storage on the estate.

1. Car parking and vehicle access concerns:

Respondents repeatedly express concern that: reduced car parking spaces will lead to more competition for limited spaces and that cars will be vandalised if not in garages. There is uncertainty about parking permit rules for current garage users and concern that there will be an increased delivery traffic due to more homes.

"There will be more cars vying for the current spaces available..."

"Worried that if his car is not parked in a locked garage, it will be vandalized."

2. Conflicts between cyclists and pedestrians

There is significant concern over dangerous cyclist behaviour on the towpath especially the high-speed of e-bikes and scooters; lack of any warnings or etiquette and the use by inexperienced cyclists.

"Cyclists come at them from front or behind at speed with no warning."

The suggestion to retain cobbles as a passive speed control is appreciated:

"One way is to keep the cobbles which make it more difficult for cyclists to race along."

3. Bigger vehicles and road impact

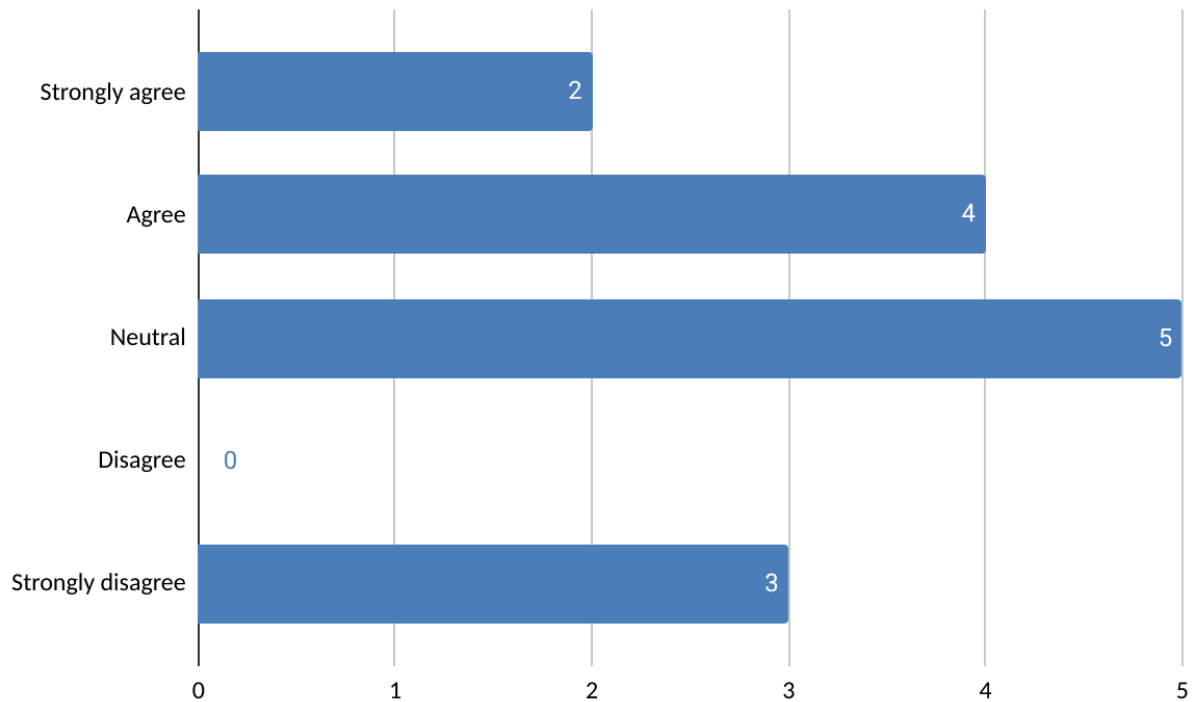
Residents have flagged their concerns about larger delivery or service vehicles traveling down residential roads like Marlborough Avenue, both for noise and safety.

4. Bike storage

Some residents have questioned whether they will be charged to use new cycling infrastructure like bike storage.

Access and movement - Board 8

Question 13. Overall, to what extent do you agree or disagree with the proposed Access and Movement Strategy - for refuse, deliveries and emergency vehicles?

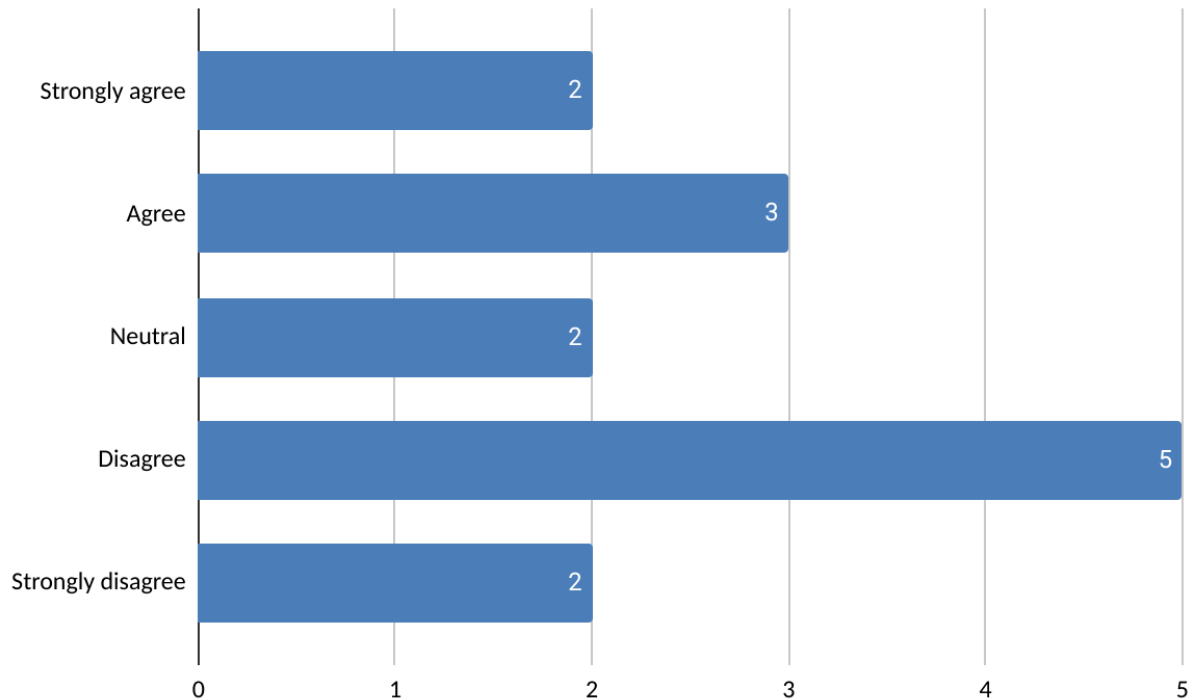


Strongly agree	2
Agree	3
Neutral	5
Disagree	0
Strongly disagree	3

Residents mostly agree or are neutral about the proposed access and movement strategy for refuse, deliveries and emergency services vehicles

Engagement process

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



Strongly agree	2
Agree	2
Neutral	2
Disagree	5
Strongly disagree	2

There is a mix of views. Seven people disagree or strongly disagree that their voices have been heard whilst 5 agree or strongly agree and 2 people are neutral.

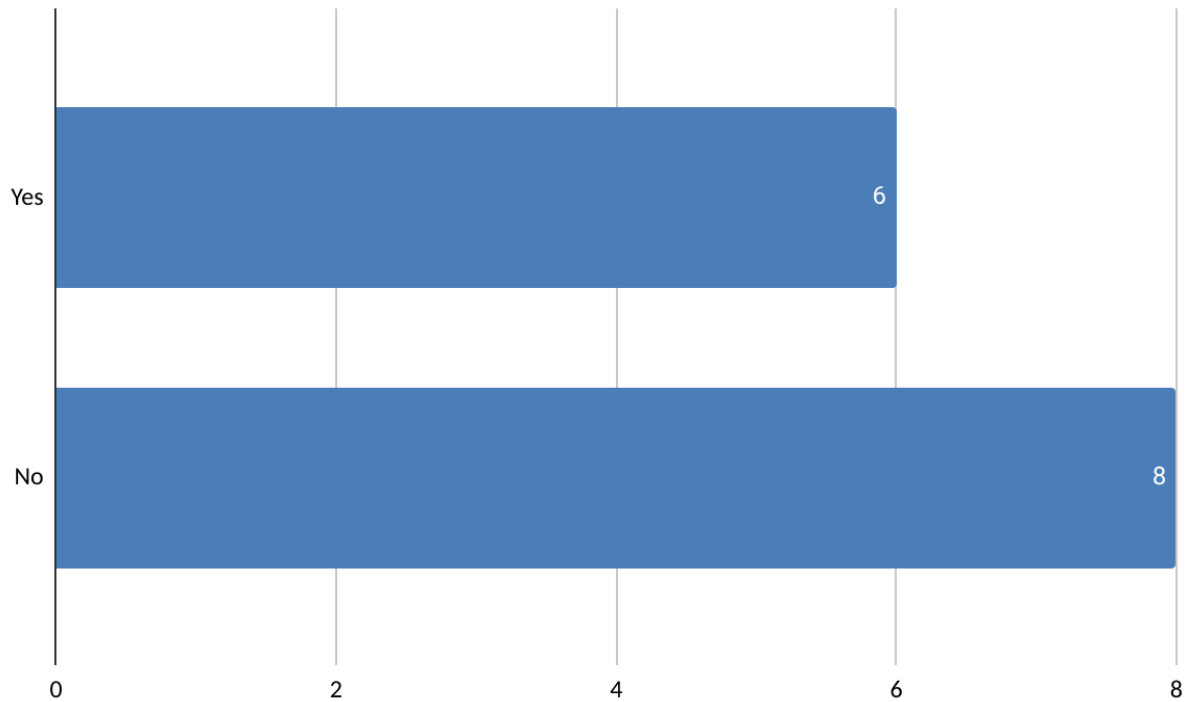
Summary

(of the 6 respondents to this question)

5 comments are negative and 1 is mildly positive. There is an overwhelming perception that the engagement process is a tick box exercise although there is some recognition that minor design improvements have been made in response to resident feedback but this is not considered enough to satisfy residents. A number of residents raised concerns about lack of follow-up to

contact information provided or unaddressed sub-group concerns such as boaters on the canal.

Question 15. Would you like to be involved in future development opportunities in the public realm? e.g new cycle storage.



Yes	6
No	7

6 out of 8 respondents would like to be involved in future development opportunities.

Question 16. Any additional comments?

Summary:

7 people responded to this question.

Over 10 comments were negative, 3 positive and one neutral. Major concerns/opposition are centred on the proposed building size, its location and the consultation process. There is support for biodiversity enhancements and some of the more practical measures proposed however, broader concerns on density and potential ASB increases dominate.

Key issues:

1. Height, scale and proximity of development

4 comments oppose the proposed height and positioning of the new building, citing: overshadowing, loss of privacy and a mismatch with the surrounding 4-6 storey buildings.

"I strongly object to a new building that is higher than the ones that are currently on this site."

"That space at the back is not the space to build..."

2. Support for environmental and sustainability approach

A mostly positive response to sustainability (3 comments) with requests for an integrated approach including green roofs, swift bricks and low-maintenance eco measures.

"Include integrated biodiversity measures..."

3. Air & noise pollution from construction

Concern for noise-sensitive children, pollution from building work.

4. Lack of resident consideration & engagement

3 mentions that resident feedback is not taken on board and that there is lip service to concerns.

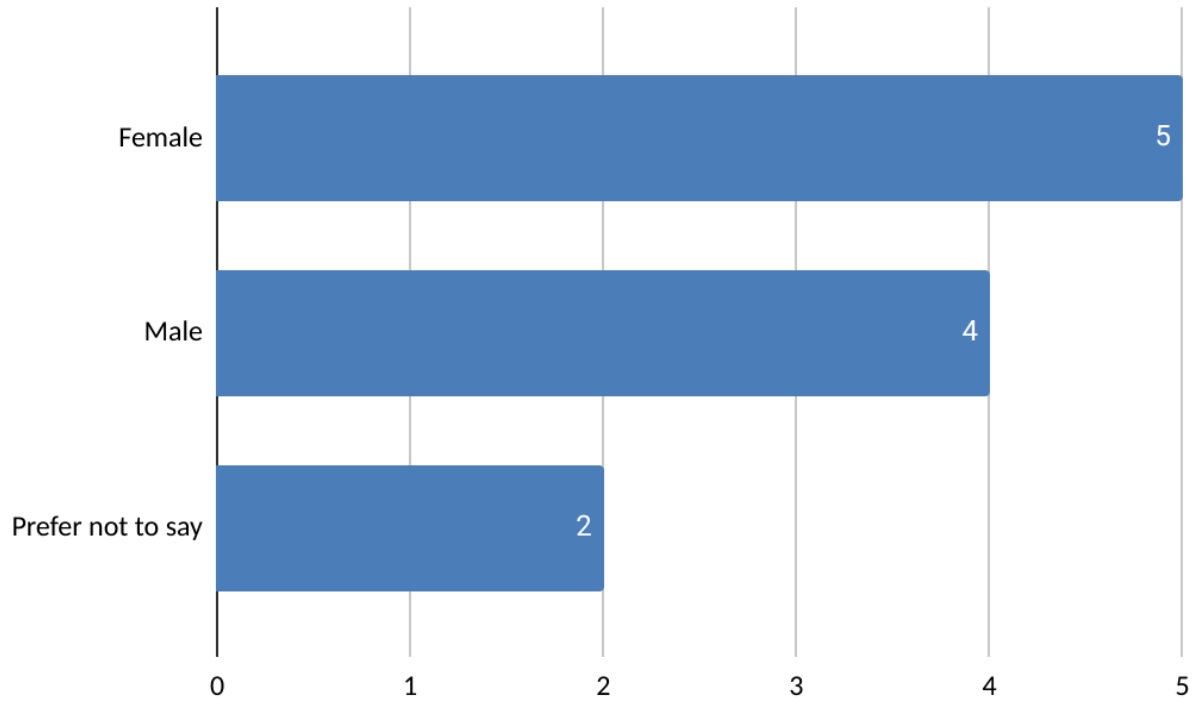
5. Other singular comments made:

- Belief that the latest design will encourage cut-throughs that are likely to increase ASB in the estate.

- Recommendation for preserving and interpreting historic features such as interpretation panels, artwork, and retention of historic canal features.
- Concerns that increased population will overload local services and infrastructure.
- That there are other better locations for development that would not disrupt the character of Regents Court.
- Development could lower flat values
- Support for measures improving cleanliness and energy access (eg bins along the canal).

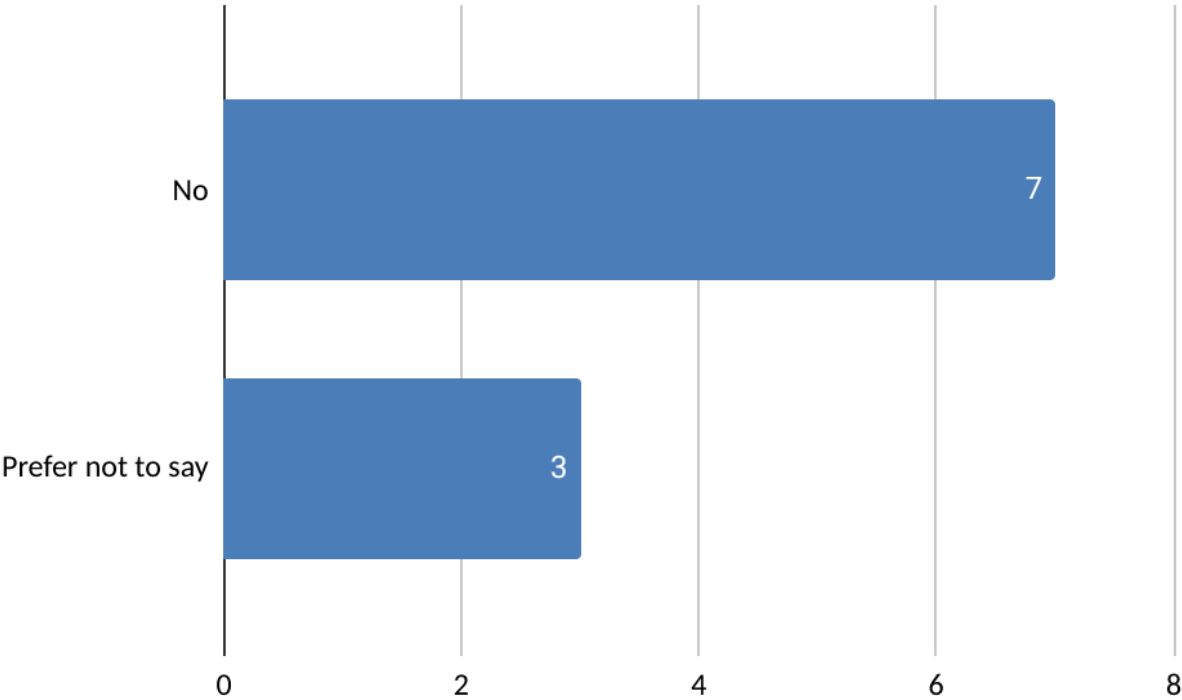
About You

Gender: Are you...



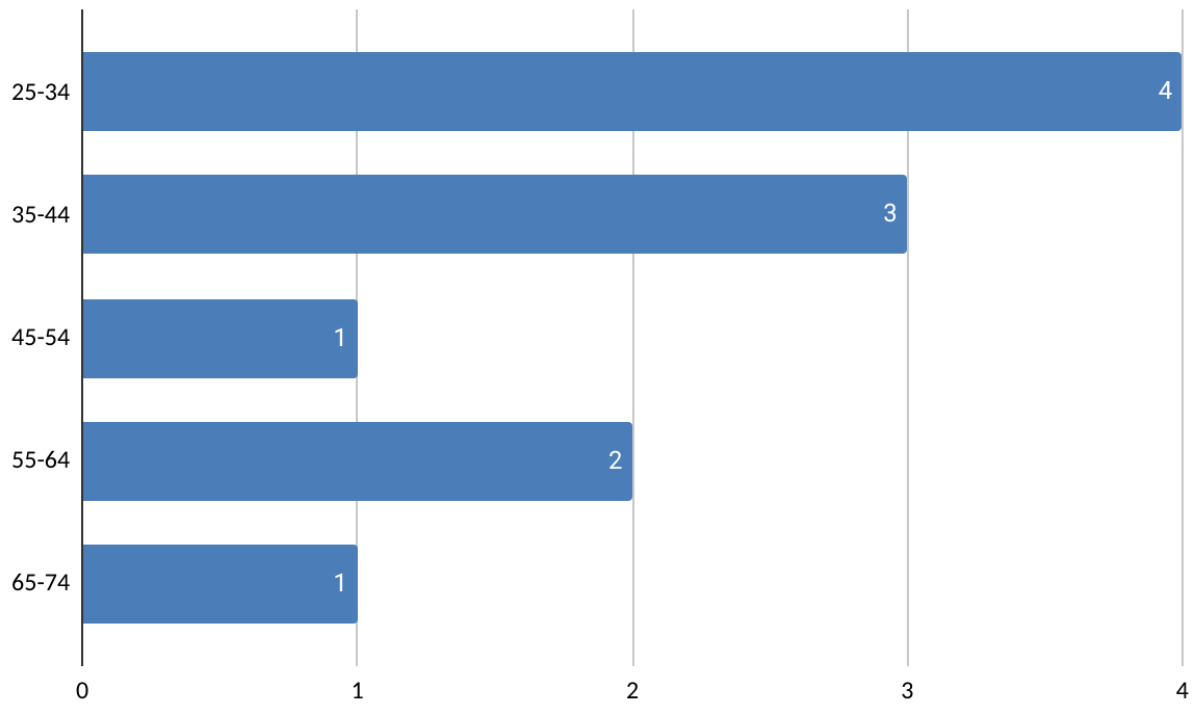
Female	5
Male	4
Prefer not to say	2
Non Binary	0
Another term	0
If you prefer to use your own term please provide this here:	0

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



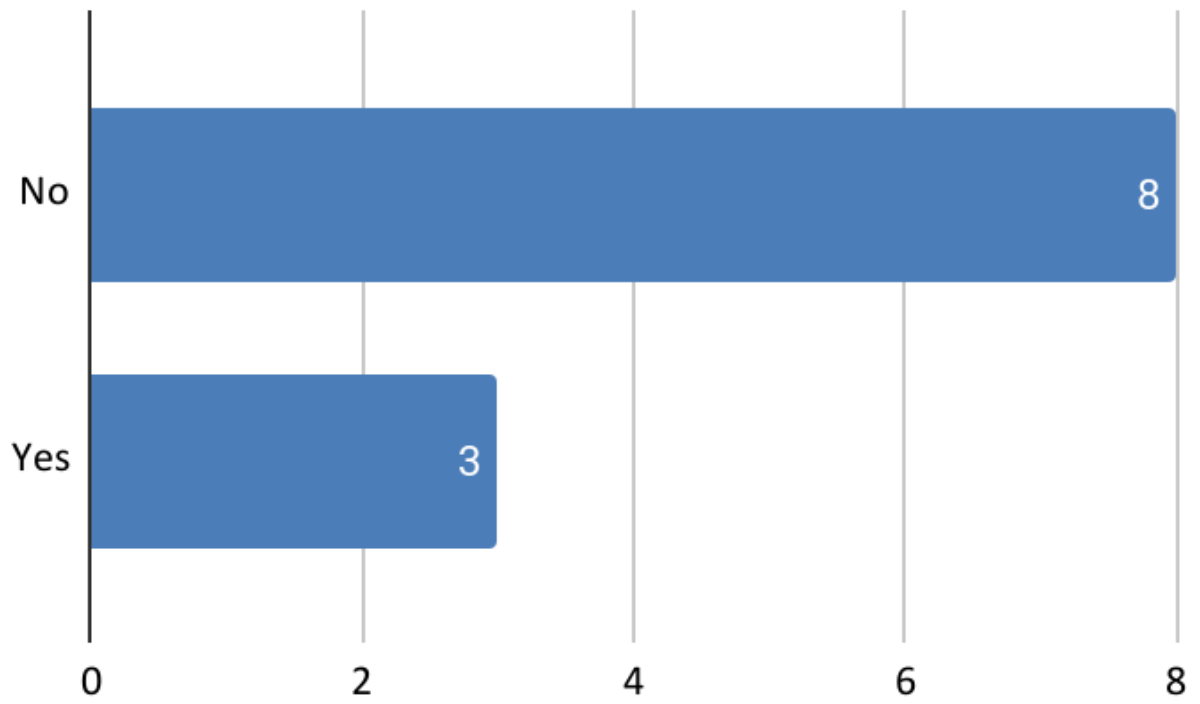
No	7
Prefer not to say	3
Yes	0

Age: what is your age group?



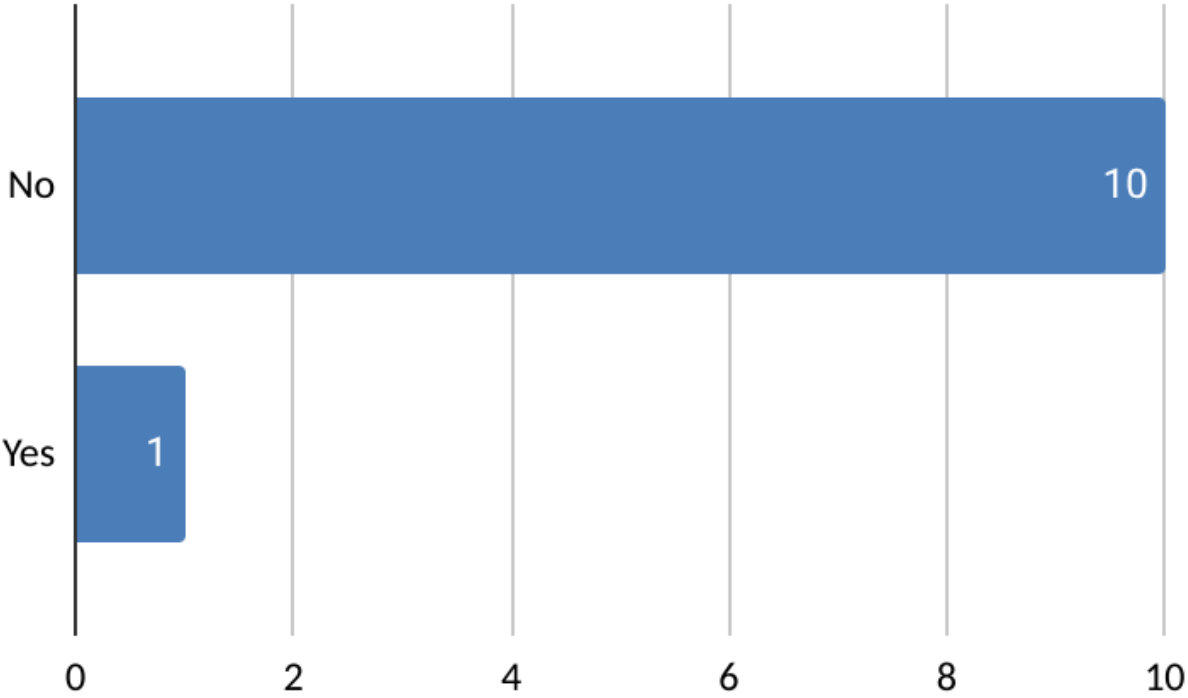
Under 16	0
16-17	0
18-24	0
25-34	4
35-44	3
45-54	1
55-64	2
65-74	1
75-84	0
85+	0

Disability



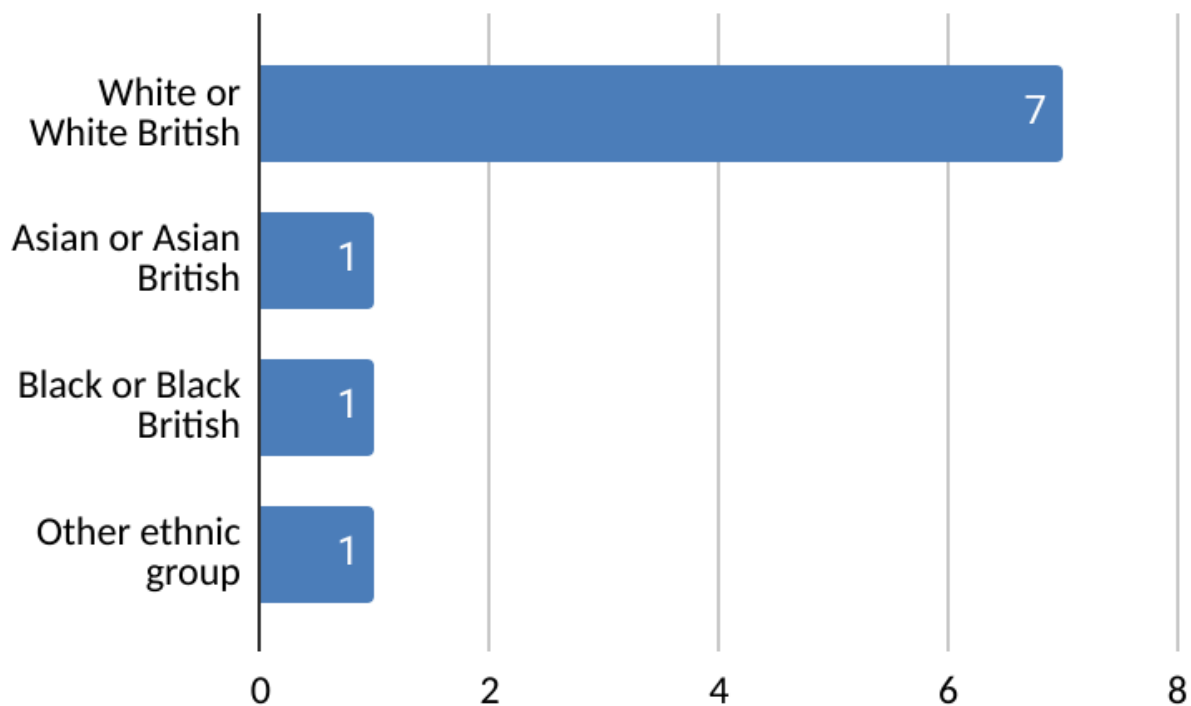
No	8
Yes	3

Caring responsibilities



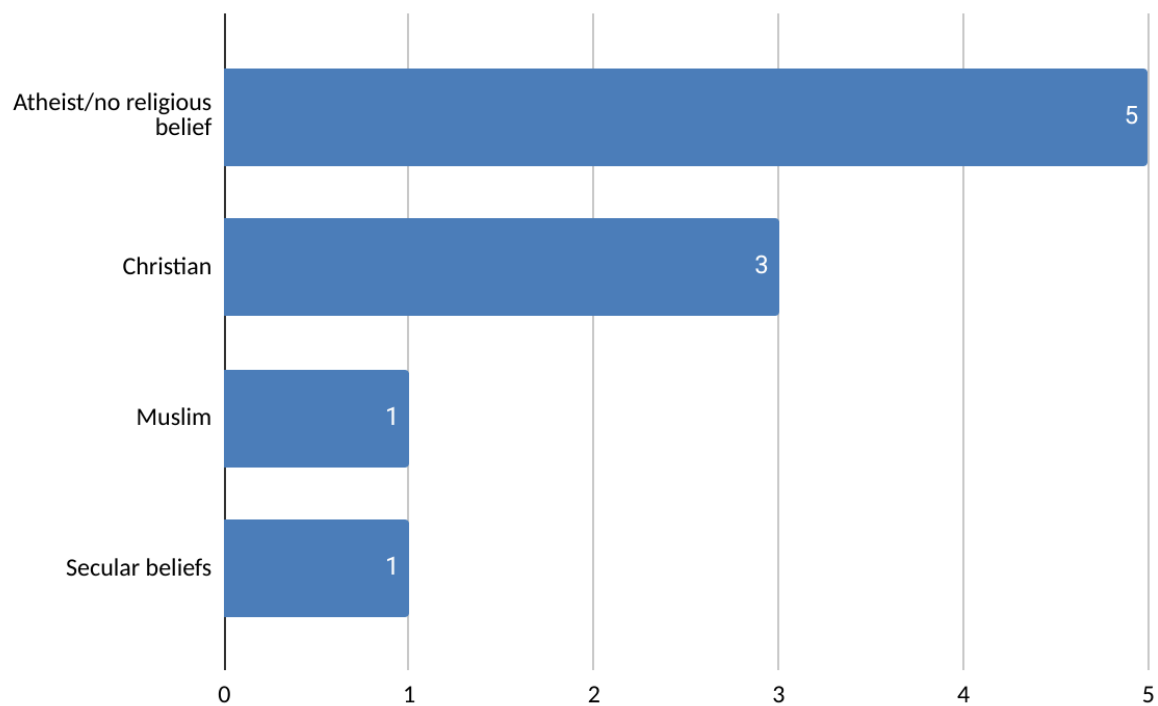
No	10
Yes	1

Ethnicity: Are you...



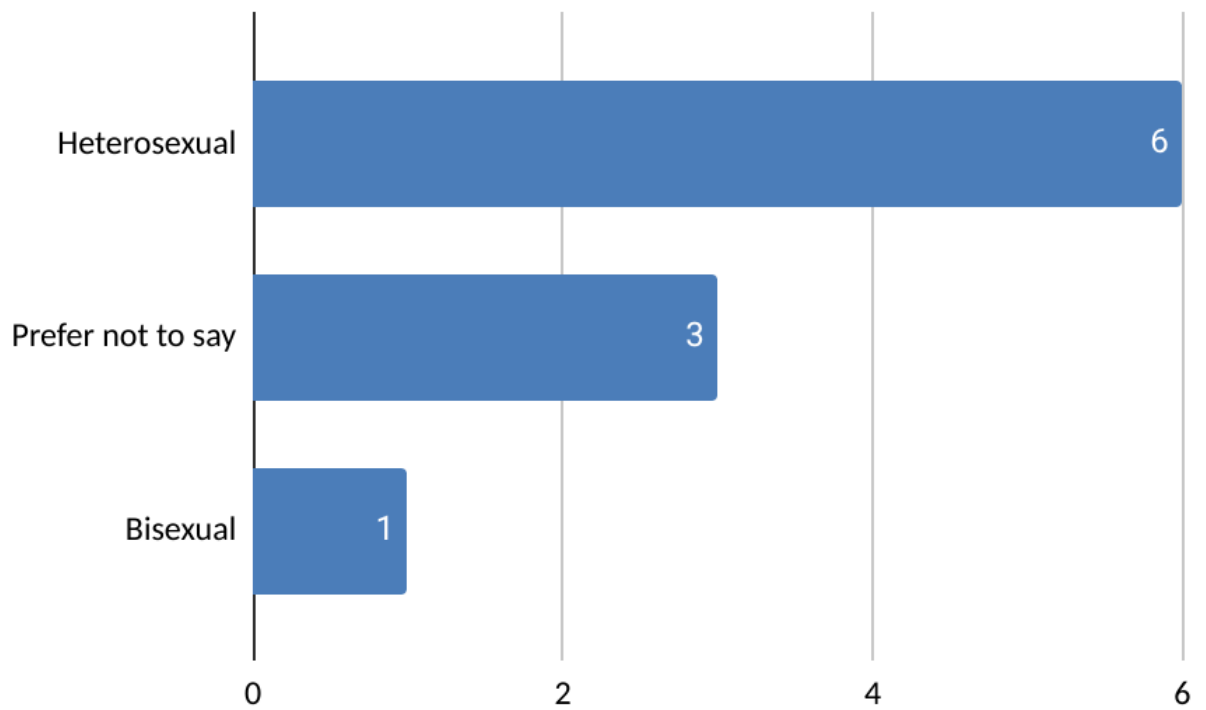
White or White British	7
Asian or Asian British	1
Black or Black British	1
Other ethnic group	1
Mixed background	0
Other (please state if you wish):	0

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



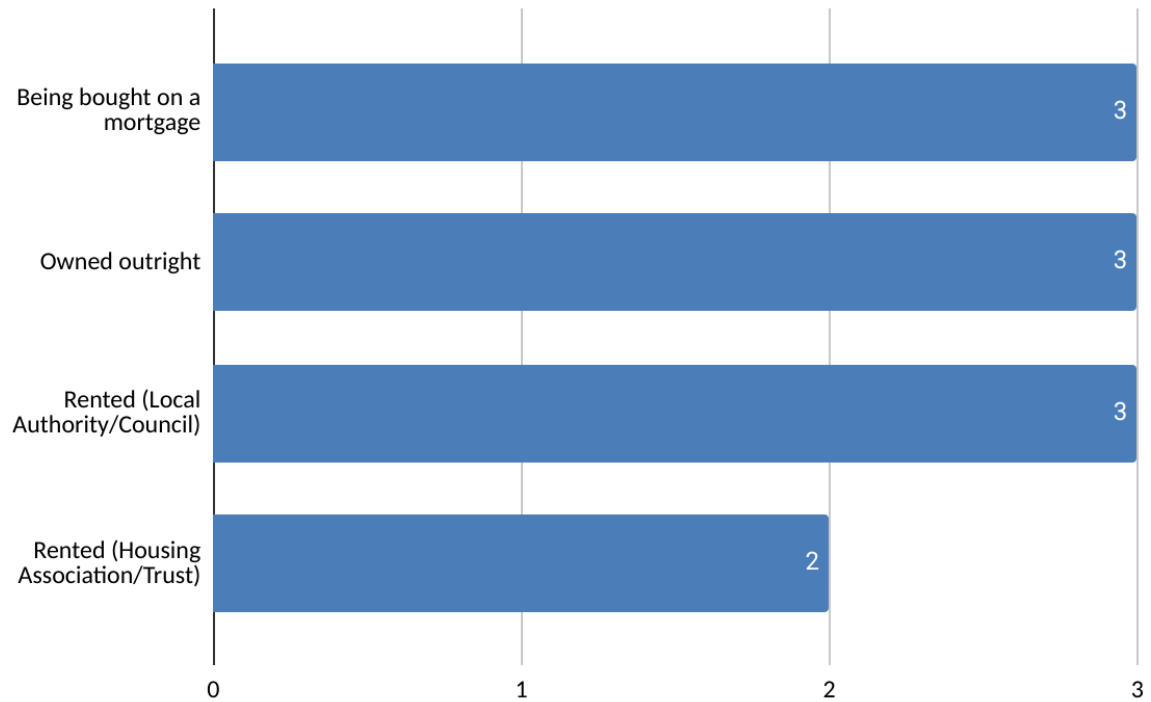
Atheist/no religious belief	5
Christian	3
Muslim	1
Secular beliefs	1
Buddhist	0
Hindu	0
Charedi	0
Jewish	0
Sikh	0
Other (please state if you wish):	0

Sexual orientation: Are you...



Heterosexual	6
Prefer not to say	3
Bisexual	1
Gay man	0
Lesbian or Gay woman	0
Pansexual	0
Asexual	0
Queer	0
All other sexual orientations	0
Other (please state if you wish):	0

Housing Tenure:



Being bought on a mortgage	3
Owned outright	3
Rented (Local Authority/Council)	3
Rented (Housing Association/Trust)	2
Rented (private)	0
Shared ownership (part rent/part buy)	0
Don't know	0

Next steps

The feedback summarised in this report will be incorporated into the design and presented back to the public at public drop-in exhibitions and online in advance of the submission of a planning application in the Autumn 2025. 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.

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