

### Welcome:

In 2023 the Council committed to build or support the construction of 1,000 new homes for social rent by 2026, to help tackle the housing shortage and provide high-quality, genuinely affordable homes to those who need it.

Regents Court is one of 14 locations across Hackney part of a new programme to build around 400 new homes of which 75% will be for social rent.

In July 2024 we presented early ideas for the sites. Around 35 local people attended the consultation and left comments and 10 surveys were completed. The findings from the stage 1 engagement can be seen here: [bit.ly/3y3Yd7a](https://bit.ly/3y3Yd7a)

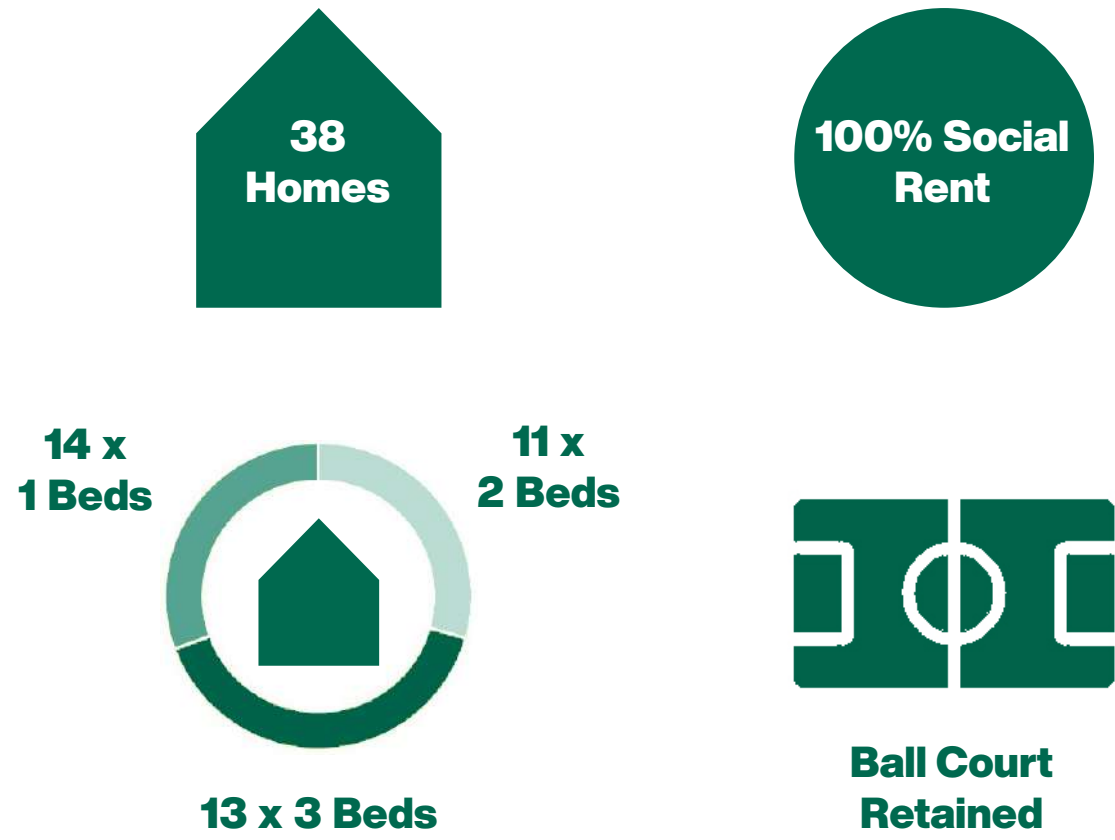
### Purpose of this Exhibition:

This public exhibition outlines developing plans for new homes on the Regents Court estate. The purpose of this exhibition is to:

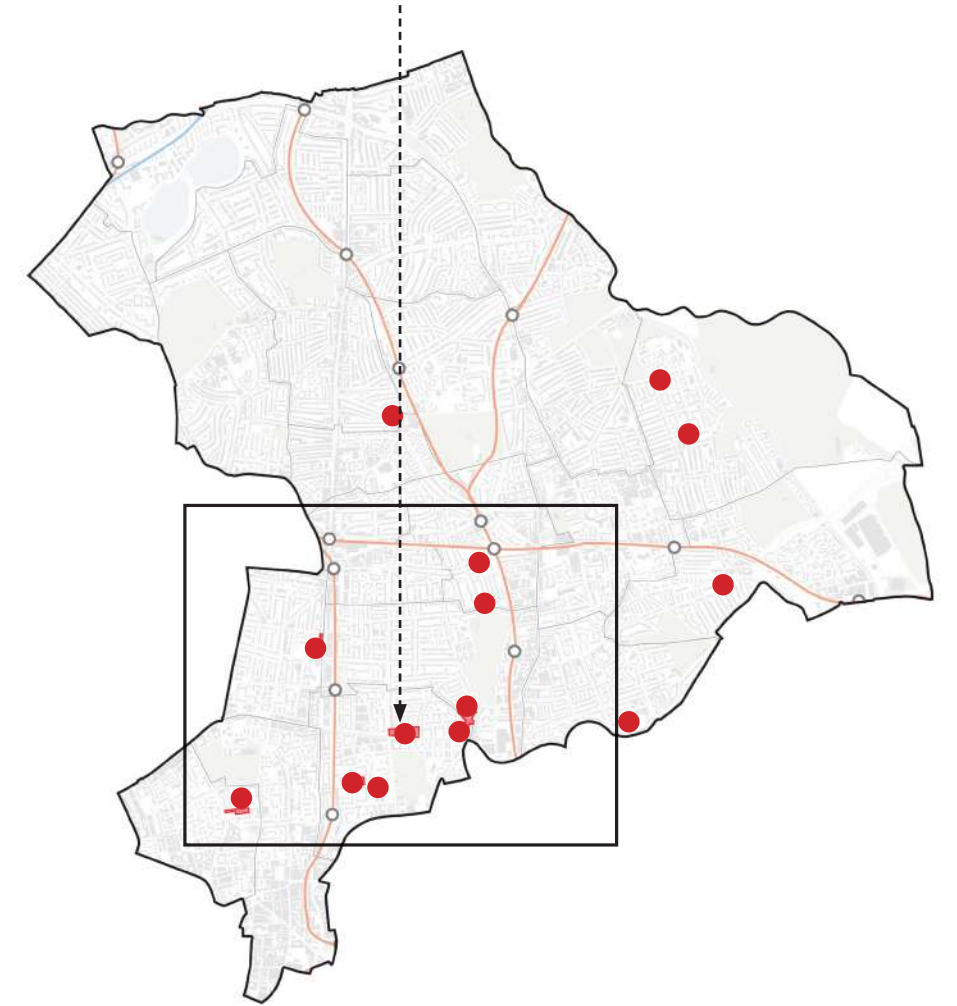
- Present the agreed shared design principles for the sites co-developed from the Stage 1 exhibition.
- Show updated plans and material designs for the proposed new homes and landscape, showing how we have incorporated and responded to your feedback. Including how other technical constraints have shaped the plans.
- Listen to your views on the latest design to help shape the final plans before they are fixed.

### 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

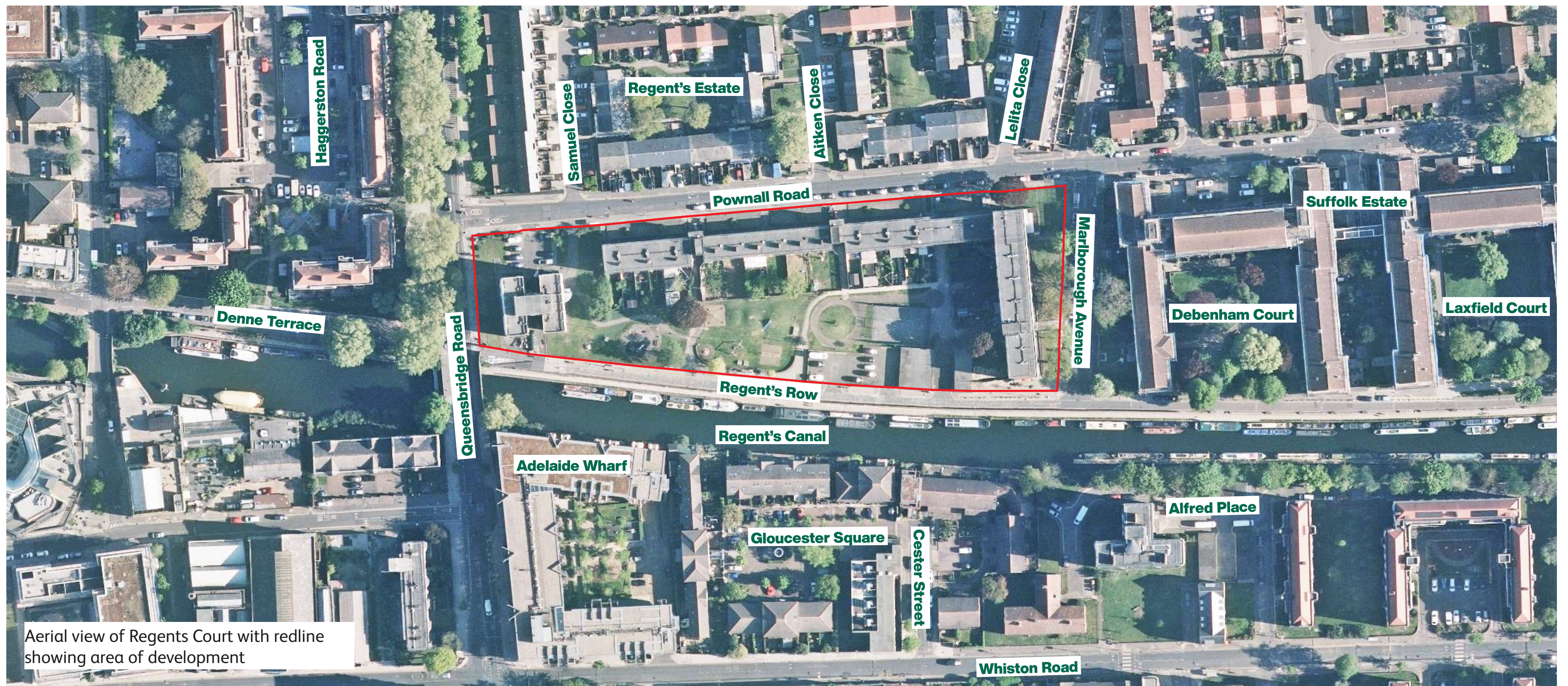


Regent's Court estate, view of car park from Regents Row

### Your views and feedback are important:

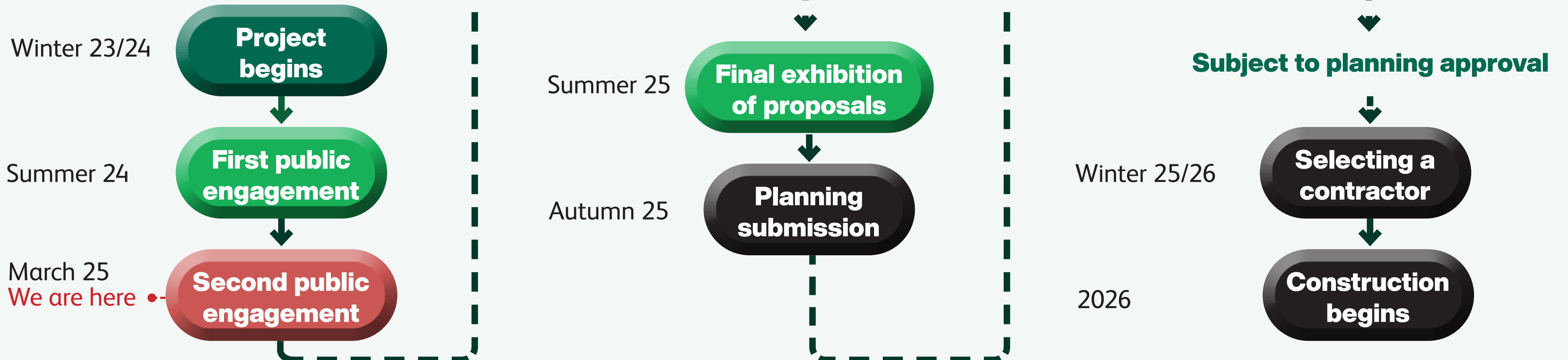
You can let us know what you think today in a number of ways:

- Leave a comment at the physical exhibition
- Complete a short, printed feedback form
- Respond to the online questionnaire by Sunday 23rd March  
Scan the QR code below or visit: [bit.ly/41jIJE](https://bit.ly/41jIJE)



Aerial view of Regents Court with redline showing area of development

### Estimated Project Timeline





**How we are responding to feedback received so far:**

Feedback has been given through a number of forums. The last public exhibition and a series of residents steering group meetings with estate residents. At the last consultation two options were shown and the main concerns with these and how we are responding to them are summarised through the annotations on the drawings below.

- Feedback or concerns
- Design team response  
\*See board 4

**Option 1: 'U' Shaped Building Parallel to Canal**

**Daylight & Sunlight:**

Residents are concerned about the impact on daylight and sunlight and overlooking; and have requested to see studies showing shadow projections across the year.

**Narrow Routes:**

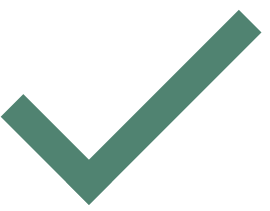
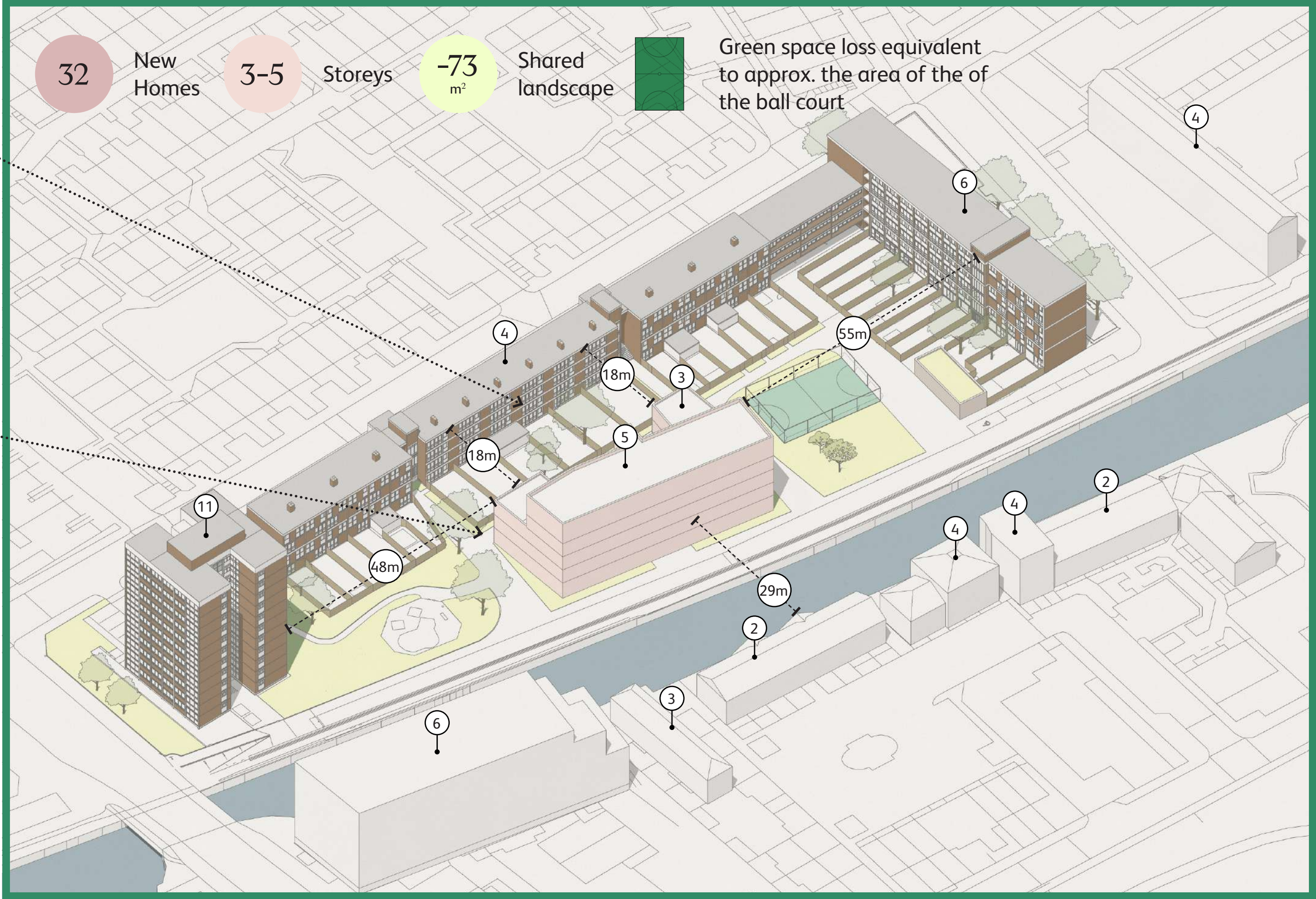
Concern over the formation of narrow routes which create cut throughs between the new and existing back gardens of the estate attracting anti-social behaviour.

**Loss of Green Space:**

Concern was raised over loss of green space.

**Green Space Usability:**

Concerns raised over the usability of the open space to the north of the new building and who it is for.



This option was selected and subject to further design development to address the concerns raised by residents.

At least seven respondents to the survey and at the consultation events cited Option 1 as their preference. Positives were the central location and creation of two courts either side.

**Feedback and concerns that apply to both options:**

**Safety:**

Residents have concerns about safety and lighting along key pedestrian routes on the estate.

**Regents Row:**

Concern about the suitability of Regents Row for construction access.

**Parking and Servicing:**

Some were concerned about the reduction in car parking and ability to access the new building with refuse and emergency vehicles.

**Proximity:**

Some concern over the proximity of the block to the eastern block of the existing estate, situated on Marlborough Avenue.

**Massing:**

Concern over the height of the block at 6 storeys and the form of the building not relating to the existing estate.

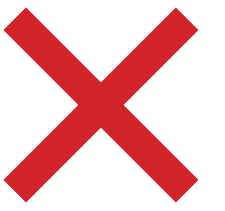
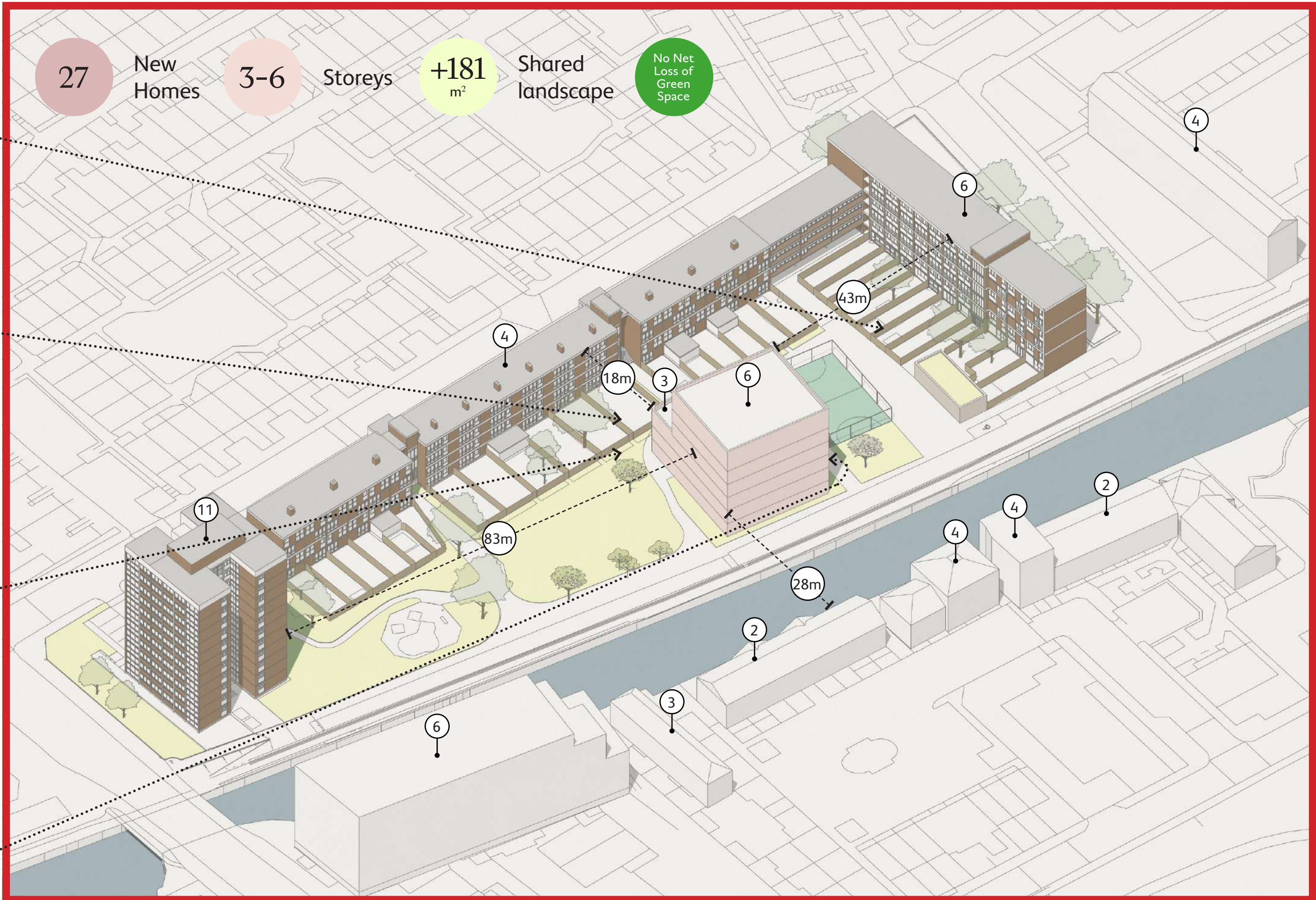
**Blocked Connection:**

This option blocks a clear connection between the east and west parts of Regents Court Estate landscape. Some of the feedback from the last exhibition perceived this to be negative.

**Location of Entrance:**

Residents uncertain about entering the new buildings from within the estate.

**Option 2: Taller Building Perpendicular to Canal**



This option was discounted due to concerns about the height of the block and massing not relating to the existing estate, along with a concern it would split the estate into two halves by gating the route behind the building.

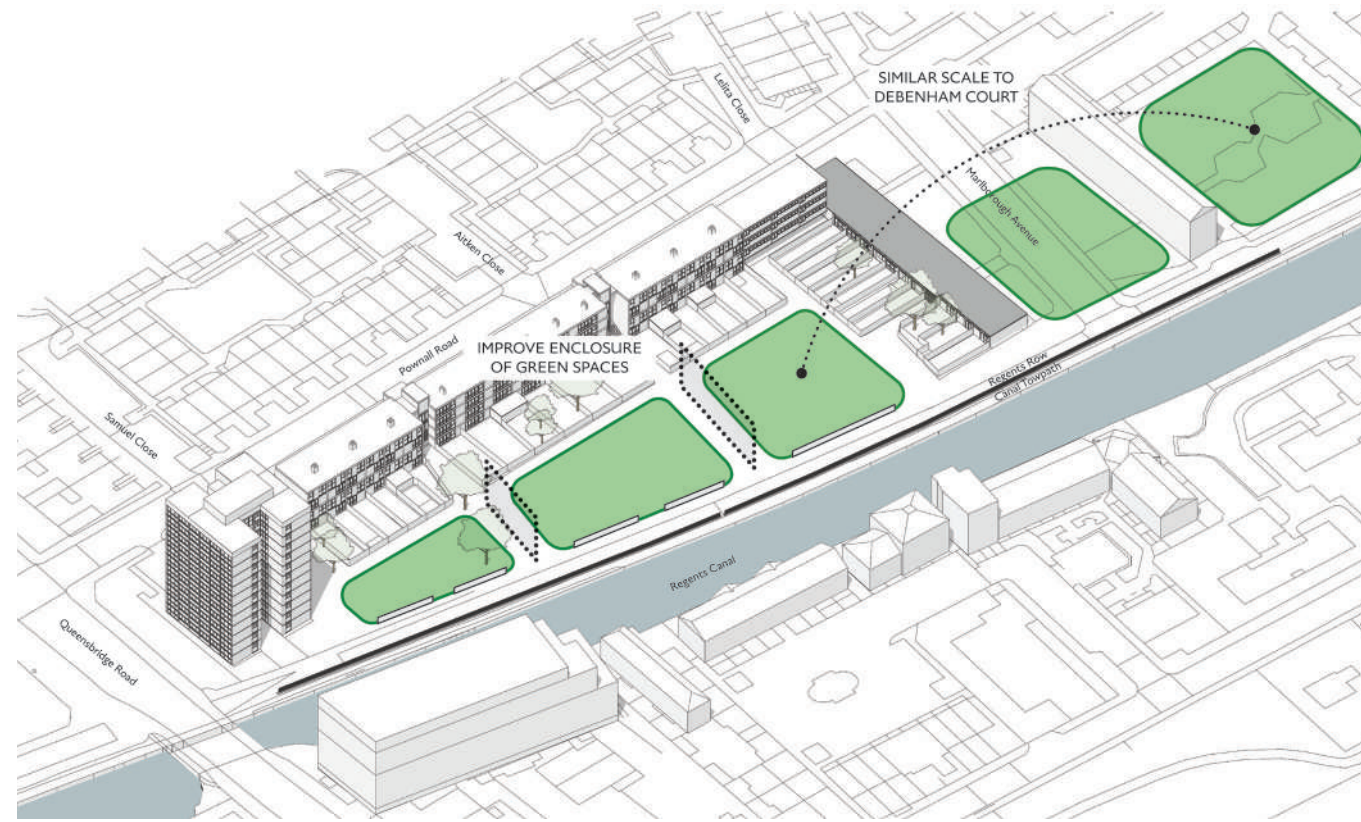
3 Respondents preferred Option 2 at the last consultation events, they thought it was less imposing and preserved more residents views



**Design principles which have informed the design:**

A number of shared design principles between the local residents and the design team have been developed since the previous public exhibition and with the regular meetings with the residents steering group.

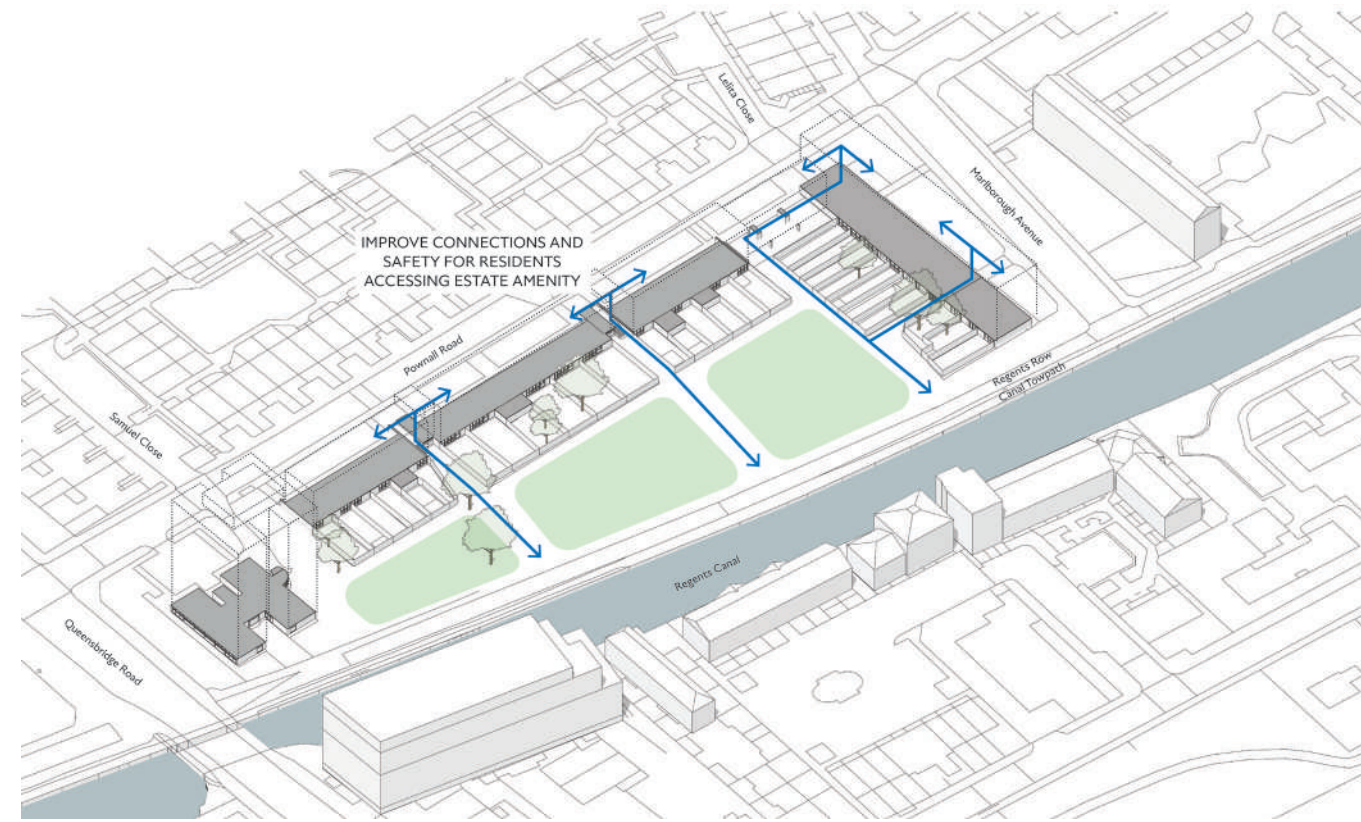
These are shown in the diagrams below:



**Improve Character and Enclosure of Green Spaces**



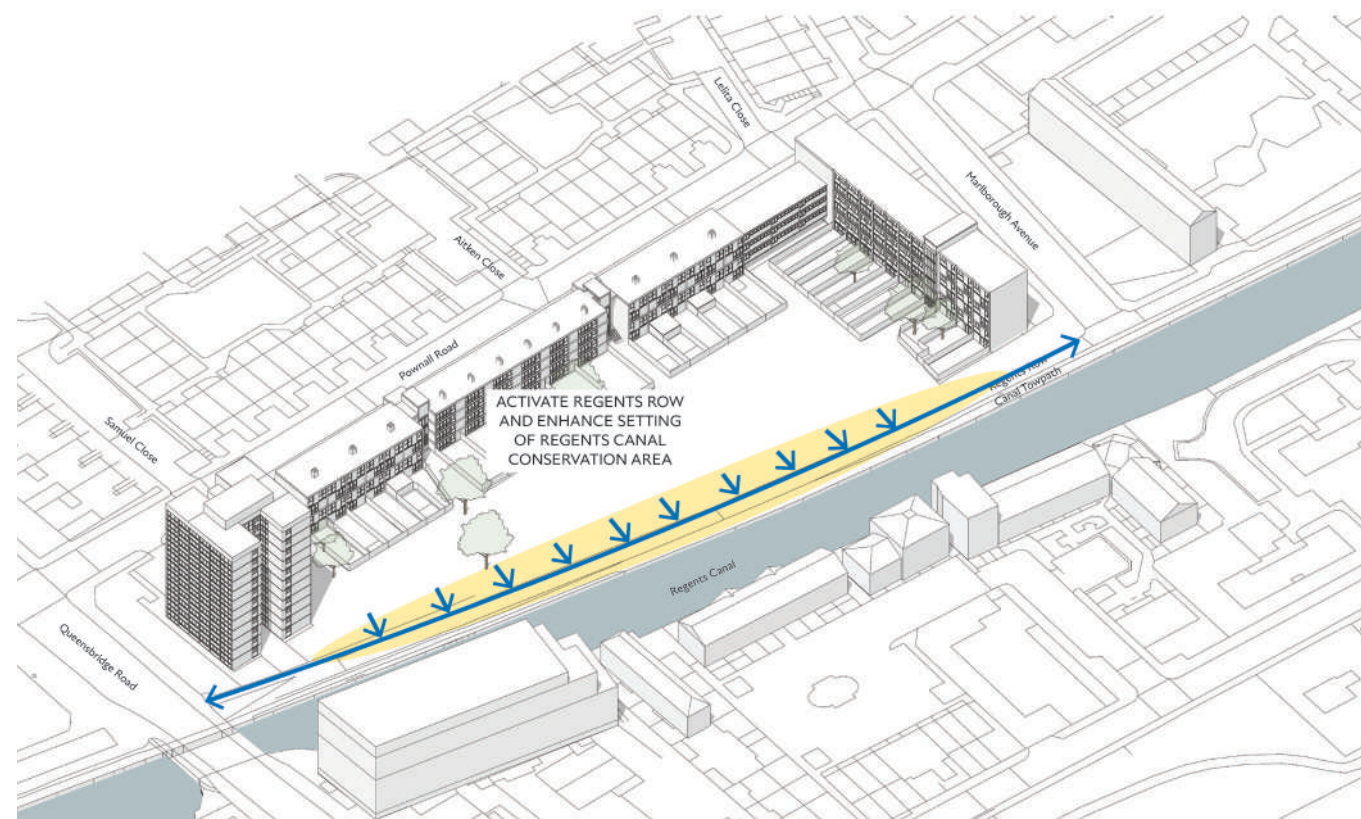
The courtyard amenity spaces at the Suffolk Estate are of a better quality and proportion than the Regents Court Estate.



**Improve and Reorder Pedestrian Routes on the Estate**



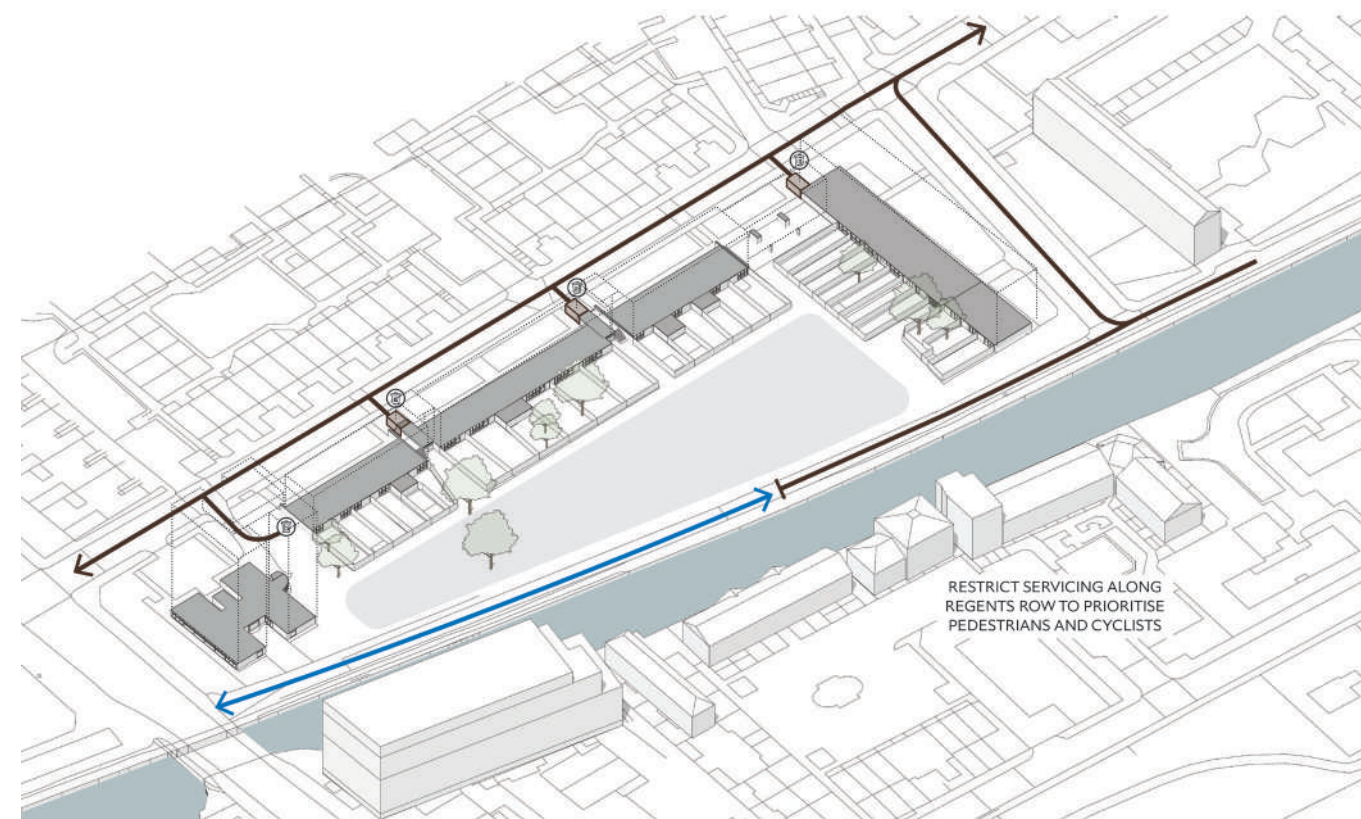
High garden fences create narrow and poorly overlooked cut throughs from Pownall Road which are current hotspots for ASB.



**Activate Regents Row**



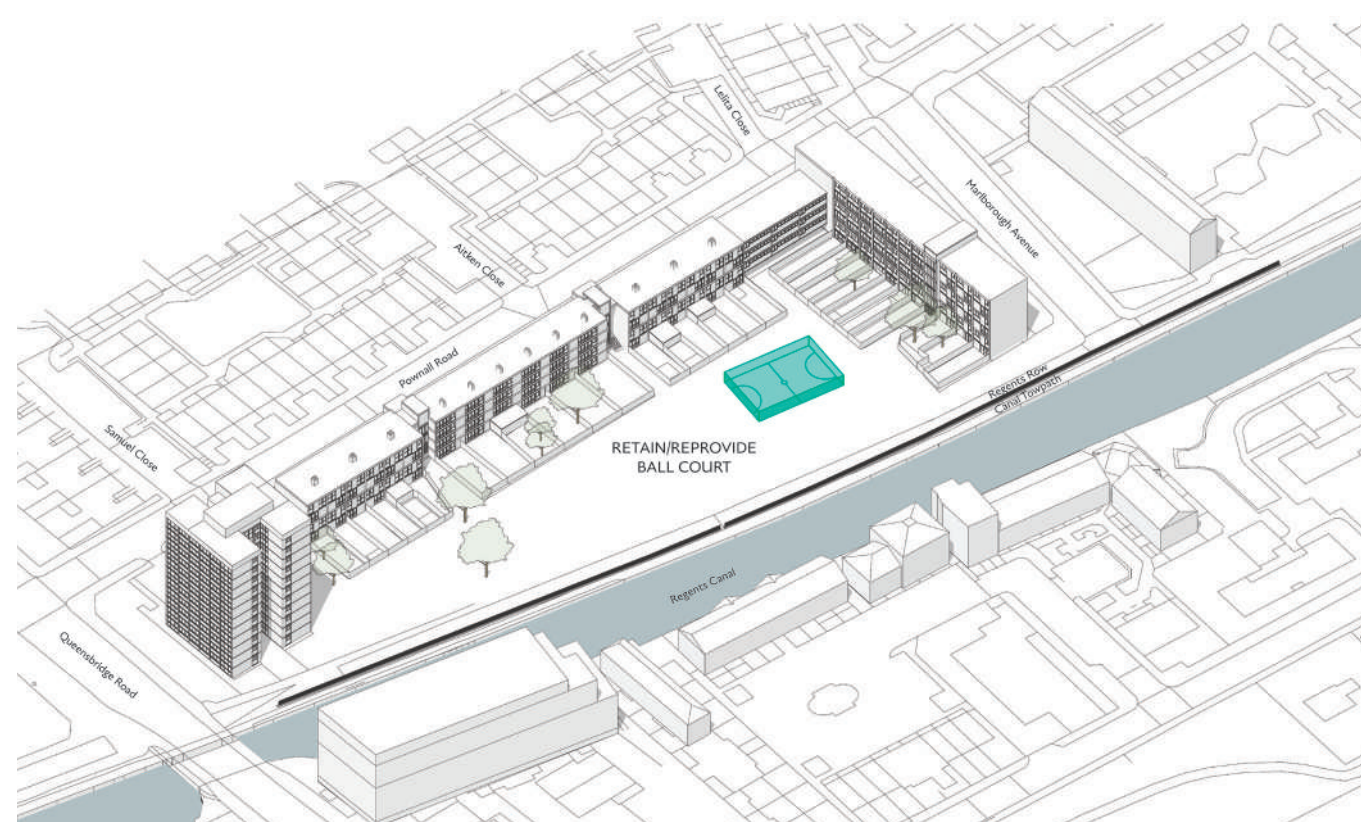
The garages and car parking do not activate Regents Row, and the fence splitting the towpath and road raises safety concerns.



**Improve Servicing of Estate to Enhance Public Realm**



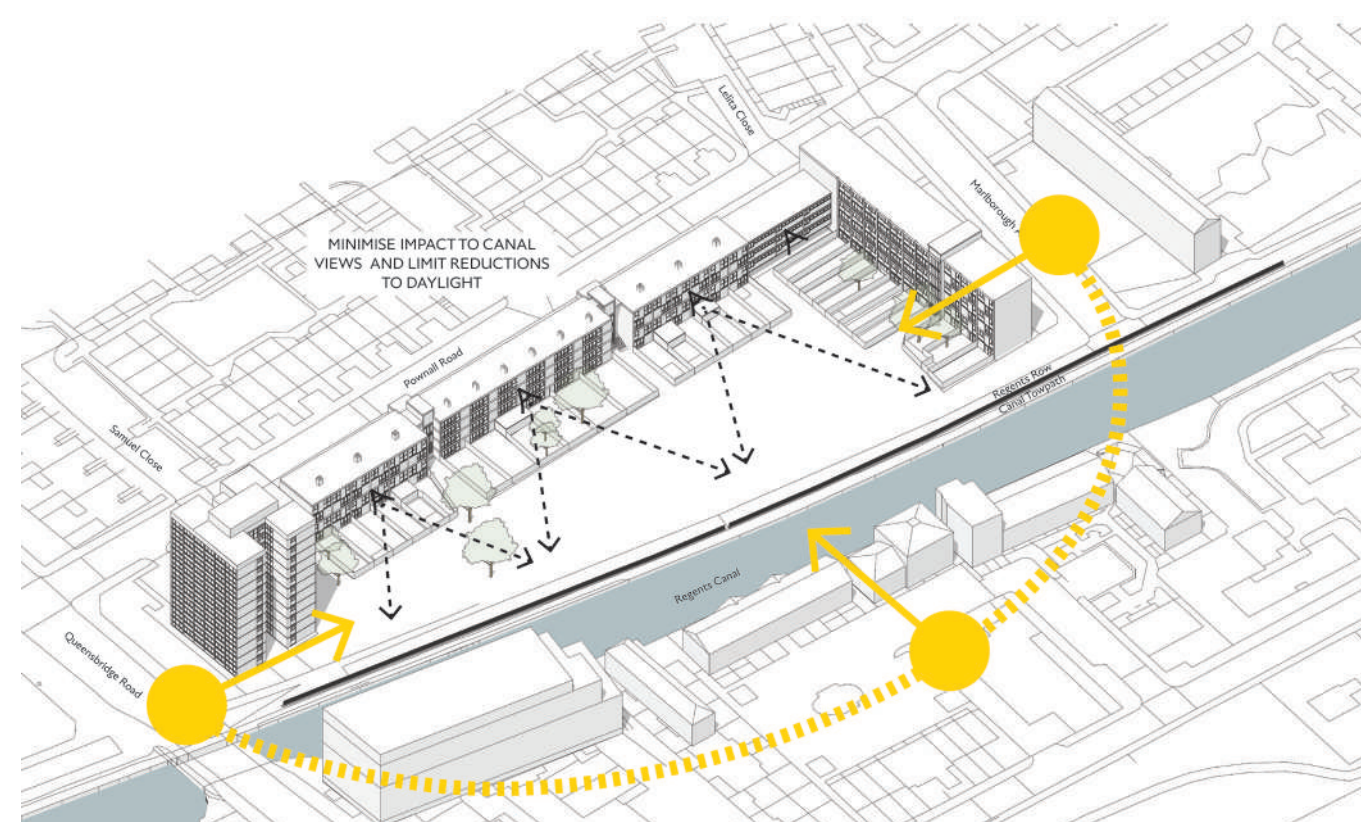
Regents Row needs widening, providing an opportunity to enhance its character, similar to improvements further along the canal.



**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.



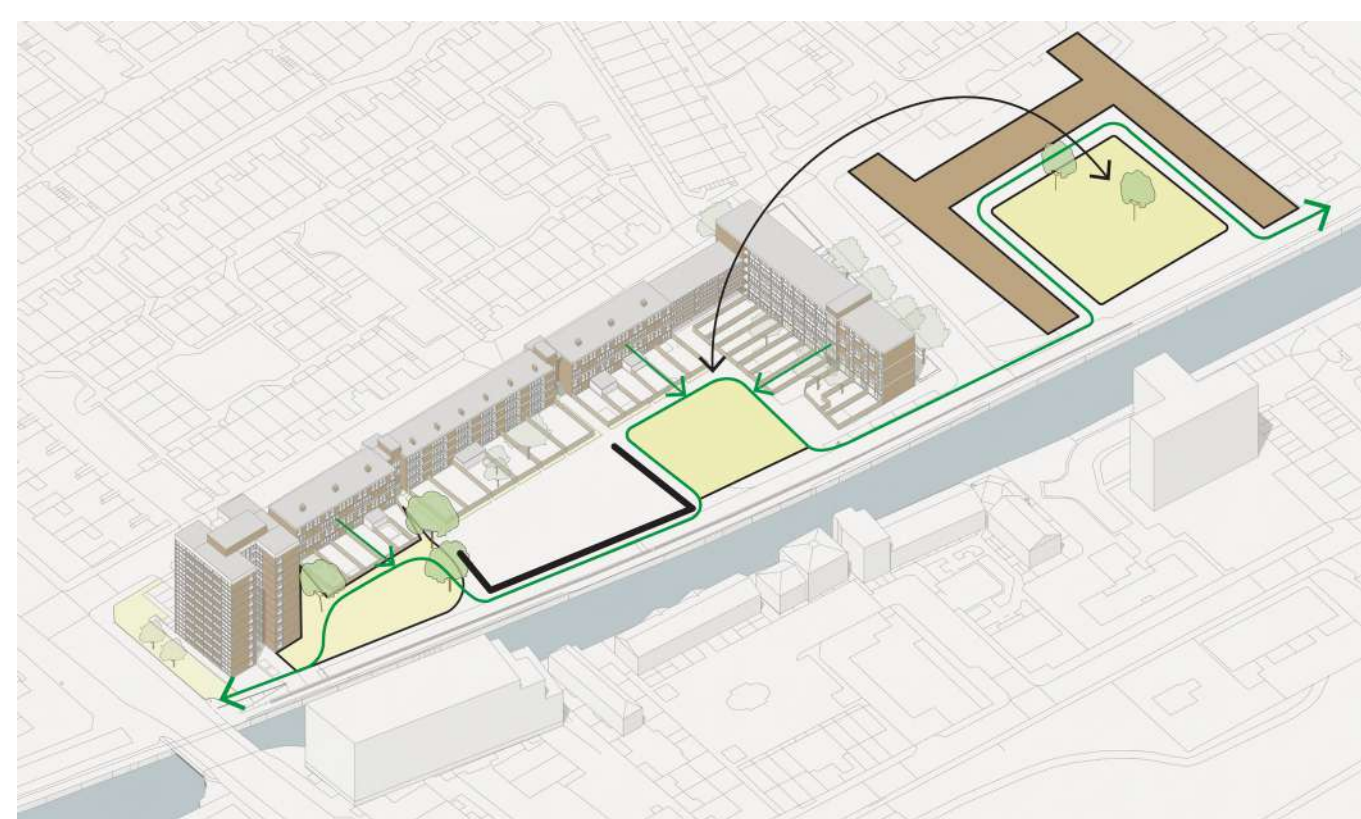
**Minimise Impact on Resident Views and Daylight**



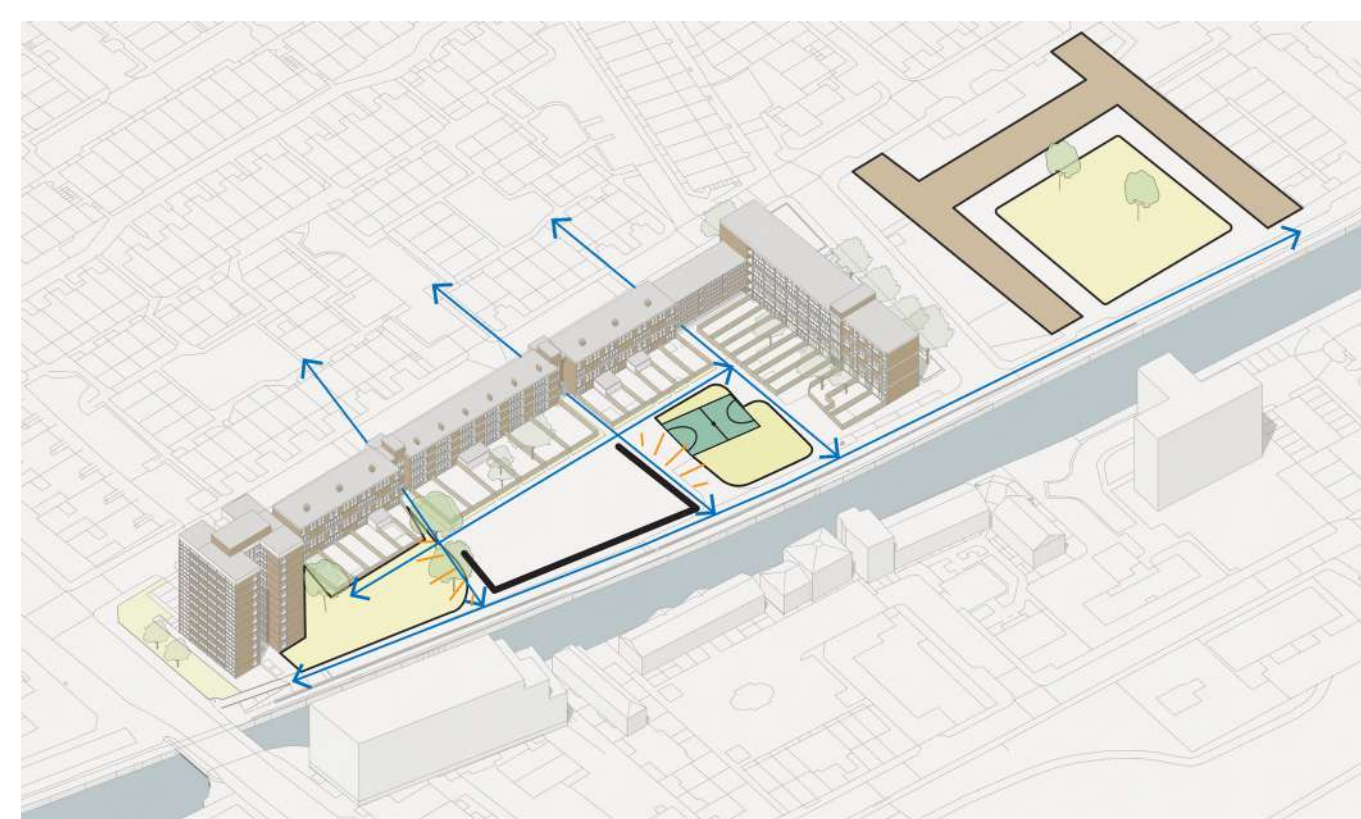
Views across the canal are important to existing residents and the estate enjoys southerly daylight and sunlight.

**Development of Regents Court proposal:**

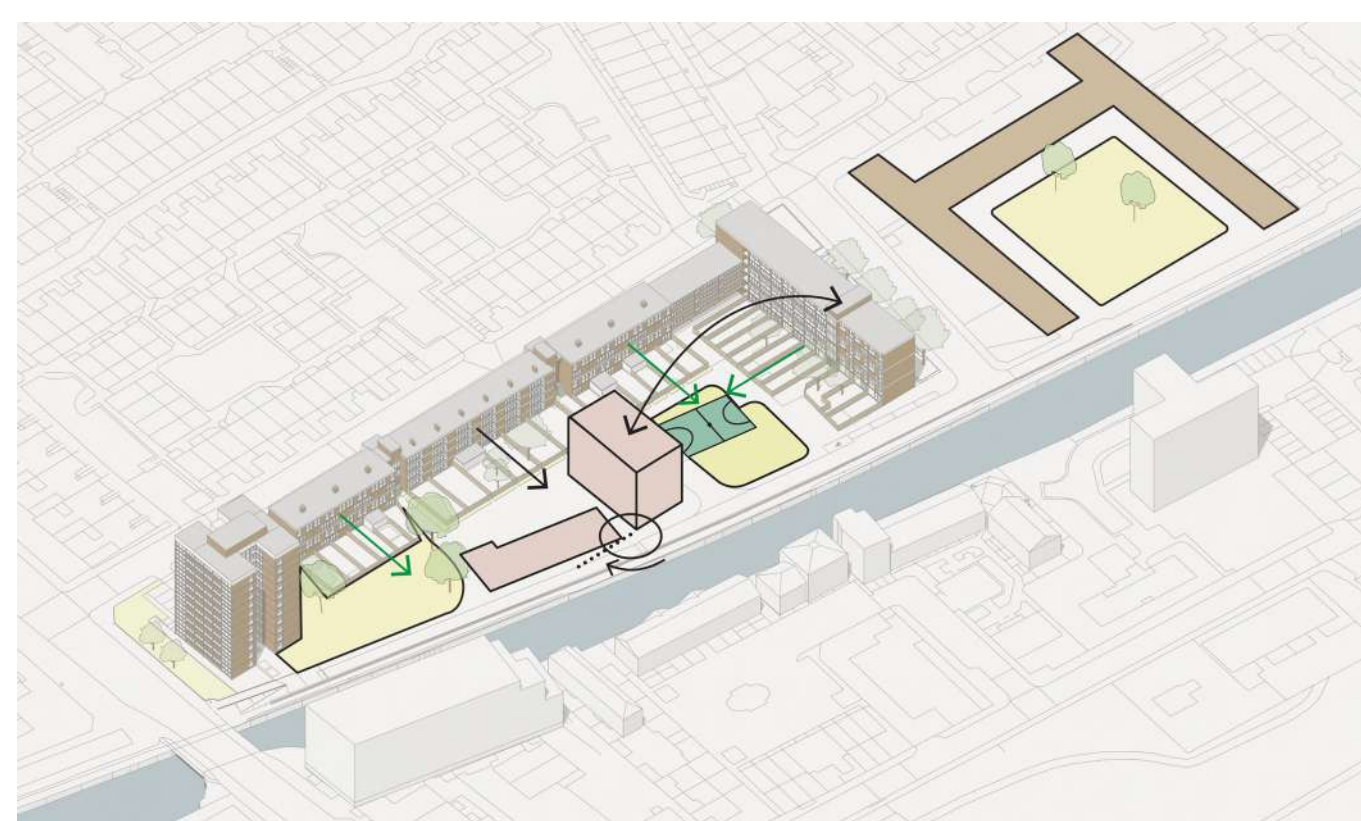
Based on the design principles, the following diagrams demonstrate how the proposed option has been developed.



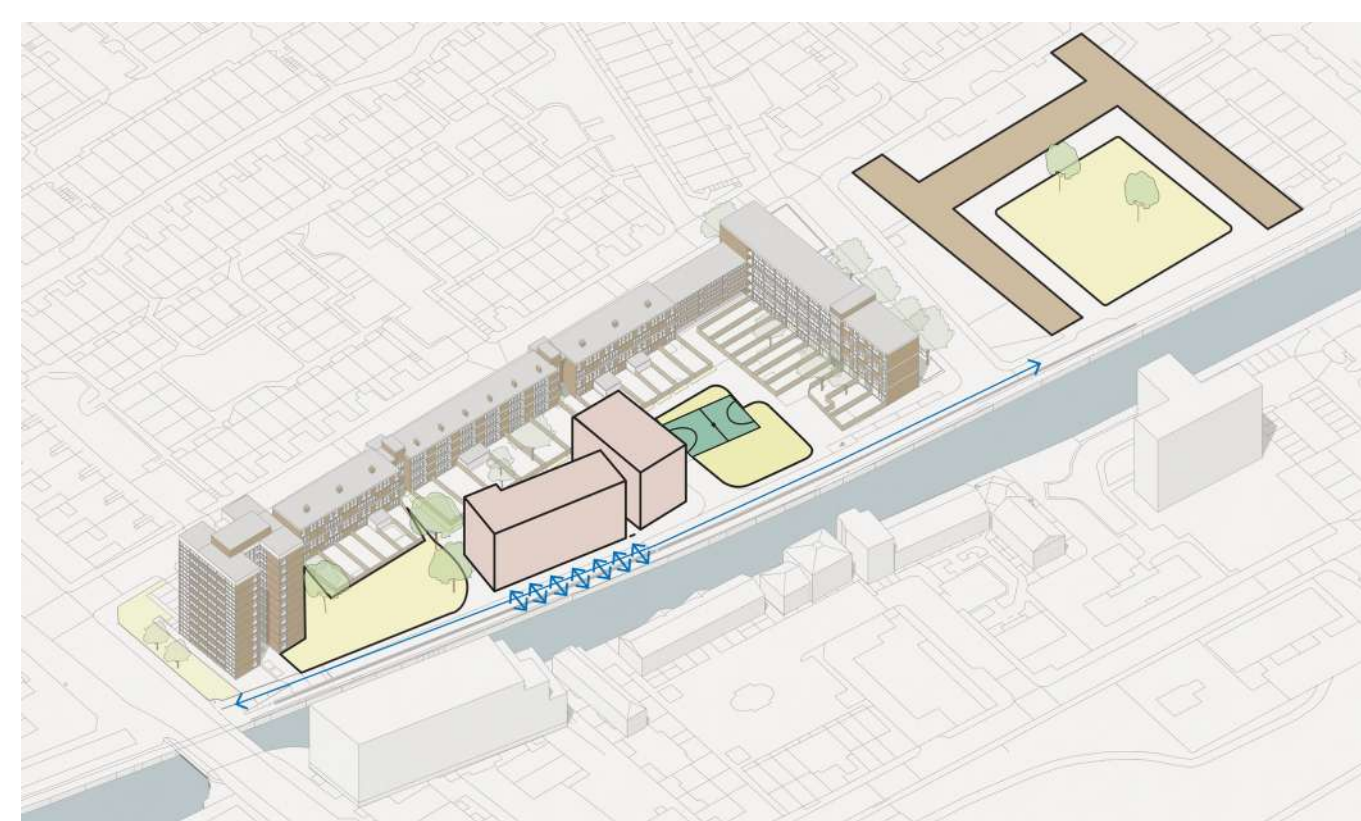
Expand the series of enclosed courtyard gardens from the Suffolk Estate along the canal by placing the building in the middle of the site.



The building layout connects to and improves pedestrian routes 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.



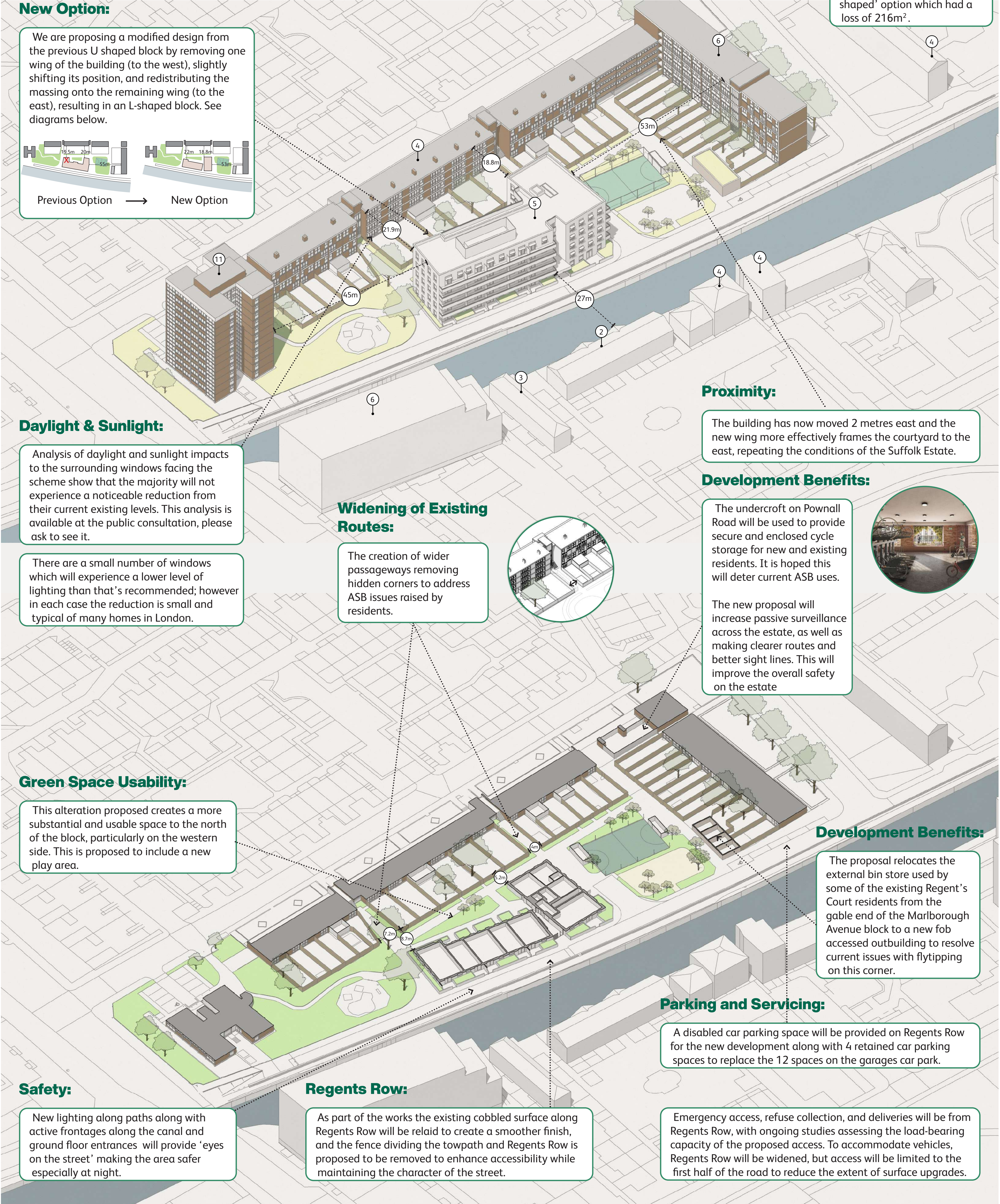
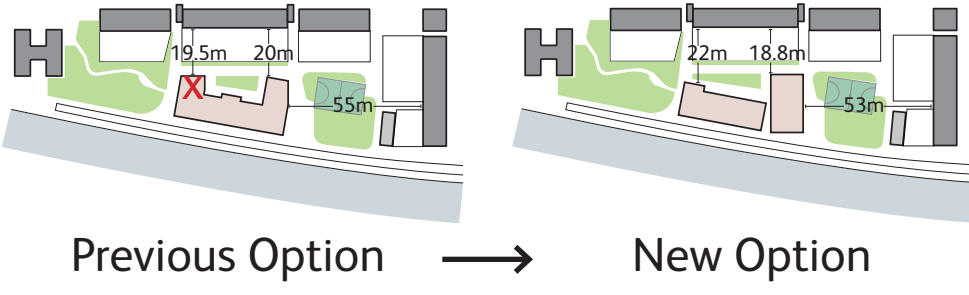
Design team response

38 New Homes 5 Storeys -179 m<sup>2</sup> Shared landscape Green space loss equivalent to 3/4 ball court

**Green Space:**  
The new scheme will result in 179m<sup>2</sup> loss of green space which is an improvement compared to the previous 'U shaped' option which had a loss of 216m<sup>2</sup>.

**New Option:**

We are proposing a modified design from the previous U shaped block by removing one wing of the building (to the west), slightly shifting its position, and redistributing the massing onto the remaining wing (to the east), resulting in an L-shaped block. See diagrams below.



**Daylight & Sunlight:**

Analysis of daylight and sunlight impacts to the surrounding windows facing the scheme show that the majority will not experience a noticeable reduction from their current existing levels. This analysis is available at the public consultation, please ask to see it.

There are a small number of windows which will experience a lower level of lighting than that's recommended; however in each case the reduction is small and typical of many homes in London.

**Widening of Existing Routes:**

The creation of wider passageways removing hidden corners to address ASB issues raised by residents.



**Proximity:**

The building has now moved 2 metres east and the new wing more effectively frames the courtyard to the east, repeating the conditions of the Suffolk Estate.

**Development Benefits:**

The undercroft on Pownall Road will be used to provide secure and enclosed cycle storage for new and existing residents. It is hoped this will deter current ASB uses.



The new proposal will increase passive surveillance across the estate, as well as making clearer routes and better sight lines. This will improve the overall safety on the estate

**Green Space Usability:**

This alteration proposed creates a more substantial and usable space to the north of the block, particularly on the western side. This is proposed to include a new play area.

**Development Benefits:**

The proposal relocates the external bin store used by some of the existing Regent's Court residents from the gable end of the Marlborough Avenue block to a new fob accessed outbuilding to resolve current issues with flytipping on this corner.

**Parking and Servicing:**

A disabled car parking space will be provided on Regent's Row for the new development along with 4 retained car parking spaces to replace the 12 spaces on the garages car park.

**Safety:**

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.

**Regent's Row:**

As part of the works the existing cobbled surface along Regent's Row will be relaid to create a smoother finish, and the fence dividing the towpath and Regent's Row is proposed to be removed to enhance accessibility while maintaining the character of the street.

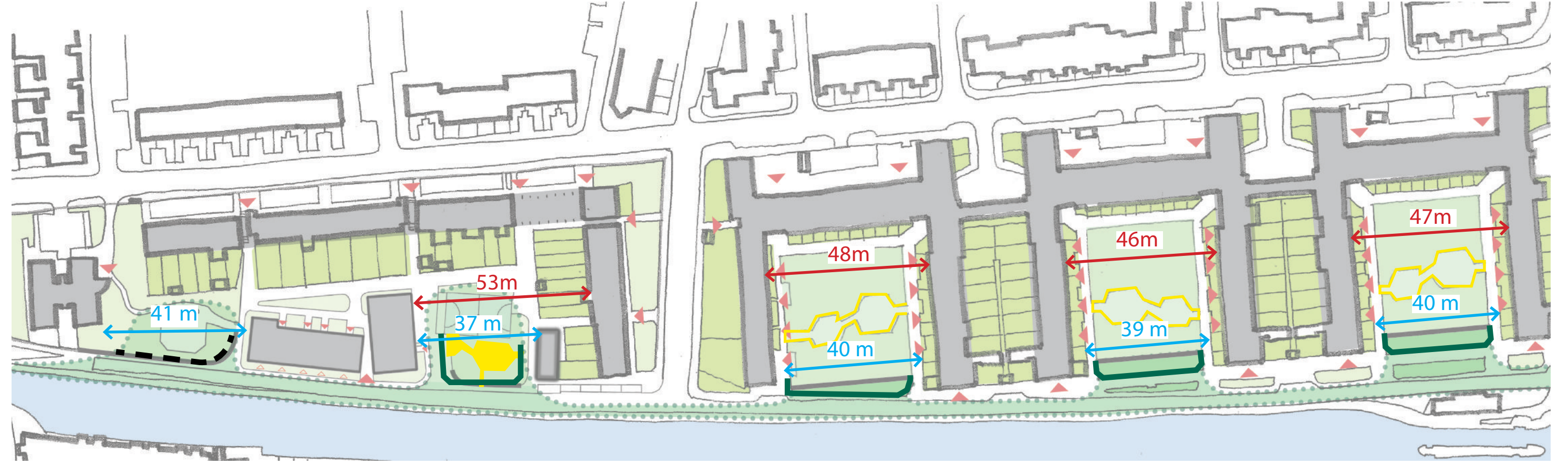
Emergency access, refuse collection, and deliveries will be from Regent's Row, with ongoing studies assessing the load-bearing capacity of the proposed access. To accommodate vehicles, Regent's Row will be widened, but access will be limited to the first half of the road to reduce the extent of surface upgrades.



## Landscape strategy

Design principles include:

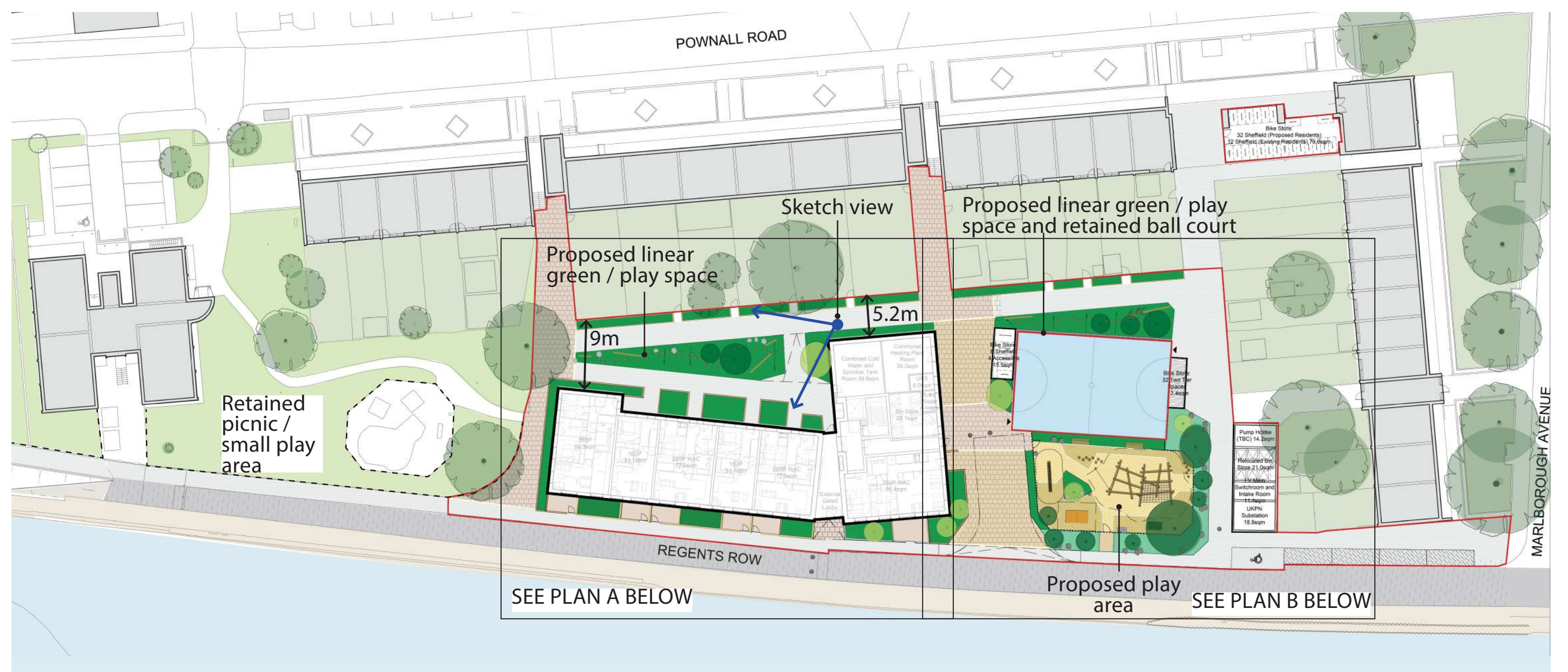
- Integrate proposed landscape and connections within the existing estate
- Front doors and windows of the new building overlooking green spaces
- Landscape design used to visually separate Regents Row from estate green space and play spaces
- A comfortable scale for green spaces
- Re-provide a new play space for older children, and retain the 'blue cage' ball court
- Use similar materials and design features found elsewhere across the Suffolk Estate, such as the use of geometric shapes to define spaces in the courtyards



Above: strategic diagram showing the Regents Court site in the context of the Suffolk Estate



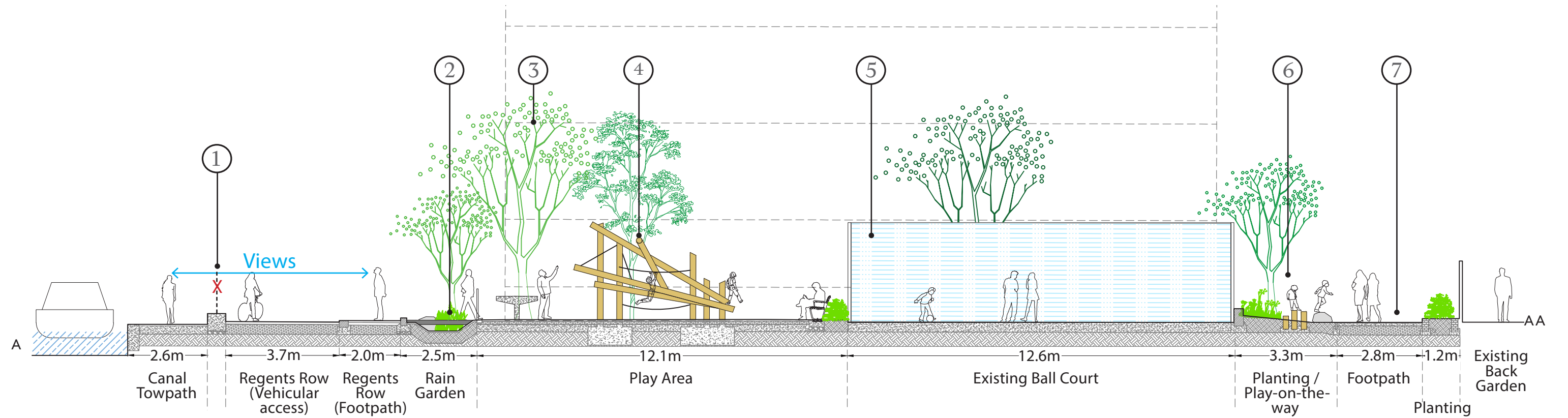
Above: sketch view of the proposed linear green space to the north of the building



Above: proposed landscape plan

The illustrative section on the right shows some of the key design principle:

1. Potential removal of the existing towpath railings to improve views
2. Rain garden to provide sustainable drainage and act as a 'buffer' between Regents Row and the proposed play area
3. Proposed new trees and planting
4. New play area with multi-functional play piece, smaller play equipment and relocated existing ping pong table
5. Existing ball court and gated access retained
6. New planting and 'play-on-the-way'
7. Wide footway / back gardens access



Above: illustrative landscape section



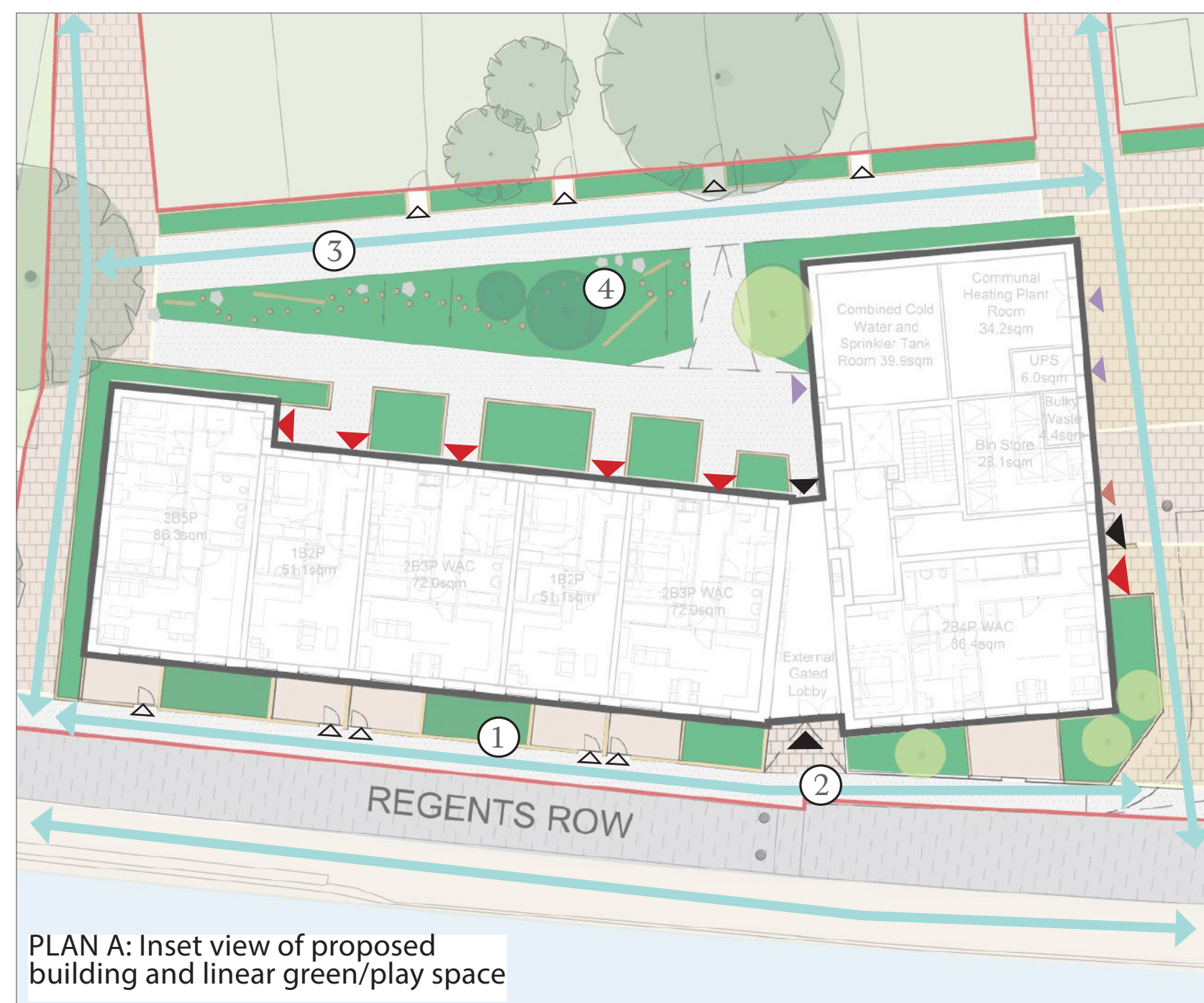
Precedent: generous linear route with defensible planting, front doors and balconies above



Precedent: linear route incorporating play elements

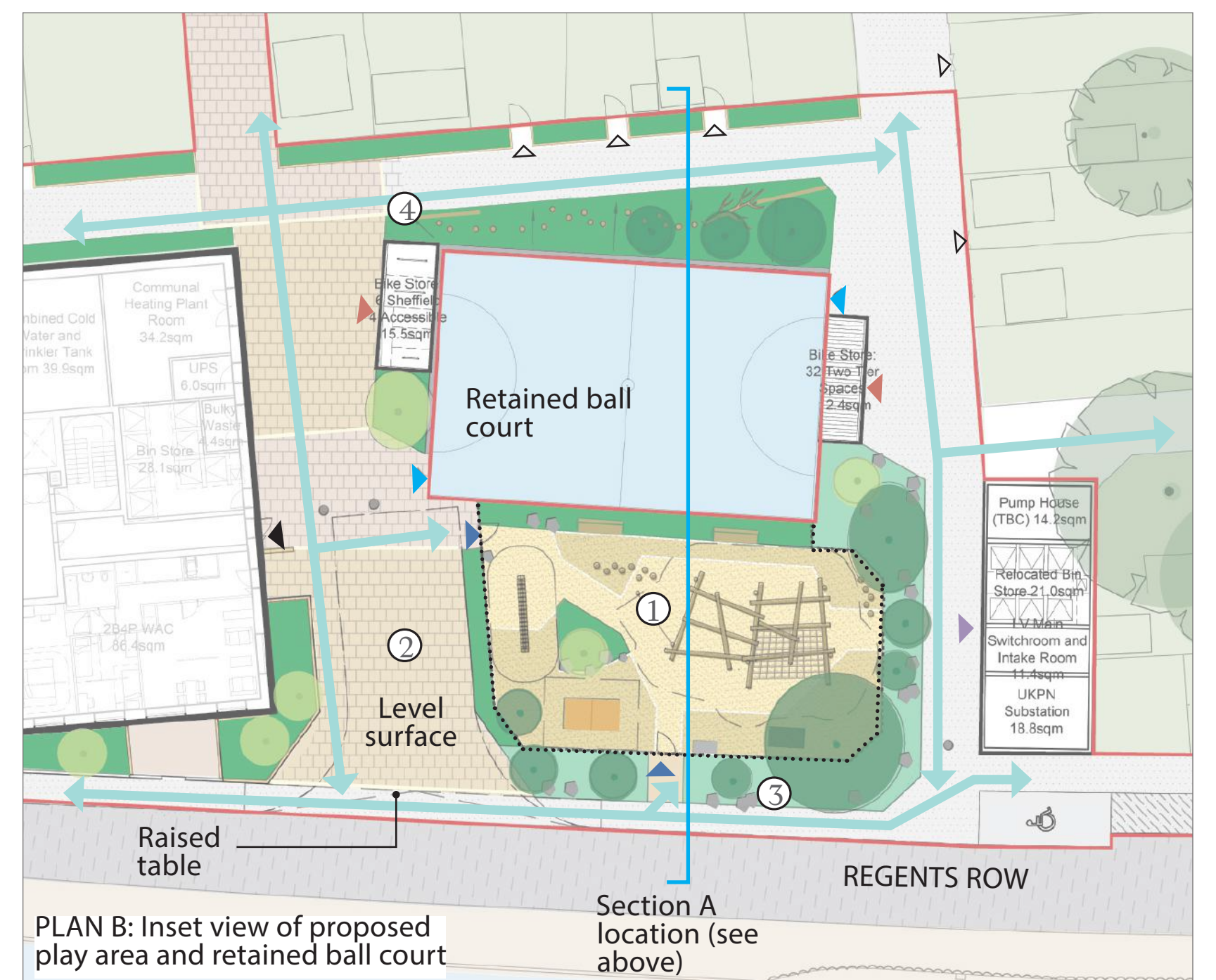


Precedent: potential planted 'buffer' edge to create separation between Regents Row and estate green spaces



1. Private amenity and planting on Regents Row
2. Primary Regents Row entrance, with other shared access from the East and North
3. Generous East-West access route
4. Doorstep natural play trail integrated with planting

- ↔ General pedestrian circulation
- ▲ Shared building access
- ▲ Private main access
- △ Private informal access
- ▲ Building servicing access
- ▲ Bin store access



1. Equipped play area aimed at older children
2. Level / shared surface providing access to homes, play area and ball court
3. Rain garden wrapping around play area
4. Widened planting area with natural play, linking to the 'central area' linear play route (see Plan A)

- ↔ General pedestrian circulation
- ▲ Shared building access
- ▲ Ball courted gates (locked at night)
- ..... Play area gates / fencing
- ▲ Cycle store access
- ▲ UKPN / plant room access



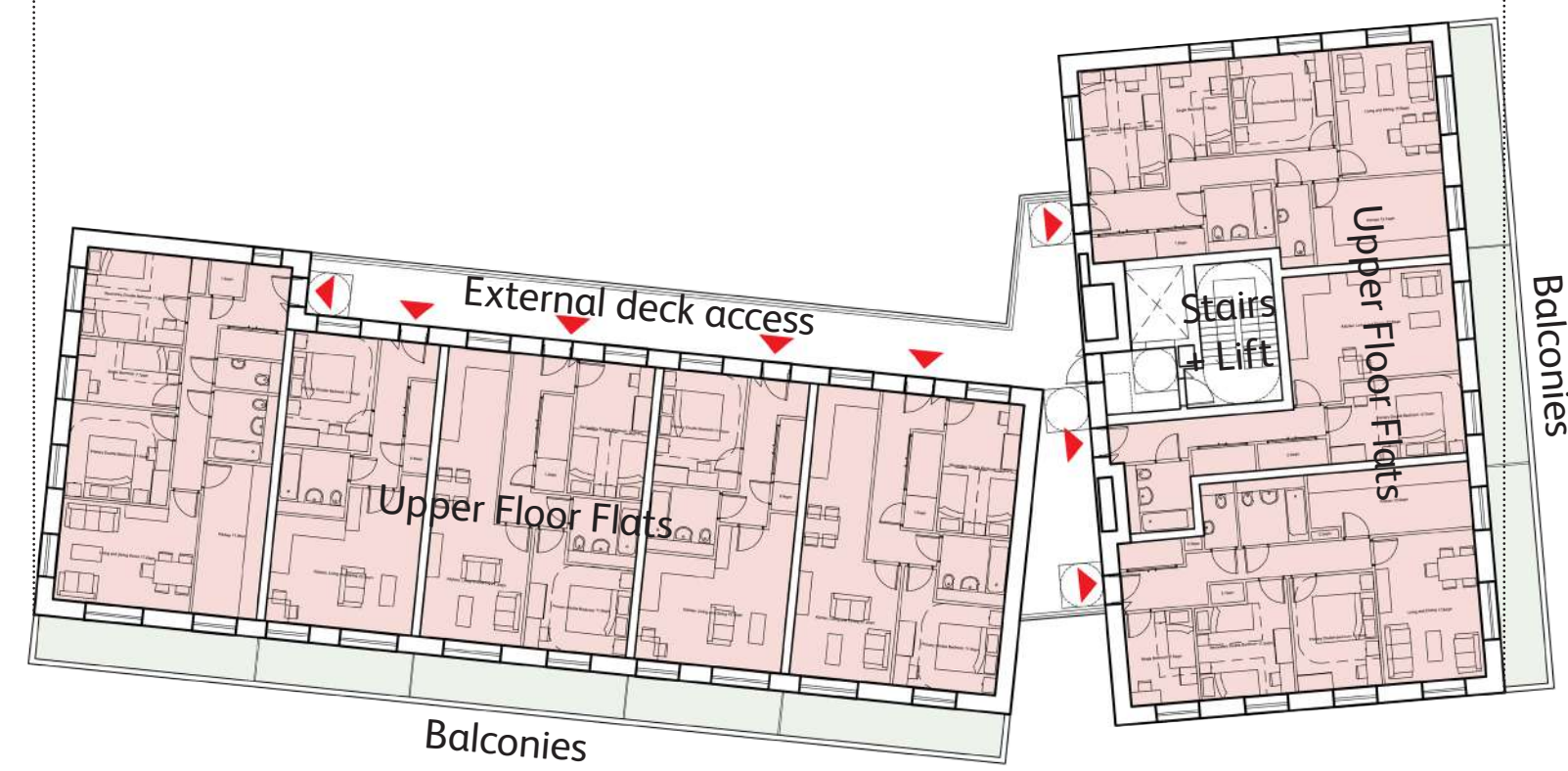
**Proposed Ground Floor Site Plan:**

This drawing below shows the ground floor of proposed design.



**Proposed Upper Floor Plan:**

This drawing shows the first - fifth floors of the proposed design.



**KEY**

New Residential	Bike Stores
Private Gardens	Ancillary Spaces
Circulation	Formal Entrances
	Informal Entrances



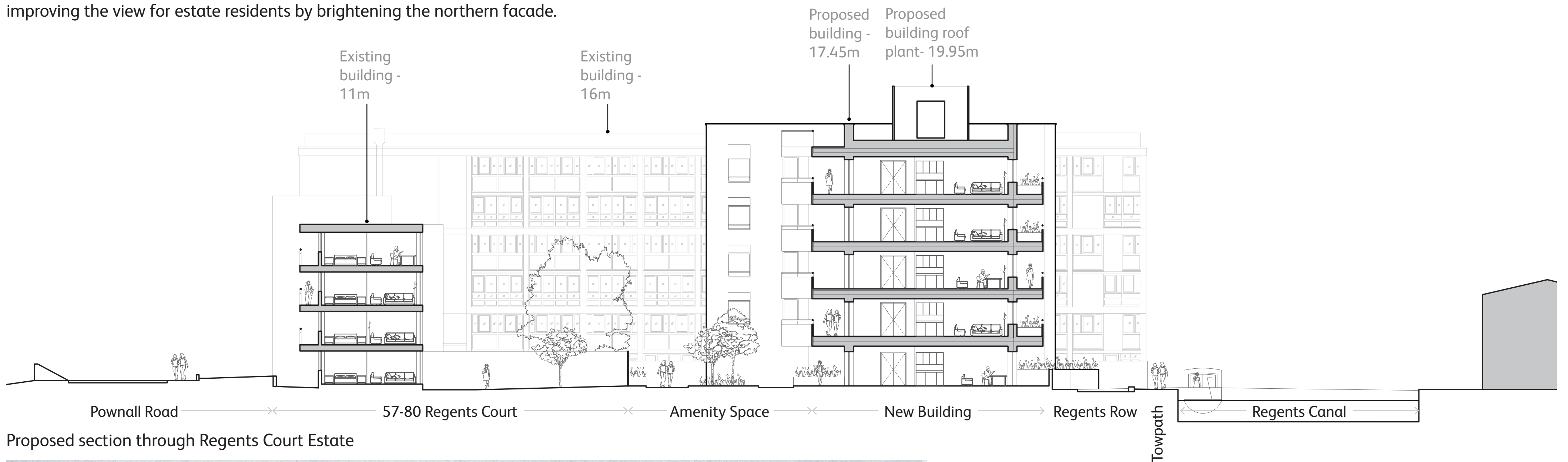
Architectural Proposals for Regents Court:

The current design is a five-storey deck-access scheme split into two distinct buildings. It features an eastern wing opposite the six-storey Marlborough Avenue building and a western wing 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 deck, 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.

Two tones brick colour are being considered: a lighter tone for the western wing, and a slightly darker tone for the eastern wing. Multiple tones of brickwork help to break up the volumes of the new buildings, and help them appear distinct from each other. For the façades between the two new buildings, and for the façades with external decks a red render is proposed, highlighting the separation between the wings and improving the view for estate residents by brightening the northern façade.



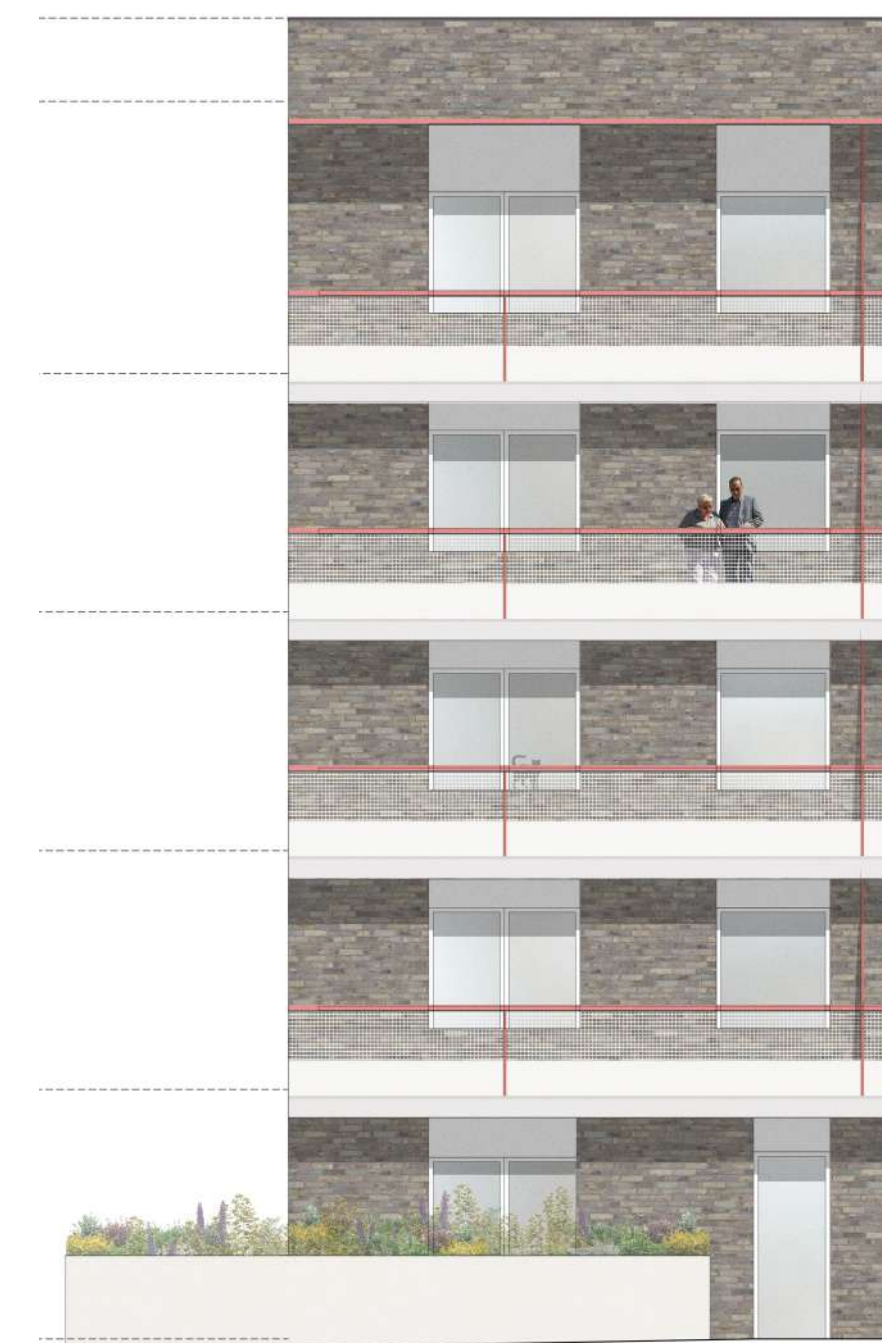
Key plan



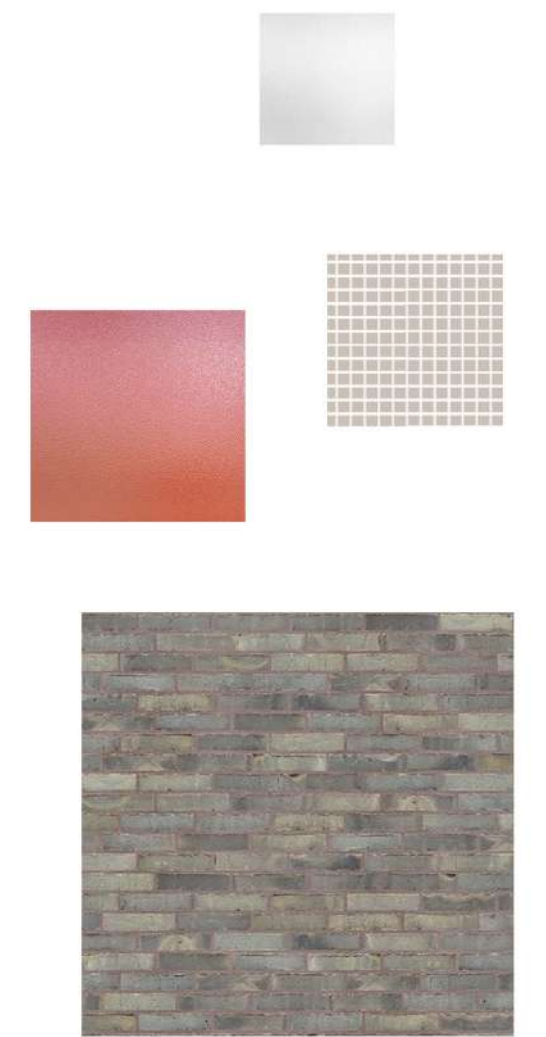
Proposed section through Regents Court Estate



Proposed view along Regents Row looking west



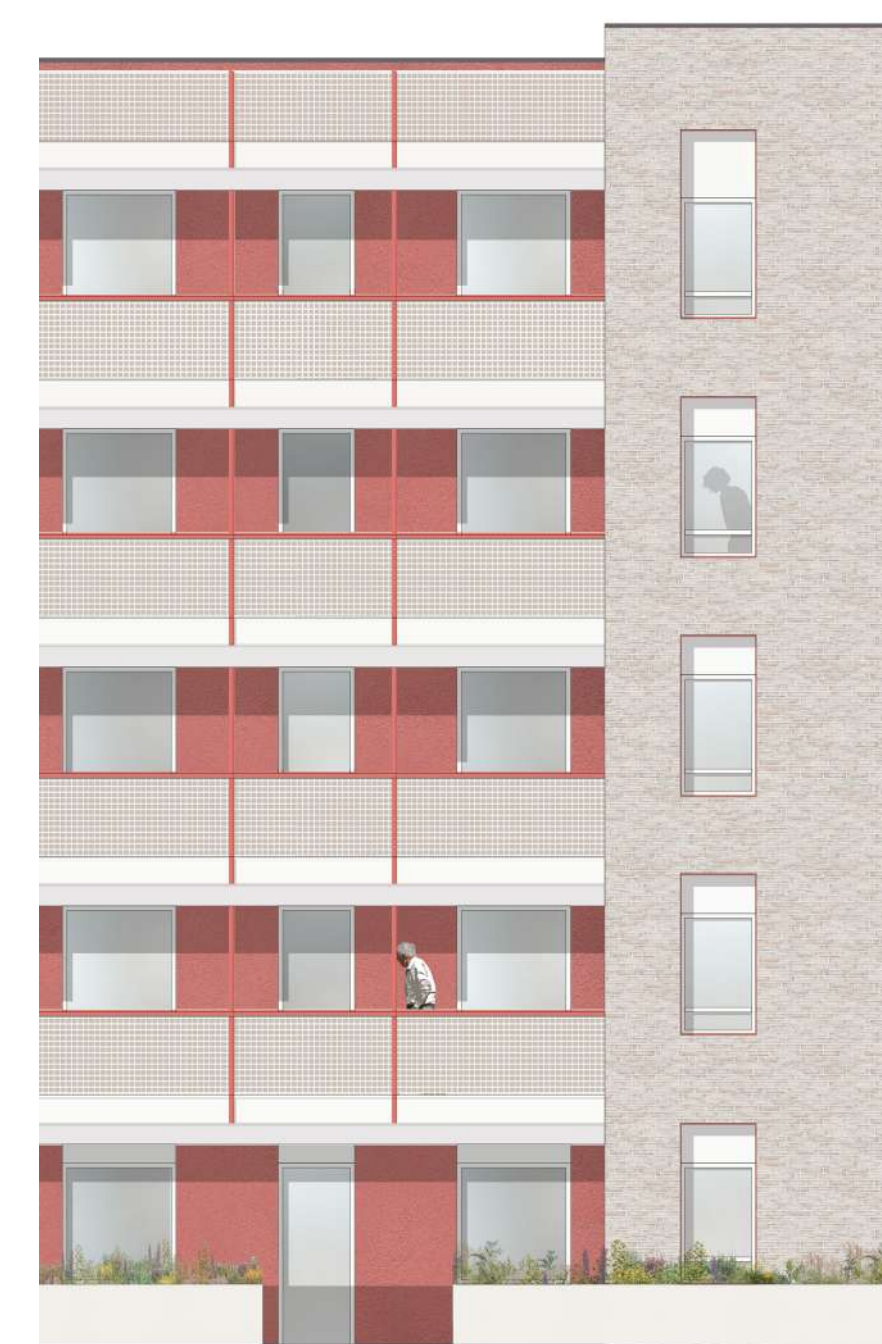
Proposed elevation of eastern wing



Proposed materials



Proposed view from Regents Court tower



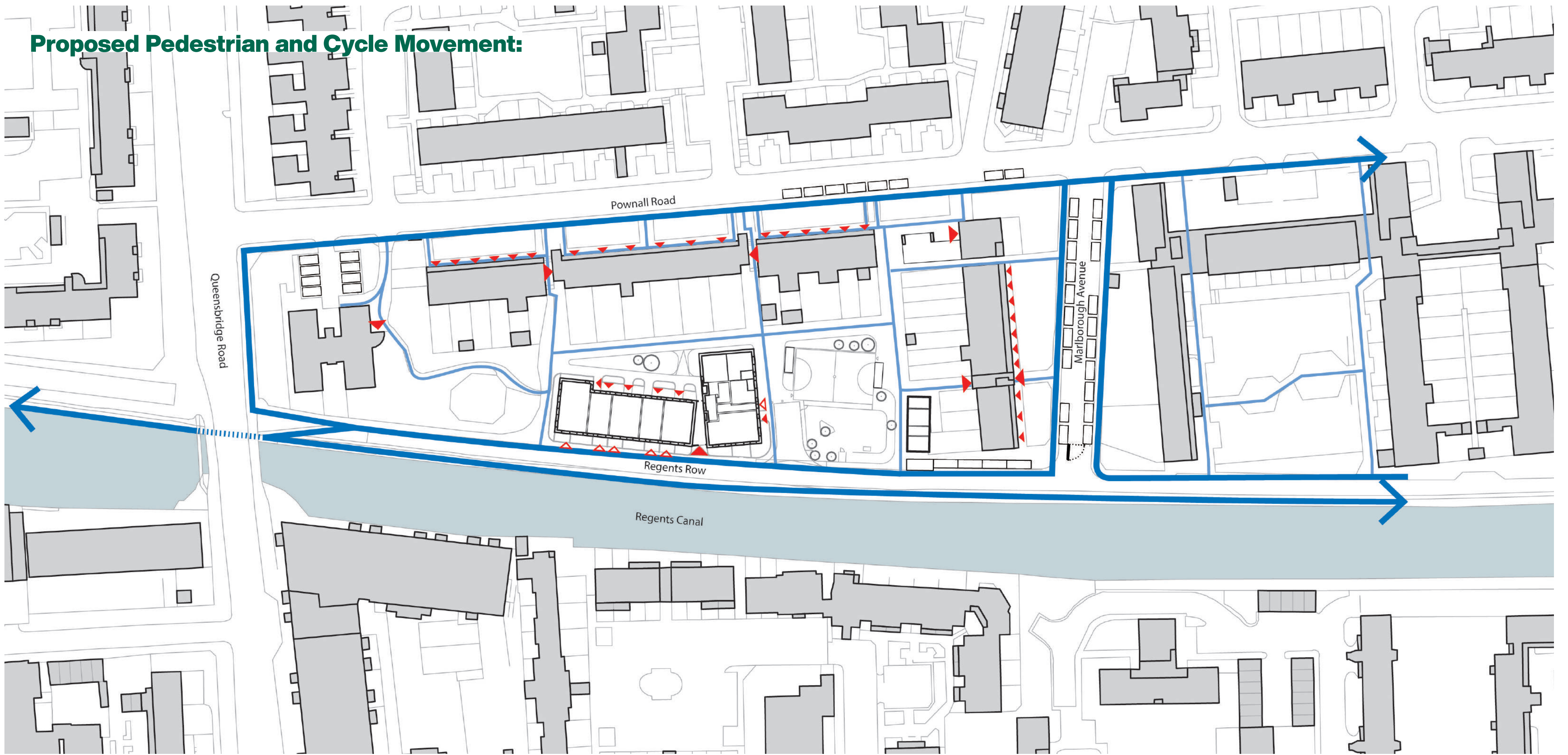
Proposed elevation of western wing



Proposed materials

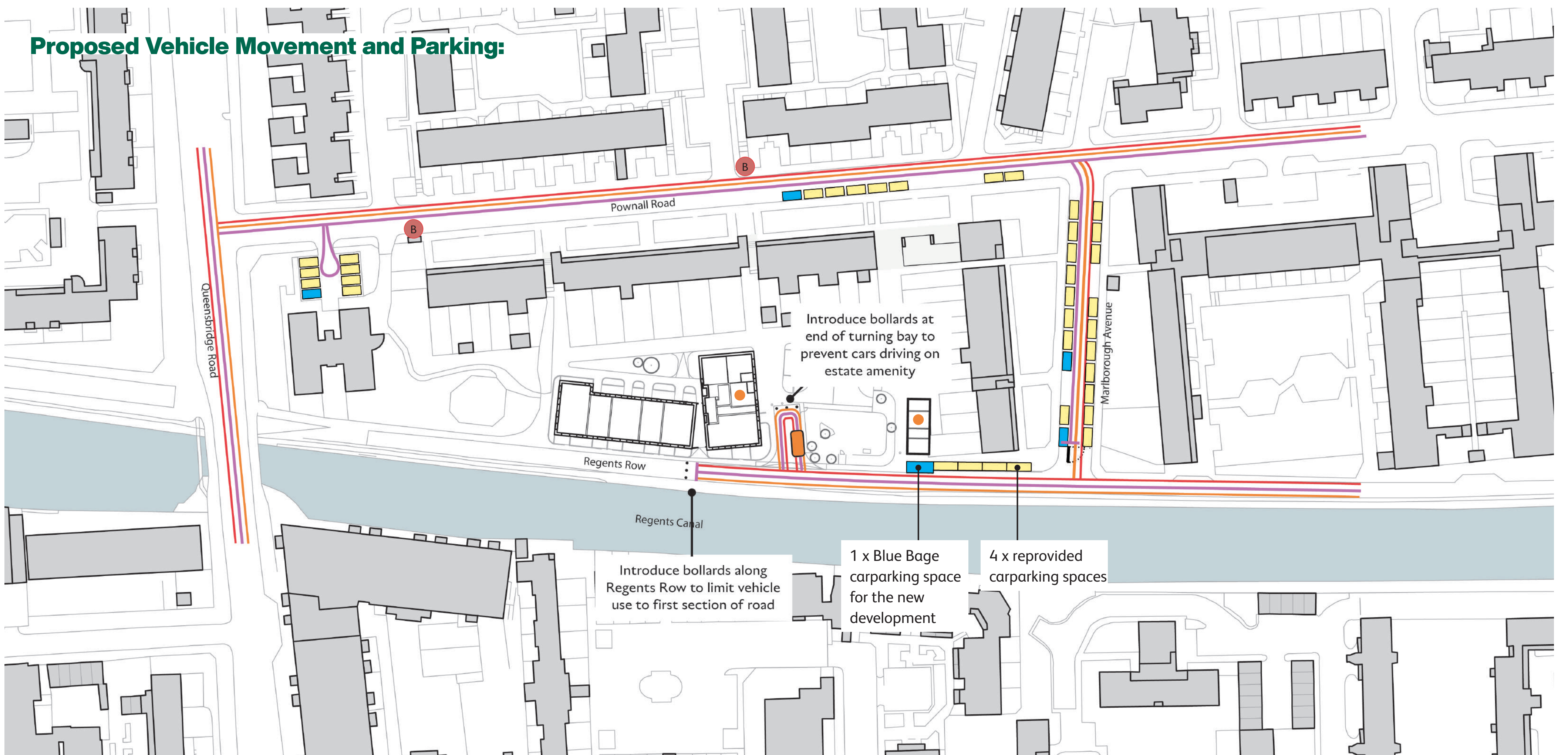


Proposed Pedestrian and Cycle Movement:



- Pedestrian / cycle route public
- Pedestrian route secondary
- Formal entrance location
- Informal entrance location

Proposed Vehicle Movement and Parking:



- Vehicular route
- Local resident only vehicles
- Refuse collection route
- Bin Stores
- Emergency access
- Blue badge parking
- Permit parking spaces\*
- Bus Stop

\*note there will be no new carparking spaces for the proposed development, it will be car free