

Weymouth Court garages Development Proposal

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Background

This report summarises the engagement methods and feedback received during the third 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 Weymouth Court garages, St Mary's Estate. This engagement took the form of 2 site-specific events and an online survey that ran for 2 weeks, from Saturday 15 March 2025 to Saturday 29 March 2025.

Purpose of this report

This report provides a neutral account of the engagement that took place and the feedback received. The scope of the final stage of engagement was to present the final proposals for the Weymouth Court garages site following the two rounds of public engagement events held in July and October 2024. By gaining an understanding of resident's views and ideas regarding the developed design work, would allow the Council to better understand how to further develop the designs for residents' use and interact with the areas around them.

Distribution

- 1,006 newsletters were sent to the surrounding area ([see distribution area](#)).

Engagement

- An online survey was hosted on Hackney Council's consultation hub, Citizen Space, between Saturday 15 March 2025 to Saturday 29 March 2025.
- Two events were held on Saturday 15 March 2025 and Monday 17 March 2025 in the square outside the Fellows Court Community Centre and St Mary's Community Hall.
- Contact details were provided in the newsletter sent to residents who wished to ask any questions.
- Door knocking was also conducted at the events to encourage residents to attend the public events or fill in the online survey.

Responses

- 3 responses were received from the online survey, including 1 comment card received at the events.
- Around 26 local residents attended the events.

Feedback

General feedback

Of the 3 respondents to the online questionnaire, 2 supported the final proposals for 18 social rent homes on **Weymouth Court garages site**.

Consistent with the Stage 1 and 2 feedback, residents also responded positively to the plans and further details provided on:

- A new shared space for existing and new residents. The vision of a more accessible and greener 'community street' between Appleby Street and Thurtle Road.
- Improving pedestrian and cycle access between Thurtle Road and Appleby Street.

Specific issues raised

Weymouth Court garages

Architectural design

Generally there was positive feedback to visualisations presented by the architects. It was felt that the design fits in well with the area with its use of materials and reference to the design of Weymouth Court.

Overview of results

A mixture of quantitative and qualitative questions were asked concerning the final plans for the delivery of 18 new homes at Weymouth Court garages site which were developed through responses from Stage 1 and 2 engagement conducted in 2024.

Site specific questions were asked regarding the Weymouth Court Garages new homes design, the landscape updates, 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:

Weymouth Court Garages Block

Question 4a. What do you think about the design developments we have made including:

	Adding a clearly defined entrance on Thurtle Street to improve access and visibility.	Improving the courtyard for shared use by both existing and new residents.	Designing living spaces to improve privacy and reduce direct overlooking between homes.	Ensuring adequate distance between the new and existing buildings while keeping the ground-level area private and improving views to the south.	Using brick and other architectural details to match the surrounding buildings	Adding greenery and well-placed windows on Thurtle Road to improve the street's appearance and enhance natural surveillance for safety.
Strongly Support	2	2	3	2	3	3
Support	1	1	0	0	0	0
Neutral	0	0	0	0	0	0
Oppose	0	0	0	0	0	0
Strongly Oppose	0	0	0	1	0	0

Question 4b. Do you have any additional thoughts on the building design?

2 responses to this part of the question. The comments made were:

- A suggestion was made that “the proposed building had a lift shaft conjoining to the existing building” as “we do not have a lift and it’s increasingly harder for elderly residents to get up and down.”
- “Brick colour... I like the idea of merging the colours of existing surrounding blocks but I’d oppose using the silver tower block as part of the palette. It’s an eyesore. I prefer more subtle, yellow tones personally.”
- “Clearly specify a biodiverse roof, plus integrated low-maintenance measures such as swift bricks, to ensure a genuine holistic biodiversity enhancement.”

Landscape / Pocket Park / Community Street

Question 5a. What do you think about the design developments we have made including:

	Creating a shared space for all residents to use and enjoy.	Play provision in Weymouth Terrace Square.	Improving pedestrian and cycle access with a smooth, level surface and new greenery between Appleby Street and Thurtle Road.
Strongly Support	2	1	3
Support	1	1	0
Neutral	0	0	0
Oppose	0	0	0
Strongly Oppose	0	0	0

Question 5b. Do you have any additional thoughts on the building design?

There were 2 responses to this part of the question. The comments made were:

- "I'd personally greatly appreciate improved road surface for cycling. The existing brick road and restricted access near the tower block isn't the best. Improved security and safety for the storage of bicycles is paramount"
- "Planting is welcome but please ensure native and wildlife friendly species to ensure genuine biodiversity enhancement - indicative species do show some with potential wildlife value but unclear, e.g. blossom trees are best to be native species to maximise value."

Final Proposals

Question 6a. How satisfied are you with the final proposals?

Strongly Support	1
Support	1
Neutral	0
Oppose	0
Strongly Oppose	0

Question 6b. Please share any additional thoughts on the final proposals:

There was 1 response to this part of the question. The comment made were:

- "I am supportive. I think there is some room for improvement based on my comments - I am very happy to have a more in depth consultation. "

Engagement

Question 7. Have you attended any of our consultation events in 2023 or 2024?

2023	1
July 2024	0
October 2024	0
All	0
None	2

Question 8. Have you found the consultation and resident engagement events useful?

Yes	2
No	0
Not sure	1

Question 9. Do you feel that we have incorporated or addressed your feedback?

Yes	0
No	0
Not sure	3

Question 10. Do you have any suggestions for how we can improve engagement and consultation?

There was 1 response to this part of the question. The comment made were:

- “I wasn’t aware of consultations in 2023 or 24, I wish I was and that I could have given my feedback at an earlier stage of planning.”
- Longer consultation period.

Additional feedback

Question 11. Do you have any other comments or questions?

2 responses to this part of the question. The comments made were:

- “Thank you to Ramsey who I spoke with Saturday 15th March 2025.”
- “These plans are amazing. Let's get these homes built asap.”

About You

Gender: Are you...

Female	1
Male	1
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	2
Prefer not to say	0

Age: what is your age group?

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

Disability

Yes	2
No	0

Caring responsibilities

Yes	0
No	2

Ethnicity: Are you...

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

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

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

Sexual orientation: Are you...

Heterosexual	1
Lesbian or Gay woman	0
Queer	0
Prefer not to say	1
Bisexual	0
Gay man	0
All other sexual orientations	0
Pansexual	0
Asexual	0

Housing Tenure:

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

Next steps

The feedback summaries in this report will be incorporated into the Statement of Community Involvement for the Weymouth Court garages planning application. This feedback will be available to the public online via our consultation website, and serve as a record of resident feedback, alongside the two other summary reports produced during this development proposal.

If you have any questions regarding this project please contact Jennifer Langton, Development Manager at jennifer.langton@hackney.gov.uk.