

Welcome to the Fellows Court and Weymouth Court Final Exhibition

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.

Fellows Court garages and Weymouth Court garages sites are 2 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 at Fellows Court garages and Weymouth Court garages will be 100% social rent.

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

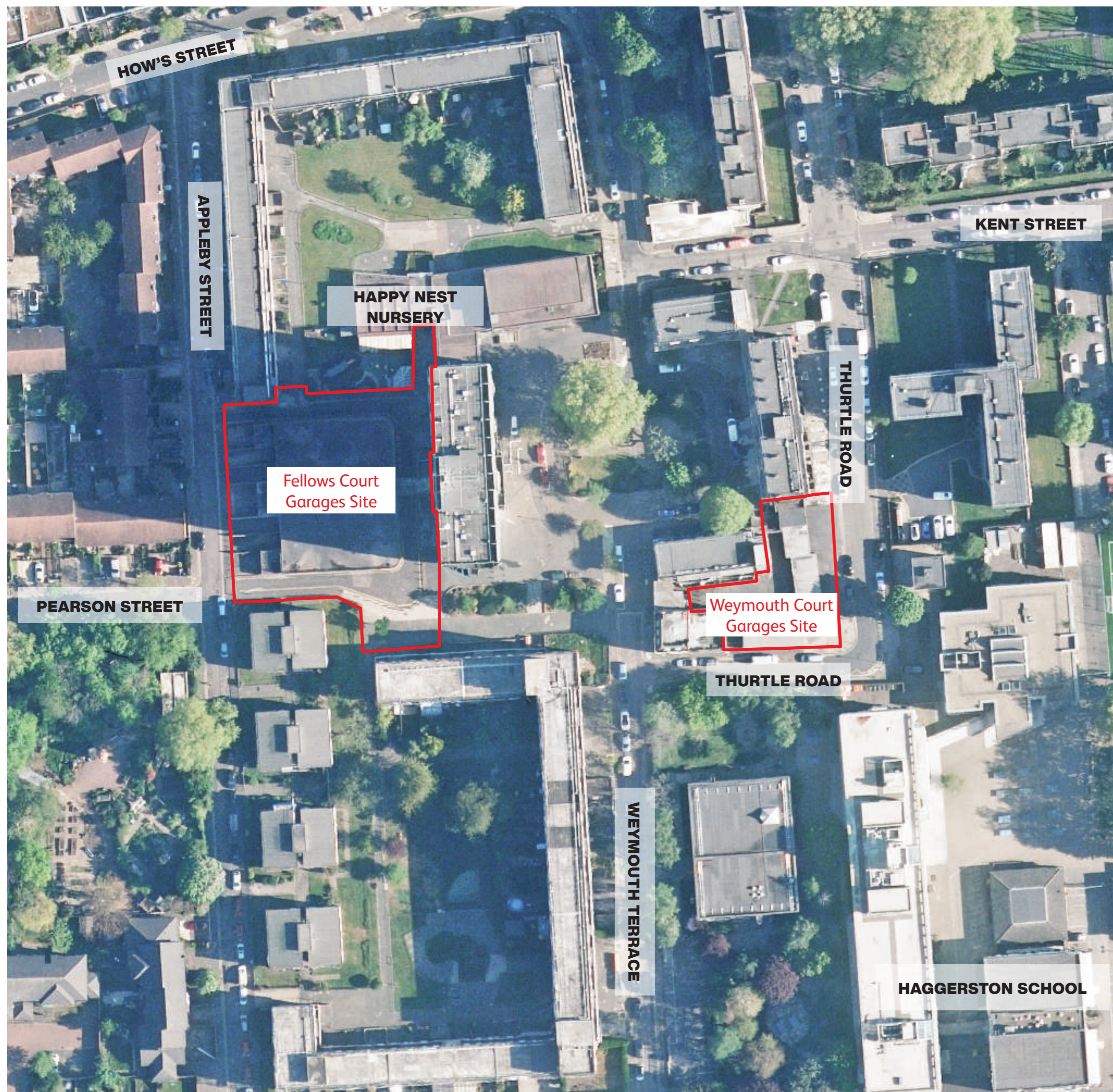
Exhibition purpose:

The purpose of this physical and online exhibition is to:

- Present our vision for Fellows Court garages and Weymouth Court garages sites
- Show how your feedback has influenced the plans
- Confirm the agreed shared design principles for the sites co-developed from the Stage 1 and 2 exhibitions
- Identify the impacts and benefits for the Fellows Court Estate and St Mary's Estate and wider neighbourhood
- Present the final designs that will be submitted for planning approval in Spring 2025.

Key Project Information:

The proposal is to provide:



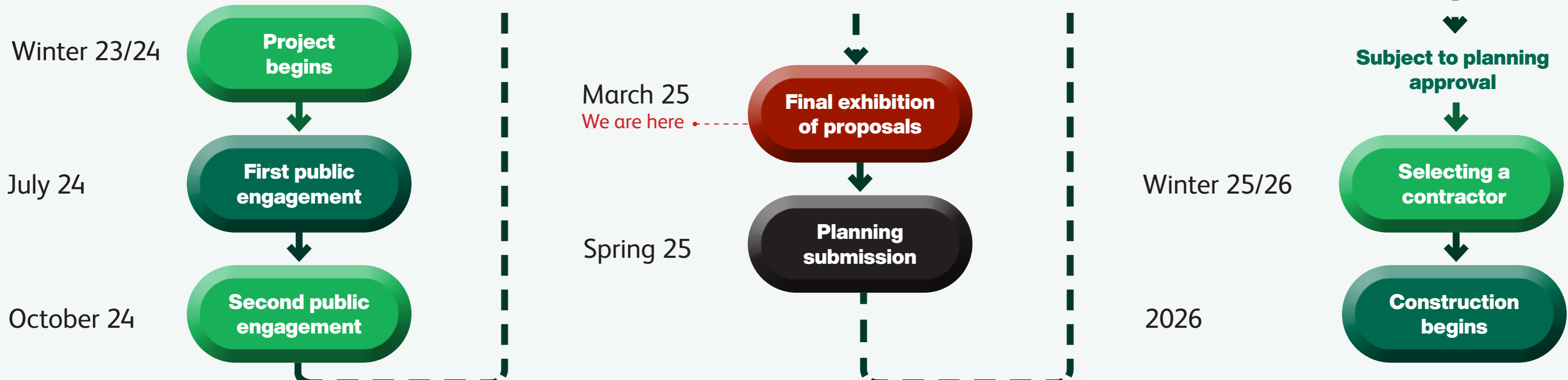
Aerial map of the area highlighting both garages sites - Red lines denote the red line boundaries for the planning application

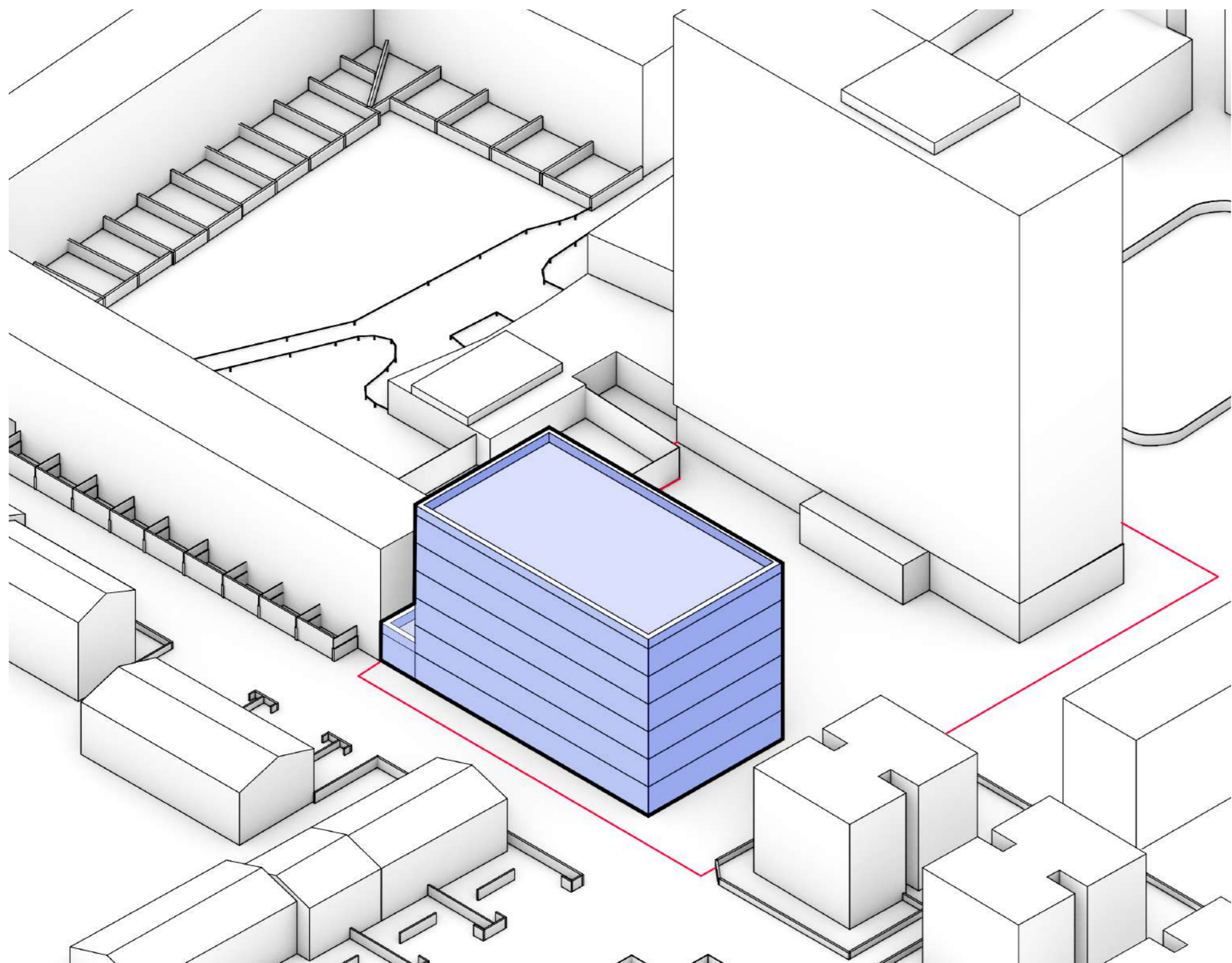
Your views and feedback are important:

We want to hear from you, your thoughts on the proposals and engagement process and any questions you have. You can answer a short questionnaire online or in person at the events – scan the QR code below or go to bit.ly/3F5rxxa.



Estimated Project Timeline





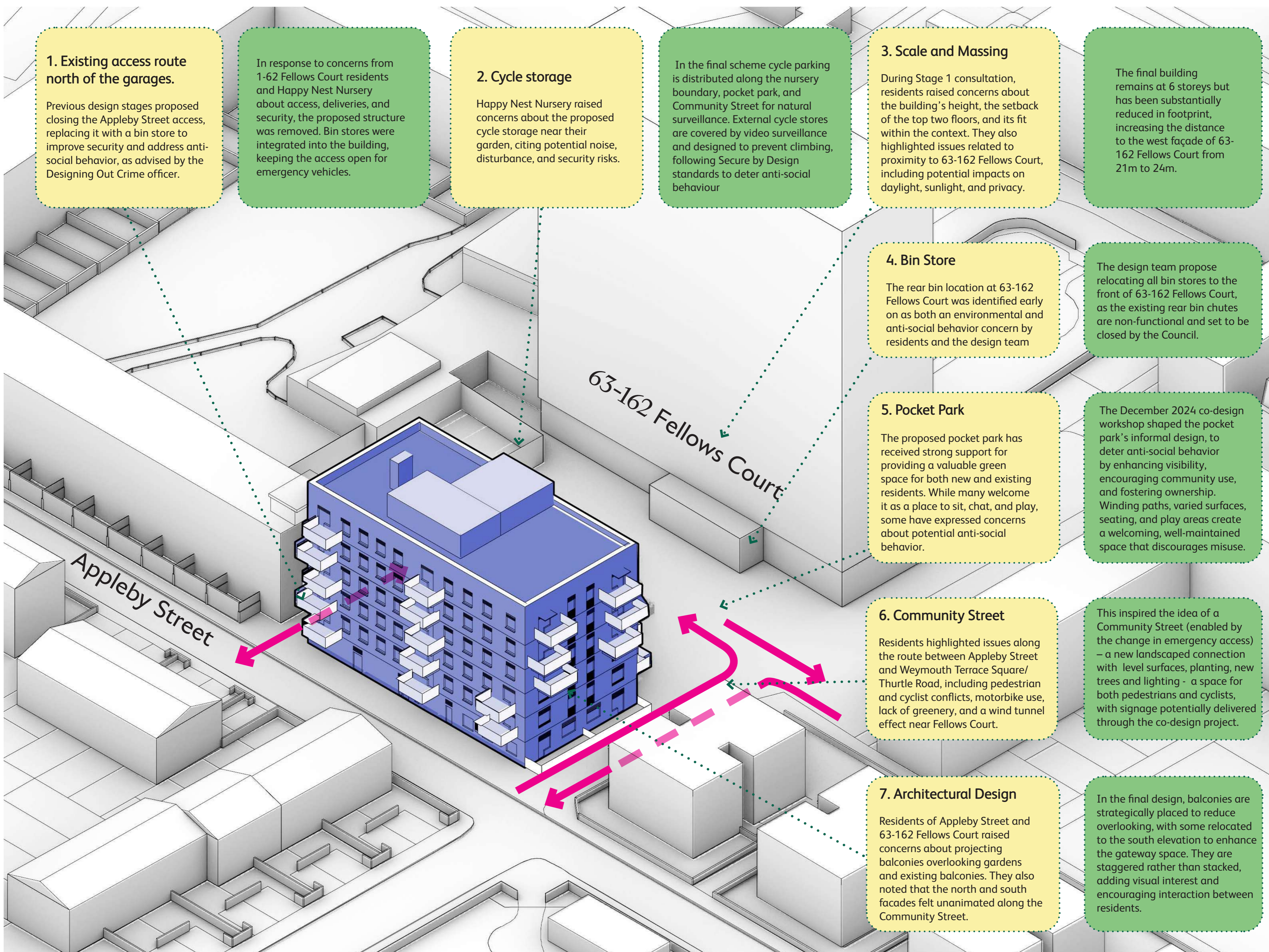
1. Design proposal at RIBA Stage 2 October 2024.

A Fellows Court and Weymouth Court Resident Steering Group (RSG) 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 inform the design development through their feedback and comments.

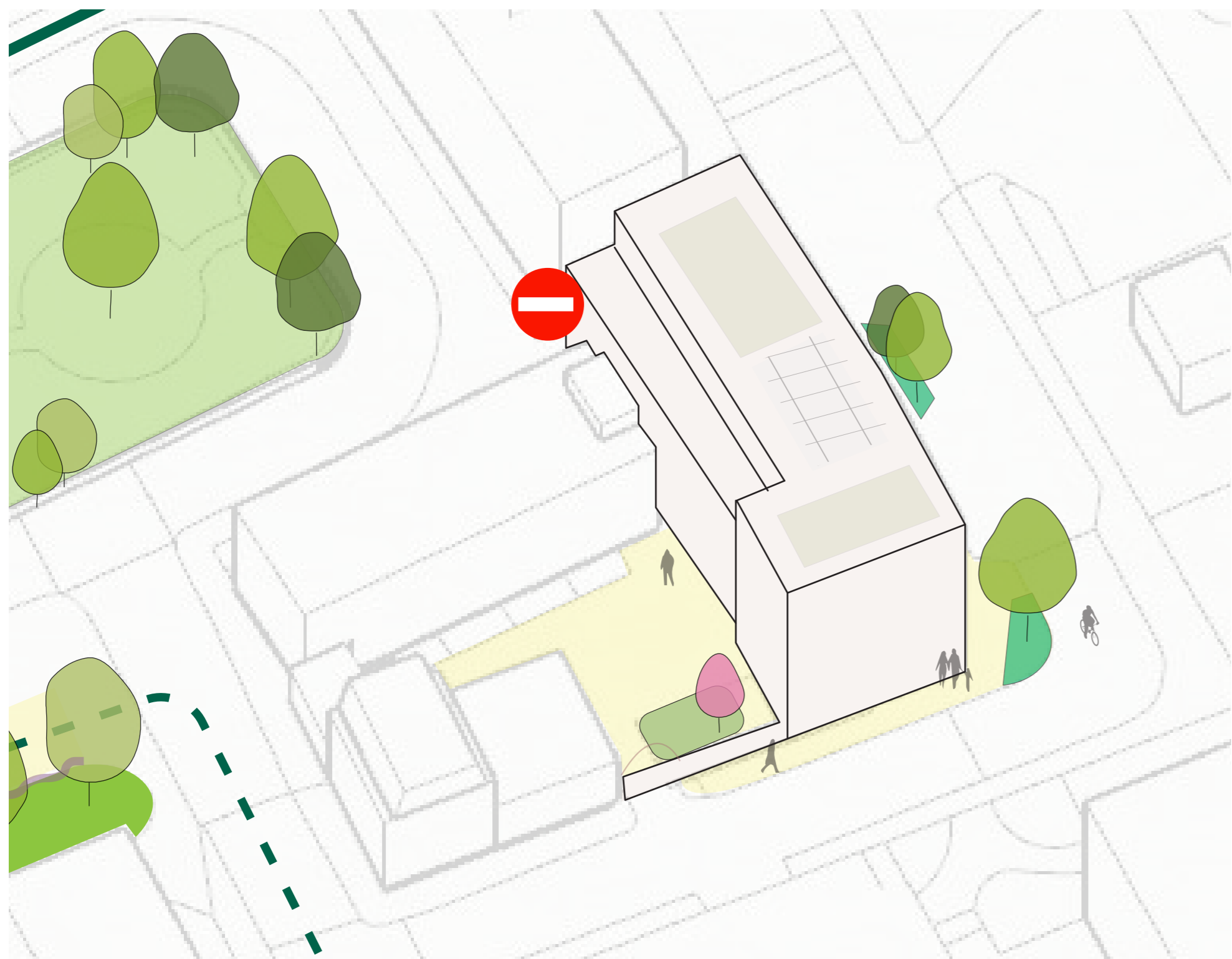
Stage 3 Design Development

- Development of balconies.
- Facade reflecting neighbouring buildings.
- Private amenity space.
- Keeps emergency access via hammerhead turning section.
- Limited overlooking on north facade above Happy Nest Nursery.
- Integrates emergency access route on the north and south of the building.
- Developed entrance on both east and west side.

You Said We Did



2. Current proposal, highlighting balcony placement, updated elevations and ground floor gardens.



1. Design proposal at RIBA Stage 2, October 2024

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Stage 3 Design Development

- Development of massing and orientation to minimise daylight and sunlight impact on existing
- Development of architectural language (i.e. materials, windows) to reflect surrounding estates
- Working with consultants to develop a Construction Traffic Management plan
- Finalising movement and access to the shared courtyard for both existing and new residents, including design of new access from existing communal staircase
- Final design for the new secured bin store for existing residents

You Said We Did

1. Gap between proposed and existing

We tested building against the existing building (1-16 Weymouth Court). However, residents raised concerns about light, views, and the impact on amenity spaces.

In response, we maintained a gap between the proposal and the existing building to minimise the impact on existing amenity spaces and preserve views to and from Weymouth Terrace Square. However, this gap is enclosed at the ground floor.

2. Existing bin enclosure

The existing bins at the corner of Weymouth Terrace Square are open and not secured which was identified early on as both an environmental and anti-social behaviour concern by residents and the design team.

The design team proposed a secure ground-floor bin enclosure between the new and existing buildings, accessible by the existing residents.

3. Construction impact

During Stage 1 consultation, concerns were raised regarding how the construction process will impact the community. Noise is also a concern for night workers and those working remotely from home during the day time.

A draft Construction Management Plan has been produced as part of the planning application that will outline the steps we will take to minimise noise and disruption. This has also been discussed with Haggerston School for coordination.

4. Entrances & Amenities

Discussions on building access explored shared and separate entrances, location of staircases, and courtyard connections, with residents expressing concerns about noise and crowding the Weymouth Square end.

The main entrance and courtyard access will be from Thurtle Road, with a new cycle store and a courtyard entry for existing residents. Bin stores will be relocated to a secure enclosure, and a gate will connect to Weymouth Terrace Square - which can also be used by existing residents.

5. Scale and Massing

The top concern is the direct impact on the residents of 23-28 Weymouth Court of the height and location of the proposed new housing on existing views, levels of daylight and sunlight enjoyed as well as on their privacy.

We have reduced the impact by changing the massing and orientation of the building and pushing it as close to the red boundary on Thurtle Road and by increasing the gap between the new build and 23-28 Weymouth Court as well as changing angles to provide enhanced views to the south.

6. Use of shared courtyard

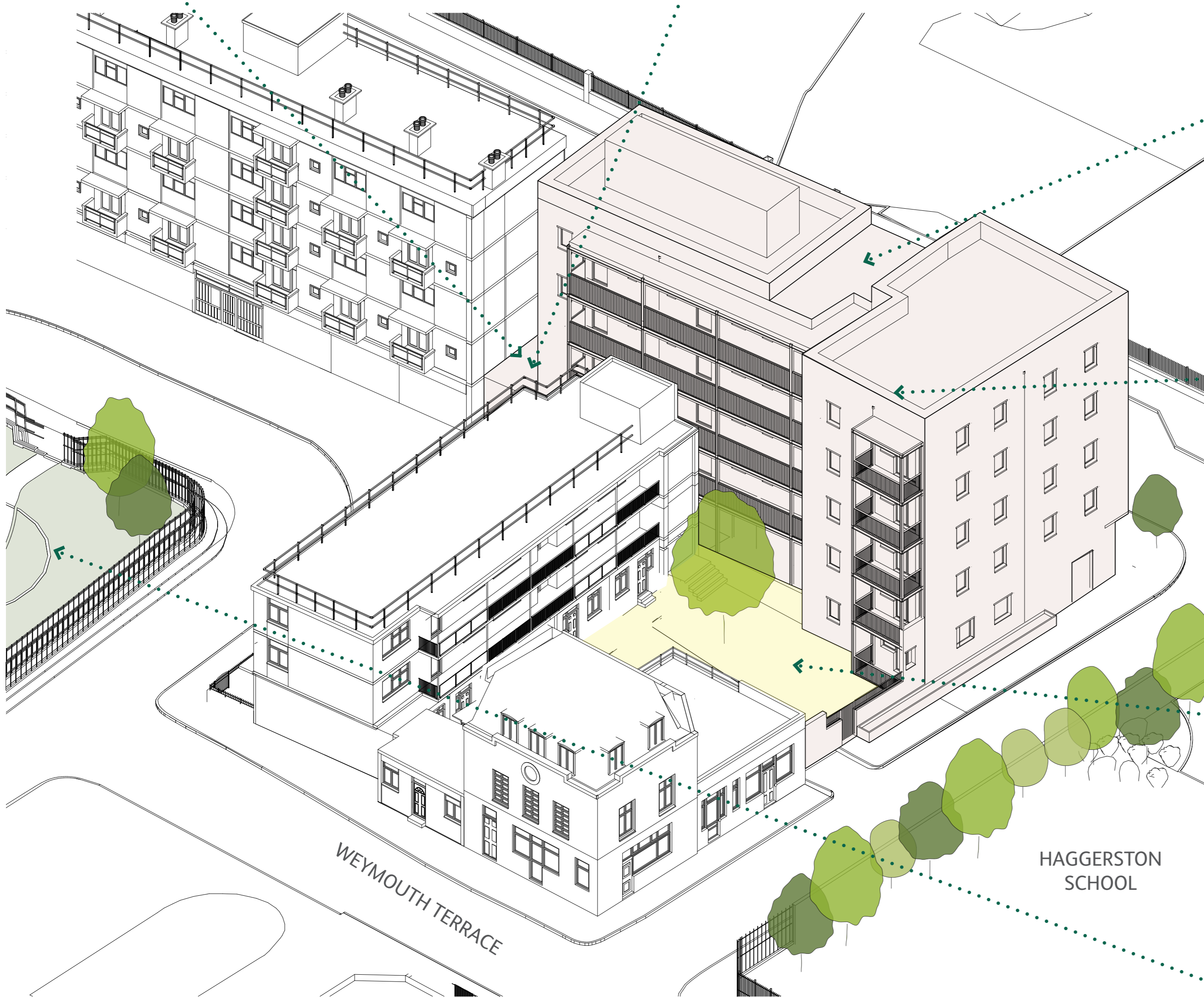
Residents welcomed the idea of the proposed shared courtyard but raised concerns about access and benefits for existing residents.

We are proposing changes to the communal staircase of 23-28 Weymouth Court to convert the redundant bin chute into a new stepped access to the proposed shared courtyard. Fobs for access to the proposed gates onto Thurtle Road (south, facing Haggerston School) and Weymouth Terrace Square will also be provided to existing residents.

7. Play & Weymouth Terrace Square

Throughout consultations, residents highlighted issues with Weymouth Terrace Square and emphasized the need to activate and better utilise the space.

Alongside the project, improvements will be proposed for the existing Weymouth Terrace Square, including additional seating and informal play areas to benefit both existing and new residents.



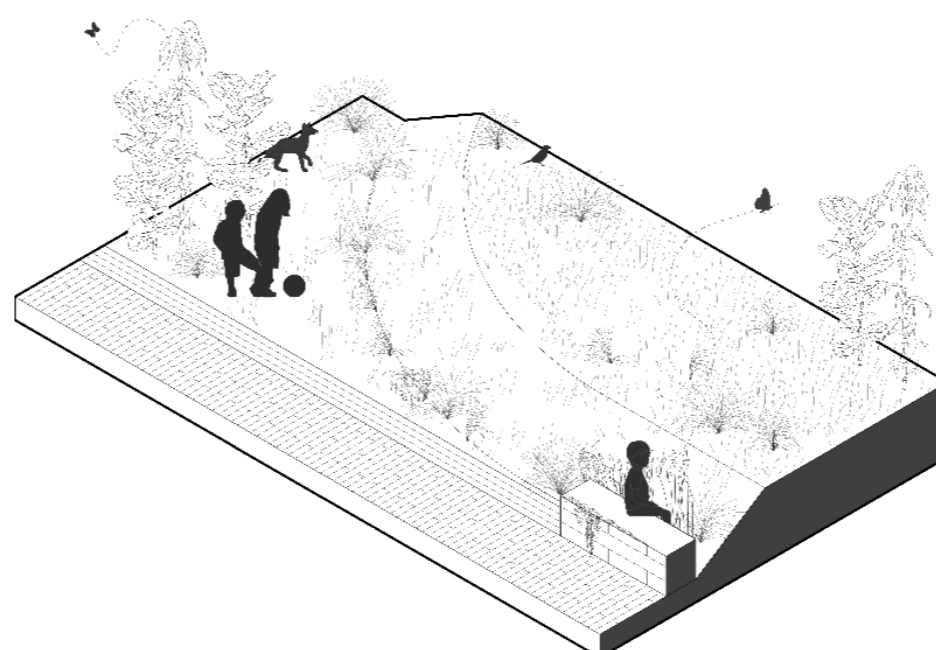
2. Current proposal



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 Resident Steering Group. Many of these are development benefits for the wider community. These are annotated on the proposed plan below:

1 Pocket Park

A communal park for new and existing residents of all ages and areas to play. This new green space will also increase the biodiversity in the area.



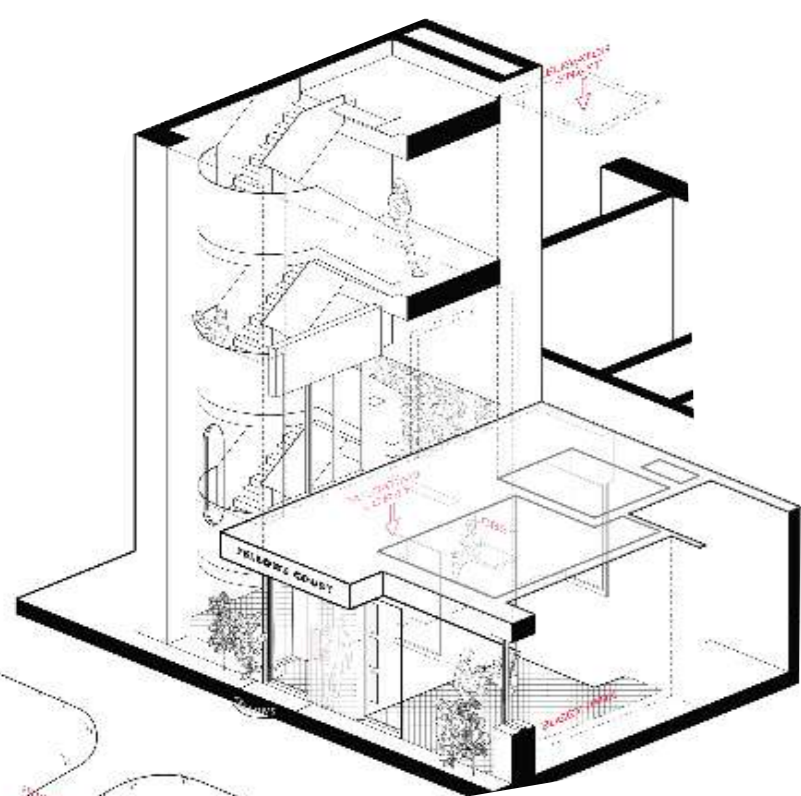
2 Activating street frontages

On both sites, a key priority has been to create an active ground-floor frontage, ensuring that Thurtle Road and Appleby Street are vibrant and well-integrated into the development. Where possible, greenery has been incorporated to enhance the streetscape.



3 Generous communal areas

The entrances and stairwells have been thoughtfully designed to be spacious, well-lit, and enjoyable for all.



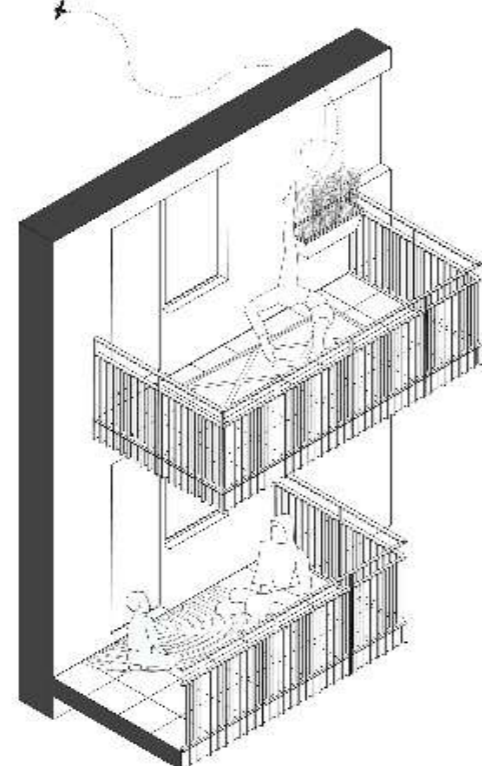
4 New community street

An improved, generous route between Appleby Street and Weymouth Terrace Square providing space for cyclists as well as pedestrians.



5 Generous private amenity spaces

Both proposals include generous balcony spaces to encourage outdoor activities. These also further activate the street frontages.



6 Doorstep play and improvements to Weymouth Square

Doorstep play has been incorporated into the proposals where possible. Additionally, improvements to Weymouth Terrace Square are being considered to provide further informal play spaces for the neighbourhood.

7 Shared courtyard

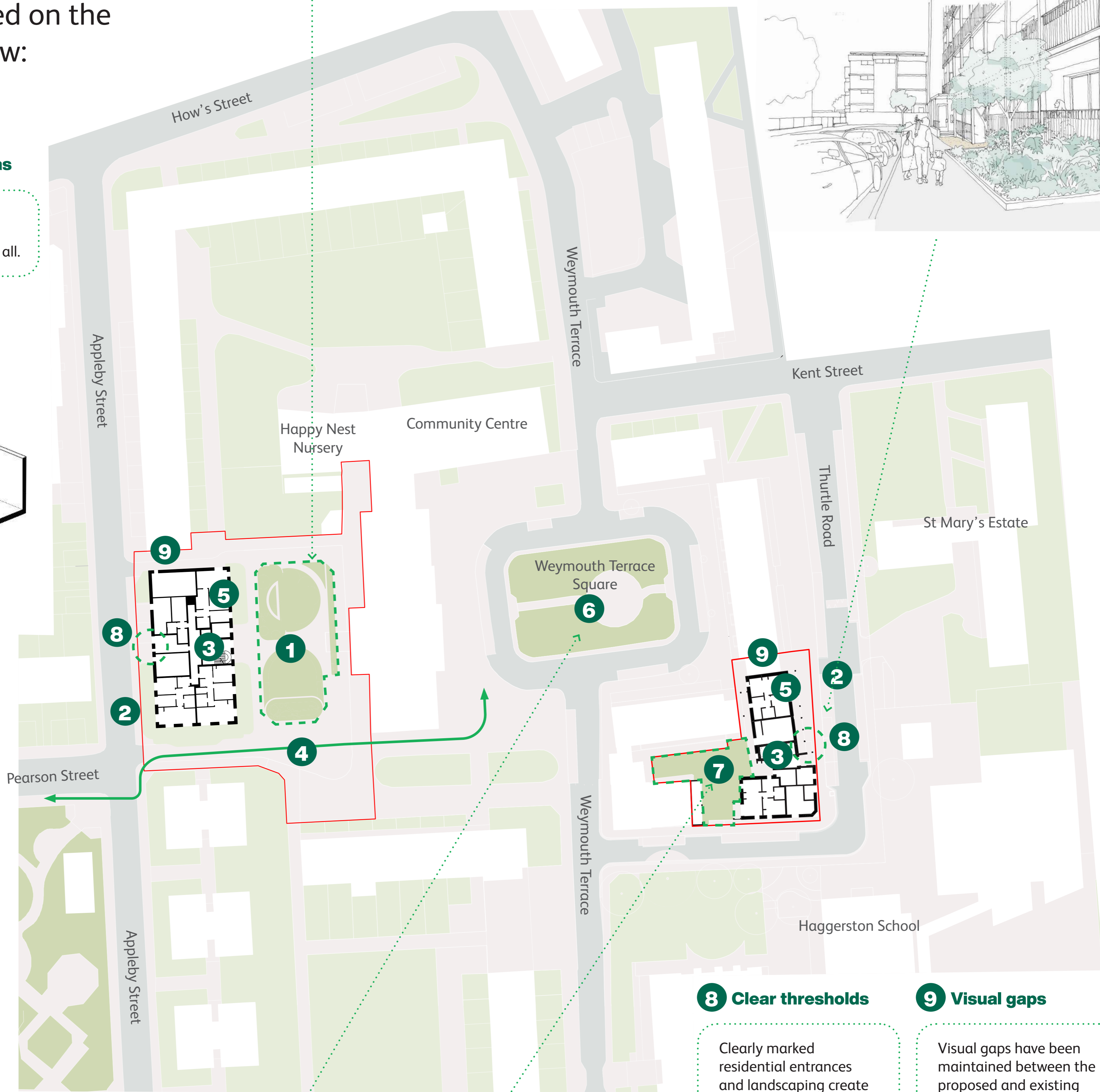
A shared courtyard for both existing and new residents is provided on the Weymouth site. This car-free space features a mix of soft and hard landscaping, along with seating areas that encourage social interaction among residents.

8 Clear thresholds

Clearly marked residential entrances and landscaping create a distinct threshold between public and private spaces.

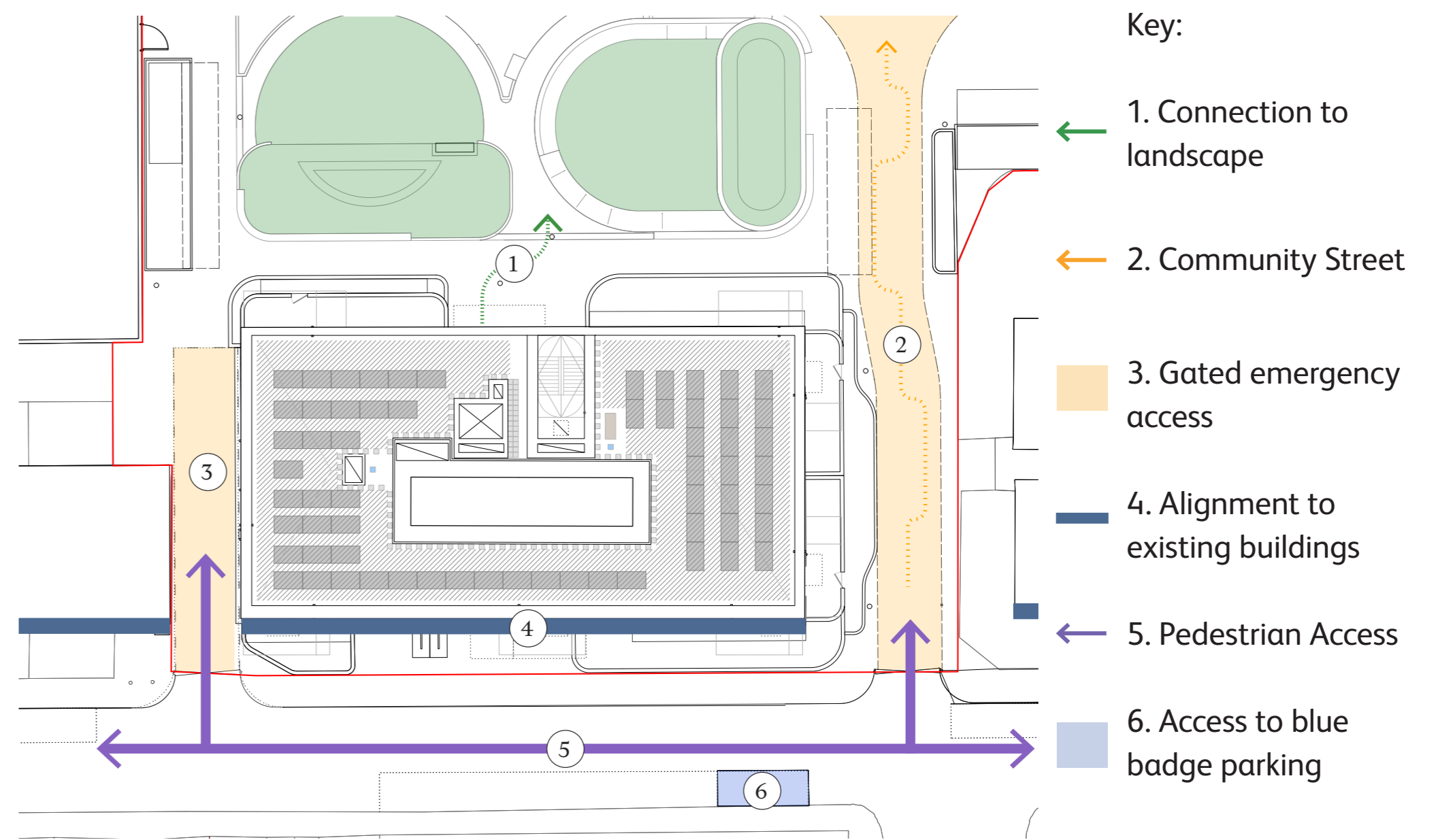
9 Visual gaps

Visual gaps have been maintained between the proposed and existing buildings, with secure ground-floor bin storage at Weymouth.

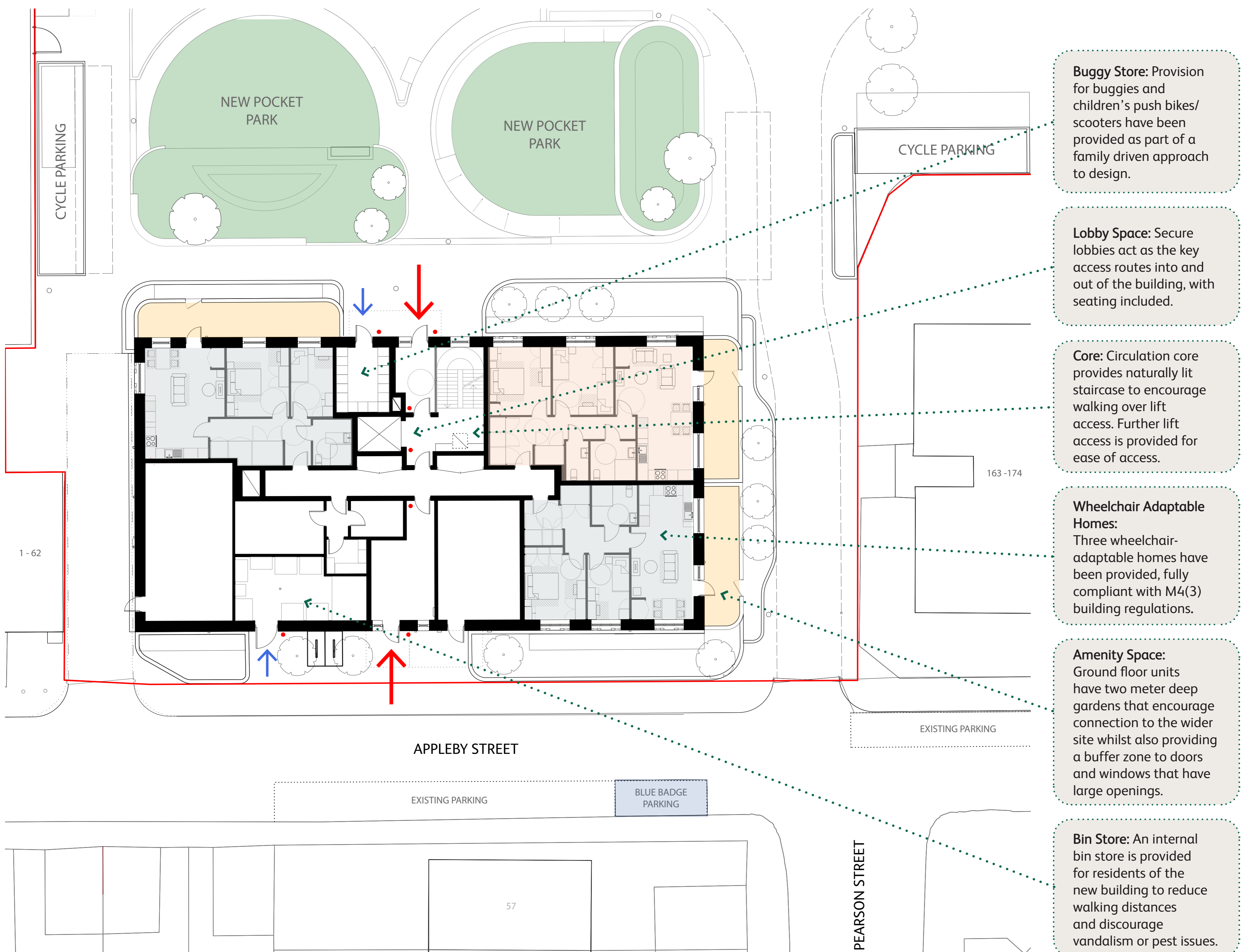


The proposed building includes 28 homes for social rent, with ground floor wheelchair accessible units, each featuring private amenity spaces.

A new pocket park is designed with families in mind and connects Appleby Street to 63-162 Fellows Court, promoting neighborly culture, increasing biodiversity, and supporting healthy living through thoughtful infrastructure.



Shared Design Principals Diagram



Ground floor layout

The ground floor will be used for residential entrances, wheelchair accessible homes, bin stores, bike stores and will also accommodate technical equipment known as "plant" that helps the building to function properly.

- 2 bedroom, 3 person unit - M4(3)
- 2 bedroom, 4 person unit - M4(3)
- Private Amenity

Access and movement

- Main entrance residents.
- Entrances to Bin Store & Buggy store
- Fob access
- Red Line Boundary



Our design is guided by key themes of social connection, biodiversity, neighborhood culture, accessibility, doorstep play, and intergenerational living, ensuring a high-quality placemaking and family homes.

These principles are integrated through both subtle and bold design features, enhancing usability, inclusivity, and support for families, people with disabilities, and the natural environment.

Waving to my friend

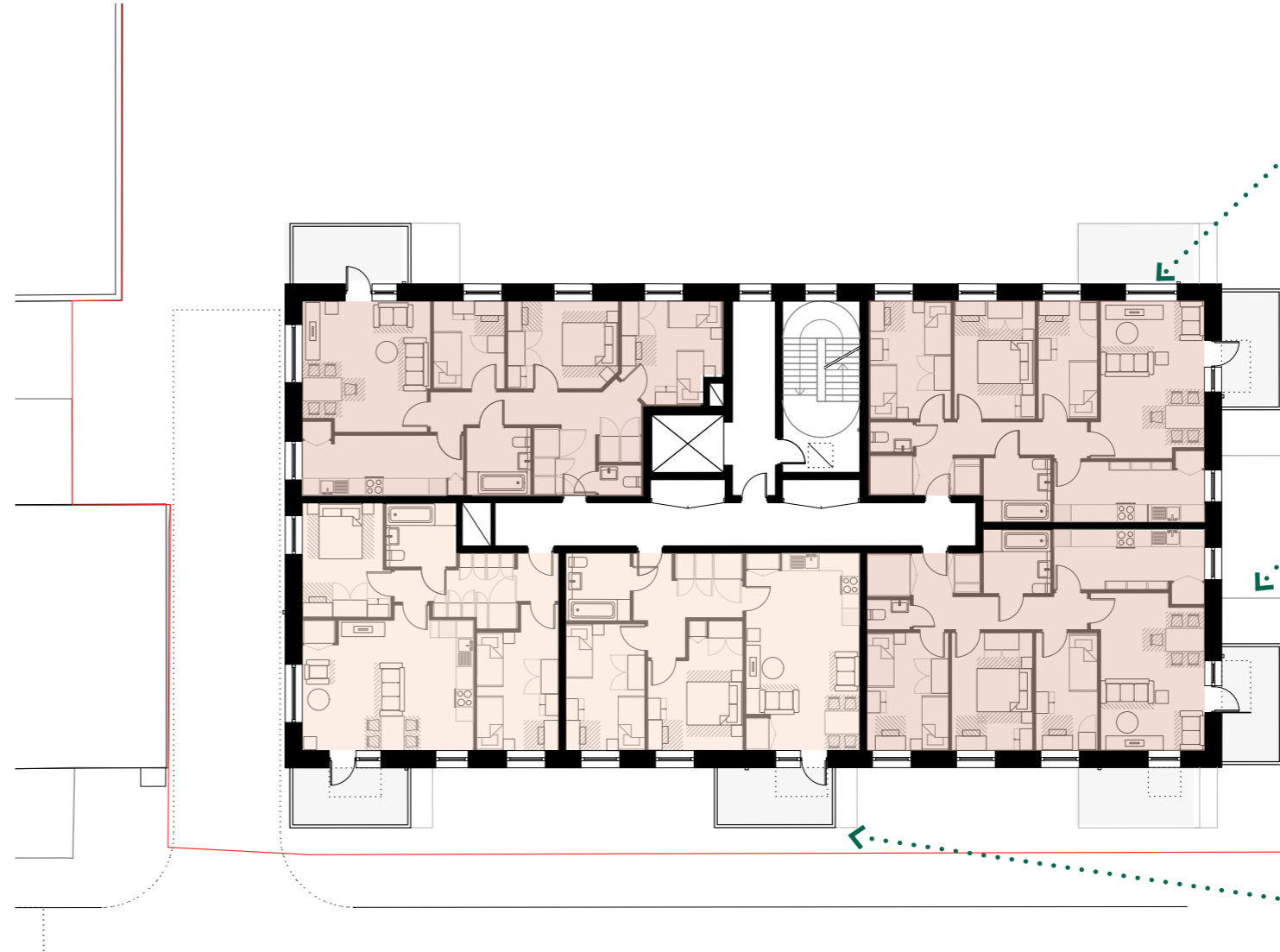
Enhancing the depth of the balcony transforms it into a more inviting and versatile space, perfect for relaxation, play, and social connection. It creates a safe and comfortable environment that encourages interaction and a greater connection with the surroundings.



1. Waving to my friend: Appleby Street Entrance



2. Doorstep Play: Pocket Park Entrance



Typical Floor Plan

Glazing: Low window sill glazing is provided to living rooms with an 1100mm railing to connect the city from a seated position.
Balconies: Shown at two meters deep, these are an extension to the home, deep enough for adequate living space to maximise social activity.
Social Cross Over: Staggered balconies allow for intentional interaction between neighbours on different floors.

Upper floors layout

- 2 bedroom, 4 person unit
3 bedroom, 5 person unit
Balcony

The first to fifth floors feature five homes per level, each with a 2m deep private balcony. Apartment views range from the Pocket Park to Appleby Street and the Community Street.



Table to the city

The 'Table to the City' design enhances connection to the surroundings by opening up views and creating a stronger visual link between indoor and outdoor spaces. Thoughtfully designed windows and railings provide a safe and engaging way for residents, especially children, to feel connected to the city while ensuring comfort and security.



Window for All

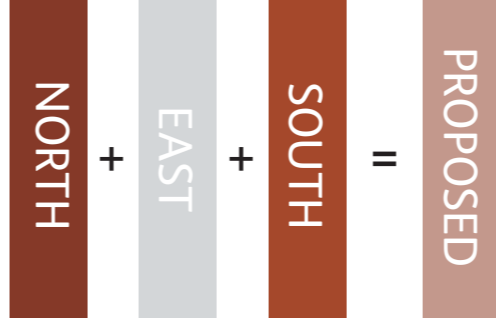
The 'Window for All' acknowledges the building as a family-friendly space, emphasising the importance of incorporating child-friendly design.

On the ground floor, two specially designed windows are integrated to ensure privacy while also serving as a means of connection to the outside world.

The building's design combines brick, metal, and concrete in tones that reflect the surrounding area. These materials create a cohesive façade, blending with the neighborhood while maintaining its own unique character.

Site Colour Palette

- 1 Parking Structure
- 2 Appleby (North)
- 3 Tower (East)
- 4 Appleby (South)



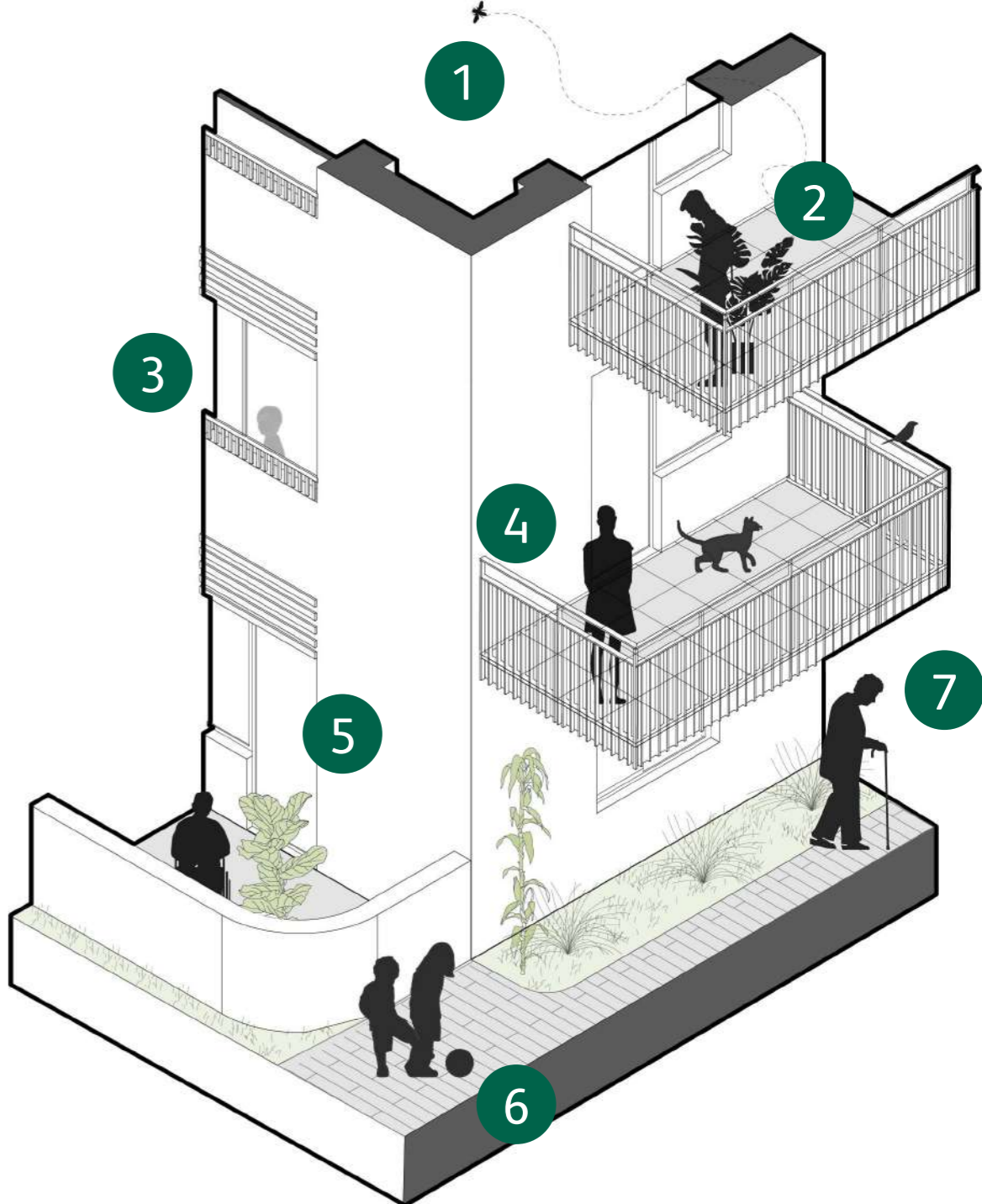
1. View of the proposal in context with 63-162 Fellows Court and proposed pocket park and play street.



2. View from Pearson Street showing the proposal in context with 63-162 Fellows Court.

Key Themes

- 1 Bio - diversity
- 2 Social Cross Over
- 3 Thresholds
- 4 Neighbour Culture
- 5 Accessibility
- 6 Door Step Play
- 7 Intergenerational Living



3. Diagram of Key Themes emphasised throughout our building

The proposed building establishes a new corner on Thurtle Road, seamlessly mediating between different building and street orientations.

At the centre of the proposal, a shared courtyard fosters a sense of community, providing open space for both existing and new residents.

18 new homes will be provided as part of the project, all one bedroom and two bedrooms.

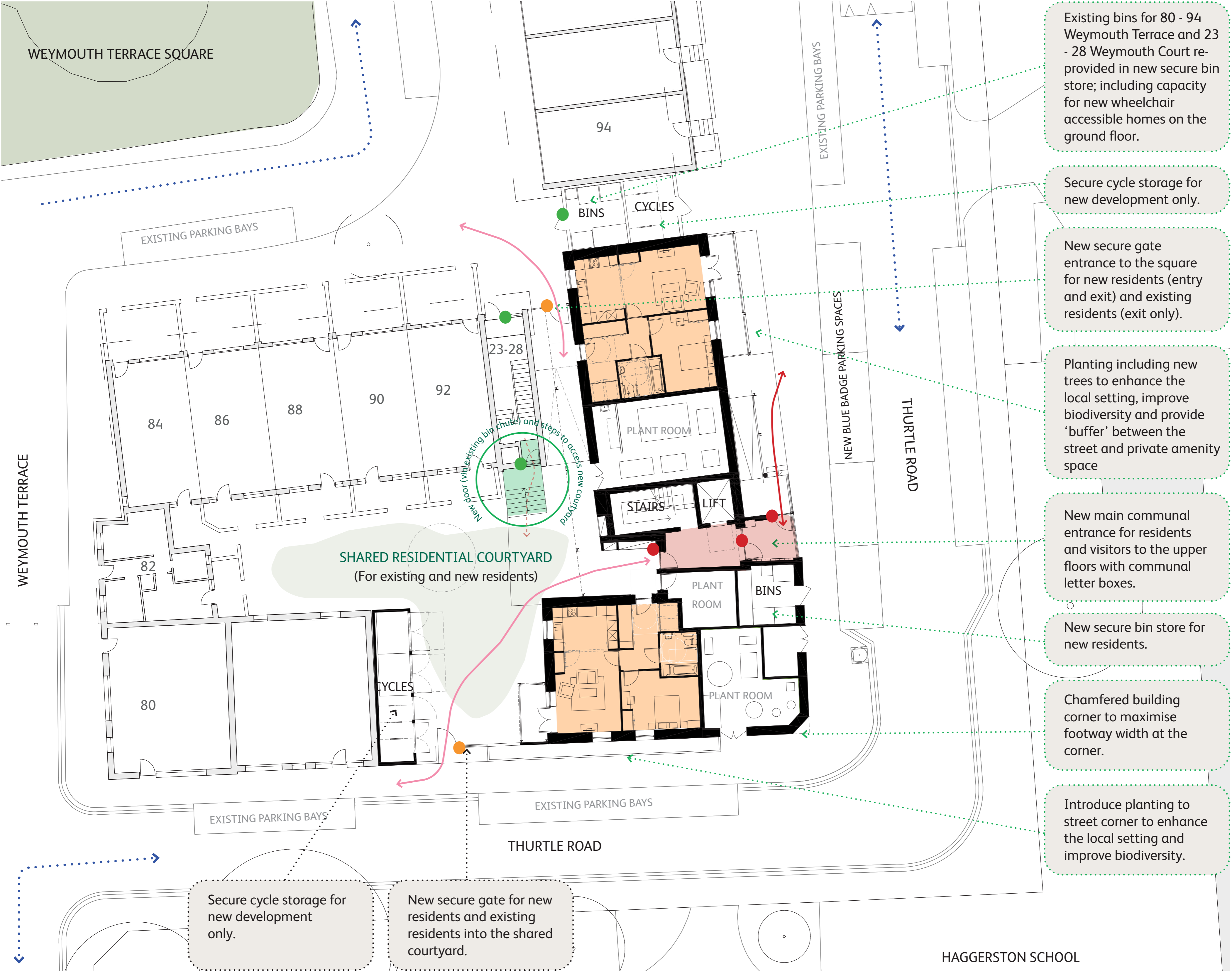
Ground floor layout

The ground floor will be used for residential entrances, wheelchair accessible homes, bin stores, bike stores and will also accommodate technical equipment known as "plant" that helps the building to function properly.

1 bedroom, 2 persons unit - M4(3)

Access and Movement

- Main entrance for visitors and new residents
- Secondary entrances for residents
- New access to shared courtyard
- Bin / refuse collection routes
- Fob access for new residents
- Fob access for existing residents
- Fob access for new residents and existing residents (exit only)



The homes at Weymouth Court have been thoughtfully designed to a high standard, with careful consideration of scale, light, and proportion to create well-planned, flexible, sociable, and relaxing living spaces. All homes meet, and where possible exceed, the current housing standards with 100% of units being dual aspect.



Sketch view of the proposed shared courtyard - steps to the centre of the sketch depicts the new access to 23-28 Weymouth Court

Upper floors layout

The upper floor levels (first to fourth) have 4 homes per floor with deck access overlooking the shared courtyard and amenity spaces facing Thurtle Road.

- 1 bedroom, 2 persons unit
- 1 bedroom, 2 persons unit
- 2 bedrooms, 4 persons unit
- Deck
- Balcony



The gap is filled at ground floor with the secure bin enclosure and cycle store.

Living spaces and bedrooms located on east facade to limit overlooking to existing residents and courtyard users.

Private entrances, bathrooms and kitchens face onto deck access.

Continuous gallery space for private amenity spaces

Generous connection between internal circulation spaces and deck.

Corner flat private amenity space providing facade articulation from Weymouth Terrace.

Shared courtyard

Sketch view of the proposed shared courtyard. The steps at the center of the sketch indicate the new access to 23-28 Weymouth Court. The courtyard will primarily feature hard landscaping, complemented by low-level planting. Seating will be installed to foster a communal atmosphere and encourage social interaction among residents. Additionally, we propose planting a tree to provide shade and enhance the visual appeal of the space.

Private amenity spaces and deck access



Sketch illustrating the proposed balconies and connection to the living spaces

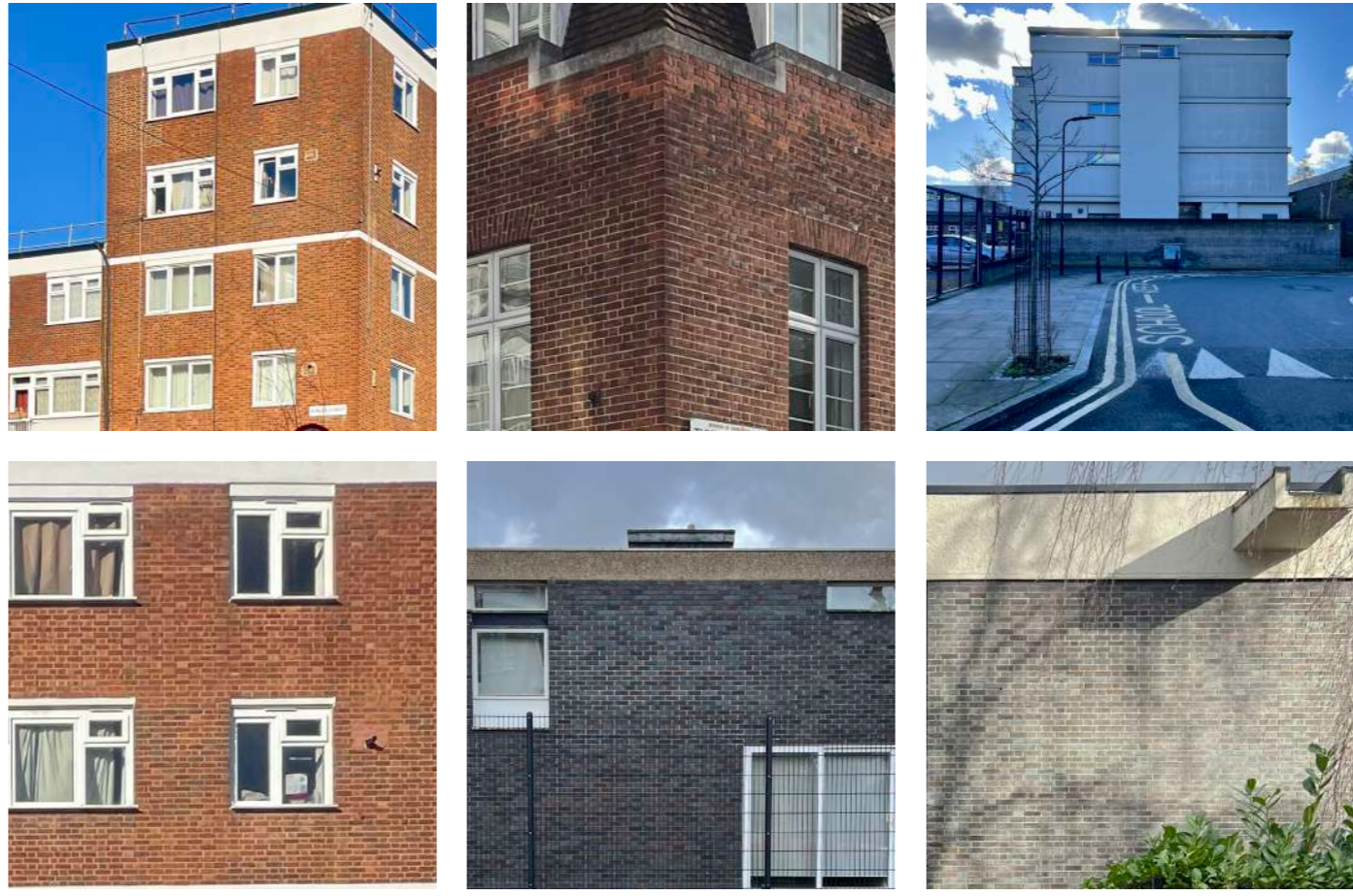
The balconies will have a slim steel frame with railings. The deck access on the other side will have a similar design but with solid railings. The light-colored steel frame will complement the warm red brickwork.



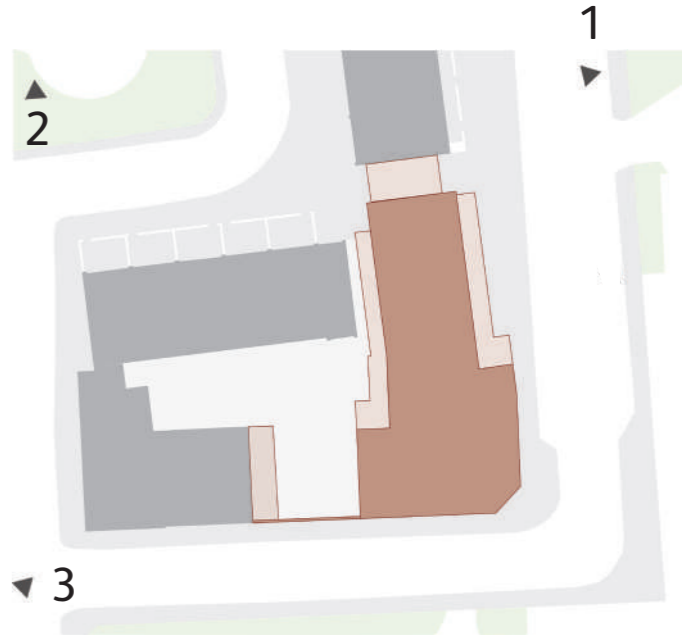
Private amenity elevation

Deck access elevation

The material palette combines light-colored steel galleries and red-toned brickwork, complementing the surrounding estates. Pavement planting enhances Thurtle Road, creating a buffer between public and private spaces while activating the street.



A variety of simple coping, windows and brickwork details from surrounding estates and school



1. Looking south along Thurtle Road with the new main entrance for residents and visitors. This activates the street and includes other improvements such as new planting. The new building steps to define the corner of Thurtle Road opposite Haggerston School.

Key plan

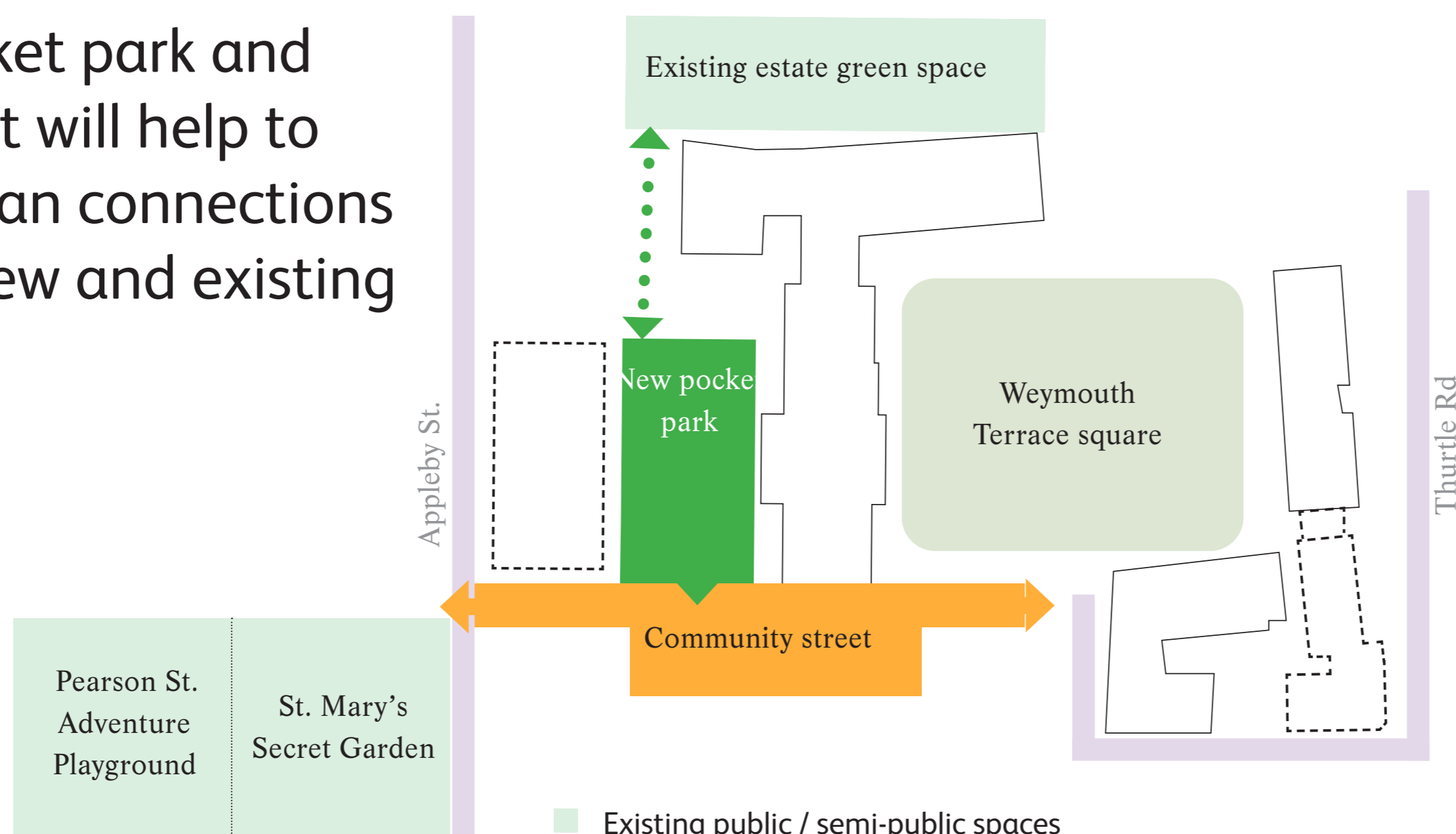


2. View from Weymouth Terrace Square looking towards the proposed new homes. The new massing is set away from the existing 5-storey and 3-storey buildings.



3. View from Fellows Court looking towards the new homes with the former Weymouth Arms pub on the corner.

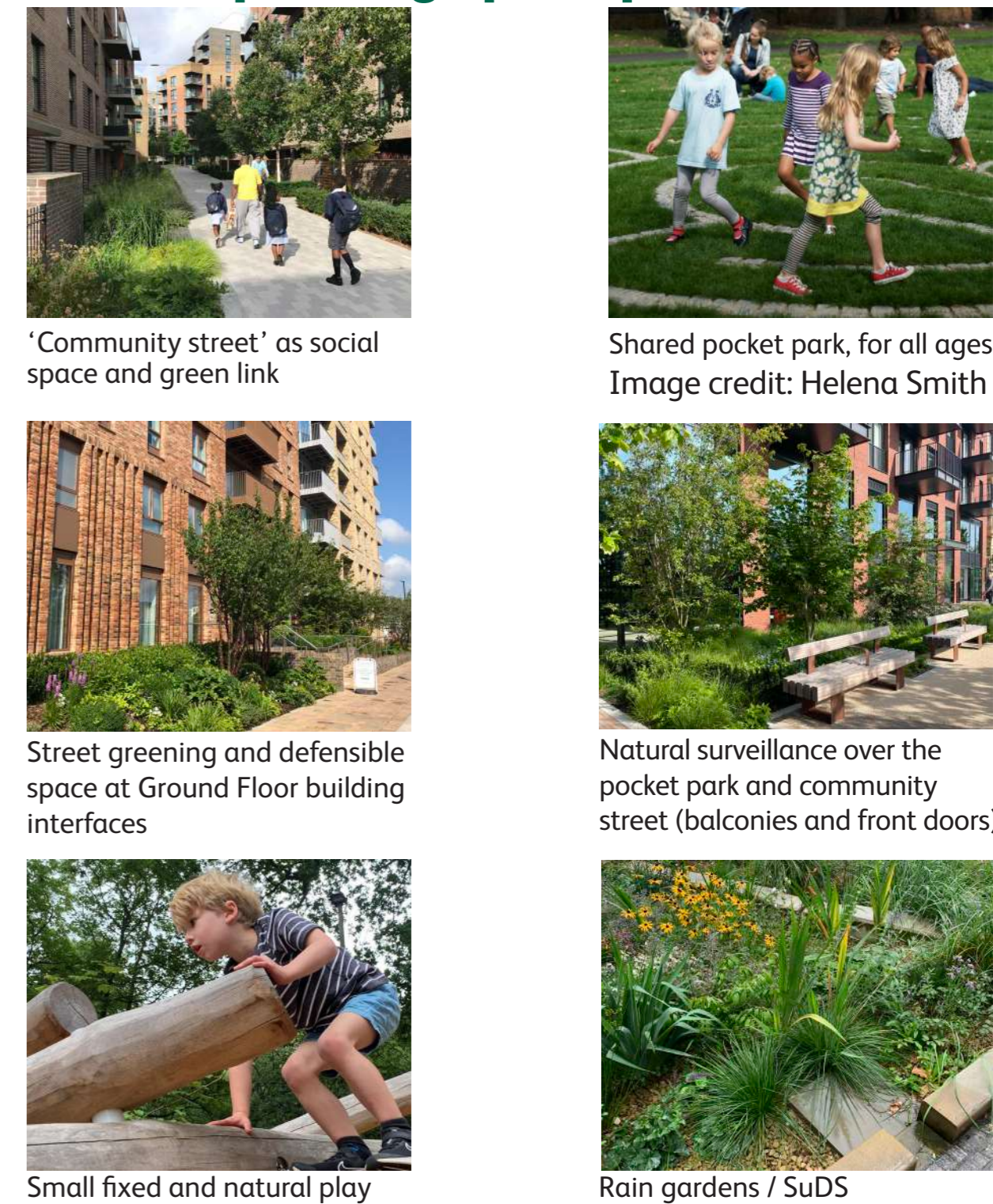
The landscape and public realm is designed to be accessible to all. A new pocket park and community street will help to improve pedestrian connections and better link new and existing green spaces.



Existing public / semi-public spaces

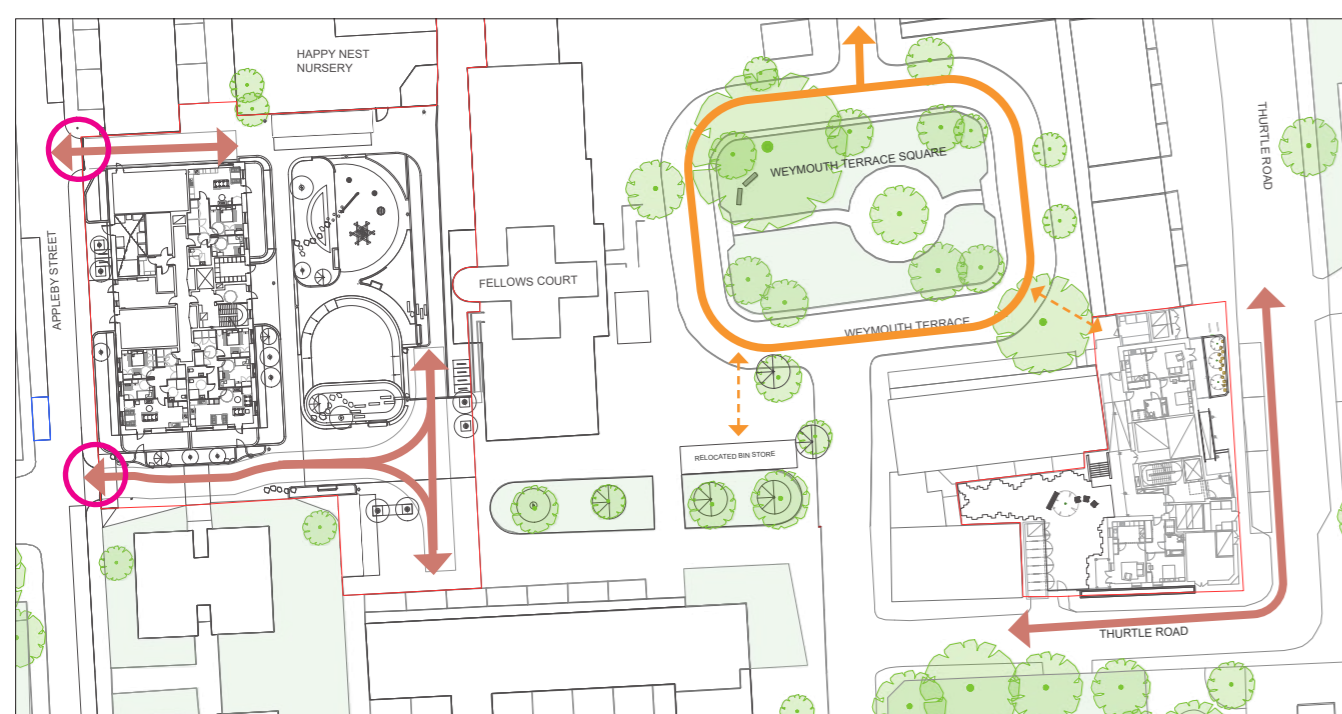
Above: concept diagram showing how the proposed pocket park and pedestrianised community street can link disconnected existing spaces

Landscape design principles

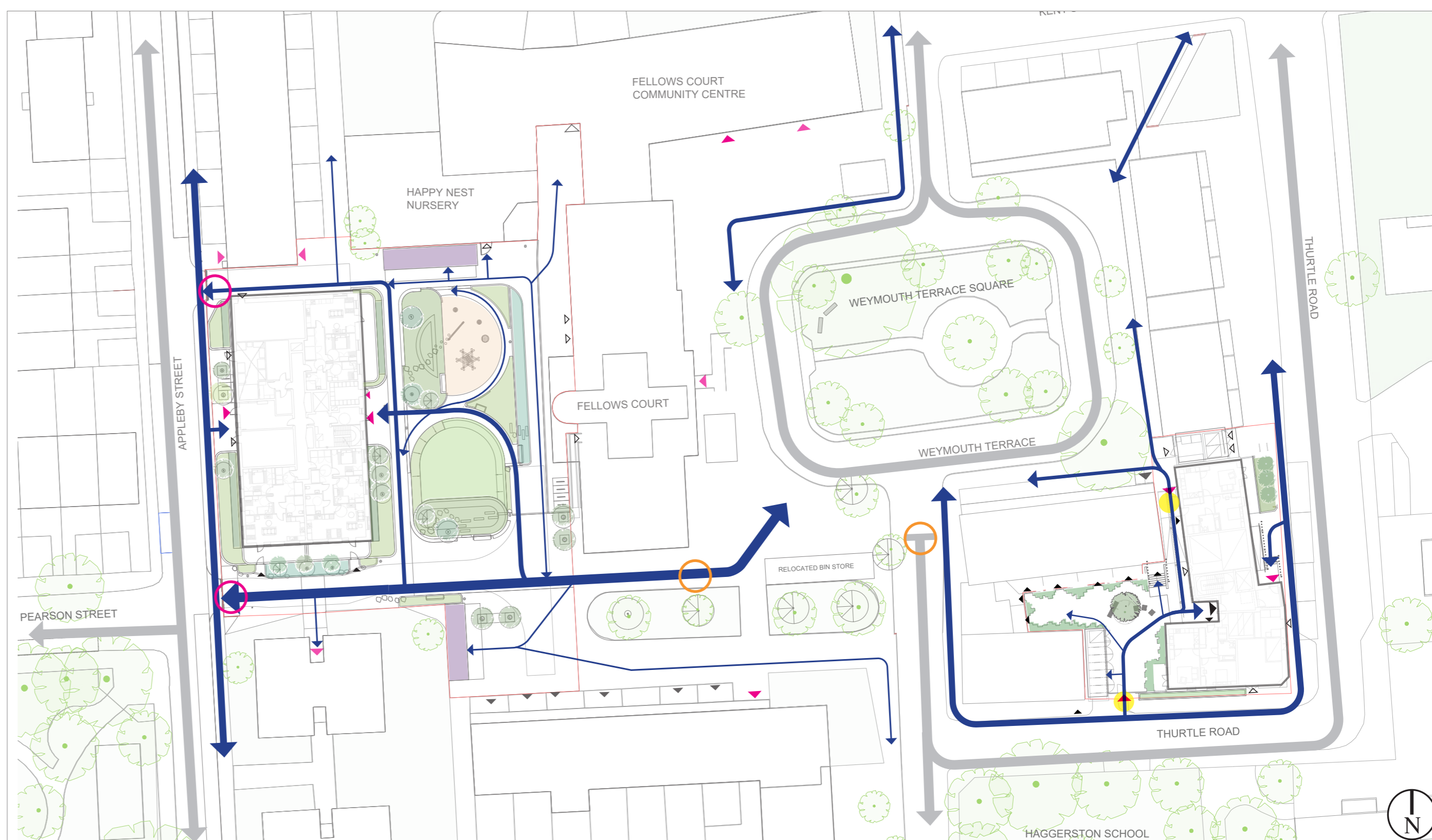


Access and movement strategy

- Existing vehicle barrier
- Existing vehicle barrier (bollards)
- Pedestrian circulation (cycling is not restricted, but not demarcated)
- Vehicular circulation
- Fire Tender route (see below)
- Communal / shared building access
- Private building / garden access
- Building servicing access
- Gated shared resident access (Weymouth Court)
- Refuse collection route (see below)
- External cycle store



Above: diagram showing fire tender and refuse collection access



Above: diagram showing access and movement across both sites

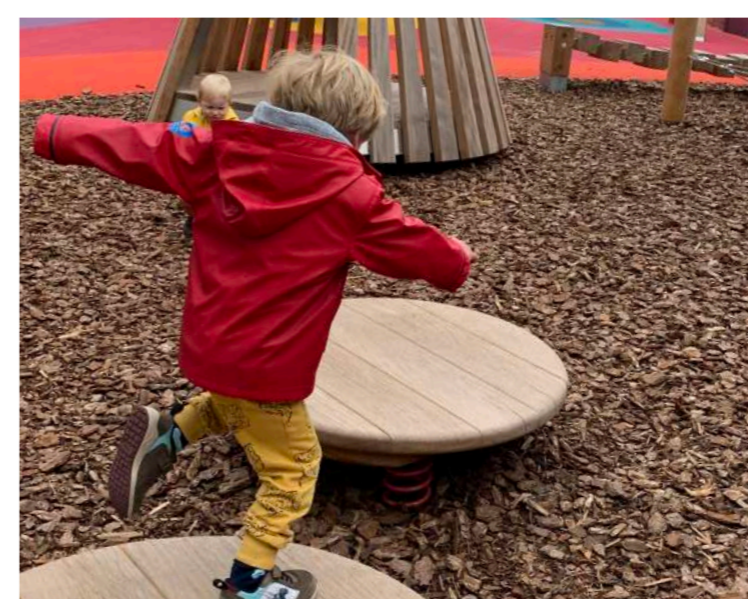
Play strategy

Play provision is a requirement of planning policy. The proposed strategy aims to make play accessible to all, for both new and existing residents. The majority of play will be provided in the proposed shared pocket park, which will include small fixed 'doorstep' play, lawn space and informal play.

The Weymouth Court site is less suitable for play provision due to its smaller size and access requirements. Therefore, the required play provision is proposed to be located partly within the shared pocket park, and partly within the existing Weymouth Terrace Square. Play within the existing Square could be 'natural' in character, and will help to create more use within the space.



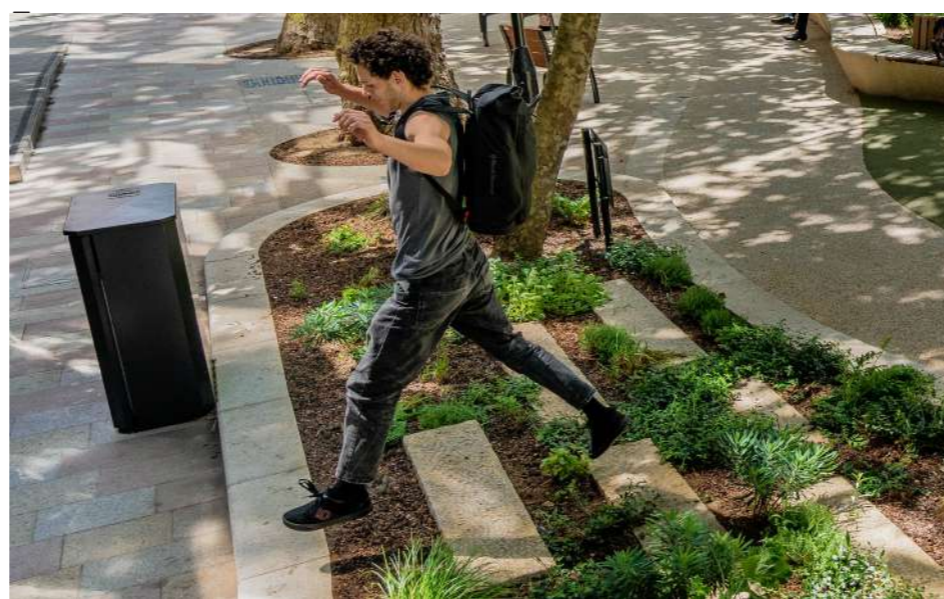
'Natural' play is proposed within the new pocket park, and could be located within the existing Weymouth Terrace Square. Image credit: (c) Robin



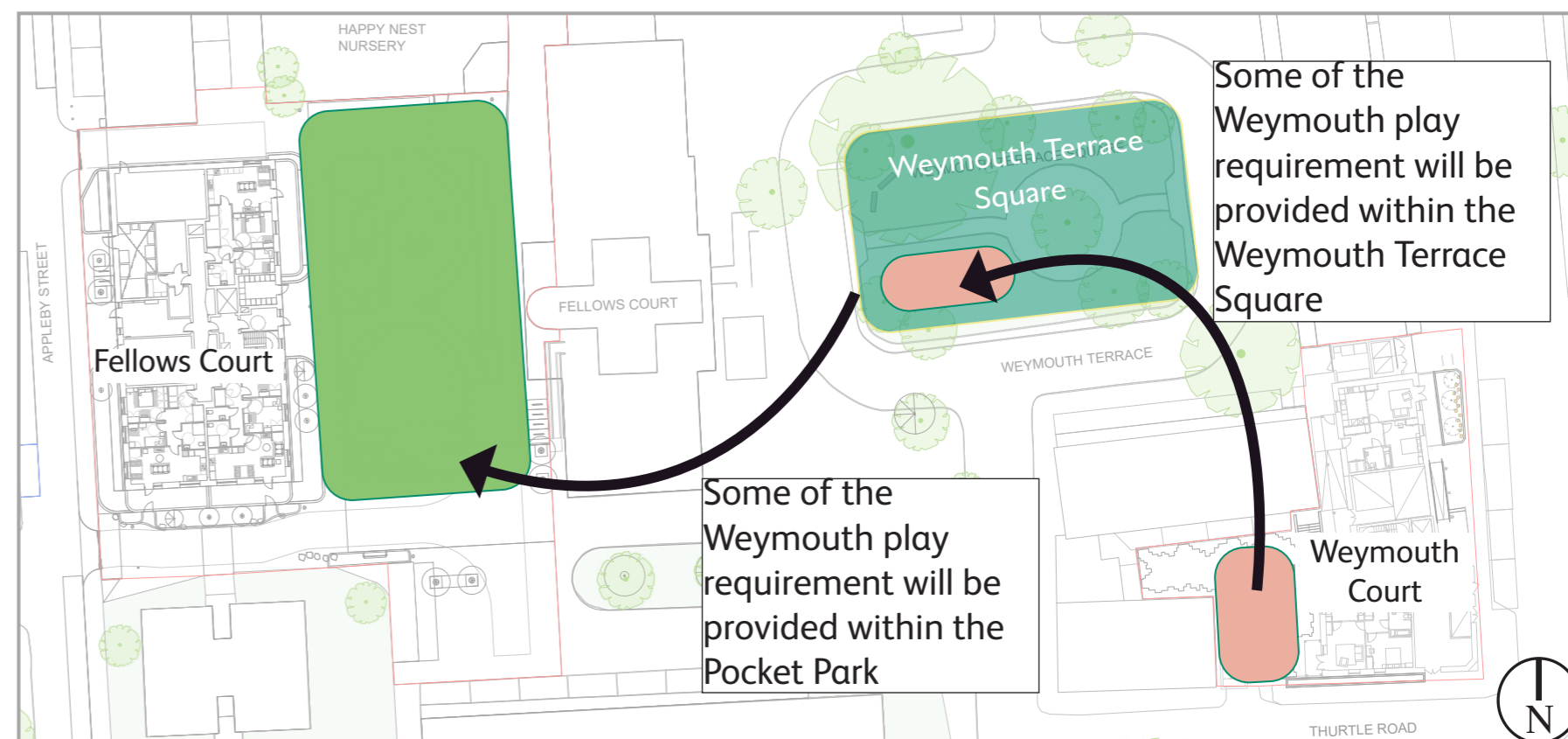
Some small fixed 'doorstep' play elements are proposed in the pocket park



The proposed pocket park will have some lawn space for sitting out and games



Informal 'play-on-the-way' is proposed in the community street and at pocket park edges to encourage a more playful public realm. Image credit: (c) Neil Speakman



Above: diagram showing play strategy

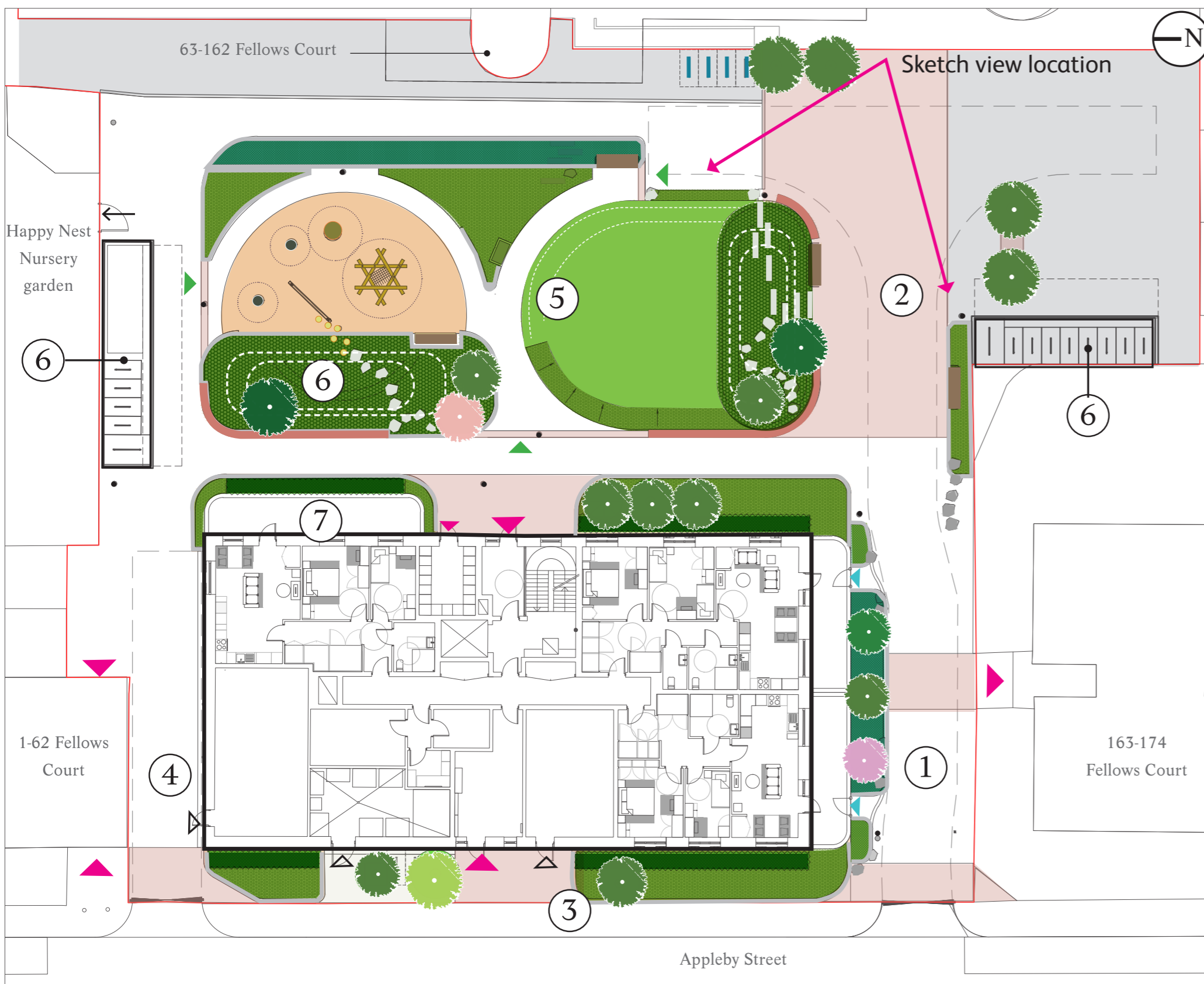
Public realm proposals include new shared amenity spaces that will be well overlooked by surrounding buildings. New trees and planting will help to improve biodiversity within the estate.

1. Community street (no vehicular access, firefighting vehicles only)
2. Lawn and natural play
3. Doorstep play area
4. Planted rain garden
5. Shared entrance, with balconies and windows overlooking the pocket park and community street
6. Link to Happy Nest Nursery and Fellows Court Community Centre rear entrance



Above: sketch view showing the proposed community street and pocket park

Fellows Court



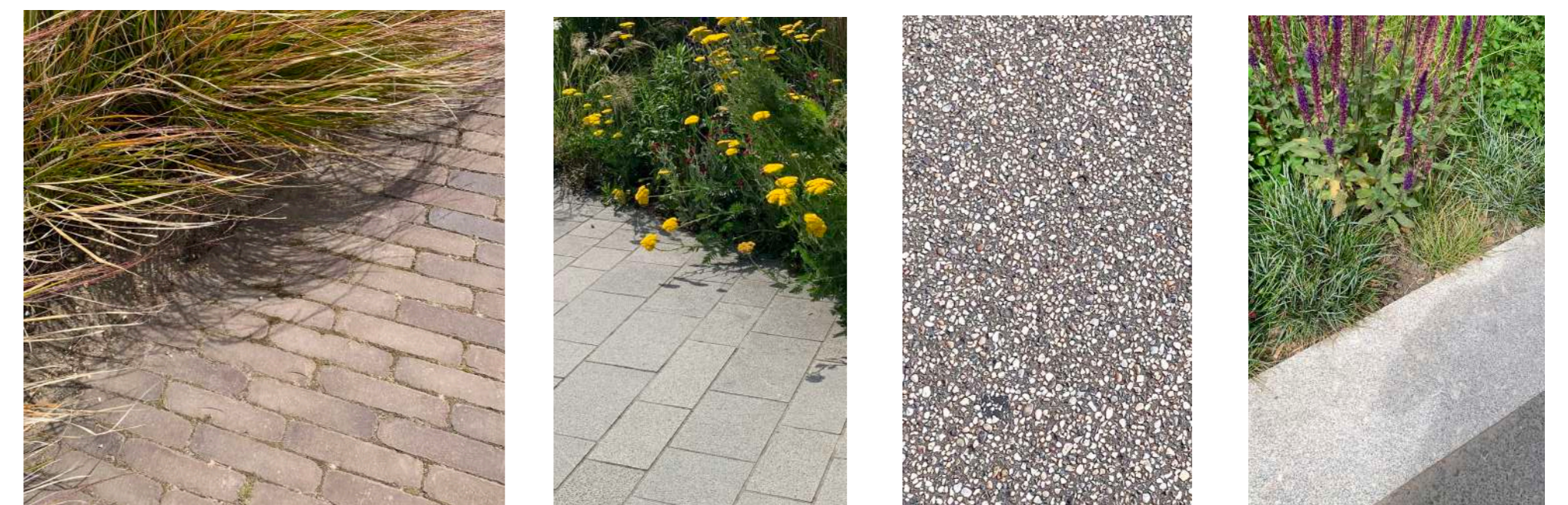
Above: Fellows Court public realm / ground floor illustrative landscape plan (not to scale)

- 1 - Pedestrianised community street with rain garden and play on the way
- 2 - Shared flexible 'square' at the interface of community street and pocket park
- 3 - Generous street planting
- 4 - Appleby Street pedestrian link (fire tender access)
- 5 - Pocket park with doorstep fixed and natural play, lawn space and planting
- 6 - external cycle store
- ▲ Shared building access
- △ Building servicing access
- ▲ Pocket park access (not gated)
- ▲ Private amenity access
- Happy Nest Nursery garden exit / emergency exit gate (retained)

Materials and planting



Above: indicative planting palette



Above: indicative paving materials palette