

Parkside Future Development - Stage 2 Summary Report

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Contents

Background	2
General feedback	3
Overview of results	4
About you	13
Parkside New Homes MUGA Youth Engagement Session	22
Next steps	29

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 Parkside Estate. This engagement took the form of a site-specific event and an online survey that ran for 5 weeks, from Saturday 29th March 2025 to Sunday 27th April 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 second stage of engagement was to gain an understanding of resident's views and ideas regarding the proposed new building alongside landscape improvements and the relocation of the MUGA. As a result, would allow the Council to better understand how to develop the designs for residents' use and interact with the areas around them.

Distribution

- 550 letters were sent to the surrounding area ([see distribution area](#)).

Engagement

- An online survey was hosted on Hackney Council's consultation hub between Saturday 29th March 2025 to Sunday 27th April 2025.
- One event was held on Saturday 29th March 2025 in the pedestrian road on Parkside Estate. This included a youth engagement workshop in the MUGA for young people. A questionnaire was shared with the young people to gather their feedback on how they use the existing 'cage' and to identify their preferences in terms of its replacement, including location, degree of enclosure and equipment to include.
- Contact details were provided in the letter sent to residents who wished to ask any questions or if residents required a hard paper copy of the survey

Responses

- 31 responses were received from the online survey, including comments collected at the events.
- 19 responses were received from the survey with young people, including three completed by adults and one where the respondent did not give their age.
- Around 40-50 local residents attended the public engagement events ([see estate attendees location](#)).

Feedback

General feedback

During the in person public consultation, residents had the opportunity to view the 3D model of the new building, view the consultation boards and place post-it notes of suggestions or comments. Residents had the direct opportunity to ask questions to the architects, Al-Jawad-Pike (AJP) and landscape architects, Periscope.

The online survey displayed the same consultation boards which were used in the in-person event.

Residents were supportive of the new homes in general and requested that the new development provided a mixture of home sizes.

Specific issues raised

Residents raised concerns over overlooking & privacy, with particular concerns about the loss of daylight that could affect the existing properties. AJP provided verbal feedback on the daylight, sunlight and overshadowing tests that had been conducted by building science consultants who are working on the project.

Relocating the MUGA (often referred to as 'the cage') was a concern for residents, who questioned why it couldn't remain in its current spot. AJP explained that keeping a caged MUGA in its current location would necessitate a significantly smaller building and a reduction in the MUGA's size and potential function, thereby hindering efforts to maximise space for new homes to address the housing crisis.

AJP and Periscope gave residents the opportunity to give their thoughts on other locations, pinpointing options on a map, both online and in person.

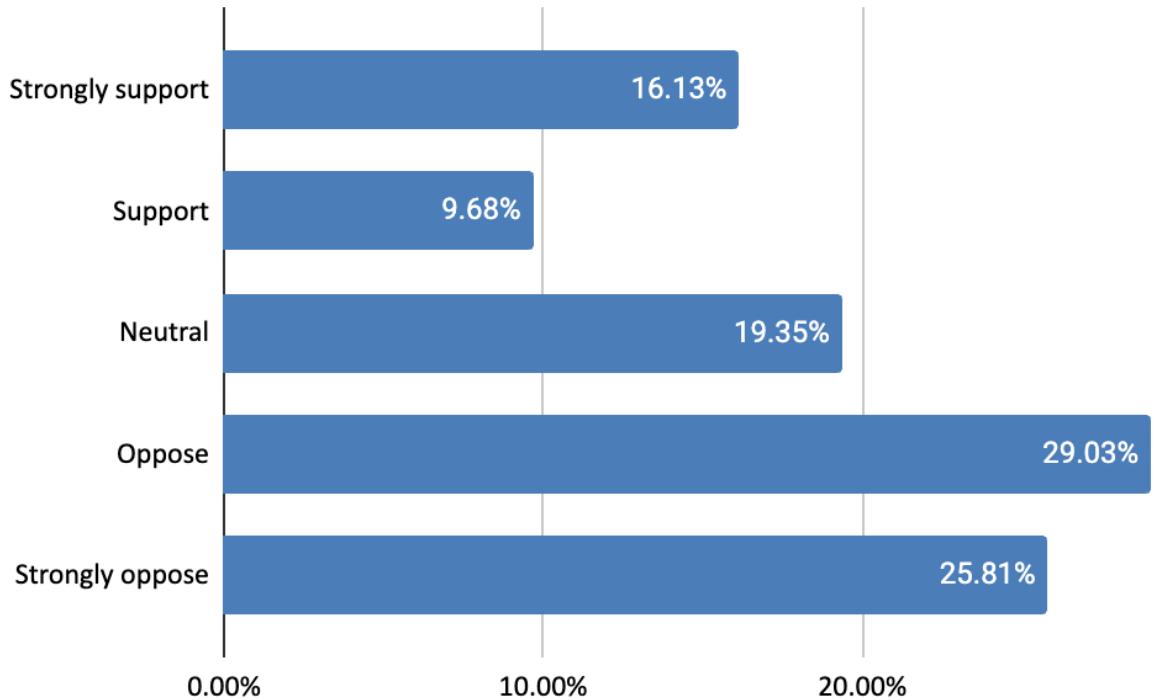
Residents reported using the green space east of Morpeth Grove for social gatherings and were concerned that the proposed cycle storage in this area would negatively impact its use.

Other concerns raised were the proximity of a substation on the estate as well as the loss of parking across the estate.

Overview of results

The New Homes

4a. To what extent do you support or oppose the plans for the delivery of 18 new social rent homes at Parkside Estate?



Strongly support	5	16.13%
Support	3	9.68%
Neutral	6	19.35%
Oppose	9	29.03%
Strongly oppose	8	25.81%

4b. To what extent do you support or oppose the plans for the delivery of 18 new social rent homes at Parkside Estate?

Eight respondents opposed the Parkside Estate proposals due to the relocation of the MUGA, the proposed reduction in parking spaces, concern about potential overcrowding and impacts of construction. Seven respondents were supportive of the new homes while expressing concern for the MUGA relocation. Six respondents supported the new proposals but had concerns around the building size or

reduction of green space. Three respondents supported the proposals but had concerns regarding the estate becoming a construction site, e.g. issues around noise and dust. Three respondents fully supported the proposals. Two respondents supported the proposals but felt there should be estate wide improvements such as waste collection or wider improvements.

5. Please tell us what you think about the design proposals shared, and any preferences you may have, in the space below:

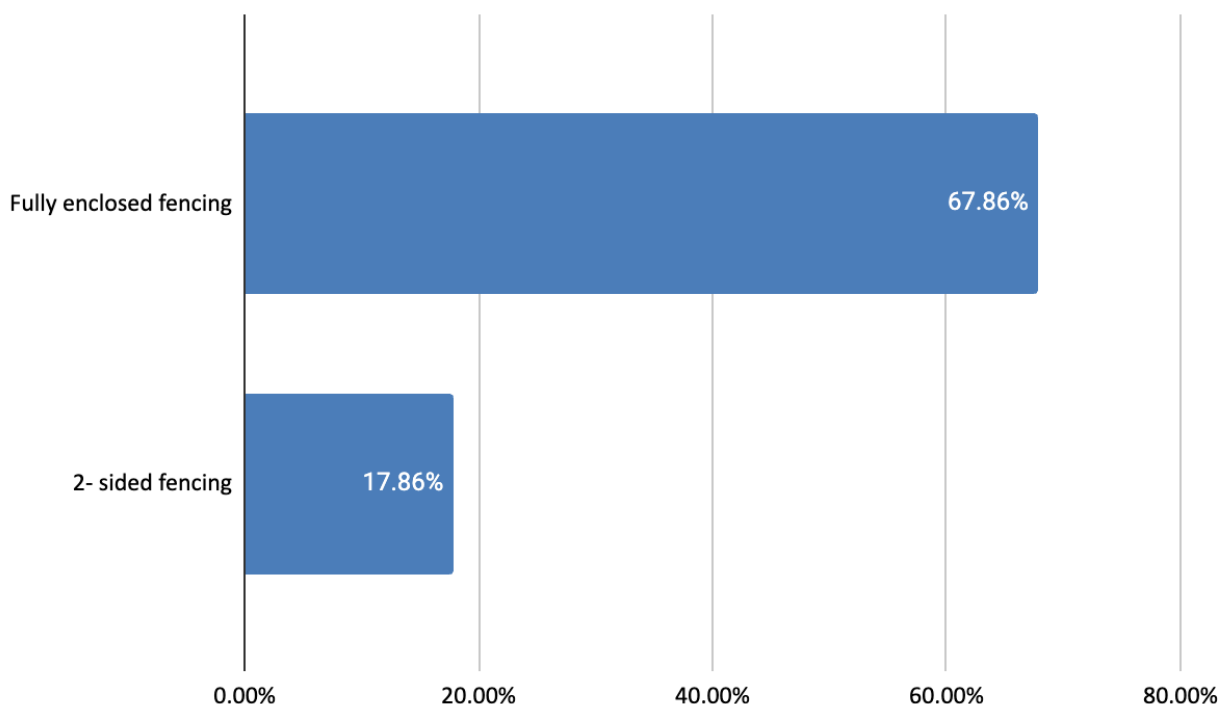
13 respondents felt that the MUGA relocation design was not suitable and felt this should be re-addressed. Six respondents felt the cycle storage and refuse designs were not clear. Six respondents raised concerns about overlooking, overcrowding and the loss of daylight from the new building. Two respondents approved the building design. Two respondents fully opposed the proposals and one respondent was in support of the MUGA relocation.

Landscape and Public Realm

6. Feedback from the previous questionnaire and engagement with the children of Lauriston School raised concerns over the inclusivity of play space within the estate, with 'the cage' predominantly used by boys. What forms of play do you feel could be introduced within the landscape to cater for a wider audience?

Eight respondents felt that the landscape and green space should be prioritised over playspace and natural play features should be incorporated into the design. Five respondents felt the MUGA should be maintained, with some respondents noting its mental health benefits for young people. Three respondents suggested providing open play space that could support more inclusive play. One respondent suggested a ping pong table and one respondent suggested painted play markings.

7. The cage is currently a fully enclosed pitch with fences on all sides. Do you feel the cage should be retained as fully enclosed or could it be more open with the fence only on 2 sides?



Fully enclosed fencing	19
2- sided fencing	5

7b. Please tell us more in the space below:

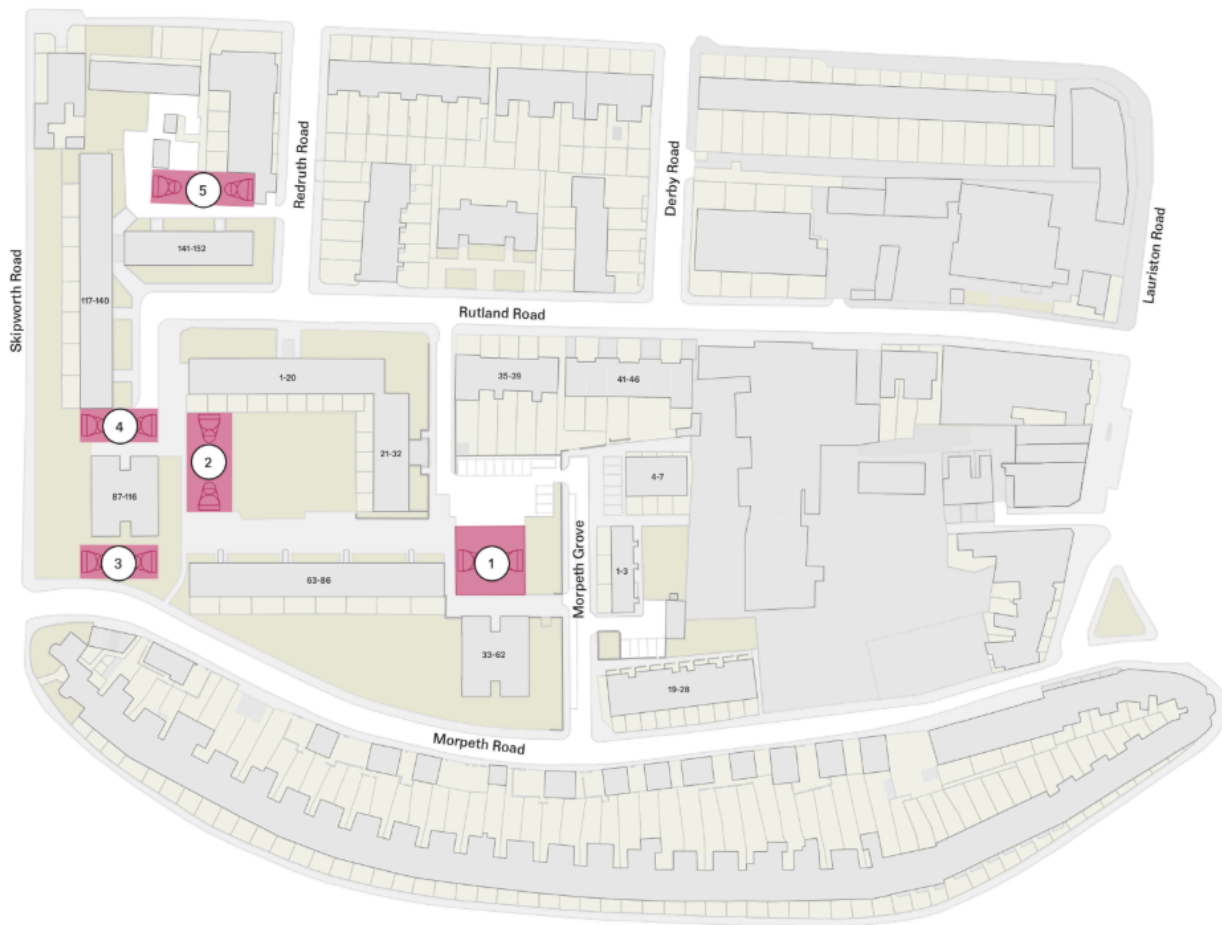
17 respondents felt the cage should be fully enclosed with many respondents noting this would prevent balls from escaping or damaging surrounding homes. Four respondents were undecided and felt the design should be influenced by the location and the play activities to be catered for. Two respondents felt the cage should be full or partially open.

8. In addition to the cage, there are a number of green and hard spaces across the estate. Which ones do you use and how do you use them?

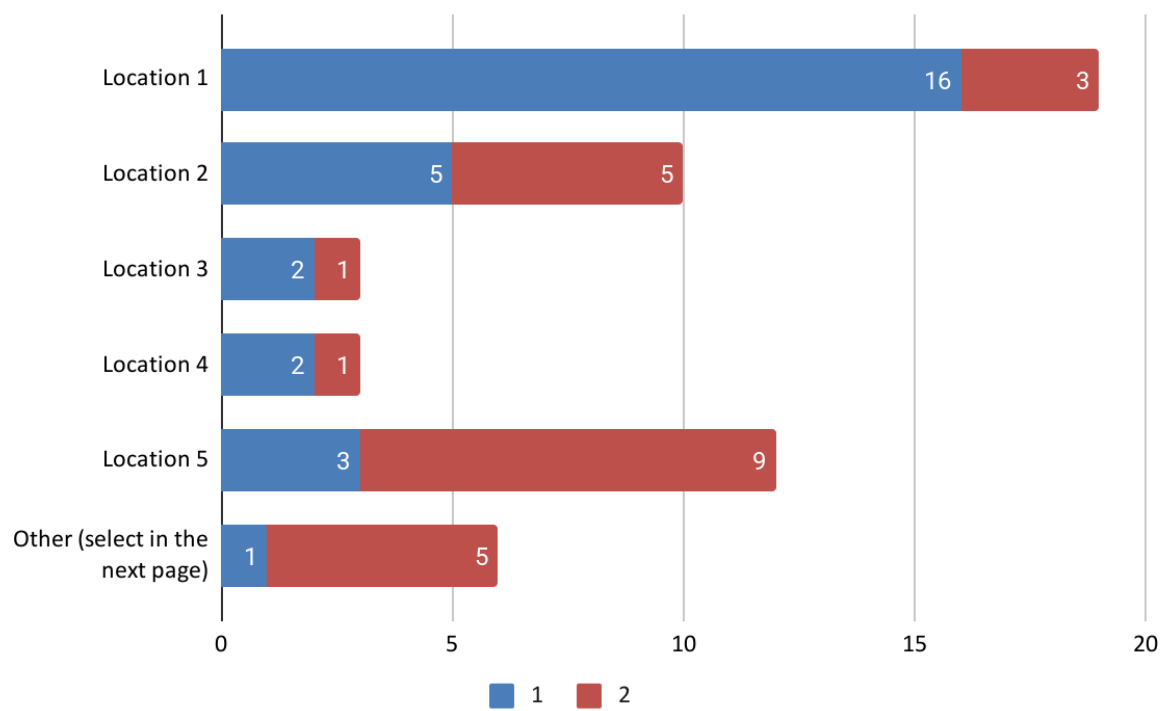
Eight respondents noted that they use all green spaces across the estate for various activities such as socialising, reading and picnics. Six respondents noted that they use the central green space (adjacent to 1-32 Parkside Estate) and they use this area for socialising and shared meals and that children play there. Four respondents use

the green space opposite 1-3 Morpeth Road. This area is used for picnics, birthday parties and children use this area to play. Two respondents use the green space around the western 'H block' (87 - 116 Parkside Estate), noting that they use this area to support their general well being.

Landscape and Public Realm- Muga



9. Where do you think the new cage would be best located? Please refer to the map above and indicate your first and second choices. Keep in mind that if any MUGA provision remains at location 1, it will need to be smaller and more open than the current structure.



	1	2
Location 1	16	3
Location 2	5	5
Location 3	2	1
Location 4	2	1
Location 5	3	9
Other (select in the next page)	1	5

MUGA - Other location

10. Please place a pin for an alternative location for a MUGA. Please note, you can only select one location.



Five respondents selected alternative locations for a MUGA. Their justifications are as follows:

ANON-1EJF-3AYC-P

Pin Location: Western edge of the estate, near the play area

Comment: Raised concerns about all suggested MUGA locations and felt many would create noise and privacy issues for residents. Suggested that if the MUGA is to be relocated, it should be buffered by greenery and placed in a part of the estate where it does not directly overlook windows or central green spaces.

ANON-1EJF-3AGZ-U

Pin Location: North of the central block within Parkside Estate

Comment: Favours keeping the MUGA in its existing location as it offers the best balance across the estate. Believes other locations would increase disruption and risk non-resident use, especially those nearer Morpeth Grove and the park.

ANON-1EJF-3AY6-9

Pin Location: South-east section of the estate

Comment: Strongly opposed to the MUGA being relocated near their block due to noise and loss of open space. Supports retaining it in its current location or placing it further from residential windows.

ANON-1EJF-3AGC-4

Pin Location: Near Lauriston Primary School

Comment: Concerned that proposals are prioritising the new development at the expense of current residents. Feels the MUGA and bin store relocations unfairly shift disruptive elements into the centre of the estate. Their pin location suggests an edge-of-estate alternative may be preferable.

ANON-1EJF-3AGE-6

Pin Location: East-central, near Morpeth Grove

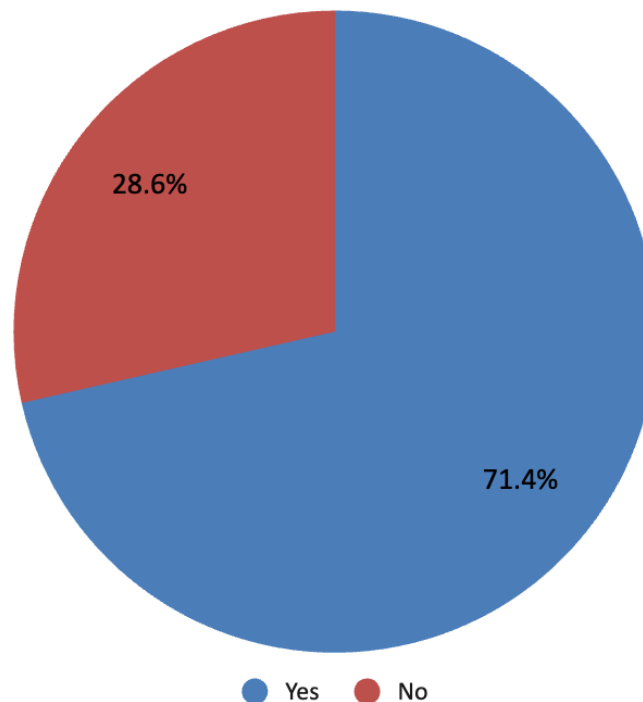
Comment: Strongly opposed to centralised MUGA location due to its impact on noise and quality of life. Suggests exploring options to integrate the MUGA into the new building itself or relocating it to the estate boundary near Morpeth Grove.

Landscape and Public Realm

11. Please explain your choices for the new muga location:

Nine respondents felt the MUGA should be kept in its current location. Four respondents felt location 2 was the most suitable due to safety reasons. Two respondents commented that the MUGA should feel a part of the estate. Two respondents felt location 5 was a safe option. One respondent mentioned that their location choice reflected concerns about the loss of green space and noise concerns.

12. Would you be interested in a space for food production within the estate's landscape, such as growing beds?



Yes	20
No	8

12b. If yes, where do you feel would be the best location?

- Five respondents suggested a location near the water point on the south side of the H block (87-116 Parkside Estate).
- Three respondents suggested anywhere on the green space on the estate.
- Two respondents suggested the central areas.

- One respondent suggested the green space to the north of the H block (87-116 Parkside Estate).

Additional feedback

13. If you have any additional comments, please provide them in the space below:

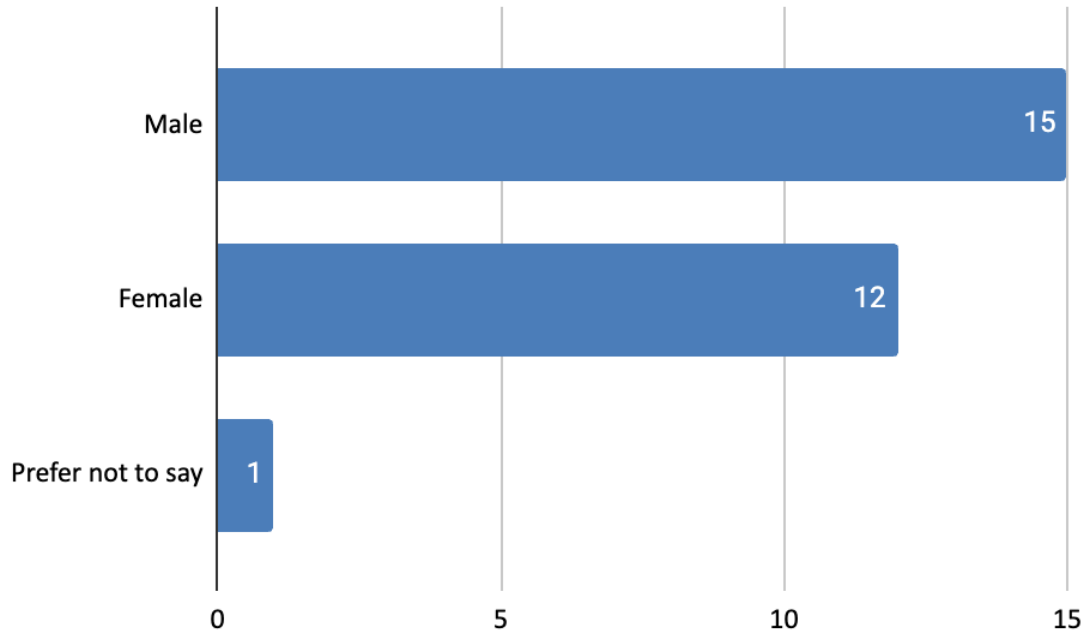
10 respondents commented on the MUGA relocation and the impact this will have on the existing residents. Respondents noted the importance of the cage and the safety this space has created for children. Four respondents requested more transparency from the Council about the proposals and design development.

Other comments included:

- Request for an easier consultation survey.
- Request for information on overshadowing and daylight, sunlight impacts from the new building.
- Suggestion to retain the green space near 1-3 Morpeth Road.
- Request for information on how local residents can bid for the new homes.
- Suggestion that the fencing around the central green space be removed.
- Request for more seating areas.
- Opposition to the substation.
- Request to improve the landscaping.

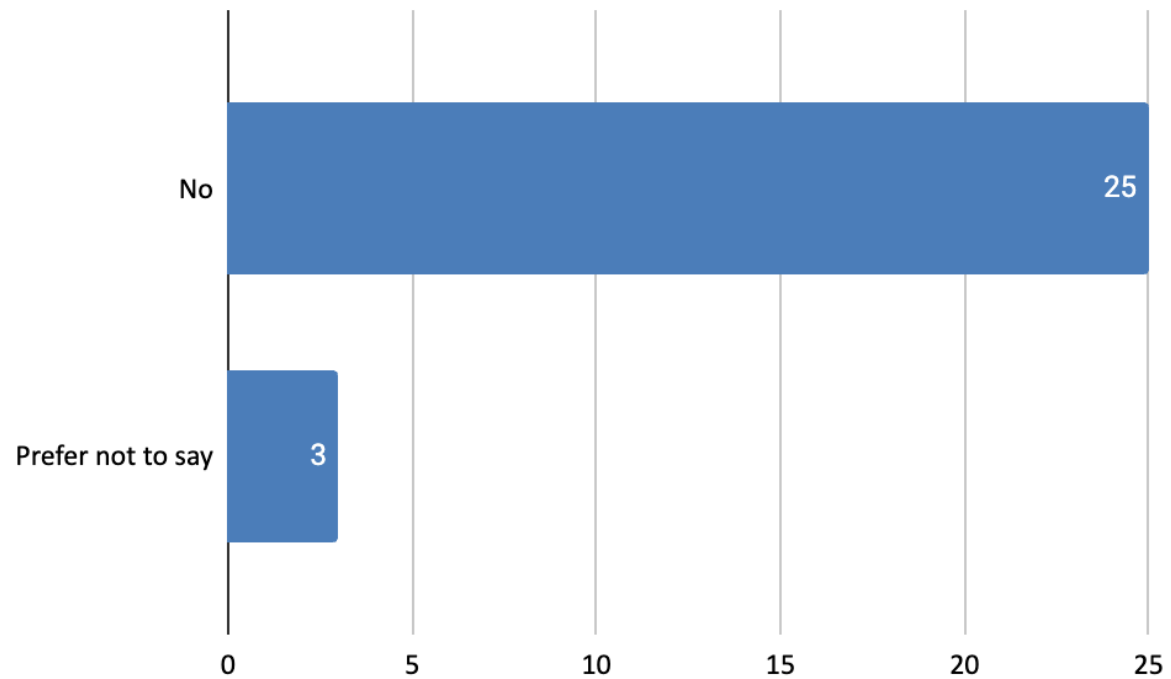
About you

Gender: Are you...



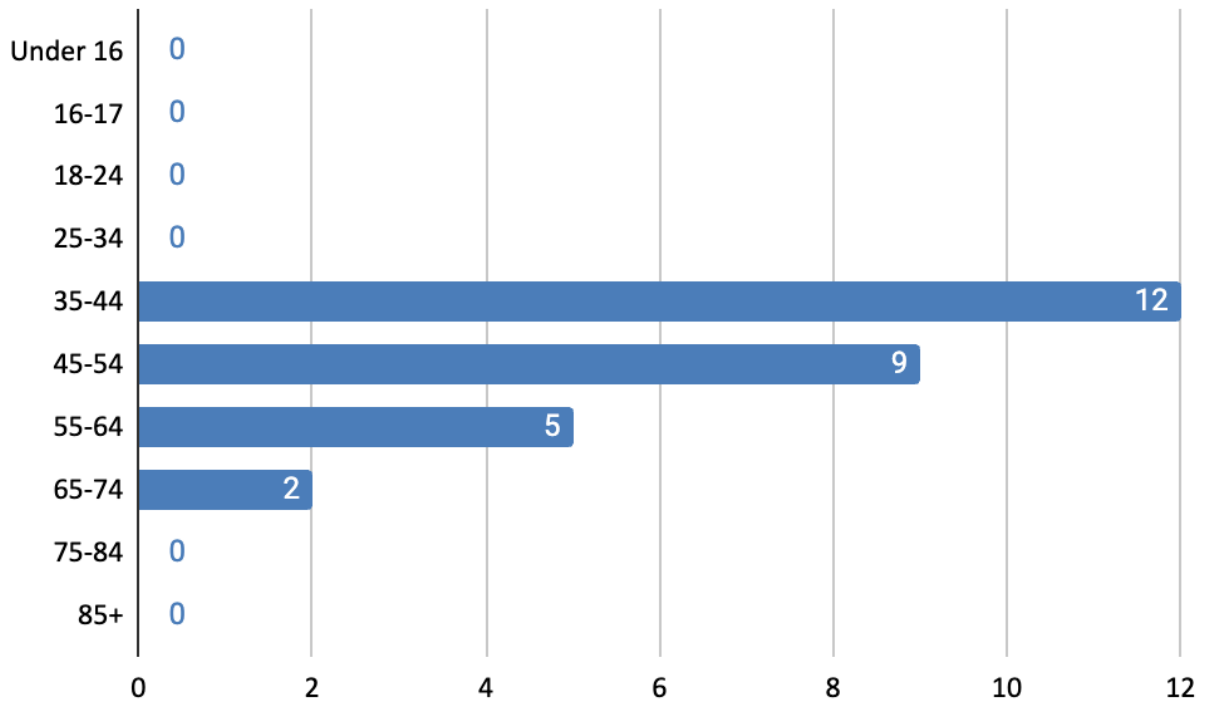
Male	15
Female	12
Prefer not to say	1
Non Binary	0
Another term	0

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



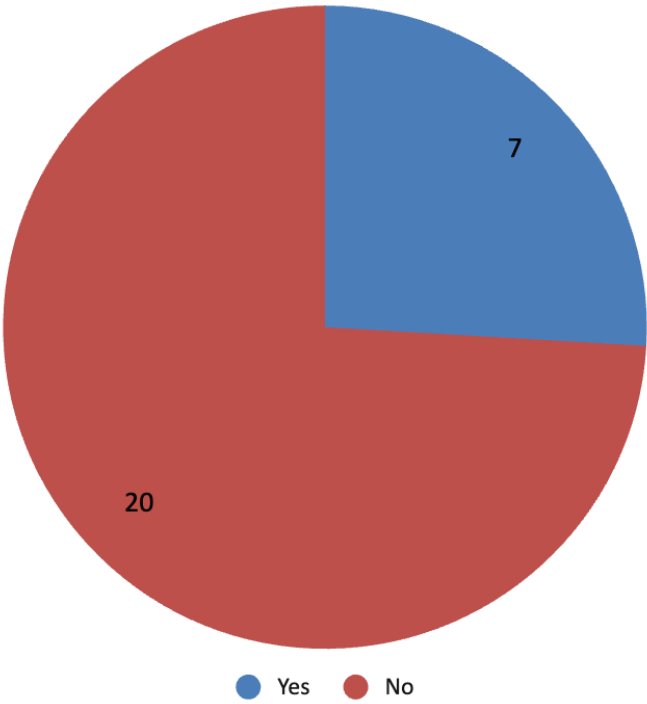
No	25
Prefer not to say	3
Yes	0

Age: what is your age group?



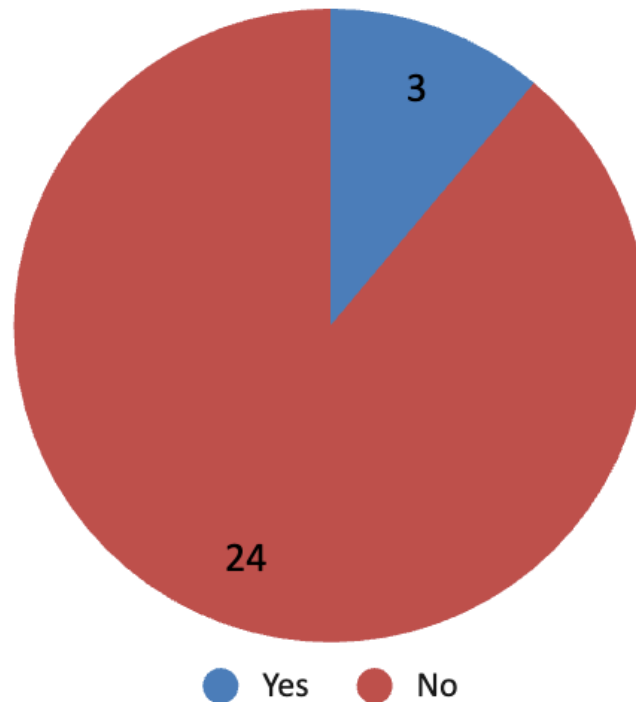
Under 16	0
16-17	0
18-24	0
25-34	0
35-44	12
45-54	9
55-64	5
65-74	2
75-84	0
85+	0

Disability: Under the Equality Act you are disabled if you have a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on your ability to do normal daily activities. Do you consider yourself to be disabled?



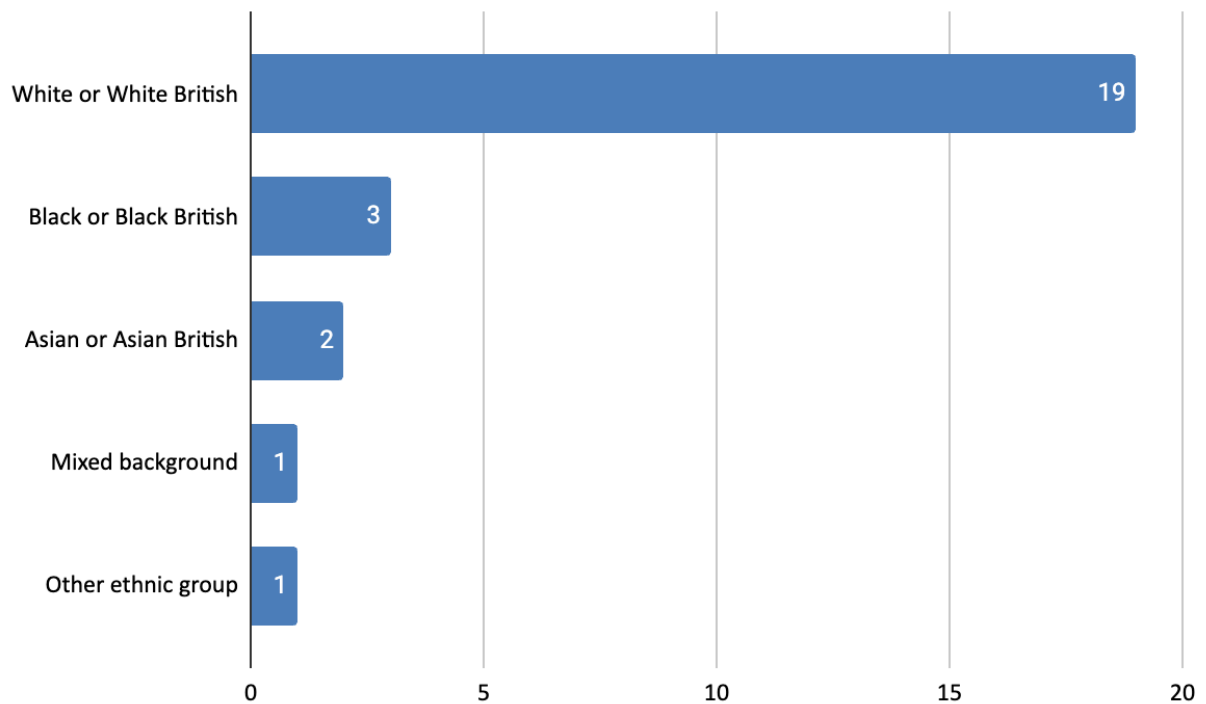
Yes	7
No	20

Caring responsibilities: A carer is someone who spends a significant proportion of their time providing unpaid support to a family member, partner or friend who is ill, frail, disabled or has mental health or substance misuse problems. Do you regularly provide unpaid support caring for someone?



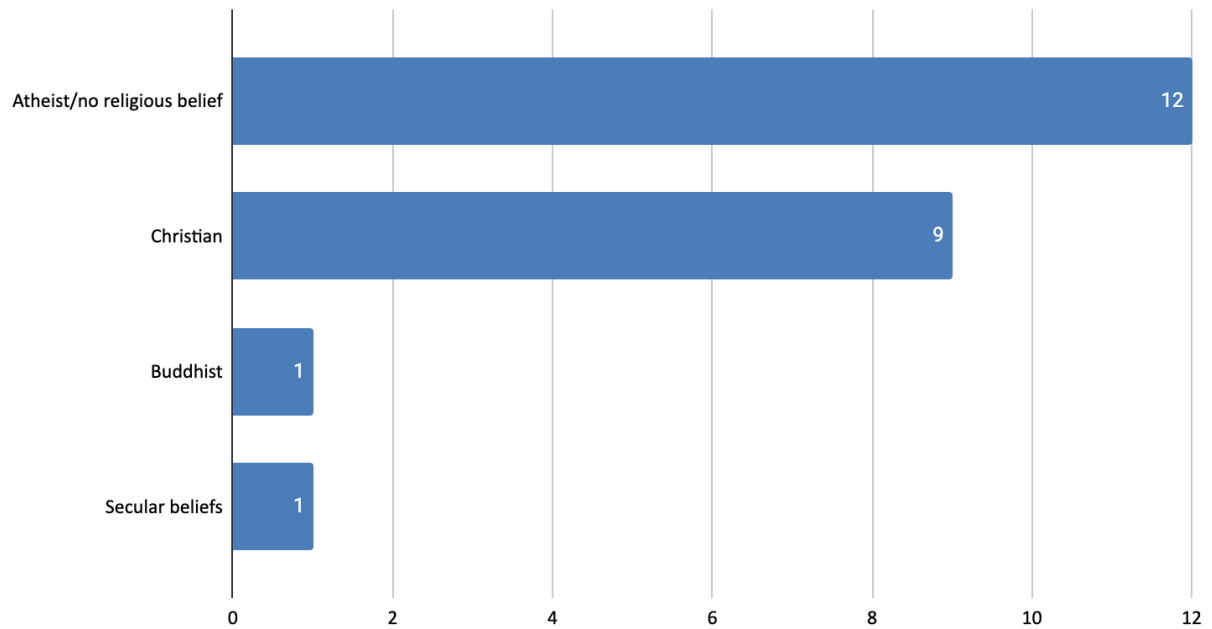
Yes	3
No	24

Ethnicity: Are you...



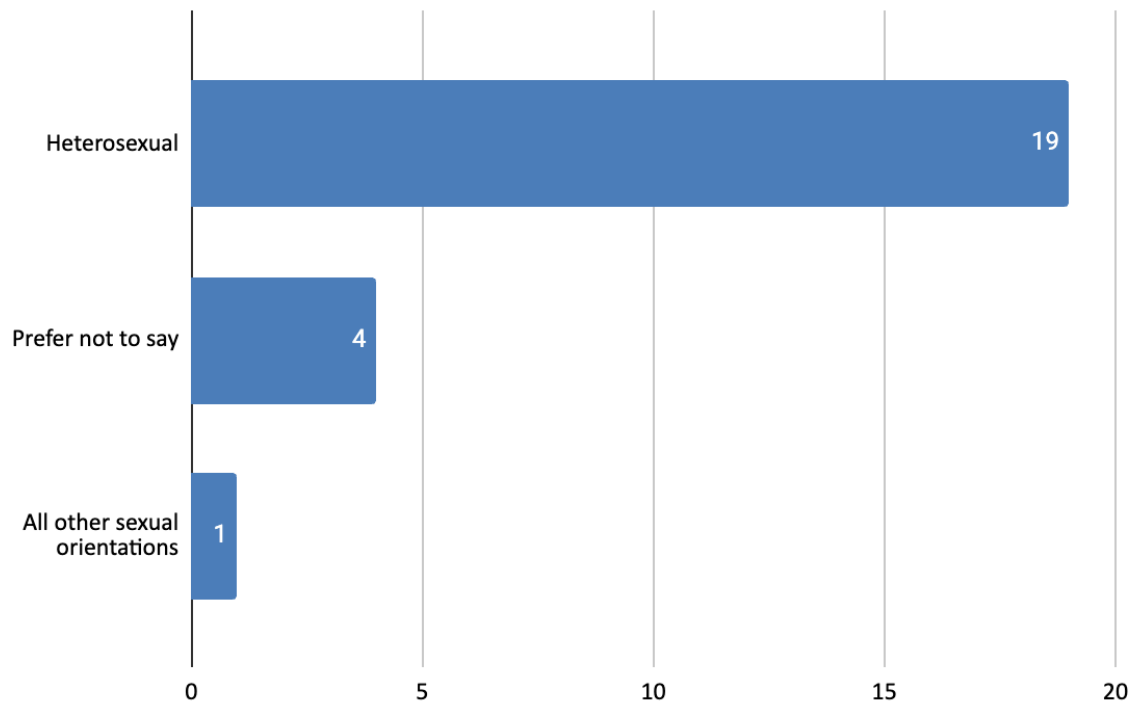
White or White British	19
Black or Black British	3
Asian or Asian British	2
Mixed background	1
Other ethnic group	1
Other (please state if you wish):	Travellers

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



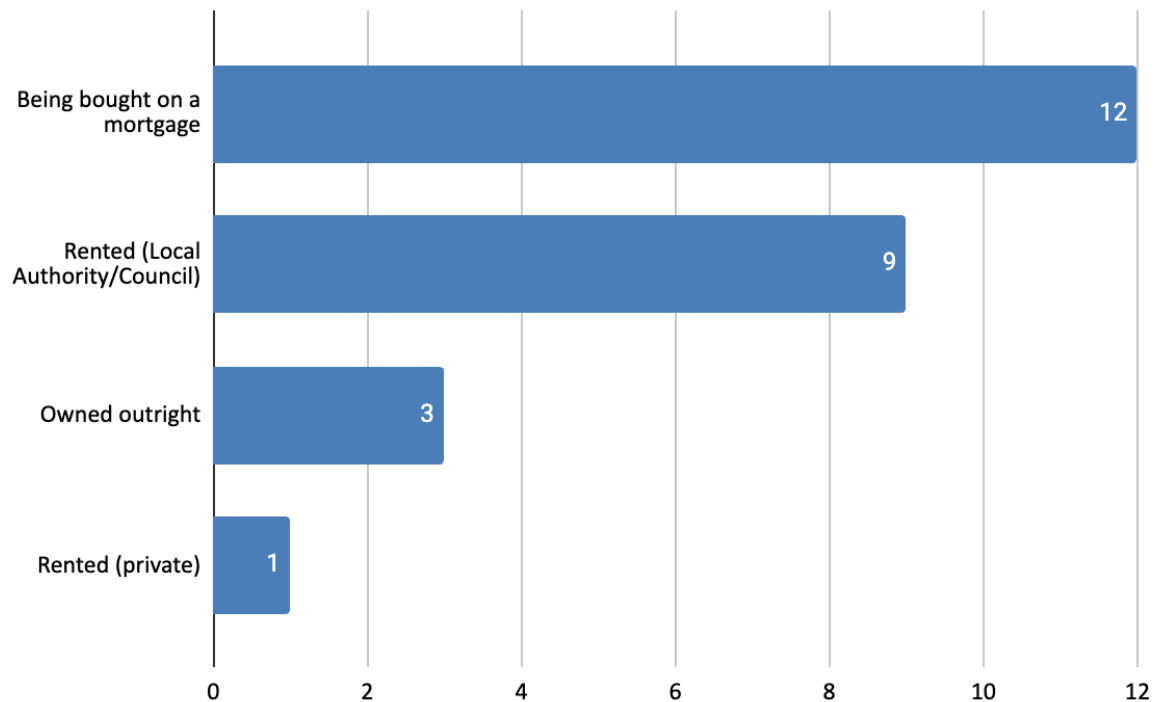
Atheist/no religious belief	12
Christian	9
Buddhist	1
Secular beliefs	1
Muslim	0
Hindu	0
Charedi	0
Jewish	0
Sikh	0

21. Sexual orientation: Are you...



Heterosexual	19
Prefer not to say	4
All other sexual orientations	1
Bisexual	0
Gay man	0
Lesbian or Gay woman	0
Pansexual	0
Asexual	0
Queer	0
Other (please state if you wish):	0

Housing Tenure: Which of the following best describes the ownership of your home?



Being bought on a mortgage	12
Rented (Local Authority/Council)	9
Owned outright	3
Rented (private)	1
Rented (Housing Association/Trust)	0
Shared ownership (part rent/part buy)	0
Don't know	0

Parkside New Homes MUGA Youth Engagement Session

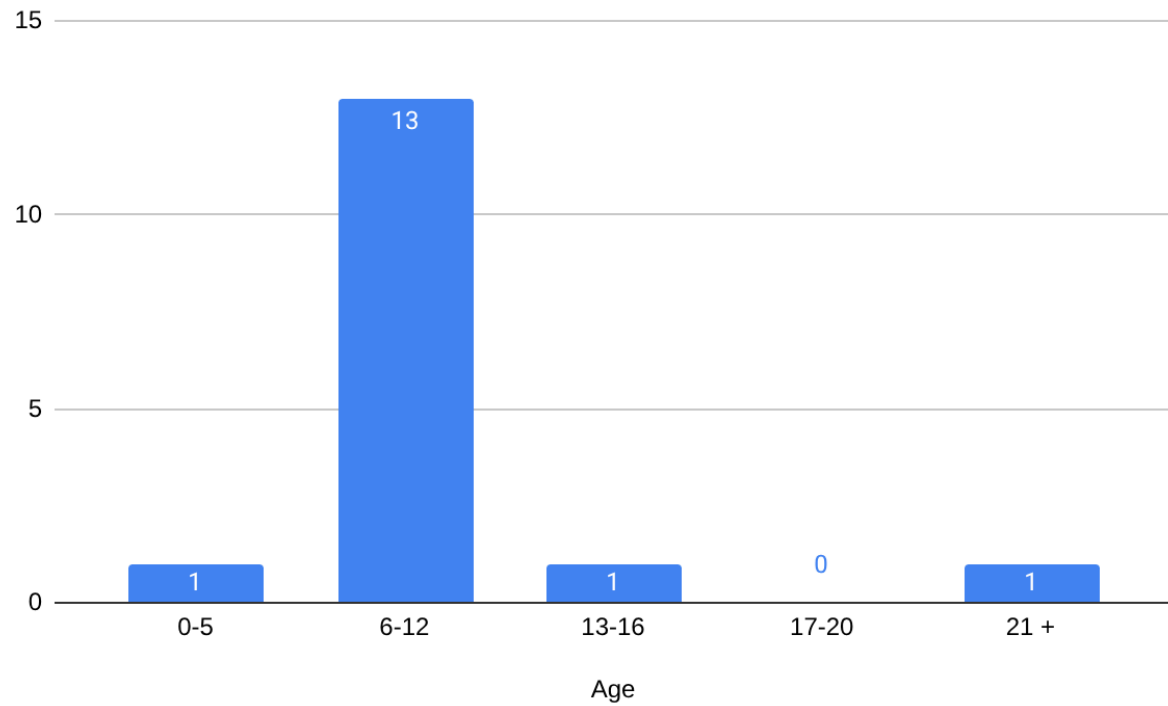
This is a summary of the youth engagement session that was held on 29 March 2025. To actively engage young people, the Regeneration Project Team collaborated with The Wickers Charity to organise a youth engagement workshop alongside the public consultation on 29th March 2025.

The youth engagement workshop aimed to understand how young people currently use the existing MUGA and identify their preferences regarding important equipment and potential new locations. Letters were sent out two weeks prior to the event, encouraging youth attendance, ([see distribution area](#)). Flyers were also hung on the existing MUGA fencing and shared via Lauriston School.

During the event, The Wickers Charity led football, tennis and basketball sessions, and incentives were provided to young people who engaged with the organisers. This session served as a platform for young people to express their opinions by completing a short, simple questionnaire in between sessions.

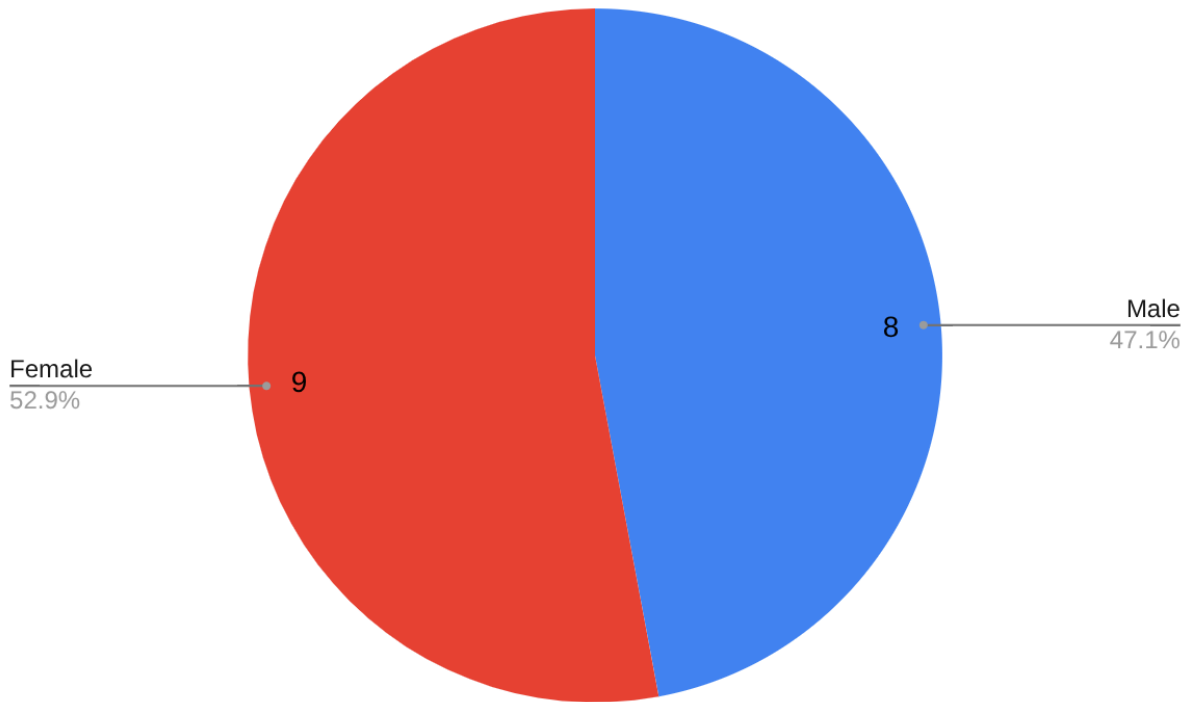
19 respondents completed the questionnaire, including a small number of adults. An example of the short questionnaire can be found [here](#).

1. Age: what is your age group?



Age	
0-5	1
6-12	13
13-16	1
17-20	0
21 +	1

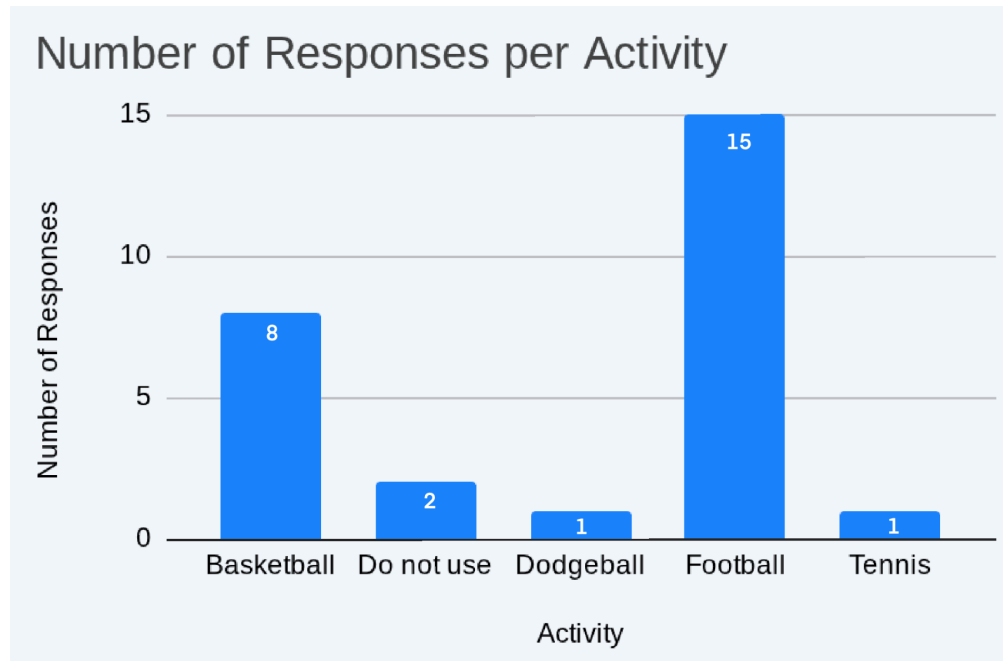
2. Gender



Gender	
Male	8
Female	9

3. What games do you play in the cage and how do you use it?

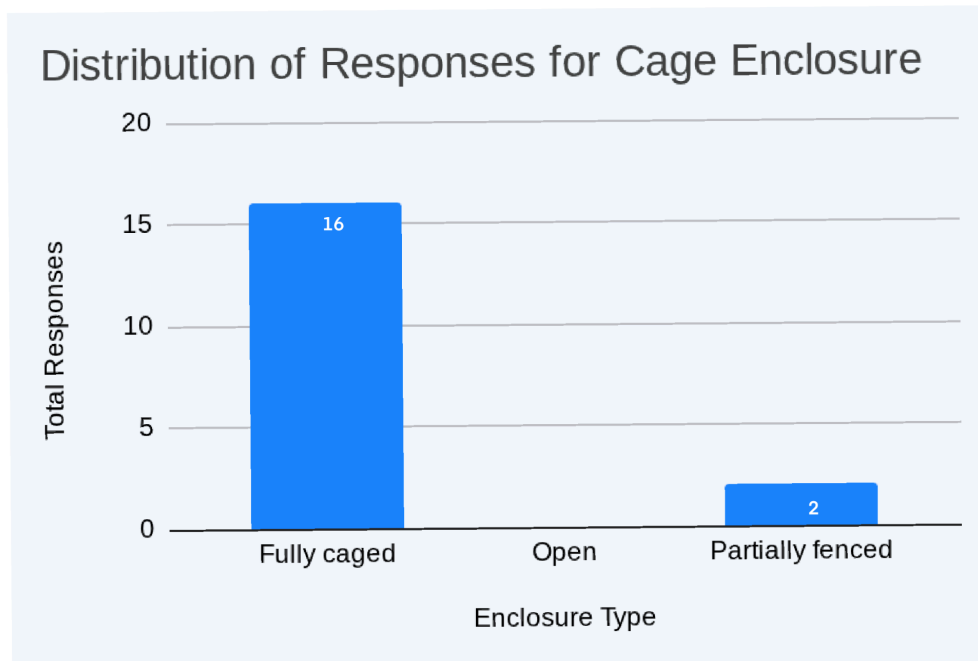
Football is the most popular activity played in the cage, with 15 responses. Basketball is the second most popular activity, with 8 responses. Tennis and Dodgeball each received 1 response. A small number of respondents (two) indicated that they do not use the cage.



With regards to frequency of use of the cage, four respondents noted that they use the cage daily. Two respondents used the cage a few days a week and two respondents used the cage once a month. One respondent used the cage once a week. One respondent used the cage infrequently.

4. Should the cage be fully enclosed or more open?

16 respondents felt that the new provided games area should be fully enclosed. Two respondents felt that the cage should be partially fenced.



5. What play equipment do you think it is important for us to include?

A list of suggested play equipment has been collated below, including the number of respondents for each suggestion:

Suggested play equipment	Number of respondents
Astro turf	1
Ball	2
Basketball Hoop and Net	8
Climbing equipment	1
Dynamic Surfaces (Scooter/Skating/Ramp)	3
General Play Area (All Ages/Soft Play/Unique Spaces e.g. Gymnastics)	4
Goals (e.g. football goal)	7
Swimming Pool	1
Swings	1

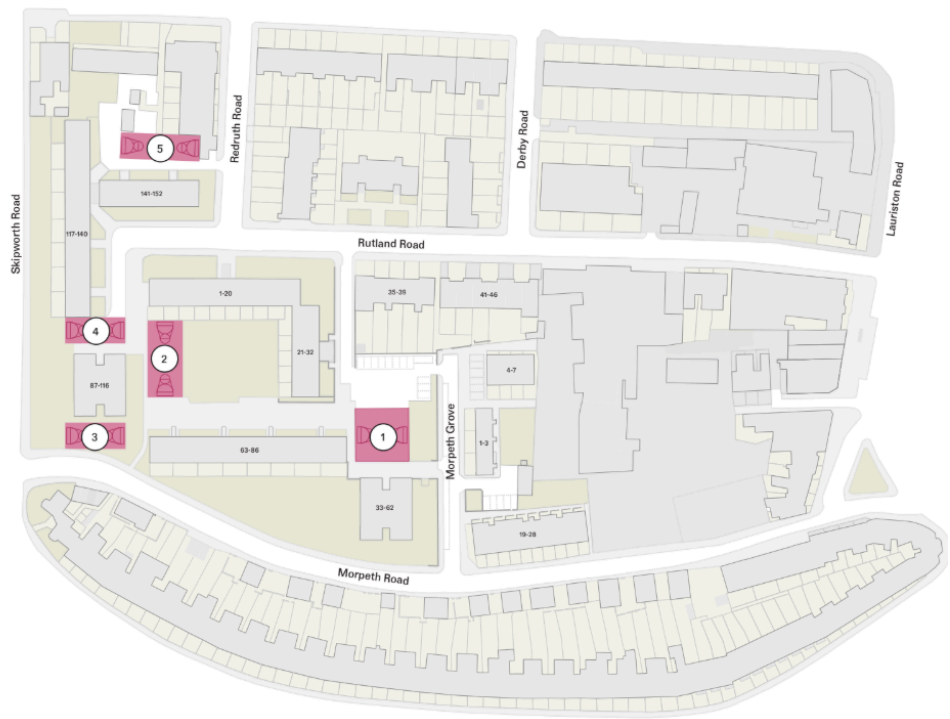
6. In addition to the cage, there are a number of green and hard spaces across the estate. Which ones do you use and how do you use them?

Six respondents noted that they use the central green space. Five respondents used the hard surfaces around the estate. Three respondents note that they did not use any of the green space and hard surfaces. One respondent used green spaces in general. Two respondents use the green space opposite Victoria Park and one respondent used the green space near Morpeth Grove.

Few of the respondents commented how they used the space, these comments are below:

- “Main green space for leisure & community usage. Rear green space for dog walking.”
- “Just uses garden and some hard spaces by getting chalk and making a football goal.”

7. Where do you think would be a good location for us to provide alternative play space for you?



Location suggestion	Count
Current Location	4
Location 1	1
Location 2	4
Location 3	2
Location 4	1
Location 5	3
Central Green Space	5
Victoria Park	2
Morpeth Grove Green Space	1

Summary

- The MUGA is used by a mixture of boys and girls.
- The MUGA appears to be predominantly used for football and basketball, but there are also references to dodgeball and tennis.
- The majority of respondents felt that the MUGA should be fully enclosed.
- Goals and basketball hoops were the most requested items of play equipment.
- Young people currently use a variety of spaces around the estate, including the central area.
- Young people supported provision of the MUGA in a variety of spaces, including but not limited to the current location and the central green space, but there wasn't one resounding preference.

Next Steps

Overall, the main concern for many residents was the relocation of the MUGA. Residents expressed a strong preference for the MUGA to remain fully enclosed in order to prevent balls from escaping and affecting residents' homes. There were differing opinions on the location for the MUGA, with residents' justifications for their choices often relating to concerns about noise, privacy, and preservation of green areas.

The report also shows how residents currently use various green spaces across the estate for social gathering, expressing concerns about the impact of cycle storage on existing green spaces and the proximity of a substation.

The report revealed an interest in food production spaces like growing beds. Additional feedback reiterated concerns about the MUGA, requesting greater transparency from the Council, and asking for further information on various aspects of the development, the MUGA relocation in particular.

Following this survey, Al-Jawad-Pike (AJP) have continued to develop the design proposals, focusing on place making and responding to resident feedback, to ensure the building design is suitable within the wider context of the estate.

They are working with Periscope, the landscape architects, to further develop the landscape proposals, including MUGA options, cycle storage location, and the substation.

Further engagement will be undertaken with the Resident Steering Group in relation to the design development, including the plans for the MUGA. There will also be further engagement with estate residents in relation to the MUGA proposals.