

# Keep Hackney Building

Developing a new programme of Council homes in Hackney:  
Wayman Court car park and 161 Graham Road (E8 1DN and  
E8 1BT)

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## Background

Since launching our innovative, not-for-profit Council house building approach in 2011, the Council has led the way in delivering a new generation of high quality Council housing in Hackney. Despite the huge challenges caused by Brexit, the coronavirus pandemic, and the increased cost of building, the Council started or completed more than 1,000 new homes between May 2018 and May 2022.

Through a pioneering cross-subsidy model, more than half of the Council's new homes are for genuinely affordable Council social rent, shared ownership, or Hackney Living Rent - despite the absence of government funding. The Council is now developing plans for more new homes beyond May 2022 and wants to ensure that Hackney residents are part of this process.

This report summarises the engagement methods and feedback received during the second stage of the **Keep Hackney Building** consultation. This stage of consultation was a targeted site-specific discussion with neighbours and local residents around 15 individual locations that have been identified for potential development across the borough. This consultation took the form of 12 site-specific events and an online survey that ran for just over eight weeks from Thursday 7 July 2022 to Wednesday 7 September 2022.

The first stage of consultation was a borough-wide survey seeking feedback on the types of locations the Council should prioritise for new homes, the things the Council should consider when building, and suggestions for individual sites the Council owns that could accommodate new homes. This ran on the Council's consultation platform Commonplace from Tuesday 1 March 2022 to Tuesday 26 April 2022.

This stage one survey was engaged with by 199 participants, further details of the feedback received from across the borough during this earlier stage can be found in the full consultation report here. ([bit.ly/3gY7EN2](https://bit.ly/3gY7EN2))

## Purpose of this report

This report provides a neutral account of the engagement that took place and the feedback received. The scope of the engagement was not to decide whether or not to proceed with a new development on each location, but to gain a full understanding of the location from a resident's perspective at the earliest possible stage – including the opportunities and challenges that building new homes could create – before any design work or detailed planning takes place.

# Wayman Court car park and 161 Graham Road

## About the location

- The car park and garages block at Wayman Court and 161 Graham Road are two of a number of locations in Hackney that have been identified as an option to accommodate new homes. This is because the land could be better used, providing much-needed new homes and to improve the public spaces in the surrounding areas.
- These locations were also identified because they could have the potential to unlock improvements to the wider area or bring additional investment to benefit residents, such as through new community facilities or improved communal spaces.

## Distribution

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

## Engagement

- Engagement took place between Friday 8 July 2022 and Wednesday 7 September 2022.
- An event was initially planned for Thursday 19 July, but due to a red weather warning because of the heatwave, the event was postponed to Thursday 28 July. This event took place in the open space adjacent to Wayman Court. During the event, the team was informed that a number of residents were not able to attend as the school holidays had begun. A repeat event was therefore held on Tuesday 6 September for those not able to attend.
- An online survey was hosted for the duration of the engagement period.
- Contact details were provided in the letter sent to residents for one on one discussions outside of the event.

## Responses

- 143 feedback forms were received, including 20 at the events and a further 123 online.
- Around 65 local residents attended the two events held.

## Feedback

### General feedback

- The overall feedback from the engagement suggested that both Wayman Court and 161 Graham Road had significant opposition to the idea of new housing delivery, with 21 and 34 stating their opposition respectively.
- Wayman Court's feedback was focused on the shared community space and the impact the loss of the garages and car park, along with a new building and residents would have on the local community.
- Feedback to the 161 Graham Road proposals was largely in support of the Garden of Earthly Delights, and the opposition to proposals was focused on the garden remaining on the site.

### Specific issues raised

- A number of attendees were **against any development on the Wayman Court site**, with some **confusion over plans that were suggested 20+ years ago**.
- Neighbours on Eleanor Road had **concerns over any development's impact on their garden and boundary wall**.
- Many attendees **would not say if they supported or disagreed with a new development without some ideas of height, density and design**.
- One attendee wanted to discuss 161 Graham Road and was **keen to understand what would be brought forward for the site**.
- Issues were raised over **leaks in the Wayman Court building**, with accompanying **complaints over the management of complaints** by the Council.

### Survey responses

Three open questions were asked, the aim of which was to give participants an opportunity to tell us their views and ideas and allow the Council to better understand how residents use and interact with the areas around them. The feedback to each of these questions is summarised below:

#### Wayman Court

*What do you think works well in the area?*

- 60 participants mentioned **green space at Wayman Court** and a majority of participants explained they are **grateful to have open space adjacent to their homes**. 17 participants positively discussed the **sense of community**, with a number of these linking this to the shared green space at Wayman Court.

- 24 participants described the **Garden of Earthly Delights** as a community asset and 18 participants went on to discuss **local parks, the lido and tennis courts** as local benefits. 13 participants stated that the **Low Traffic Neighbourhood (LTN)** and **parklets** that have been introduced have improved the local area for residents.
- 10 participants stated that the **parking and garage space was something they appreciated**, and any changes would make parking near their homes difficult. Six participants said that public transport links were good and four participants discussed **cycle infrastructure and an increase in cycle parking** as positives.

*What would you like to see change or improve?*

- 51 participants raised the estate green space, with some asking for **more support for residents for upkeep** and improvements, an **increase in the greenspace** and **further delivery of community space**, with four participants suggesting a **community hall be delivered in the storage space on the estate**.
- **Traffic** was raised by 15 participants, with most asking for **further restrictions**. Six participants stated that **current restrictions were not properly enforced**. Two of these participants said that the **LTNs were a bad thing and needed to be removed**.
- 14 participants asked for **more storage space for residents** due to the limited availability of lockers on the estate. Six of these participants also requested **secure cycle parking**. 12 participants stated the **need for more social rent homes** in the local area, due to reasons including **overcrowding**, a **poor private rental sector** and **local people needing to stay local**.
- Nine participants stated their **support for the Garden of Earthly Delights** and requested a **permanent home in the local area** for the garden and **funding and support from the Council**. Five participants called for **better maintenance and improvements to public spaces**, and **more trees** and **greater biodiversity** were given as possible improvements.

*Where do you think are the best places to build new homes in this area?*

- Some specific suggestions were made, these included; **161 Graham Road, areas around the Nightingale Estate, sites around the De Beauvoir area, 31 Lamb Lane**, the eastern side of rail tracks at **London Fields station, 377 Hemsley Place, Tesco site at Morning Lane, Hackney neighbourhood office** on Well Street, **car park at the rear of the Town Hall, Hackney Marshes, bus depot in Hackney central** and **Hackney Walk shopping quarter**.
- 21 participants stated they were **opposed to any development at Wayman Court**, seven participants were **opposed to any development in the area at all**. 16 participants stated **support for the development at Wayman Court**, while two others stated they **supported the delivery of new homes on both Wayman Court and 161 Graham Road**.

## 161 Graham Road

*What do you think works well in the area?*

- 51 participants stated that the **Garden of Earthly Delights was a community asset**. 12 of these participants stated that it has helped develop community cohesion in the area. Four participants asked that the garden be given a permanent home.
- **Access to green space** was also mentioned more generally by 26 participants, with the **greening works at the corner of Penpoll Road and Wilton Way** mentioned specifically as great things for the area.
- **Good transport links** were discussed by 11 participants and four were very supportive of the new entrance to Hackney Central station. Seven participants were positive about the **LTNs and the current efforts to calm traffic, whilst three were against LTNs**.

*What would you like to see change or improve?*

- 58 participants discussed the **work of the Garden of Earthly Delights**, with requests for **proper support and funding** for this group to expand, with some requests for the garden to be given a **permanent home, either in its current location or elsewhere**, and allowed to **alter the site for its needs**.
- **Traffic controls on Graham Road** were also discussed by 14 participants, with many stating the **congestion and pollution from this road are extreme**. LTNs were blamed for the congestion by two participants. 13 participants discussed the **greening of public spaces, with requests for more trees and better landscaping in public spaces specifically mentioned** as needed in the area.
- **The need for new homes** was discussed by 11 participants. Two discussed the need for **bigger family-sized homes in the area**. One participant stated that **privately built flats were empty in a lot of areas**, and another stated that **social rent homes should be the focus of any developments**.
- Five participants discussed the need for **community facilities in the area**, with **volunteering opportunities, educational facilities for adults, spaces for sports** to be played and **spaces for socialising** specifically mentioned.
- Public transport links were raised by five participants, with requests for a **third access point** further up Graham Road for **Hackney Central overground station, protection of the 242 bus route** and **better disabled access** to stations and routes.

*Where do you think are the best places to build new homes in this area?*

- Some specific suggestions were made, these included; the **car park and area around the Town Hall**, the **Tesco site at Morning Lane**, **office space on Wilton Way** and **empty land adjacent to the railway tracks on Navarino Road**.

- Participants also suggested the types of sites that should be looked for, including **brownfield sites, underused or abandoned buildings, underused garages or car park sites, redeveloping existing council homes** to deliver more in the same space, and **extending on rooftops** to provide more homes.
- Additional suggestions were made to address local housing need, these included; **reclaiming private developments** that have not been sold for social housing, **change of use for schools and community halls** in residential buildings and **campaigning for powers to prevent leaving homes empty** long-term by investors.
- 34 participants stated they were **opposed to any development at 161 Graham Road**, eight participants were **opposed to any development in the area at all**. Six participants stated **support for the development at 161 Graham Road**, while two others stated they **supported the delivery of new homes on both Wayman Court and 161 Graham Road**.

## Next steps

- The feedback will now be considered alongside other factors such as affordability, capacity and planning issues, to help inform the Council's decision on whether to proceed in developing detailed plans for new homes at each location. It is intended to take a report to the Council's Cabinet in late 2022, setting out the proposed locations to be included in a new programme of Council homes.
- Should this location be included, the Council will ensure the community is involved throughout the design process through workshops, drop-in events and online engagement.
- Any new project will require planning permission, with local residents given the opportunity to formally comment on a planning application before a decision is made by the Council's planning sub-committee.