

NEW HOMES AT SELMAN & WELLDAY

WHAT YOU TOLD US

Hackney Council is proposing to build 22 new flats for social rent on the Selman House & Wellday House Garage site, working with a team of specialists including architects Al-Jawad Pike, landscape architects Periscope, and sustainability and daylight consultants XCO2.

We are here today to share the latest design proposals with residents following feedback from the previous public drop-in events in October 2024 and March 2025, where we received lots of really useful feedback that has fed into the design development of proposal.

What you told us:

- **Parking:** Concerns were raised about the loss of parking and where existing residents would be able to park
- **Design has been revised to retain some of the existing parking spaces on site**
- **Building massing:** Questions on how the size and location of the new building would impact on the views and light to the existing homes in Selman House and Wellday House
- **Working with specialist daylight and sunlight consultant XCO2 the design has looked to minimise impacts to existing residents working in accordance with national guidance**
- **Landscape:** Interest in the ideas for the shared external spaces and whether some play space could be included.
- **The landscape design by Periscope has taken on board comments from the last event with a new playable landscape within a central communal courtyard**
- **Construction –** What solutions are proposed to decrease the impact of construction, particularly noise during the works?
- **A construction management plan is being developed by the team with requirements set out by the local planning authority**
- **Proposed materials –** What materials are proposed for the new building?
- **A material palette for the building and landscape has been developed in response to the local context**



Engagement event from March 2025



Physical site model of the proposed building

Feedback on car parking:

During public events with local residents throughout the design development process, we gained valuable insight into their lived experiences. At the last event, held on-site, residents of Selman House and Wellday House raised concerns about the potential loss of parking.

Previous proposals looked to remove all parking from the site other than blue badge with a parking survey conducted in March 2024 showing a spare capacity of 30–37 spaces available within the wider estate. The feedback noted there was a high demand for parking spaces and residents with accessibility concerns would find parking in the wider estate difficult.

In response to these comments, we have revised the proposals:

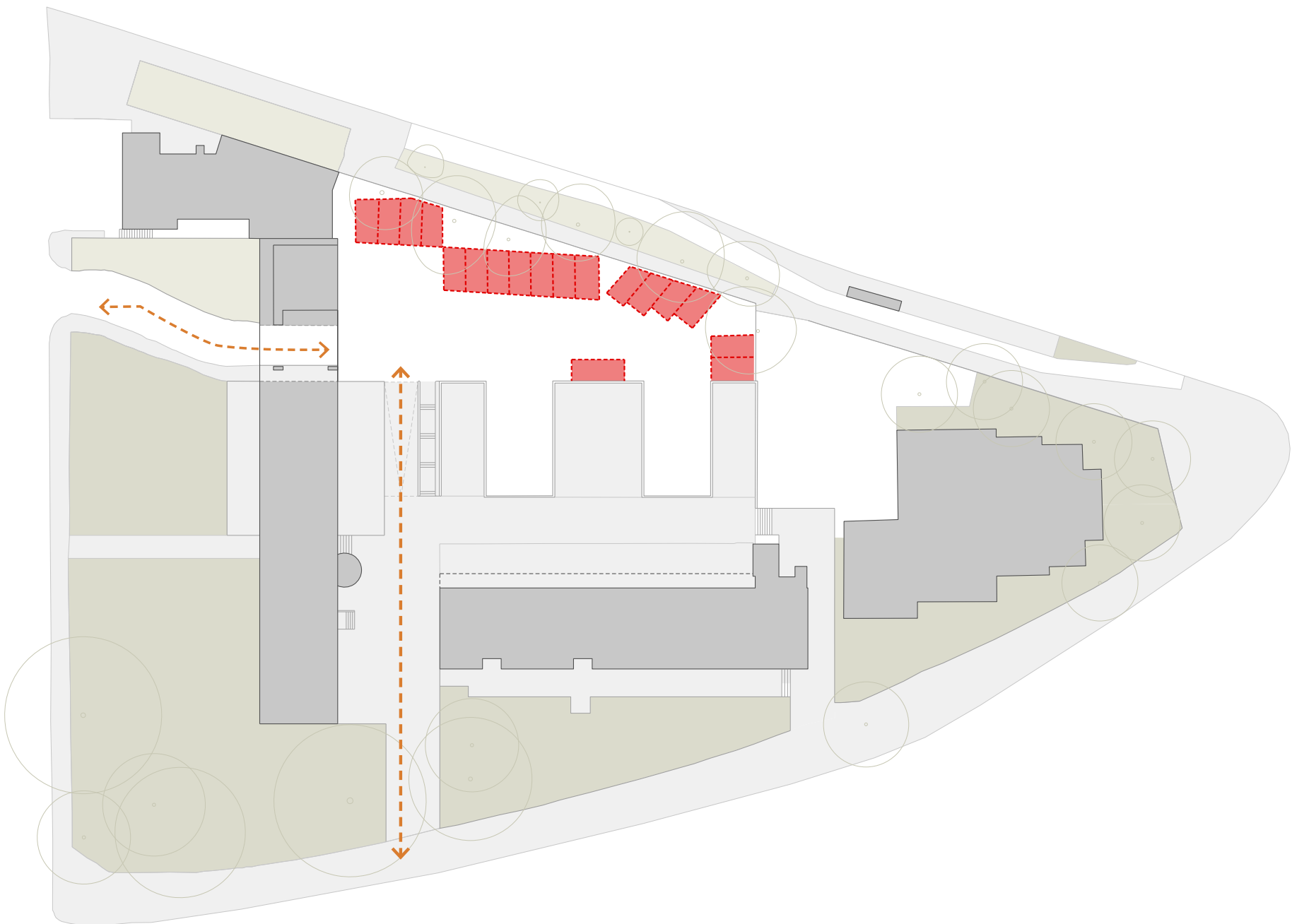
- A majority of parking spaces will be retained within the site and relocated on top of the podium. These spaces will be accessed from Cassland Road
- The podium parking area will include 11 parking spaces, 1 of which will be a blue badge space
- A further 2 blue badge spaces will be located at the lower level to the north of the site
- Accessible stairs and ramps will connect the upper and lower level for pedestrians use only. These connections will allow potential landscape improvements to the podium should parking needs reduce over time
- The proposed approach will allow for future opportunities for further landscaping on the podium



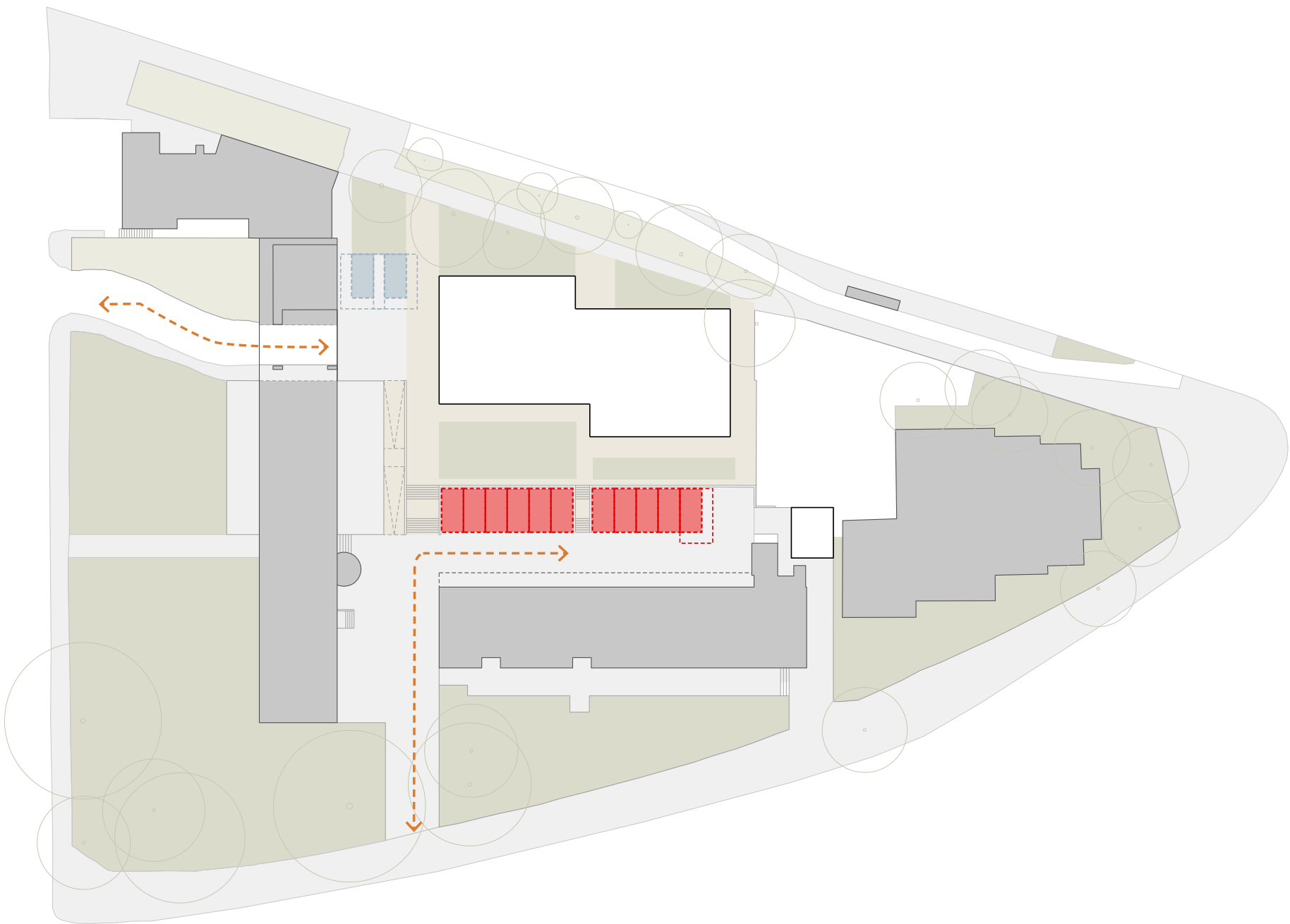
Existing parking spaces



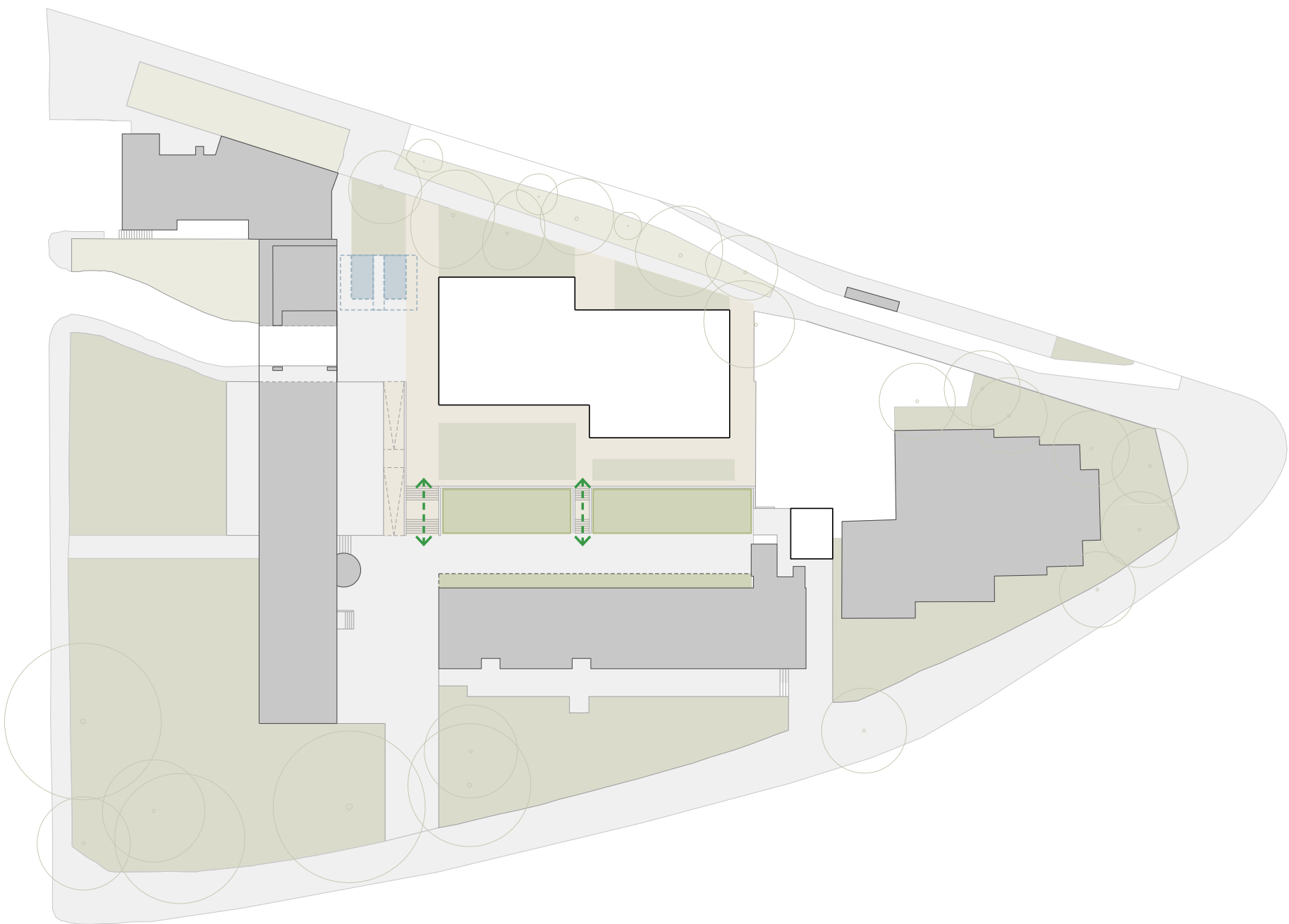
Existing podium space



1 The existing parking condition includes 18 surface parking spaces.



2 Proposed parking relocation replaces 11 of the lost spaces and, in addition, provides 2 blue badge spaces.



3 In the long term, the design can adapt to future needs, such as reduced car dependency and the need for more infrastructure.

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SITE STRATEGY

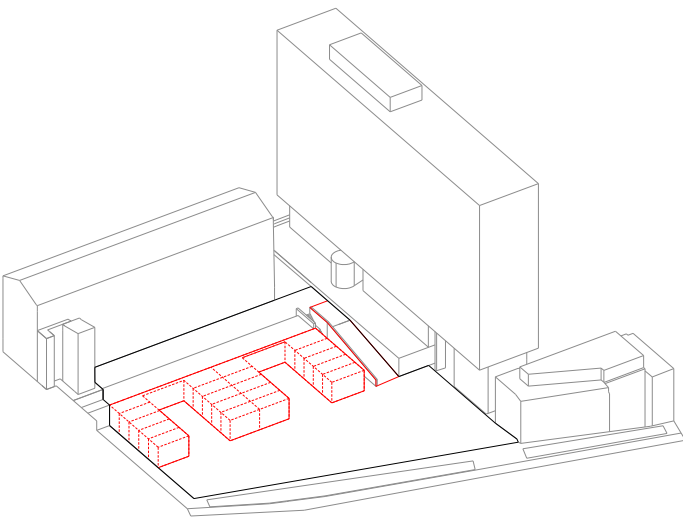
What we're proposing:

- Up to 22 new homes to replace the garages and car parking at Selman & Wellday to meet local housing need
- A building of 6 storeys is located in the north of the site to maximise distances from the neighbouring buildings whilst keeping a majority of the trees along Wick Road
- New undercroft space to allow reprovision of surface car parking on the podium above. Introduction of new accessible pedestrian ramp and stair connecting upper and lower levels of the site
- A new landscape communal courtyard with seating and playspace for shared use by both new and existing residents
- The fence along Wick Road is removed to allow access to the site from the north while the existing green character along Wick Road is enhanced with further soft landscaping

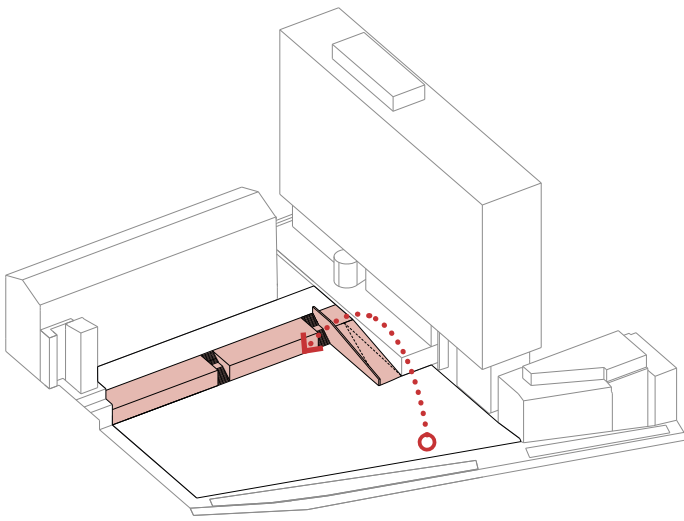
Key

- 1 Blue badge parking
- 2 Surface car parking
- 3 Pedestrian stair
- 4 Pedestrian ramp
- 5 UKPN substation

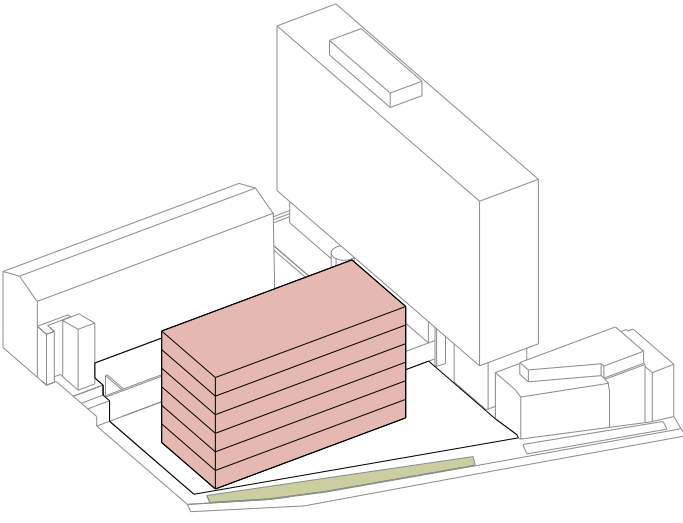
- 6 Courtyard
- 7 Green buffer/ SUDs
- 8 Cycle path
- 9 TFL bus stop



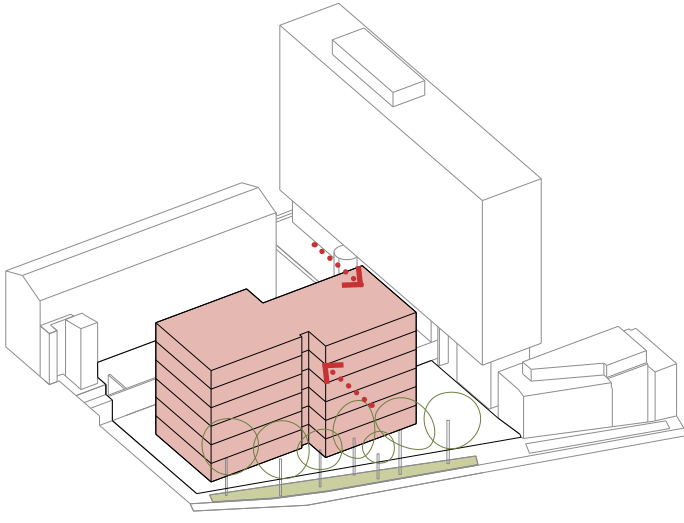
1 Demolition of existing garages, undercroft and vehicular ramp



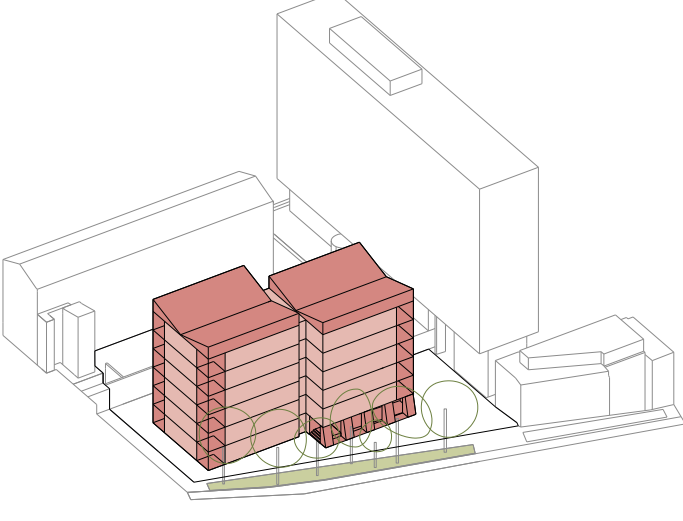
2 New undercroft to allow reprovision of surface car parking



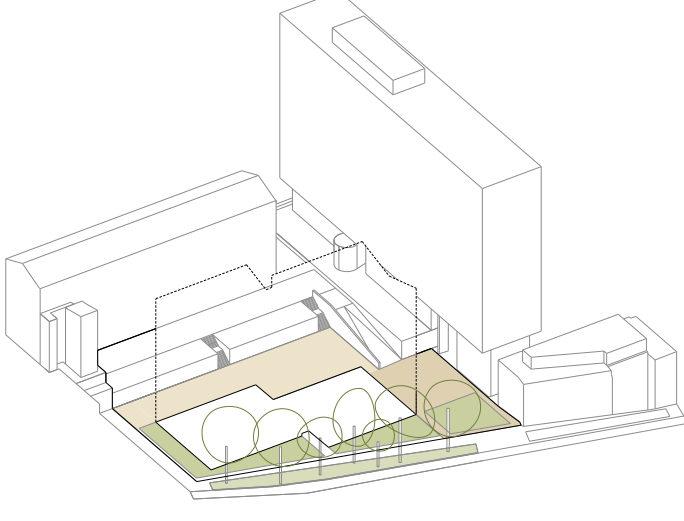
3 Placement of a 6-storey building to the north of the site



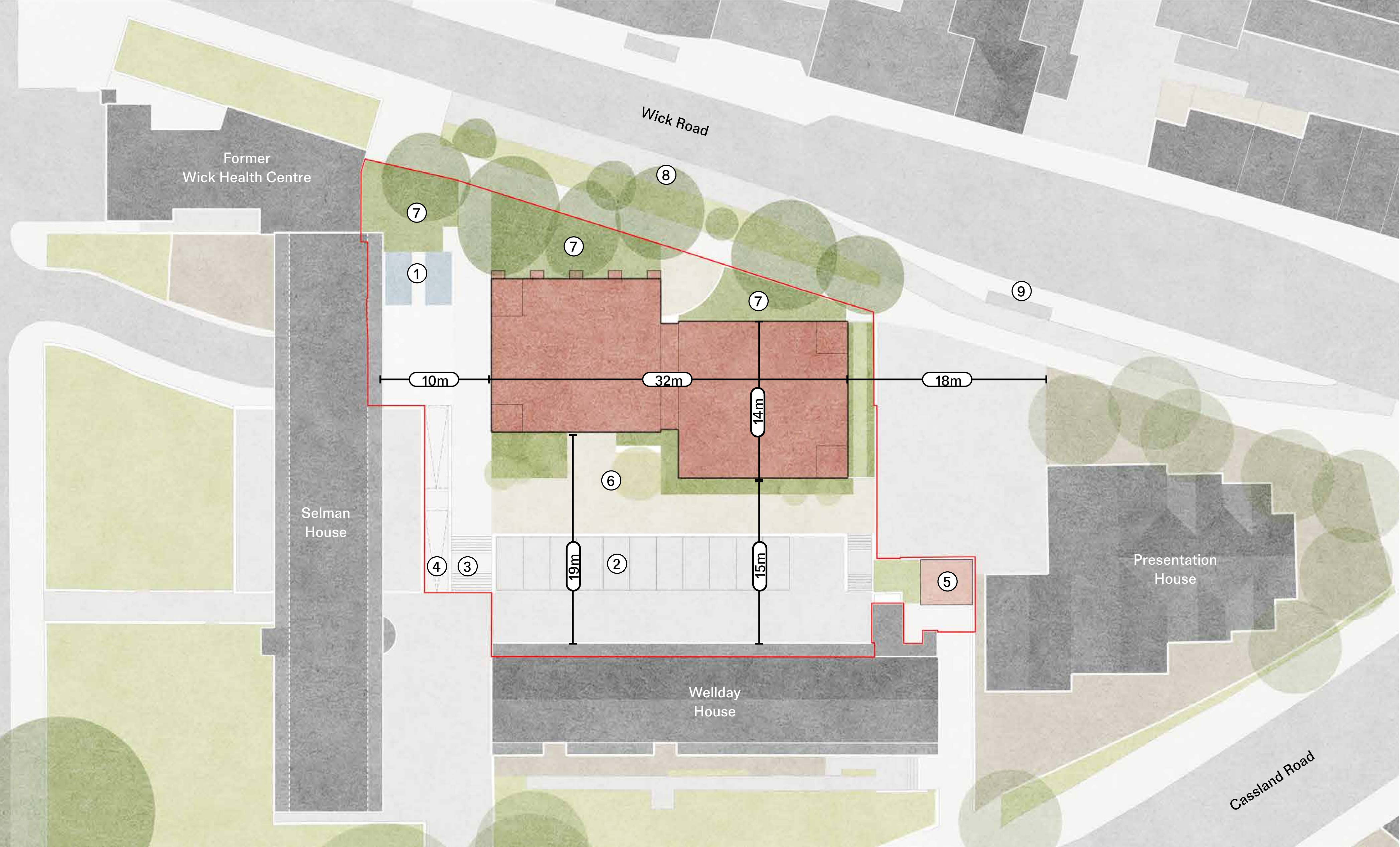
4 Building form steps in plan to address Wick Road and the existing trees



5 A playful roofline and generous active ground floor give the building a distinct character that responds to its local context



6 The building's placement frames a set of distinct landscape spaces



Proposed site plan

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GROUND FLOOR

What we're proposing:

- Range of homes of different sizes
- All homes provided will be for social rent
- 2 wheelchair adaptable homes located on a raised ground floor and 20 homes that are flexible to changing needs
- The size and position of the building has been adjusted to reduce the impact on the neighbouring properties
- A detailed daylight and sunlight study was completed confirming the level of impact to be acceptable

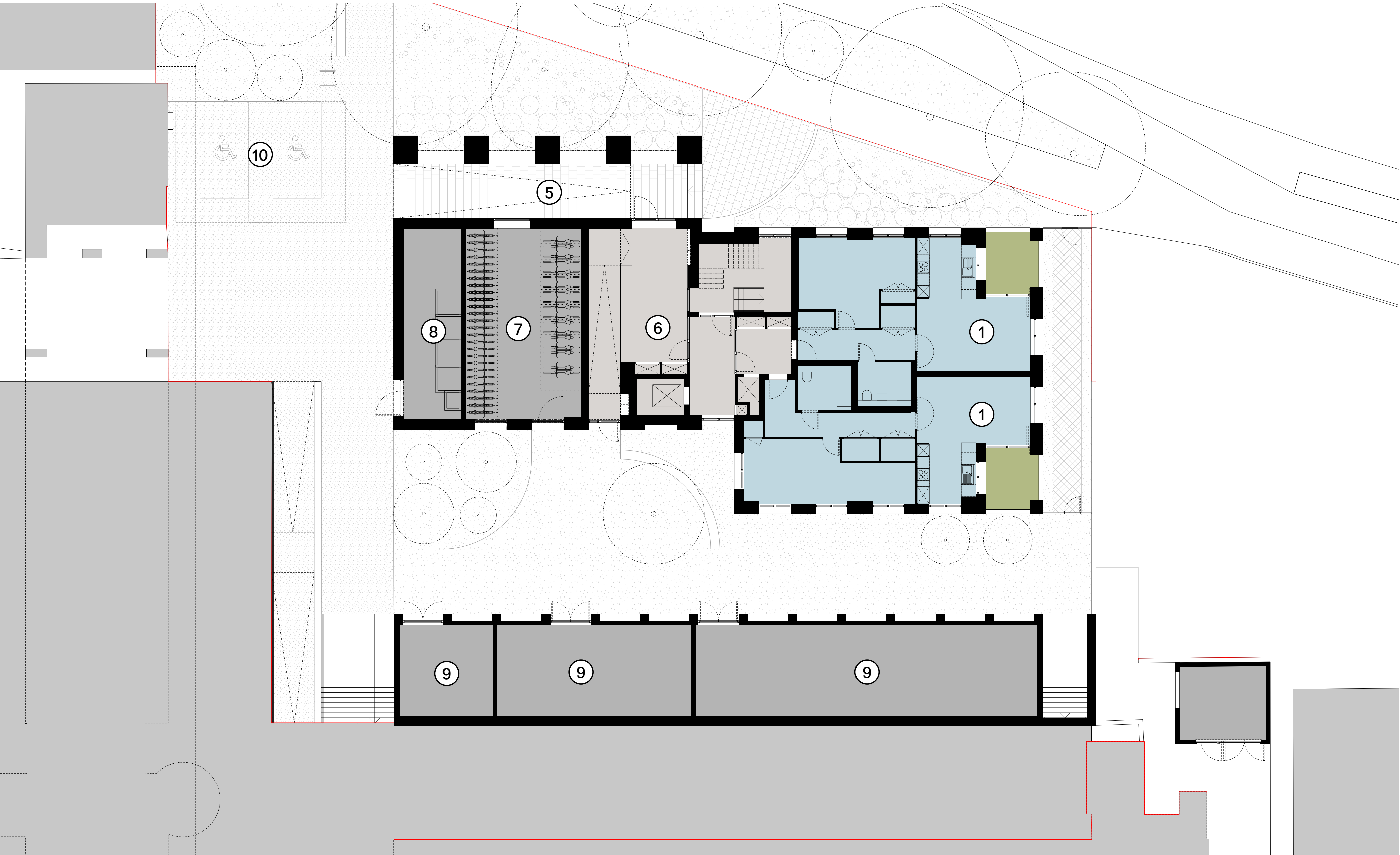


Proposed view from Wick Road looking towards the communal entrance



Proposed view from west looking towards the colonnade

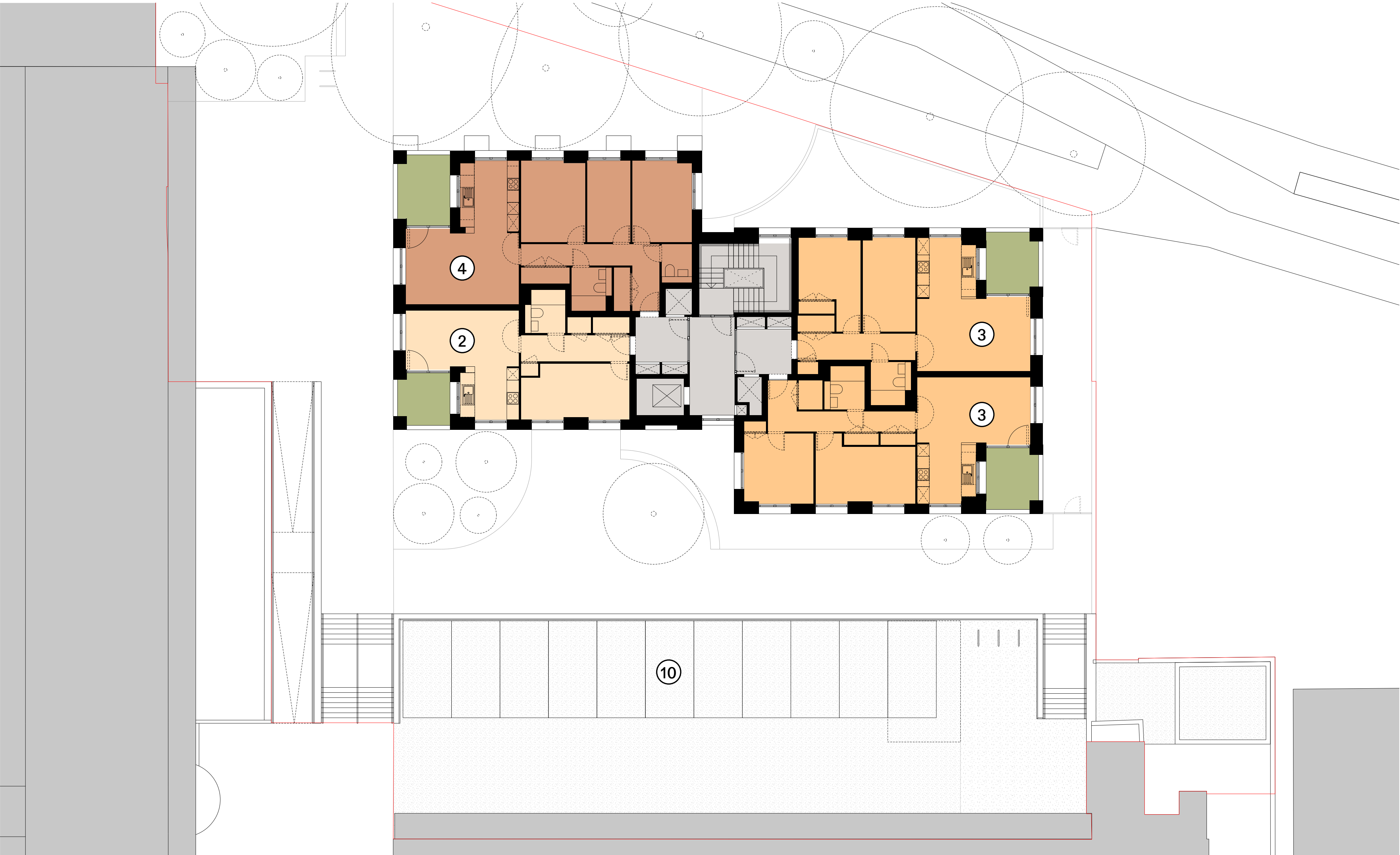
| Key | Proposed dwelling mix | |
|-----|-------------------------------------|------|
| | Dwelling type | Qty. |
| 1 | 1 bed wheelchair adaptable dwelling | x 2 |
| 2 | 1 bed dwelling | x 5 |
| 3 | 2 bed dwelling | x 10 |
| 4 | 3 bed dwelling | x 5 |
| 5 | Colonnade | |
| 6 | Entrance lobby | |
| 7 | Secure bike store | |
| 8 | Refuse store | |
| 9 | Plant | |
| 10 | Parking | |
| | Total | x 22 |



Proposed ground floor plan



Proposed view looking west from junction of Wick Road and Cassland Road



Proposed upper floor plan

What we’re proposing:

- A warm and robust material palette that responds to the local context
- The main body of the building will be a in pink-red brickwork with subtle variations in colour and texture
- Elements within the buildings envelope, such as lintels, cills and copings, draw on the 19th century buildings along Wick Road and the wider area
- Balconies are located on corners and recessed within the envelope. A greater amount of solidity to the balconies provides greater shelter to the new residents and privacy to the neighbouring buildings
- The main residential entrance is located within a colonnade which provides a sheltered threshold. This colonnade is made with a sequence of angled brick columns which contribute towards an active and inviting ground floor
- A playful roofline at the top of the building responds to longer approaches from the east, breaking down the dominance of Selman House



Proposed view looking south west from Wick Road



1



2



3

Building material palette

- 1 Pink-red brickwork
- 2 Pre-cast concrete element
- 3 Colonnade glazed ceramic external wall tiles



Proposed view looking south east from Wick Road

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LANDSCAPE

What we're proposing:

- Implementing level connections along Wick Road, removing the existing fence line and providing a fully accessible pedestrian route on the western side of the building facade
- Reproviding residents' parking at podium level and providing 2nr. accessible parking bays to the north of the proposed development
- Introducing opportunities for both formal and informal play across the site
- Reducing the overall site hard-standing, replaced with soft landscape or permeable surface
- Enhancing trees and shrub planting, buffering the proposed development along Wick Road and improving the site's permeability



Asphalt



Concrete Paving



Reclaimed Inset Pavers



Fine Asphalt



Cork Play Safety Surface



Lawn Areas



Rain gardens



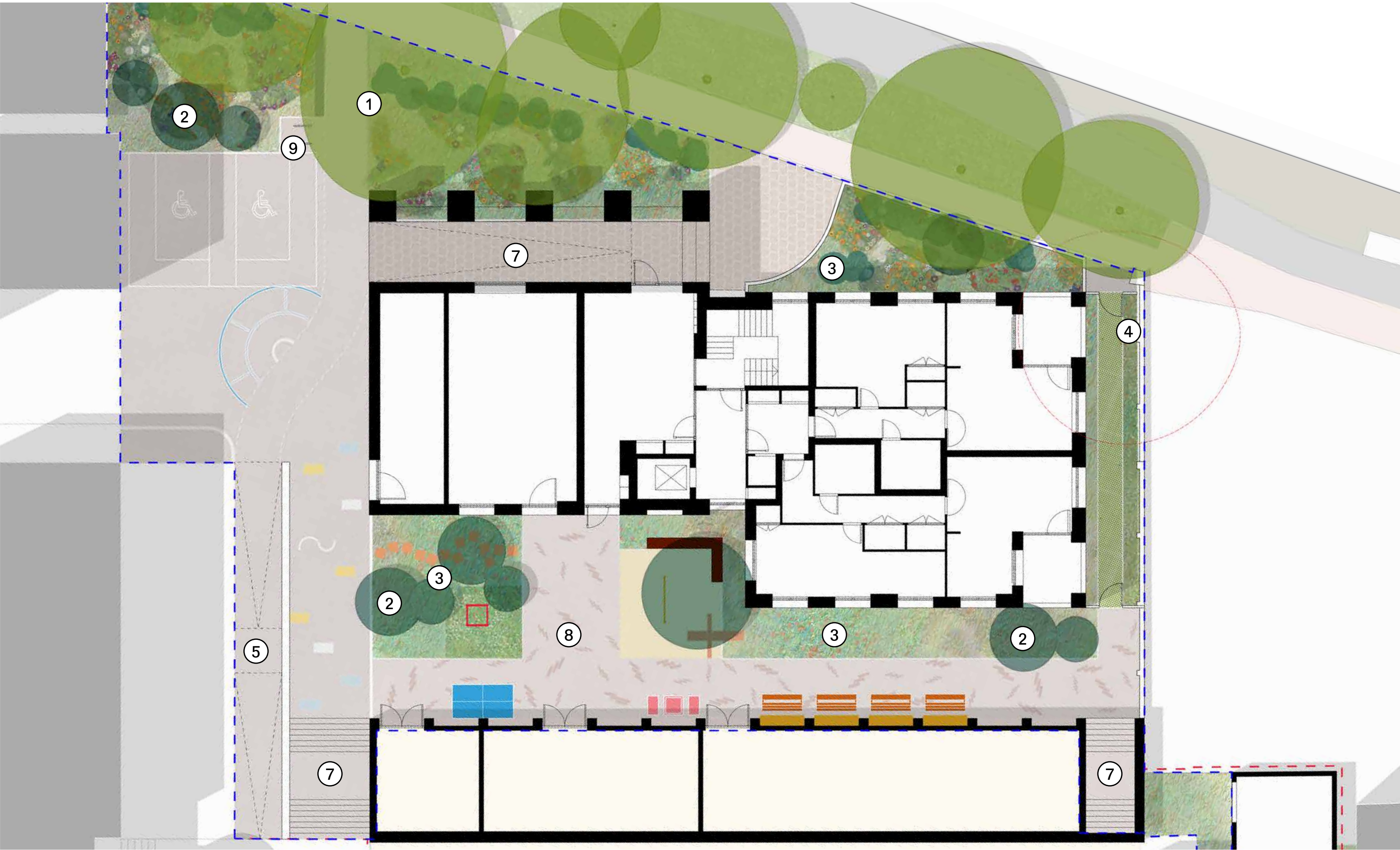
Shade Tolerant Climbers



Perennial planting

Key

- 1 Existing tree retained
- 2 Proposed tree
- 3 Proposed planting
- 4 Existing tree removed
- 5 Vehicular area
- 6 New pedestrian ramp
- 7 New stairs
- 8 New playable courtyard



Proposed landscape plan