

Selman & Wellday car park and garages Development Proposal- Stage 2

Report Date: June 2025

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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 Selman & Wellday car park and garage site. This engagement took the form of a site-specific event and an online survey that ran for 3 weeks, from Saturday 8 March 2025 to Sunday 30 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 second stage of engagement was to present the current proposals for Selman & Wellday car park and garage site. 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

- 800 newsletters were sent to the surrounding area.

Engagement

- An online survey was hosted on Hackney Council's consultation hub, Citizen Space, between Saturday 8 March 2025 to Sunday 30 March 2025.
- An event was held on Saturday 8 March 2025 outside Wellday House.
- 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

- 11 responses were received from the online survey, in addition a further 10 comment cards were received at the event.
- Around 19 local residents attended the event.

Feedback

General feedback

Of the 11 respondents to the online questionnaire, the majority were in support of the plans to deliver 22 social rent homes on the Selman & Wellday garages site. Those that opposed, expressed concern regarding the loss of car parking spaces which are currently located on the development site.

Residents remain very concerned about the condition of the existing Selman House block. The Regeneration Team is working with the Planned Maintenance Team to establish and rectify the issues, mainly centering around internal leaks. A stock condition survey is due to be carried out shortly, which will inform of the severity of the issues.

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

- Provision of 100% social housing.
- A mix of homes, ranging from 1 - 3 bedroom, to meet local need in the area.
- Creation of a new communal courtyard garden within the centre of the site, for use by new and existing residents.
- Improvement to Wellday House podium with new planting and play space reinstated
- A building of 6 storeys to align with the heights of the existing neighbouring buildings
- A mix of play spaces for all age groups on-site.
- New landscaped areas around the buildings with new tree planting to provide a sage and welcoming communal space
- Removal of the fencing along Wick Road to provide a greater level of access to the estate and to the bus stop.

Specific issues raised

Daylight / sunlight / privacy issues

Concerns from some Wellday House residents and from those living on the lower floors of Selman House (to the west) will have reduced day and sunlight. Similarly there are concerns that the new building will overlook these homes and impact their privacy.

Concerns about the loss of parking

Residents, particularly those in Wellday House, some of whom are elderly or have mobility problems are not happy with the loss of parking, which is required to make

way for the new building. The team agreed to take this concern away and investigate possible relocation of as many parking spaces as possible.

Lack of a delivery bay

Two residents shared concerns regarding the lack of a delivery / servicing bay, which caused issues with deliveries.

Poor condition of existing blocks

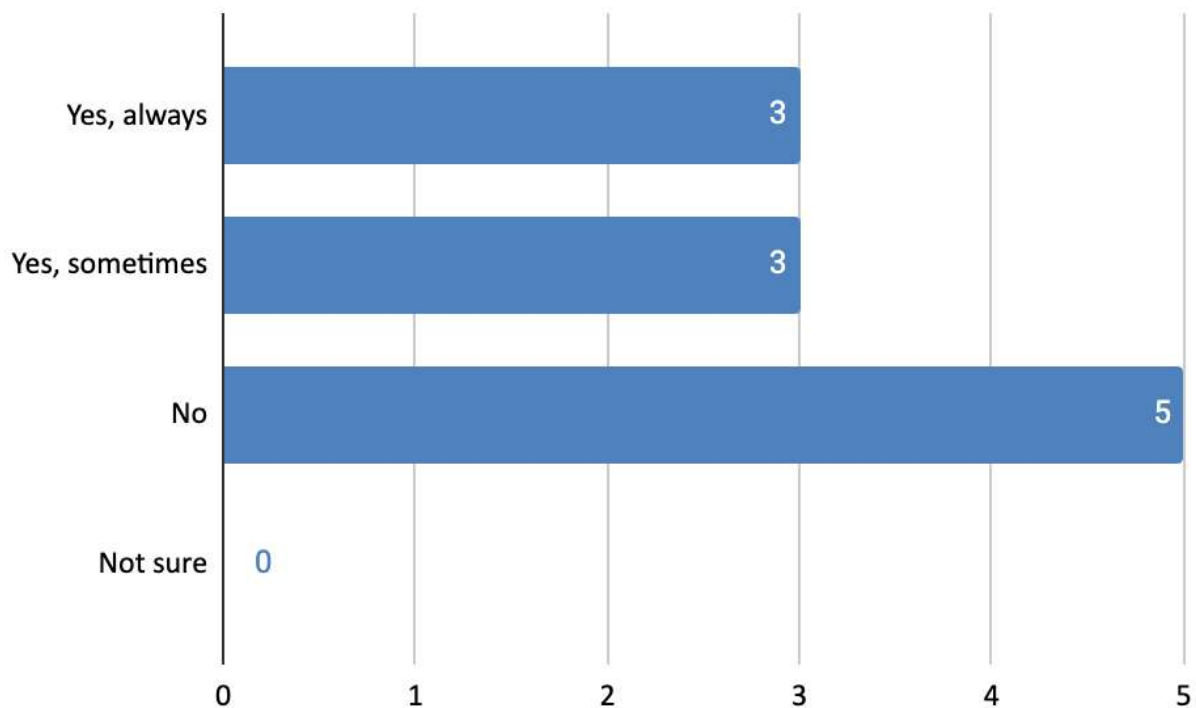
Many residents, particularly those in Selman House raised concerns about the poor condition of the block, with several having experienced water leaks / penetration to their homes. These concerns were noted, with a view to reporting them to the Repairs Team.

Overview of results

A mixture of quantitative and qualitative questions were asked concerning plans for the delivery of 22 new homes at Selman & Wellday car park and garage site, and the design development of the new housing and public realm, including a designated play area and added pedestrian access in response to Stage 1 consultation conducted in November 2024.

Site specific questions were also asked, including noise concerns from the surrounding roads, overall access to the current estate and the potential improvements to the Wellday House podium area. The aim was to give participants an opportunity to tell us their views and ideas, to give feedback on the design proposals and other strategies to inform the final stage of design prior to a planning application being made. The feedback to these questions is summarised below:

Question 4a. Are there any noise concerns related to the surrounding roads or traffic that affect your experience living here?



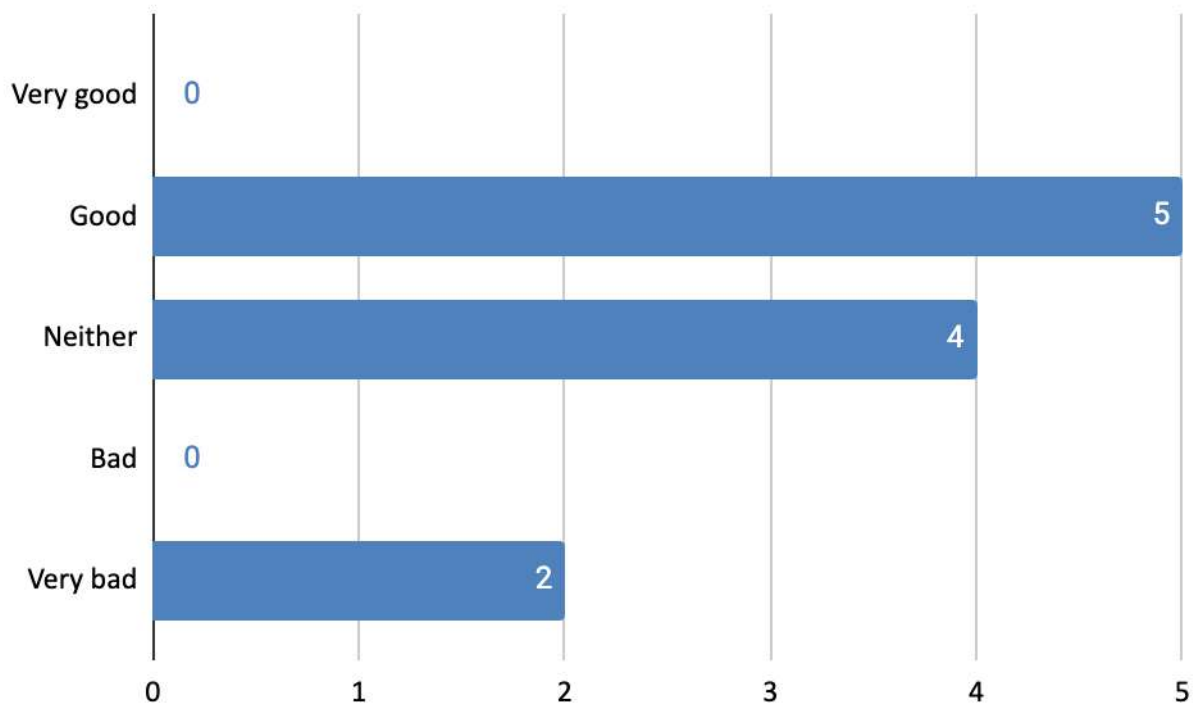
Yes, always	3
Yes, sometimes	3
No	5
Not sure	0

Question 4b. If yes, please explain:

There were 6 responses to this question. The key themes from the responses were general noise around the estate (3) noise from nearby traffic (2) and emergency vehicles (2).

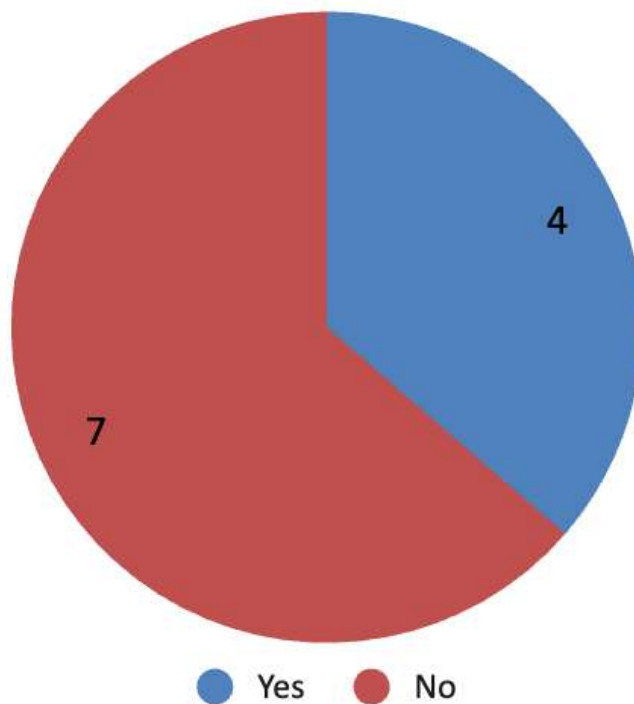
There's a mixed perception of noise, with some residents not having personal concerns but noting that "visitors comment on noise." This is contrasted by others who find it "very noisy." This includes "moving traffic" and, more specifically, cars "blasting music or taking over non-parking space," indicating issues with inconsiderate parking and loud vehicles. Emergency vehicle sirens are commonly heard, particularly when windows are open.

Question 5. How would you rate the accessibility of the existing site?



Very good	0
Good	5
Neither	4
Bad	0
Very bad	2

Question 6a. Are there any specific areas that you find difficult to access or navigate?

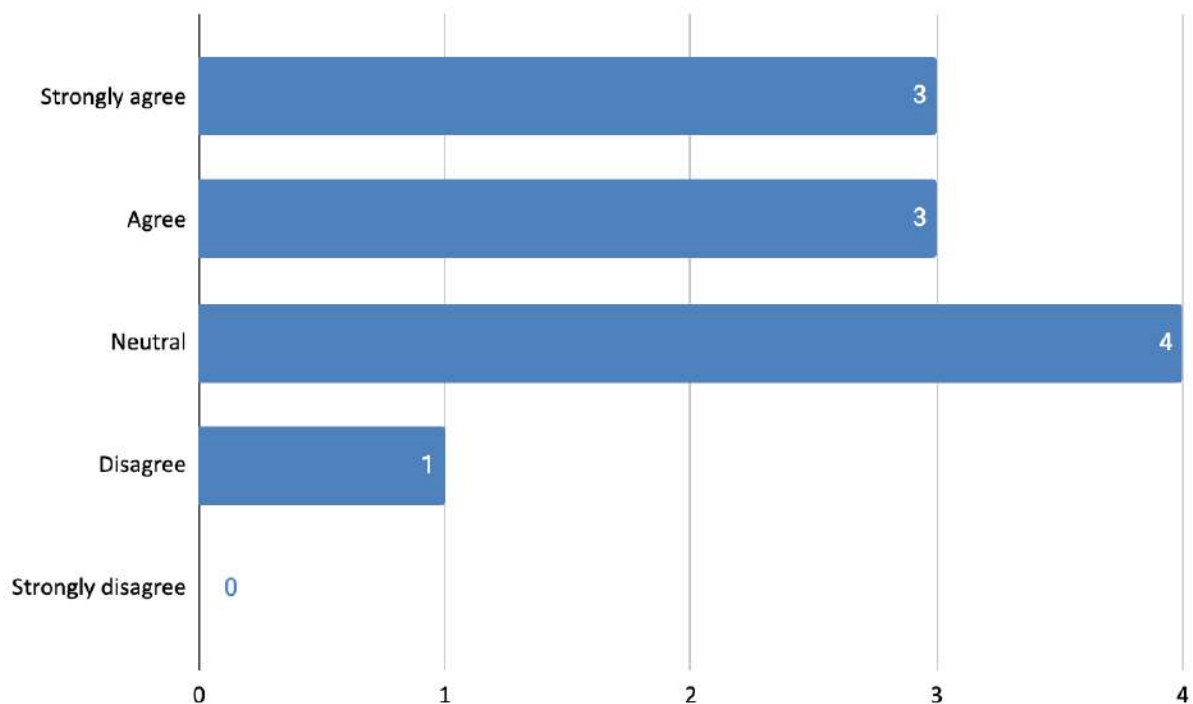


Yes	4
No	7

Question 6b. If yes, please explain:

There were 3 responses to this part of the question. 2 comments were made regarding the entrance door to the block; the key fob and intercom sometimes not working. This theme encompasses the "Intercom" and "Sometimes issues with door to rear of Selman when the fobs are not working." Both points relate to the functionality and reliability of systems designed to control entry and exit, highlighting a need for maintenance or resolution of existing system malfunctions.

Question 7a. Do you think adding pedestrian access points to surrounding areas like Wick Road will improve overall access?

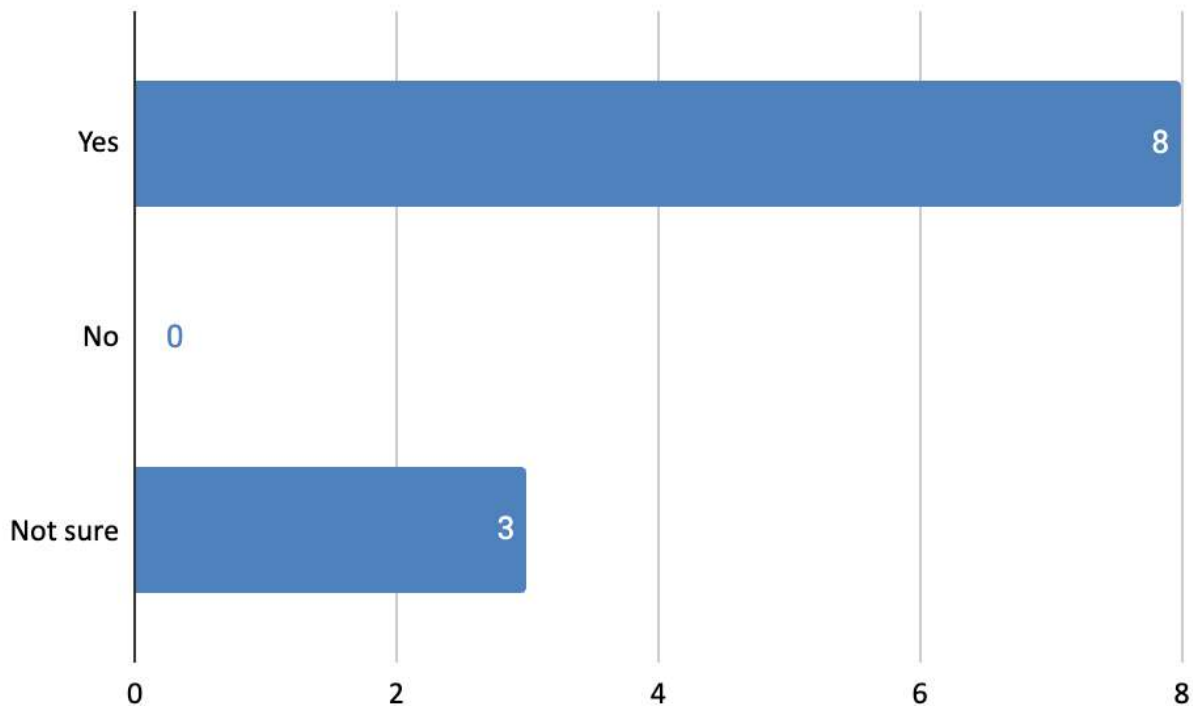


Strongly agree	3
Agree	3
Neutral	4
Disagree	1
Strongly disagree	0

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

There were 3 responses made to this part of the question. The comments indicate a desire for easier access to homes, specifically noting that a fence on Wick Road previously made it more difficult. This suggests a concern for unimpeded and convenient routes to residences. There's a clear concern that with the increase of pedestrian access, there's reduced car parking availability for those who rely on it, highlighting the importance of adequate parking for residents.

Question 8a. Do you think removing the fence on Wick Road would improve access to the surrounding neighbourhood?



Yes	8
No	0
Not sure	3

Question 8b. Please tell us more in the space below:

There were 3 comments made. The key themes from these comments revolve around improving access and managing deliveries around the site. Respondents would like the removal of the fence to make it easier for people getting off the bus on Wick Road to access the site, indicating a desire for more direct and convenient pedestrian routes. This is echoed by the general statement that changes "will make access easier" and provide "better space and routes to get to the surrounding shops and bus stops."

Question 9. What improvements would you suggest for the Wellday House podium area to make it more useful or enjoyable for residents?

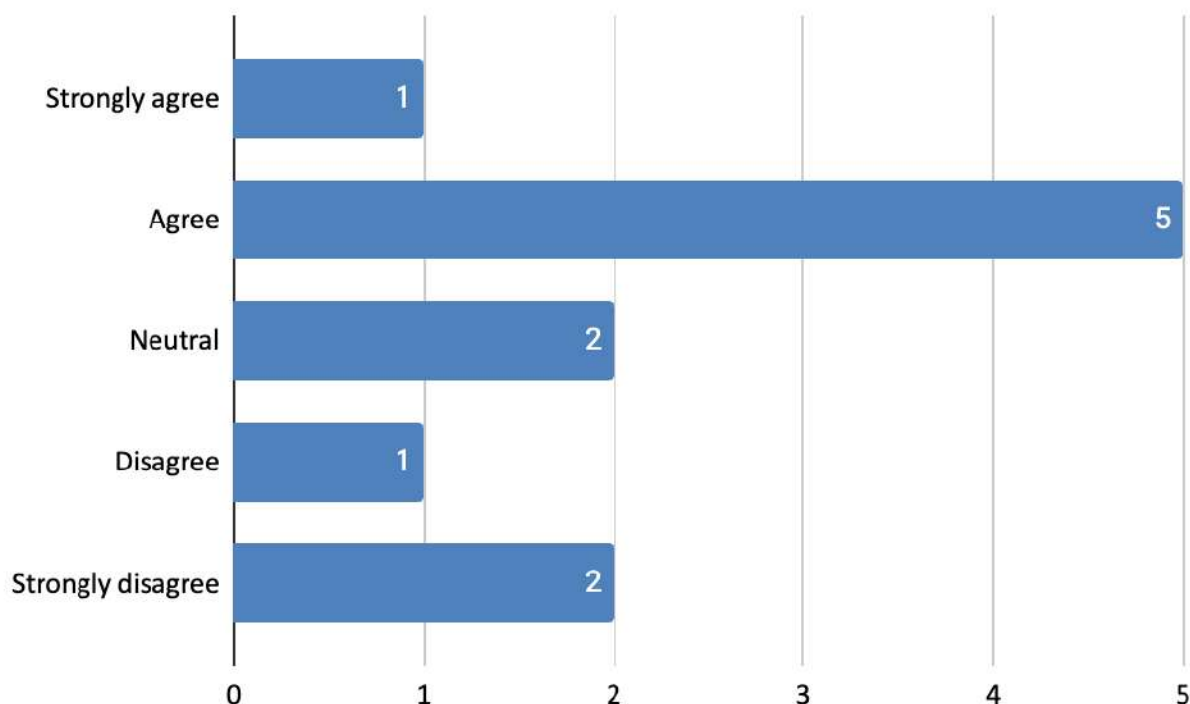
The feedback provided highlights three primary themes:

Enhancement of Green Spaces (7): Residents are keen on improving the local environment through more plants, trees, and general landscaping. This indicates a desire for more aesthetically pleasing and natural surroundings.

Parking and Accessibility (4): There is a strong desire to retain and increase parking, with specific requests for disabled parking and additional spaces near Wellday House. Respondents are experiencing significant difficulties with existing parking, leading to fines and accessibility issues for those with disabilities. There's also a suggestion to utilise the basement of Selman House for parking or storage.

Need for Children's Play Areas(3): There's a clear call for play equipment for children, especially given concerns about dog fouling in current grassed areas, emphasising the need for designated and safe spaces for kids.

Question 10a. To what extent do you agree or disagree with a designated play area being reinstated at the Wellday House podium?



Strongly agree	1
Agree	5
Neutral	2
Disagree	1
Strongly disagree	2

Question 10b. If you strongly agree or agree, what types of play equipment or features would you prefer for different age groups?

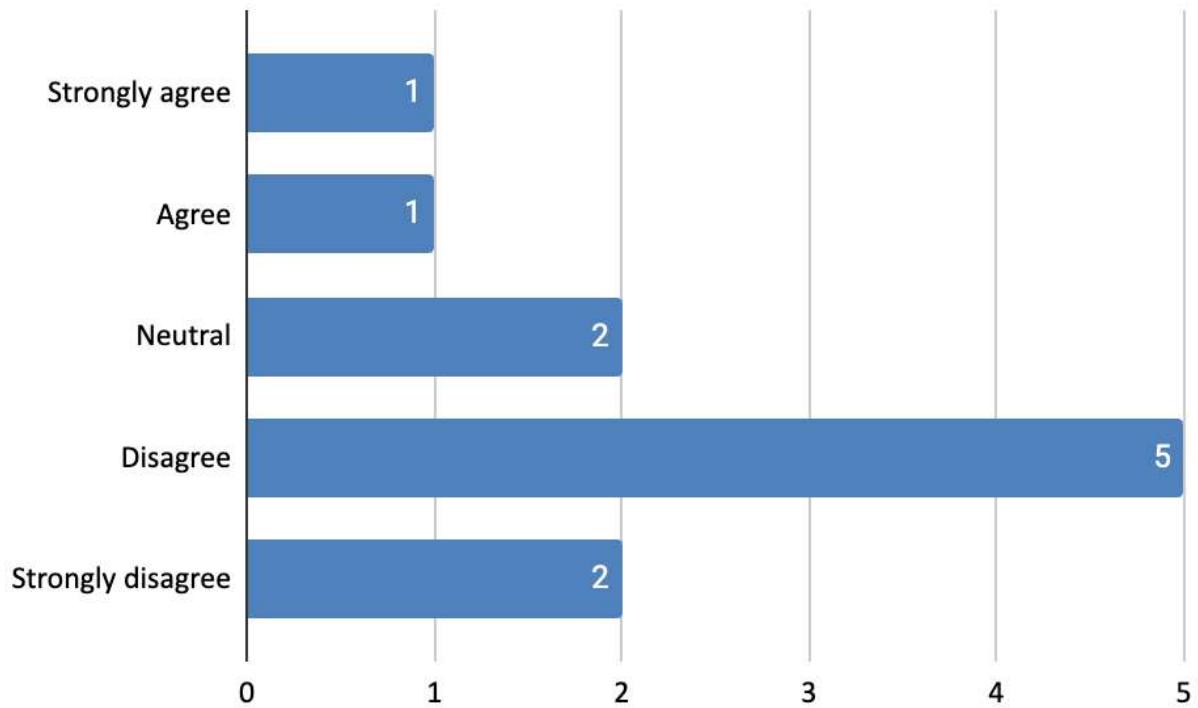
There were 5 responses made. The feedback regarding play areas highlights two main themes:

Inclusive Equipment for All Ages: There's a clear desire for a mix of play equipment that caters to different age groups. Specifically, concerns were raised about younger children being excluded when older kids occupy spaces like football pitches, emphasizing the need for dedicated or diverse options.

Safe and Appropriate Surfacing: The request for soft surfaces indicates a concern for safety and comfort within play areas.

Additional feedback

Question 11a. To what extent do you agree or disagree that there are enough green and recreational spaces within the Selman and Wellday House site for relaxation or socialising?



Strongly agree	1
Agree	1
Neutral	2
Disagree	5
Strongly disagree	2

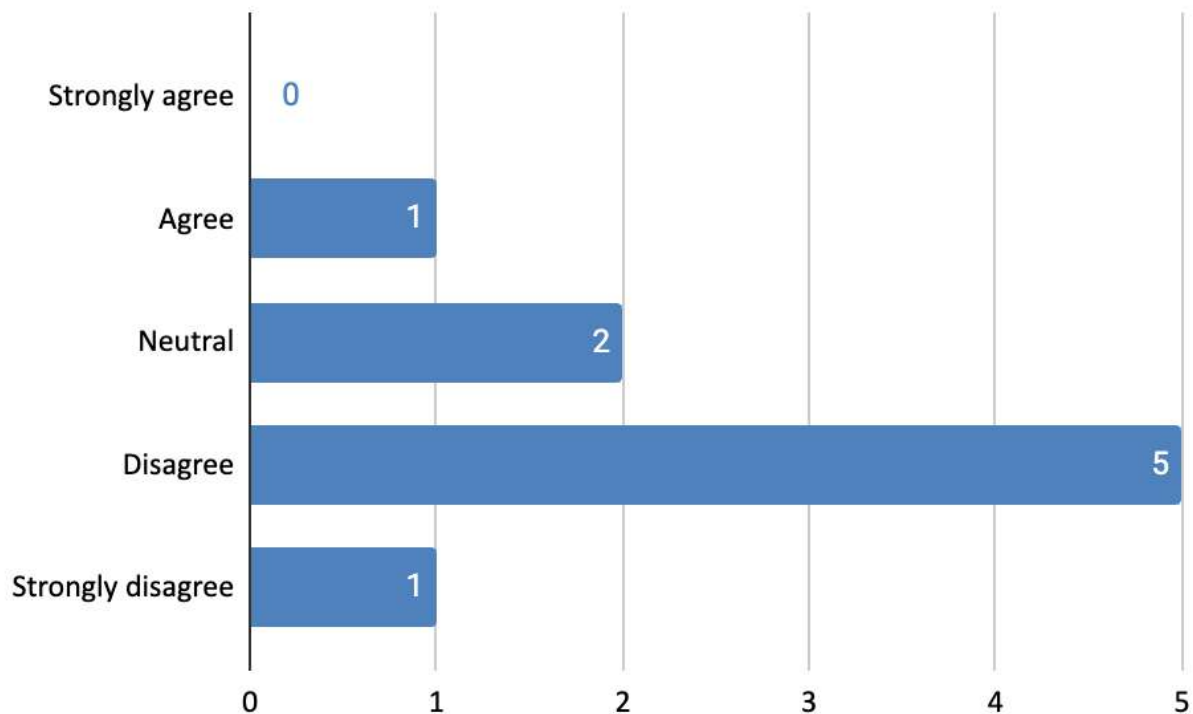
Question 11b. If you disagree or strongly disagree, what additional green or recreational spaces would you like to see?

There were 7 comments made. The key themes from the responses revolve around the availability and quality of green spaces, recreational amenities, and landscaping. A prominent concern is the perceived lack of green spaces and landscaping. Despite Victoria Park being nearby, residents feel there's "hardly any greenery" and "not enough green spaces" within their immediate environment.

There's a clear desire for more play equipment, specifically mentioning "swings and slides," indicating a need for child-friendly recreational facilities. Respondents are keen for more "benches and places for people to sit and talk," suggesting a need for more social and resting spots within communal areas.

Engagement process

Question 12a. To what extent do you agree or disagree that your views have been heard?



Strongly agree	0
Agree	1
Neutral	2
Disagree	5
Strongly disagree	1

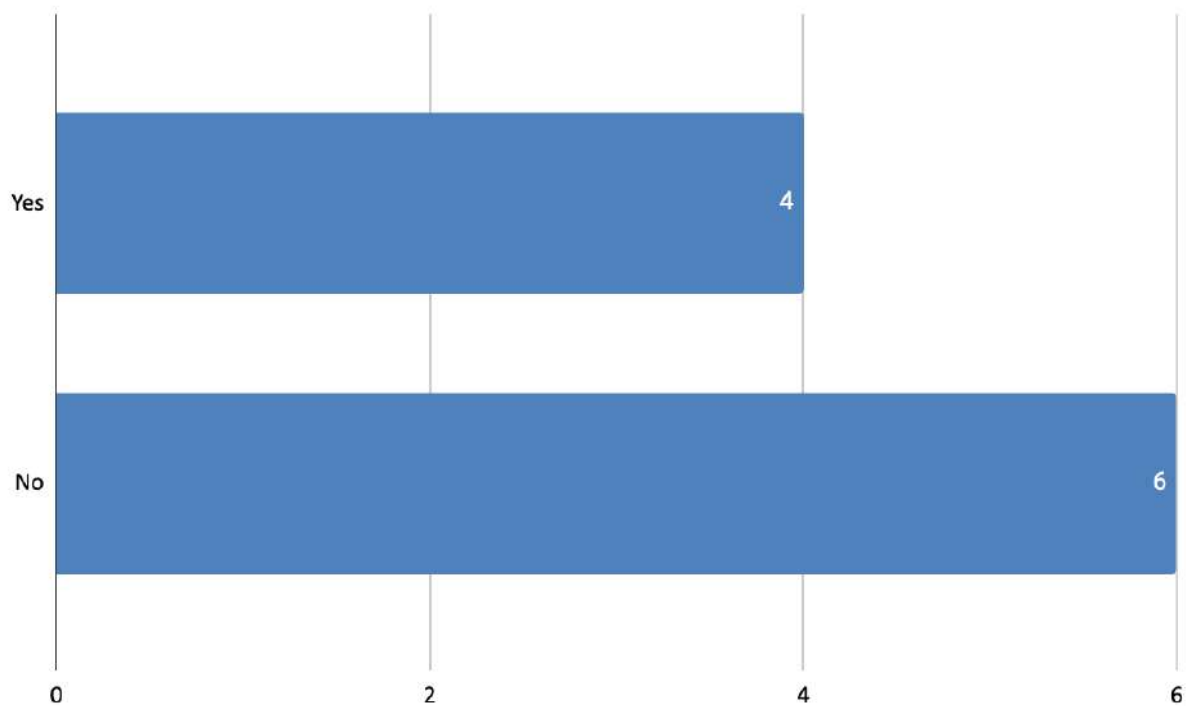
Question 12b. Please tell us more in the space below:

There were 6 responses made to this part of the question. There is a strong perception that the Council disregards resident opinions and feedback. This is articulated through several recurring sentiments. There's a clear sense that some respondents feel they are "not really listened to" and that the Council isn't "listening about finding alternative parking spaces," despite being asked for their opinions.

A respondent commented on other consultation exercises such as the school closures and feels the Council "does what it wants" and "are going to build regardless of residents views."

It's important to note that one comment contrasts with this by stating, "I have attended both meetings and can clearly see that our concerns are being taken into account." However, the dominant sentiment across the other comments points to a significant perceived disconnect between resident input and Council action.

Question 13. Would you be interested in joining a Residents Steering Group to help shape the plans for the new homes at Selman & Wellday?



Yes	4
No	6

Question 14. If you have any additional comments, please do so in the space below:

There were 7 comments made to this part of the question. The key themes that arose were:

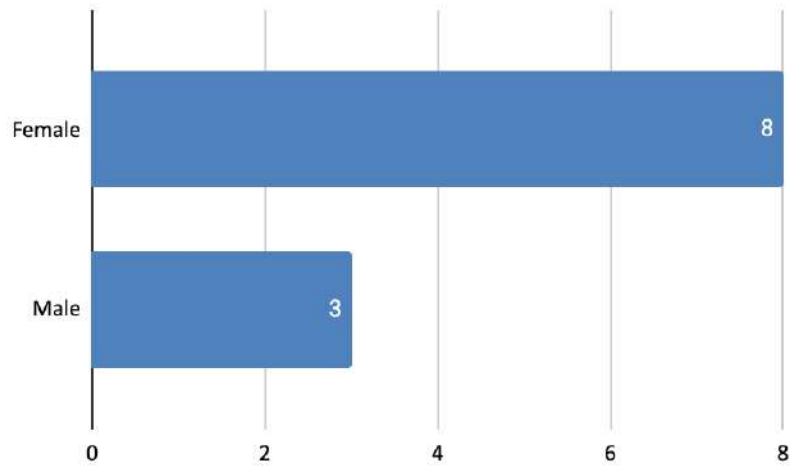
Parking (7): This is by far the most prominent concern. Residents are worried about losing existing parking bays, garages, and spaces at Selman and Wellday. There's a strong sentiment that current parking is already insufficient, and removing spaces will exacerbate the problem, forcing residents to find alternative, potentially more expensive, or less convenient street parking. Specific concerns include the difficulty for residents with mobility issues, dropping off goods, and the varying estate parking zones. Some residents are suggesting alternative solutions for parking, such as utilising the basement of Selman House or the green area next to Selman/Cassland, to mitigate the loss of existing spaces.

Condition of Existing Housing (3): There are significant concerns about the poor condition and lack of maintenance of Selman House. Residents describe it as a "complete mess" and suggest it should be "broken down and rebuilt" rather than new flats being built next to "extremely old flats." Issues raised include no stock condition survey for some units and blocked access to balconies, which are also a means of escape. There is a belief that the Council should prioritise maintaining and improving existing homes before focusing on new construction.

Noise and Disturbance from New Development (1): Residents are apprehensive about the potential for increased noise and disruption that a new development would bring to the area.

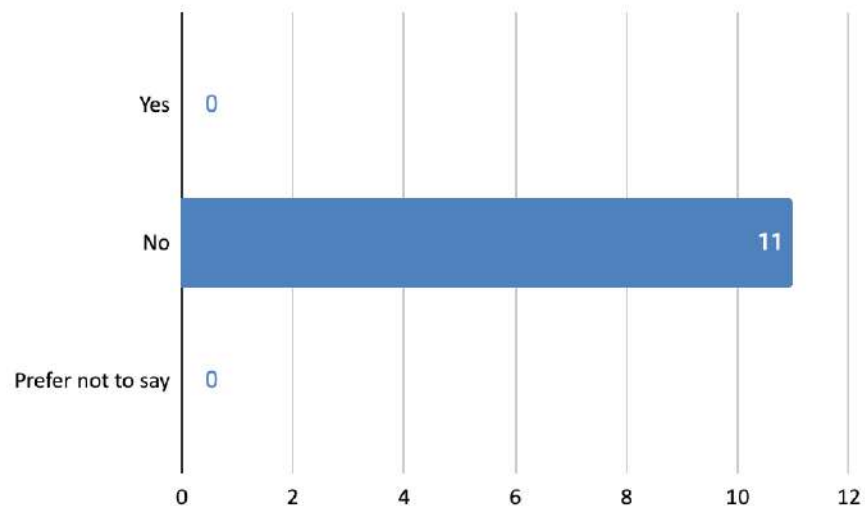
About You

Gender: Are you...



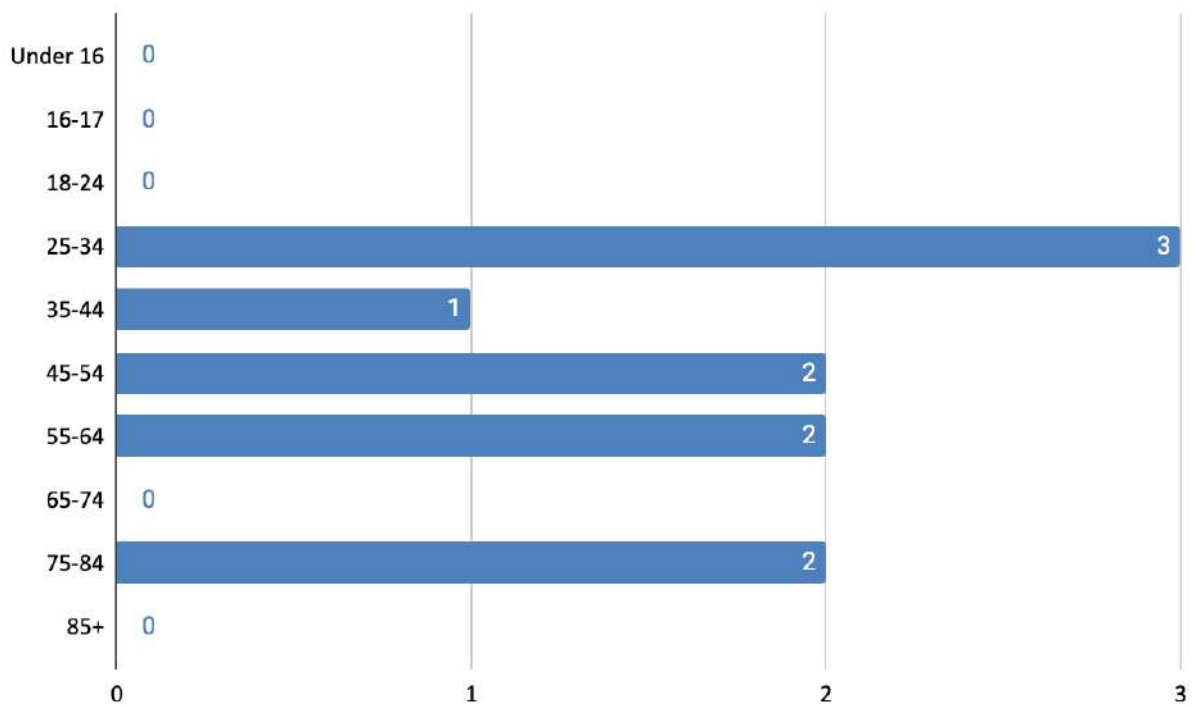
Female	8
Male	3
Non Binary	0
Another term	0
Prefer not to say	0

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



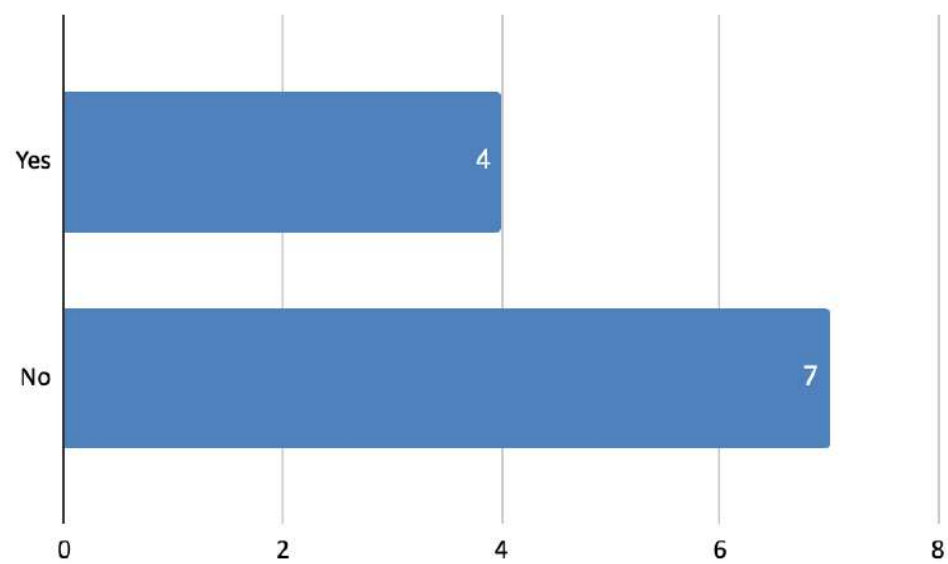
Yes	0
No	11
Prefer not to say	0

Age: what is your age group?



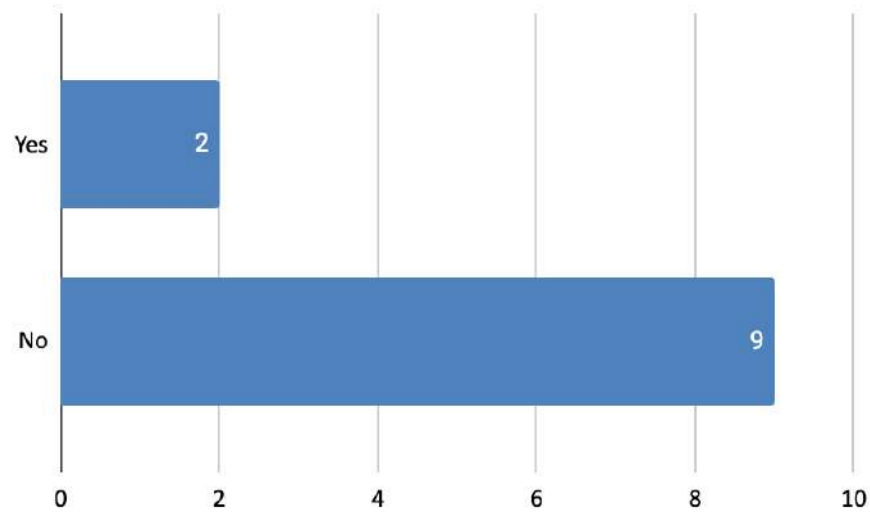
Under 16	0
16-17	0
18-24	0
25-34	3
35-44	1
45-54	2
55-64	2
65-74	0
75-84	2
85+	0

Disability



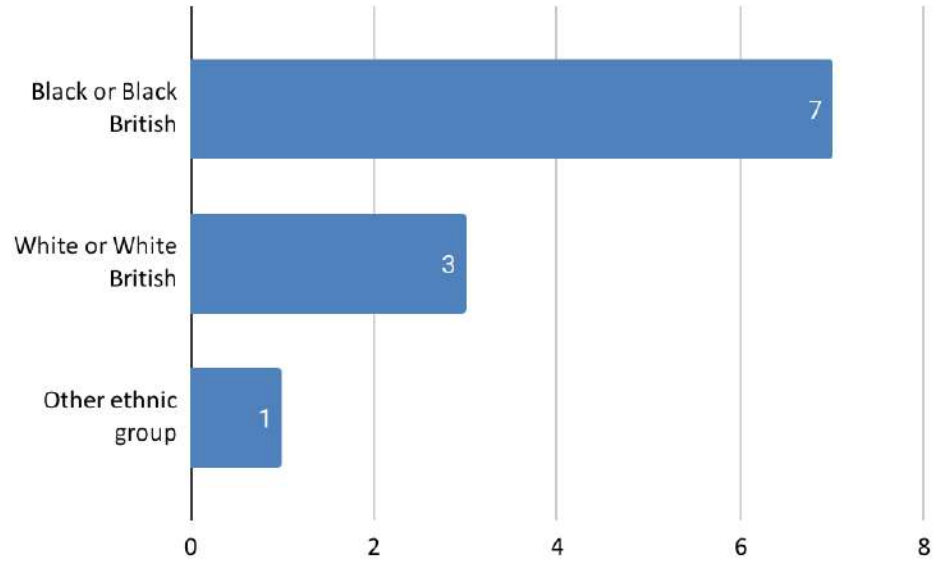
Yes	4
No	7

Caring responsibilities



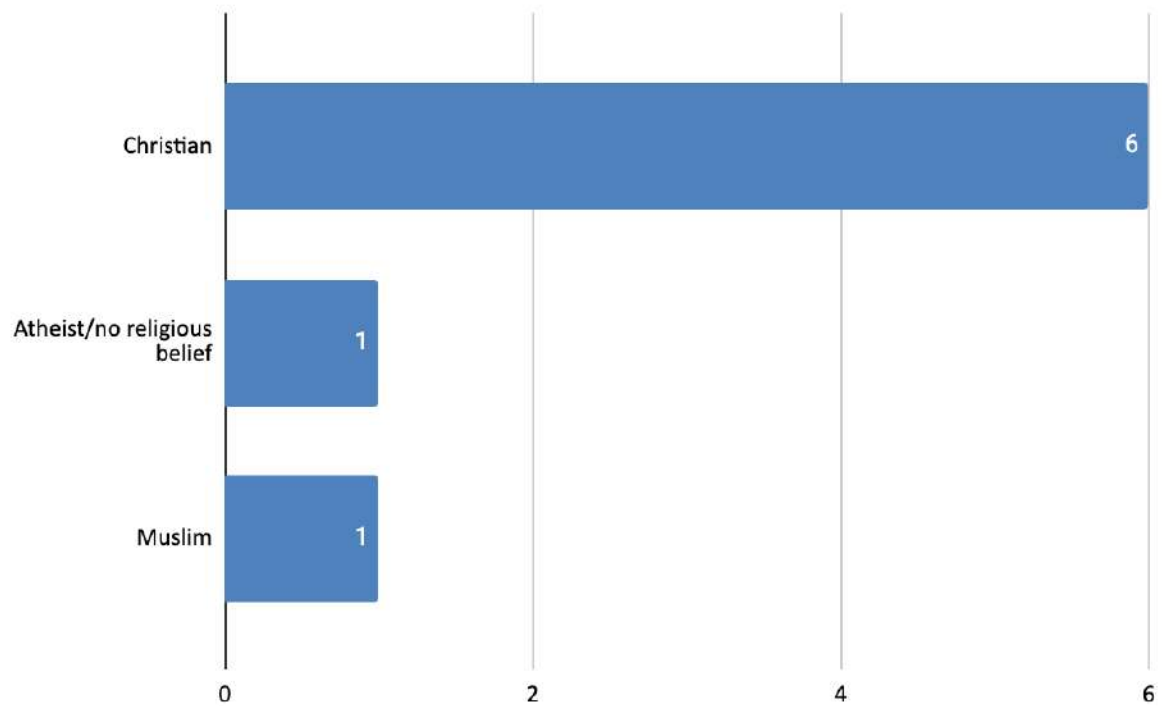
Yes	2
No	9

Ethnicity: Are you...



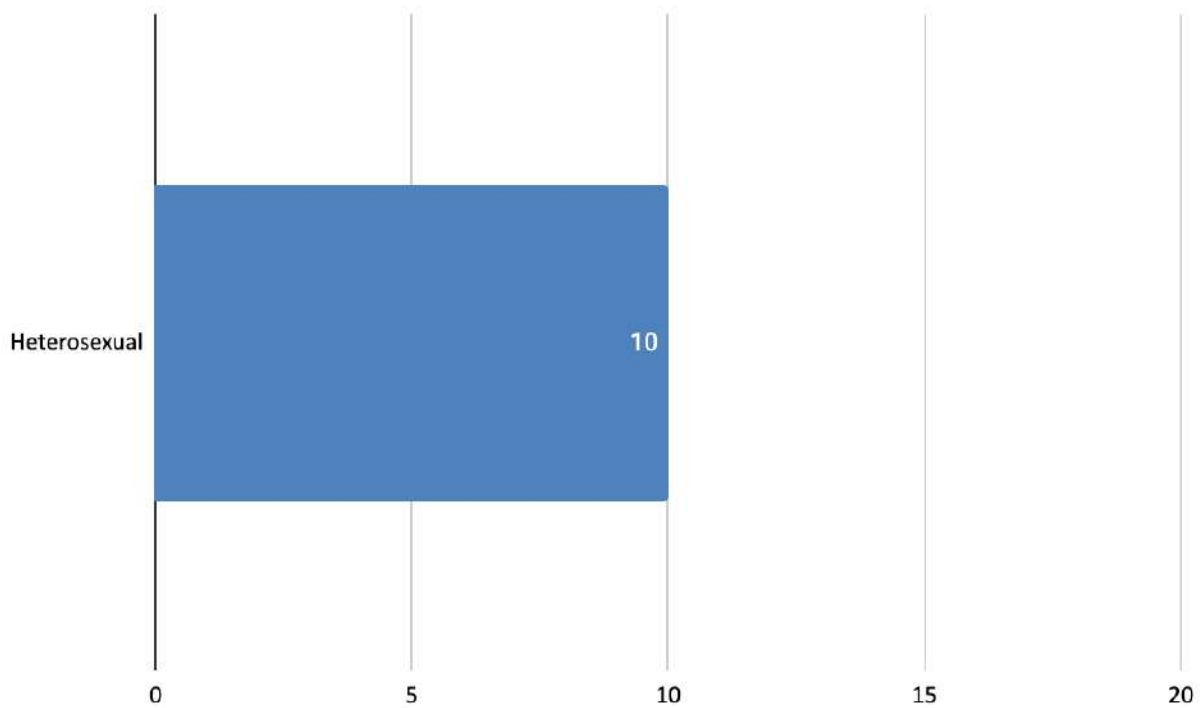
Black or Black British	7
White or White British	3
Other ethnic group	1
Asian or Asian British	0
Mixed background	0

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



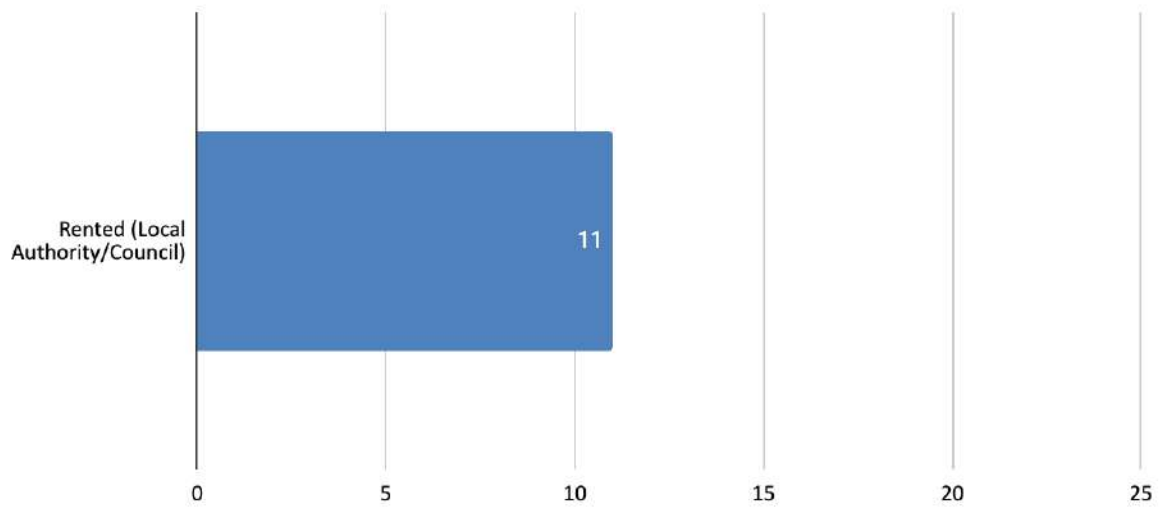
Christian	6
Atheist/no religious belief	1
Muslim	1
Secular beliefs	0
Jewish	0
Buddhist	0
Hindu	0
Sikh	0
Charedi	0

Sexual orientation: Are you...



Heterosexual	10
Lesbian or Gay woman	0
Queer	0
Prefer not to say	0
Bisexual	0
Gay man	0
All other sexual orientations	0
Pansexual	0
Asexual	0

Housing Tenure:



Rented (Local Authority/Council)	11
Being bought on a mortgage	0
Owned outright	0
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 design and presented back to the public at the public exhibition in the Summer, in advance of the submission of a planning application in the Autumn 2025.

If you have any questions regarding this project please contact Angela Jones, Project Manager at angela.jones@hackney.gov.uk.