

Wayman Future Development Summary report- Stage 3

Report Date: January 2026

Report authors:

Christina Norton
Consultation & Engagement Consultant

Celine Mionnet
Development Manager- London Borough of Hackney

Patience Quarcoo
Consultation & Engagement Officer - London Borough of Hackney

Contact

Hackney Consultation Team
on 020 8356 3343 or
consultation@Hackney.gov.uk



Contents

Background	3
Feedback	4
Overview of results	6
About you	20
Next steps	30

Background

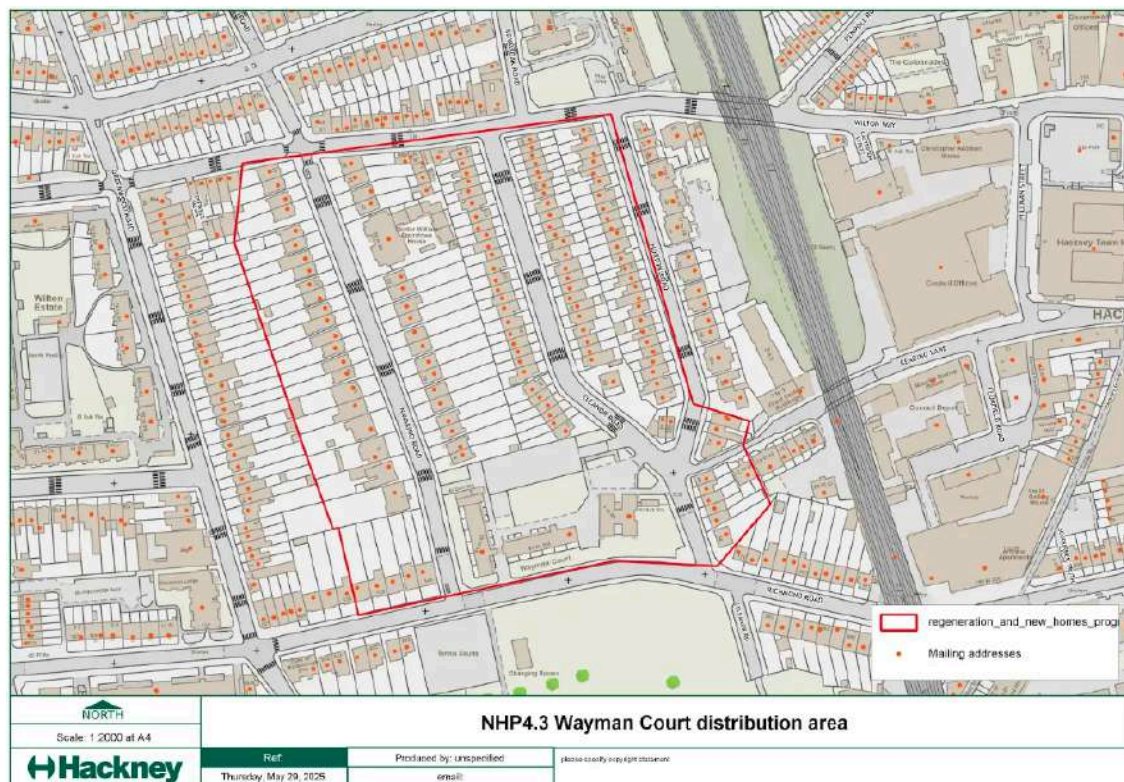
This report summarises the engagement methods and feedback received during the final phase of engagement on the Wayman Court car park development proposals part of Hackney Council's New Homes Programme. This stage of consultation was a targeted site-specific discussion with neighbours and local residents around the development of new homes on the Wayman Court Estate. This engagement took the form of two events on site and an online survey that ran for 3 weeks.

Purpose of this report

This report provides a neutral account of the engagement that took place and the feedback received. The scope of the final stage of engagement was to present the final design proposals for the Wayman Court car park and garages site, following two rounds of public engagement events held in November 2024 and June 2025. By gaining an understanding of resident's views and ideas regarding the developed design work, allowed the Council to better understand how to further develop the designs with residents in mind.

Distribution

- 400 newsletters were sent to the estate and surrounding area as per the map below:



Engagement

- An online survey was hosted on Hackney Council's consultation hub for three weeks between 28th October - 16th November.
- Two public engagement (drop-in) events were held on Thursday 6th and Saturday 8th November in Wayman Court central courtyard.
- Contact details were provided in the newsletter sent to residents who wished to ask any questions.

Responses

- 42 responses were received from the online survey. 1 response was provided via paper survey.
- Around 55 local residents attended the public engagement event.

Feedback

General feedback

Feedback from the online survey shows strong concern about the current proposals. While many residents acknowledge the need for new and social housing and some support development on the car park in principle, the prevailing view is that the current scheme is unacceptable in its scale, design quality and impact, and that the consultation process has failed to build trust. It is worth noting that the feedback provided verbally at the drop-in events was more balanced.

Specific issues raised

- ***Consultation process and trust***

Residents feel ignored, excluded and disillusioned, particularly Wayman Court tenants. Concerns were expressed about broken promises and misleading communications.

- ***Scale height and density***

Proposals seen as too tall, too dense and overly intense, especially the Eleanor Road block, which conflicts with the conservation area and surrounding Victorian context. Anticipated impacts including loss of sunlight, privacy, outlook, increased noise and sense of enclosure.

- ***Architectural quality***

Criticism that the design is block-like, monotonous and lacking architectural merit.

- ***Impact on existing residents***

Significant anxiety about construction disruption, particularly for elderly and disabled.

- ***Parking, access and movement***

Major concern about loss of existing parking and lack of clarity on replacement provision.

- ***Landscaping, lighting and security***

Desire for green spaces to be protected, well managed and primarily for residents; calls for sufficient lighting for safety and security.

- ***Waste, servicing and estate management***

Ongoing problems with fly-tipping and bulky waste expected to worsen; concerns about bin and cycle storage layouts.

- ***Principle of development on Council land***

Some strongly oppose the sale or partial privatisation of council land.

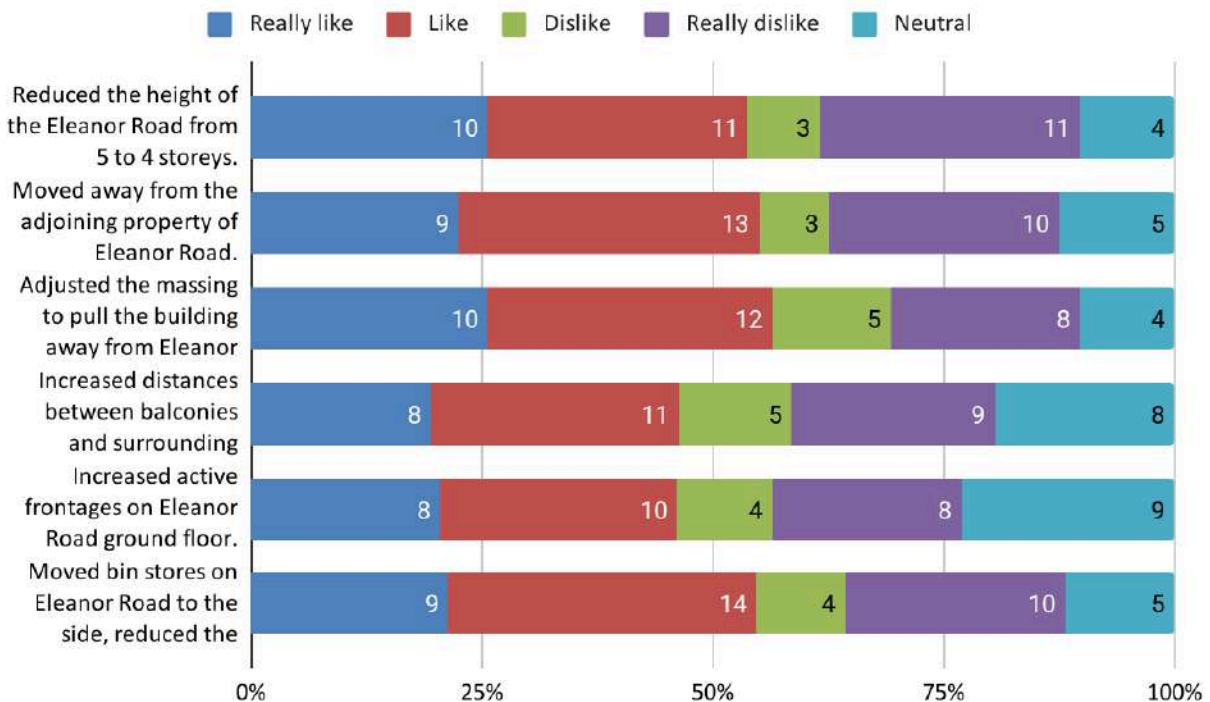
Overview of results

A mixture of quantitative and qualitative questions were asked concerning the final plans for the delivery of 22 new homes at Wayman Court which were developed through responses from Stage 1 and 2 engagement conducted in 2024 and 2025.

Site specific questions were asked regarding the Eleanor Road block, the Courtyard townhouses, bins and cycle storage, landscape and play provision, and the engagement process.

The aim was to give participants an opportunity to tell us their views and ideas, to give feedback on the final design proposals prior to a planning application being made. The feedback to these questions is summarised below:

Question 4a. Board 2 & 5- Eleanor Road block - changes in response to engagement: What do you think about the design developments we have made including:



	Reduced the height of the Eleanor Road from 5 to 4 storeys.	Moved away from the adjoining property of Eleanor Road.	Adjusted the massing to pull the building away from Eleanor Road pavement by 2.9m, whilst not encroaching on the public space for Wayman Court residents.	Increased distances between balconies and surrounding homes and moved the first floor balcony from Eleanor Road to face the entrance to Wayman Court.	Increased active frontages on Eleanor Road ground floor.	Moved bin stores on Eleanor Road to the side, reduced the amount of hard standing.
Really like	10	9	10	8	8	9
Like	11	13	12	11	10	14
Dislike	3	3	5	5	4	4
Really dislike	11	10	8	9	8	10

Question 4b. Please tell us more in the space below:

33 responses

Although many of the responses were supportive of the changes made to the Eleanor Road block since the last consultation, some concerns were consistently raised about the massing and height of the building, and its architectural character. Some residents argue that the block should be a maximum of 3 storeys and more set back from Eleanor Road. There is a general concern about overshadowing and overdevelopment.

Residents strongly object to the Council's communication and consultation process, which they found ineffective. The feedback form is described as "misleading" and only offering "tick-box options," preventing residents from registering their strong objection or detailed context.

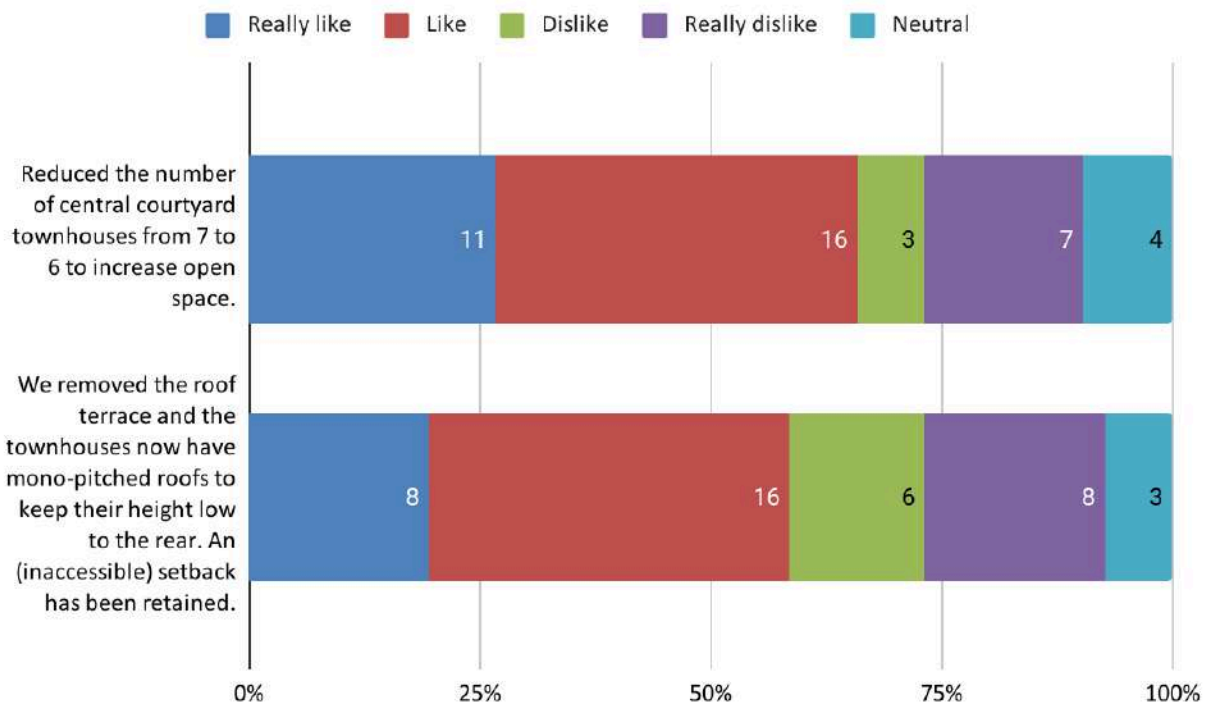
Positive and neutral feedback include:

- The approach on Navarino Road is generally viewed as "good and sympathetic" to the street line.

- Some residents expressed that the overall changes are "positive" and responsive to concerns, especially moving the block back further from Eleanor Road.
- There is support for the delivery and need for new social housing/homes in general.
- A few residents were "neutral" on the designs or "pleasantly surprised."

Board 5 - Landscape

Question 5. Board 2 & 6-Courtyard town houses - changes in response to engagement: What do you think about the design developments we have made including:



	Reduced the number of central courtyard townhouses from 7 to 6 to increase open space.	We removed the roof terrace and the townhouses now have mono-pitched roofs to keep their height low to the rear. An (inaccessible) setback has been retained. This helps reduce the appearance of the massing and the impact of overshadowing.
Really like	11	8
Like	16	16
Dislike	3	6
Really dislike	7	8
Neutral	4	3

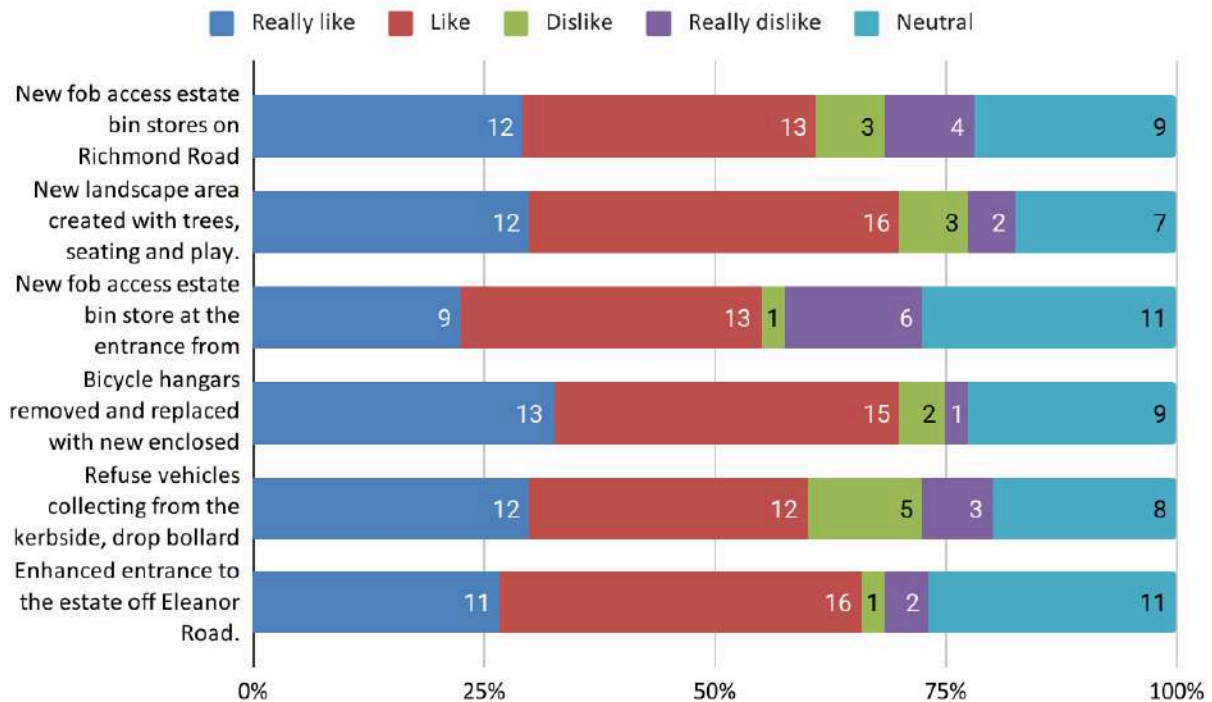
Question 5b. Please tell us more in the space below:

24 responses

Whilst some respondents think 3 storeys is too high, there is significant relief that the proposed roof terraces on the courtyard townhouses were removed due to overlooking and privacy concerns from residents.

Overall, residents are supportive of the changes made during design development, but some think 6 is too many townhouses and that those should not be for sale. There is also some criticism of the design as dull and monotonous.

Question 6. Board 11-New bin and cycle storage for existing estate residents.
What do you think about the design developments we have made:



	New fob access estate bin stores on Richmond Road between the tower and maisonette block (no route through).	New landscape area created with trees, seating and play.	New fob access estate bin store at the entrance from Richmond Road, increasing bin storage to meet new regulations.	Bicycle hangars removed and replaced with new enclosed and secure stores.	Refuse vehicles collecting from the kerbside, drop bollard allows access for emergency vehicles.	Enhanced entrance to the estate off Eleanor Road.
Really like	12	12	9	13	12	11
Like	13	16	13	15	12	16
Dislike	3	3	1	2	5	1
Really dislike	4	2	6	1	3	2
Neutral	9	7	11	9	8	11

Question 6b. Please tell us more in the space below:

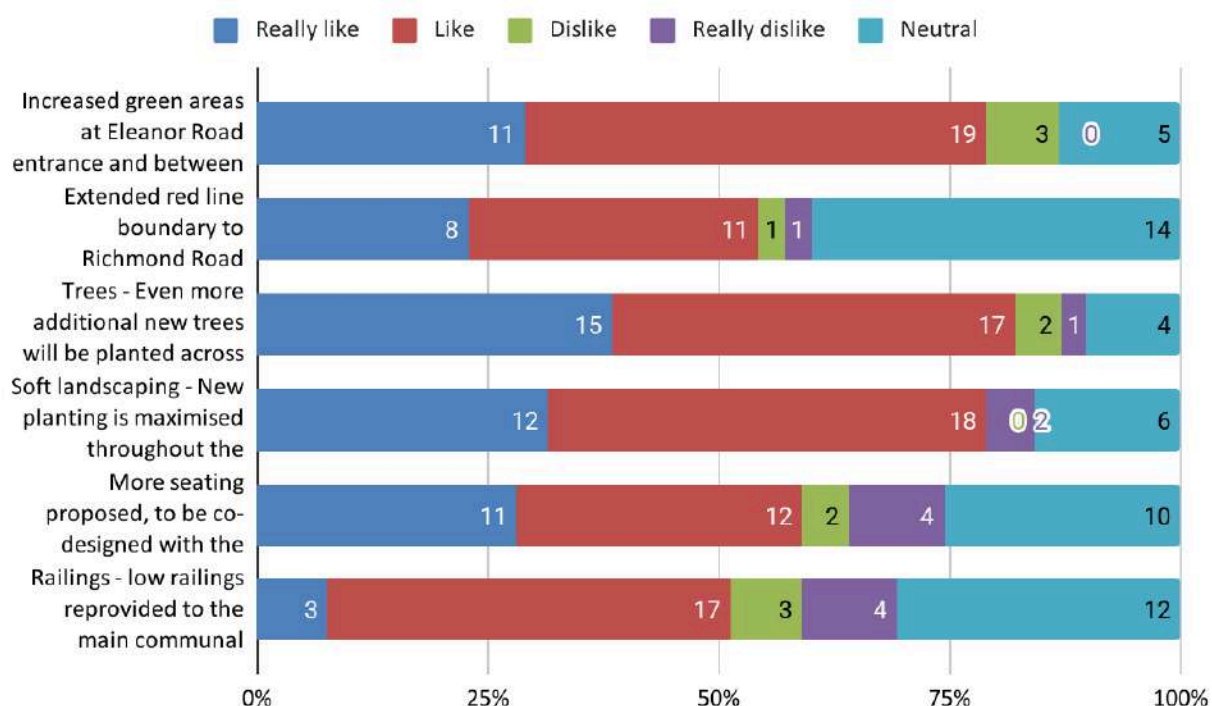
24 responses

Respondents are generally very supportive of the landscape proposals especially the new landscaped areas, entrance to the estate from Eleanor Road and the removal of the cycle hangars for an upgraded provision.

However, people expressed dislike of the additional bin store on Richmond Road, especially the West one by 81 Wayman Court. Concerns were raised that the estate's name should not be prominently displayed on the bin stores. Respondents highlighted the need for active management of open spaces, even with fob access, to prevent fly-tipping.

The need for dedicated outside storage for mobility scooters for elderly tower block residents was expressed.

Question 7. Board 12-Landscape, Public Realm and Planting: What do you think about the design developments we have made:



	Increased green areas at Eleanor Road entrance and between the tower and maisonette block.	Extended red line boundary to Richmond Road (adjacent nos 81 and 82 Wayman Court) and re-surfacing to match new areas proposed.	Trees - Even more additional new trees will be planted across the site to bring shade, greenery, and a sense of character to routes and gardens.	Soft landscaping - New planting is maximised throughout the scheme to create a green, welcoming setting.	More seating proposed, to be co-designed with the residents.	Railings - low railings reprovided to the main communal garden.
Really like	11	8	15	12	11	3
Like	19	11	17	18	12	17
Dislike	3	1	2	0	2	3
Really dislike	0	1	1	2	4	4
Neutral	5	14	4	6	10	12

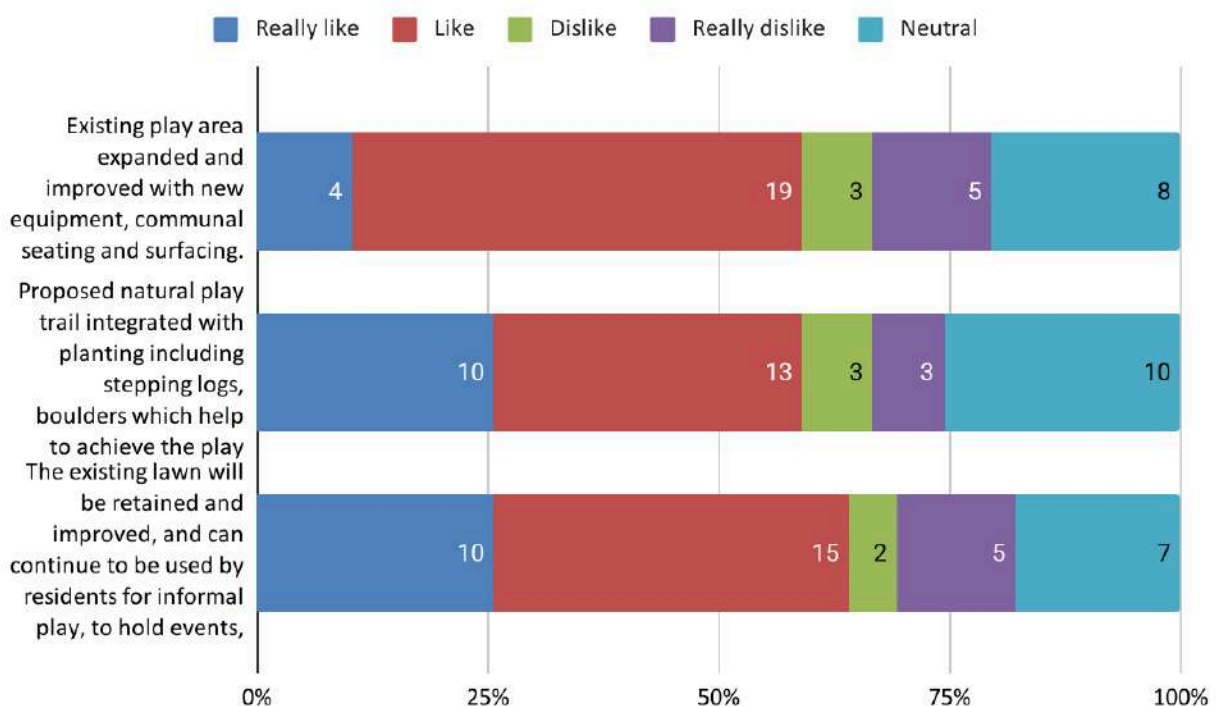
Question 7b. Please tell us more in the space below:

26 responses

Responses were overall positive but safety was mentioned as a key concern. Some suggested measures to avoid anti-social behaviour (ASB) such as avoiding benches/seating in communal areas and including CCTV coverage in all communal areas.

Suggestions for landscape design include: using smaller grass areas, raised beds, and seating with paths (as opposed to large fenced-off areas); incorporating more interesting designs like contours/mounds; and using more contemporary designs instead of low railings.

Question 8. Board 13-Landscape and Play: What do you think about the design developments we have made:



	Existing play area expanded and improved with new equipment, communal seating and surfacing.	Proposed natural play trail integrated with planting including stepping logs, boulders which help to achieve the play provision requirement, whilst blending in subtly with the proposed planting.	The existing lawn will be retained and improved, and can continue to be used by residents for informal play, to hold events, as well as just sit and relax.
Really like	4	10	10
Like	19	13	15
Dislike	3	3	2
Really dislike	5	3	5
Neutral	8	10	7

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

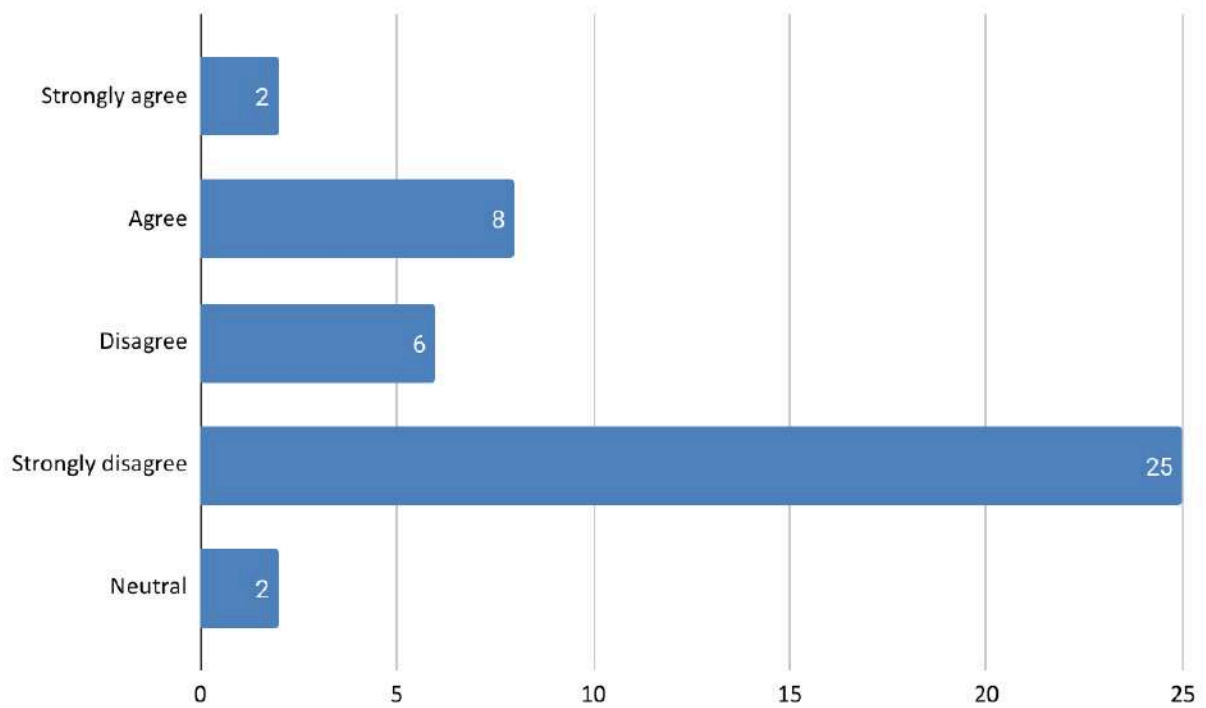
25 responses

Overall, respondents were supportive of the proposal regarding play space and play equipment. Some oppose expanding the play area, due to the proximity of London Fields playground and would disrupt the "calm courtyard space" by attracting noise and crowds.

The consensus is to minimize play provision to the basic requirement or favor "natural, free play" elements (logs, boulders) over fixed, conventional playground equipment.

Respondents also expressed criticism over the landscaping quality. Some have a perception of inequality and that new residents will benefit most from the improvements.

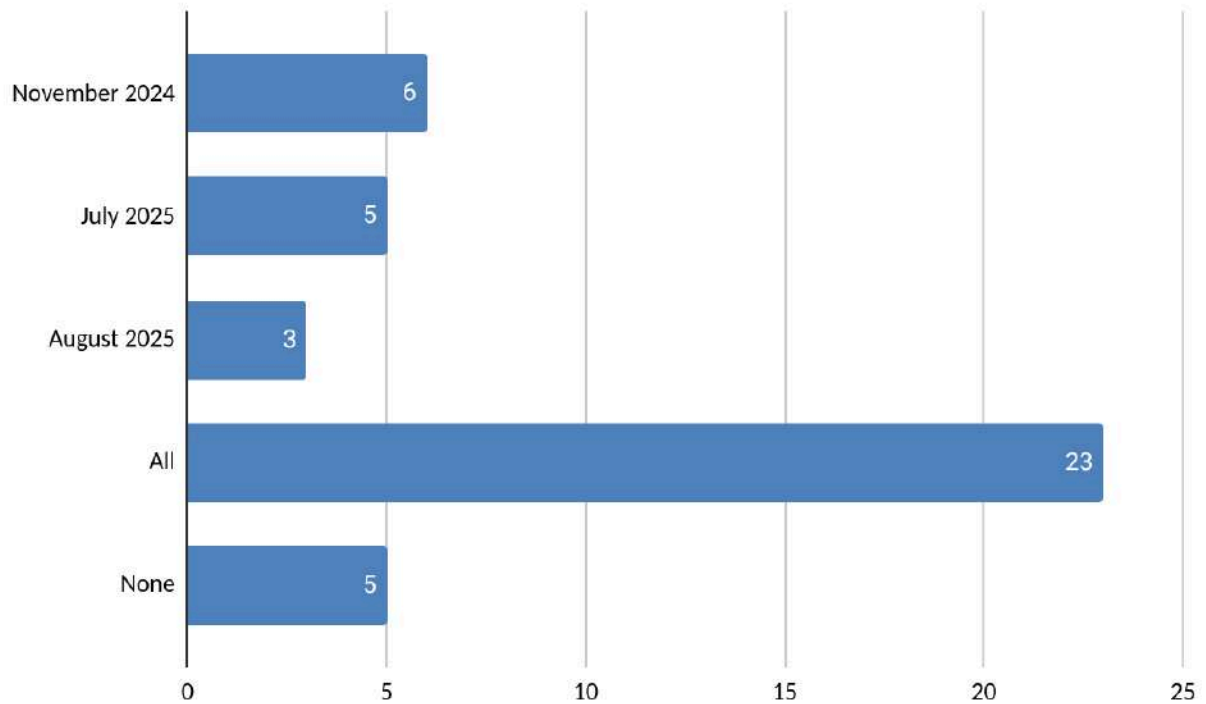
Question 9. Overall, to what extent do you agree or disagree with the final proposals for Wayman Court?



Strongly agree	2
Agree	8
Disagree	6
Strongly disagree	25
Neutral	2

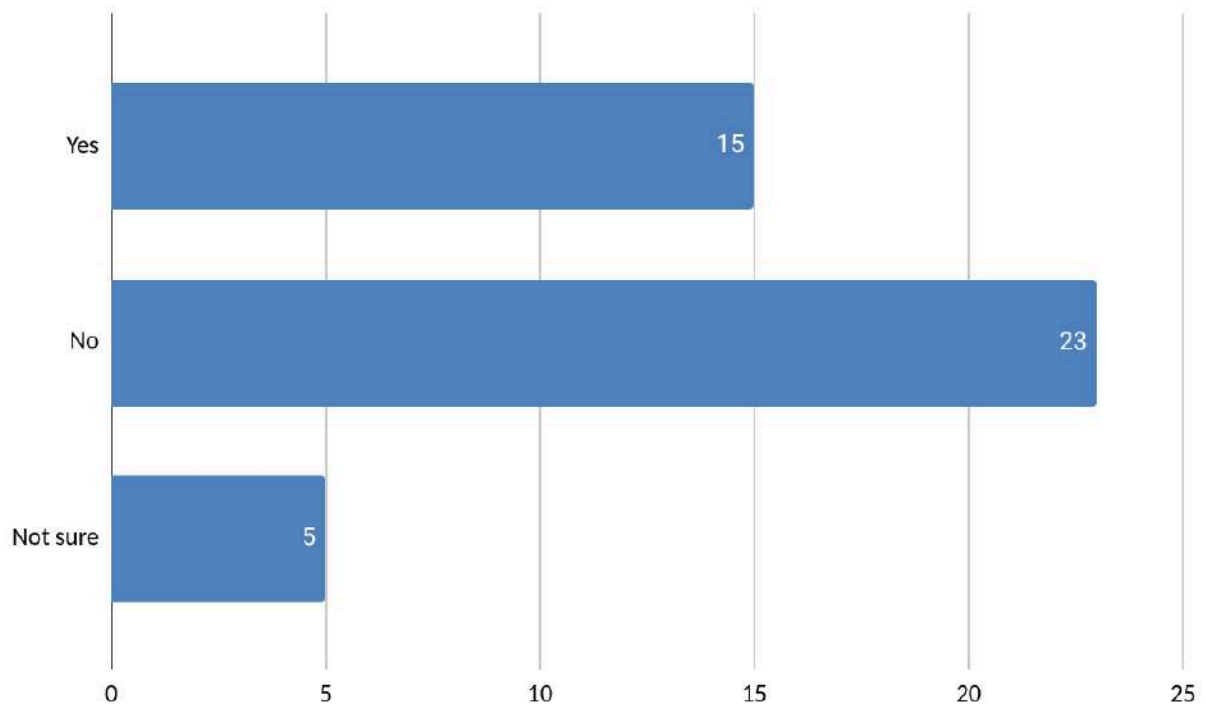
Engagement process

Question 10. Did you attend any of the previous consultation events that we held earlier in the project? (tick all that apply)



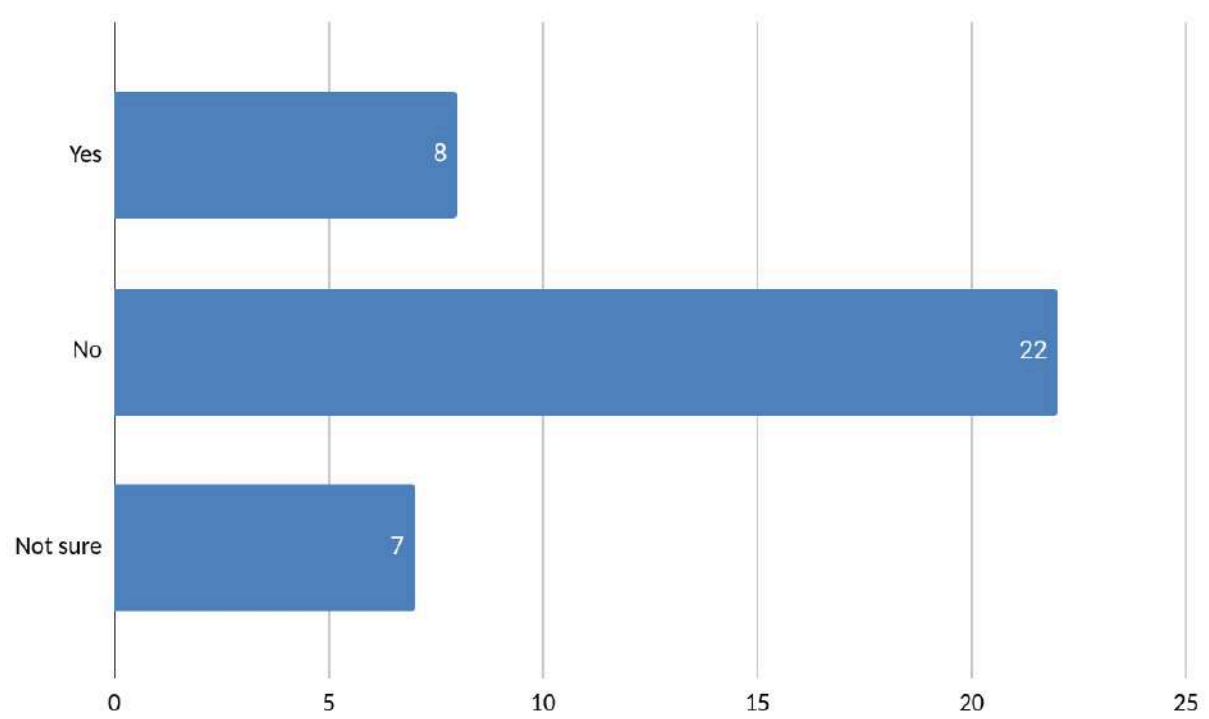
November 2024	6
July 2025	5
August 2025	3
All	23
None	5

Question 11. Have you found the consultation and resident engagement events useful?



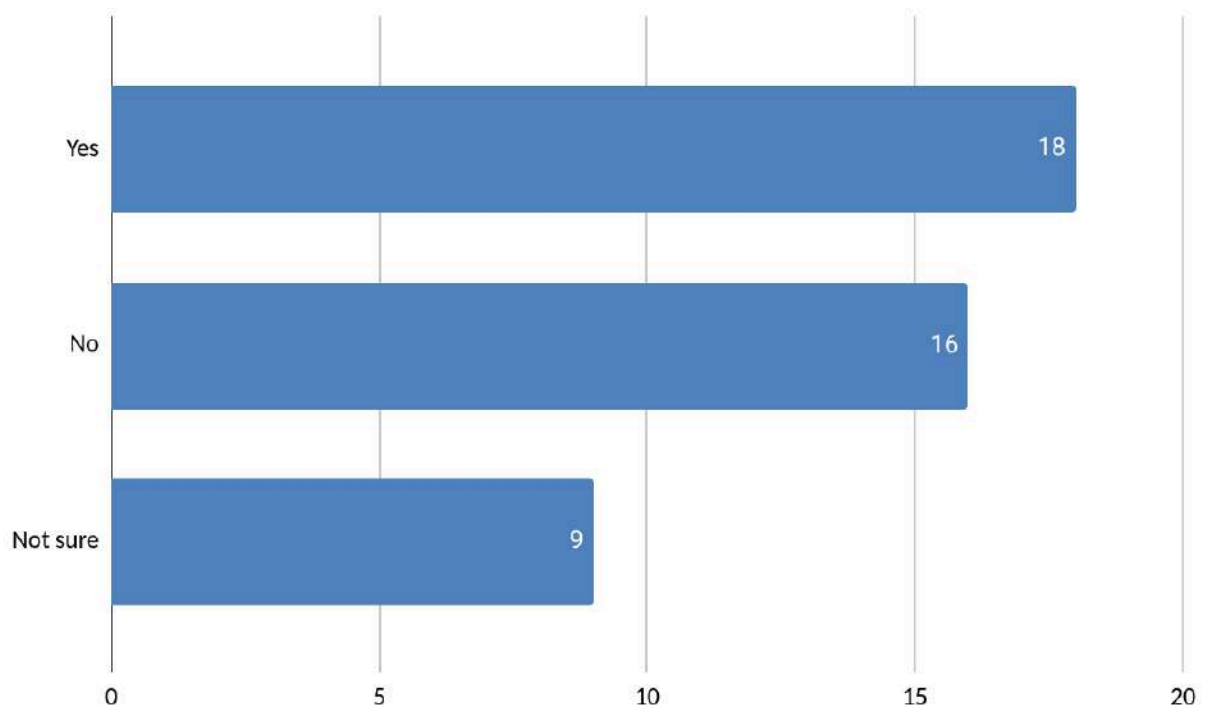
Yes	15
No	23
Not sure	5

Question 12. Do you feel that we have incorporated or addressed your feedback?



Yes	8
No	22
Not sure	7

Question 13. Would you be interested in participating in design workshops to explore elements of the public realm, signage and identity?



Yes	18
No	16
Not sure	9

Additional comments

Question 14a. Do you have any other comments or questions about the project proposals? Please include your contact details if you would like us to get in touch to answer any questions. (This is optional and your information will not be used for any other purpose.)

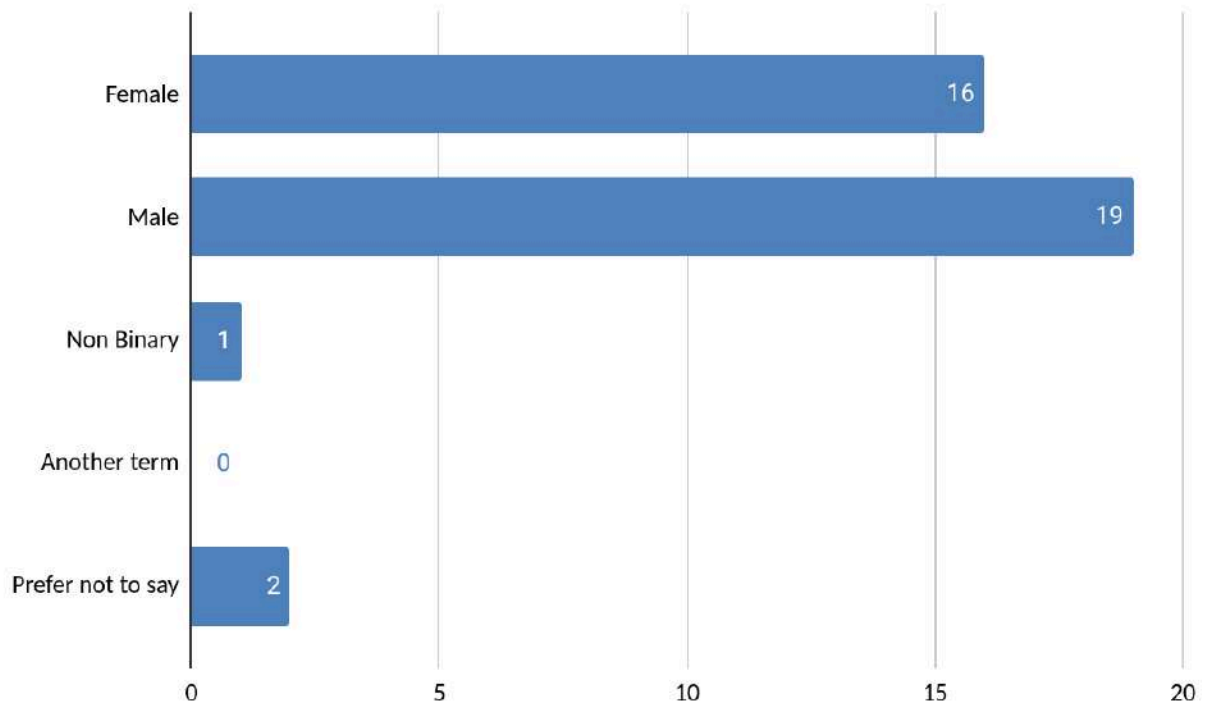
Some of the responses reiterate points made elsewhere, such as the disbelief in the consultation and opposition to the scale of development.

Residents expressed major concerns about the construction impact and logistics, specifically the noise pollution, loss of privacy and dust, particularly for elderly and disabled residents. They asked that "significant thought is given to vehicle access, construction hours (requesting no weekend work), and road management.

There were also concerns about the lack of clarity on replacement of the car park or additional parking, including for disabled residents.

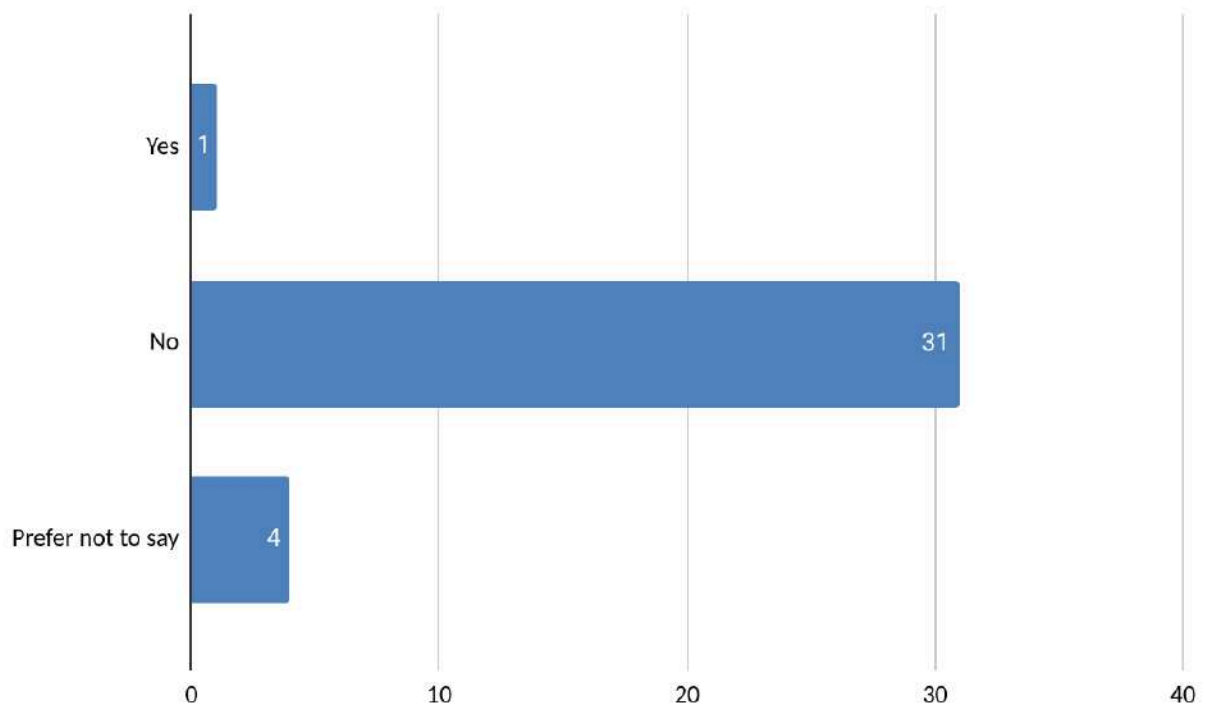
About you

Gender: Are you...



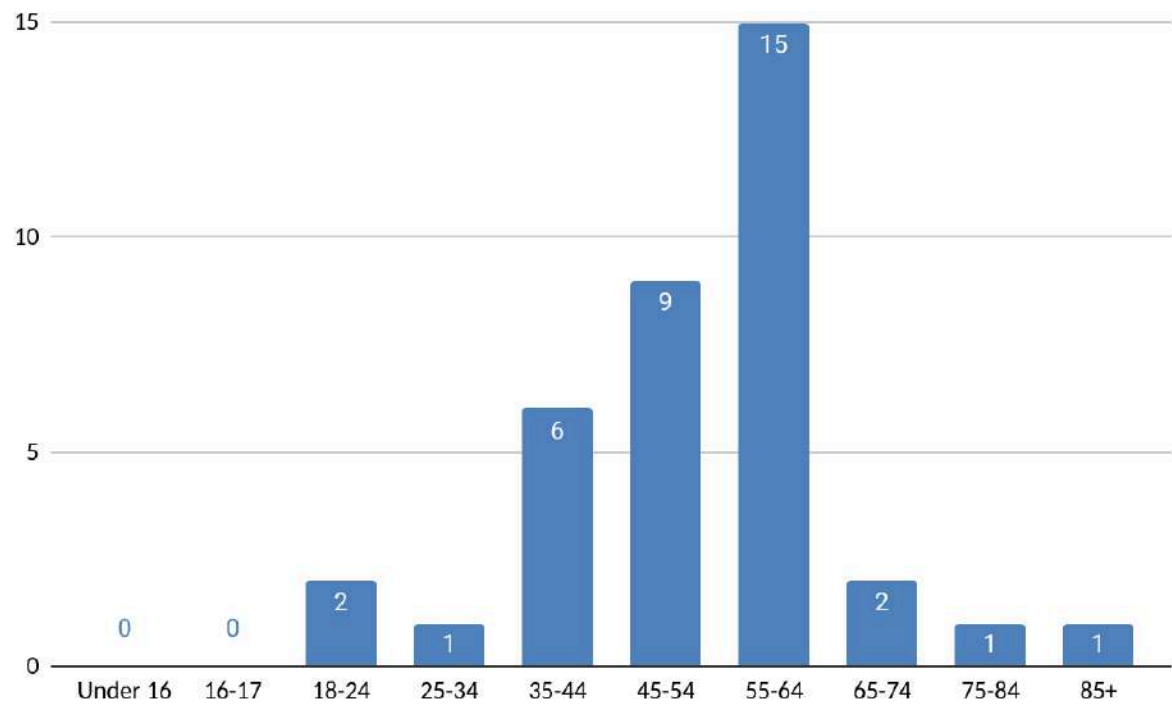
Female	16
Male	19
Non Binary	1
Another term	0
Prefer not to say	2

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



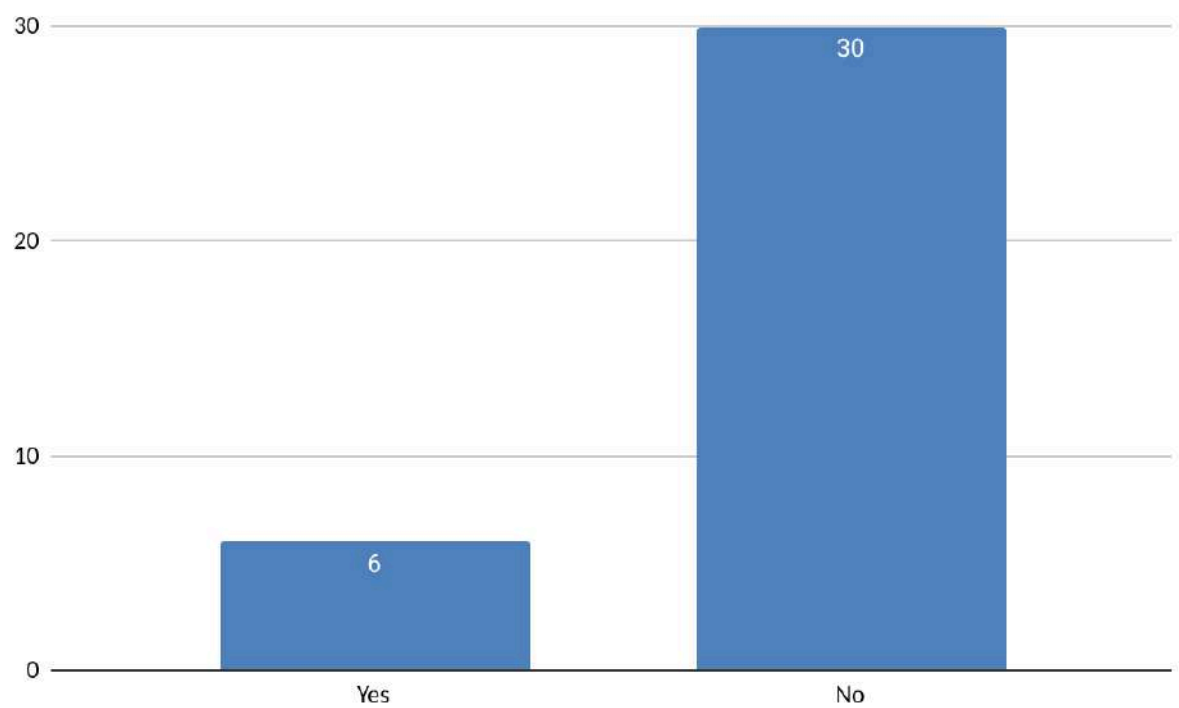
Yes	1
No	31
Prefer not to say	4

Age: what is your age group?



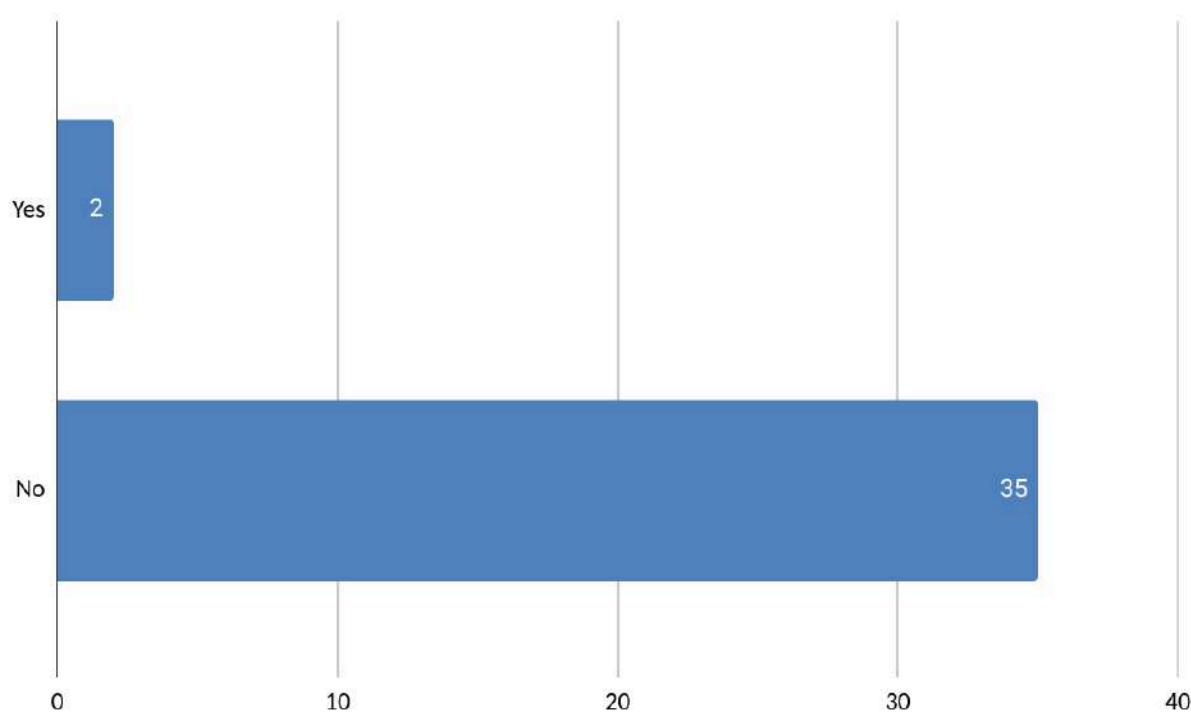
Under 16	0
16-17	0
18-24	2
25-34	1
35-44	6
45-54	9
55-64	15
65-74	2
75-84	1
85+	1

Disability



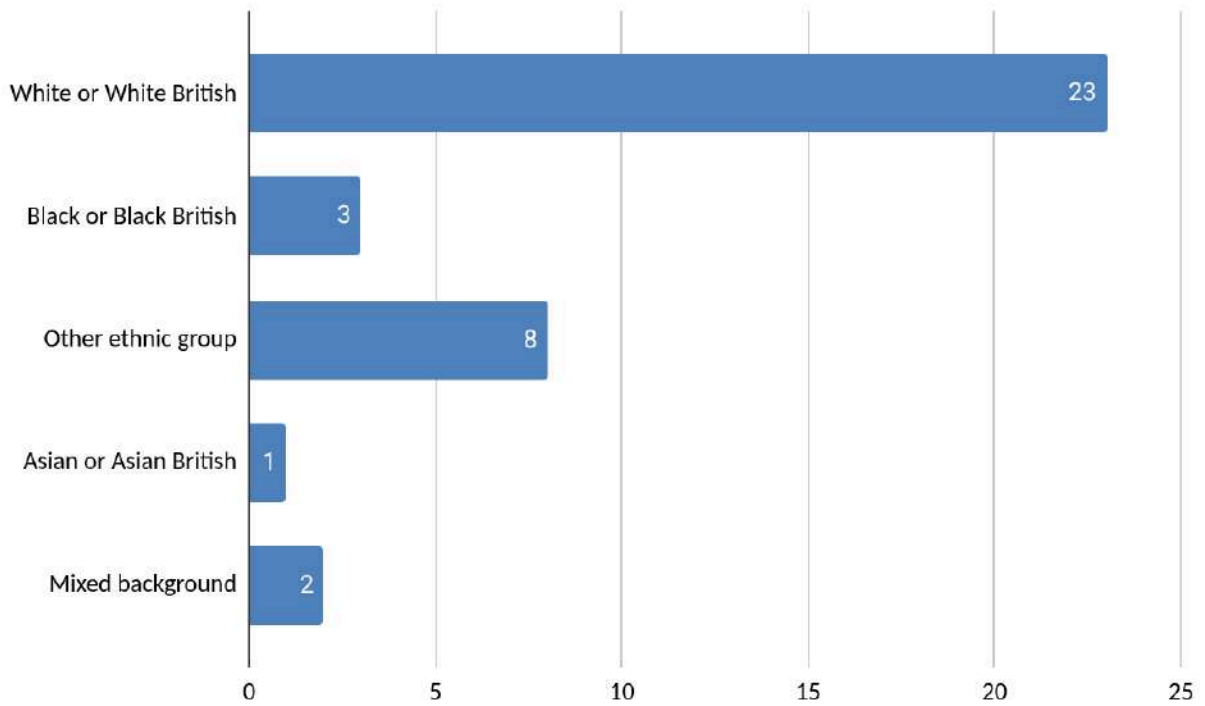
Yes	6
No	30

Caring responsibilities



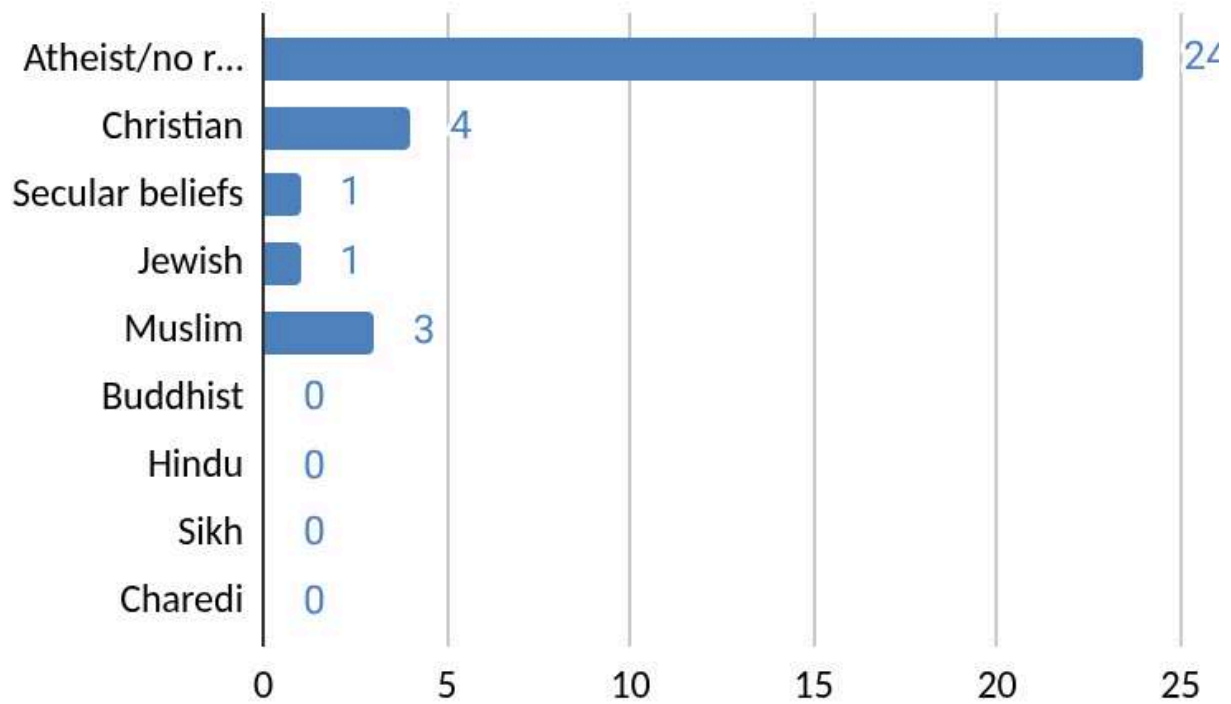
Yes	2
No	35

Ethnicity: Are you...



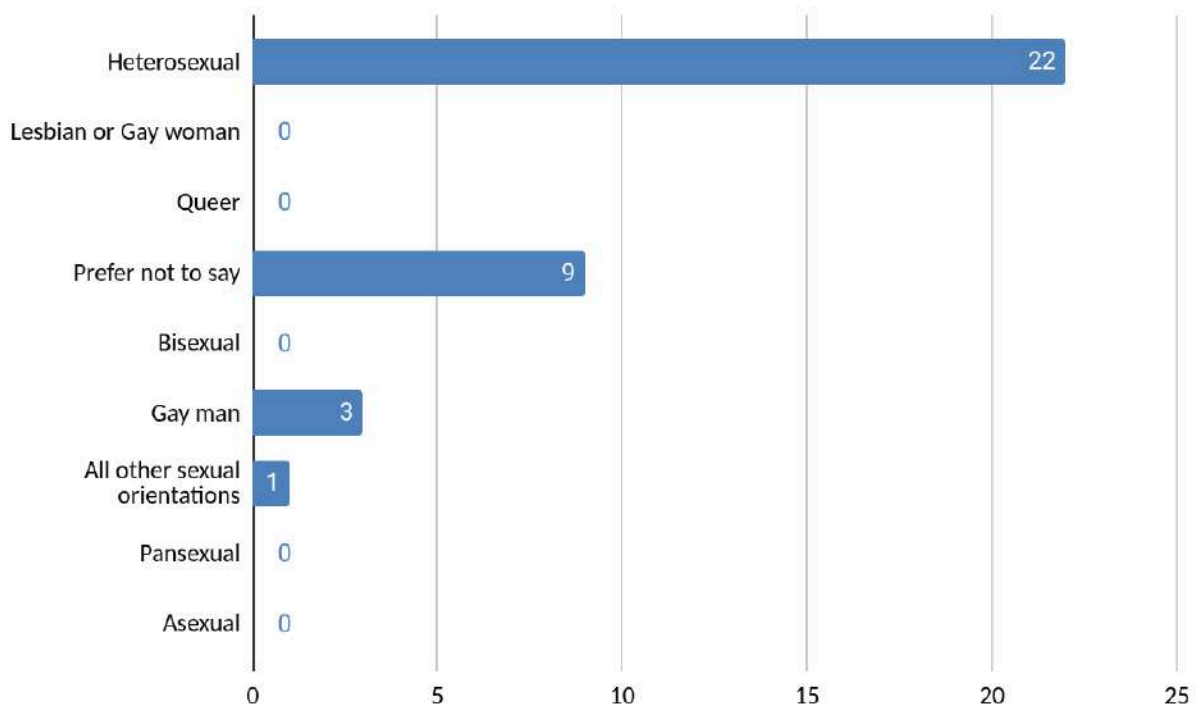
White or White British	23
Black or Black British	3
Other ethnic group	8
Asian or Asian British	1
Mixed background	2

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



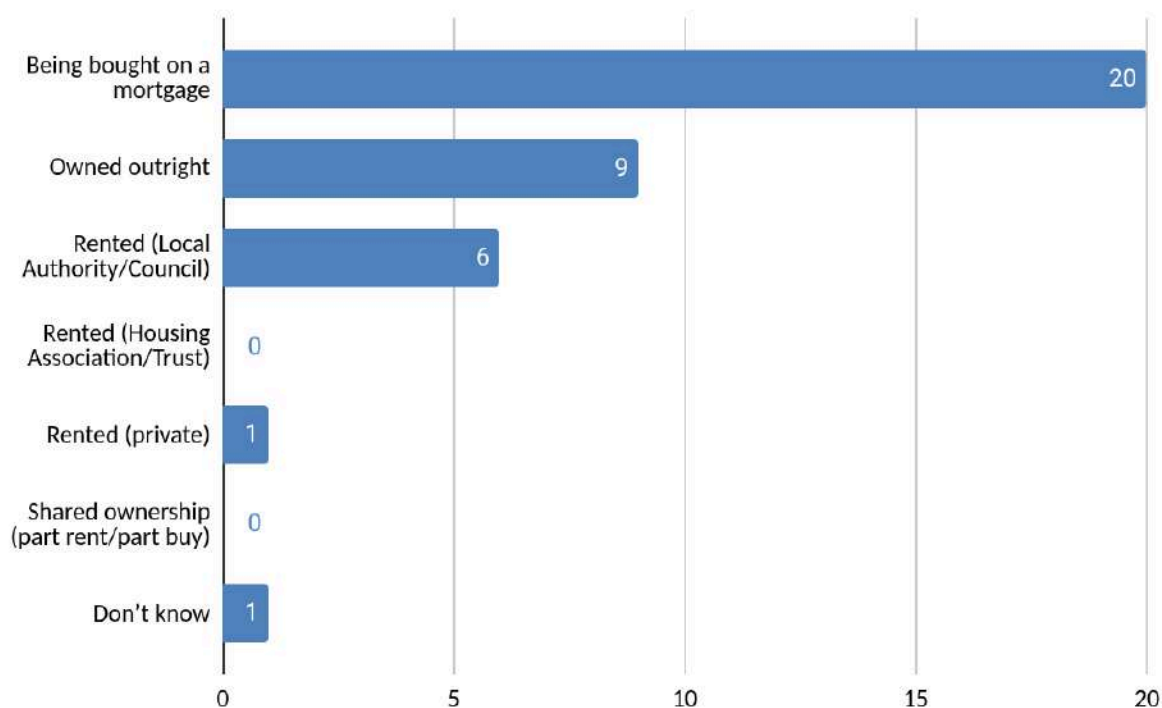
Atheist/no religious belief	24
Christian	4
Secular beliefs	1
Jewish	1
Muslim	3
Buddhist	0
Hindu	0
Sikh	0
Charedi	0

Sexual orientation: Are you...



Heterosexual	22
Lesbian or Gay woman	0
Queer	0
Prefer not to say	9
Bisexual	0
Gay man	3
All other sexual orientations	1
Pansexual	0
Asexual	0

Housing Tenure



Being bought on a mortgage	20
Owned outright	9
Rented (Local Authority/Council)	6
Rented (Housing Association/Trust)	0
Rented (private)	1
Shared ownership (part rent/part buy)	0
Don't know	1

Next Steps

The Council is due to submit a planning application imminently in January 2026. Following the consultation, some changes have been made to the landscape proposals.

Our strategy for continuing engagement with residents and stakeholders in the post planning period, contractor procurement and development of the construction management plan as well as during the construction period, includes:

- 1. Ongoing communications** with regular newsletters are circulated to keep residents and stakeholders informed as follows:
 - a. A letter to inform people of when the planning application has been submitted and validated, how they can view the application, how to make representations on the planning portal and the statutory consultation period. Email to be provided to the Council Development Manager for any questions.
 - b. A hard copy of the Design and Access Statement to be provided to and held by the Wayman Court TRA for those that cannot view online.
 - c. Further newsletter/communication updates at key stages up to the commencement on site.

2. Public exhibitions

No further public exhibitions are anticipated, unless there are major changes to the designs requiring statutory consultation.

3. RSG's (Resident Steering Group)

The RSG has an important role as a sounding board for ongoing engagement and information sharing as well as representation of local voices. It is recommended that the RSG will continue to meet with the Council's Development Manager and the Architects and other technical experts as necessary. Meetings could cover:

- Update on planning and timeline
- Review of construction management plan
- Detail landscape design, signage, bins and cycle storage, seating
- Graphic Identity - signage and features
- Selection of main contractor

4. Co-design

In agreement with the RSG, a public / Wayman Court co-design workshop on an agreed element of the public realm or estate identity will be held during Stage 3+

5. Construction process

Once construction commences, ongoing communications may be led by the appointed contractor and the RSG may evolve into a de facto Construction Liaison Group.

If you have any questions regarding this project please contact Gemma Holyoak, Development Manager at gemma.holyoak@hackney.gov.uk