

Welcome to Wayman Court Final Exhibition

In 2022 the Council committed to build or support the construction of 1,000 new homes for social rent by 2026, to help tackle the housing shortage and provide high quality, genuinely affordable homes to those who need it. Wayman Court car park is one of 14 locations across the borough as part of a new programme to build around 400 new homes of which 75% will be for social rent and 25% for private sale. The new homes proposed on Wayman Court will be 64% for social rent, whilst on other sites 100% of the new homes are for social rent, averaging 75% across the programme.

In June 2025 we presented our vision and preferred plans for the sites showing how feedback from our early ideas exhibition in November 2024 had informed these.

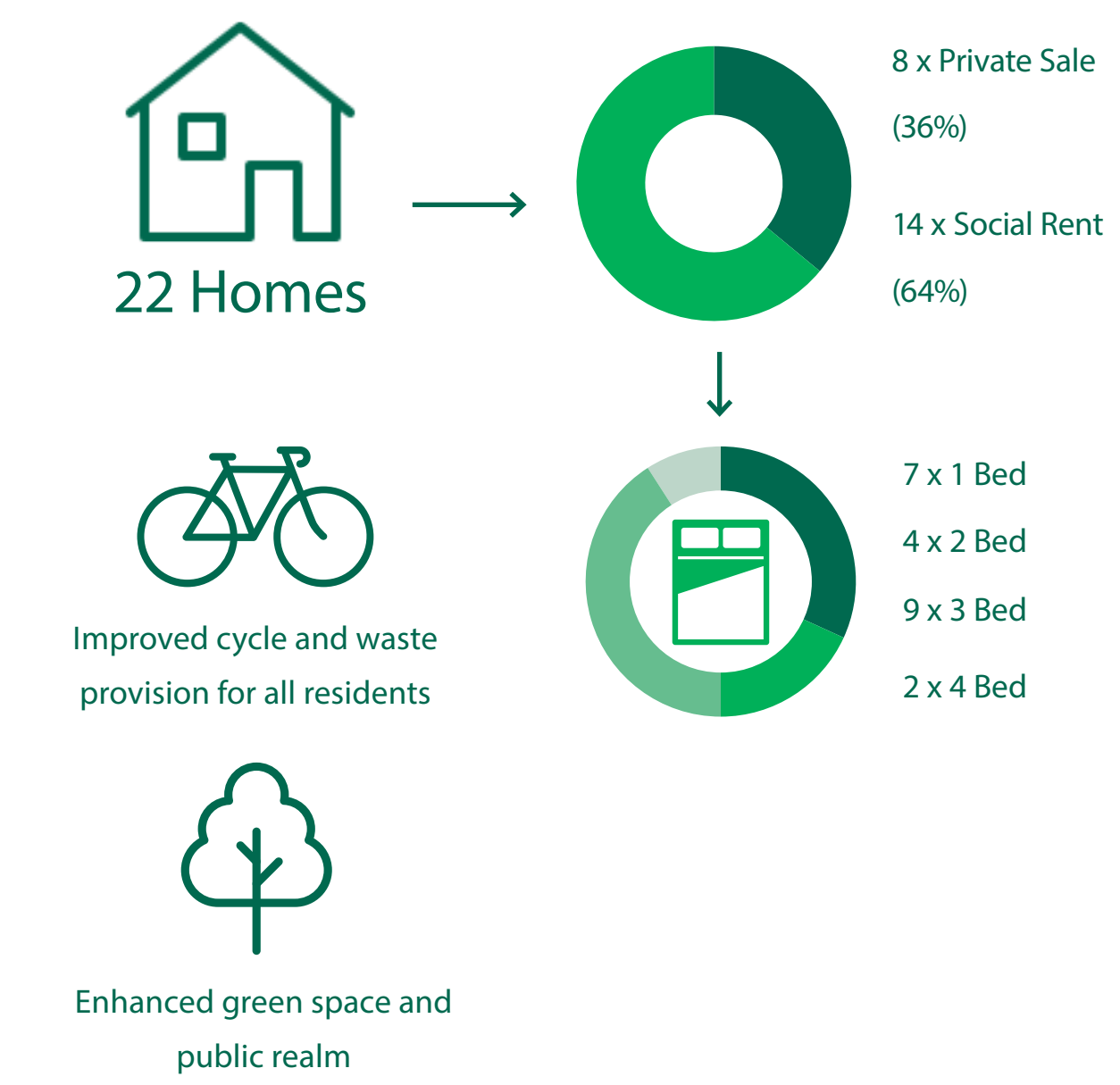
Exhibition purpose:

The purpose of this online and then physical exhibition is to:

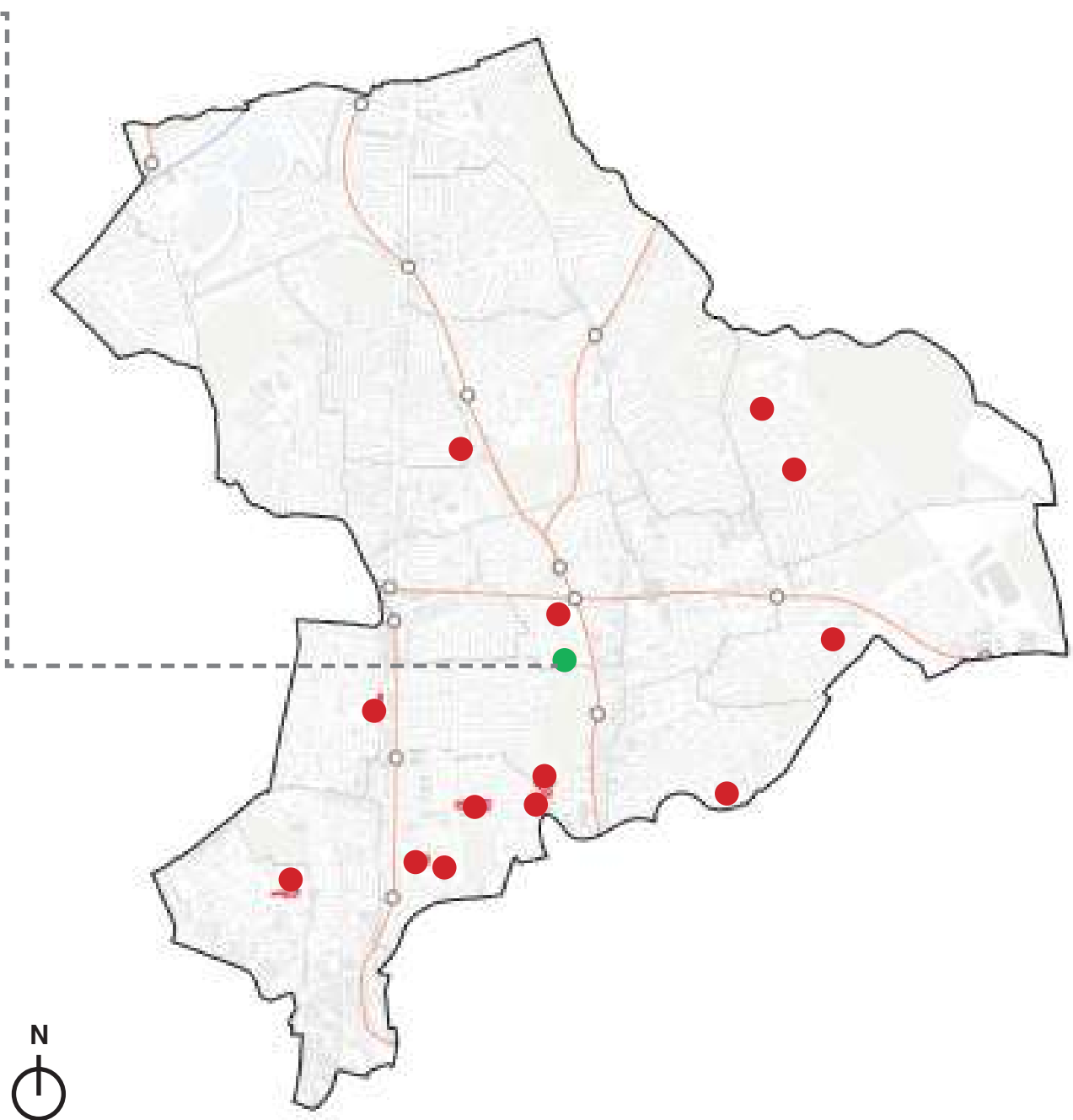
- Present our vision for Wayman Court.
- Show how your feedback has influenced the design development.
- Confirm the agreed shared design principles developed through engagement.
- Identify the benefits for the wider estate, including cycle parking, bin stores, hard and soft landscaping, play space and comprehensive improvements to the public realm.
- Present the final designs that will be submitted for planning approval in the winter.

Key Information

The proposal will provide:

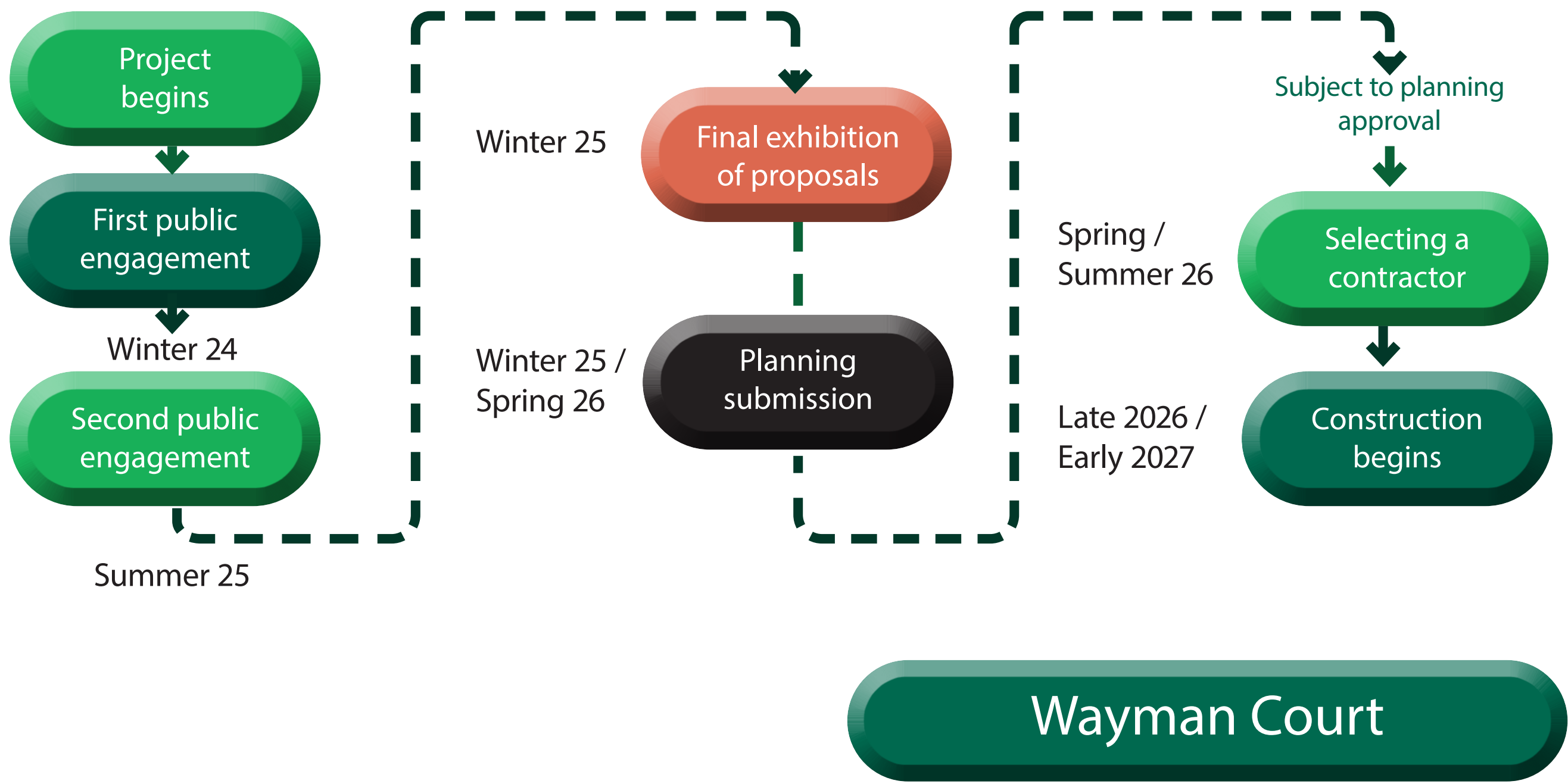


Wayman Court Estate and its surroundings



Location of the 14 New Homes Programme sites

Estimated Project Timeline



Your views and feedback are important:

We want to hear from you, your thoughts on the proposals and engagement process and any questions you have. You can answer a short questionnaire online or in person at the events – scan the QR code below or go to bit.ly/waymancons



A number of shared design principles between the local residents and the design team have been developed since the previous public exhibition and with the regular meetings with the Residents Steering Group. Many of these are development benefits for the wider community. These are annotated on the proposed plan below:



2 New Pedestrian Routes

A new accessible pedestrian route has been created, running between Navarino Road and Eleanor Road. Relocating the existing substation (into the proposed block) creates a safe and generous entrance from Navarino Road.



1 Protecting the Central Courtyard

The central green space of the estate has been preserved and enhanced. There will be new planting and play. All existing trees within the courtyard have been kept. New trees will be added to mitigate the losses of existing trees on Eleanor Road.

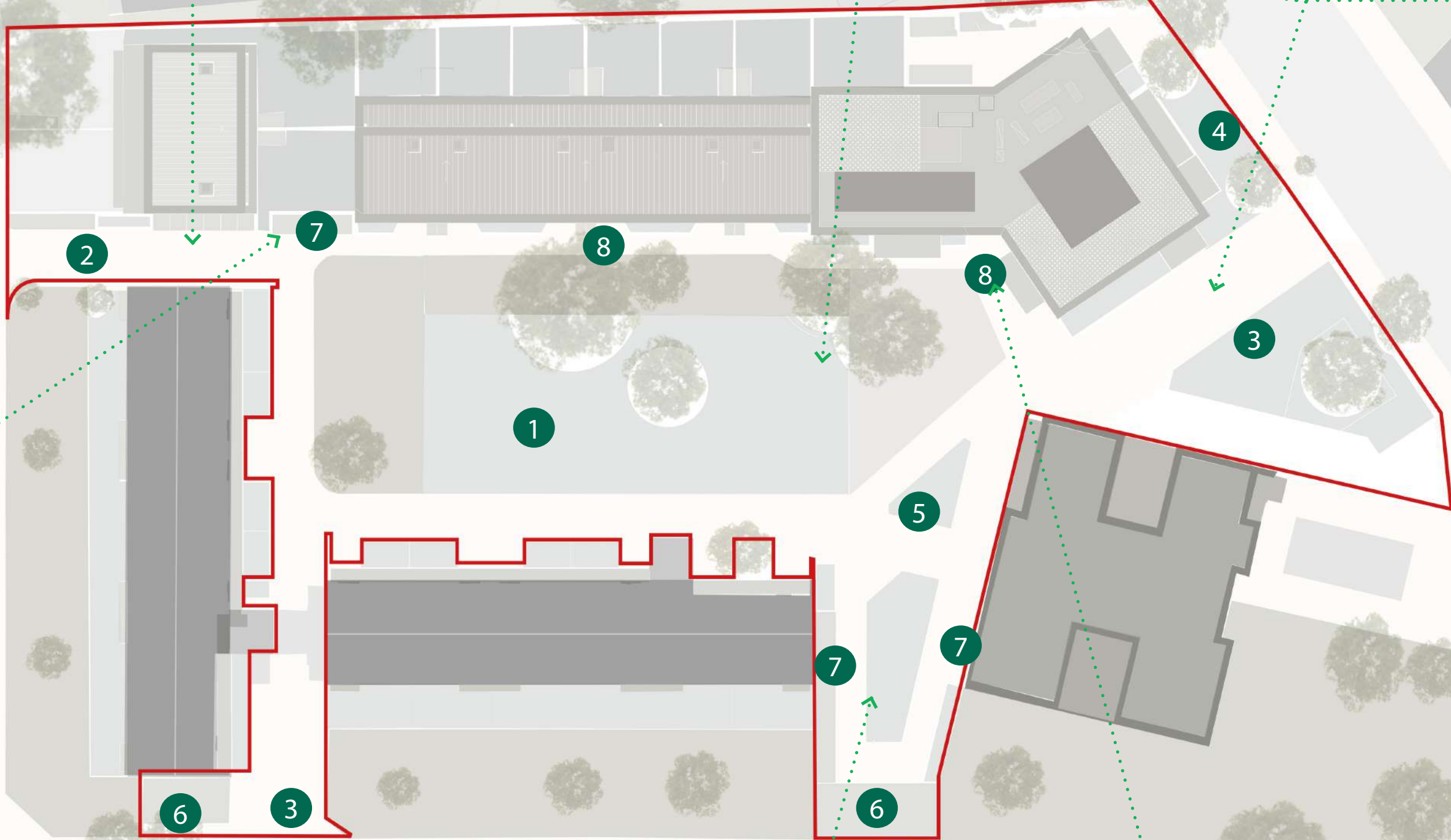


3 Better Estate Entrances

The forecourt at Eleanor Road will have new landscaping and trees. Signage, referencing existing decoration on the estate, will be incorporated into the front wall. The existing entrance at Richmond Road will be enhanced with new trees and paving as part of the new estate servicing.

7 Better Estate Cycle Storage

Cycle storage has been added and uplifted for estate residents. Stores are secure and weatherproof and placed in convenient locations to maximise the landscape improvements.



4 Active Street Frontage and Responsive to the Building Line



The Eleanor Road block has a ground floor flat facing the street and the building has been set back from the street edge. New planting and trees have been incorporated to enhance the streetscape and neighbouring conservation area.

6 Improved Estate Servicing

The estate waste collection has been considered and designed with resident collaboration. Refuse vehicles will no longer need to enter the estate, and there will be safer and more convenient refuse provision. The existing entrance to the estate at Richmond Road will be updated with new pavers, signage and landscaping.



5 New Green Spaces

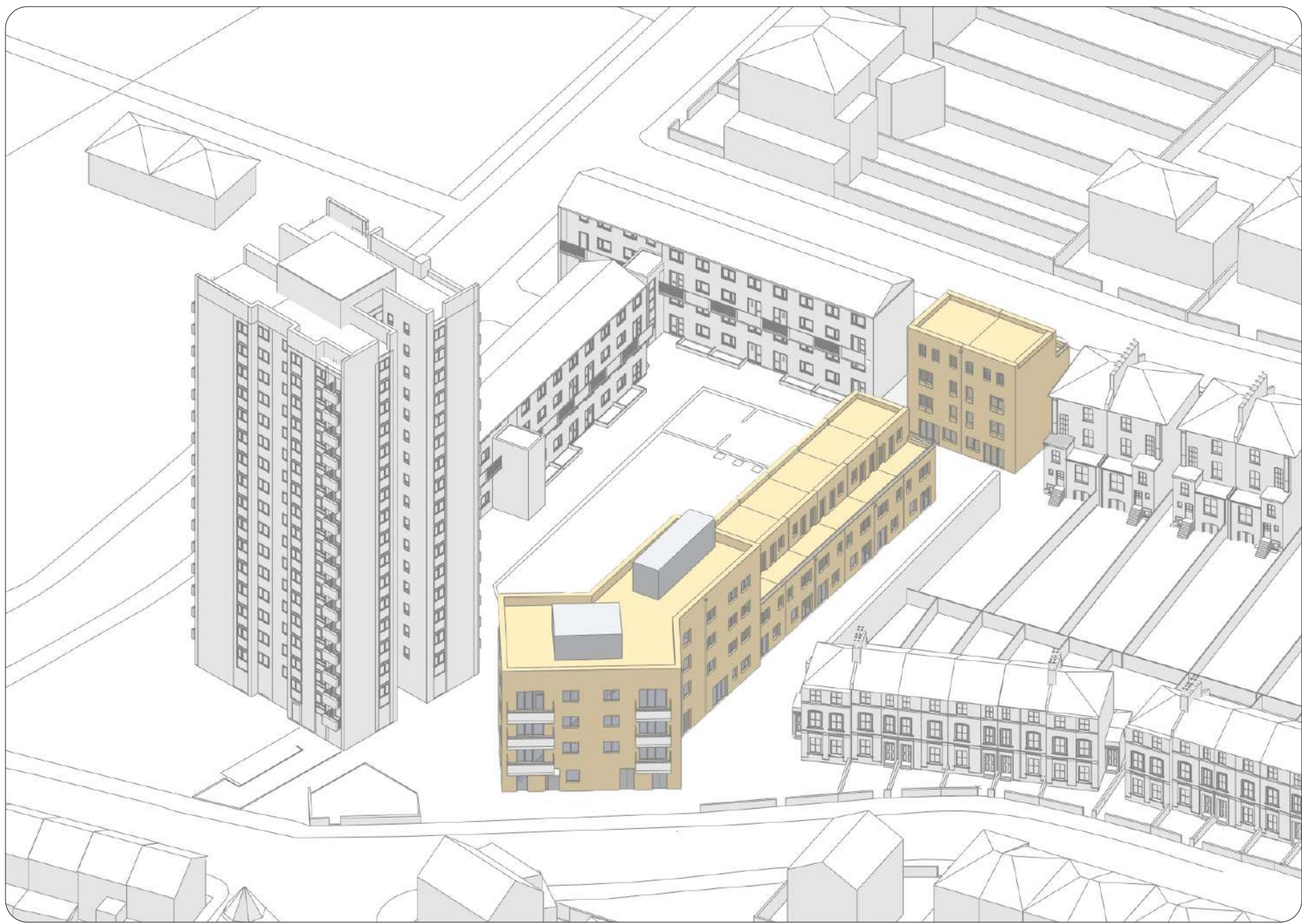


Relocating existing waste collection points, and removal of refuse vehicles from the estate, has allowed for new green spaces with biodiverse planting, new trees, seating and play.

8 Estate Facing

The primary entrances to the Eleanor Road block and courtyard townhouses face onto the courtyard. Increasing connections between existing and new residents.





Stage 2 proposal, presented at the public engagement event in June.

A Wayman Court Resident Steering Group (RSG) was set up at the start of the project by the London Borough of Hackney to ensure that residents had a platform and opportunity to help shape the project, involve the wider community, and inform the design development through their feedback and comments.

Stage 3 Design Development

- Building on Eleanor Road set back by 2metres
- Balcony location on Eleanor Road shifted south
- Courtyard townhouses roof terraces removed
- Residential frontage on Eleanor Road ground floor increased
- Bin store access on Eleanor Road moved
- New and additional bin and cycle storage for the existing residents
- De-cluttered landscape
- Additional green areas and biodiversity
- Wayfinding strategy

You Said ... We Did

1. New green space

Residents have feedback that increasing the amount of green space and planting on the estate is important.

Nine new trees are proposed within the estate. Existing green spaces will be upgraded with new biodiverse planting, play and seating and there will be an additional 196 sqm of new green space within the estate.

2. Estate waste and cycle storage and de-cluttering

Estate residents have frequently mentioned the amount of fly tipping and general state of the bin area and poor arrangement of cycle hangars at Wayman Court.

In consultation with estate residents two new bin stores and new cycle stores have been proposed. These address under-provision, safety and accessibility. The bulky bike hangars will be removed, leaving more space for planting and trees. Refuse vehicles will no longer enter the estate for collections. Limiting access to emergency vehicles only will help to address fly tipping

3. Reduction in the number of townhouses

The scheme originally proposed seven townhouses to the North edge of the existing courtyard. Impacts on the estate green space and neighbouring gardens were voiced citing over-development.

Following RSG meetings a townhouse has been removed. This enlarges the gap between the two proposed sets of townhouses, benefiting the existing Navarino Road homes and gardens and creating less overshadowing for neighbours. This change was shared at the Stage 2 public exhibition.

4. Townhouse set-back and terrace

A set-back was introduced to the courtyard townhouses to reduce overshadowing and visual impact for neighbours. At Stage 2 we proposed the set-back could function as a screened roof terrace. Residents had concerns about this at the Stage 2 engagement and the RSG.

Following resident feedback the terrace has been removed. The set-back is now inaccessible. The houses also have mono-pitch roofs (to set-back and main roof), to keep eaves low to the rear. Rear windows to the second floor are to non-habitable rooms (bathroom and stair).

5. Height of the Eleanor Road block

We originally proposed a 5 storey block on Eleanor Road to deliver the highest number of social rent units for the site. The height, impact on daylight & sunlight and on the Conservation Area was raised by the local community.

Following RSG meetings the decision was made to reduce the number of storeys from five to four on the block. This design change was shared at the Stage 2 public exhibition.

6. Eleanor Road block bin store

The bin store has been redesigned with doors accessed from within the rear cycle storage yard - via a fob key. If doors to the bin store were to be left open, they would now be fully screened from the street behind the gate to the yard.

The RSG had concerns about the location of the bin store, with doors onto Eleanor Road, and the visual impact on the street if doors were left open

7. Active ground floor frontage increased on Eleanor Road

Concerns were raised at the RSG about the amount of inactive frontage to Eleanor Road.

The ground floor layout has been developed further to relocate plant spaces and increase the amount of ground floor active frontage. Only the substation, which requires access from the street, remains to the Eleanor Road elevation

8. Eleanor Road building line

During the Stage 2 consultation concerns were raised about the relationship of the Eleanor Road block to the street and impact on views within the Conservation Area

The massing of the Eleanor Road block has been developed further during stage 3 to make a more efficient block with a smaller footprint. The distance between the block and the street edge has been increased by 2m allowing more planting, trees to foreground the building.

9. Wayfinding

Residents were keen to see a response to the mid-century character of the estate in proposals.

New signage is proposed that references the geometry of the decorative concrete panels to the ground floor of the tower.

10. Relocated balcony

Residents raised concerns, at the stage 2 engagement and the RSG, about the balconies facing Eleanor Road and the perception of overlooking from them.

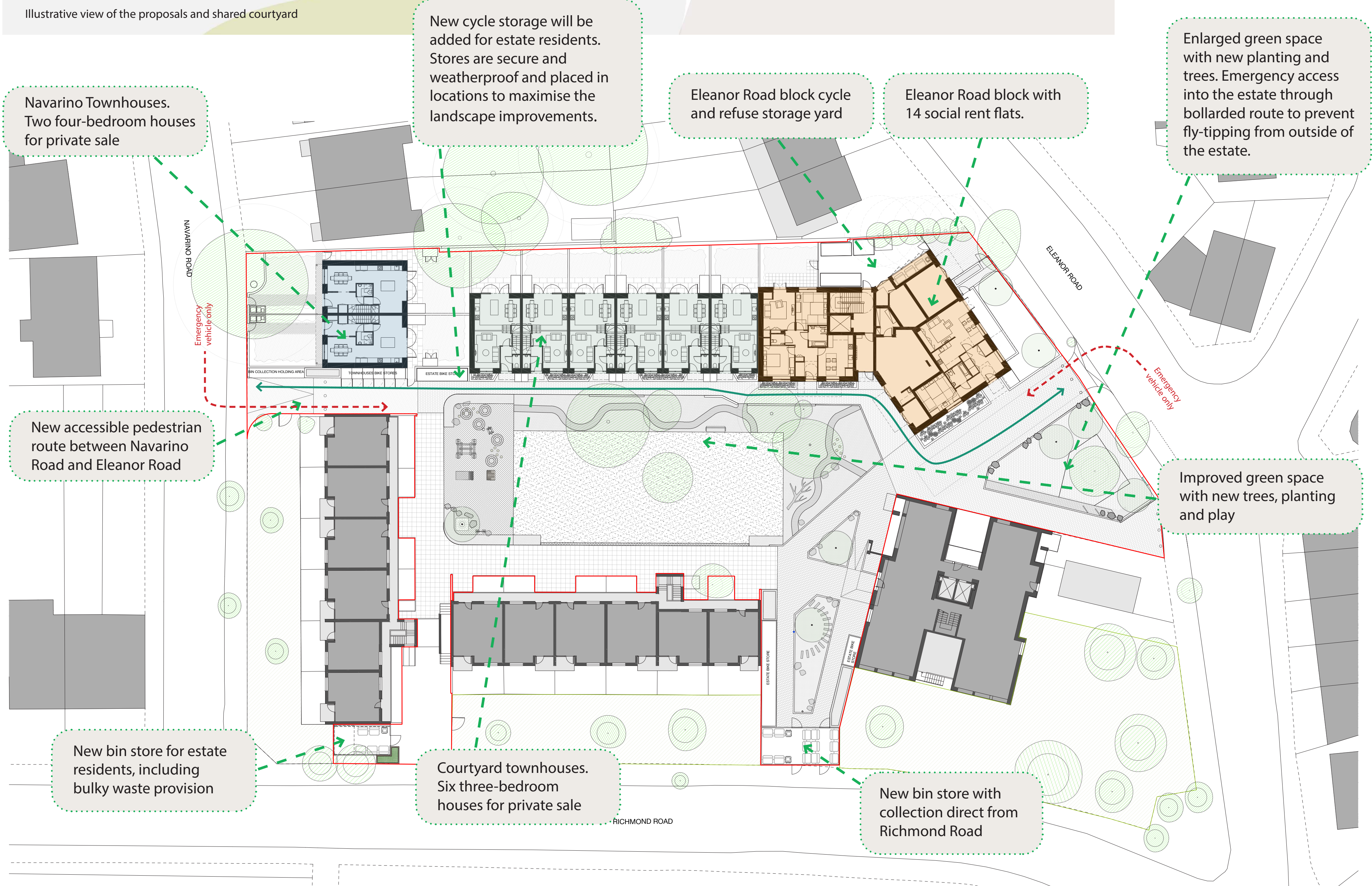
The increased set-back of the block from Eleanor Road has increased the distance between the balconies and neighbouring homes. In addition, the first floor corner balcony has been relocated to improve the relationship with the house immediately opposite the site on Eleanor Road.

The proposal is located on the North edge of the estate, with a four storey block of flats on Eleanor Road, a central terrace of six three-bedroom houses, and two four-bedroom houses on Navarino Road.

A total of 22 new homes will be provided as part of the project, with 14 flats within the block. New and upgraded landscaped spaces will provide high quality open space for all residents.



Illustrative view of the proposals and shared courtyard

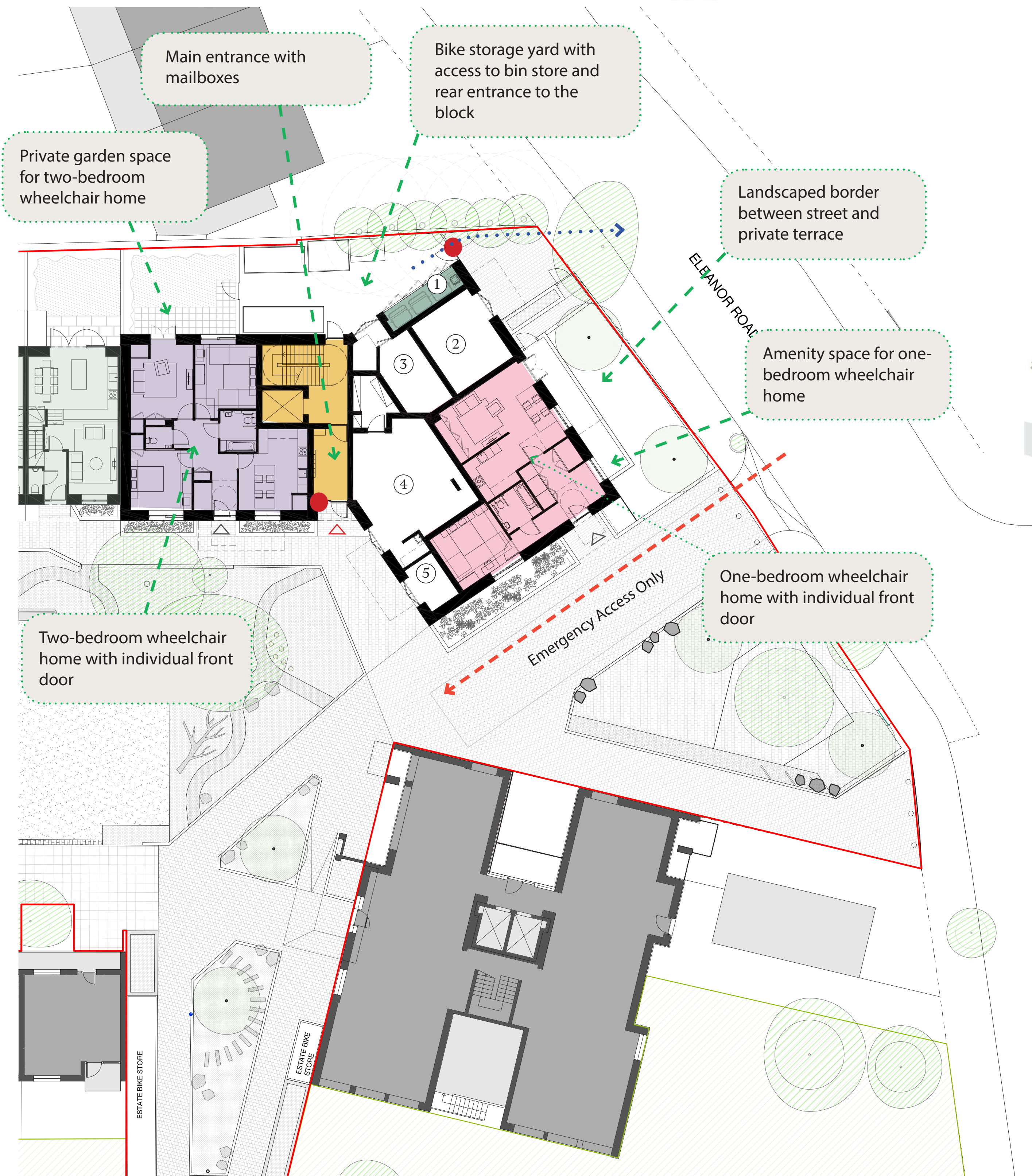


The Eleanor Road block has been carefully designed to safeguard the central greenspace and to animate Eleanor Road. It hinges around the main entrance to the building, accessed via the estate courtyard.

The building has 14 flats for social rent including two ground floor wheelchair homes.



Eleanor Road block viewed from Eleanor Road at the entrance to the estate



Corner view, on Eleanor Road, showing ground floor wheelchair home, amenity space and planted edge to the street

Eleanor Road block ground floor plan

- △ Main entrance for visitors and new residents
- △ Private entrance to new homes
- Fob access for new residents
- 1. Bin store
- 2. Substation
- 3. Electrical switch room
- 4. Sprinkler room
- 5. Plant room
- Bin/refuse collection routes
- Emergency access route



Eleanor Road block bay study

The homes have been thoughtfully designed to a high standard, with careful consideration of scale, light, and proportion to create well-planned, flexible, sociable, and relaxing living spaces. All homes meet, and where possible exceed, the current housing standards with 100% of flats being dual aspect.

There is a mix of family sized and one-bedroom flats on the first, second and third floors, with the family homes overlooking the central courtyard and play area and the one-bedroom flats facing Eleanor Road

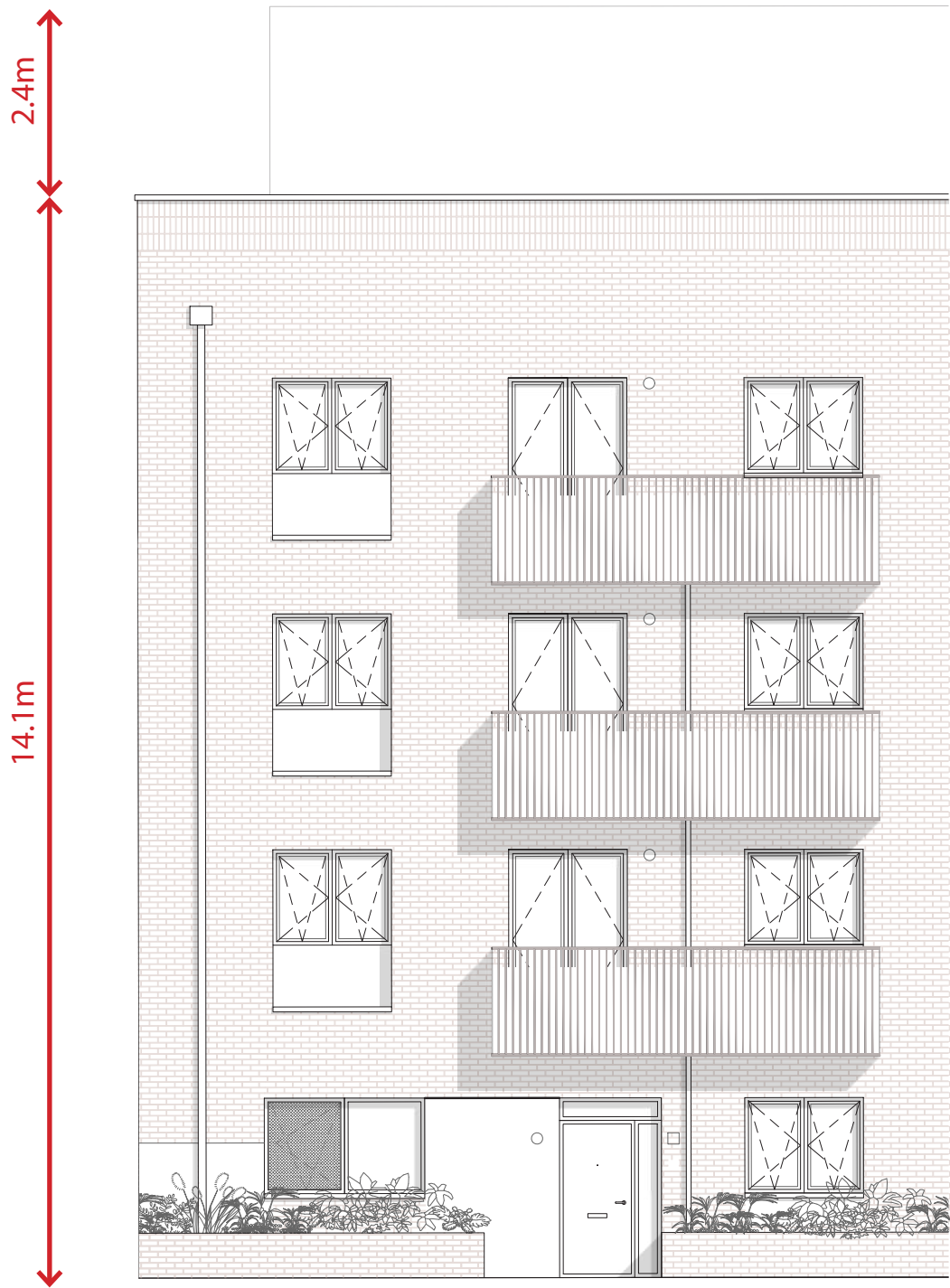
Eleanor Road block typical upper floor plan



Family-sized homes have balconies overlooking the play area



Sketch showing private balcony spaces



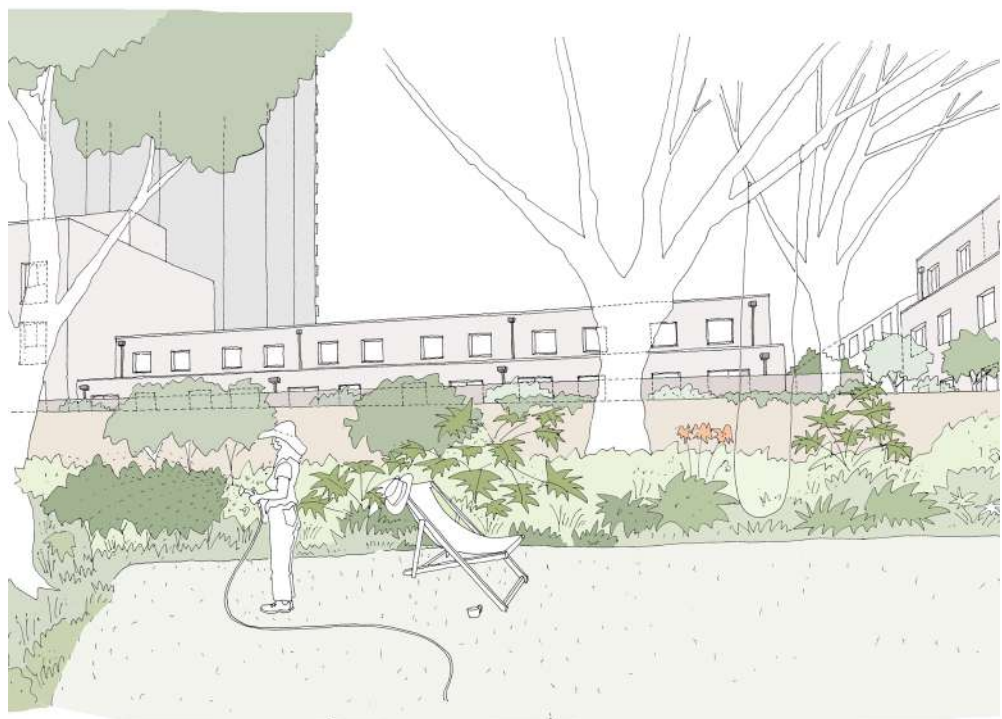
Eleanor Road block South elevation looking towards the two-bedroom wheelchair unit.

Six, three-bedroom townhouses are proposed along the Northern edge of the site, where the main structure of the car park is currently. The townhouses, at three storeys, would be lower than the existing estate maisonettes. The second floor is set-back at the rear to reduce the impact on neighbouring homes and gardens to the North.

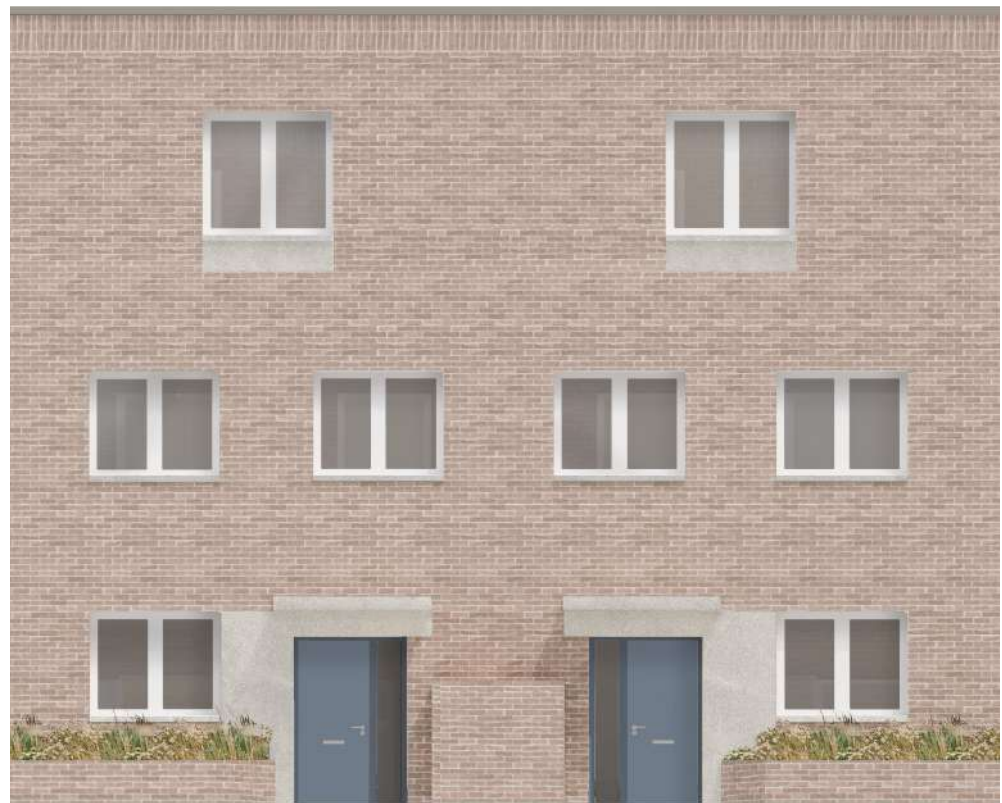
The townhouses create a positive edge to the existing central green space, forming an enclosed courtyard.



Courtyard townhouses - front doors opening onto central courtyard



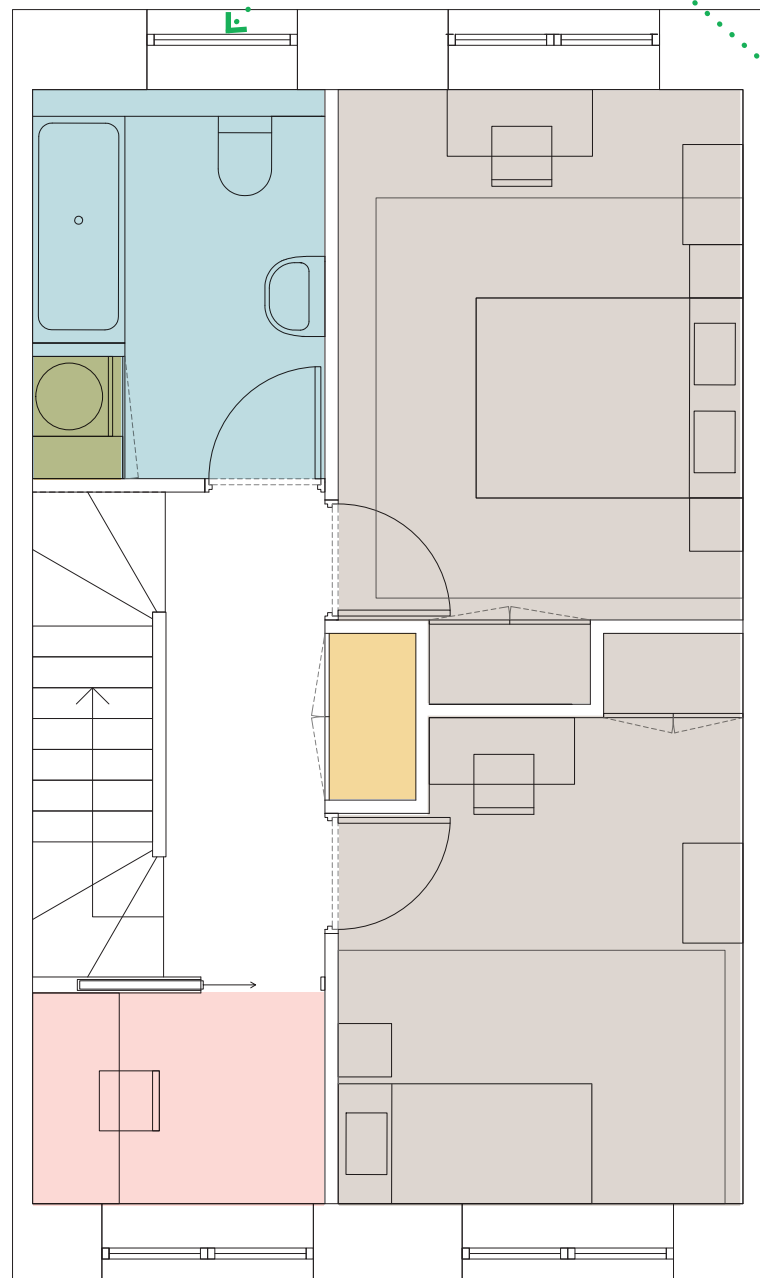
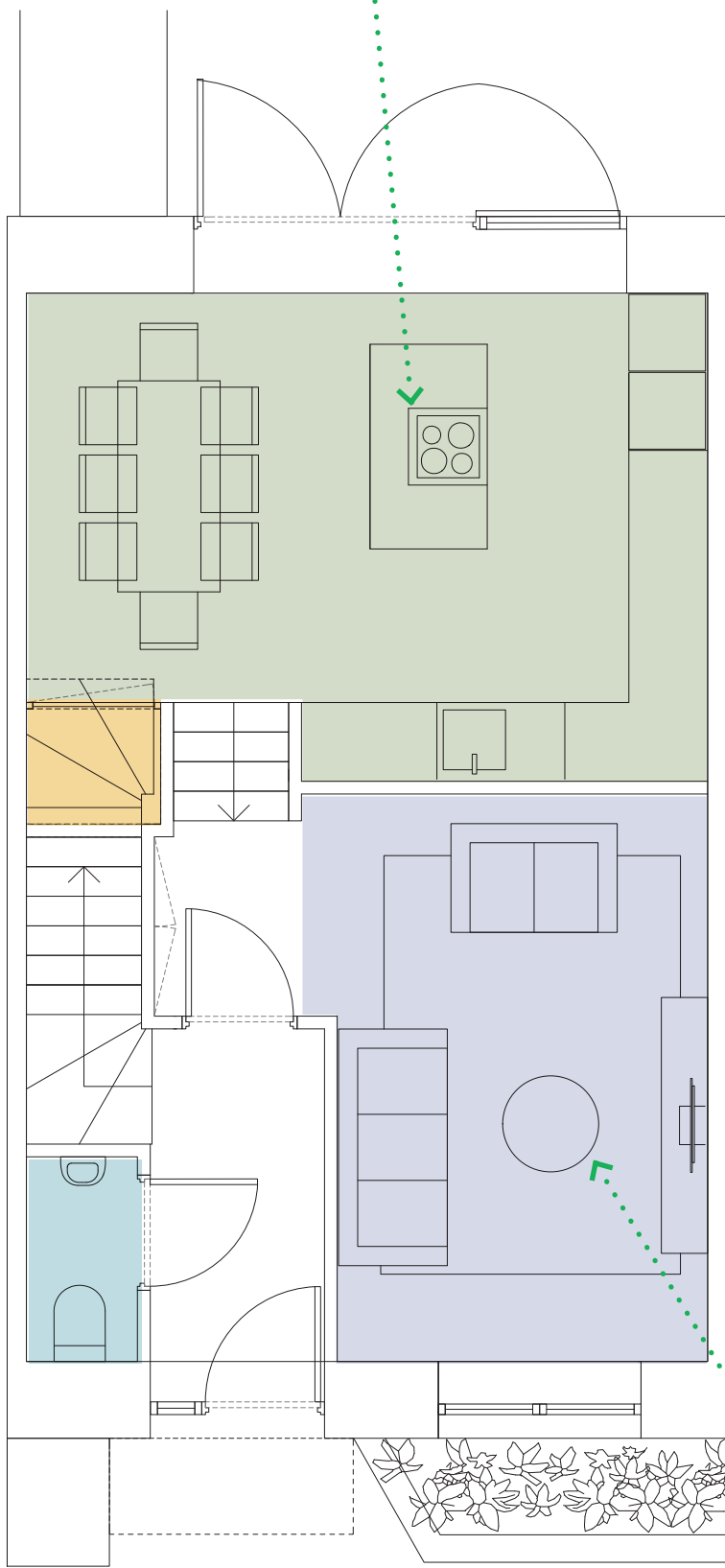
Sketch of the view from No.8 Navarino Road garden



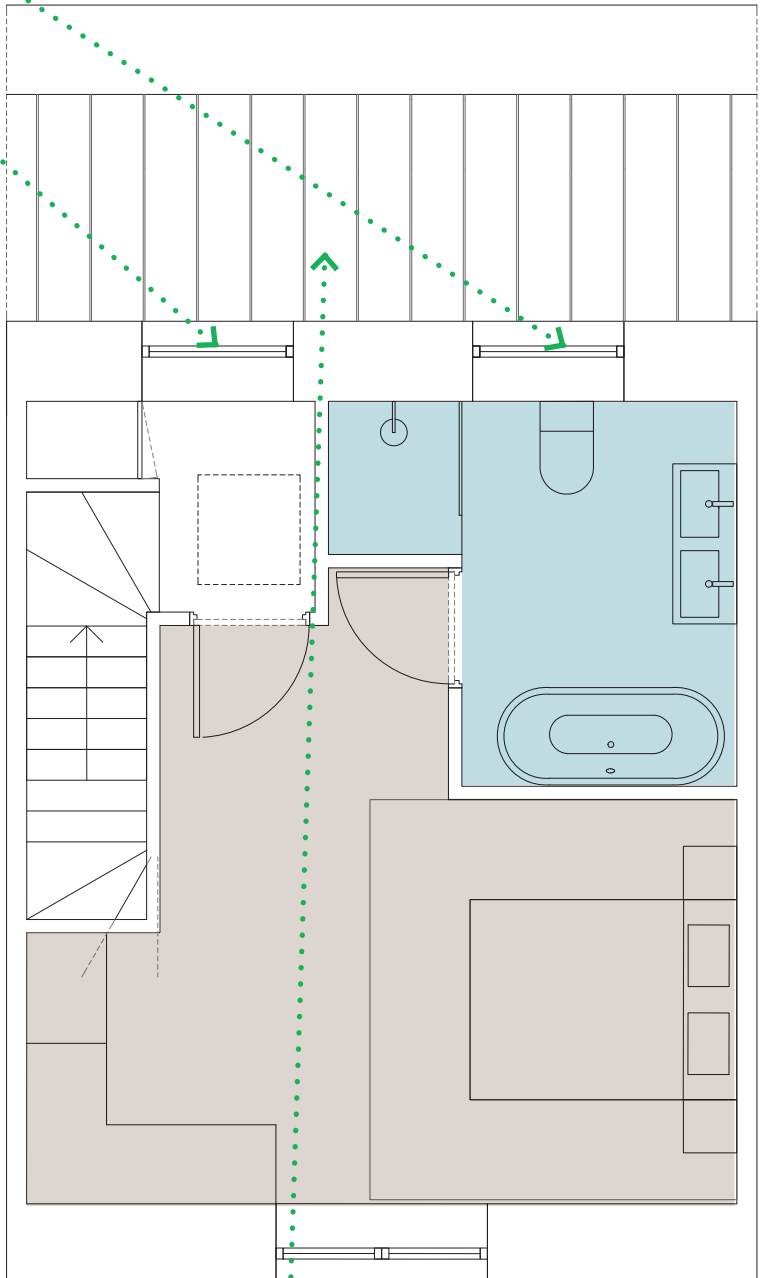
Courtyard Townhouses - Bay Study

Lower level kitchen-dining room makes use of the existing lower level of the carpark, avoiding unnecessary concrete fill and connects to the garden

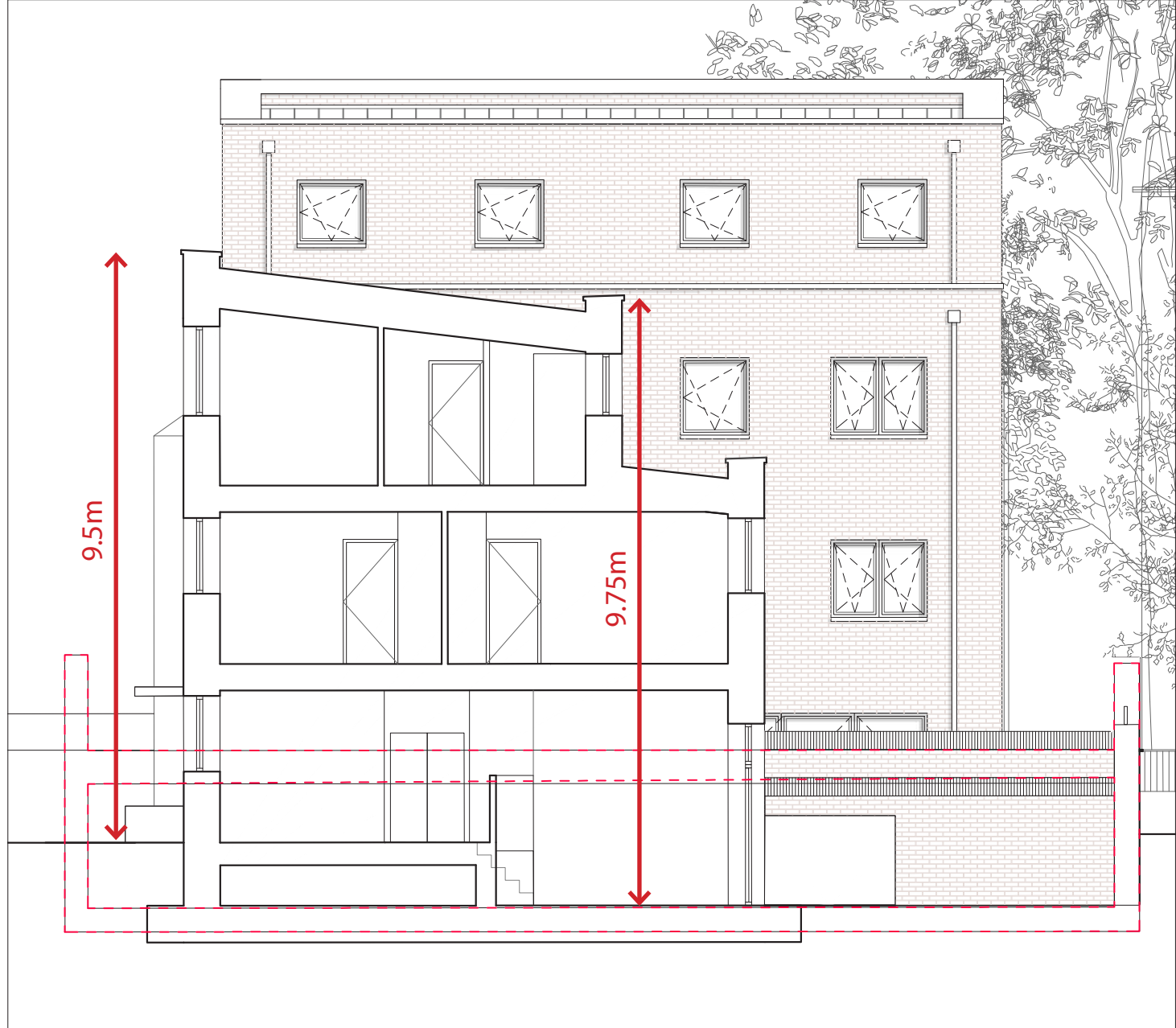
Where possible non-habitable rooms are located to the rear to address overlooking issues



First floor



Second floor



Courtyard Townhouses - section showing original carpark outline

- Ground floor
- Kitchen
 - Living room
 - Bathrooms/Cloakroom
 - Utility cupboards
 - Bedrooms
 - Study

Sitting room overlooks courtyard and footpath providing good passive surveillance

Inaccessible set-back to second floor, with mono pitch to reduce eaves height



South elevation of courtyard townhouses

Two, four-bedroom townhouses are proposed on Navarino Road. The existing substation switch room would be removed (relocated within the Eleanor Road block), to create a wider and level entrance into the estate.

The houses have been positioned to align with the existing Navarino Road building line. Care has been taken not to disturb the mature horse chestnut tree to the



Existing substation switch room has been relocated to provide a more welcoming entrance into the estate.



Navarino Road West elevation



Navarino townhouses bay study

The material palette combines white spandrel panels and windows and brown-toned brickwork, complementing the existing weathered brickwork. Balconies have solid fronts and open railings to the sides, referencing the existing estate balconies.



View of the Eleanor Road block, looking South along Eleanor Road towards London Fields (winter)



View of the Eleanor Road block at the entrance to the estate



View of the Eleanor Road block, looking South along Eleanor Road towards London Fields (summer)

A single material palette is used for both the townhouses and the Eleanor Road block.

Private entrances are defined with areas of pre-cast concrete cladding and the blue front doors within the estate reference the original tower colour scheme.



View of the Navarino townhouses and new estate entrance and route



View of the courtyard with new play area in the foreground.
NOTE: SOME TREES AND PLANTING ARE NOT SHOWN FOR THE PURPOSES OF THE ILLUSTRATION

New refuse and cycle storage is proposed for existing estate residents. This provision will bring the estate in line with the Council’s current waste management guidance. Proposals will also address safety issues and improve distances from front doors to refuse stores.

Refuse vehicles will no longer need to enter the estate, and bins will be collected directly from Richmond Road. Preventing vehicle access (except emergency access) will help address fly tipping and allows for new landscaped areas.

Signage and colour schemes for the bin stores will be co-designed with estate residents

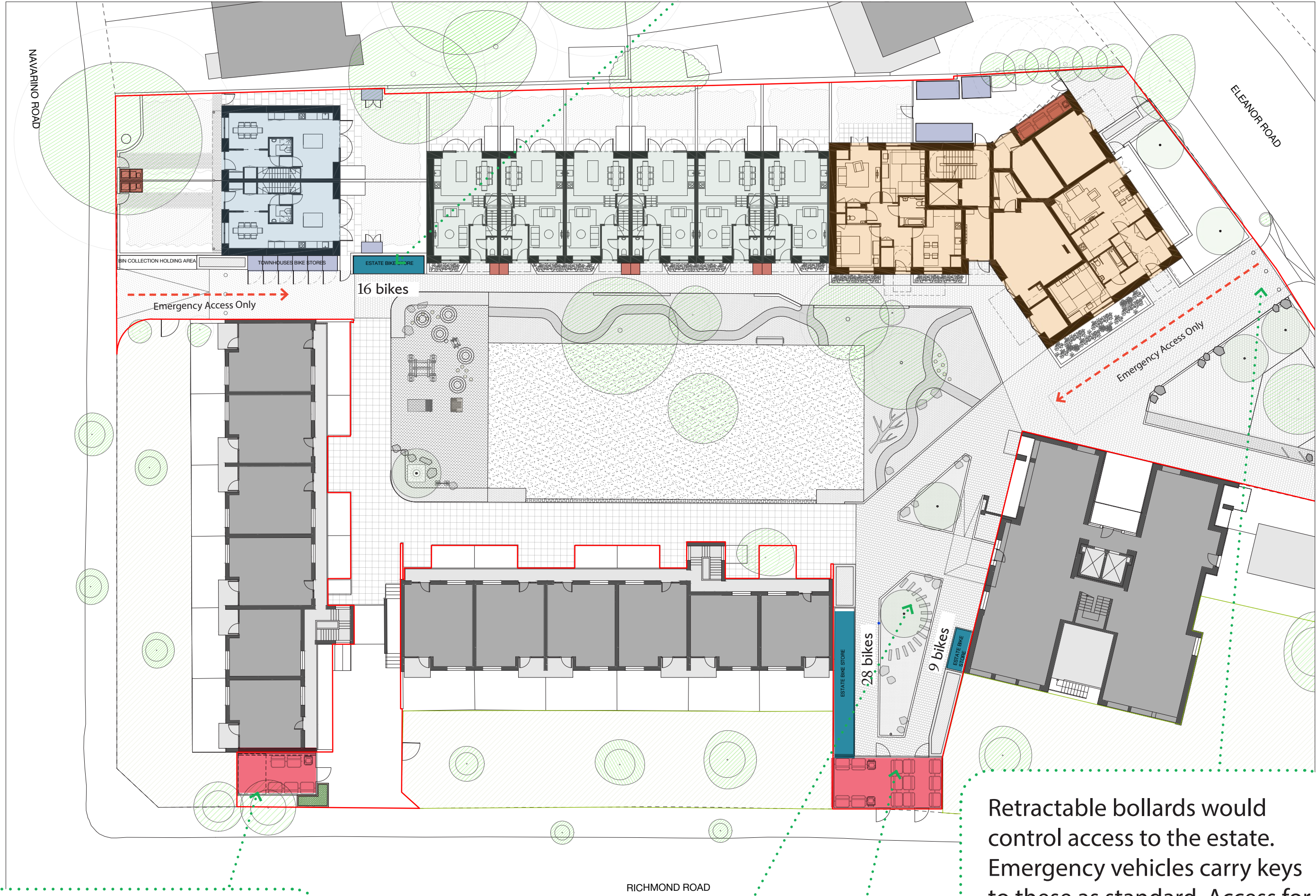


New estate bin store: Richmond Road West



New estate bin store: Richmond Road East

- Estate residents bin stores
- Estate residents bike stores
- Bin stores for new development
- Bike stores for new development



New, improved cycles stores will be provided for estate residents. Stores are secure and weatherproof and placed in convenient locations to maximise the landscape improvements.

New estate bin store:
Richmond Road West

- 5 bins for refuse and recycling
- 1 food waste bin
- 8 sqm bulky waste provision

New landscaped area with new trees, seating and play

New estate bin store:
Richmond Road East

- 13 bins for refuse and recycling
- 2 food waste bins

Retractable bollards would control access to the estate. Emergency vehicles carry keys to these as standard. Access for resident removals could also be arranged.



New landscaping and bike storage between the tower and maisonettes



Above: Wayman Court public realm / ground floor illustrative landscape plan (not to scale)

- 1. Existing green space retained (outside red line boundary)
 - 2. Shared surface service route
 - 3. Herbaceous planting
 - 4. Existing lawn retained / improved
 - 5. Existing play area expanded and improved with new equipment, communal seating and surfacing
 - 6. Proposed natural play trail integrated with planting
 - 7. Rain garden planting with integrated natural play
 - 8. Raised planters as defensible boundary to GF units
 - 9. Re-graded shared surface route from Navarino Rd
- Shared building access
 - Building servicing access
 - Play area access
 - Private residence access
 - Additional cycle stores for existing residents
 - Additional bin stores for existing residents
 - Location of view (below)

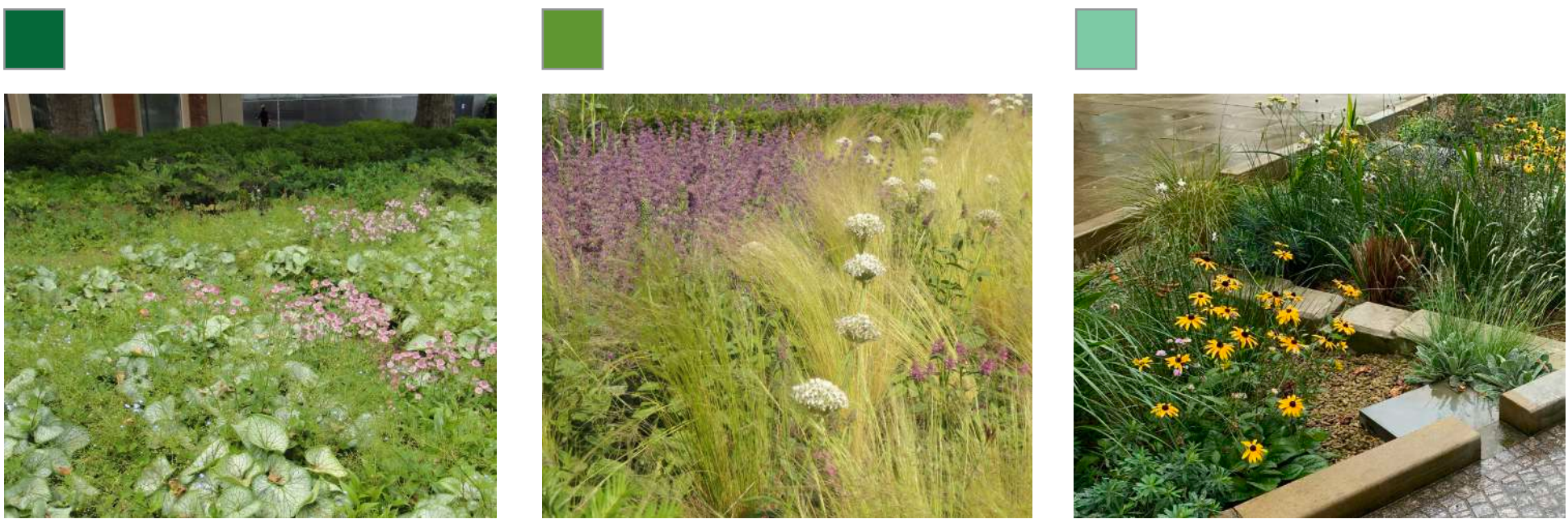


Natural aggregate concrete sets in warm tones for key spaces (Image credit: Tobermore)
Private door thresholds: dutch clay brick pavers
High quality concrete pavers / sets

Above: indicative paving materials palette



Above: sketch view showing the proposed eastern landscape. Looking south from the main entrance to the new building



Woodland understory mix
Herbaceous mix
Rain garden mix



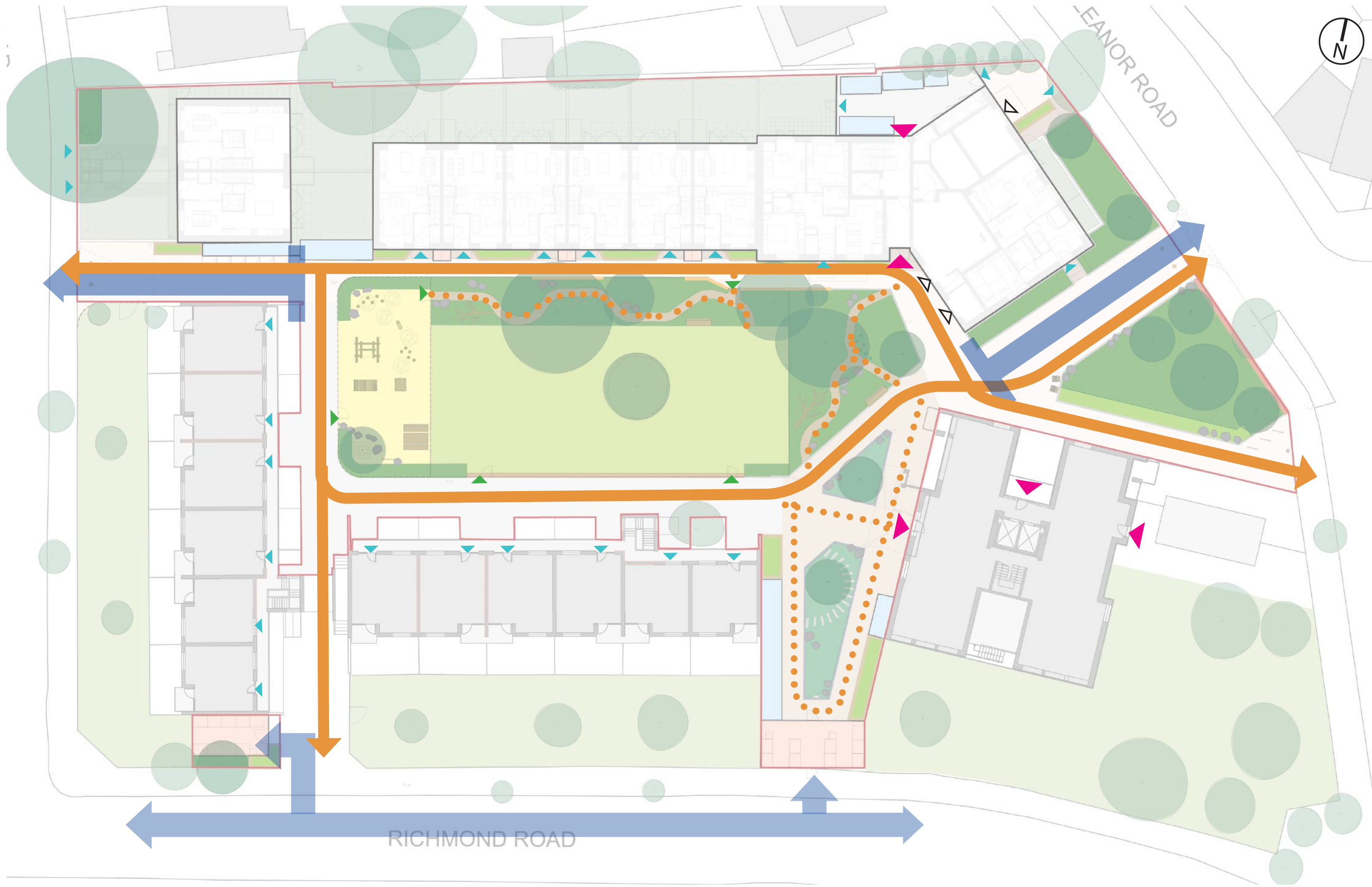
Trees with Spring blossom
Trees with Autumn colour
A variety of tree species e.g. silver birch

Above: indicative planting palettes

The landscape and public realm is designed to be accessible to all. New green spaces, play provision and pedestrian routes will help to improve pedestrian experience and better link new and existing green spaces.

Access and movement strategy

- Retained / new circulation: better-connected with clearer sight lines
- Secondary routes / play trails
- Emergency vehicle access only
- Refuse vehicle access from Richmond Road
- Shared building access
- Building servicing access
- Play area access
- Private residence access
- Cycle stores
- Bin stores



Above: diagram showing access and movement strategy

Play strategy

- New play space
- Natural play / play trails
- Existing play area to be retained and upgraded
- Existing lawn to be retained and upgraded

Play provision is a requirement of planning policy. The proposed strategy aims to make play accessible to all, for both new and existing residents.

Along with retaining the existing play area on the site and upgrading it with new fixed play features, much more natural play features are proposed across the site. These include stepping logs, boulders and concrete stepping stones, which will all help to achieve the play provision requirement, whilst blending in subtly with the proposed planting.

The existing lawn will be retained and improved, can continue to be used by residents for informal play, to hold events, as well as just sit and relax.



Above: diagram showing play strategy



Nature trail features such as these boulders



Stepping logs in areas of more natural play



Examples of fixed play equipment in the improved play area. (Image credit: TimberPlay)

