

Wayman Future Development Summary report

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Background

This report summarises the engagement methods and feedback received during the first 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 the Wayman Estate. This engagement took the form of a site-specific event and an online survey that ran for 2 weeks, from Saturday 2nd November 2024 to Sunday 17th November 2024.

Purpose of this report

This report provides a neutral account of the engagement that took place and the feedback received. The scope of the first stage of engagement was to gain an understanding of resident's views and ideas regarding the early design work for the new homes. As a result, would allow the Council to better understand how to develop the designs for residents' use and interact with the areas around them.

Distribution

- 1,200 letters were sent to the surrounding area ([see distribution area](#)).

Engagement

- An online survey was hosted on Hackney Council's consultation hub for two weeks between 2nd and 17 November.
- Two public engagement (drop-in) events were held on Saturday 2nd November and Wednesday 6th November in the central courtyard.
- Contact details were provided in the letter sent to residents who wished to ask any questions.

Responses

- 25 responses were received from the online survey and 20 comments were collected at the events.
- Around 40 local residents attended the public engagement events.

Feedback

General feedback

There is a high level of interest in the development of new homes on Wayman Court Estate from estate residents and from the residents of surrounding streets. Whilst the majority would rather see no development, there is an acceptance of the need for new homes and active involvement in helping to shape how new homes can be delivered on the estate using an agreed number of shared principles.

There is a strong sense of community with shared histories and significant individuals harnessing community. Residents value the neighbourly feel of the area, the walk through, its spatial openness, the green space at the centre of the estate and the quiet calm. They also appreciate its 1960's design and aesthetic and want this to inform the new designs. They also value the historic streets that surround Wayman Court Estate that form the conservation area and wish to preserve its unique character.

Residents generally agreed with the Shared Design Principles that have evolved through conversations with the Resident Steering Group, the Council and the architects:

- Preserve & enhance the central courtyard
- Strengthening pedestrian routes and visual links
- Consider residential outlook and light impacts
- Rationalise servicing and storage arrangements
- Provide a transition on Eleanor Road
- Height of new buildings to be in-keeping with surrounding buildings

Keeping the existing connections through the estate is supported and there is agreement that the hard landscaping and bin/cycle storage should be improved, including the children's play area.

Four differing design approaches were presented at the stage 1 consultation both in drawn diagrams and physical model form. Rather than choose an option, residents were asked to say what they liked or disliked about each approach. Responses have been insightful informing the development of the next stage of design.

Height and mass of the development is the biggest concern - that the proposals are too bulky especially on Eleanor Road where a five story block is proposed and that they exceed the height of the existing estate maisonettes.

During the consultation concern has been raised about the current condition especially of the tower building, where there have been ongoing leaks, damp and dangerous structures as well as regular issues with the lift and entrance security, especially affecting vulnerable residents.

Specific issues raised

Height (scale and mass)

The height and mass of the development is the biggest concern and its integration into the surrounding streets. In particular residents of Eleanor Road are concerned about the proposal for a five-storey building on Eleanor Road, which appears to protrude beyond the building line excessively and also comes very close to the 1st neighbouring house on Eleanor Road, with the loss of protected trees.

Some residents challenged the principle of a transition on Eleanor Road, questioning the validity of using the 17-storey tower of Wayman Court as a benchmark for height and transition with the 3-storey Victorian houses on Eleanor Road. Others were concerned that the height of the new buildings should not be higher than the surrounding maisonettes.

Residents of Wayman Court Estate are equally concerned about the proposed new homes exceeding the height of the maisonettes and that proposed new homes on Navarino Road do not protrude into the estate and overbear or adjoin onto the neighbouring maisonettes.

Light (daylight and sunlight) and overlooking

Whilst residents are keen for the new homes to have good orientation, light and dual aspect; there is a strong concern that the new development does not block or reduce daylight and sunlight into the gardens and properties of Navarino and Eleanor Road and Horton Road. There are similar concerns over overlooking.

Views, routes and sense of space

Within the estate residents wish to preserve the openness and sense of space of the estate as it was conceived in the 1960's, including the views of the sky and trees of the back gardens of Eleanor and Navarino Road properties.

Feedback from the survey conducted makes clear that residents of Eleanor Road value highly the view looking south towards the Wayman Court tower and how it sits in space as well as the view into the estate that follows the connection from Eleanor Road to Richmond Road. They are concerned that the proposed building on Eleanor Road will impact these negatively.

Bin storage and cycle storage

Almost all respondents agreed that improving the bin and cycle storage on the estate was very important, as the area attracts fly tipping and is very poorly laid out and designed.

New access from Richmond Road

There were mixed views about creating a new access from Richmond Road to enable refuse collection and the transformation of the area in front of the Tower building on Eleanor Road to be built on and landscaped.

Green space and biodiversity

Many respondents raised concerns over the provision of additional amenity space for the new homes and the importance of preserving existing trees and providing more green space and biodiversity. Many ideas were proposed to enhance the existing central courtyard / green space and for it to better provide for the whole community.

Play

The existing designated play area is considered poor and residents want to know what will be done to improve this and other ideas for integrating play into the landscape.

Community space

With the proposed loss of the existing community flat, residents want to know if the plans can integrate a new community space.

Cycling through the estate

Some residents feel there is a conflict with pedestrians making walking through the estate and connections with streets dangerous and that cyclists using the estate as a cut through should be stopped.

Construction impact

There is concern about the impact building works will have in the peaceful neighbourhood and the limited local streets and access.

Car parking

Residents on the surrounding streets are concerned about how construction and access will be managed and the impact on surrounding streets. It was suggested that construction vehicles should be allowed access through the Richmond Road LTN.

Consultation process

Concerns were raised about the consultation process regarding communications and timings of face to face events.

Overview of results

A mixture of quantitative and qualitative questions were asked concerning the existing neighbourhood and estate qualities that could inform the plans; 6 proposed shared design principles, connections though the estate and how to improve them; existing open and green space enhancements, whether more green or play space is desired as well as feedback (likes and dislikes) on 4 different layouts and approaches to delivering new homes. We also asked about favourite memories of the estate and local heroes to provide inspiration for developing a unique sense of place and identity. 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:

Character of the Wayman Estate-Board 3

Question 4. What are the things you most love about the neighbourhood?

By far the most mentioned thing people love about the neighbourhood is its community feel the mix and diversity and general friendliness. Along with this the amount of green space and trees are felt to make the area very attractive. It is seen to be a peaceful and quiet place especially following the introduction of the Low Traffic Neighbourhood (LTN) which has reduced traffic. Local amenities are within walking distance. Neighbours value being able to walk through the estate which is a green oasis. Some noted the architectural qualities of the 1960's estate they enjoy including its openness and light qualities, details and colour as well as the space around the Wayman Court tower block which is iconic when seen from London Fields, or walking south down Eleanor Road.

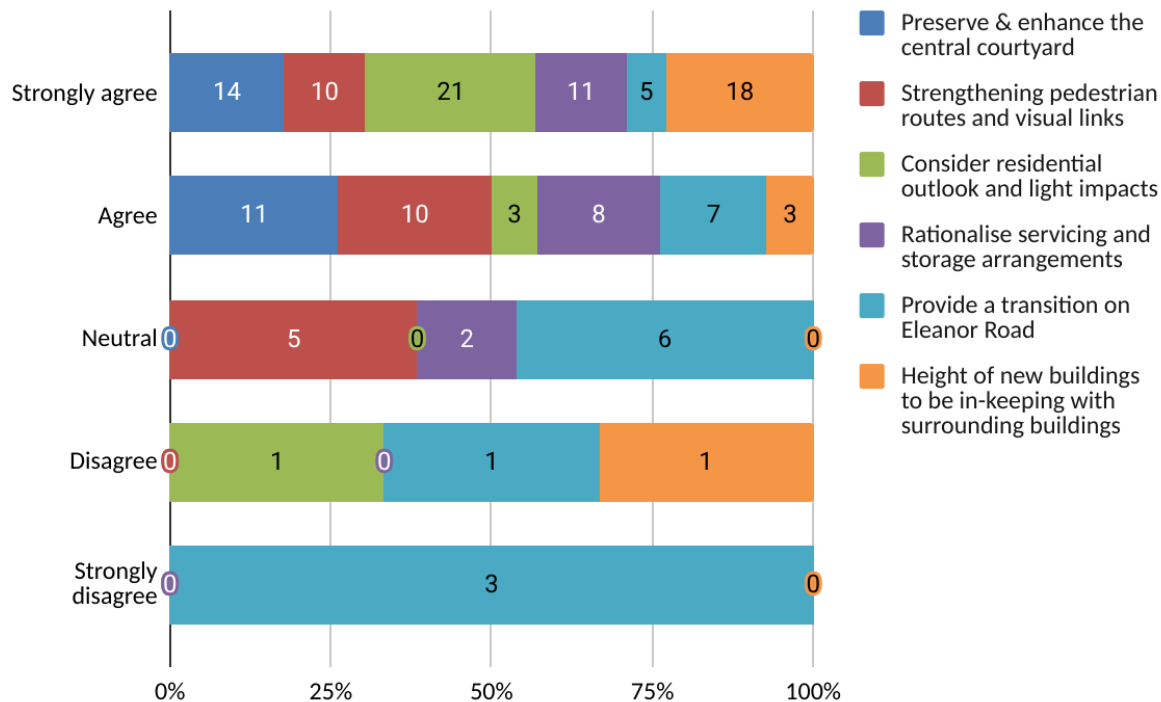
Question 5. What elements of Wayman Court would you like to see reflected in the designs for new homes?

The majority of comments relate to green space and density. Residents want to preserve the green spaces, particularly the central courtyard; biodiversity and openness of the estate along with areas for children to play and adults to sit in the sun and enjoy, supporting the sense of community.

They also would like to see reflected 'low-rise' buildings that are sympathetic to the 3 storey surrounding streets and the 4 storey maisonettes on the estate. In addition, retaining the accessibility and permeability of the estate (rather than gating it) will retain its feeling of being part of the neighbourhood.

Shared Design Principles – Board 4

Question 6a. To what extent do you agree or disagree with the Shared Design Principles listed below?



	Preserve & enhance the central courtyard	Strengthening pedestrian routes and visual links	Consider residential outlook and light impacts	Rationalise servicing and storage arrangements	Provide a transition on Eleanor Road	Height of new buildings to be in-keeping with surrounding buildings
Strongly agree	14	10	21	11	5	18
Agree	11	10	3	8	7	3
Neutral	0	5	0	2	6	0
Disagree	0	0	1	0	1	1
Strongly disagree	0	0	0	0	3	0

Most respondents either agreed or strongly agreed with the shared design principles. The only principle that degenerated some disagreement was Principle 5 'Provide a transition on Eleanor Road'. Those living on Eleanor road disagreed that using the height of the 17 storey tower as a justification for a 5 storey building being a transition from the 3 storey victorian housing on Eleanor Road was not justified, or a

valid argument, as the tower would not be permitted today and its significant quality is how it sits within an open space and marks the entrance to the estate.

Question 6b. Are there other Shared Design Principles you feel are missing from the list above?

The below were suggested:

Scale, massing and location - 6 comments

- Apply Conservation Area principles - re height and light and to preserve the scale and frontage of Eleanor Road. Potential to use car park level to reduce height

Green and Open space - 5 comments

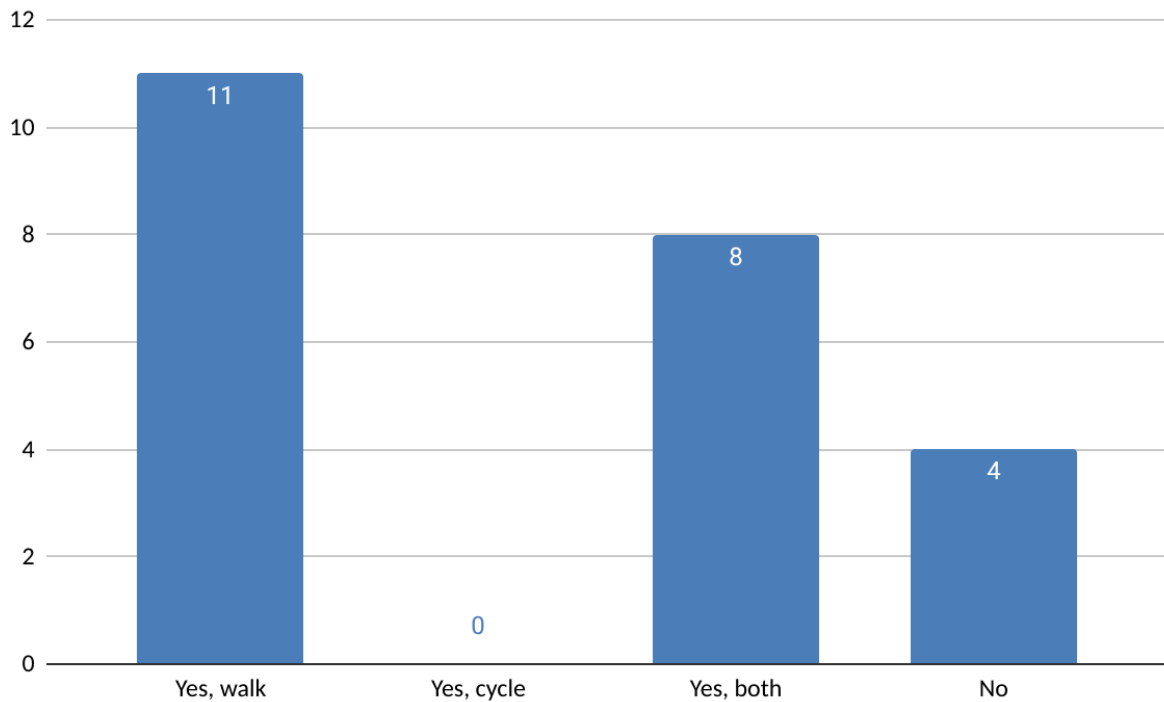
- Preserve and increase public amenity space and trees and make all green spaces useful shared amenity spaces (eg along Richmond Road and Navarino Road).

Access and movement - 5 comments

- Avoid hidden spots - preserve views and maintain safety. Encourage active travel, provide cycle infrastructure whilst stopping non-residents cycling through the estate - preserve the sanctuary and create safer junctions/thresholds

Access, Movement and Servicing– Board 5

Question 7a. Do you walk or cycle through and around Wayman Court regularly?



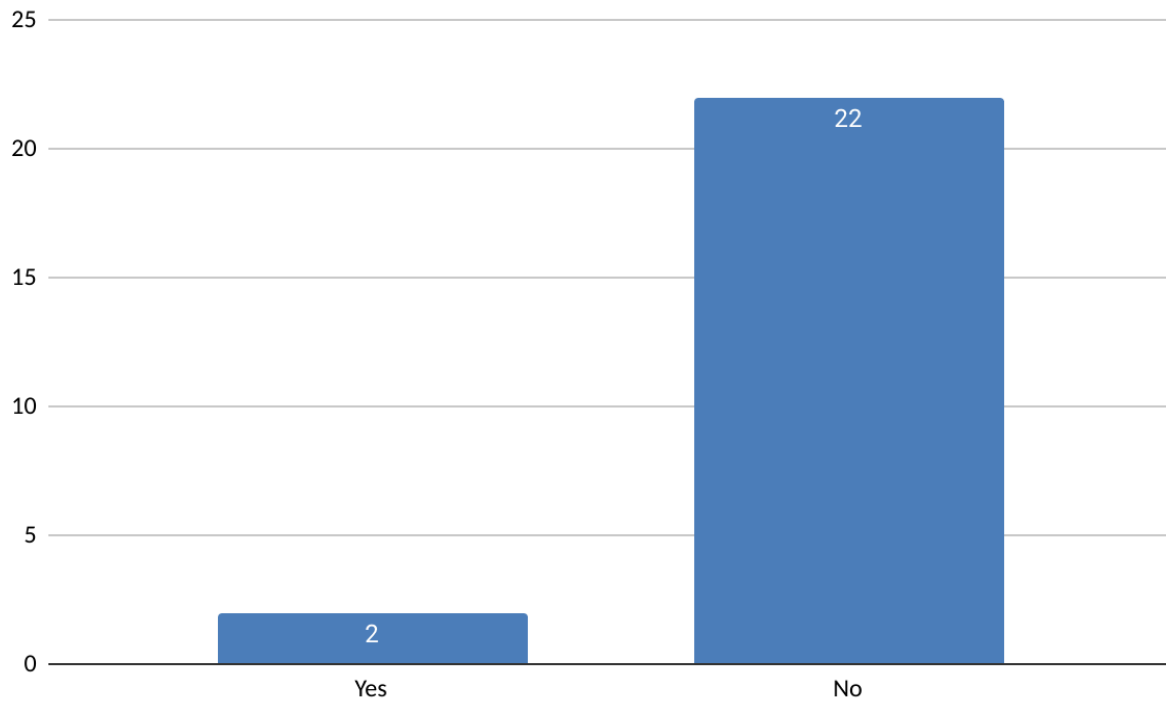
Yes, walk	11
Yes, cycle	0
Yes, both	8
No	4

8 out of the 24 respondents said they both walk and cycle through the area and 11 said they walk through Wayman Court regularly. One respondent said they never see anyone walking or cycling through.

Question 7b. If yes, what improvements or changes would make walking and cycling more enjoyable and safer for you?

Whilst people generally feel safe on the estate and want to keep the multiple routes provided; it was mentioned that the bin areas, where there is fly tipping, and undercroft areas to the tower attract ASB and could be improved to make it safer, including new lighting. Also that improved and increased (resident only) cycle infrastructure would encourage more cycling and active travel.

Question 8a. Do you have a mobility issue that affects your ability to get around the area?

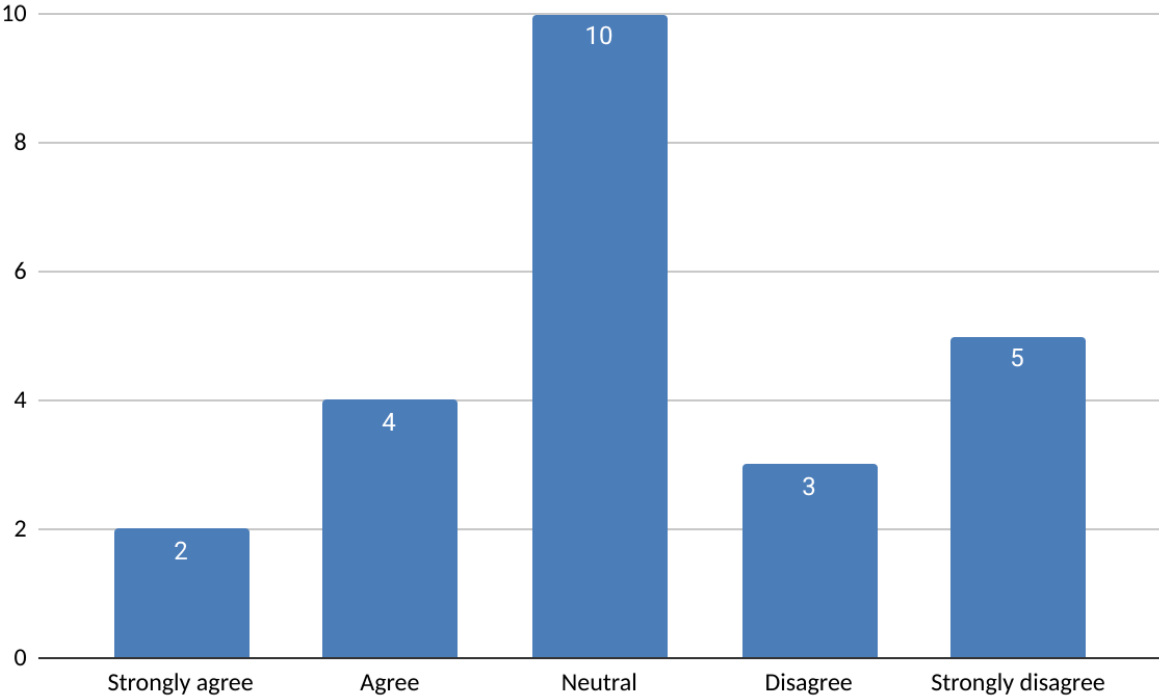


Yes	2
No	22

Question 8b. If yes, what improvements or changes would make getting around the estate easier and safer for you?

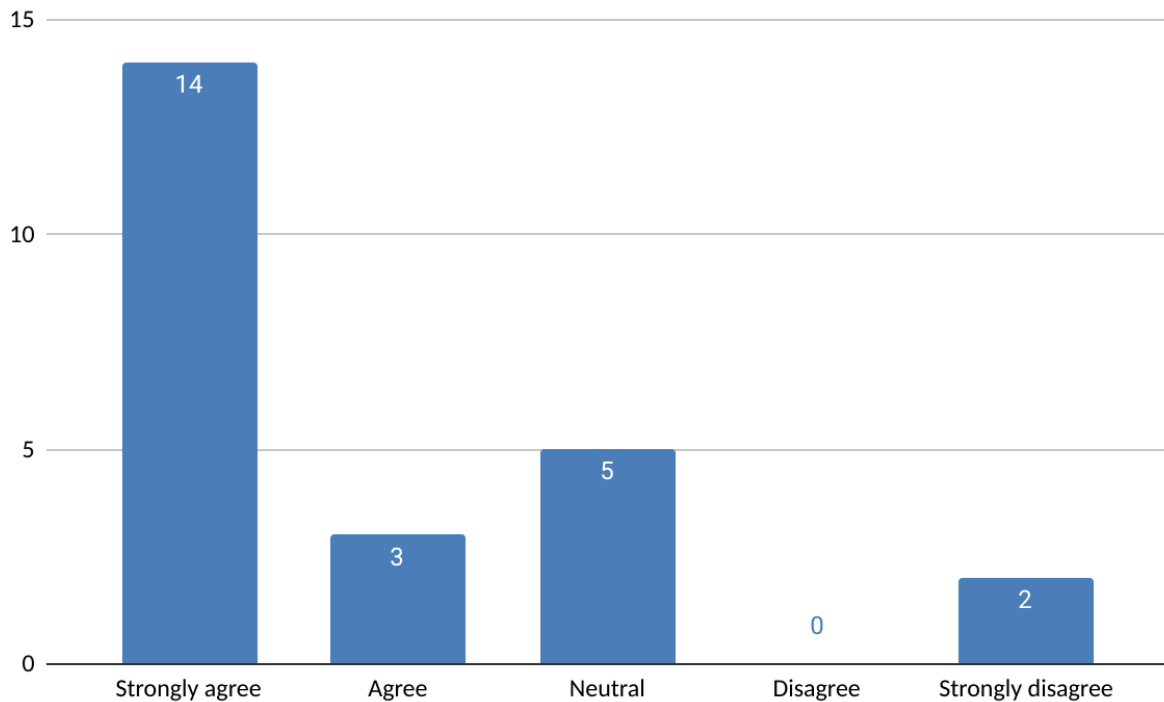
One respondee with hearing difficulty noted that they sometimes do not hear cyclists when walking through the estate and this is dangerous for them.

Question 9. To what extent do you agree or disagree that keeping a shortcut from Navarino Road to the estate is key?



Strongly agree	2
Agree	4
Neutral	10
Disagree	3
Strongly disagree	5

Question 10. To what extent do you agree or disagree that keeping a shortcut from Eleanor Road to Richmond Road through the estate is key?



Strongly agree	14
Agree	3
Neutral	5
Disagree	0
Strongly disagree	2

Question 11. What improvements would you like to see to the open spaces on Wayman Court?

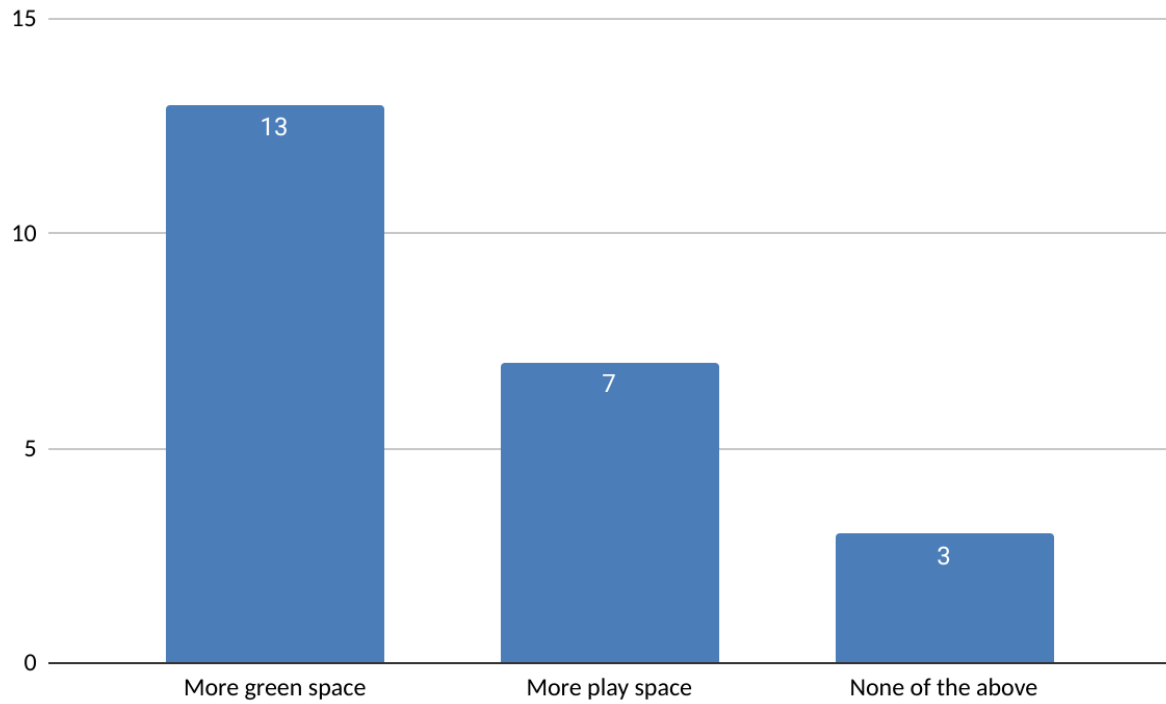
The majority of comments (19) want to see less hard surfacing and more attractive landscaping, more planting and greeners as well as addressing bins and generally increasing the area of green space. This includes more trees to provide privacy and height. 2 mentioned better use of Richmond Road shared green space which is currently fenced off and only accessible to adjacent residents. 3 would like to see more things for young people such as table tennis, parkour and a ball games area.

Some specific one off suggestions include:

- Removing the railings from around the central green space
- Integrating play within the green spaces
- Introducing hillocks and undulations
- Shade
- Winding paths and

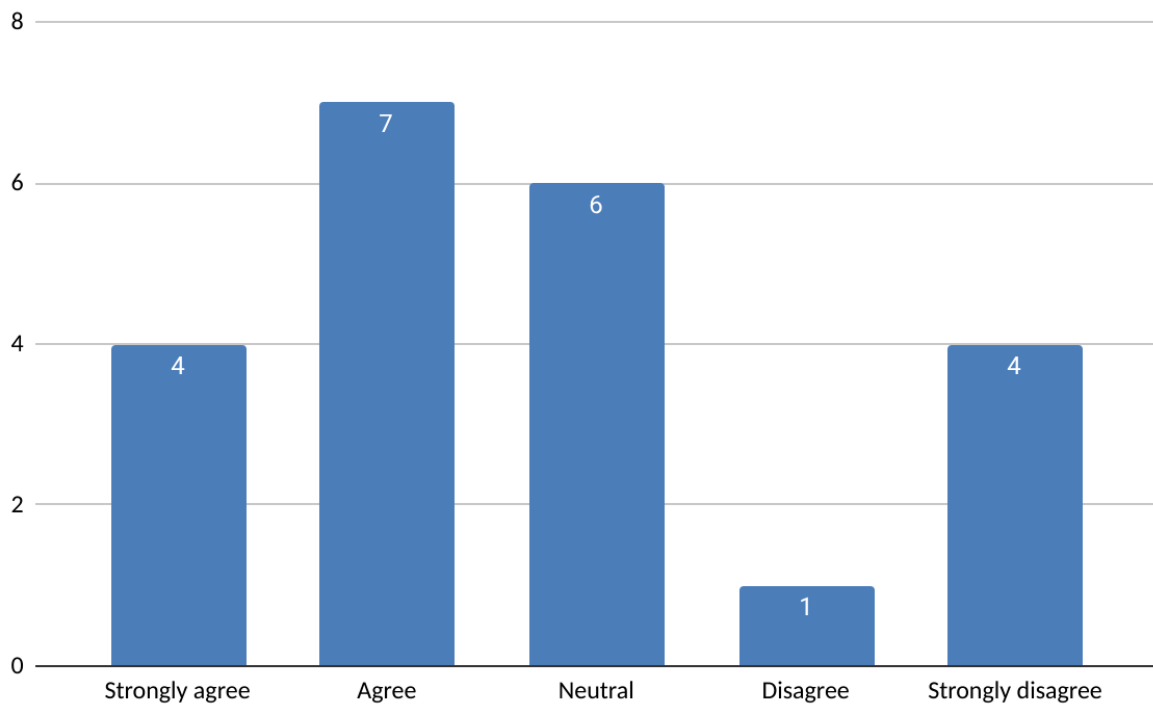
- Some seating

Question 12. Would you like to see more green space or more play space? Tick your preference below



More green space	13
More play space	7
None of the above	3

Question 13. To what extent do you agree or disagree with exploring a new access from Richmond Road for waste collection?



Strongly agree	4
Agree	7
Neutral	6
Disagree	1
Strongly disagree	4

There were mixed views on this both from the online survey and from comments received at the public events.

Site Strategies – Board 6 & 7

Strategy 1 – Linear

Question 14a. What do you like about this option?

7 people didn't answer this question and 4 felt there was nothing to like about the option.

11 people liked this option because:

- It maintains historic building lines
- Building height is not increased on Eleanor Road
- It retains natural flow of Eleanor Road housing

- Fits in with the symmetry of the estate
- Is in keeping with the rest of the estate
- Has potential to use a split level and
- It maintains the central green space

It was suggested that by building down into garage space to keep height down to make it in keeping.

Question 14b. What don't you like about this option?

6 people didn't answer this question. 9 people felt that it would block the light (to Eleanor Rd and Navarino Rd houses and gardens) overshadowing them as well as overlooking and impacting privacy - potentially also of the homes.

11 people said the approach was out of scale for the space and area, too dense, too much of a slab, too large, massive, intrusive and that the height was above the height of the maisonettes even though only 4 stories maisonettes.

Two people mentioned that the option does not meet the Shared Design Principles. One other noted that the gardens at the rear of the new block face north and will be overshadowed by the building and access deck.

Strategy 2 – Villas

Question 15a. What do you like about this option?

4 people didn't answer this question and 4 felt that there was nothing to like. 2 people felt this was the best approach as it doesn't seem to divide the estate and it looks as though current residents will have access to more communal space.

What respondents liked:

- Preserves the central green space, light in the middle and provides
- more communal space (6)
- Sympathetic to surroundings / links with street buildings / a natural extension of Navarino and Eleanor Roads (6)
- Makes the most sense as a diagram / does not divide the estate / more space between new build and existing maisonettes / new housing is broken up / does not negatively impact either the estate or surrounding roads (2)
- Preserves permeability to gardens behind (views) and has less impact on gardens of Navarino Road and Eleanor Rd (2)

There was a suggestion to step blocks down towards the centre, whilst still maintaining permeability

Question 15b. What don't you like about this option?

There was a strong negative response from residents of Eleanor Road to this approach with 15 respondents expressing opinions that the approach is:

- Oversized / bulky / too large / too high
- Creates a 'Tower estate' feeling and inappropriate for conservation area
- Not in keeping with adjacent Victorian properties volumes and alignment
- Does not integrate / steps in front of building line on Eleanor Road and
- Cuts off the view of Wayman Court tower meeting the ground and London Fields in the distance.

A resident living adjacent to the proposed block on Navarino Road is very concerned about this approach that protrudes into the estate and is overbearing on adjacent maisonette building (1)

One person felt the villas option didn't work on its own and suggested that the approach missed out on using the car park and that a better approach could be to combine the villas with a lower level linear. Two identical villas on either end for sale and some lower level flats/maisonettes in the linear model. Another suggested that the villas could step down towards the centre of the estate.

Strategy 3 – Mimicking the estate

Question 16a. What do you like about this option?

Seven respondents chose not to answer this question and 7 said they didn't like anything about this approach.

For one respondent this was the preferred option along with 5 others who shared similar likes - as it enhances the existing courtyard garden by reorienting it and preserving the green view down between the rear gardens between Eleanor and Navarino roads. All the flats in the new block have an east and also minimises the overshadowing / overlooking the gardens to the North. The three forms respect the massing and scale of the Conservation area, with houses that preserve the line of the terraces on Eleanor and Navarino Roads, and the block of flats reflecting the scale of the maisonettes. The gap between the end of the terrace on Eleanor Road and the existing Wayman Court tower is preserved.

Question 16b. What don't you like about this option?

8 people did not answer this question. 9 people didn't like the mimicking the estate approach as it placed a large building in the middle of the estate which was felt to destroy the green and beating heart of the community in half and involved a loss of green space and still looks taller than the maisonettes.

6 people felt that there would be a negative impact on the low rise blocks of Wayman Court; that the central block would be intrusive, crowded, overbearing and too close to southern maisonettes. It was also noted that the route through would not be safe - as the long view is lost.

Strategy 4 – Hybrid

Question 17a. What do you like about this option?

6 people didn't answer this question and 4 felt there was nothing or not much to like about it.

12 respondents had something positive to say about this option. What they liked was:

- Two of the buildings (Navarino + middle terrace) fit well in the available space (2)
- Better alignment with Eleanor Road existing buildings (2)
- The variation in heights making it less blocky (2)
- More space between existing buildings (1)
- Back gardens (1)
- That it is a logical approach (1)
- Use of space and retention of linear element (1)
- Creates a street and follows natural line of the roads (1)
- Less impact on light for the estate (1)

Question 17b. What don't you like about this option?

3 respondents didn't answer this question. 11 felt the building on Eleanor Road is oversized and 'tower' like and would have a detrimental effect on the conservation area and the southern end of Eleanor Road closing off views and overshadowing.

4 said that 5 stories are too high and 5 that the building on Eleanor Road protrudes beyond the building line.

Others (2) felt that the scheme was 'messy' and resulted in gloomy back gardens (1). One person felt that the town houses on the car park site are still overbearing and would result in the loss of light to the gardens and buildings on Navarino and Eleanor Roads and the loss of amenity space.

History & Identity– Board 8

Question 18. Please share your fond memories and anecdotes about living on the Wayman estate:

8 people answered this question out of which three mentioned Bernie, a lovely old man who had lived in the tower since it was built in 1965 with his mother and who till

his death 5 years ago looked after the rose garden. And now others do to preserve the memory and his good work.

Others mention lazy summer days in London Fields and using the original lido.

For other respondents, it is the community, coming together in gathering around the central green space for example for fireworks, or in the WattsApp group established during COVID and continuing.

One resident is interested to share their knowledge and memorabilia of the estate and to find out more about where the name comes from, about the architect team and celebrate the iconic identity of the tower and estate.

Question 19. Who is your local hero?

This question was answered by 7 residents and revealed a handful of local heroes and a strong neighbourhood where people know each other.:

4 mention R. King, a local resident of the estate - for their good work for the community, and for always having residents back and for their enthusiasm.

2 mention Francesca, who runs a delicatessen for re-invigorating Wilton Way, a nearby street with a few independent stores on it.

Others receiving one mention include:

- Violet Green, chair of the TRA
- Sarah Byrne, lives in the maisonettes and recently stood as an independent councillor
- DJ Ron our neighbour on the tenth floor who knows how to lift our spirits
- Neighbours on Eleanor Road and their street parties and
- Viv from East London Ladies FC

Additional Feedback

Question 20. Is there anything else you would like to share about the proposed changes, or do you have any other concerns or suggestions?

18 people provided additional comments about the proposed changes, raising concerns and suggestions. The most talked about topic was height and massing (8 people), followed by construction impact (4 people) and then on parking (3 people).

Height and mass of the development is the biggest concern - that the proposals are too bulky especially on Eleanor Road where a five story block is proposed. Residents challenge the validity of using the transition from the three storey Victorian houses along Eleanor Road to the 17 storey Wayman Court Tower block as a justification for a

five storey building that also blocks the view of Wayman Court tower and the route through the estate.

The design should respect the wishes of the original architect Harry Moncrieff, who chose to allow for space around the high rise.

Many have noted that the council gave assurance that heights would not exceed the existing height of maisonettes, however, due to current building regulations this has not been possible. To keep mass down and to meet the agreed shared design principles it has been suggested that other forms of heating and ventilation could be considered to reduce floor to floor heights and sunken homes with south facing gardens to reduce levels.

Residents on the surrounding streets are concerned about how construction and access will be managed and the impact on surrounding streets. It was suggested that construction vehicles should be allowed access through the Richmond Road LTN. On parking several people wanted to know whether residents with estate parking permits will receive on street permits, whilst residents on surrounding streets raised concerns over the impact on street parking.

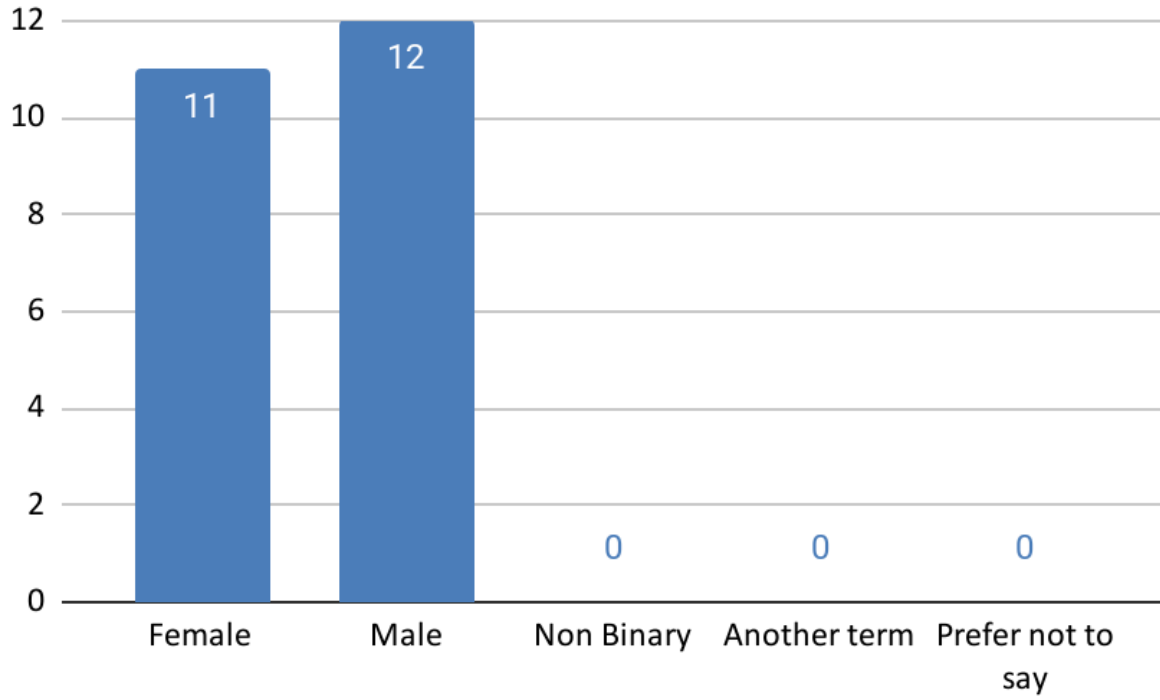
Other comments and suggestions include:

- Biodiversity is really important and given the amount of new homes being built in the area, sustainable and genuine new green space needs to be provided.
- Importance of light for Eleanor Road and Navarino Road gardens and properties.
- Concerns over potential entrance off Richmond Road and whether this will mean the closure of access from Eleanor Road.
- The new build should be seen as part of Wayman Court estate and not given a new name. It should 'fit in' with a modernist style of architecture.
- Need to design for health and wellbeing.
- Biodiversity is really important and the provision of genuine new green space.
- Need to address the unresolved issues in the high rise with leaks from the roof that haven't been properly fixed in over 30 years
- Concerns about the consultation process regards communications and timings of face to face events.

Generally concerns that the Shared Design Principles set out are not being adhered to. One resident suggested that a developed option 2 could deliver all the design principles.

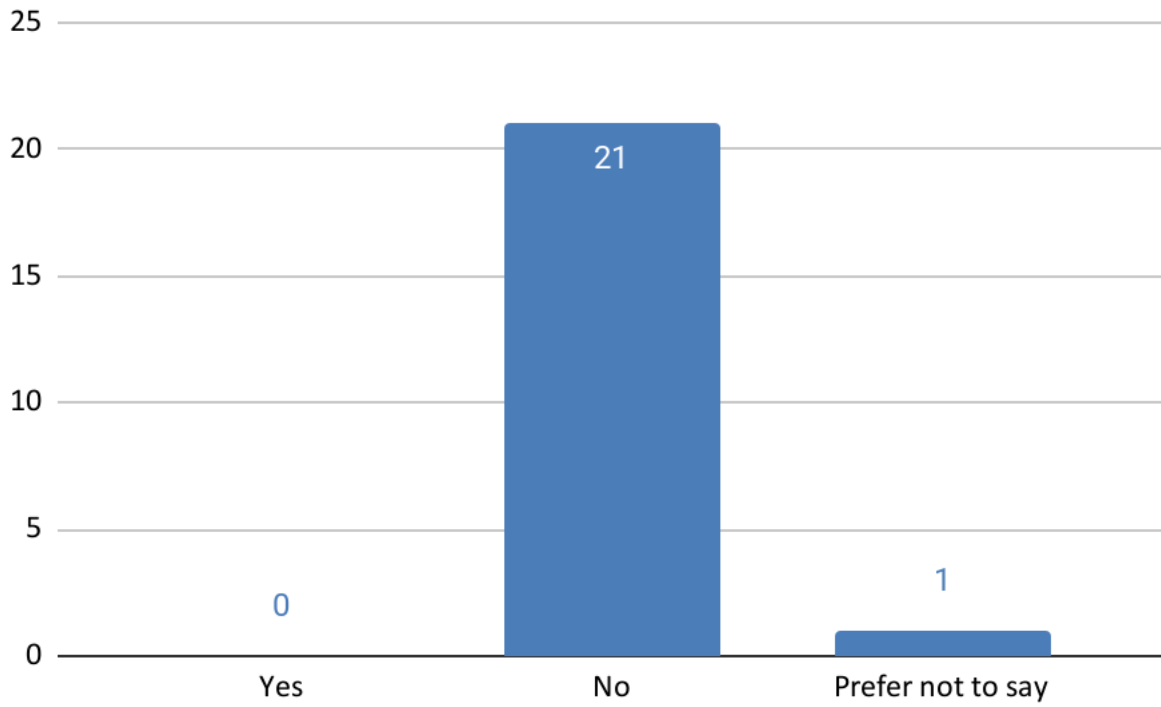
About you

Gender: Are you...



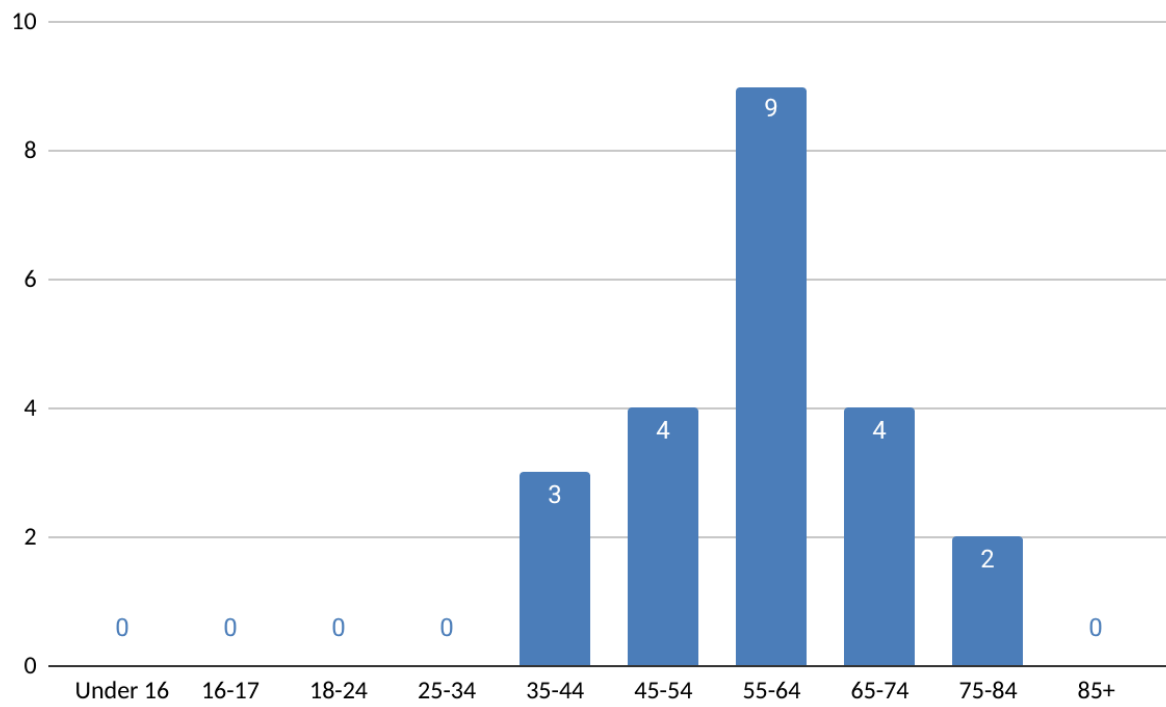
Female	11
Male	12
Non Binary	0
Another term	0
Prefer not to say	0

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



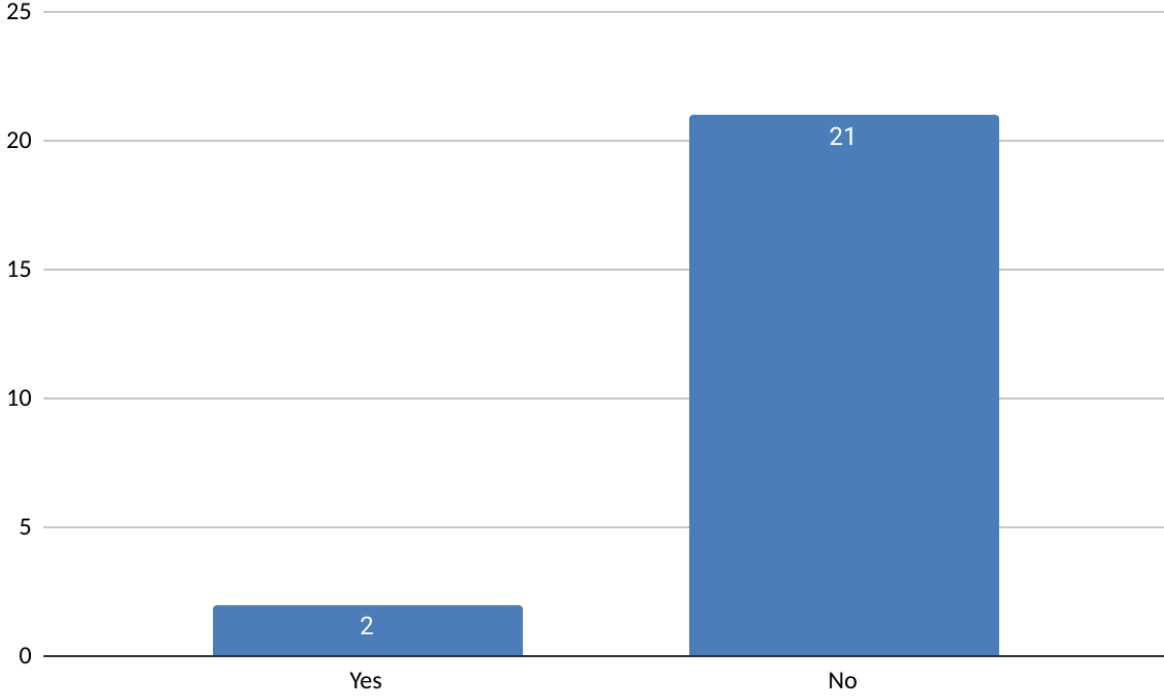
Yes	0
No	21
Prefer not to say	1

Age: what is your age group?



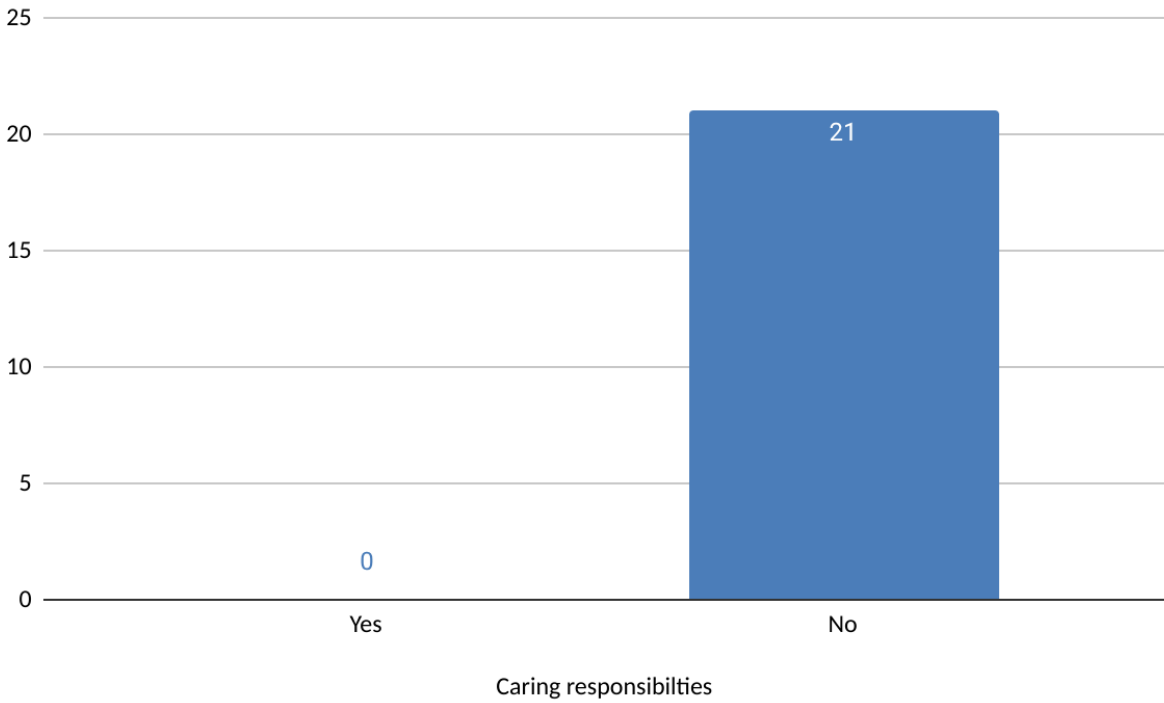
Under 16	0
16-17	0
18-24	0
25-34	0
35-44	3
45-54	4
55-64	9
65-74	4
75-84	2
85+	0

Disability



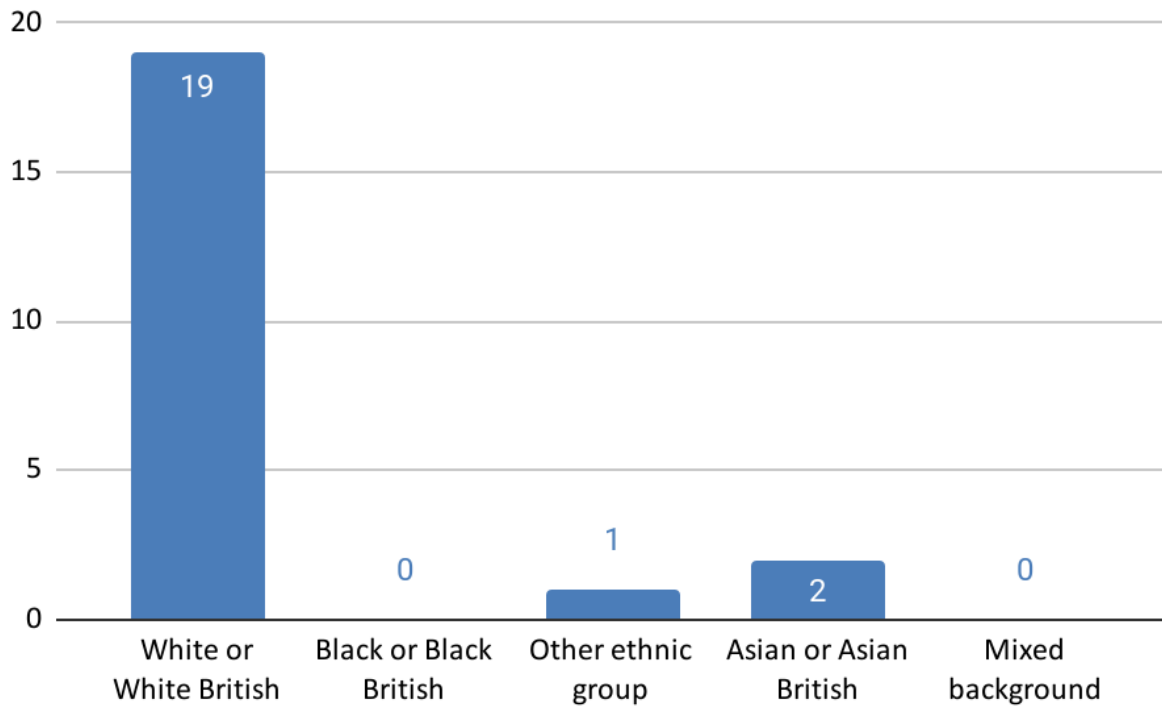
Yes	2
No	21

Caring responsibilities



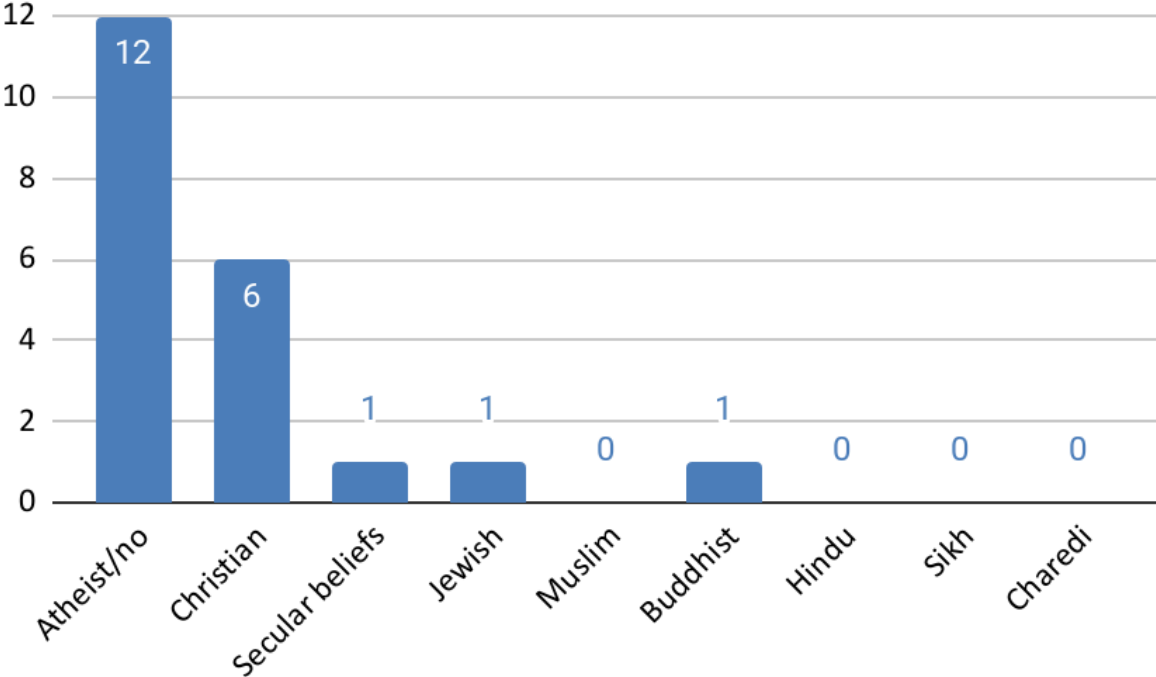
Yes	0
No	21

Ethnicity: Are you...



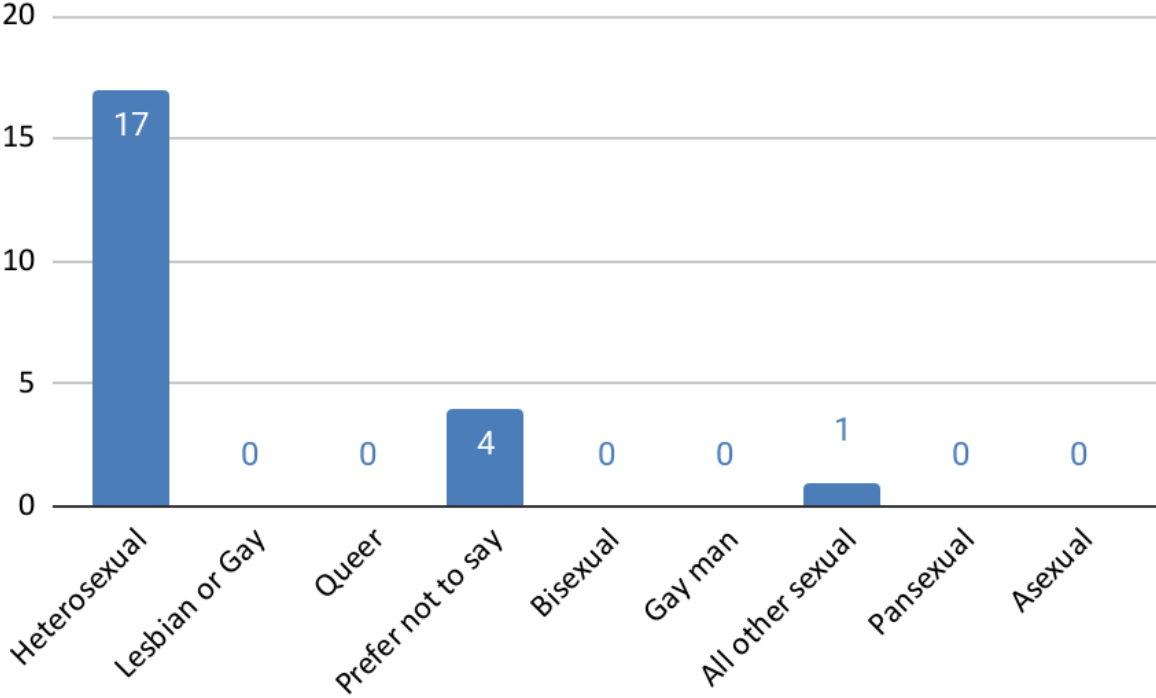
White or White British	19
Black or Black British	0
Other ethnic group	1
Asian or Asian British	2
Mixed background	0

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



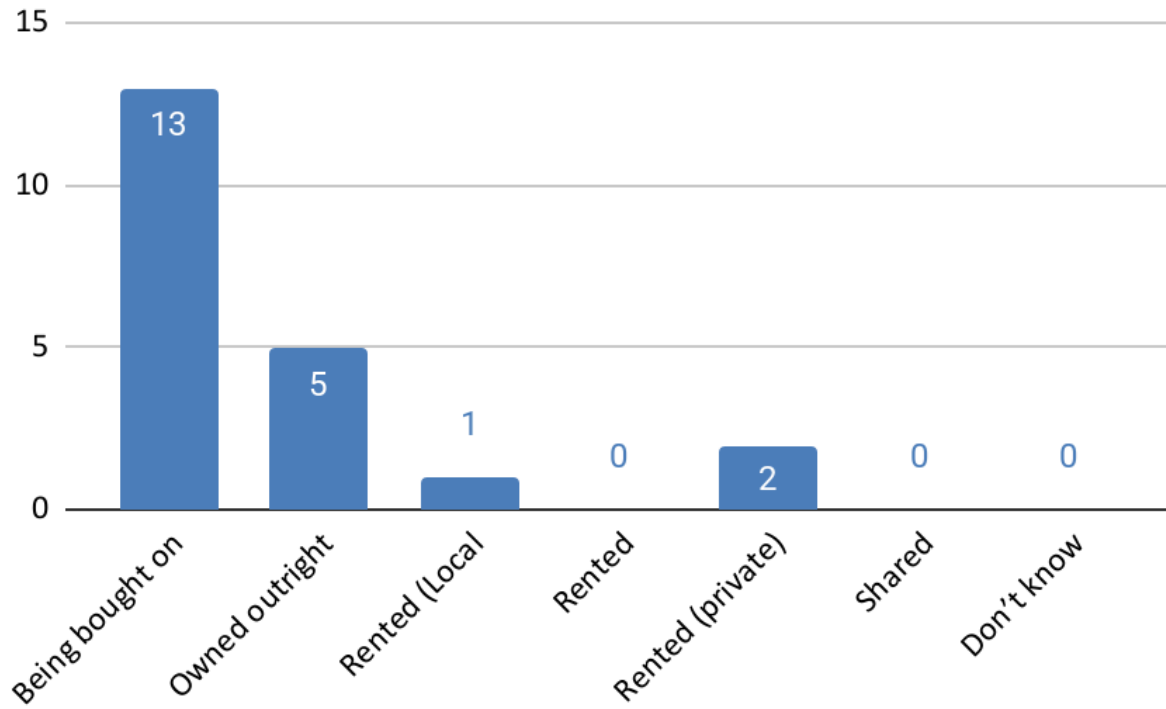
Atheist/no religious belief	12
Christian	6
Secular beliefs	1
Jewish	1
Muslim	0
Buddhist	1
Hindu	0
Sikh	0
Charedi	0

Sexual orientation: Are you...



Heterosexual	17
Lesbian or Gay woman	0
Queer	0
Prefer not to say	4
Bisexual	0
Gay man	0
All other sexual orientations	1
Pansexual	0
Asexual	0

Housing Tenure



Being bought on a mortgage	13
Owned outright	5
Rented (Local Authority/Council)	1
Rented (Housing Association/Trust)	0
Rented (private)	2
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 next public engagement event in spring 2025. The Council is currently due to submit a planning application in autumn 2025.

If you have any questions regarding this project please contact Celine Mionnet, Project Manager at celine.mionnet@hackney.gov.uk