

Welcome to the first public drop-in exhibition, showing the early ideas for delivering new homes at Wayman Court.

In 2023 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 a high-quality, genuinely affordable homes to those who need it. Wayman Court is one of 14 locations across Hackney that will make up a new programme to build around 400 new homes.

We're inviting you to work with us to progress the plans for new homes on Wayman Court car park with improvements on the estate.



Wayman Court Car Parking



Wayman Court garages

What's happening now?

We've appointed a design team to develop proposals for Wayman Court car park, including:

Architects: Haworth Tompkins and Balaam Murphy
Landscape designers: LDA Design
(See examples of their work below)

They are supported by technical experts including:
Cost consultant: Exigere
Planning consultant: HTA Planning
Multi-disciplinary engineering consultant: XCO2

Residents at the heart of the project

To ensure that residents are at the heart of this project, we've established a Resident Steering Group (RSG) of named residents to help shape the project, involve the wider community and inform the design development. The design team have to date met and worked with Wayman Court Resident Steering Group 4 times. They have shared local knowledge, raised concerns, suggested ideas and encouraged other residents to get involved.



Site visits April 2024



RSG Site Exploratory

This exhibition

From what we've heard to date, a set of Shared Design Principles have been drafted. This is your opportunity to check if anything has been missed and that local views have been properly considered to inform the next stage of design. The design team have completed RIBA Stage 1 (Preparation and Brief) and will be starting Stage 2 (Concept Design) at the beginning of November. Therefore, the proposals shown on these boards reflect the scale and simple massing required to accommodate the number of new homes on this garage and car parking site. These are not fixed nor are they detailed designs.

What do we mean by Shared Design Principles?

Shared Design Principles are things we agree to try and achieve, but are not committed in stone. They reflect the issues, concerns and aspirations of residents, the design team's vision, technical constraints and guidance, and the Council's goals.

Your views and feedback are important

You can let us know what you think in a number of ways:

- Leave post-it notes on the physical exhibition boards
- Complete a printed feedback form
- Respond to the online questionnaire



bit.ly/48iAOwq

If you would like to get involved and register your interest to join the Resident Steering Group please contact Celine Mionnet, Project Manager, at celine.mionnet@hackney.gov.uk



Residents at the heart of the project - Wayman Court RSG 04, October 2024



Haworth Tompkins - Silchester Garages, for Royal Borough of Kensington and Chelsea

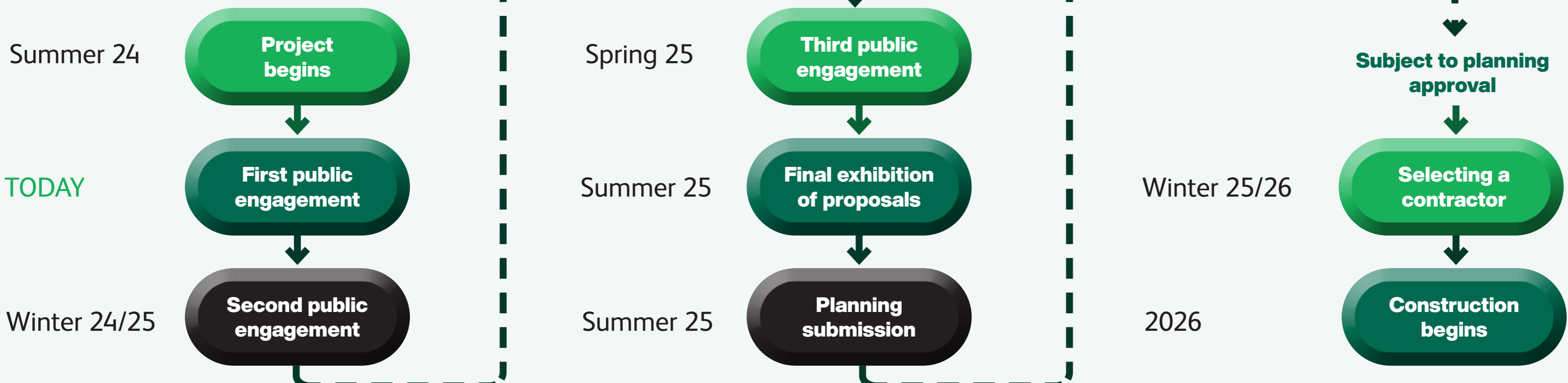


LDA - Queen Elizabeth Olympic Park



Balaam Murphy - Hartland Road, Isleworth
Four affordable flats on a council owned estate (planning)

Estimated Project Timeline



The redevelopment of the Wayman Court underground garages and car parking site is part of Hackney’s New Homes Programme, creating homes for social rent. The projects will also enhance the public realm, boost urban greening, and provide amenities. The objectives are to provide new council homes, engage the community, and prioritise sustainability.

Site description








The site consists of a car park structure with 40 hardstanding parking spaces on the raised deck and 36 underground lock-up garages below. The car parking high level is accessed via Eleanor Road and the car parking low level is accessed via Navarino Road. The garage wall forms the boundary with the northern gardens and adjacent properties.

The red line boundaries on the aerial map below indicate the extent of the immediate context of the site to take into consideration along with public realm and landscape improvements. Please note that it does not indicate a building footprint.

Site Commitments

- 1. The development area is the car park footprint plus the ramped areas and hardstanding to the west and east. We are not looking to build over the estate greenspace and we will work with residents to explore how the green and open areas can be improved.
- 2. The scale of new development will be in keeping with the lower rise buildings on the estate, and we will aim not be higher than the existing maisonettes, and to be sensitive to the neighbouring properties and Conservation Area.
- 3. Blue badge parking will be retained for existing badge holders.
- 4. The project will seek to provide secure cycle storage for existing residents of the estate as well as for the new homes.
- 5. The Local Lettings Policy will apply. This will prioritise existing Council tenants on the estate whose home doesn't meet their needs for a new council home in the development.

The project will provide:

 20 - 30 New Homes	 min. 50% Social Rent	 Improved Way Finding	 Play Provision	 Enhanced Biodiversity	 Cycle Store Provision	 Improved Access
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Aerial map of the area highlighting the site for the project with brief above. The red line boundary indicates extent of site to consider immediate context, public realm and landscape improvements. It does not indicate a building footprint.



Wayman Court Estate, built in the 1960s, is arranged around a central green space. Two rows of stacked maisonettes, featuring two and three-bedroom homes, frame this space to the south and west. A 17-storey tower is situated in the southeast corner of the estate, serving as a focal point visible from London Fields.

We've heard:

I love the yellow panelling on the outside of the tower block.

Brick buildings that appear to age rather well - from the outside.

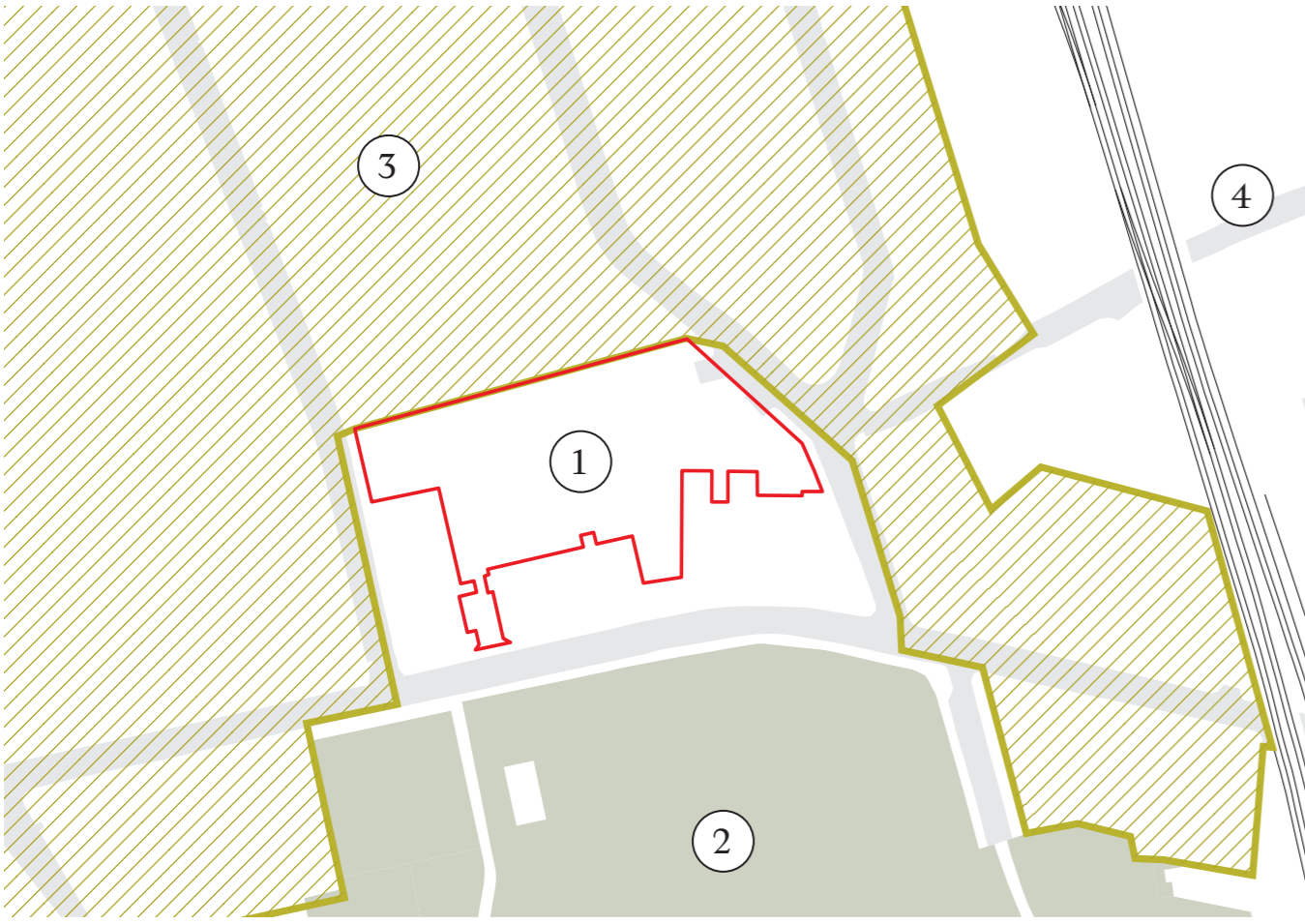
The tree is magnificent.

The hard standing children's area could be better.

Loved the original painting of abstract shapes that were in the entrance hall of the tower, that was painted over, would be great to reinstate them!

I love all the shared gardens, the rose bushes and the fact that neighbours, overall, are quite chatty and keen for 'neighbourliness'.

Appreciation of the aesthetic of the original estate design and hope that the new designs can be sympathetic. This includes the openness, the greenery, the quiet, the architecture and materials.



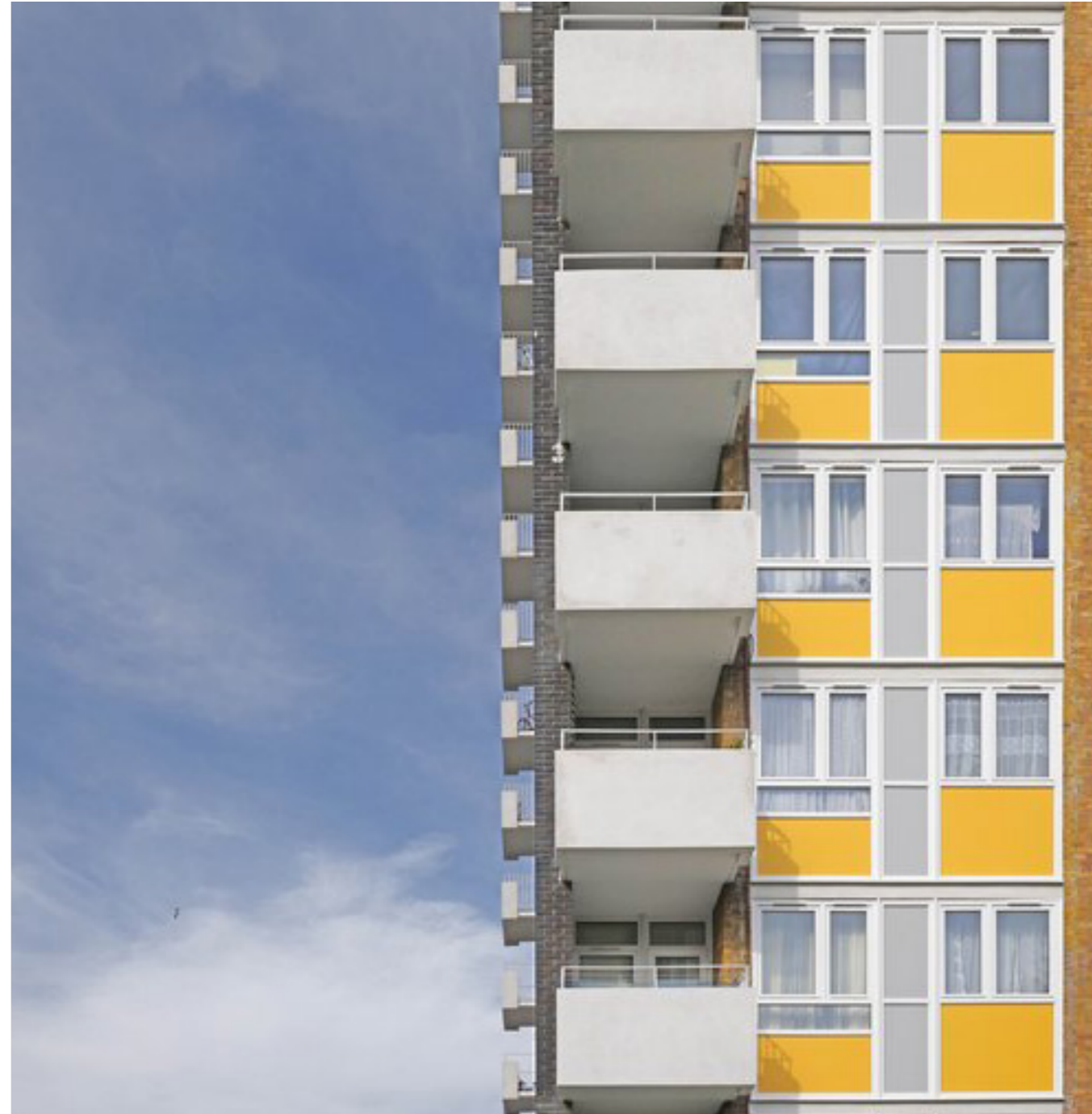
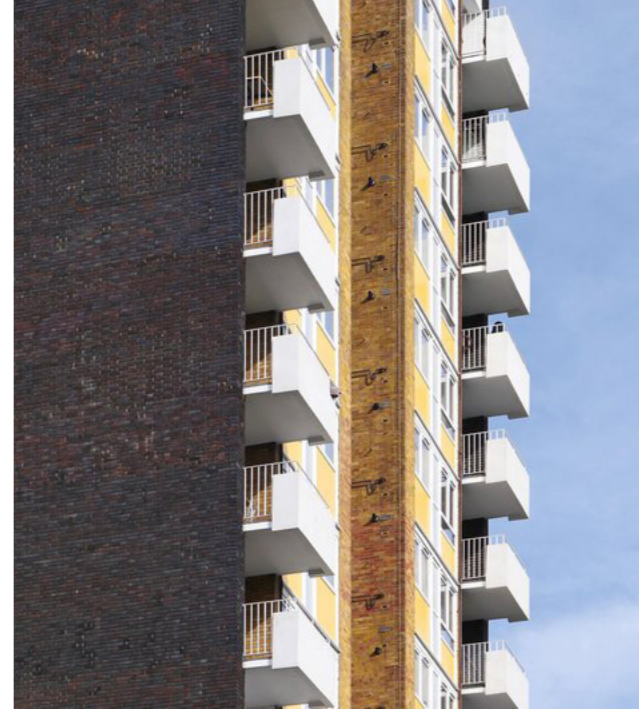
Map of the area - 1 : Wayman Court, 2 : London Fields, 3 : Graham Road and Mapledene conservation area, 4 : Varied urban grain beyond the railway line

Character of Wayman Court



The estate is distinguished by a 17-storey tower, visible across the neighbourhood and clad in striking yellow panels. To the west of the tower are two rows of four-storey brick maisonettes with deck access and pitched roofs.

Drawing inspiration from the estate



Photos by Michael Heyward above highlighting existing estate's details and photographs of existing car park below



Typical terraced houses found in the Conservation Area and London Fields



The central courtyard is a well-loved and frequently used open space within the estate, with the car parking structure located to its north. This structure consists of two levels, with open parking on the top level and garages below (photos on the right).



Between park and conservation area

The area surrounding Wayman Court is characterised by London Fields and uniform rows of terraces and large townhouses, typically two to three storeys high and often with basement levels. These buildings are located within the Graham Road and Mapledene conservation area.

In contrast, the estate stands as an island within this context, featuring a 17-storey tower alongside four-storey stacked maisonettes.

What do you like about the existing estate, what would you keep / change / add / reflect in the new building - form, scale, colours, materials, details?

Following our context and site analysis, as well as early engagement with the Resident Steering Group (RSG), we have established five core design principles for the project. These principles will guide the strategies for the new development.

We welcome your feedback on these emerging principles.

We've heard:

Between the tower and low rise is an utter waste of space and has been poorly designed.

Some suggestion that heights need not be the same and could vary.

Without exception the central green space is highly valued that supports social activities such as summer BBQ's and for children's play.

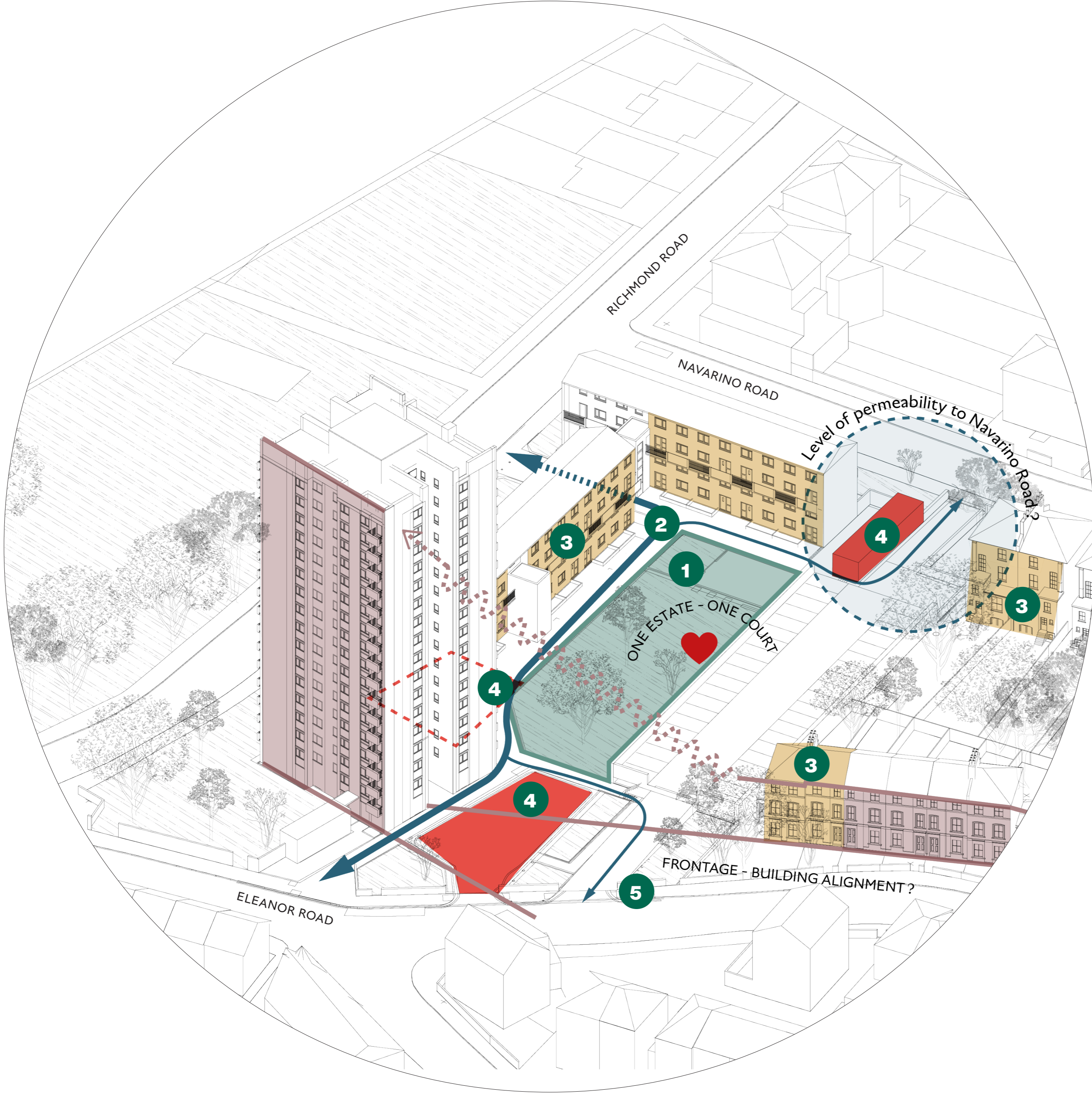
The open green space in the centre of the court. It is a critical central focal point for everyone in Wayman court.

The new housing should not exceed 4 storeys and should ideally be lower than the existing maisonettes, which are already higher than the Victorian houses on the street.

The space would be more used if it was better designed. The hardstanding area between the tower and Eleanor Road could also be greened.

Proposed shared design principles:

- 1. Preserve & enhance the central courtyard**
The courtyard at Wayman Court is a well-loved space, crucial for community cohesion. It's essential to preserve this area to maintain its role within the estate.
- 2. Strengthening pedestrian routes and visual links**
The estate's openness, with generous routes and clear visual connections, is vital. The proposal must retain and strengthen these qualities.
- 3. Consider residential outlook and light impacts**
The proposal will carefully assess the impacts on nearby maisonettes and Victorian houses, including light and outlook, as well as effects on back gardens.
- 4. Rationalise servicing and storage arrangements**
A review of storage, cycling, waste, and recycling will aim to streamline servicing and enhance the public realm, particularly near the tower and substation.
- 5. Provide a transition on Eleanor Road**
There is an opportunity to redefine the frontage on Eleanor Road, creating a smoother transition between the Victorian houses and Wayman Court Tower.
- 6. Height of new buildings to be in keeping with surrounding buildings**



Do you broadly agree with the proposed shared design principles? Vote with a sticker.

Two grey rectangular boxes for voting. The first box contains a green thumbs-up icon and a green dot. The second box contains a red thumbs-down icon and a red dot.

Is there anything you would add?

A grey rectangular box containing a yellow sticky note for additional feedback.

The proposed development offers an opportunity to improve movement and access around Wayman Court Estate while addressing existing servicing issues. It also aims to improve the green spaces with enhanced biodiversity and integrated play areas to promote community wellbeing and social engagement.

We've heard:

The exit by the car park is a place where people fly tip, take hard drugs and use as a toilet.

I would hate for the estate to be gated.

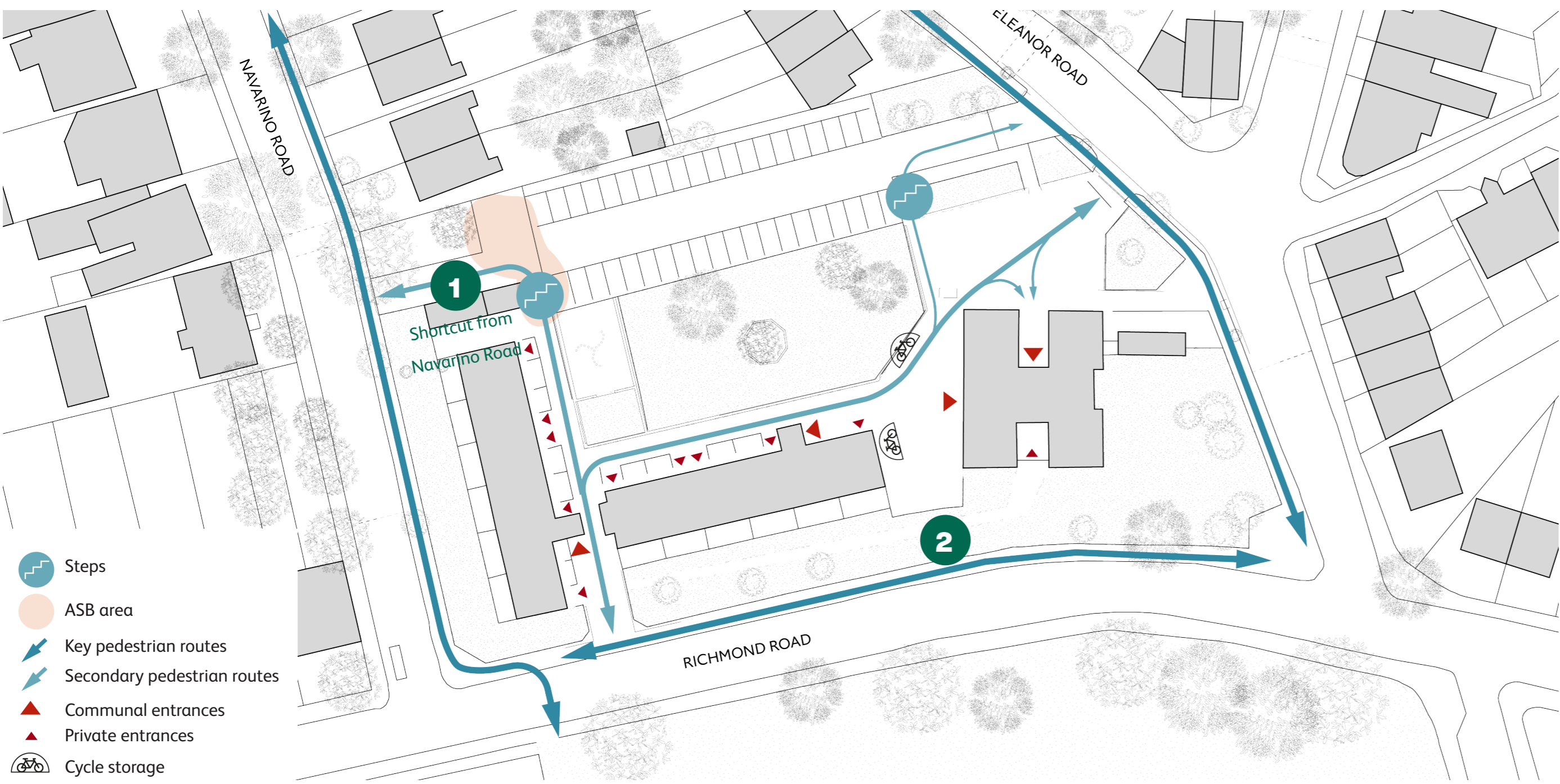
The estate is regularly used as a cut through between Eleanor Road and Richmond Road. Most people think this is a good thing and like the feeling of being part of the wider community.

Some cyclists use this also and there are mixed views about whether this is good or not.

We regularly use all three exits to and from the estate, past the tower block to go to Hackney Central, library, Sainsburys etc.

The park exit to get to London Fields and to school and work and the small exit by the garages to go to the corner shop, walking to Dalston and to access the bus routes on Graham road

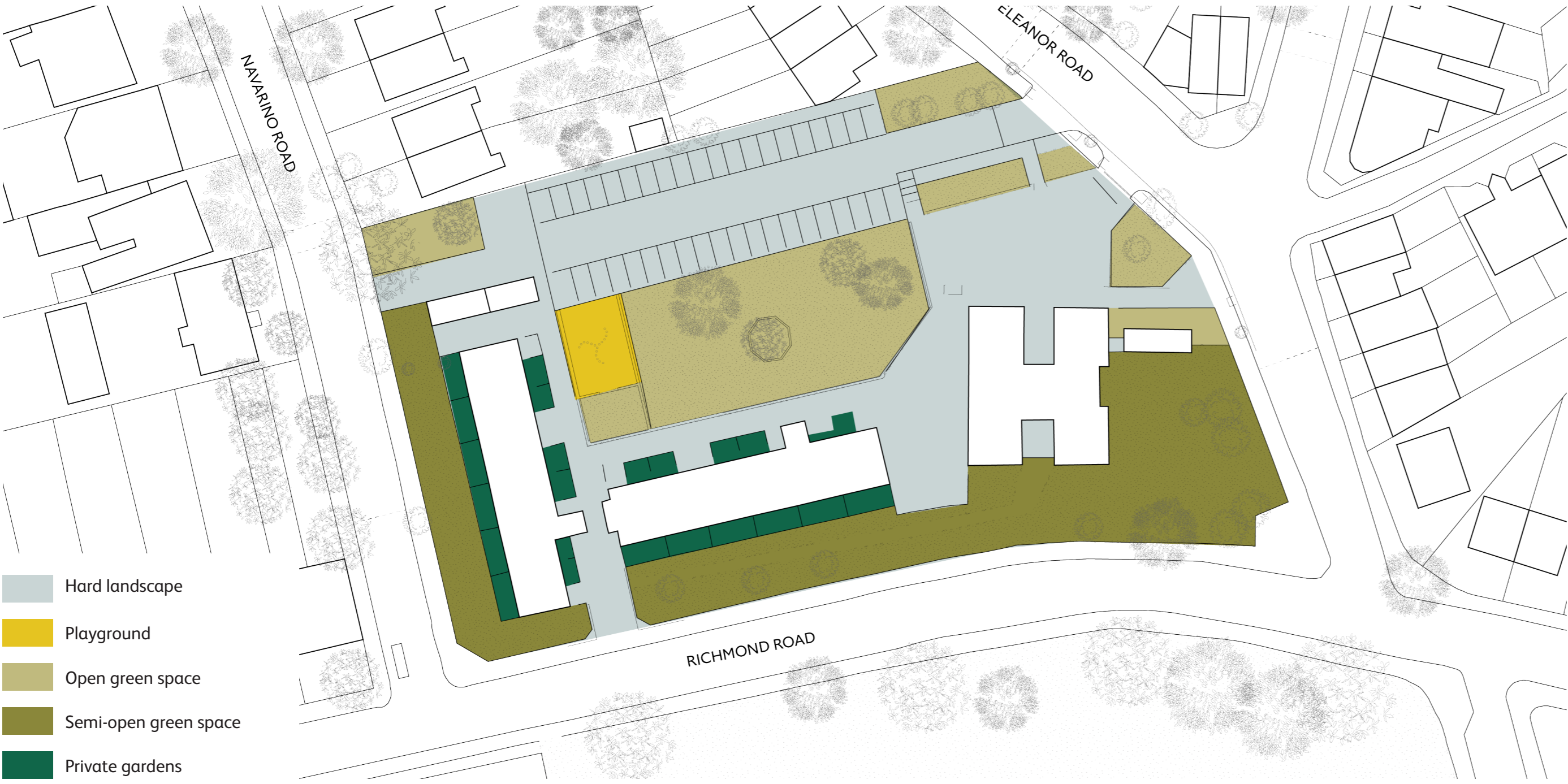
There were gates installed on my front entrance... these overnight stopped the flow of people knocking on my door asking for money to buy drugs / begging.



Existing Pedestrian and Cycle Routes

The estate is highly accessible to pedestrians, connecting it to the surrounding neighborhood. Limited cycle storage is available between the tower and maisonettes. The project aims to offer improved, secure cycle storage for both existing and new residents.

There are three main entry points: from Navarino Road, Richmond Road, and Eleanor Road (see images below - left to right). We would like to understand if the short-cut from Navarino Road is necessary to keep.



Green spaces and play spaces

Though the estate feels green, much of the landscaping is hard, including the car park and areas around the tower. Green space access varies, with the central courtyard open to all, while perimeter gardens are for nearby residents only.

Existing play space is limited, and we would like to know if residents prefer more play areas or improvements to the existing green spaces.



Do you agree or disagree that keeping a short cut from Navarino Road to the estate is key? Highlighted with 1 on above map. Vote with a sticker below.

Do you agree or disagree with exploring a new access from Richmond Road for waste collection? Highlighted with 2 on above map. Vote with a sticker below.

Tell us the improvements you would want to see to the open spaces. Would you like more green space or play space ?

We would like your feedback on the four site strategies currently under consideration, each delivering approximately 22 to 28 homes. Which do you believe creates the best addition to the estate?

This board presents the first two strategies:

2. "Villas": Two compact blocks situated on the street frontages, extending the existing courtyard to the north.

1. "Linear": A linear block extending from Navarino Road to Eleanor Road, featuring deck access to the north.

Strategy 1 - "Linear"

Strategy 1 proposes a linear block running east to west on the site, with deck access on the north side and two cores on Eleanor Road and Navarino Road, allowing for dual-aspect flats.

- +**
 - All dual aspect flats
 - One block, more efficient to build
 - No impact on existing trees
- - Substation to be relocated
 - Potentially overbearing on surrounding properties
 - Impact on residents to the north: loss of light and views
 - Gap between deck and existing boundary wall: residual space



26 Homes

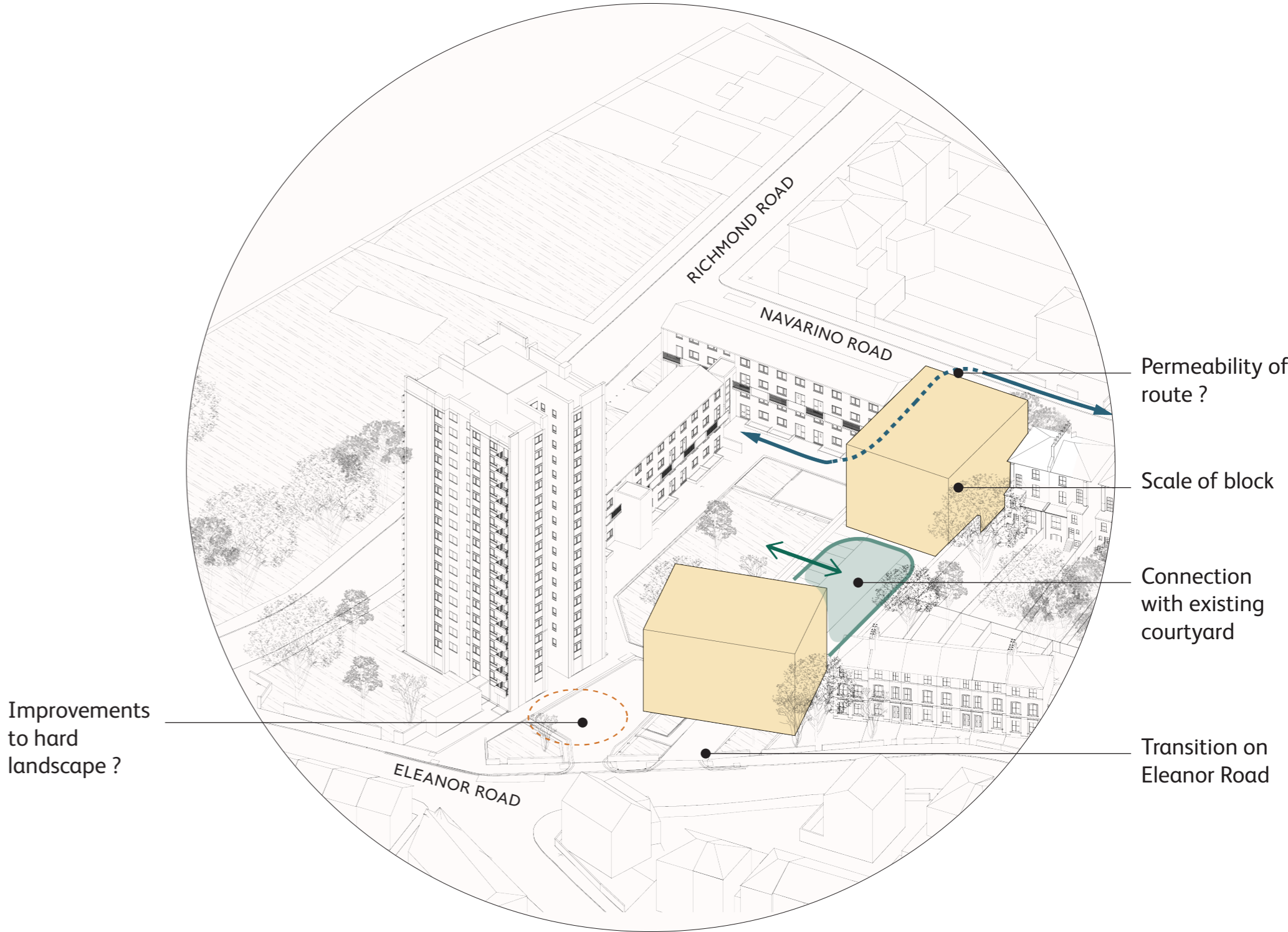
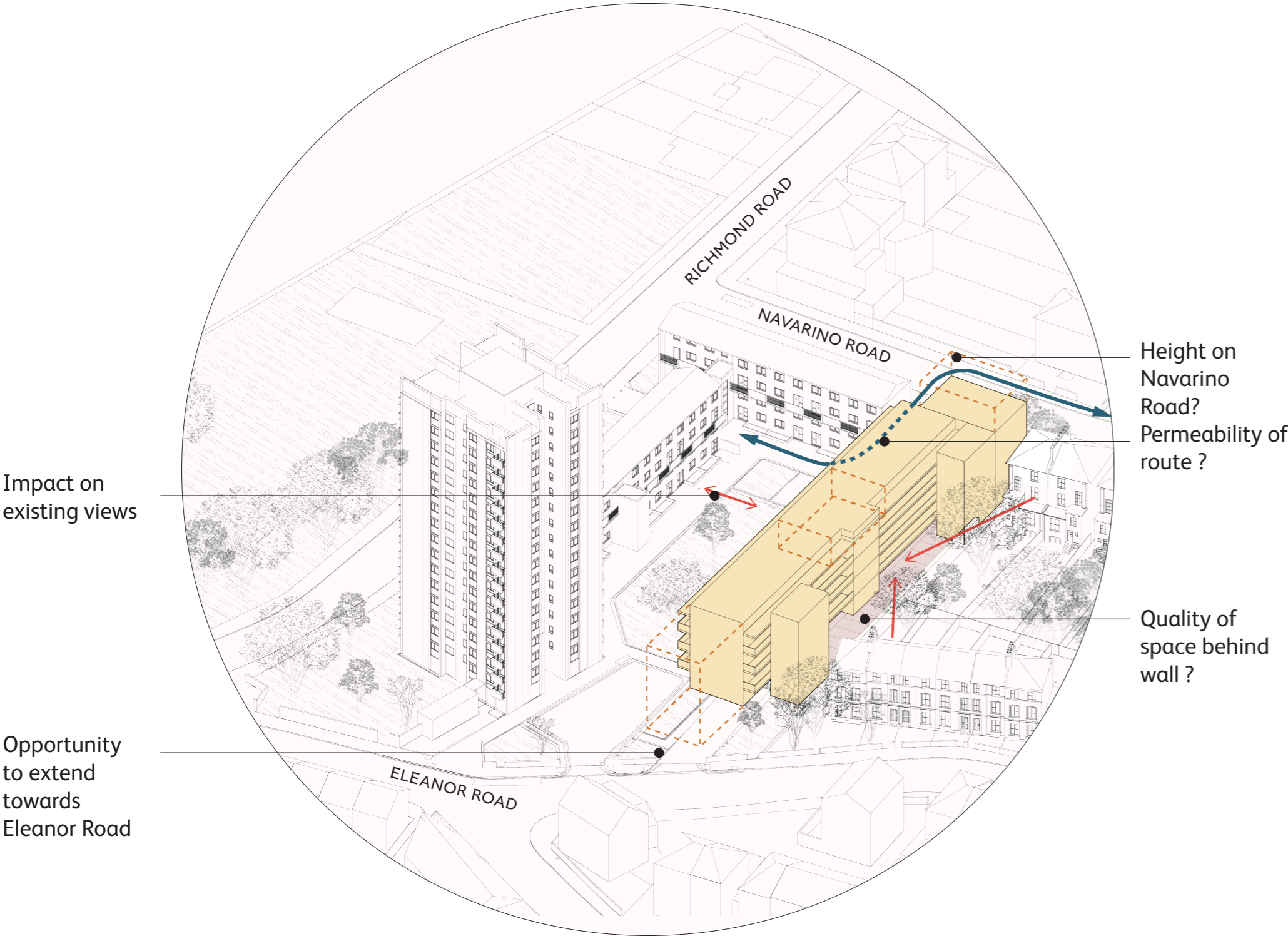
Strategy 2 - "Villas"

Strategy 2 places most of the massing along the roads to keep the central area unbuilt, preserving views and daylight. It introduces two "villa" blocks, though their bulk may impact Navarino Road's access.

- +**
 - Repeated blocks, easy to build
 - No impact on existing trees
 - Increased green space
 - Reduced impact on neighbouring properties
- - Substation to be relocated
 - Connection to Navarino Road compromised
 - Potentially overbearing on surrounding properties especially on Navarino side
 - Massing larger than the rest of the estate



24 Homes



Physical model photographs: view from Eleanor Road (left) and overall model (right)



Physical model photographs: view from Eleanor Road (left) and overall model (right)

Tell us what you think:

Tell us what you think:

This board presents strategies 3 and 4:

3. "Mimicking the Estate" : A linear block across the existing courtyard, mirroring the estate's layout.

4. "Hybrid" : A larger block along Eleanor Road, paired with townhouses that frame the existing open space.

Strategy 3 - "Mimicking the Estate"

Strategy 3 adds a linear block across the courtyard, mirroring the estate's layout. It also introduces townhouses on Eleanor Road and a small villa or townhouses on Navarino Road.

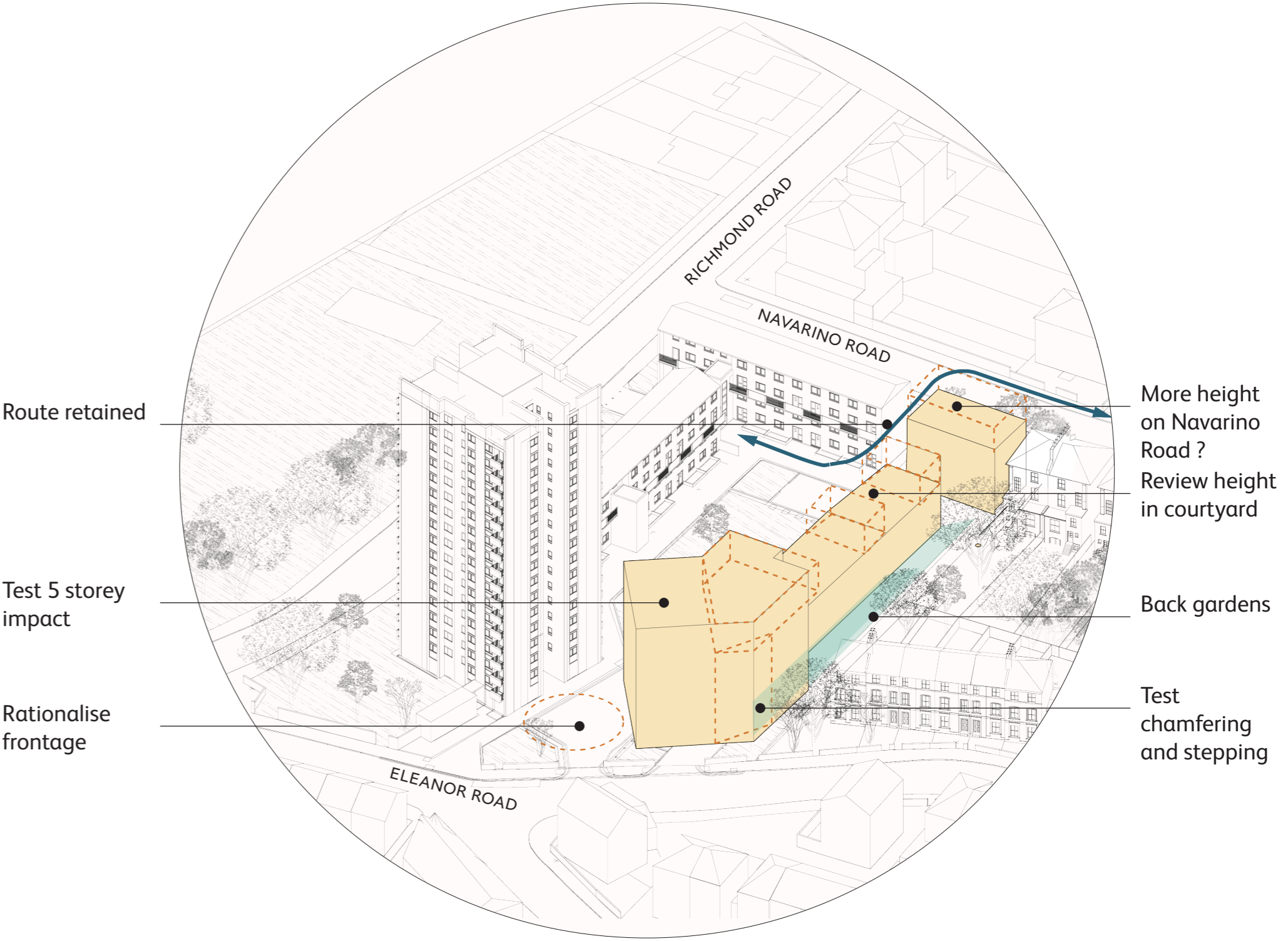
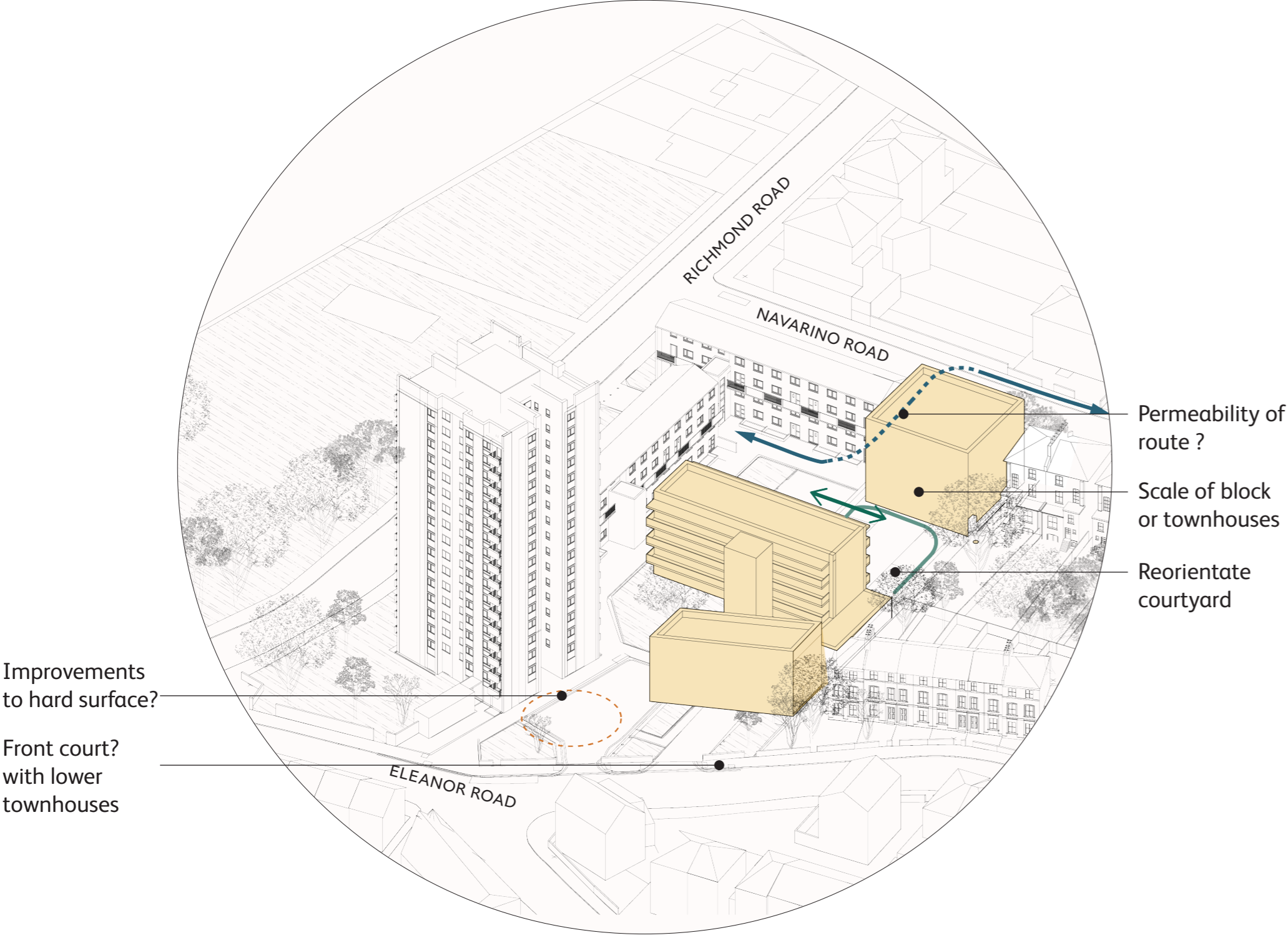
- + All dual aspect flats
- + Reduced impact on properties to the north
- + Increased green / open space
- Substation to be relocated
- Some impact on trees
- Divides the estate
- Builds on the existing green space



Strategy 4 - "Hybrid"

Strategy 4 merges elements from Strategies 1 and 2, proposing a larger block along Eleanor Road reducing impact on surrounding homes. It introduces townhouses to transition to Navarino Road and frame the existing open space.

- + Variety of scale / heights responding to the constraints
- + No impact on existing trees
- + Reduced impact on neighbouring properties
- Substation to be relocated
- Quality of back gardens



Physical model photographs : view from Eleanor Road (left) and overall model (right)



Physical model photographs : view from Eleanor Road (left) and overall model (right)

Tell us what you think:

Tell us what you think:

Understanding the histories of a place and how things are named can help think about what has already been referenced and commemorated, and can help us think about what other stories we want to tell about a place going forwards. This might be relevant when thinking about what names to give to new or existing buildings, gardens or spaces.

Your stories and memories of the estate:

I've lived in Navarino Road for thirty years and I love how many people from Wayman Court I know, I speak to regularly and I have got to know.

Laying in the shade on the fields on a Sunday reading the paper.

Interested in hearing more. A link to history would be great!

I would prefer to keep our current name and like some new modern signage.

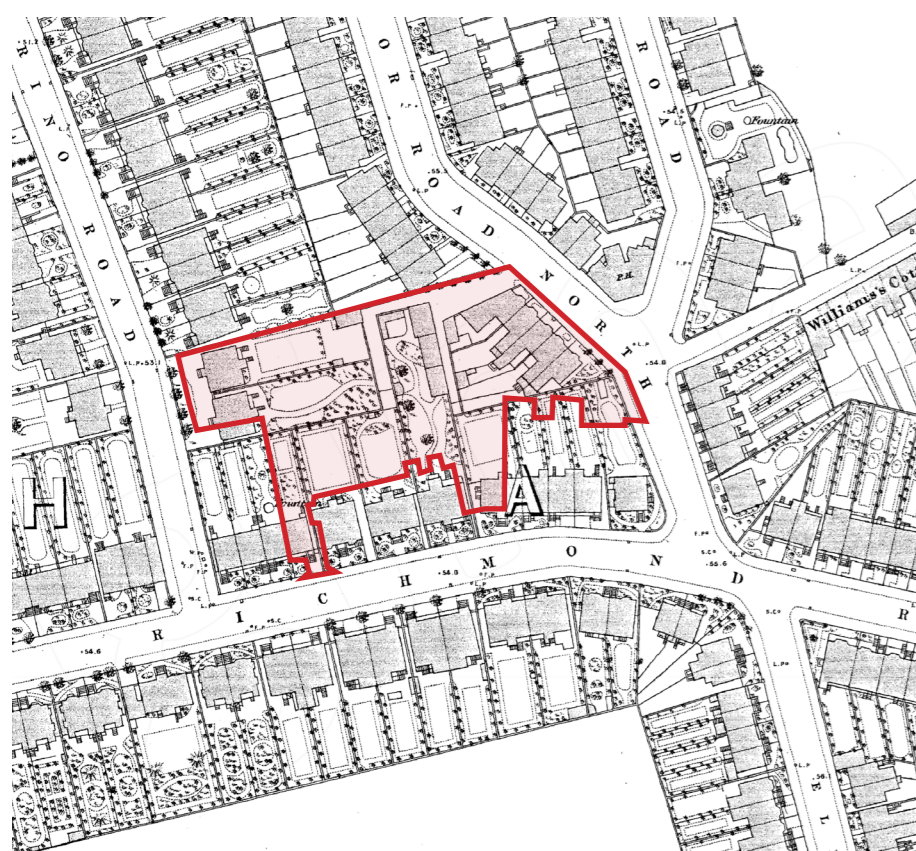
I love that a resident called Bernie tended the rose garden at the foot of the tower block.

I'm relatively new to this area but I can say that as a person living alone, I have always felt safe and glad to be a part of Wayman.

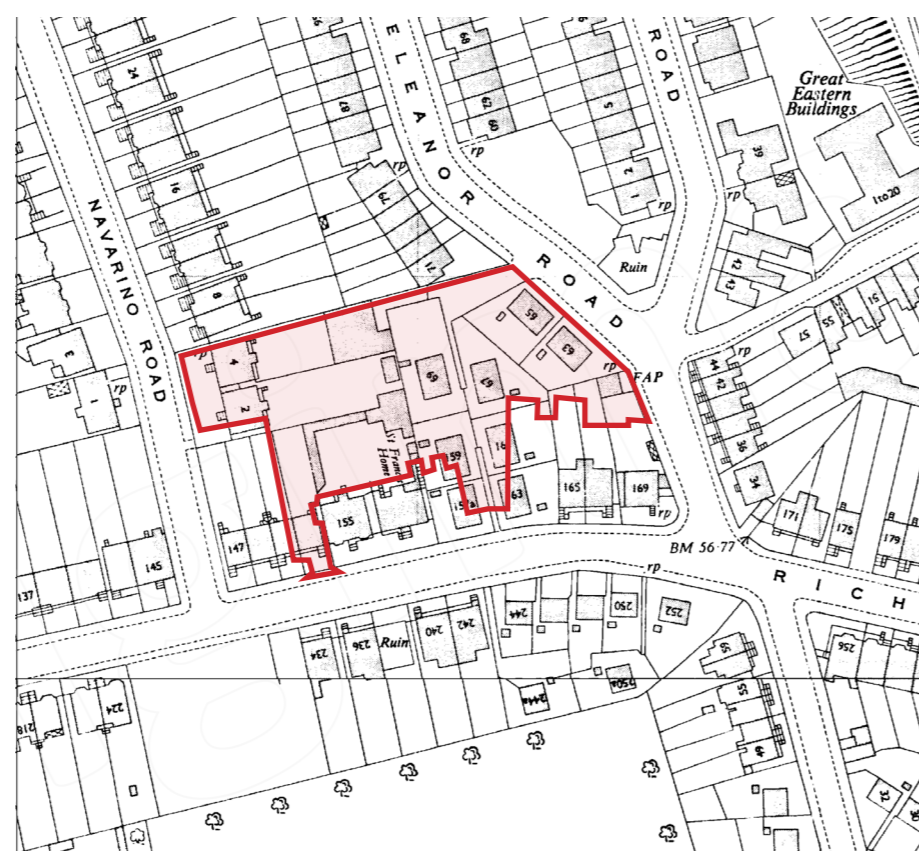
I'm ambivalent on the signage but wouldn't want the name to change.

The stories are mostly inappropriate and involve hedonism.

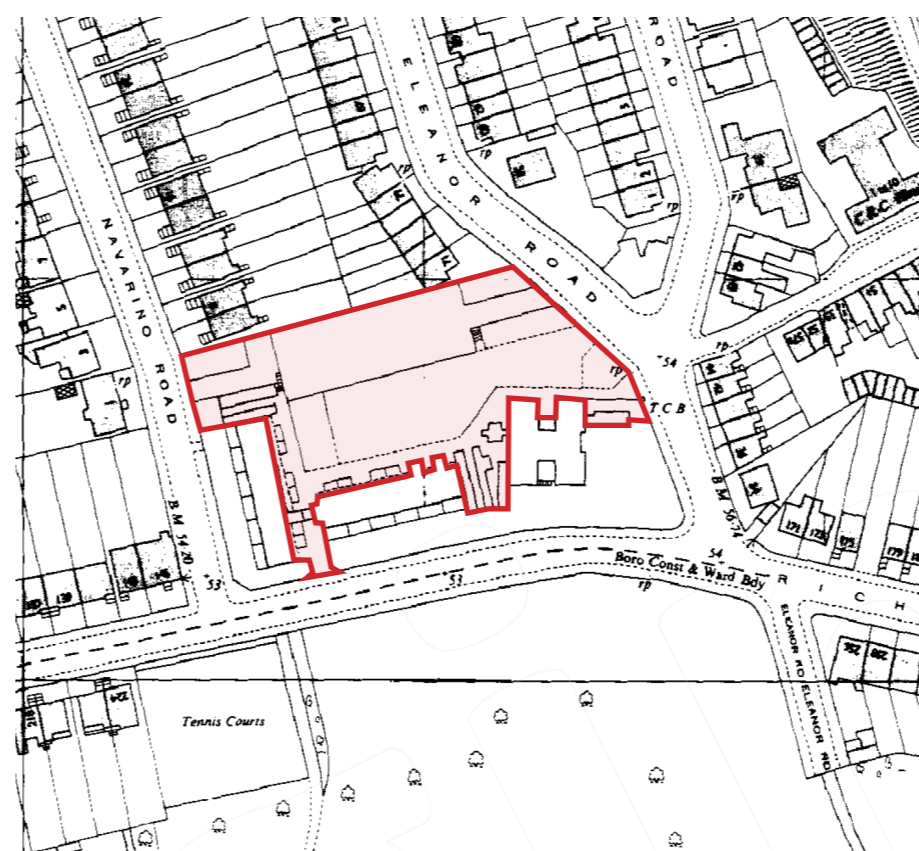
1870s - Row of terraces



1940s - Bomb damage



1960s - Construction of Wayman Court



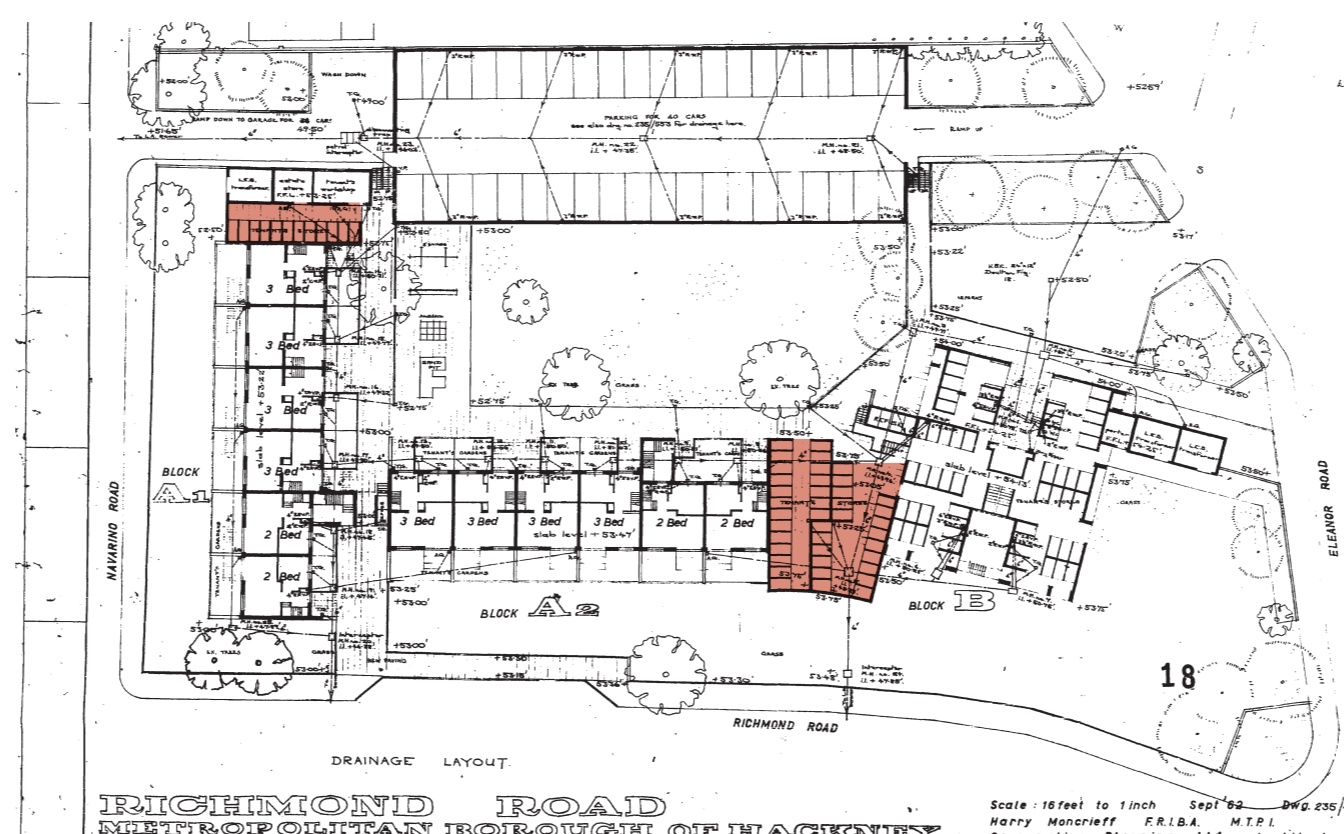
From terraced houses to Wayman Court

The maps and archival photos above show the terraced houses that once occupied the site before WWII bombings. Temporary accommodation was briefly set up before the estate's construction in the 1960s.



Co-operative housing

The estate, designed by Harry Moncrieff of Co-operative Planning Limited, remains largely unchanged, except for the removal of storage spaces for bins and cycles (highlighted in red in the archive plan below). The tower's original colour was also blue.



Negative and vandalised signs

Many signs tell you what not to do rather than signposting valued assets. The no dogs and no ball games are just an example of this. Many other signs have been vandalised and are no longer legible. This all adds up to an uncared for feeling around the estate.

Please share your anecdotes about living on the Estate & neighbourhood:

Who is your local hero?