

Welcome

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 garages is one of 14 locations across Hackney part of a new programme to build around 400 new homes of which 75% will be for social rent.

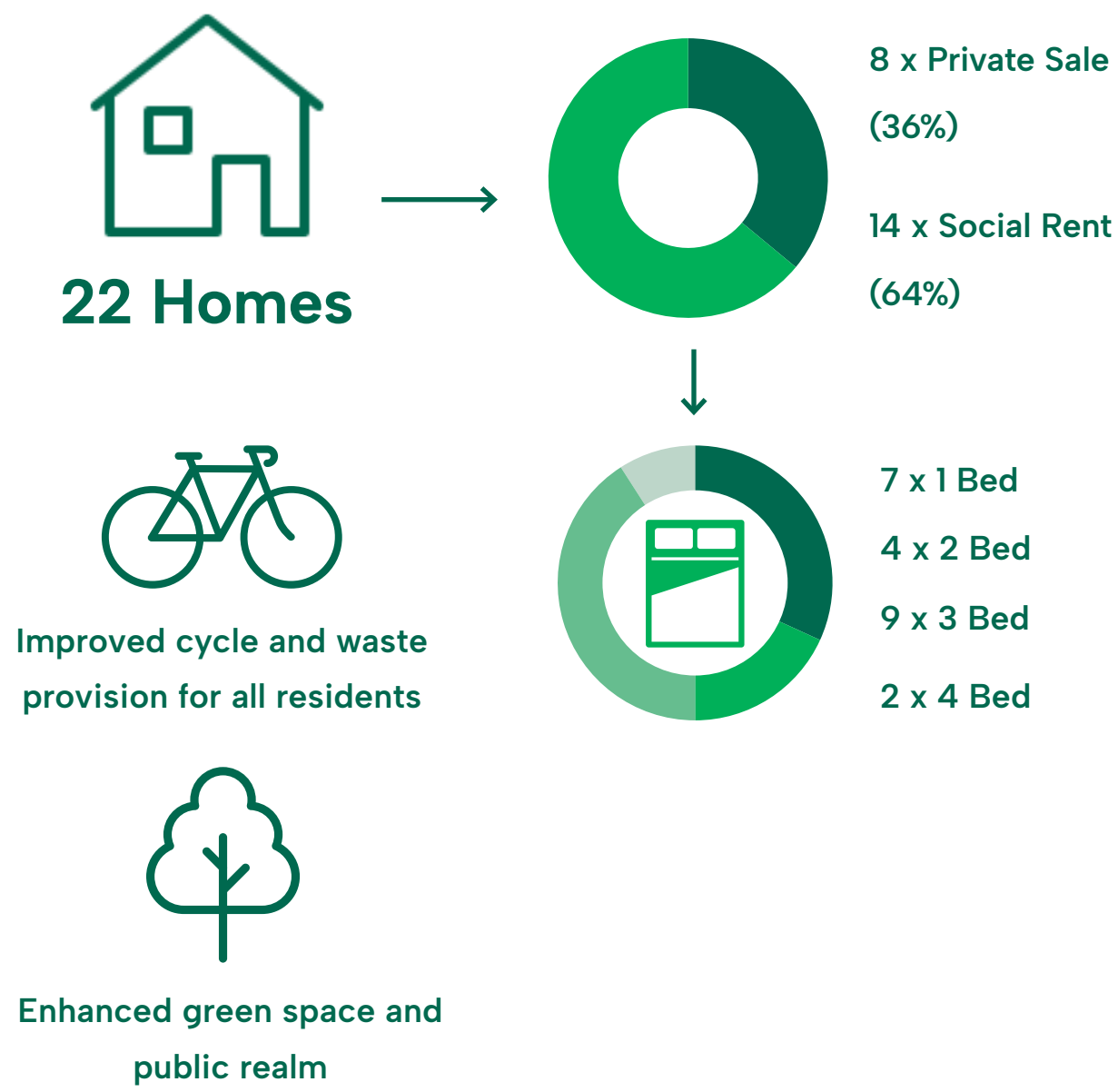
In November 2024, we presented a set of ‘shared design principles’ and four options of where and how to provide new homes on Wayman Court garages site. We spoke with over 40 residents and received 25 completed surveys.

Purpose of this exhibition

- This public exhibition outlines developing plans for new homes on Wayman Court garages site. The purpose of this exhibition is to:
- Present the agreed shared design principles for Wayman Court co-developed from the Stage 1 exhibition.
 - Show updated plans and material designs for the proposed new homes, showing how we have incorporated and responded to your feedback.
 - Hear from residents about how you would like to see the communal green space and play area improved.
 - Identify the impacts and benefits for the wider estate, including improvements to access, refuse collection and bin and cycle storage.
 - Get you feedback on the latest plans.

Key Information

The proposal is to provide:



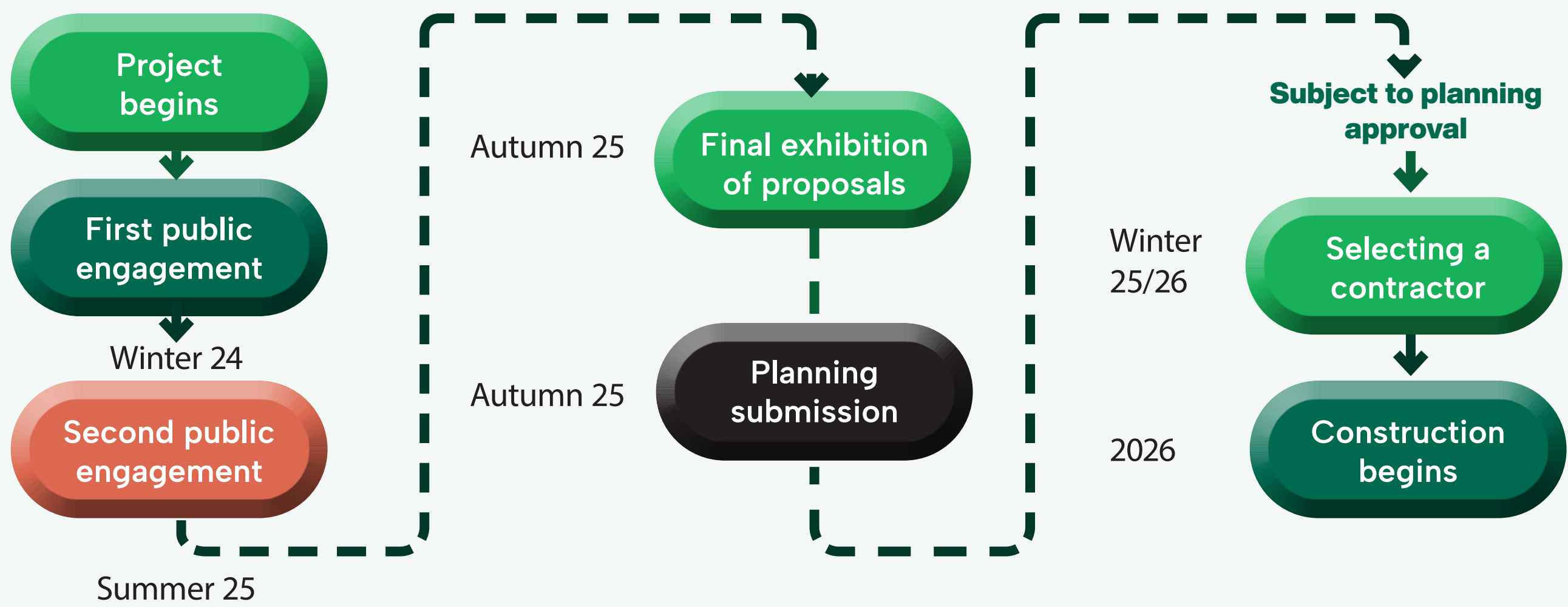
Wayman Court Estate and its surroundings

This project is part of the wider Hackney New Homes Programme which will deliver 75% Council Homes for Social Rent. Other sites shown in red.



Stage 1 Consultation Event - November 2024

Estimated Project Timeline



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



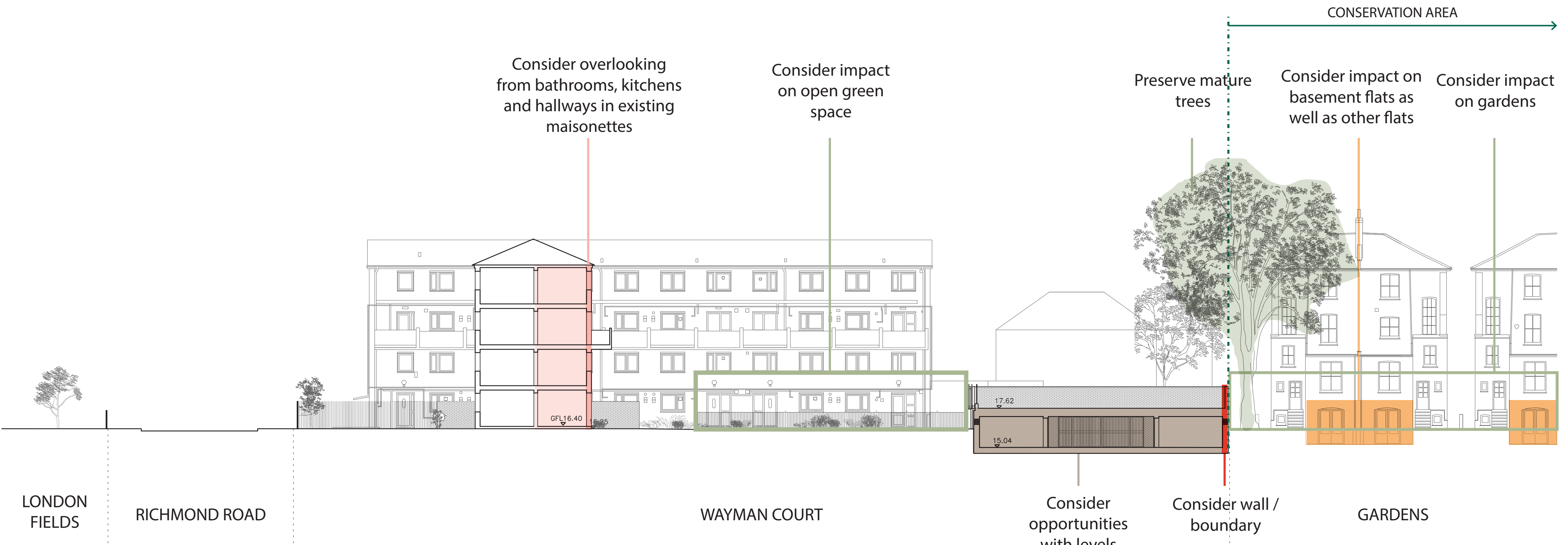
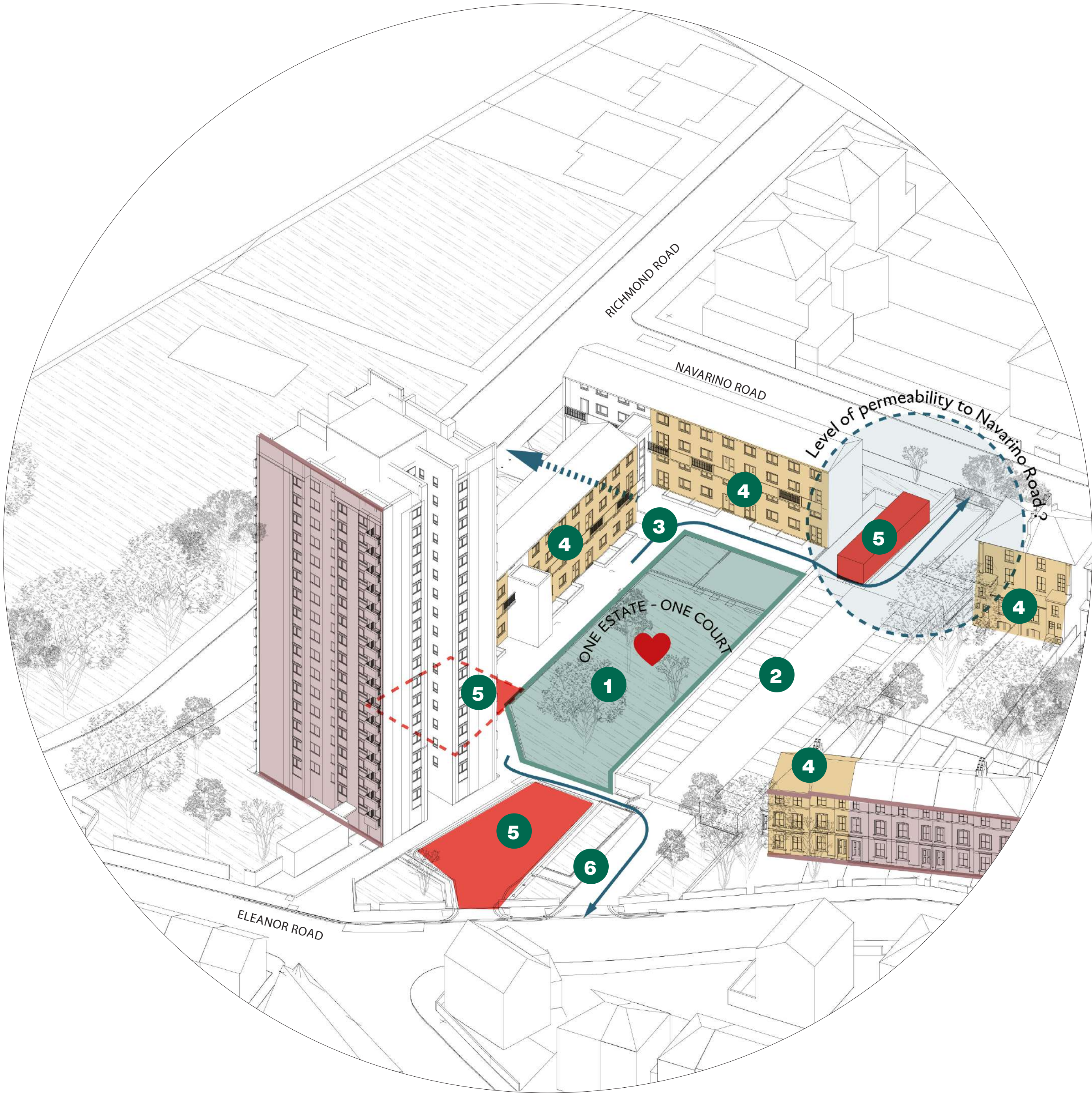
bit.ly/wayman-cd

A number of shared design principles between local residents, the Council and the design team have been developed since the previous public exhibition and through meeting with the residents steering group. These are annotated on the diagram below:

Site Principles:

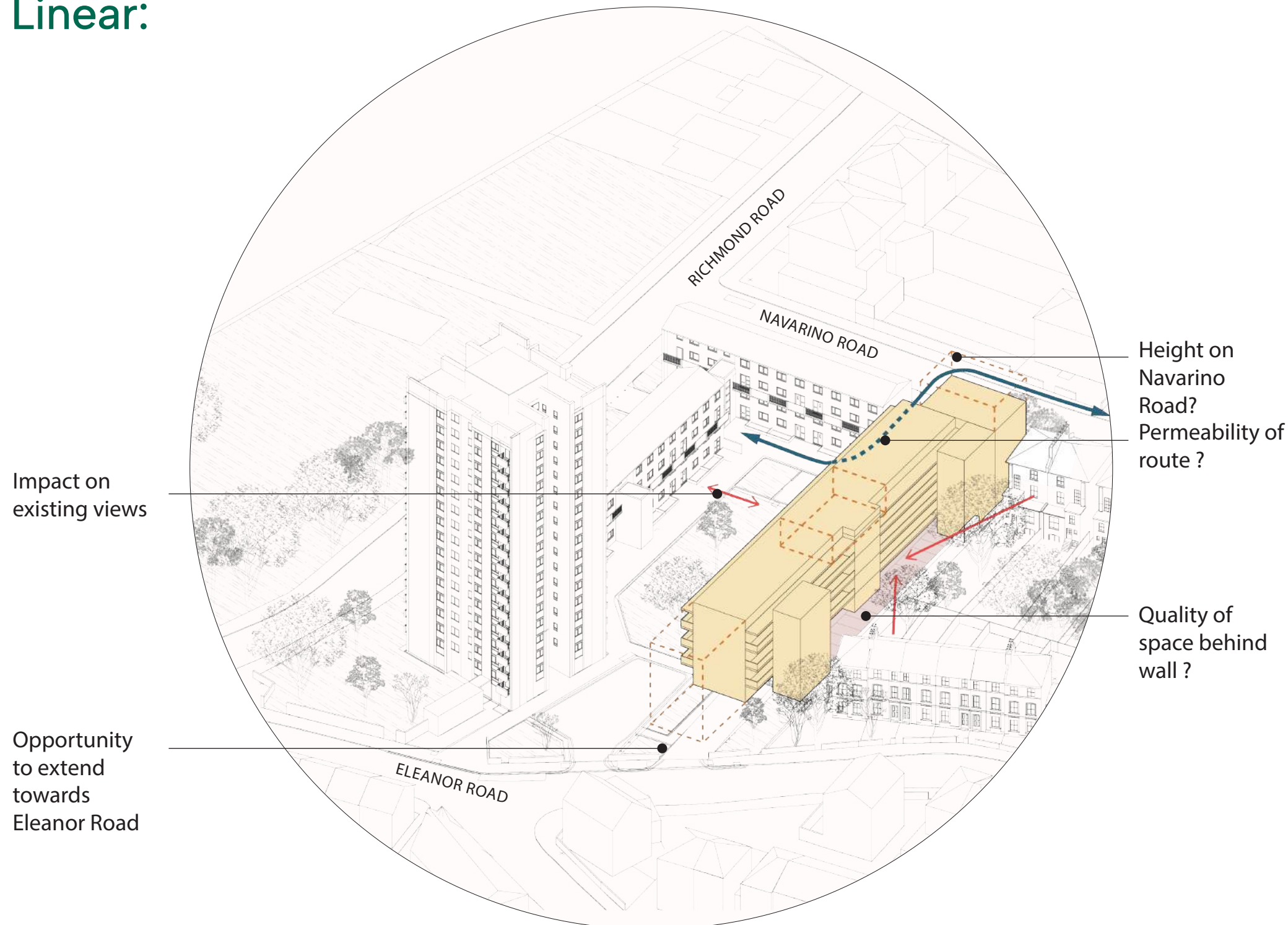
- 1. 'Preserve & enhance the central courtyard'
The courtyard at Wayman Court is a well-loved space, crucial for community cohesion. It's essential to preserve this area to maintain its role within the estate.
- 2. 'Height of new buildings to be in keeping with surrounding buildings' – The proposals will respond sensitively to the conservation area setting, and mitigate the impact of development on neighbouring homes and gardens.
- 3. '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.
- 4. 'Consider residential outlooks 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.
- 5. '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.
- 6. 'Reinstate building lines and active street frontage'
Strengthen the street edges and improve continuity of frontage on Eleanor Road and Navarino Road.

In addition, some design considerations are set out below that reflect resident concerns and design team thoughts.



In Stage 1 we developed four spatial strategies to explore massing and development areas. Below is a summary of what you told us about the options presented at Stage 1 (Likes & Concerns) as well as some design team thoughts:

Linear:



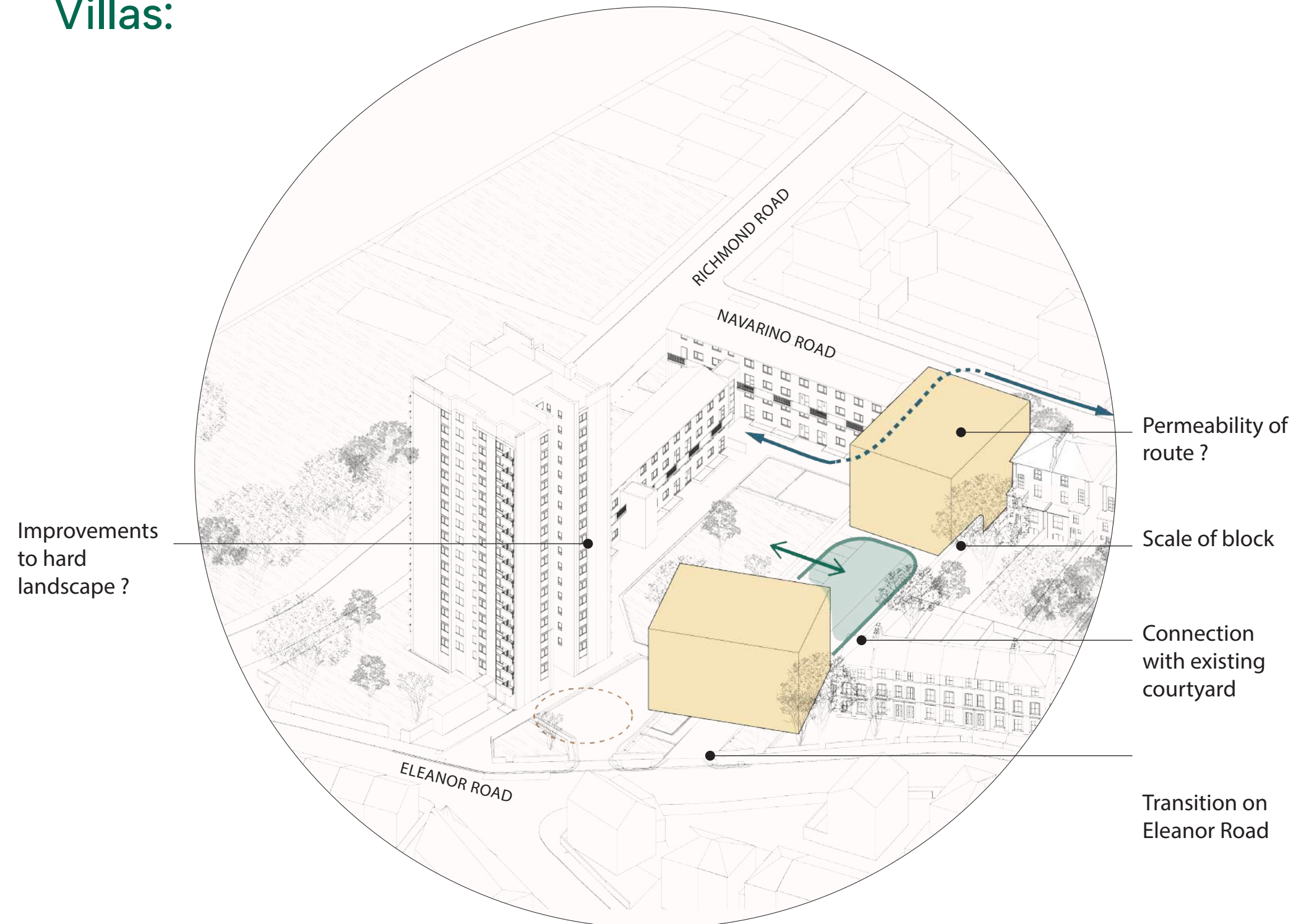
Likes:

- Maintains historic building lines
- Building height is not increased on Eleanor Road
- Maintains communal courtyard
- Is in keeping with the rest of the estate

Concerns:

- Out of scale for the space and area, too dense, too much of a slab, too large, massive, intrusive, affects views
- Dark rear communal garden and access deck overlooking issues
- Shadowing Eleanor Road and Navarino Road back gardens

Villas:



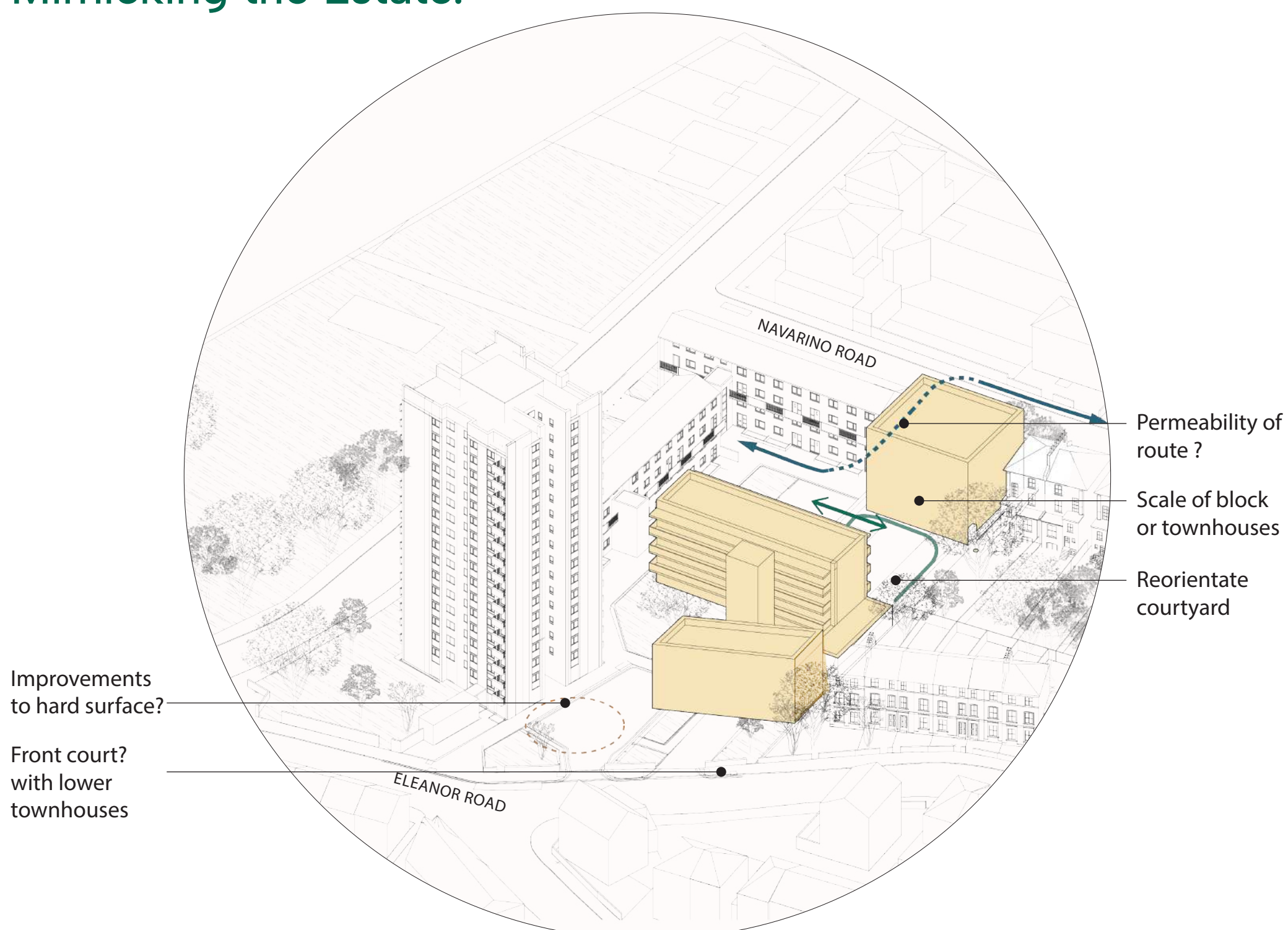
Likes:

- 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
- Maintains communal courtyard

Concerns:

- Protrudes into the estate and is overbearing on adjacent (Navarino Road) maisonette building
- Oversized / bulky / too large / too high
- Does not integrate / steps in front of building line on Eleanor Road and
- Cuts off views of Wayman Court tower and London Fields

Mimicking the Estate:



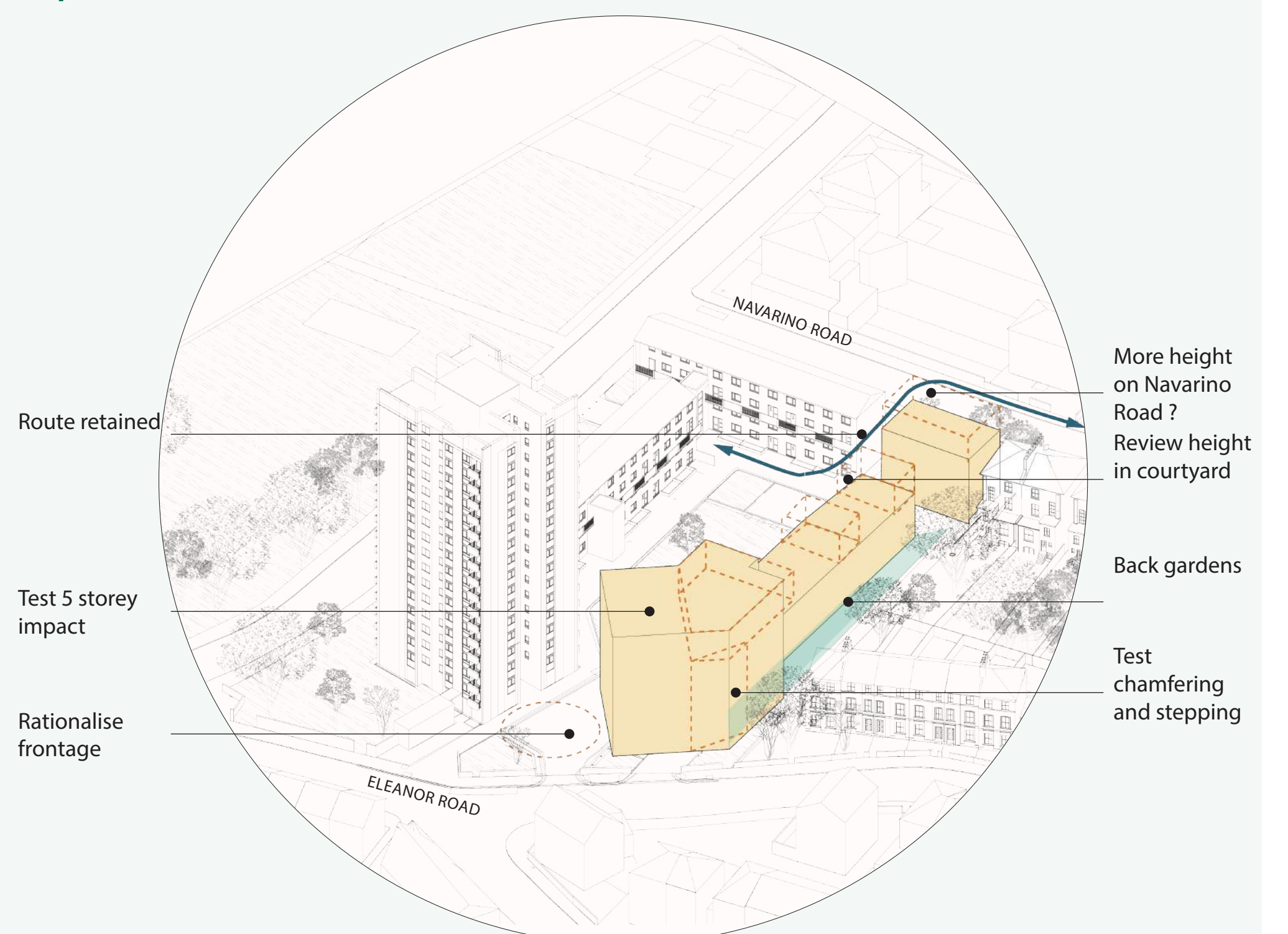
Likes:

- The three forms enhance the existing courtyard and maintain the green views
- Respects 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.

Concerns:

- Destroys the green and beating heart of the community in half. It is divisive.
- Will result in a loss of green space and still looks taller than the maisonettes.
- The central block would be overbearing and is too close to the southern maisonettes.

Hybrid: Taken Forward



Likes:

- Logical option – fits in well and retains the linear element, using the garage site and levels and infill to Navarino Road works.
- Some felt a positive alignment with Eleanor Road
- Variety of heights – less blocky / more interesting.
- Privacy and light protected to back gardens of Eleanor Road and Navarino Road

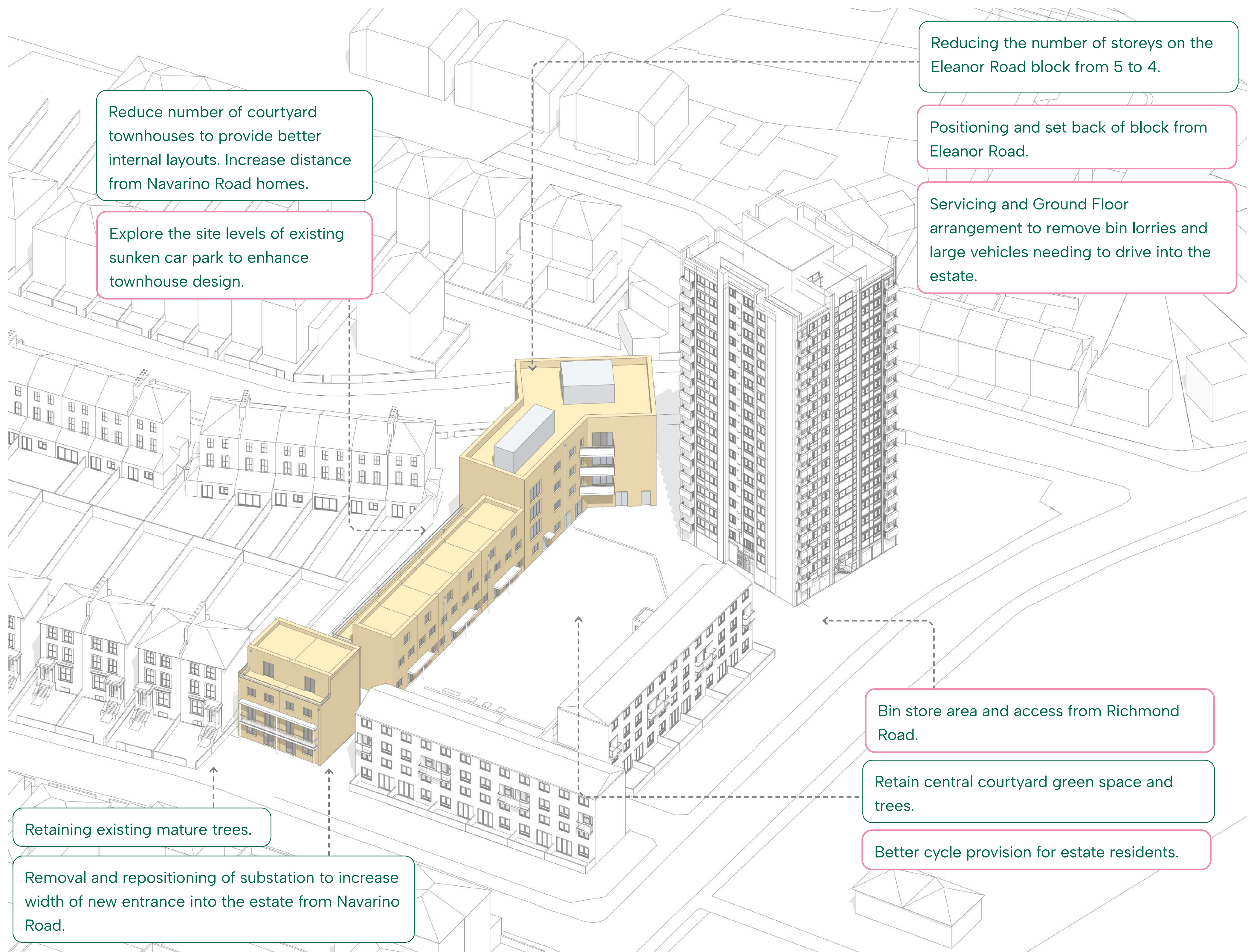
Concerns:

- Strong negative response to the 5 storey building proposed on Eleanor Road as oversized and 'tower' like
- Considered to have a detrimental effect on the conservation area and the southern end of Eleanor Road closing off views
- Overshadowing of back gardens and affecting daylight on surrounding back gardens

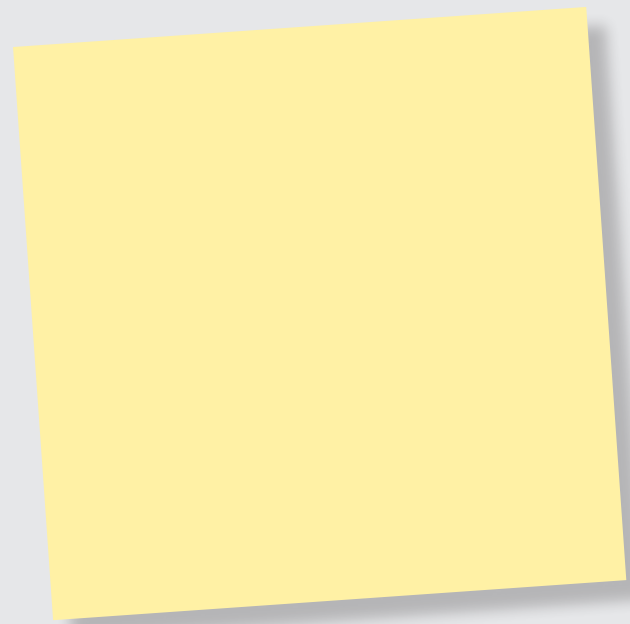
Since the last engagement event, we have developed the Hybrid option, taking onboard key feedback from the public consultation, RSG meetings and the local planning authority. Shown below are the changes that have happened and aspects we are working through:

Design Changes Completed

Ongoing Work



Do you support the changes made since the last exhibition?



The landscape has been designed to protect and retain the central green space. Utilising the shared aspect of the central courtyard as a place to connect new and existing residents. We are upgrading and adding new types of play space into the estate. While maintaining good visibility across the estate.

The types of planting and play equipment still needs input from residents. We want to ensure the changes proposed meet your needs and work well.



The shared courtyard connects the new development and existing estate buildings

Tell us how you use the play area and green spaces currently? What do you like about it? How could it be improved / better?



Site landscape plan

Do you think the railings around the central green space should be kept or removed? Do you prefer low fencing or at the height it is now?



Low fence railings separating grass and footpaths. Image credit: Mike Williams (Forbury Gardens)



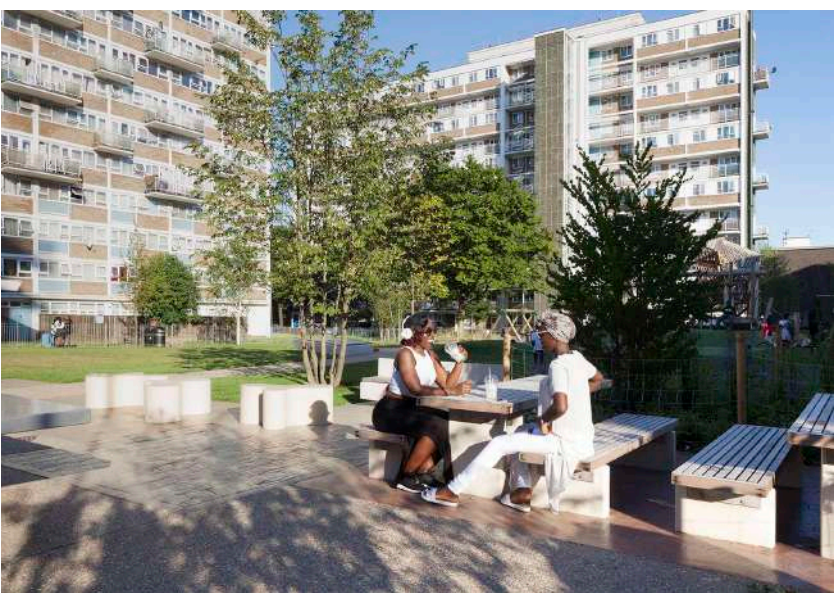
Pedestrian walkway separating private entrances and shared greenspace. Image credit: James Newton (Stephen Taylor Court)



Informal play areas. Image credit: Earthscape Play (Gildner Green Playground)



Existing worn informal play area and lawn space with ad-hoc furniture and planters



Precedents for proposed design: a cohesive social, play and open lawn space. Image credit: Henrietta Williams / Erect Architecture (Woodhouse Urban Park)



Precedents for proposed design: a cohesive social, play and open lawn space. Image credit: Henrietta Williams / Erect Architecture (Woodhouse Urban Park)

There is an opportunity to improve the shared spaces and public realm of Wayman Court at the same time as new housing. The condition of the bin stores and a lack of cycle parking has been raised. We would like to hear your opinions on how we could improve it.

We've heard:

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

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

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

The estate in numbers:



24 cycles
(1 space per 4.3 homes)



13 bins
(often at capacity)



1 collection
(weekly)

Bins & Waste

We have heard from residents on their favourite parts of the estate, such as the courtyard gardens which we are basing our landscape designs around. We have also heard their concerns surrounding the condition of the bin stores and fly-tipping incidents.

Balaam Murphy and LDA have been instructed to assess the estate's servicing strategy and to explore ways to improve the shared public realm. This could be through the possible reconfiguration of bin store areas, offering opportunities to further green the estate and provide more cycle parking.

The estate is currently serviced by a weekly refuse vehicle driving into the site. There is an opportunity to remove the need for refuse vehicles to drive into the site in the future if this is supported by residents.

A small portion of the existing perimeter gardens would need to be converted to hard landscape to ensure collection points are close to local roads. We want to understand your thoughts and how this area should look if it is supported.



Existing bin store area



Current bin collection route

Cycles

The estate is currently under provisioned for cycle spaces. We would like to understand if adding more capacity to store bikes would be helpful to residents.

We want to ensure that new provisions are fit for purpose, please let us know what aspects of storing facilities are important to you.



Secure & Weatherproof



Ease of Use



Volume of Storage



Oversized Spaces



Charging Spots

1

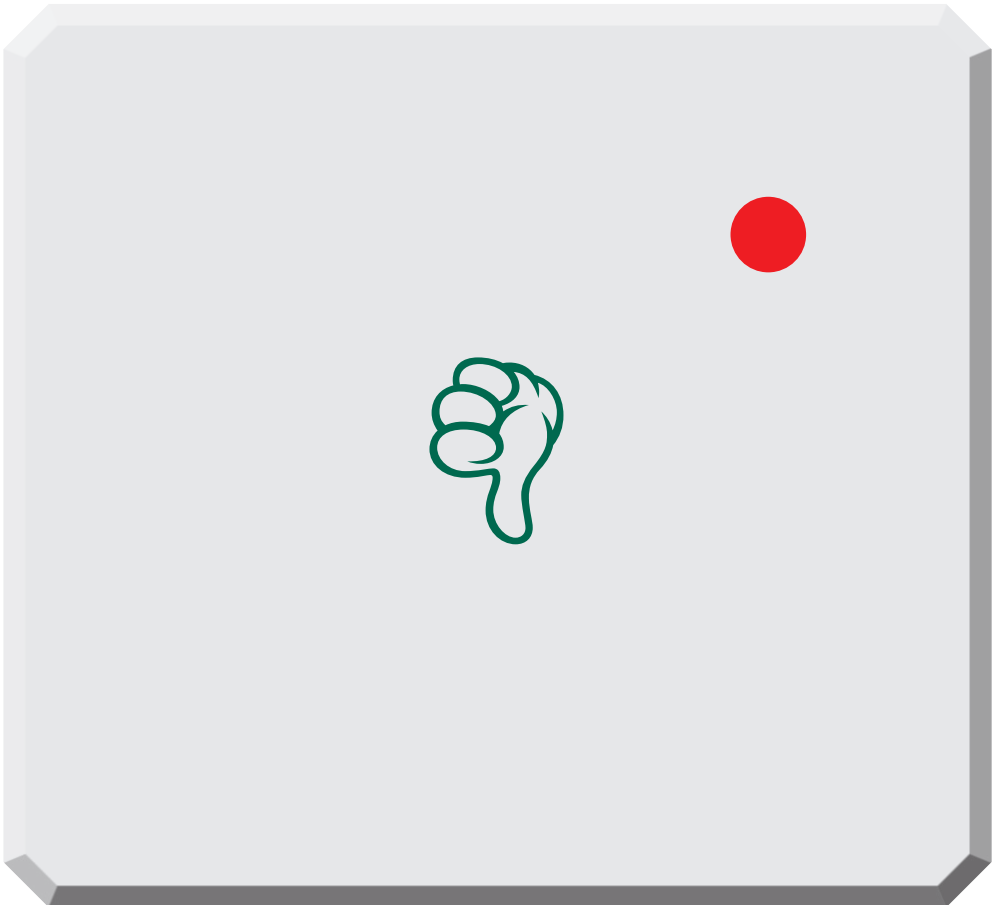
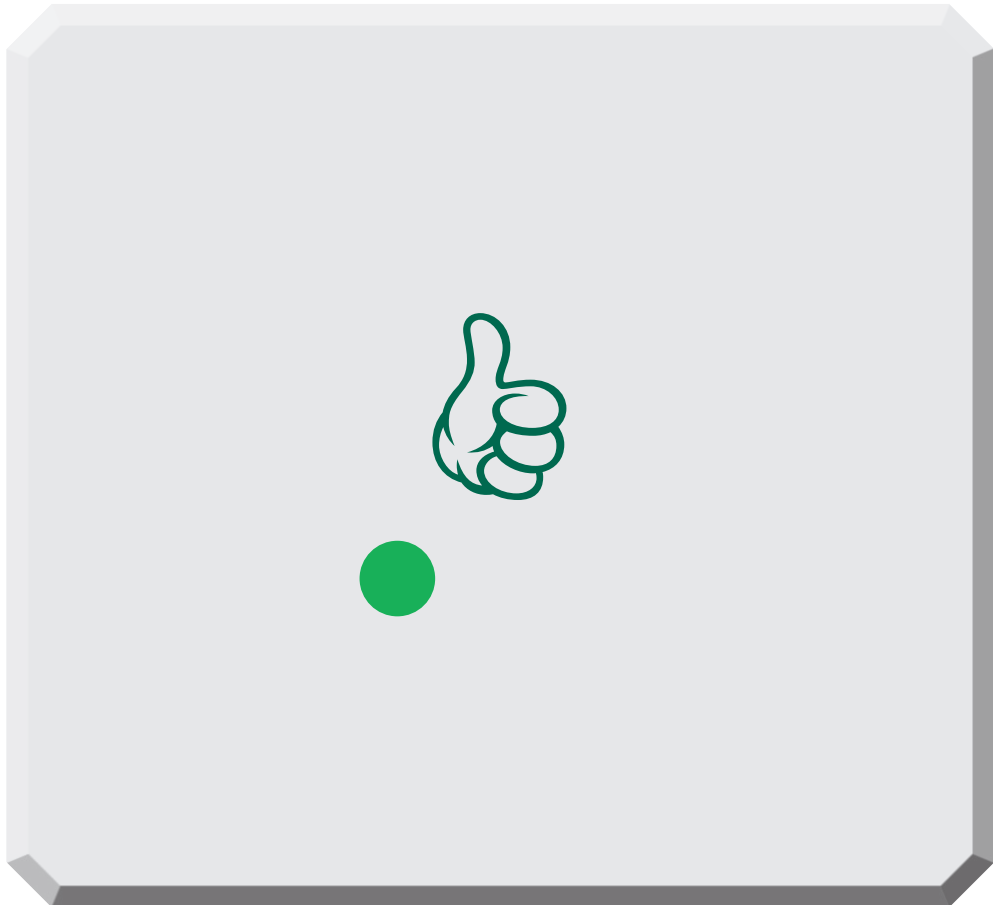
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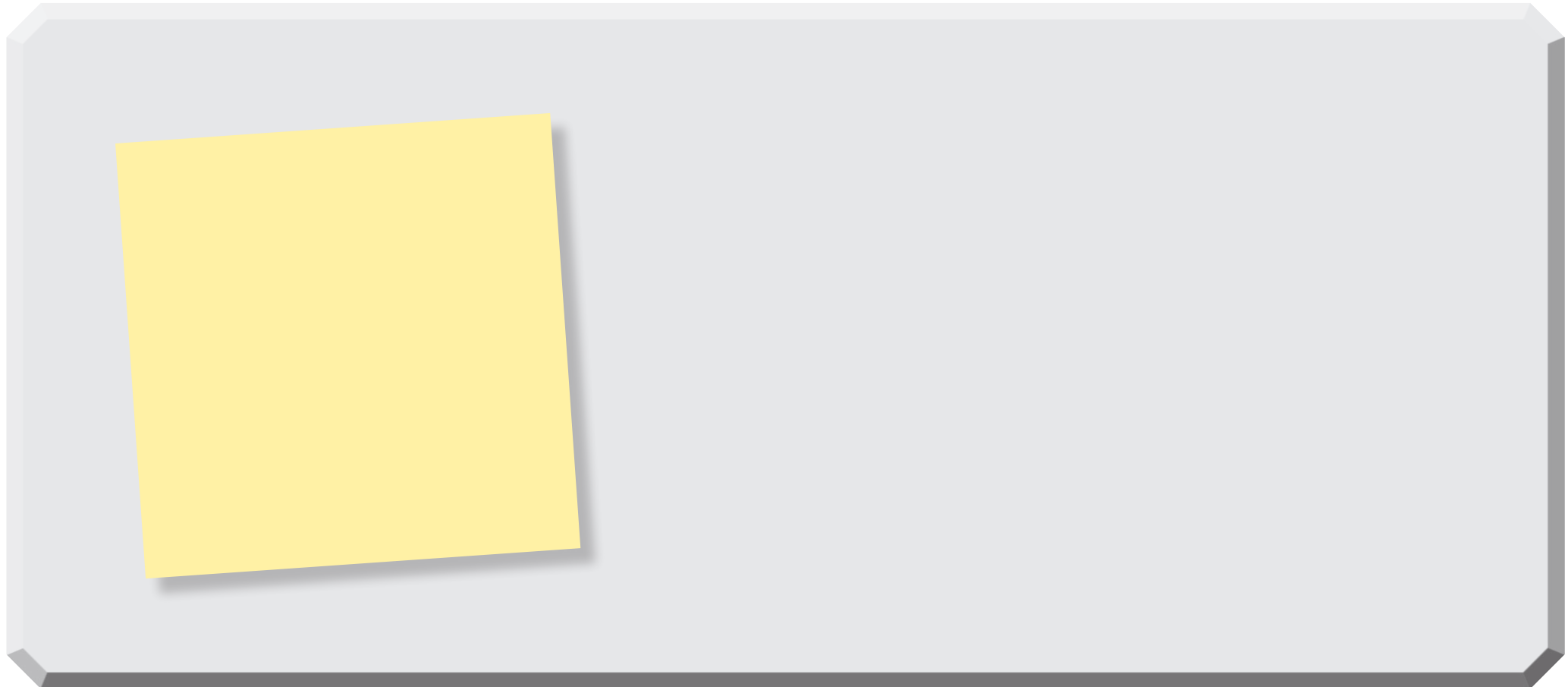
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5

Would you like more cycle storage for estate residents? Vote with a sticker.



What storage facilities would you like to see?



The access and movement around the estate is set by the spatial requirements of emergency and refuse vehicles.

There is an opportunity to remove the need for weekly refuse vehicles to drive into the estate. We are asking residents to consider how this could work, as part of broader estate investment.

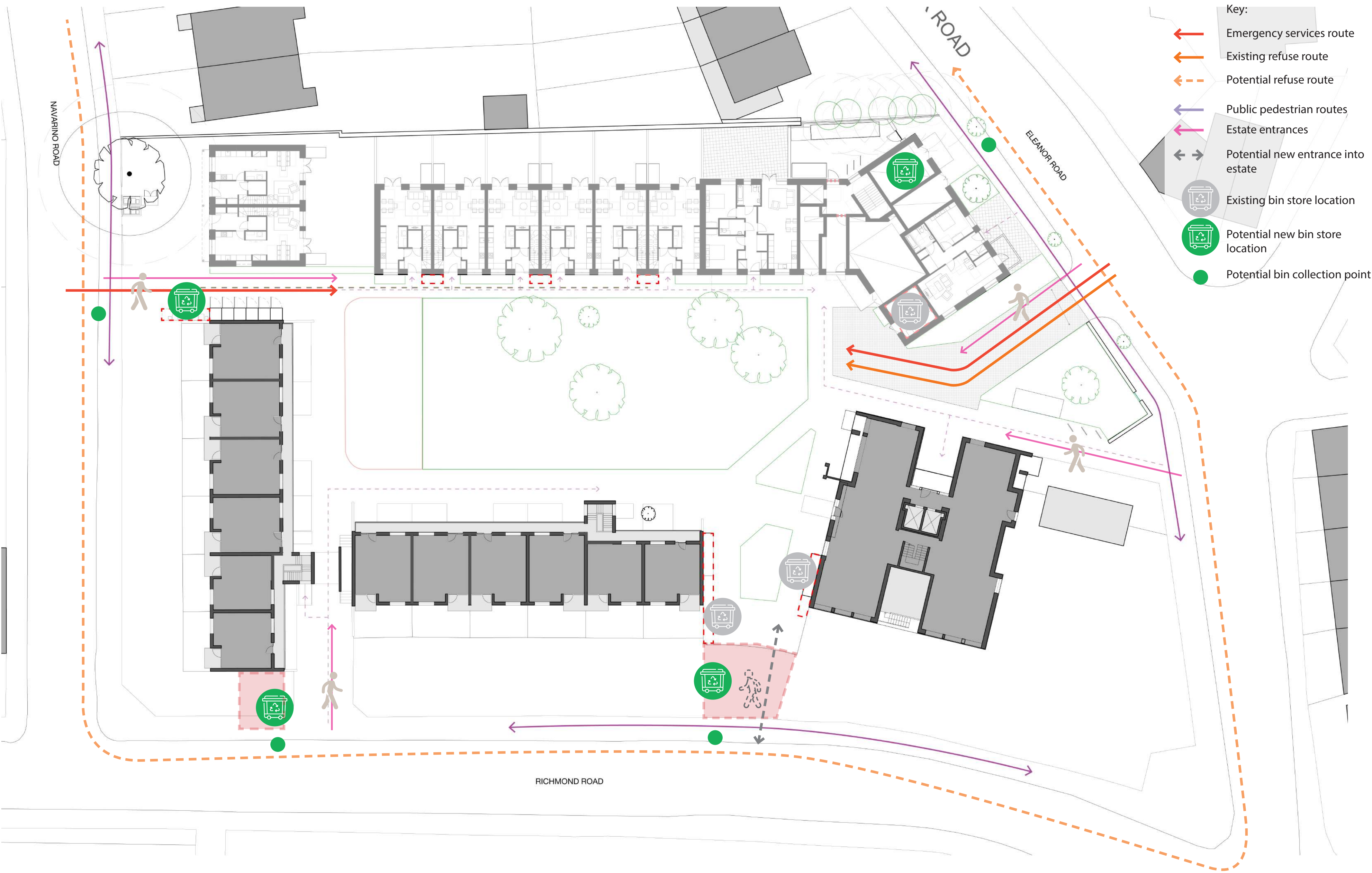
Reducing the vehicle access to emergency and removals only could improve the setting of the estate and enable it to be greened further.



Views into the estate from Richmond Road - Current

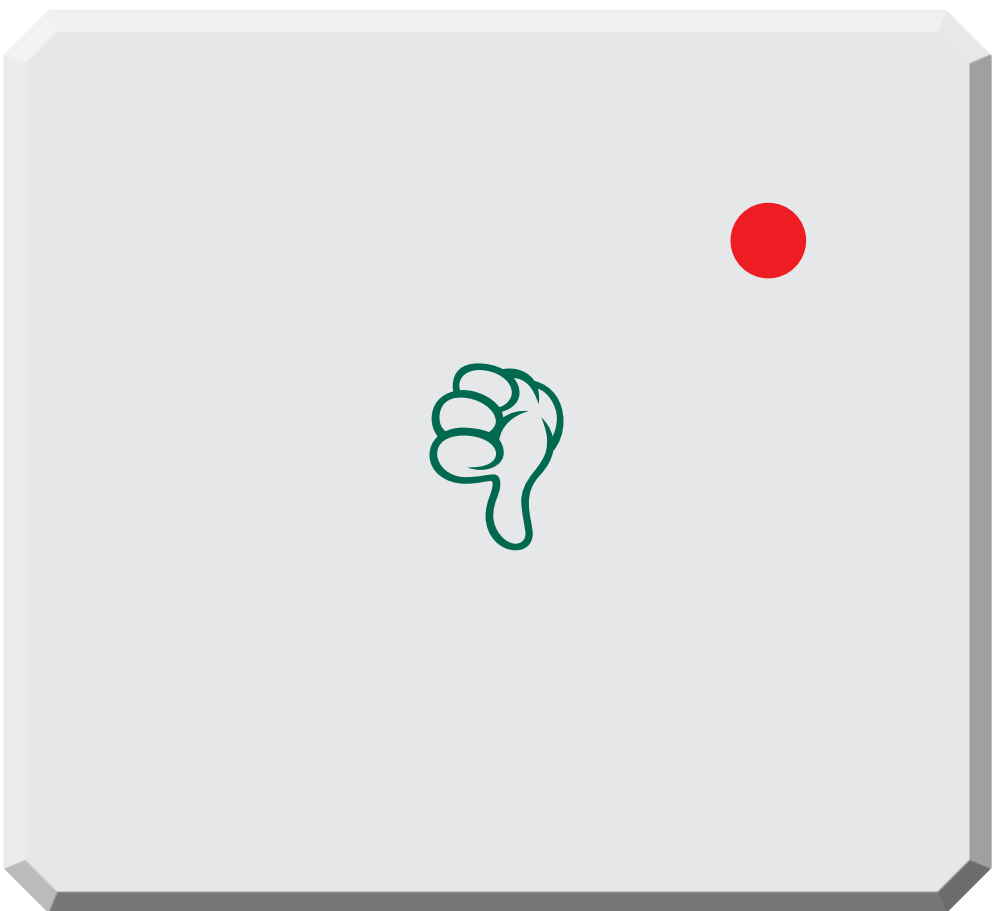
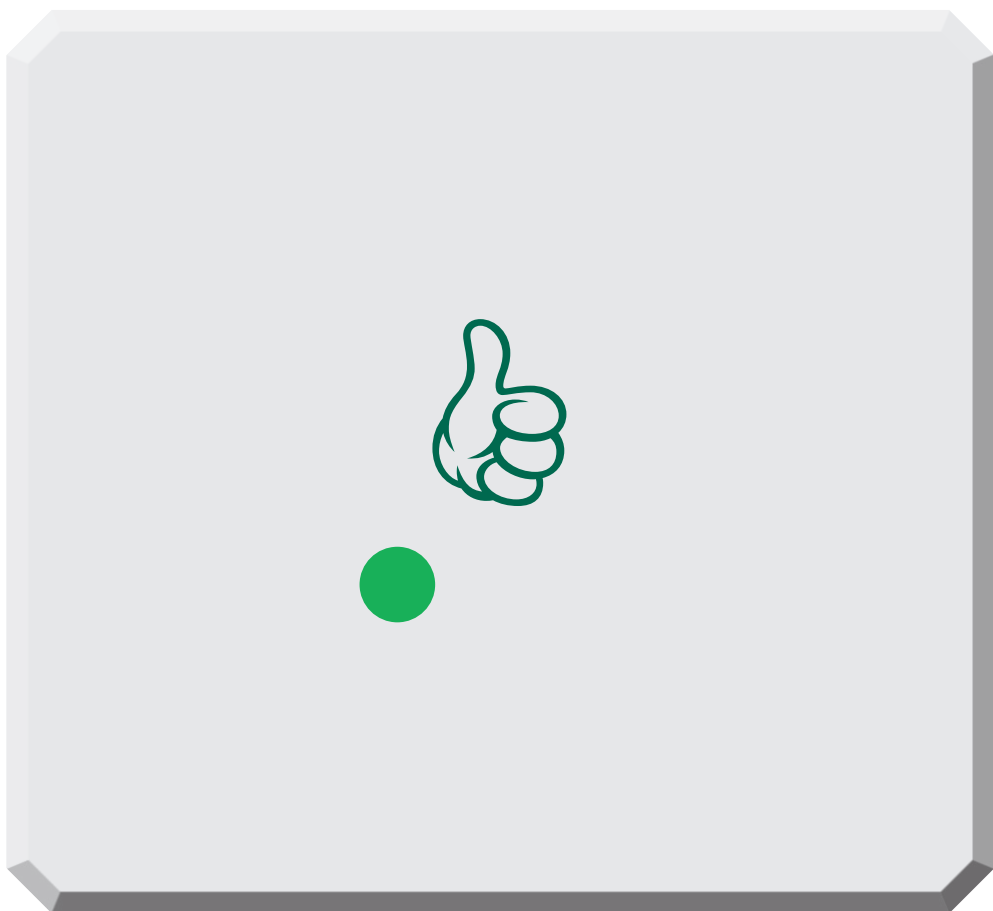


Sketch of new bin store and potential access into the estate from Richmond Road



Wayman Court Estate - servicing and movement diagram

Do you broadly support a new bin store location and potential to create access from Richmond Road? Vote with a sticker.



Tell us what you think:

The Eleanor Road building has been carefully designed to respond to the site constraints. The massing turns to create frontage onto the central courtyard and to reinstate the building line on Eleanor Road.

The initial option was a five storey block, maximising the number of social rent units. However, we have decided to drop the height of the block to four storeys, to address the community's concerns around density and over development.



Eleanor Road Block (Four Storeys) looking north-west along Eleanor Road



Eleanor Road Block looking south along Eleanor Road five storey (upper) & four (lower)

The main entrance to the building is accessed from the central courtyard, and a secondary entrance, through the bike yard, accessed from Eleanor Road. The ground floor layout of the block houses the substation (relocated from Navarino Road to create a better West entrance to the estate) and building services.

There are also two wheelchair homes at ground floor, with individual front doors – one fronting the courtyard and one Eleanor Road. Each of the upper floors has four units, with amenity space, and main outlook, either to Eleanor Road or to the central courtyard.

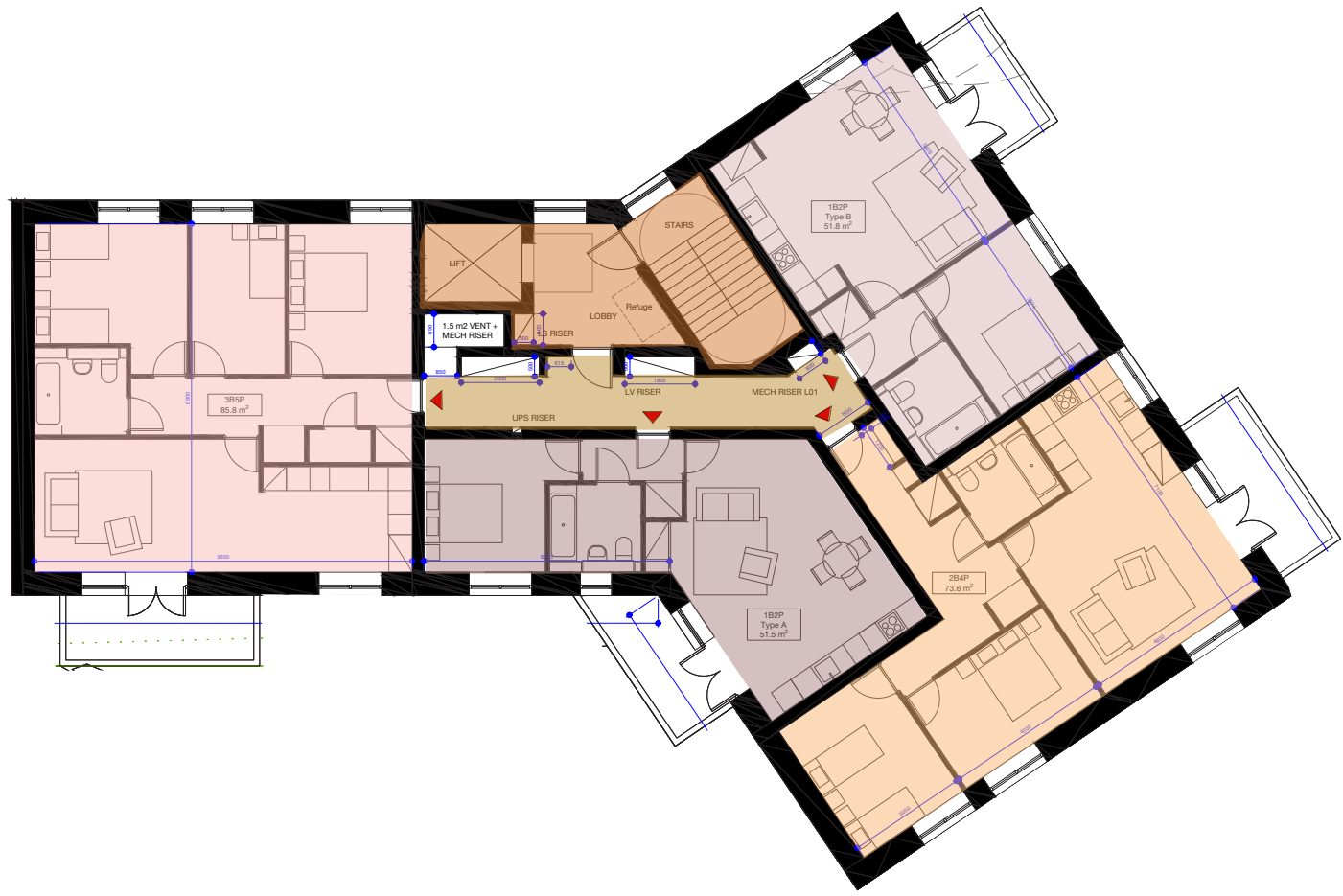
The homes at Wayman Court have been thoughtfully designed to a high standard, with careful consideration of scale, light, and proportion to create well-planned, flexible, sociable, and relaxing living spaces.



Eleanor Road Block ground floor and entrance condition sketch

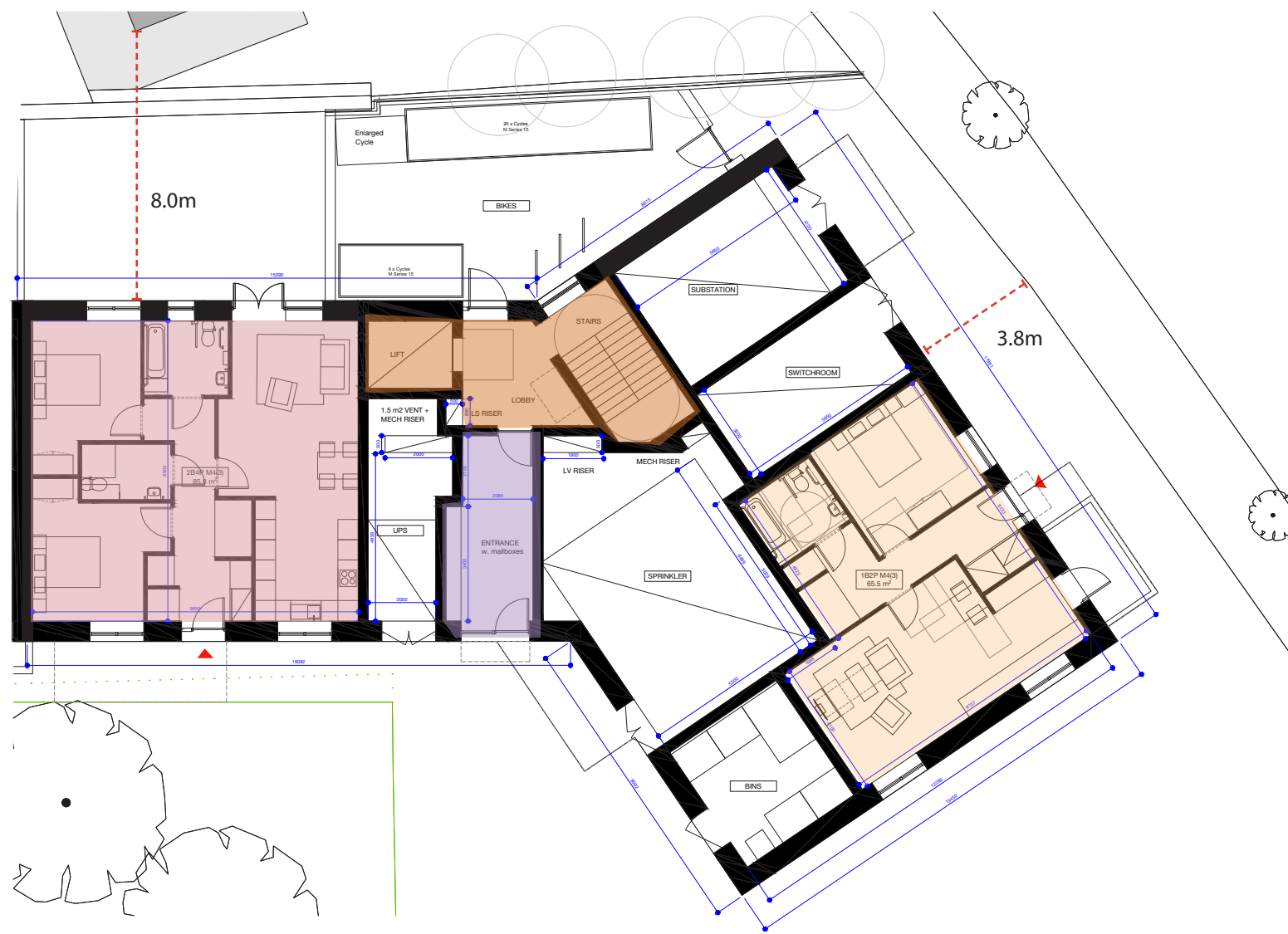


Eleanor Road Block- Bay Study



Eleanor Road Block – Typical Floor Plan

- Circulation layout principles
- Protected stair and corridor
 - 1B2P Type A
 - 1B 2P Type B
 - 2B4P
 - 3B5P



Eleanor Road Block – Ground Floor Plan

- Circulation layout principles
- Protected stair
 - Lobby
 - 2B4P - Wheelchair Accessible
 - 1B2P - Wheelchair Accessible

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 and the second floor is setback at the rear to reduce impacts on neighbours to the north on Eleanor and Navarino Road.

We have reduced the number of townhouses from seven to six, to reduce density and give more space between buildings.

The townhouses make a positive edge to the retained central green space, forming a courtyard.

We are currently exploring townhouse layouts that utilise the existing sunken levels of the car park garages. Further testing and surveys will determine whether the townhouses could be split-level homes, offering greater ceiling height at the rear of the building.

To avoid encroaching on the communal green space, homes have limited defensible space, with front doors opening directly onto the shared footpath bordering the courtyard.

The edge of the courtyard green space is still being developed, exploring the mix of planting and how to create a buffer zone between the shared open spaces and more private home entrances.



Courtyard townhouses sketch - front doors opening toward central green space



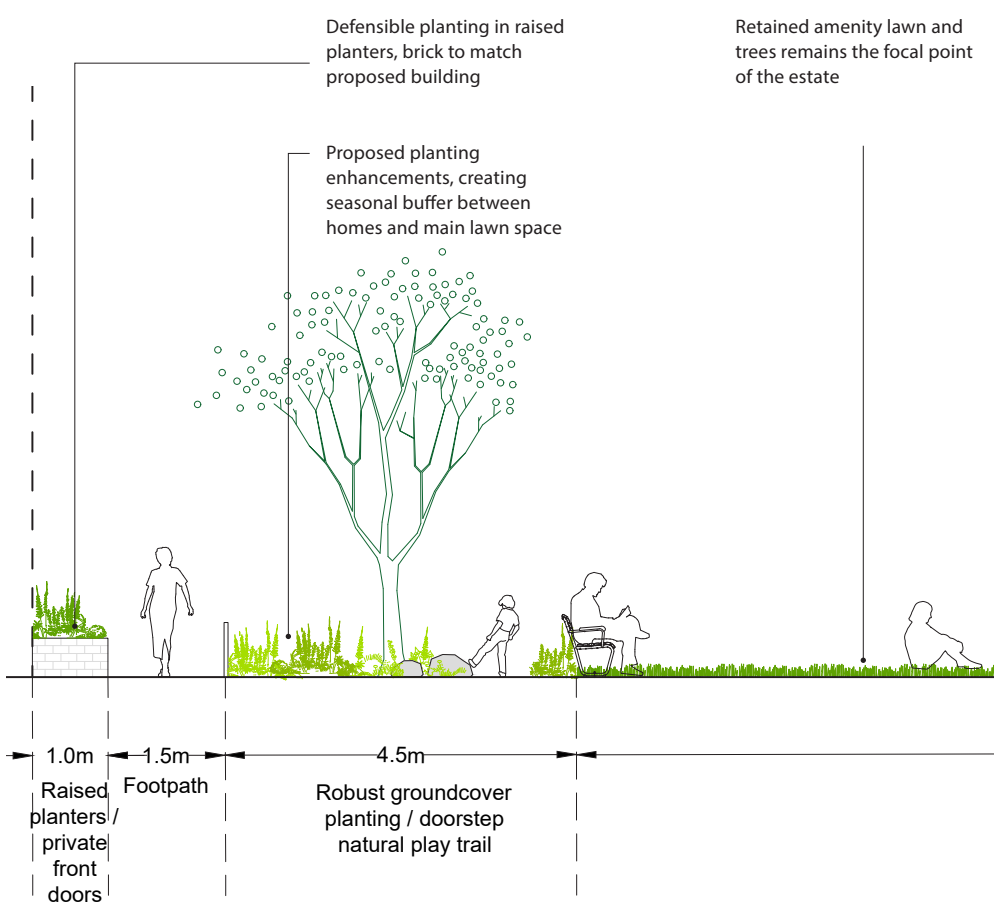
Courtyard Townhouses - architectural and material precedents



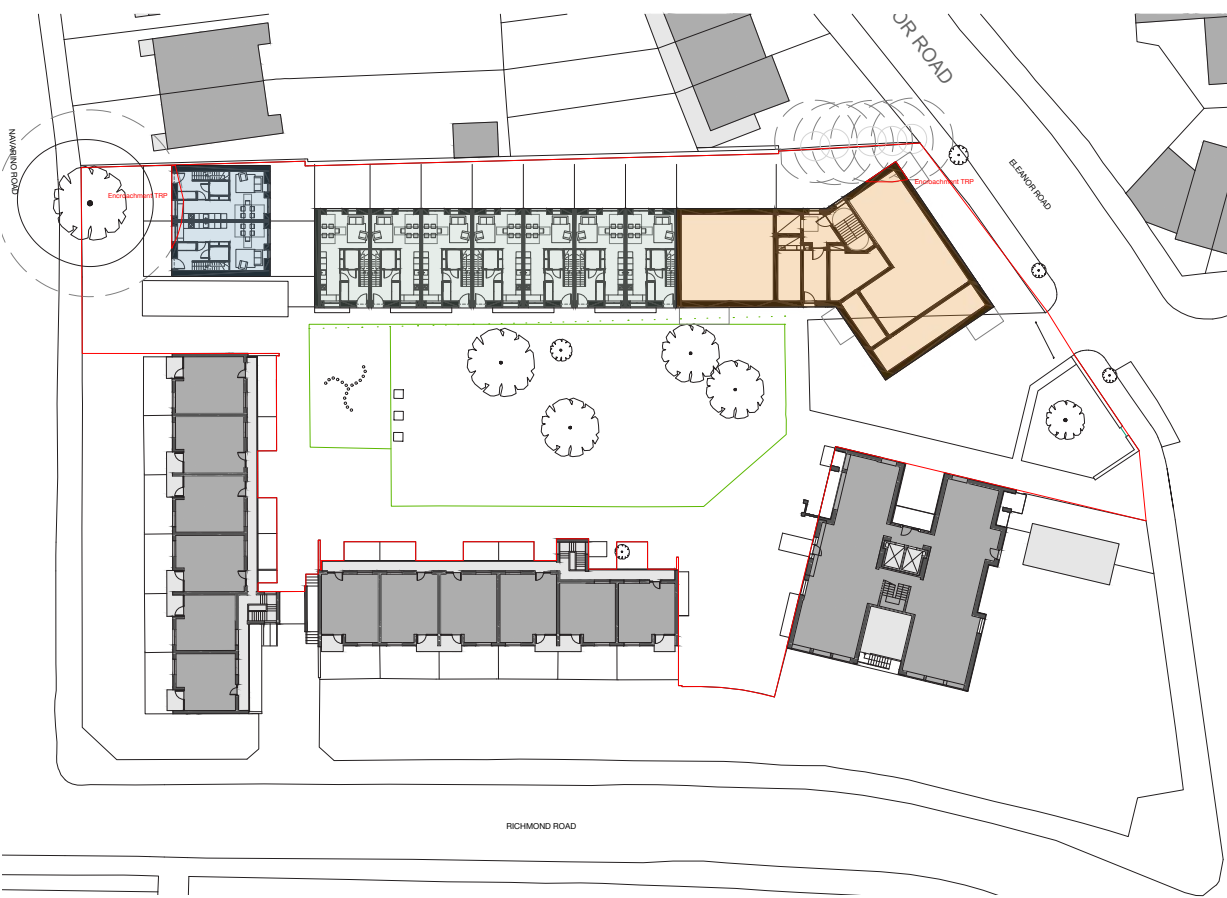
Courtyard Townhouses - Bay Study



Courtyard Townhouses - level access section



Indicative landscape threshold between homes and courtyard



Site Plan - Seven Townhouses and Substation retained - Winter24



Site Plan - Six Townhouses, Substation relocated into Eleanor Road building, and wider entrance from Navarino Road into estate - Summer 25



Site Section showing the southern elevation of the central townhouses and interaction with the Eleanor Road Block

Two four-bedroom homes are proposed on Navarino Road. The existing substation would be removed (replaced within the Eleanor Road block), to create a wider entrance way into the estate.

Two four-storey 4b7p townhouses front Navarino Road. These are private sale homes with generous, flexible layouts. A shallow balcony structure has been incorporated to the front elevation to provide shelter to entrances, solar shading to the full height first floor windows and form a Juliet balcony to the first floor sitting room.

The houses have large, private front gardens, and have been positioned to align with the existing Navarino building line. Care has been taken to not disturb the mature horse chestnut tree that sits in front of the new houses.

We have explored the implications of removing and relocated the existing substation on Navarino Road. Early proposals explored improving the entrance to the estate whilst retaining the substation, however we have now had confirmation from UKPN that we can remove and relocate the substation (to the ground floor of the Eleanor Road block). This has allowed us to create a more generous entrance into the estate and give more space between the proposed homes and neighbouring properties.



Navarino Homes - Stage 2 Proposal - existing substation has been relocated to provide a more welcoming entrance into the estate.



Navarino Homes - early render



Navarino Homes - Bay Study



Early sketch of entrance into Wayman Court with substation retained



Site elevation - Navarino Road looking east