

York Way Residents Information Session via Zoom – Minutes Wednesday 19th August 2020, 6.30pm-7pm

Attendees

City of London Corporation (CoL)

- Sophie Courtright (SC)
- Tareque Ahmed (TA)
- Abiola Ashira (AA)
- David Western (DW)
- Mike Kettle (MK)
- James Ilsley (JI)

Soundings

- Annie van der Plas (AvP)
- Nick Gibbs (NG)
- Gabrielle Appiah (GA)

York Way Estate Residents

- (IS)
- (MF)
- (PD)
- (AS)
- (ET)
- (AB)
- (AS)
- (LS)

Apologies

- (VA)
- (McjsB)
- (DL)
- (RS)
- (LM)
- (MB)
- (MR)
- (RS)
- (VM)
- (PF)
- (MG)



Minutes

1. Welcome and introductions

- AvP welcomed everyone and ran through the agenda.
- Zoom housekeeping rules shared.
- Introductions from CoL and Soundings.

2. Project Summary

- SC reported that CoL has received a grant from the Greater London Authority to add up to 90 additional homes on York Way Estate and that the final number of new homes will be dependent on the location, design, and meeting planning requirements.

3. Phase 1 catch up / phase 2 introduction

- AvP provided an overview to the group of the prior consultation. She described the range of engagement events held between August 2019 - March 2020 and that the purpose was to understand residents' preferences for additional housing on York Way Estate culminating in the development of the 'Residents' Design Brief' outlining residents feedback and priorities, which has been provided to the design team as a basis for the design work going forward.
- AvP introduced the next phase of consultation and the fact that a technical design team are now involved. Also that there would be a range of consultation events between now and January 2021 as designs are developed and that final designs will then be submitted to Islington Council in February 2021 for approval.
- SC introduced the design team and explained that the competitive procurement process was drawn from the GLA's framework. She introduced Macreanor Lavington (ML) as the architects and urged the Residents to look at their website to see the high quality, award winning architecture they produce. She also introduced Erect Architecture who will be the landscape architects responsible for the design of the new green and play spaces. Stantec the planning consultants, MLM Sustainability, M&E and structural engineers and Stace the quantity surveyors.
- AvP reiterated that the Residents' Design Brief was being used as the starting point for the design, however technical surveys are currently in place to see where its actually possible to build, so there may be some constraints. She noted that there will be particular space for residents to shape the design of the green spaces, play spaces and community centre.

4. Questions

The floor was opened up to questions.

- AB asked whether the new planning laws would impact the development.
- SC confirmed that they would have no impact on this process, it is being run under current planning guidance.
- IS asked whether decisions had been made on the location of the housing.
- SC explained that the designs were just emerging, the team are working with the Residents' Design Brief as a starting point however there are many technical surveys (structural, trees, utilities, etc.) that are required to see where it's actually possible to build. In September they will present initial designs
- IS expressed concern that there weren't that many responses to the locations survey.
- AvP noted that there had been a relatively good response and explained the process of engagement, emails, letter drops, text messages etc, but Ian expressed that this hadn't worked well enough, AvP commented that this locations survey was part of the larger consultation process and that we would also encourage residents to speak to neighbours and encourage them to engage too.
- PD asked whether non-resident leaseholders were being included in the consultation.



- GA explained, yes, through letters and emails and regular communications.
- 5. Upcoming engagement activities**
- AvP noted all upcoming engagement will be tailored to suit current social distancing requirements and that in September the design team would be:
 - Introducing the project to neighbours and key stakeholders in the surrounding area
 - Developing a consultation website
 - Hosting an online exhibition presenting initial designs
 - Facilitating workshop sessions after the exhibition
- AvP also noted that it is the team's intention to provide a physical representation of the emerging design on the Estate to coincide with the September virtual exhibition for those with limited access to the internet.
- AvP explained the consultation timeline moving forwards:
 - Five RSG meetings, three exhibitions and two design workshops after the first two exhibitions to be completed before February 2021 when designs will be submitted for planning approval.
- AvP also noted that there would also be a youth engagement exercise in October.
- 6. Questions**
- AS asked whether the next meeting would be on Zoom.
- AvP confirmed it would and that there will also be a range of other opportunities for residents to also stay updated and share their feedback.
- 7. Thank you's and close.**
- 8. End of session**

Addendum (post meeting telephone call)

- MF asked who are the architects are for the new homes.
- GA stated that Maccreanor Lavington are the selected architects for the additional homes on York Way Estate and recommend that examples of their work are viewed on their website.
- MF asked if the properties will be smaller?
- GA explained that the new properties will adhere to national space standards for new homes and to Islington's planning policies.
- MF stated that the existing estate is not good quality and asked what will be done about that?
- GA explained that the maintenance of the existing estate is a separate pot of money from the CoL.
- MF asked if the locations for new homes had been decided.
- GA responded that The City of London Corporation and the design team are currently in the process of developing the designs based on previous consultation feedback and feasibility studies.
- MF asked when residents will be able to see the designs for the new homes.
- GA noted that the team will share the initial design proposals with residents and the wider community in September.