

# WELCOME TO THE YORK WAY ESTATE DROP-IN EXHIBITION

The City of London Corporation is proposing to build new homes on York Way Estate and has received grant funding from the Greater London Authority to support this. Over the past 5 months we have worked with you to understand how and where on the estate additional housing could be built.

This Exhibition will share what residents have said so far about additional housing on York Way Estate, how this will inform the next steps for the City of London Corporation and what will be happening in the next few months.

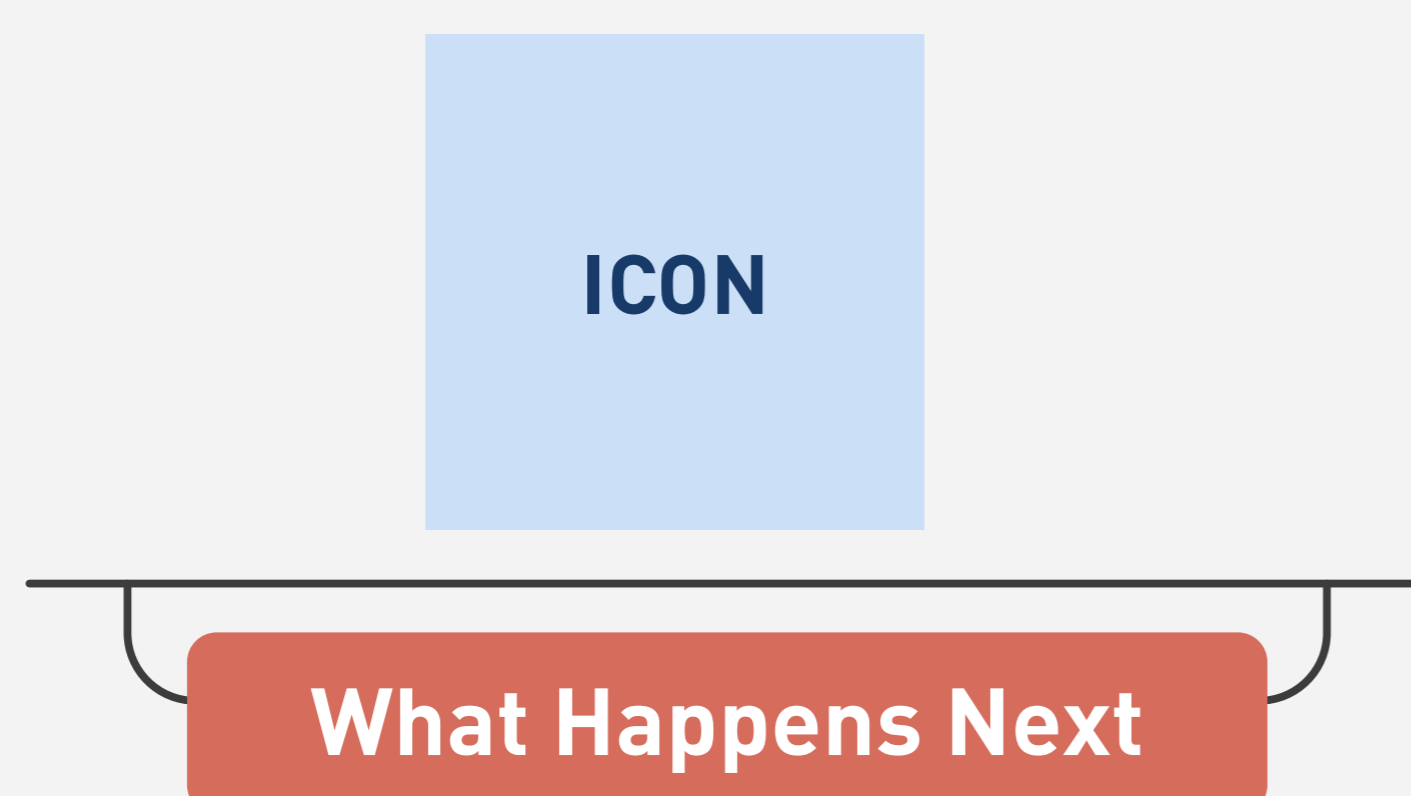
## WHAT WILL WE BE PRESENTING AT THE EXHIBITION?



Residents have given their views on where and how additional housing can be provided, and what the priorities for existing residents are. We have summarised what residents said so far.



Based on the feedback, a draft Design Brief is being produced that will guide City of London and the architects that will be appointed in the planning and design of additional housing on the estate. You can review and comment on this Brief.



We will set out the next steps for the City of London Corporation and what will be happening in the next few months.

# WHAT HAS HAPPENED SO FAR

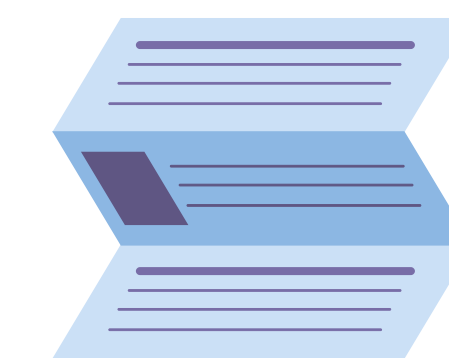
A summary is provided here of the consultation meetings and activities organised over the past 5 months to understand how and where additional housing could be built on York Way Estate.

## CONSULTATION WITH YORK WAY RESIDENTS

The City of London Corporation have been working with residents to understand how and where on the estate additional housing could be built. The agreed development approach will be influenced through the consultation that has taken place, as it is important that any development

benefits existing residents, and respects the existing estate and community. We acknowledge that this is an important conversation involving your future, so we organised a range of different consultation meetings and activities.

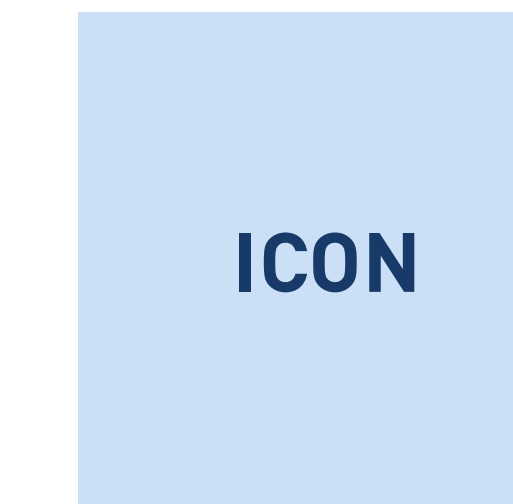
## THE CONSULTATION IN NUMBERS



**c.700**  
Introductory newsletters distributed to all residents



**150**  
Residents met with or spoken to throughout the consultation



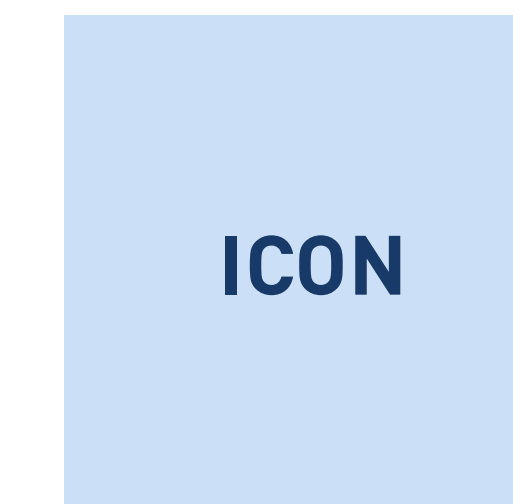
**98**  
Residents met during the door knocking



**55**  
Residents have attended the 2 resident meetings held



**28**  
Feedback forms at the first meeting  
**64**  
Location survey responses



**##**  
Engaged at 2 focus sessions

DO YOU HAVE ANY SUGGESTIONS ON HOW WE CAN IMPROVE THE CONSULTATION PROCESS?



Residents' meeting, Sep 2019



New Homes Design workshop, Nov 2019



York Way Youth event, Nov 2019



Residents' meeting, Sep 2019



New Homes Design workshop, Nov 2019



York Way Youth event, Nov 2019

## CONSULTATION EVENTS TO DATE

The events held in Stage one of the project focussed on introducing the project and building an understanding of your current experiences of living on York Way Estate, as well as your thoughts and priorities regarding the plans to build additional housing.

### STAGE ONE | UNDERSTANDING RESIDENTS' PRIORITIES

- Aug 2019** | Door knocking
- Aug 2019** | Observational research
- Sep 2019** | First residents' meeting
- Month** | First Resident Steering Group meeting
- Month** | Second Resident Steering Group meeting
- Nov 2019** | New Homes Design Workshop
- Nov 2019** | York Way Youth Fun Day
- Dec 2019** | Locations Survey distributed
- Dec 2019** | Locations Survey drop-in
- Jan 2020** | Third Resident Steering Group meeting
- Jan 2020** | First Drop-in Exhibition

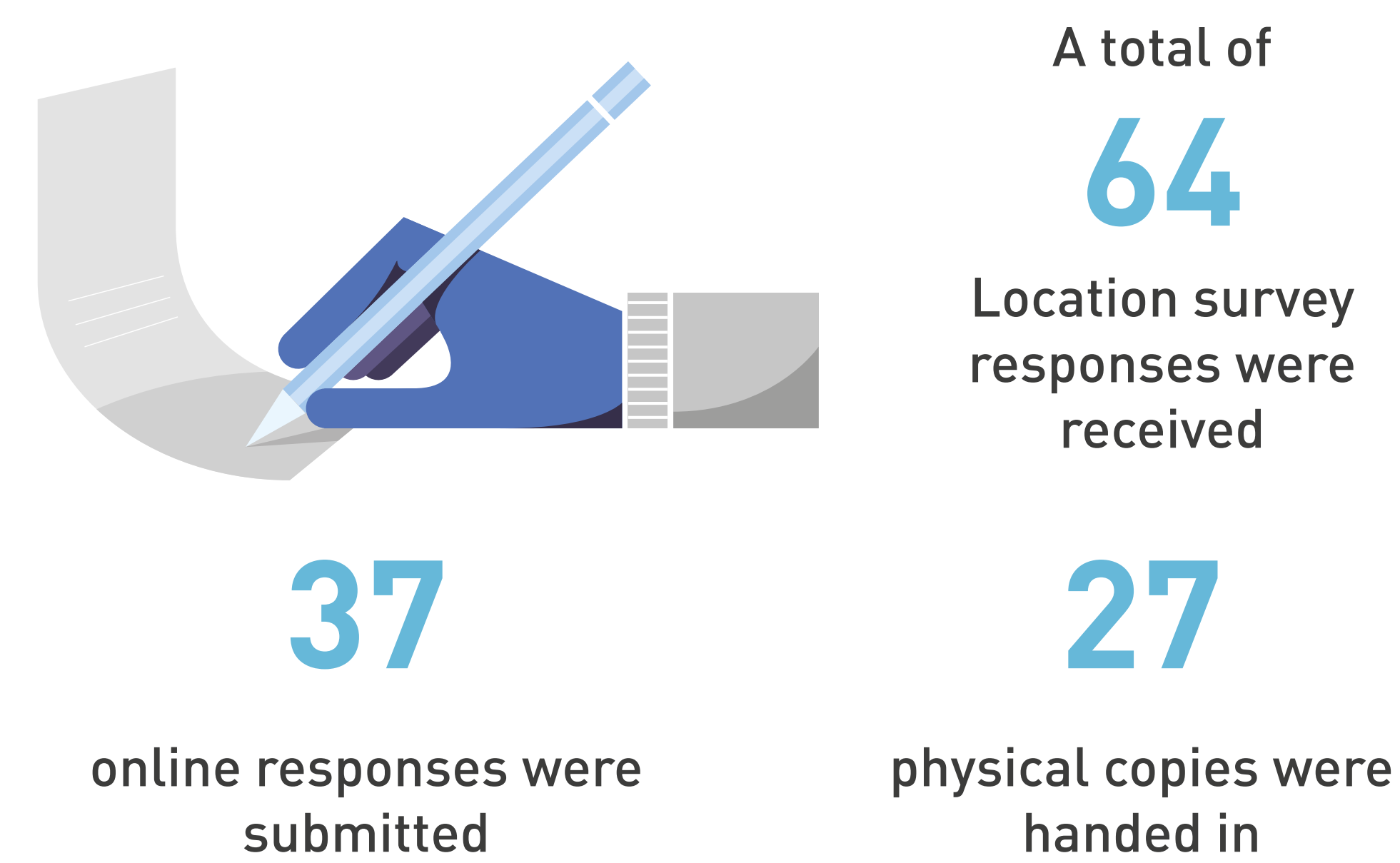
### STAGE TWO | DESIGN DEVELOPMENT

- Mar 2020 -onward** | Architects and technical consultants to be hired and further consultation to take place.  
(See Board 4 for more details).

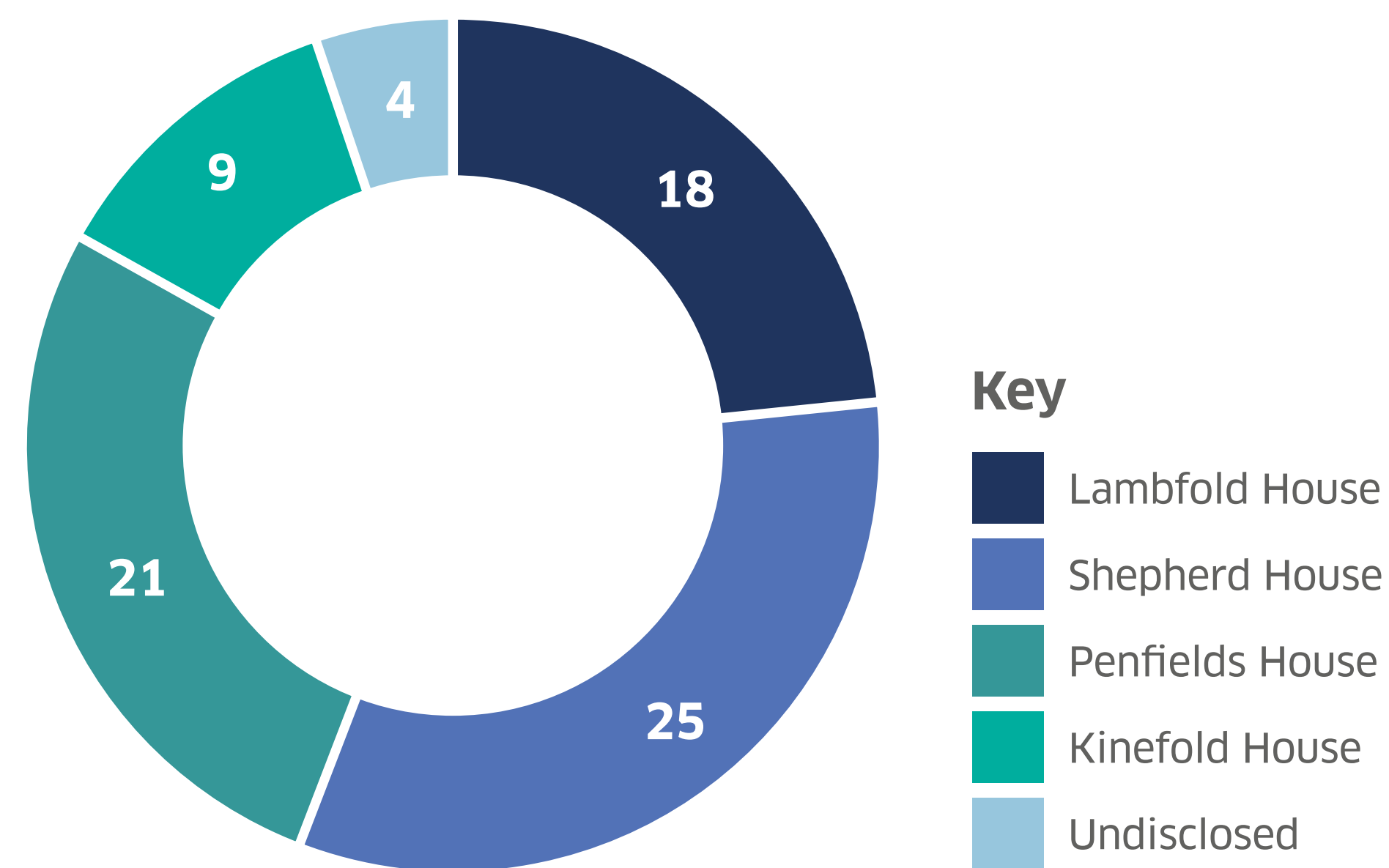
# LOCATIONS SURVEY

This is a summary of the findings from a survey which asked residents, 'Where do you think the best locations on the estate for additional housing are?'

## KEY FIGURES



## WHERE DO SURVEY RESPONDENTS LIVE?



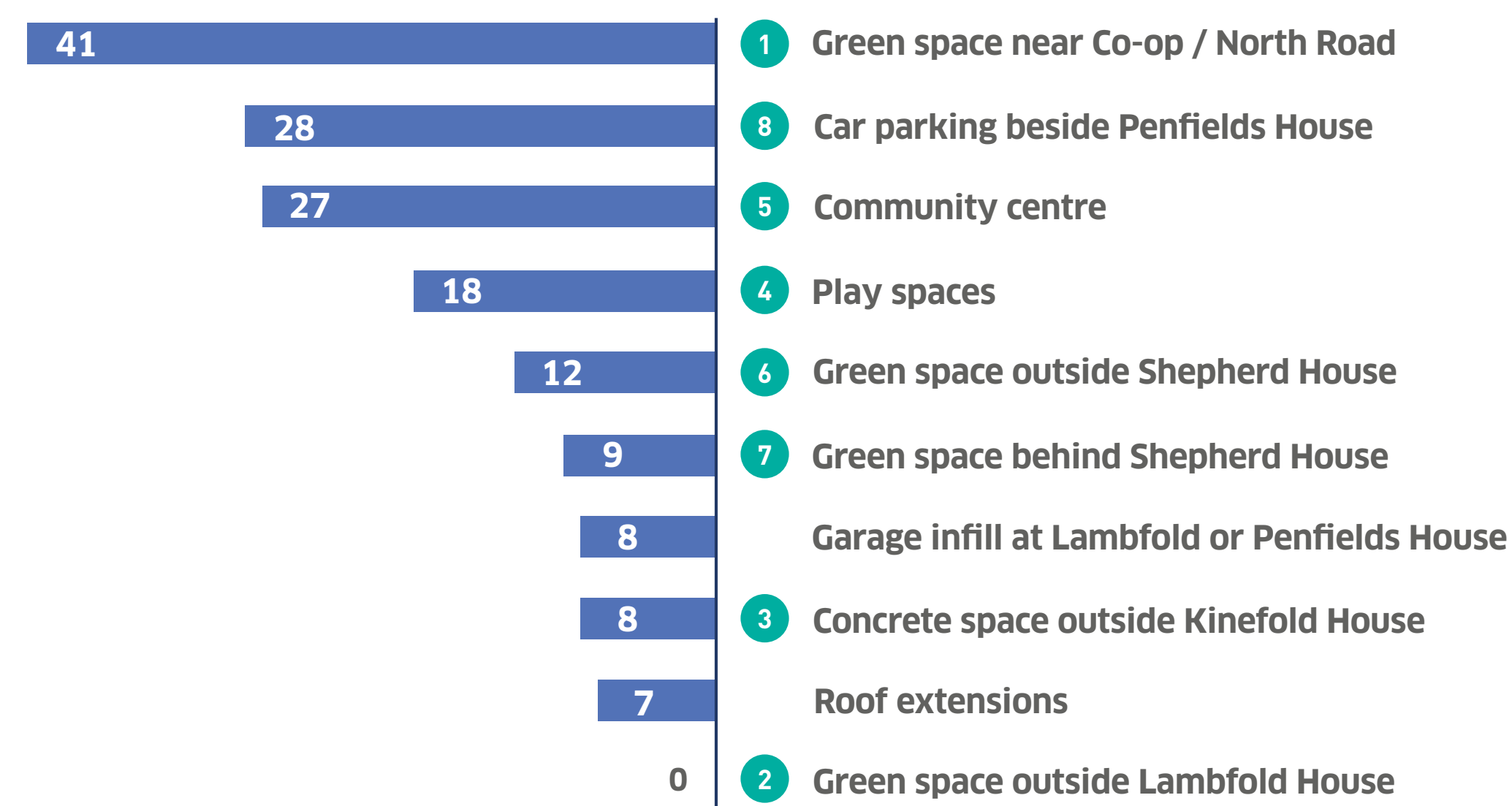
## KEY FINDINGS FROM THE LOCATIONS SURVEY

The survey map used showed 10 potential locations for additional housing on York Way Estate. Residents were asked to share the pros and cons that should be considered for each of these locations, and to identify the three most acceptable and least acceptable locations to build on.

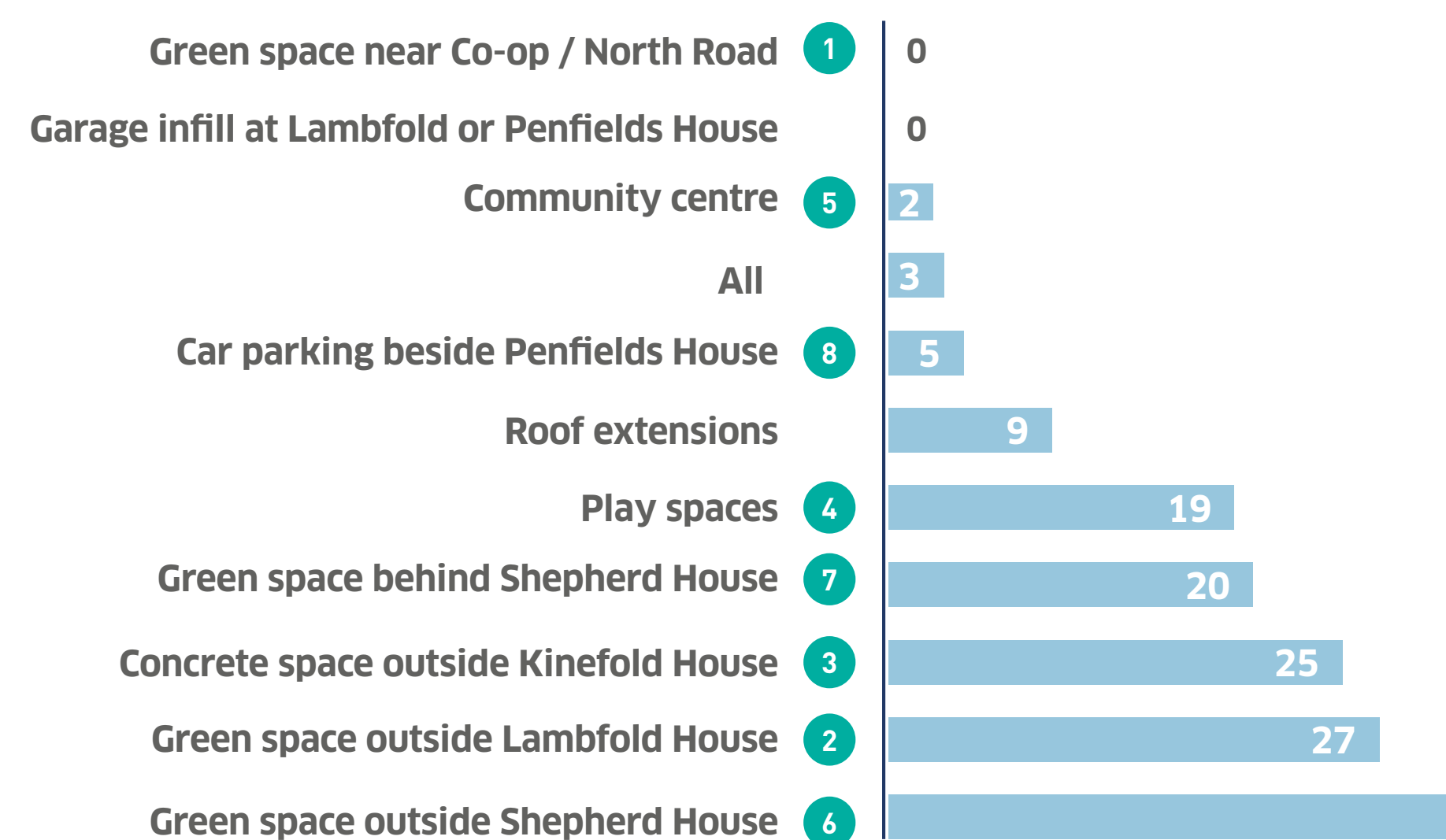
The two graphs below show the hierarchy of most and least acceptable locations for building additional housing on York Way Estate from the responses in the survey.

We have acknowledged that some of the locations which have been considered to be most acceptable locations for additional homes are matched with some opposition and the pros and cons presented for each space will be considered moving forward.

### GRAPH RANKING THE MOST ACCEPTABLE LOCATIONS

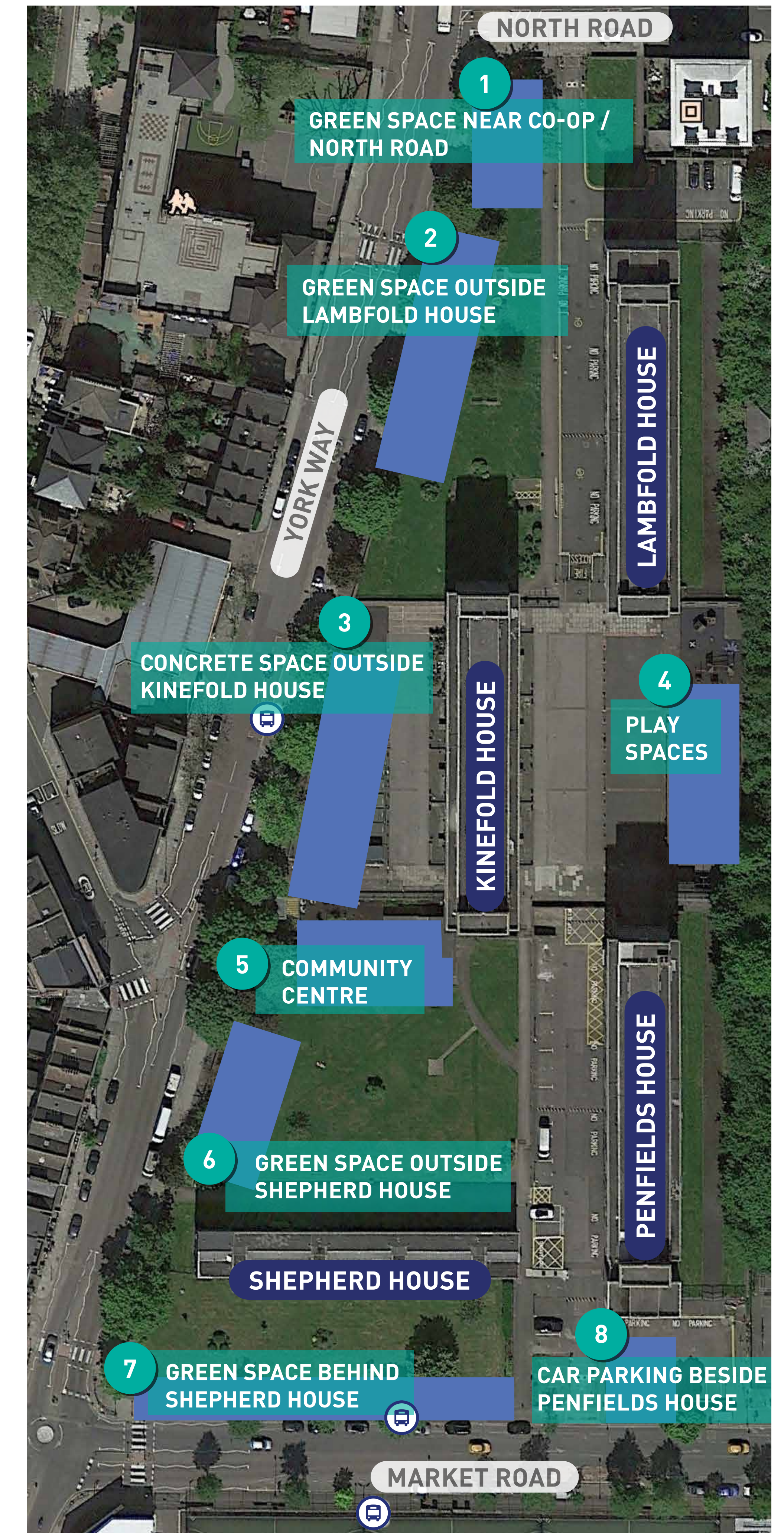


### GRAPH RANKING THE LEAST ACCEPTABLE LOCATIONS



Below are some of the points raised by respondents as important things to consider which influenced residents' ranking of the 10 locations:

- Consider the environment and local wildlife
- Ensure safety
- Improve community centre
- Natural light
- Improve play spaces
- Deter antisocial behaviour
- Consider the aesthetic of the estate
- Pressure on local infrastructure
- Privacy
- Do not obscure views
- Preserve mature trees
- Pressure on car parking
- Noise concerns
- Preserve mature trees



### MAP KEY

- Potential building location
- Number reference for potential building location
- Bus stops

## DRAFT DESIGN BRIEF

A 'Design Brief' for York Way Estate is a document setting out resident-led guidelines for City of London and any architects or consultants that would be hired on where and how to build additional housing, and what should be taken into consideration in the process of planning, design and construction. The next Stage of planning and design will be based on this Brief.

The draft Design Brief presented on these boards is a summary of what residents have said or written during the consultation process, turned into guidelines.

### WHERE SHOULD CITY OF LONDON CONSIDER ADDITIONAL HOUSING

Based on the findings from the locations survey, the following guidelines have been set out for City of London Corporation regarding the potential locations to build on:

#### LOCATIONS WITH CONSENSUS AS POTENTIAL BUILDING SITES

Three locations were selected by residents with a clear strong consensus as potential building sites, as these had the highest number of residents listing them as 'most acceptable to build on' location, and no or very few residents listing these as 'least acceptable to build on':

- 1 Green space near Co-Op/North Road;
- 8 Car parking beside Penfield House;
- 5 Community Centre (with the community centre being re-provided).

City of London can consider these locations as potential building sites.

#### LOCATIONS WITH MIXED FEEDBACK

There is no clear steer in either direction on several locations, as these have either equal numbers of supporters or opposers, or there isn't sufficient feedback to arrive at any conclusions. These locations are:

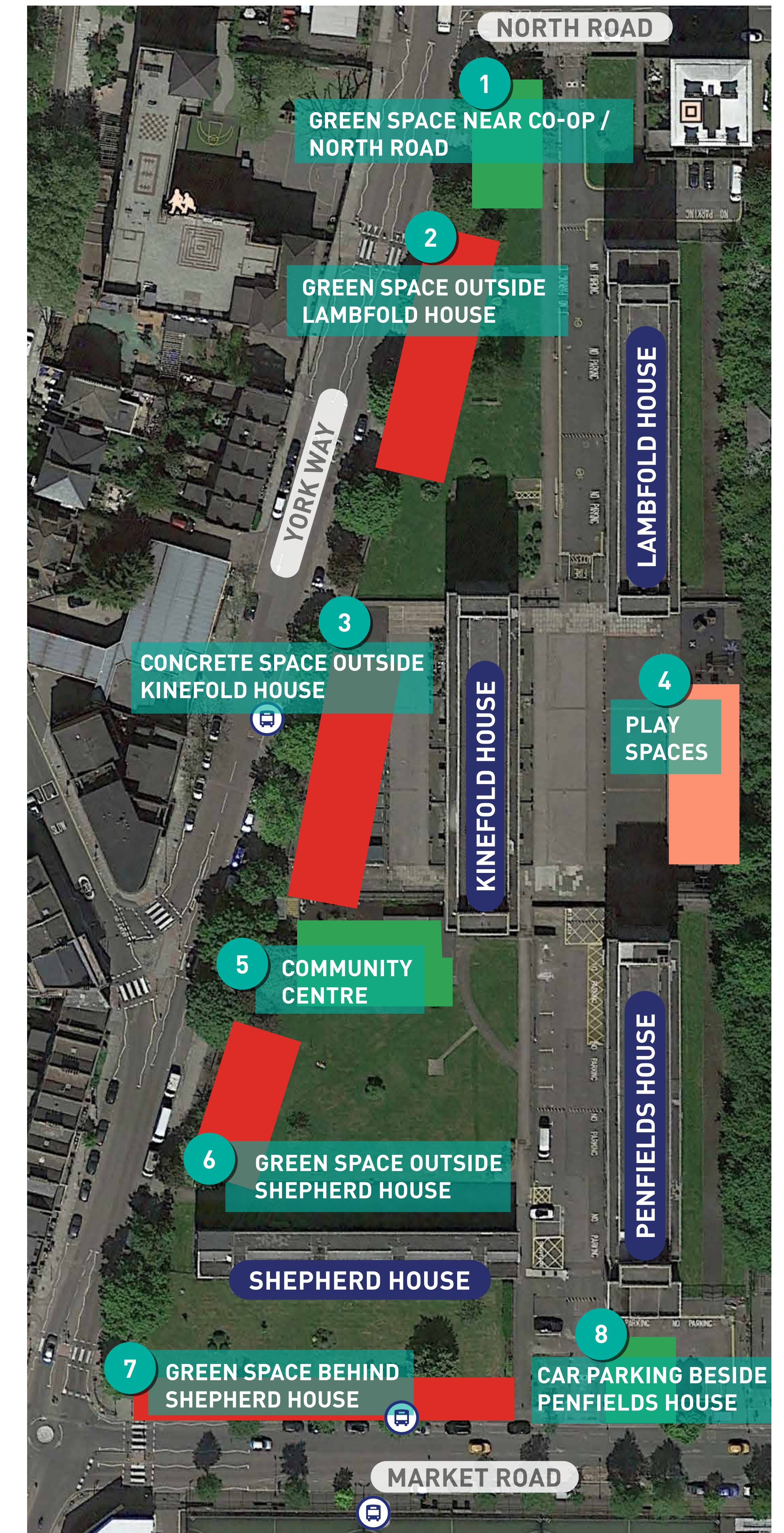
- 4 Play spaces
- \* Garage infill at Lambfold or Penfields House
- \* Roof extensions

#### LOCATIONS WITH CONSENSUS AS SITES WHERE NO BUILDING SHOULD TAKE PLACE

Four locations were selected by residents as sites where no building should take place. These had either strong consensus, or a large number of residents voting against them, with some opposition:

- 2 The Green Space outside Lambfold House
- 3 Concrete space outside Kinefold House
- 6 The Green space outside Shepherd House
- 7 Green space behind Shepherd House

City of London should not consider these locations as potential building sites.



#### MAP KEY

- Potential building location
- 1 Number reference for potential building location
- B Bus stops

## DRAFT DESIGN BRIEF

Two focussed sessions were held focusing on play spaces (with children) and on new homes (with York Way Estate residents with registered housing need who will have priority access to the first new homes). The guidelines on the right are a result of residents' feedback during these sessions.

PLEASE LEAVE COMMENTS HERE.

### KEY PRINCIPLES FOR BUILDING ADDITIONAL HOUSING

Should there be additional housing built on the estate\* any plans should adhere to the following key principles:

#### BUILDING NEW HOMES

- Majority of homes should be social homes.
- Social and private housing (if any) should not be segregated.

#### DESIGN OF NEW BUILDINGS

- New buildings should fit in well with the existing buildings and form of the entire estate, without creating a strong old versus new division.
- Design and building location should consider how new residents can integrate with existing community.
- No new buildings should be higher than existing buildings.
- There should be adequate space between existing and new buildings.
- New buildings should be soundproofed.

#### CONSTRUCTION

- Construction mitigation measures (noise, pollution) to be taken and communicated in advance
- If several buildings are being built, the construction should be done in phases, avoiding periods of time when the entire estate is turned into a construction site.

\*It should be noted that petitions were organised by York Way Estate residents, and a number of residents signed a petition against any additional building on the estate. This Design Brief should serve to give directions and guidelines to The City of London Corporation, and the architects and any technical consultants that are hired if the plans to build additional housing go ahead.

#### RETAINING AND IMPROVING THE QUALITY OF LIFE OF EXISTING RESIDENTS

- Any development should not reduce the quality of life of residents on the estate, and wherever possible, it should add to the quality of life.
- The current sense of openness and spaciousness of the estate should be maintained
- Key views and privacy of existing residents should be protected through appropriate distances and heights
- Sunlight and daylight access should be protected
- Maintain as many as possible of the green spaces.
- Maintain as many mature trees as possible
- Building new housing should be an opportunity to enhance some of the open spaces, and introduce more trees as well.
- The values of leaseholder properties should be taken into consideration and it should be an aim for these not to lose value with the additional housing.
- There should be additional staff / time allocated to maintenance once the estate grows.
- Policing and safety on the estate should be improved.
- Access for fire safety and emergency health services should be planned for
- New spaces should be designed so that they don't encourage antisocial behaviour
- Ensure that shared infrastructure such as water pressure is not negatively impacted.

#### COMMUNITY FACILITIES

- Community centre to be re-provided on the estate (not at an alternative location) if a building is built in place of it.
- The community centre currently has an outdoor space, this should also be planned for and re-provided.
- If a new building is built in the place of the community centre, there should also be provision in place for the interim period of construction – there should be no gap period where there is no community centre.

#### COMMUNITY ENGAGEMENT AND WORKING WITH RESIDENTS

- There should be direct involvement of residents at all stages of the planning and design process.
- Clear and transparent information should be shared with residents on all key decisions being made, including number of homes, split between social homes and private homes (if any), anticipated timelines etc.

PLEASE GRAB A FEEDBACK FORM AND LET US KNOW IF THERE IS ANYTHING ELSE YOU THINK SHOULD BE ADDED INTO THE DESIGN BRIEF.

## DRAFT DESIGN BRIEF

Two focussed sessions were held focusing on play spaces (with children) and on new homes (with York Way Estate residents with registered housing need who will have priority access to the first new homes). The guidelines on the right are a result of residents' feedback during these sessions.

PLEASE LEAVE COMMENTS HERE.

### FOCUSSED SESSIONS FEEDBACK

#### GUIDELINES FOR PLAY SPACES

- New play equipment suggested included:
  - a climbing frame instead of the houses currently in the playground
  - swings for both little kids and big kids with grass so it's softer
  - bounce equipment
  - a fireman's pole
  - a tyre swing
  - a zip line
- Want more trees on the estate
- The estate needs more colours – could paint on walls
- Brighter play equipment in the playground
- Suggestion for a community garden next to the centre so they can cook fresh food together
- Would like to be able to rent/borrow play equipment from a shed or vending machine on the estate
- Signs/banners should be introduced to indicate what spaces are, possibly designed by the children

#### GUIDELINES FOR NEW HOMES

- Well-lit rooms, lots of natural light and high windows.
- Central heating.
- The option of having separated and spacious kitchens. Having a choice between an open and separate kitchen.
- All rooms to be accessed through hallways/corridors, not through other rooms. (e.g. no bedroom access directly from living room). Bathroom is right by the front door in some homes and don't have windows.
- Good quality of materials, robust like current buildings.
- Good ventilation systems. Improved ventilation for kitchens and bathrooms.
- Sufficient storage and wardrobe space. More storage sheds (currently a lack of these).
- Safe and opening windows to allow fresh air in the homes and easy access to cleaning. No windows that only open from the top.
- Secure building entrances.
- Noise insulation for upstairs/downstairs and next-door neighbours, as well as from outside.
- Private outdoor space i.e. a balcony or terrace.
- Ensure doorways are wide enough for mobility needs.
- Preference for no rubbish chute.
- Maisonette flats should split the living uses i.e. reception rooms on the bottom and bedrooms on the top (not mixed).
- Larger homes could have a second separate toilet.
- Laminate (or option for) laminate flooring and not only carpets throughout apartments.
- Enough planned room for appliances in kitchen or a separate utility room (dishwasher, washing machine).
- Views from one side or both (some are dual aspect).
- Large size of rooms – many of the flats have large living rooms and bedrooms.
- Wet rooms/accessible showers and toilets for some with mobility needs. Non slip floor and sliding doors helpful for those with mobility needs Some homes have two entrances and stairs from the corridor which can be challenging for residents. Power points are low – not suitable for older people and people with mobility needs.
- Water pressure is inconsistent (particularly the higher up you live).
- Can't turn off radiators.

## WHAT HAPPENS NEXT

This board outlines how the City of London will respond to the Design Brief, what will be the next steps regarding the plans to build additional housing, and what to expect in the coming months.

### STAGE ONE | COMPLETE | RESIDENTS' PRIORITIES

Aug 2019 - Jan 2020 Early consultation

### STAGE TWO | UPCOMING | DESIGN DEVELOPMENT

March/April 2020 - Dec 2020

The City of London Corporation will hire architects and consultants to start working on feasibility studies and designs for additional housing, based on the Design Brief. Consultation will continue during this period.

**End of 2020 - beginning of 2021**

A planning application with designs would be submitted to Islington Council.

**2021**

If the planning application is accepted, construction could begin in 2021.

## THE CITY OF LONDON CORPORATION'S NEXT STEPS

The City of London Corporation have strongly considered the feedback gathered throughout the 5-month consultation process and the next steps that will be taken

are closely tied to the key consultation outcomes as shown below:

### CONSULTATION OUTCOMES

DESIGN BRIEF

LOCATIONS WITH CONSENSUS AS  
POTENTIAL BUILDING SITES

LOCATIONS WITH MIXED FEEDBACK

LOCATIONS WITH CONSENSUS AS SITES WHERE  
NO BUILDING SHOULD TAKE PLACE

### CITY OF LONDON RESPONSE AND NEXT STEPS

Once finalised, the Residents' Design Brief will be carefully considered by CoL and appointed architects for proposing additional housing for York Way Estate.

The CoL will carry out feasibility studies and consider these locations further as potential building sites.

The CoL may carry out feasibility studies and consider these locations further, while taking the specific considerations into account.

The CoL will no longer be considering these locations for building additional homes on York Way Estate.