

YORK WAY ESTATE DESIGN BRIEF

Resident-led guidelines for building additional
housing on York Way Estate

March 2020







York Way Estate from North Road

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1 | INTRODUCTION

Project Overview

The City of London Corporation is reviewing all of their housing estates across London to see where they can provide additional housing to meet demand.

York Way Estate has been identified by the City Corporation as one of these estates where additional housing can be delivered. Grant funding from the Greater London Authority has been received to support this.

Since August 2019, the City Corporation and Soundings have held a series of consultation events to hear residents' ideas, thoughts and questions. The aim of the consultation was to work with residents of York Way Estate to determine an agreed approach for future development.

The agreed development approach will be influenced through consultation with residents, as it is important that any development benefits existing residents, and celebrates and respects the existing estate and community.

About The Design Brief

This Design Brief sets resident-led guidelines for building additional housing on York Way Estate. The Brief is based on the findings from the 5-month consultation process involving written and conversational feedback gathered through several consultation events, and an estate-wide survey.

The Brief contains the key priorities of York Way Estate residents should there be additional housing built on the estate. These were also validated by residents in the Resident Steering Group and from feedback at a resident exhibition.

It should be noted that a petition was organised by York Way Estate residents early on in the consultation process in October 2019, 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.



Resident Exhibition, January 2020



Residents' Meeting, September 2019



Resident Workshop, November 2019



Resident Exhibition, January 2020



Youth Engagement, November 2019



Resident Workshop, November 2019

2 | KEY PRINCIPLES FOR BUILDING ADDITIONAL HOUSING

The key principles are a set of guidelines for planning, designing and building that any plans for development of additional housing on the estate should adhere to.

These key principles are based on written and conversational feedback from a 5 month consultation period which included residents meetings, regular meetings with a Resident Steering Group, focussed workshops, surveys, and public exhibitions.

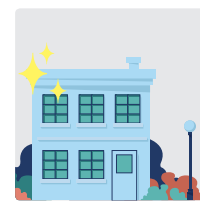


Retaining & improving quality of life of existing residents

- 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 estate currently has a sense of openness and spaciousness, with large areas of open space – this should not be lost with the additional housing, the estate should remain open and spacious.
- Key views and privacy of existing residents should be protected with sufficient distances between new and old buildings, and appropriate heights.
- Sunlight and daylight access of existing residents should be protected with sufficient distances between new and old buildings, and appropriate heights.
- Maintain as much as possible of the green spaces.
- Maintain as many mature trees as possible for their aesthetic and environmental value for local wildlife.
- Building new housing should be an opportunity to enhance some of the open spaces and introduce more trees.
- 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.
- Current maintenance is a big concern, there should be additional staff / time allocated to maintenance once the estate grows.
- Policing and safety on the estate.
- Access for fire safety and emergency health services should be planned for when adding new buildings.

Retaining & improving quality of life of existing residents - continuous

- New spaces should be designed so that they don't encourage antisocial behaviour, considering aspects such as natural overlooking and monitoring.
- Ensure that shared infrastructure such as water pressure is not negatively impacted.



Building new homes

- Majority of homes should be social homes subject to all necessary consents and committee approvals.
- Social and private housing (if any) should not be segregated subject to all necessary consents and committee approvals.



Design of new homes

- New buildings should fit in well with the existing buildings and form of the entire estate. The design of new buildings should be such that it does not detract or differ greatly from existing buildings, and it does not create 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.



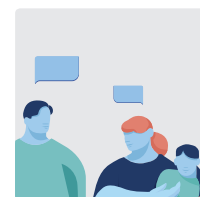
Community facilities

- 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, and the centre is being re-provided, 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.



Construction

- Construction mitigation measures to be taken and communicated in advance to protect estate residents from noise and pollution.
- 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.



Retaining & improving quality of life of existing 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), associated costs for existing residents (if any), anticipated timelines etc.

3 | POTENTIAL LOCATIONS FOR NEW BUILDINGS

The following guidelines set out the potential locations on which to build additional new building(s) on York Way Estate.

These guidelines were based on the findings from a locations survey which was distributed to each household on the estate. The detailed findings from this survey can be seen on the next page.

Locations with consensus as potential building sites

Three locations were identified 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;
- 5 Car parking beside Penfield House;
- 8 Community Centre (with the community centre being re-provided).

The City Corporation 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 and 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.

If the City Corporation considers these locations as potential building sites, the considerations and concerns put forward by residents should be taken into account and additional focussed consultation should take place.

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:

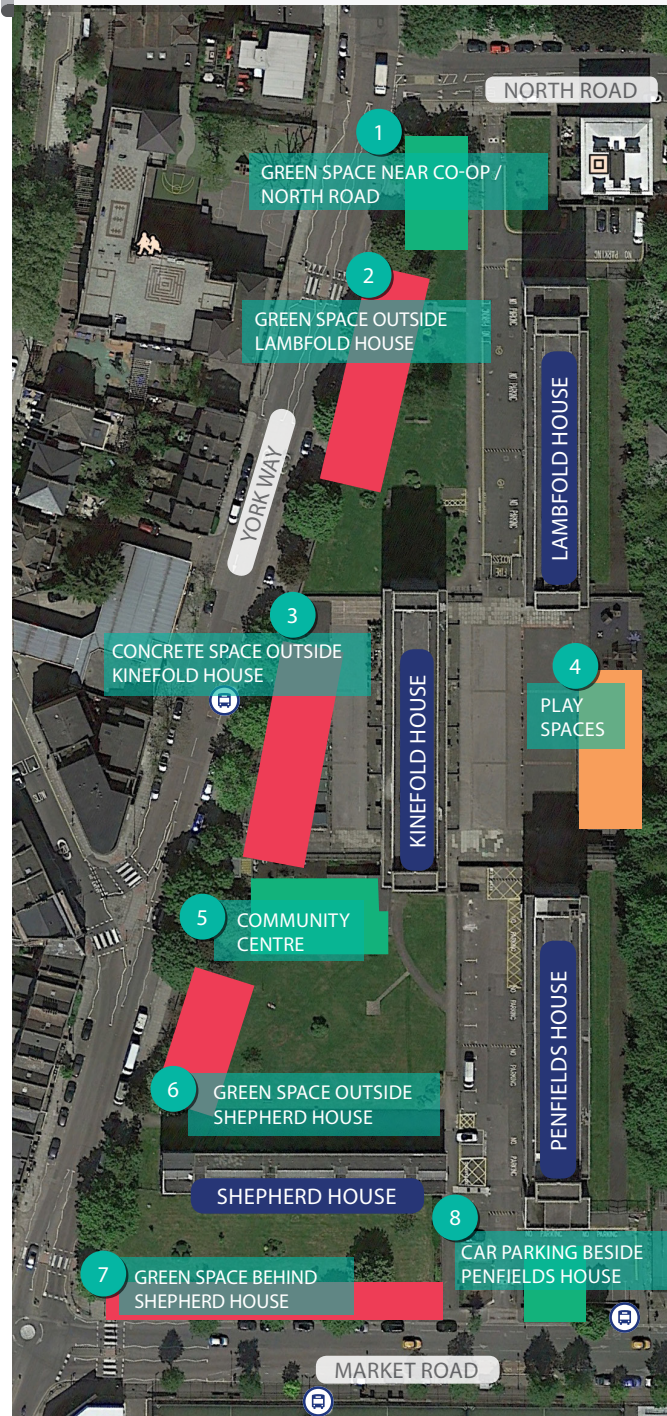
- 2 Green space outside Lambfold House;
- 3 Concrete space outside Kinefold House;
- 6 Green space outside Shepherd House;
- 7 Green space behind Shepherd House.

Therefore, the City Corporation should not consider these locations as potential building sites for additional housing.

Each location that would be looked at as a potential building site, should take into consideration the pros and cons put forward by residents and stated on the following pages.

In addition, all potential locations should be studied for feasibility, taking into consideration different issues raised (potential underground water, construction of existing buildings, trees).

MAP OF POTENTIAL LOCATIONS FOR ADDITIONAL HOUSING



Locations Survey Findings

A locations survey was circulated to all households on the estate and 64 responses were collected. A map of 10 potential locations for housing was shown in the survey (as shown on the right).

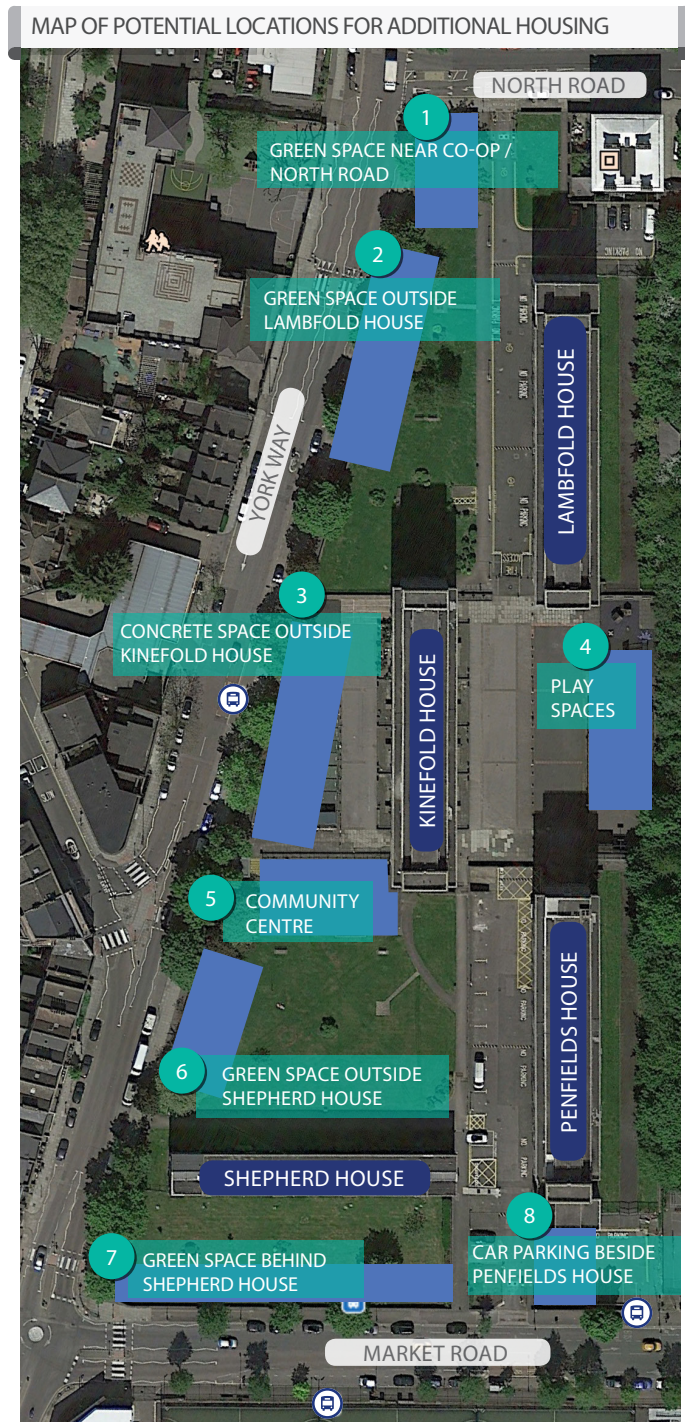
Based on the appraisal of all 10 locations, residents were also asked to identify the three most acceptable and least acceptable locations to build additional homes in the survey.

The two graphs on the next page show the hierarchy of most and least acceptable locations for building additional housing on York Way Estate.

We have acknowledged that many 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.

The reasoning for the rankings are summarised on the following pages.

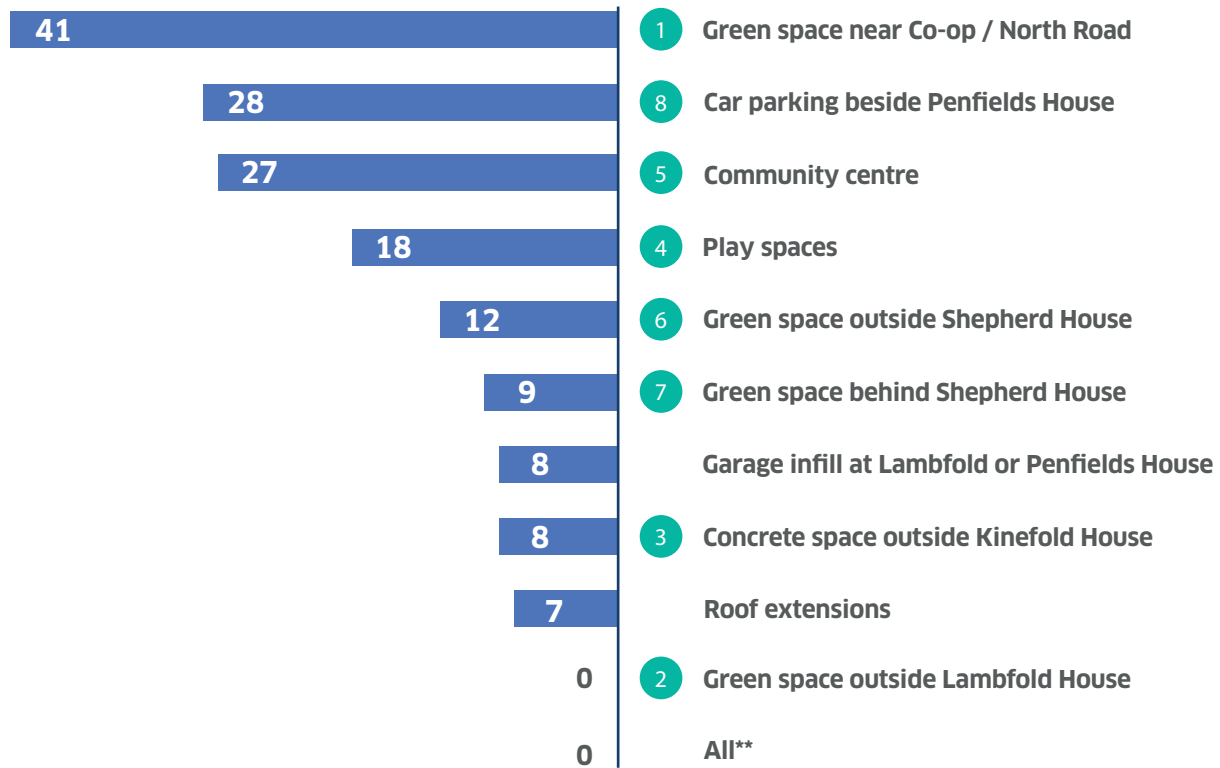
The building location guidelines are shaped by these responses.



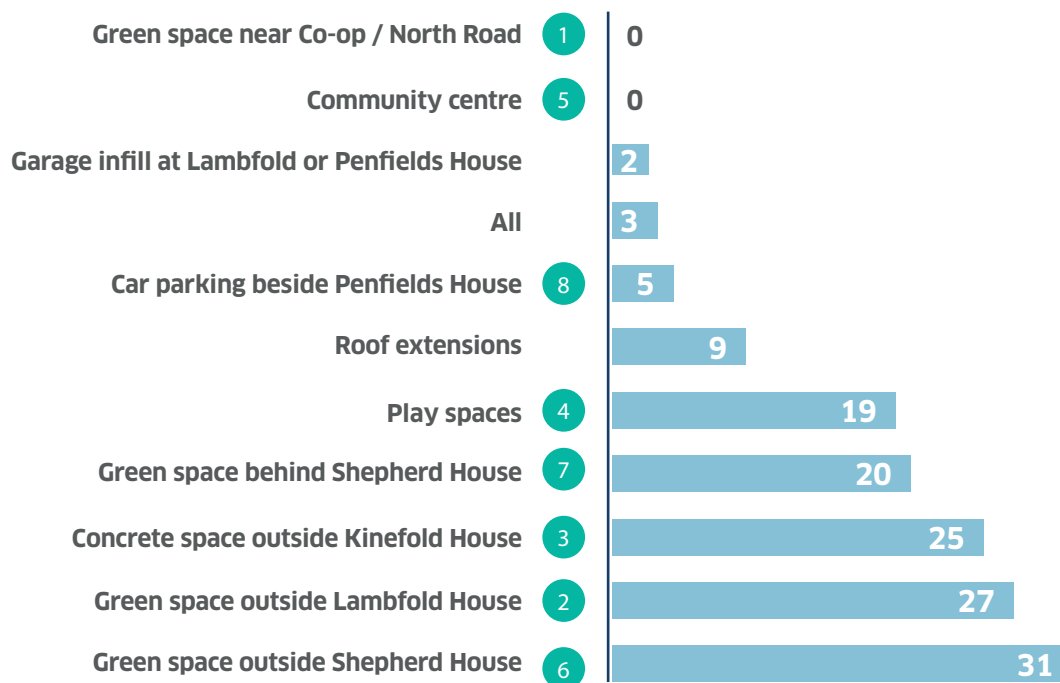
MAP KEY

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

Graph Ranking The Most Acceptable Locations*



GRAPH RANKING THE LEAST ACCEPTABLE LOCATIONS*



*The number of votes do not equal the number of respondents due to some respondents not completing all 3 options in the question.

**This option was added in the analysis of the data as numerous respondents had answered the question with this response.

Considerations for Each Potential Location

The reasons stated for each location's rankings in the survey are summarised in the following tables.

Green space near Co-op / North Road

Pros:

- Avoids overlooking
- Does not take away a large amount of green space
- Not too close to existing residents / Not as disruptive to residents / Less intrusive
- Does not disrupt views or access to light
- Underutilised area
- Reasonable amount of privacy for Lambfold House tenants and new tenants
- Close to the shop, bus stop and main road
- Limited construction disruption

Cons:

- Concern that it would be too close to the junction and cause safety problems for children going to school and oncoming traffic and also noise pollution for new residents
- Reducing the amount of green space
- Concern that a narrow entrance to the estate would be created encouraging antisocial behaviour
- Loss of mature tree
- Queries about how this would affect the drive-in gate
- Concern about disruption during construction
- Concern about access for emergency vehicles

Car parking beside Penfields House

Pros:

- Would overlook the AstroTurf pitches
- Keeps buildings in line with current buildings
- Car parking could be re-provided underground (for no charge)
- Could be a small block in line with Shepherd House
- Does not affect green space
- Limited impact on natural light, privacy and views

Cons:

- Loss of surface parking
- Too close to Kinfold House and Shepherd House
- Impact on privacy for Penfields House residents
- Loss of natural light and views
- Doubt that a substantial amount of homes could be built there
- Concern about overcrowding
- Noise disruption during construction
- Could affect deliveries
- Already have noise pollution from AstroTurf and main road, do not want more flats
- No suitable parking on the main road

Community Centre

Pros:

- Open space on either side
- Enough space for a new build
- Could have a new community centre integrated into a new building
- Minimal loss of green space
- Could be a small building to compliment Shepherd's House
- Limited impact on natural light, privacy and views
- Building on low land

Cons:

- Privacy issues for Kinfold House residents, notably on floors 1-3
- Concern about losing community centre space if the centre is not re-provided
- Too close to Kinfold House
- Could create a lack of community if the centre is not re-provided

Play Spaces

Pros:

- Good distance from other buildings
- Does not affect open green space
- May provide extra security and monitoring to prevent anti-social behaviour
- Could have a new play area elsewhere
- Make use of an underused space
- Potential new residents will have a view of Caledonian Park
- In line with the design of the estate
- Could be a low rise 1-3 storey building

Cons:

- Loss of play space for children on the estate and from local schools
- Concern about losing sight lines to children playing
- Concern that the play space would be moved to a less secure and private location which would be affected by pollution from the main roads
- Concern about loss of green space in the relocation of the play space
- Concerns that it would be too close to the existing buildings
- Losing open space will increase antisocial behaviour from young people
- Concern about disruption during construction

Green space outside Shepherd House

Pros:

- May help to prevent antisocial behaviour
- Could provide new homes and retain some of the green space
- Could have little impact if the building is low rise
- Could create a building which runs along the wall and connects to the community centre stepped back from existing buildings

Cons:

- Concern about loss of privacy, natural light and views for Shepherds House and Penfields House and subsequent affect on residents' quality of life
- Concern about loss of mature cherry trees and the affect on native wildlife identified as wagtails, mistle thrushes, starlings, crows, wood pigeons, etc.
- Considered to be too close to existing buildings
- Concern that building here will create narrow paths which will encourage antisocial behaviour
- Not in line with the design of the estate
- Loss of valued green, leisure and annual community event space
- Considered to be too close to the main road
- Concern about overcrowding the estate
- Concern about disruption during construction

Green space behind Shepherd House

Pros:

- Could be low rise homes catering for residents with disabilities with east access to street level, bus stops, the main road, etc..
- Create use for an underused space
- Considered to be the largest space to build
- Contains construction work to one side of the estate

Cons:

- Concern about loss of privacy, natural light and views for Shepherds House and subsequent affect on residents' quality of life
- Loss of green space
- Too close to the main road
- Concern about overcrowding
- Concern about disruption during construction

Garage infill at Lambfold or Penfields House

Pros:

- No loss of green space
- No views obstructed
- No loss of existing communal space

Cons:

- Loss of safe and secure garage space for residents when more are required
- Noise concerns during construction
- Concerns about the affect on the pipelines from Lambfold House that run through garages
- Concern that they would not provide the necessary size of homes

Concrete space outside Kinefold House

Pros:

- No loss of green space
- Close to the bus stop
- Could improve the aesthetic of the estate
- Making use of an unused space

Cons:

- Some consider it to be too close to the main road
- Concern about loss of privacy, natural light for Kinefold House residents
- Concern that a building here would create a narrow path and encourage antisocial behaviour
- Could block emergency access to the estate
- Could disrupt route to the bus stop for other residents
- Concern about disruption during construction

Roof extensions with new lifts (up to 2 storeys)

Pros:

- Considered to save space
- No loss of green space
- Residents would benefit from having new lifts
- Would not create a loss of privacy or natural light
- In line with the current design of the estate
- Equal distribution of construction across the estate

Cons:

- Concern about fire hazard from the height of the building
- Concern about disruption during construction
- Could negatively affect the aesthetic of the current estate
- Concern that the construction could damage existing buildings
- Increased heights of buildings could negatively affect mortgages of leaseholders
- Concern about overcrowding
- Concern about the cost of new lifts for leaseholders
- Could put more pressure on the lifts from additional residents
- Concern about privacy, natural light and views for surrounding residences
- Concern about water pressure and other shared infrastructure being affected

Green space outside Lambfold House

Pros:

- Could be suitable if it is low rise and narrow alongside York Way
- Could provide new homes without losing the green space in its entirety
- Enough space for it to be stepped back from existing buildings

Cons:

- Concern about loss of privacy, natural light for Lambfold House residents
- Concern that it will affect the aesthetics of the estate
- Loss of green space
- Loss of valued green, leisure and annual community event space
- Concern about the health impacts for future residents from building close to the main road
- Concern about overcrowding
- Concern about the loss of mature trees
- Not in line with the design of the estate
- Concern about disruption during construction

Additional comments

- A number of people commented that they are against any additional housing on the estate
- Concerns about any loss of parking because of a lack of parking in the immediate and wider area
- Request to consider the environmental and health benefits of the green spaces and to retain them as much as possible
- Poor sound insulation in buildings needs to be addressed before new residents are accommodated
- Request that the money be spent on improving the current estate ahead of new homes
- Concern that the estate is at capacity with reference to the recent issues with water and gas
- Concern about the costs to leaseholders and negative impact on property value
- Concern about loss of privacy, natural light
- Concern about loss of trees and a desire to see more planted
- Concerns about the environmental impact from losing green space
- A desire for the design to improve shared living spaces for all residents
- The value of green spaces on the estate is that they provide meeting spaces for residents and also views from windows
- Consider that older residents cannot get to the parks in the area and value the spaces on the estate
- Queries about the affect on rent
- A suggestion to knock down Shepherds House and build all new homes there

4 | GUIDELINES FOR THE DESIGN OF NEW HOMES

These are guidelines for the layout and interior design of the new flats in any newly built housing.



New Homes

Current York Way Estate residents that have a registered housing need will have priority access to the first newly built social homes on the estate. .

These guidelines are a result of a focused consultation session with these residents. The design of new homes should take into considerations residents' reflections on their current homes - the positive aspects that should be maintained, and the negative aspects that need to be improved, as well as the additional guidelines for what residents would like to see in their new homes.

What residents like most about their current flats:

- Natural light.
- Views from one side or both (some are dual aspect).
- Large size of rooms – many of the flats have large living rooms and bedrooms.
- There is storage space in the living rooms and bedrooms, as well as in the hallways.
- Many of the flats have kitchens of a good size.
- Wet rooms/accessible showers and toilets for some with mobility needs.
- Non slip floor and sliding doors helpful for those with mobility needs.

What residents like least about their current flats:

- Some homes have two entrances and stairs from the corridor which can be challenging for residents.
- Bathrooms don't have windows.
- Bathroom is right by the front door in some homes.
- Water pressure is inconsistent (particularly the higher up you live).
- Small kitchens (a number of people stated they have their fridge in the lounge) and no dining room space.
- Noisy extractor fans in the kitchens.
- Difficult to open windows properly (either open a little or a lot, no in-between).
- Windows are difficult to clean due to how they open.

- Narrow doorways are difficult for those with specific mobility assisted furniture.
- Some stated they cannot use their balcony as it is technically a fire exit, and not actually a usable balcony.
- Poor noise insulation - can hear noise easily from doors slamming in the corridors and other neighbours.
- Lack of inbuilt storage cupboards.
- Power points are low - not suitable for older people and people with mobility needs.
- Can't turn off radiators.

Important aspects residents would like incorporated in their new homes:

General considerations

- Secure building entrances.
- Central heating (can't turn off radiators).
- Good quality of materials, robust like current buildings.
- An option for laminate flooring and not only carpets throughout apartments.
- Improved ventilation for kitchens and bathrooms including preferably through windows.
- Safe and opening windows to allow fresh air in the homes and easy access to cleaning.
- Noise insulation for upstairs/downstairs and next-door neighbours, as well as from outside.
- Private outdoor space i.e. a balcony or terrace.
- Alternative waste management to a rubbish chute.
- Ensure consistent water pressure.

Home layout and size

- Well-lit rooms, lots of natural light.
- Windows providing views from one side or both (some are dual aspect).

- Having a choice between an open and separate kitchen.
- Consider access to rooms preferably through hallways and corridors and not through other rooms.
- Larger homes could accommodate a second separate toilet.
- Large size of rooms.
- Sufficient storage and wardrobe space.
- Enough planned room for appliances in kitchen or a separate utility room (dishwasher, washing machine).
- Maisonette flats should split the living uses i.e. reception rooms on the bottom and bedrooms on the top (not mixed).

Accessibility

- Consider accessibility with regards to mobility and disability needs:
 - » Wet rooms/accessible showers and toilets;
 - » Non-slip floors;
 - » Sliding doors;
 - » Avoid placing power points low down / close to the floor; and
 - » Ensure doorways are wide enough.

The following points were raised in addition to the homes session at the drop-in Exhibitions in January 2020:

- Ensure fire safety measures are in place.
- Rooms should not be smaller than existing ones.

5 | GUIDELINES FOR PLAY SPACES

These guidelines and suggestions should inform any planning of improved or new play spaces and connected areas on the estate.



Play Spaces

An interactive event to engage the children at the York Way Estate was held to build an understanding of the open spaces and how they are used. Through interactive activities children also got to envisage how the play spaces could look if they designed them. The guidelines and suggestions below should inform any planning of improved or new play spaces and connected areas on the estate.

- 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; and
 - » 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.

The following points were raised in addition to the play spaces session at the drop-in Exhibitions in January 2020:

- Ensure play spaces are safe and secure - locked where possible
- Provide facilities for teenagers

6 | HOW WILL THIS DESIGN BRIEF BE USED?

The City Corporation have strongly considered the feedback gathered throughout the 5-month consultation. The written and conversational feedback received throughout this process has informed this design brief.

This design brief will form part of the decision making for what locations the City Corporation will bring forward for building additional homes on York Way Estate.

This design brief will be taken into consideration by the architects procured, and will subsequently inform the design that will be produced.





York Way
Estate
Consultation

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