

Produced by Soundings
November 2020

York Way Estate Consultation on New Housing and Landscape Improvements

Stage 1 Report: Emerging Plans, October 2020



View of Kinefold and Penfields House on York Way Estate

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1. INTRODUCTION

This report outlines the engagement that has been undertaken as part of the York Way Estate consultation.

Background

The City of London Corporation (City Corporation) is reviewing all of their Housing Estates across London to see where they can provide additional housing to meet need. York Way Estate has been identified by the City Corporation as one of these Estates where additional housing can be delivered and has received grant funding from the Greater London Authority to support this.

The City Corporation appointed community and stakeholder engagement company Soundings in July 2019 to conduct the pre-planning consultation to ensure the views of York Way residents and neighbours are taken account of. Prior to this Soundings carried out an early engagement focussed on understanding residents' needs, aspirations and preferences for development on York Way Estate. This involved the establishment of a Resident Steering Group to act as a soundings board for the project and culminated in the development of a Residents' Design Brief.

The Residents' Design Brief was used as part of the tender process for appointing the design team. A design team led by architects (Maccreanor Lavington) with landscape architects (Erect Architecture), town planners (Stantec) and surveyors (STACE) were appointed by the City Corporation to develop the plans through to a planning application. More recently Andrew Lord, access consultant has been appointed to support the team.

Stage One Engagement

In August 2020, Soundings commenced the next stage of the process and introduced the newly appointed design team, setting out the road map for design development and continued resident involvement including engagement activities.

Following technical surveys, the design team produced concept plans for the additional housing, community centre and play & open spaces. A series of consultation events took place through September to October 2020 to share these emerging proposals with residents, neighbours, key stakeholders and the wider community.

Schedule of Stage One Engagement Communications and Events

A full breakdown of the consultation communications and engagement events that took place in Stage One are shown in the table below.

DATE	DETAILS	NO. ENGAGED
Communications		
23.09.20	Email: Invitation to Resident Steering Group Meeting (September)	13 Resident Steering Group Members
23.09.20	Email: Invitation to online residents' information session	56 residents on mailing list
03.10.20	Flyer: Invitation to online residents' information session and Stage One Events	275 households at York Way Estate
02.10.20	Feedback Form	275 households at York Way Estate
02.10.20	Poster: Inviting residents to Stage One events	5 on York Way Estate
02.10.20	Poster: Launch of online exhibition and inviting neighbours to attend	10 around Caledonian Park
02.10.20	Flyer: Online exhibition launch and inviting neighbours to attend online information session	Approx 2,500 households and businesses in the agreed consultation boundary
05.10.20	Text message: Reminder for online community centre workshop	
16.10.20	Text message: Reminder to submit feedback on the proposals	
Events		
12.08.20	Online Resident Steering Group meeting	
01.10.20	Online residents' information session	
30.09.20	Online Residents Steering Group meeting	
01.10.20	Online resident's information session	
02.10.20	Online exhibition and accepting online and physical feedback launch	
06.10.20	Online community centre design workshop	
08.10.20	Online open & play spaces design workshop	
13.10.20	Outreach - telephone calls to residents	28 residents reached (out of 51 called)
13.10.20	Online emerging proposals online information session	
18.10.20	Online exhibition and accepting online and physical feedback close.	

Headline Figures

All 275 households on the estate were informed of the consultation as well as approximately 2,500 neighbours (residents and businesses) were door dropped a flyer. 68 residents and three neighbouring stakeholders/groups were engaged through attending meetings and/or responding to a survey .

More people viewed the information available on the project through the Facebook post and online exhibition. The breakdown for these numbers is shown below:

One to one meetings

- 2 neighbouring stakeholder groups

36 event attendees (with repeat attendance):

- Resident Steering Group Meeting - 10 attendees
- Residents' Information Session - 5 attendees
- Community centre workshop - 3 attendees
- Open & play spaces workshop - 5 attendees
- Emerging proposals information session - 13 attendees

64 survey responses

- Residents' survey - 56 responses (online survey) and 8 responses (physical survey)
- Neighbours' survey - 1 response

Facebook post

- 209 views
- 15 sessions
- 111 clicks
- 6 likes, shares and comments

Online exhibition

- 83 views and 151 sessions

Phone calls

- 28 residents successfully contacted directly by telephone (51 calls attempted)

Who responded?

To check who responded from the Estate we asked respondents which block they lived in and what type of occupier they were. The charts below show that a good cross section from the Estate were engaged:

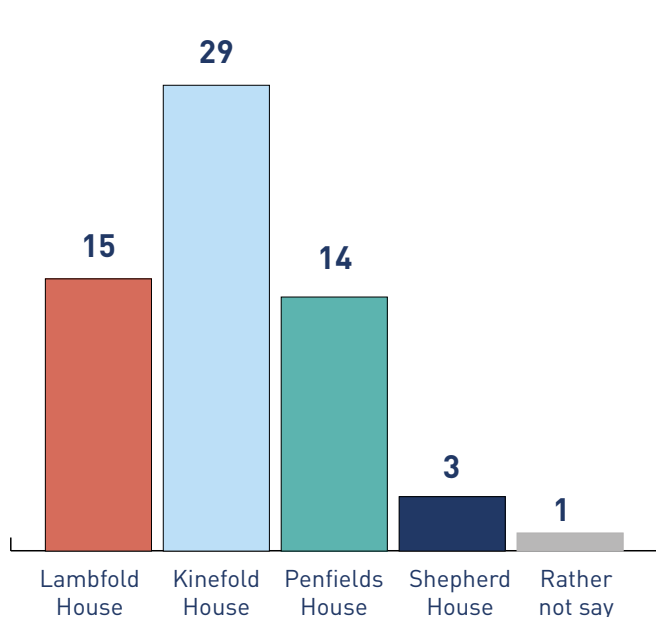


Chart 1: Feedback form respondents' addresses

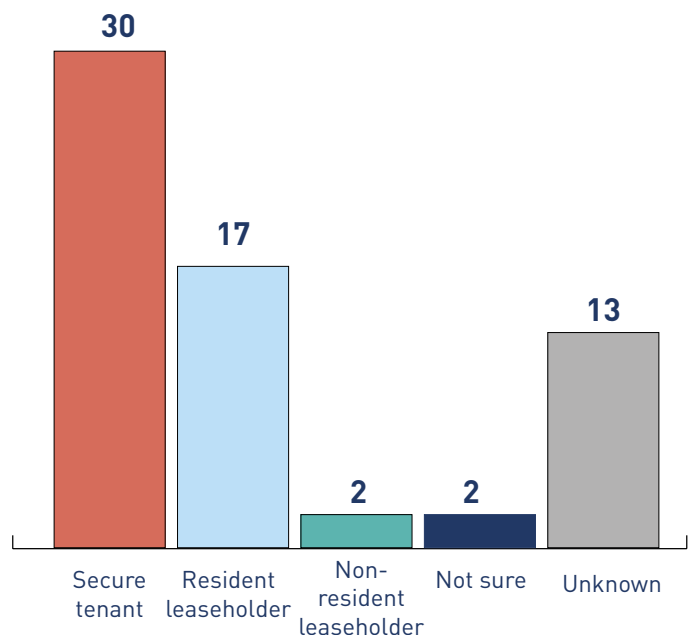


Chart 2: Feedback form respondents' tenure types

2. SUMMARY OF FEEDBACK

(Detail responses are presented in the next section)

Additional Social Housing

Generally, residents support the delivery of new social housing, especially with regards to replacement homes for those on the housing needs list on York Way Estate. Feedback on the initial designs shown, are felt to add value to the neighbourhood and improve the streetscape on York Way. There is a desire to see more architectural and material detail for how the new buildings will complement the existing buildings.

Location of and Impact of Additional Social Housing

Due to technical constraints and planning considerations the preferred locations for housing proposed by the architects differed from that set out in the Residents Brief. Whilst supporting the principle of new social housing, residents raised concerns about the introduction of a new block not identified previously, the perceived loss of green space; impacts on social cohesion; safety and security; clarity on access for emergencies and deliveries and the capacity of the Estate in terms of waste management and local facilities/amenities to accommodate more residents.

Although the plans for new housing do not include any improvements to the existing buildings residents noted the need for maintenance specifically of the lifts, windows, internal door frames, accessibility and cleanliness of entrances.

Green, Open Spaces and Landscaping

The majority of residents responded positively to the landscaping concepts and considered the proposals to be an improvement on the existing open spaces on the Estate. Suggestions for the landscaping included for the open spaces to be located more centrally; for more seating, trees and bushes to be introduced; whilst still retaining the open green spaces. Some would like to see opportunities to grow food; and for the entrance designs to be applied to the front of Kinefold House.

A key concern for many residents is the safety and security of the proposed open spaces (and existing homes in relation to the proposed location of these spaces) due to recent cases of anti-social behaviour observed on the Estate. Residents are also keen to understand the management and maintenance strategy for the proposed landscaping.

Play Spaces

The proposed play spaces were considered, by some residents, to be an improvement to the existing playground facilities, creating a child-friendly play environment with more provision for a range of age groups.

More detail was requested regarding the maintenance, proposed approach to accessibility and enclosing defined areas for younger children.

Concerns were raised about the proposed play spaces and their proximity to existing homes and the potential for noise disturbance, and some felt that more play spaces would open up the Estate to increased anti-social behaviour.

Some residents considered that the proposed removal of the MUGA (Multi User Games Area) is justified to provide more social housing. Others see value in the MUGA as it provides a safe space for sports provision away from main roads. Residents have suggested that the proposed play spaces need to demonstrate these same qualities.

Community Centre

Residents support the proposals to provide a new and improved community centre. For the future management of the community centre, some residents requested that this is undertaken by City Corporation.

The most popular uses of the community centre were for well-being, organised community events, and kids activities. Others would like to see social and informal drop-ins, after school activities and for private events hire. There was general agreement that an outdoor space connected to the Community Centre was important, especially given recent COVID-19 experiences.

The top priorities identified for the design of the community centre included noise control and accessibility for all. Light, open, flexible and airy interior design and low maintenance (often collated with robust materials) were also considered to be important features, as well as security and storage space.

2. SUMMARY OF FEEDBACK (cont)

Connections, Access and Security

Pedestrianisation and non-resident access to the Estate were key areas of concern for residents due to fears of heightened anti-social behaviour as a result. This is especially a concern for the proposed connection to Drovers Way and Caledonian Park. Issues around accessibility were also highlighted for wheel-chair users, disabled, special needs and buggies.

Residents liked the proposed cycle storage, but others raised concerns about the capacity of the parking on the Estate when more residents are introduced.

3. FEEDBACK ON THE EMERGING PROPOSALS FOR YORK WAY ESTATE

This chapter outlines the feedback gathered on the emerging proposals for York Way Estate at each of the events listed in the schedule of engagement (Page 5).

The feedback has been organised according to the key elements of the emerging proposals; location and design of additional social housing; the community centre; open and play spaces; access and movement. These findings are taken from the completed feedback forms returned with additional commentary from the workshops and Zoom sessions that took place during the two week period of the consultation . Detailed records and notes of the events can be found in the Appendices, along with the consultation materials and survey raw data.

Feedback Form Responses

Residents and neighbours of York Way Estate were able to provide comments on the emerging proposals for the proposed new social housing; open and play spaces; access and movement plan as well as the community centre via feedback forms.

Each household on York Way Estate, including non-resident leaseholders were provided with a printed copy of the feedback form to complete and return to the Estate office.

Two online feedback forms; one for residents, and one for neighbours , were also available to fill in on the York Way Estate Facebook page.

The questions related to each design element of the emerging proposals and the responses are summarised below. All questions offered space for additional comments and these are also listed below.

3. FEEDBACK ON THE EMERGING PROPOSALS FOR YORK WAY ESTATE (cont)

Additional Social Housing

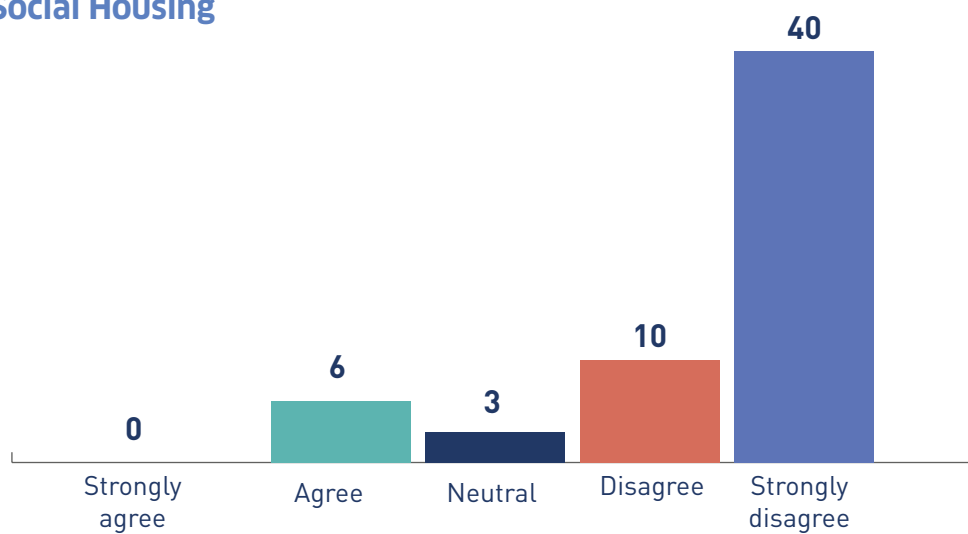


Chart 3: Do you agree with the locations considered for the proposed new social housing?

There was some agreement from respondents regarding the proposed locations of additional social housing on York Way Estate, however, the majority of respondents disagreed, or strongly disagreed with the proposed locations.

However, it should be noted that the question did not identify the five locations separately. From the Resident Information Sessions' and Resident Steering Group Meetings it is clear that the majority of concerns are around the introduction of an additional location to the north east of Kinefold House, that was not in the

Resident's Brief as well as mixed views about the proposed housing block on Drovers way (which was not one of the preferred locations from the Resident's Brief) due to a mix of views.

A summary of the accompanying comments to the responses are listed below under classifications of 'support' and 'concerns'.

Support

- Some residents note support for the delivery of social / replacement housing
- Some consider the new buildings to add great value to the neighbourhood and to improve the streetscape of York Way

- Some support for location three - considered to increase security on the square
- Some support for location two - considered to have the least impact on the Estate, allowing the community centre to be incorporated and retaining most of the grassed area. Considered to aesthetically match up with Shepherd House opposite. Considered to have a minimal impact on views for Kinefold and Lambfold House. Not considered to create noise disruption.
- Some support for no longer considering former Bull Pub location

Considerations

- Concern about the perceived loss of green space
- Concerns about the impact of building location 5 on light, views and privacy for Kinefold, and Lambfold House
- Desire for the heights of the new buildings to be low-rise, two to three stories high and not exceed existing building heights
- Concerns about the proximity of the new buildings to existing homes
- Suggestion for the new homes to be located at either end of the Estate
- Some concern that the homes are not exclusively for CoL residents - will new residents adhere to CoL code of conduct?
- A desire for maintenance of existing homes; windows, lifts, entrance doors
- Concern about representation for leaseholders
- Concerns about capacity of waste management

3. FEEDBACK ON THE EMERGING PROPOSALS FOR YORK WAY ESTATE (cont)

Additional Social Housing Design

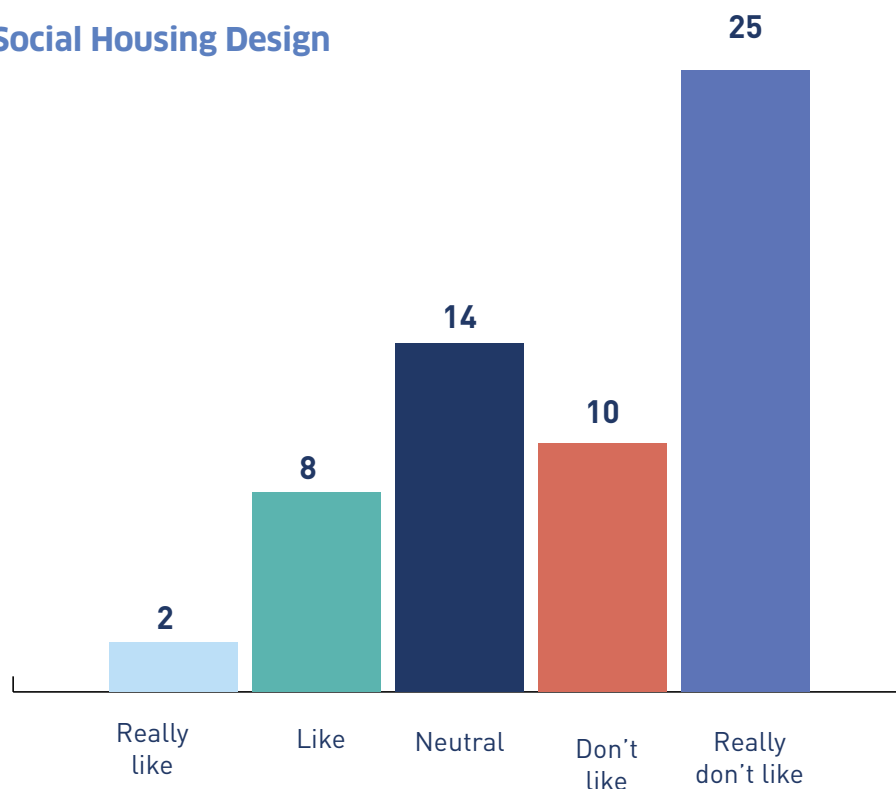


Chart 4 Do you like the design principles for the proposed new social housing?

Some respondents liked the initial design principles for additional social housing on York Way Estate with a large proportion of respondents who were undecided (neutral). The majority of respondents disliked the design principles however this is considered likely connected to the locations concerns rather than the architectural quality and the lack of more detail for example around entrances and the mix of units.

A summary of the accompanying comments to the responses are listed below under classifications of 'support' and 'concerns'.

Support

- Initial designs for the buildings considered to be 'nice' and 'pretty'

Considerations

- Some concern about how the new buildings will contrast with the existing buildings
- Desire for maintenance of existing Estate buildings; lifts, windows, internal door frames, accessibility and cleanliness of entrances
- Some concern about on-street entrances
- Preference for no studio flats

3. FEEDBACK ON THE EMERGING PROPOSALS FOR YORK WAY ESTATE (cont)

Green, Open Spaces and Landscaping

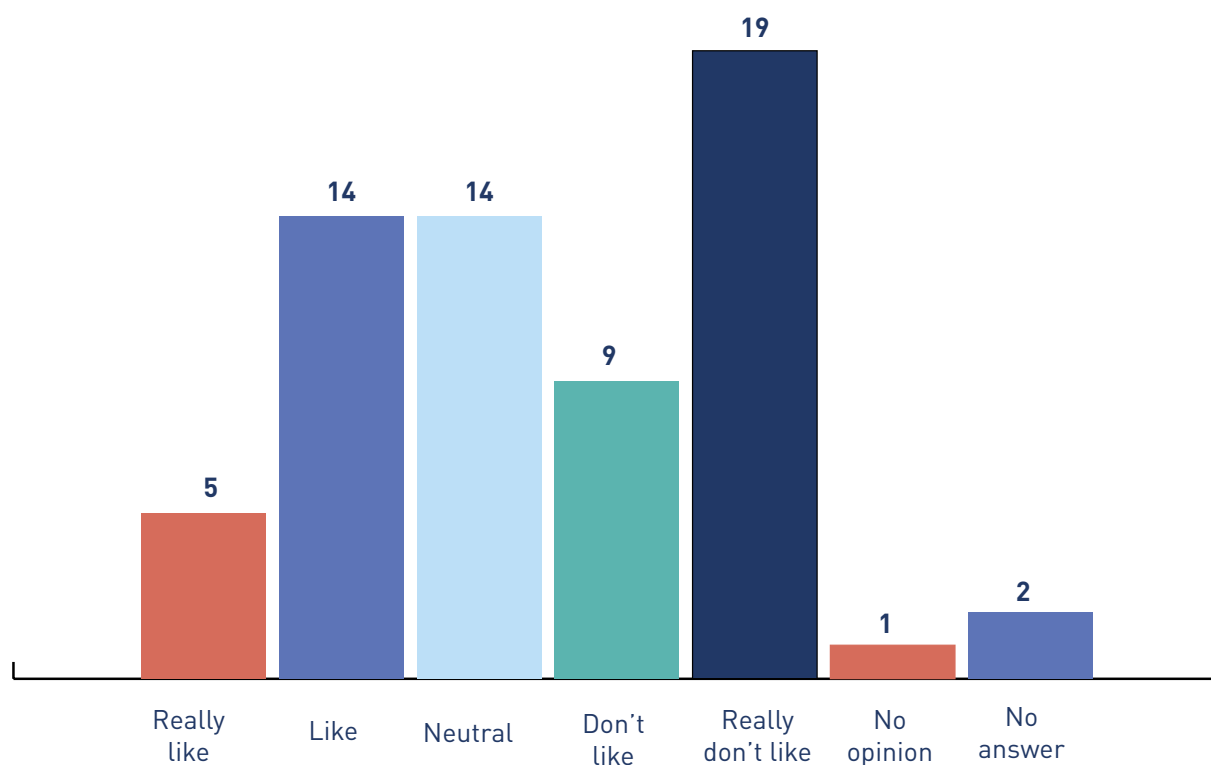


Chart 5: What do you think of the early ideas to improve the communal outdoor spaces on the Estate?

There were mixed reviews for the early ideas of the communal outdoor space with many respondents stating that they 'like' or 'really like' the proposals and only a few more respondents stating that they 'don't like' or 'really don't like' the proposals.

A summary of the accompanying comments to the responses are listed below under classifications of 'support' and 'concerns'.

Support

- Some see the proposals as an improvement to the open and play spaces on the Estate
- Support for the introduction of more seating, trees and bushes
- Suggestion for the entrance design to be applied in front of Kinfold House
- Suggestion for open spaces to be kept central to the Estate
- Clarification requested about maintenance of the open spaces
- Suggestion for spaces to grow food

Considerations

- Additional seating considered to encourage anti-social behaviour – should not be close to existing homes
- A desire to retain some open green lawn space free of seating and trees for flexible uses

Open and play spaces workshop

During the workshop there was a discussion about the arrival off Market Road where a new 'square' is proposed over attracting more anti-social behaviour or whether the design would actually discourage this. Some felt a potential conflict between vehicular access, parking and this space. Further detail is required to help residents understand the proposals. The idea of celebrating the now demolished Bull Pub within the garden/square design here was received well.

There was more debate around 'allotments' and the nature/use of the gated green spaces connected to Lambfold, Penfield and Shepherd Houses – with a better understanding required of who these spaces are meant to be for, who currently has access and who should in the future and how they could be used/managed.

3. FEEDBACK ON THE EMERGING PROPOSALS FOR YORK WAY ESTATE (cont)

Play Spaces

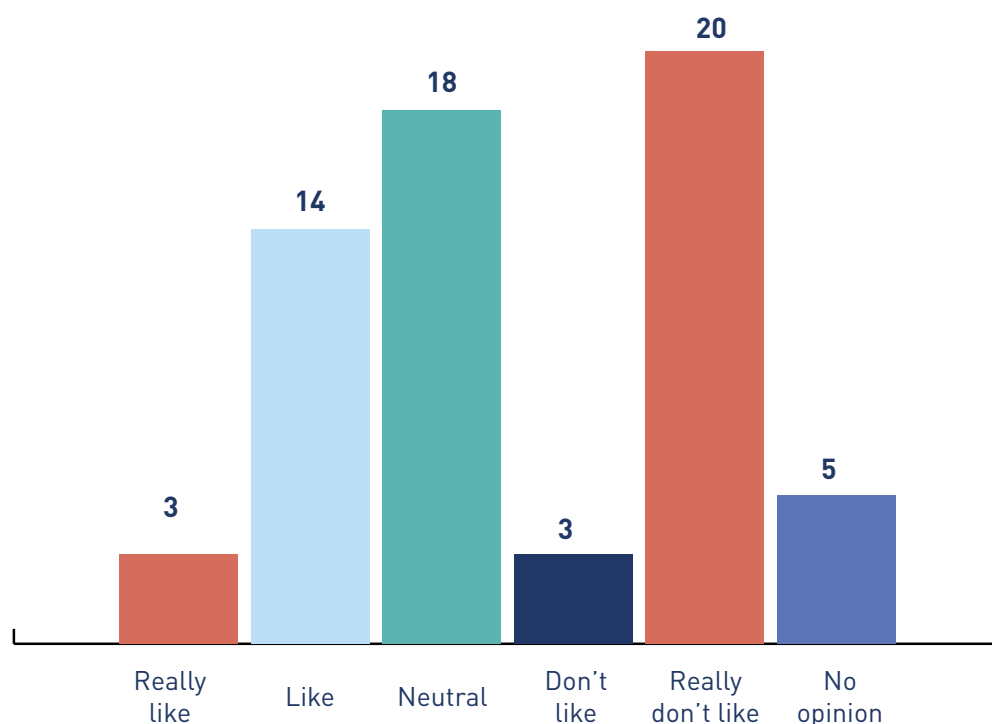


Chart 6 What do you think of the proposed approach to play spaces and features spread across the Estate?

Mixed reviews among respondents are shown for the proposed approach to play spaces and features with many residents' undecided (neutral) and a similar number stating that they 'like' or 'really dislike' the proposals.

Open and Play Spaces Workshop

In the workshop attendees were unsure how the new designs will provide safe spaces for play for young children and that the new plans with integrated play proposed in the communal green spaces may give the impression of a public park and attract those from outside of the Estate.

3. FEEDBACK ON THE EMERGING PROPOSALS FOR YORK WAY ESTATE (cont)

Play Spaces (cont)

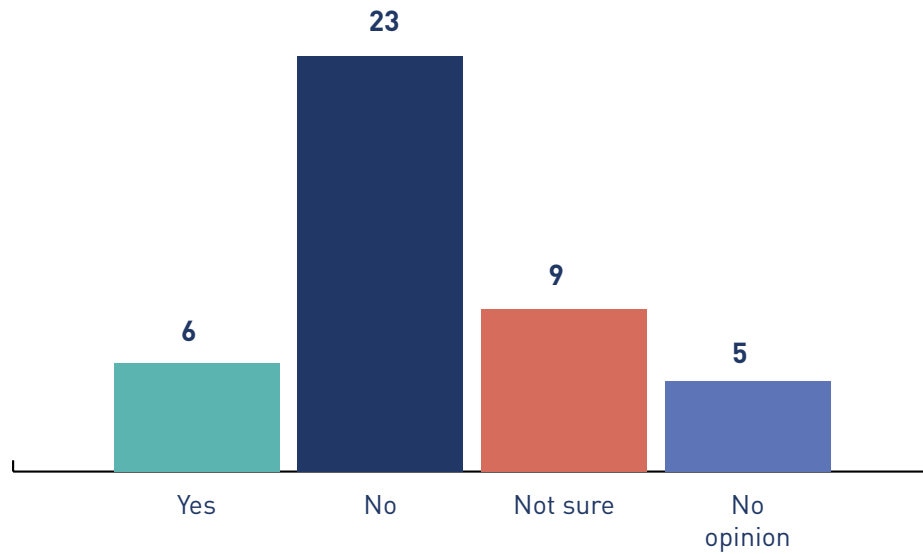


Chart 7: Should the proposal go ahead the sports MUGA will be removed and integrated within other open spaces. Do you agree with this?

Respondents mainly stated that they would not agree with the proposal to remove the MUGA on the Estate. This differs considerably from the early engagement undertaken where residents felt the MUGA was underused and a frequent hot spot for anti-social behaviour.

3. FEEDBACK ON THE EMERGING PROPOSALS FOR YORK WAY ESTATE (cont)

Play Spaces (cont)

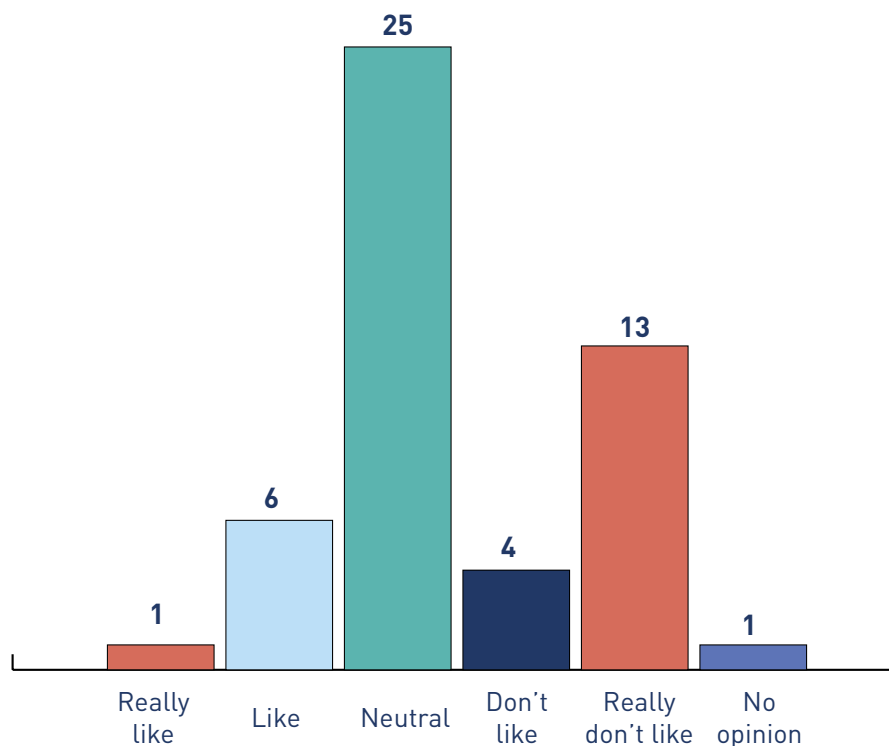


Chart 8 What do you think about the proposal for a 'Play Street'?

The majority of respondents were undecided (neutral) on their opinion of the proposed 'Play Street' with some support (like) from respondents and some residents who disliked the proposal.

A summary of the accompanying comments to all three questions' responses are listed below under classifications of 'support' and 'concern'.

Support

- Seen to be an improvement to the current 'scruffy' playground facilities
- Considered to provide more play facilities for a range of age groups
- The removal of the MUGA is considered to be justified by providing more social housing
- Support for creating a children-friendly play environment through the introduction of the 'play street'
- Suggestion for the new play spaces to be located away from roads (traffic, pollution, busy roads) like the MUGA was
- Clarity requested on the accessibility of these spaces for wheelchair users and activities
- More information about the intended maintenance of these spaces requested

Considerations

- Desire to retain the multi-sports facility on the Estate
- That the proposals will be perceived as too 'open' and that they should be clearly for residents only
- That there will be too many play spaces which could encourage noise and anti-social behaviour across the Estate
- About locating play features on the podium in front of Kinefold House close to York Way. Preference expressed to keep the play spaces away from the main road and central to the Estate with good sightlines (overlooking)
- Around the aesthetic of the play markings
- About the lack of a safe space for kids to play ball games
- That play spaces should be located away from housing stock and be closed in the early evening to avoid noise disturbance
- That the 'openness' leaves no way to restrict play near housing stock at night
- About the potential noise disruption for residents, specifically under Lambfold House resident's windows

It was also noted that the podium is currently used as a play street where kids learn to ride a bike away from the main roads

A preference to keep the play features clustered in the current location

3. FEEDBACK ON THE EMERGING PROPOSALS FOR YORK WAY ESTATE (cont)

Community Centre

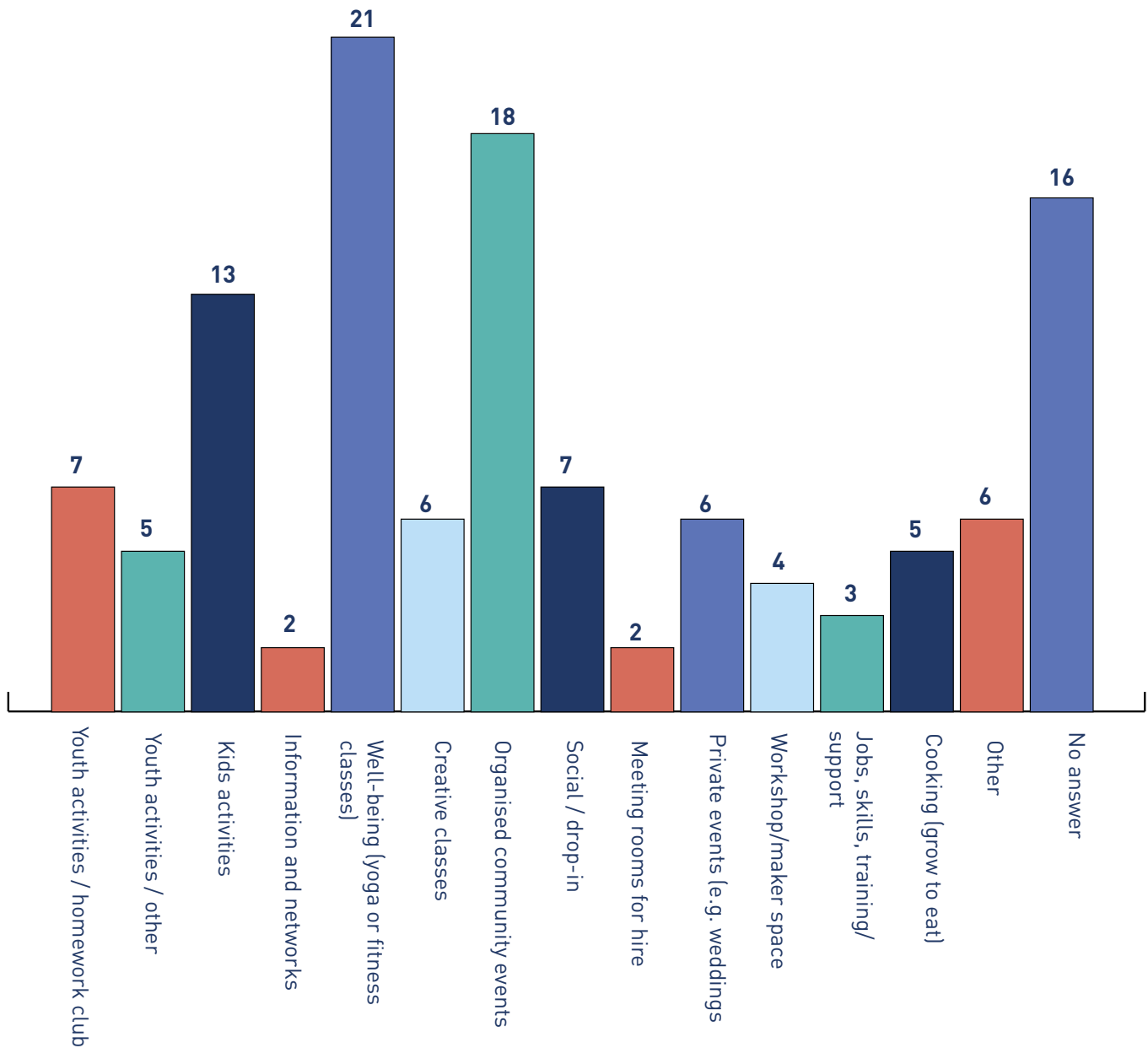


Chart 9 How would you like to see the proposed new community centre used? Please enter your top 3 priorities from the list below or add up to 3 of your own.

3. FEEDBACK ON THE EMERGING PROPOSALS FOR YORK WAY ESTATE (cont)

Community Centre (cont)

The majority of respondents chose well-being (e.g. yoga/fitness classes), organised community events, and youth/kids activities as their top three priority uses for the proposed new community centre. A similar number of responses were received for creative classes, social / drop-in events, private events (e.g. weddings) and other activities. One other use for the community centre put forward by respondents was for a community sports team for adults and children.

Community Centre Workshop

During the Community Centre workshop many activities were discussed, all of which are listed in the appendices. There was much conversation around the importance of a connected and protected outdoor space, especially given the recent experiences of COVID with ideas for a hatch linked to the kitchen or even a café and shelter for poor weather or shade.

New ideas included the potential for the Community Centre to be used for active play/sport for young people and the potential for educational uses such as skills training.

An important issue was raised regarding the continued use during the construction period, especially of the preferred site is on the existing location - what will happen in the interim period?

The information gathered will be used to inform the development of the Community Centre brief and design and will be subject to further participation of residents in 2021.

3. FEEDBACK ON THE EMERGING PROPOSALS FOR YORK WAY ESTATE (cont)

Community Centre (cont)

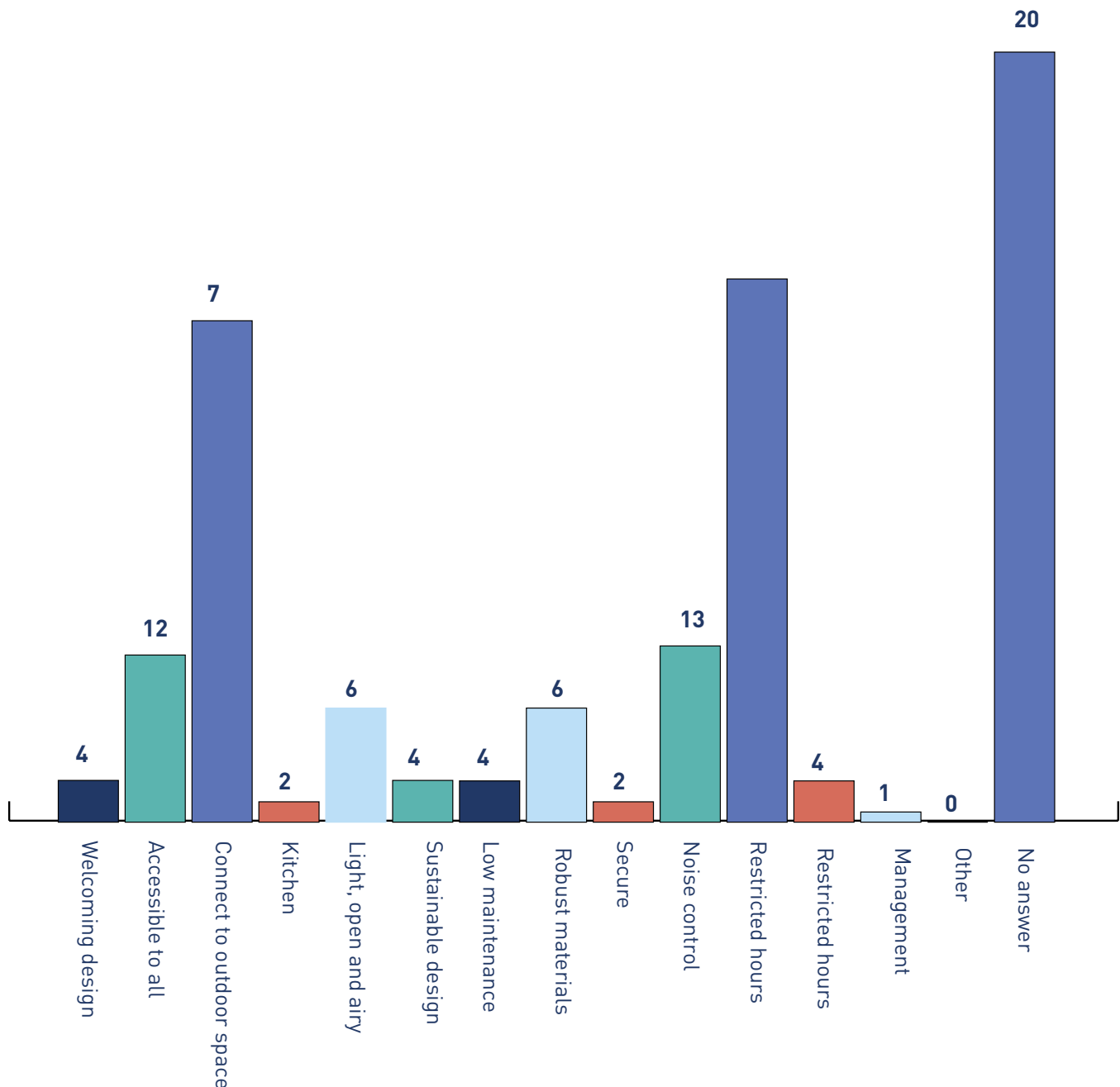


Chart 10 Here are some further considerations that may be important to you - please enter your top three priorities

From the options offered, the most popular three considerations for the community centre were noise control, access for all and connection to an outdoor space. A Light, open and airy space that is secure and low maintenance (with robust materials) were similarly rated as important for the proposed new community centre. A list of the other considerations for the community centre posed by respondents are listed:

- Welcoming design
- Imaginative, practical, flexible spaces, engaging all ages of residents
- Limited impact on quality of life - don't want a noisy building site or a space created that congregates anti-social behaviour - it needs to be completely locked out of hours and CCTV

3. FEEDBACK ON THE EMERGING PROPOSALS FOR YORK WAY ESTATE (cont)

Community Centre (cont)

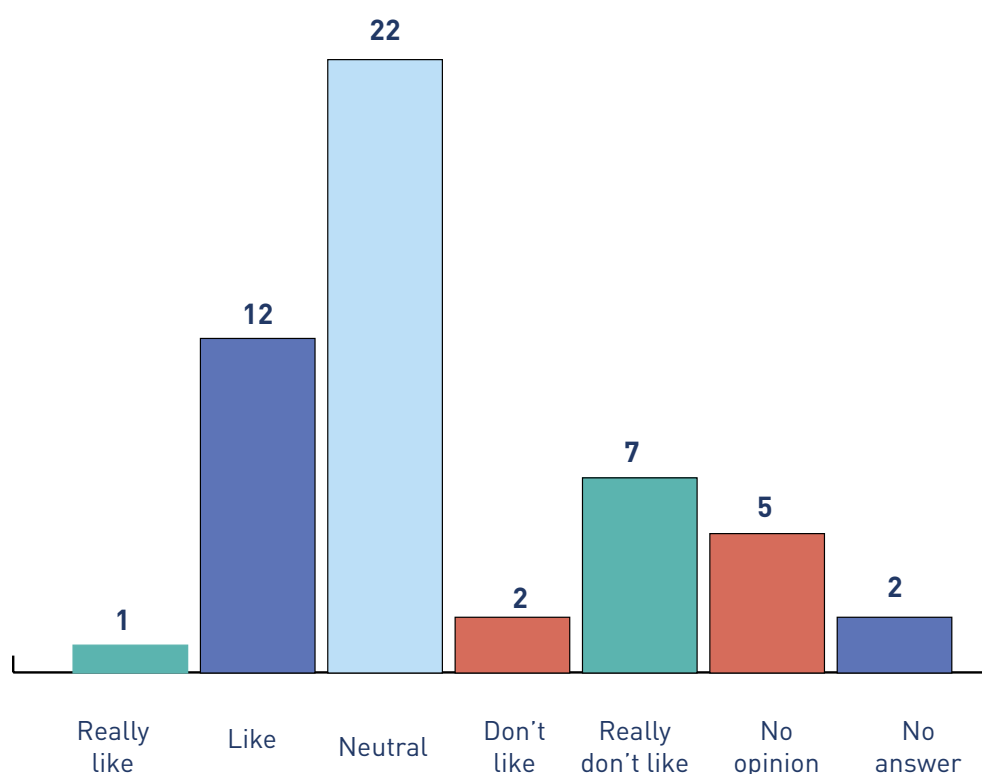


Chart 11: Do you like the example of a proposed new community centre we showed to give you an idea of what the new community centre could be like?

Support

- Support for improving the aesthetic of the current community centre
- A suggestion that the community centre should no longer be run by the Residents' Association

Considerations

- Concern about the contrast of the design with the existing residential blocks
- Concern about being located near housing stock due to noise disturbance

3. FEEDBACK ON THE EMERGING PROPOSALS FOR YORK WAY ESTATE (cont)

Access and security

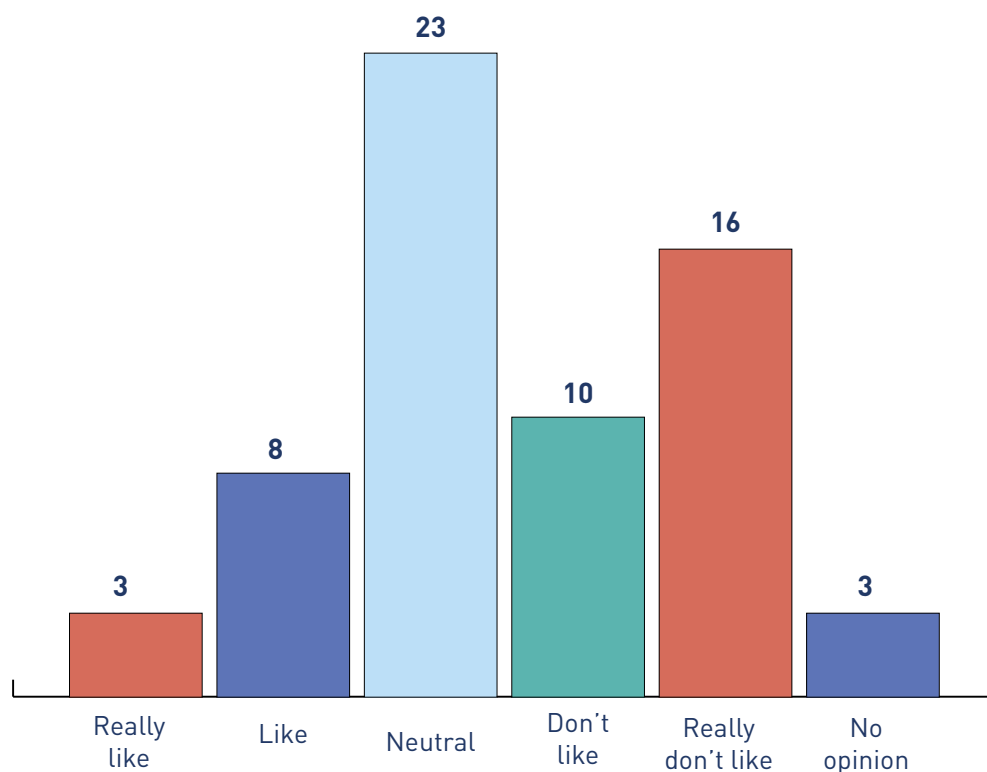


Chart 12: What do you think of the improved routes through the Estate and how they work with the new blocks?

The majority of respondents are undecided (neutral) regarding the proposed improved routes for York Way Estate.

Resident Information Session / Open Spaces and Play Spaces workshop

Resident Information Session / Open Spaces and Play Spaces workshop

The key issues expressed around access and security in the workshop were concerns around attracting more anti-social behaviour and 'opening up the estate' encouraging more people to walk through.

There was also much discussion around cars, access generally and parking with need for clarifications on the use of the car park in the future, the cost and whether residents moving into the new homes can retain their current parking spaces.

Many were concerned about emergency access for fire and ambulance and deliveries and wanted to understand better how this would work in the new plans

3. FEEDBACK ON THE EMERGING PROPOSALS FOR YORK WAY ESTATE (cont)

Access and security (cont)

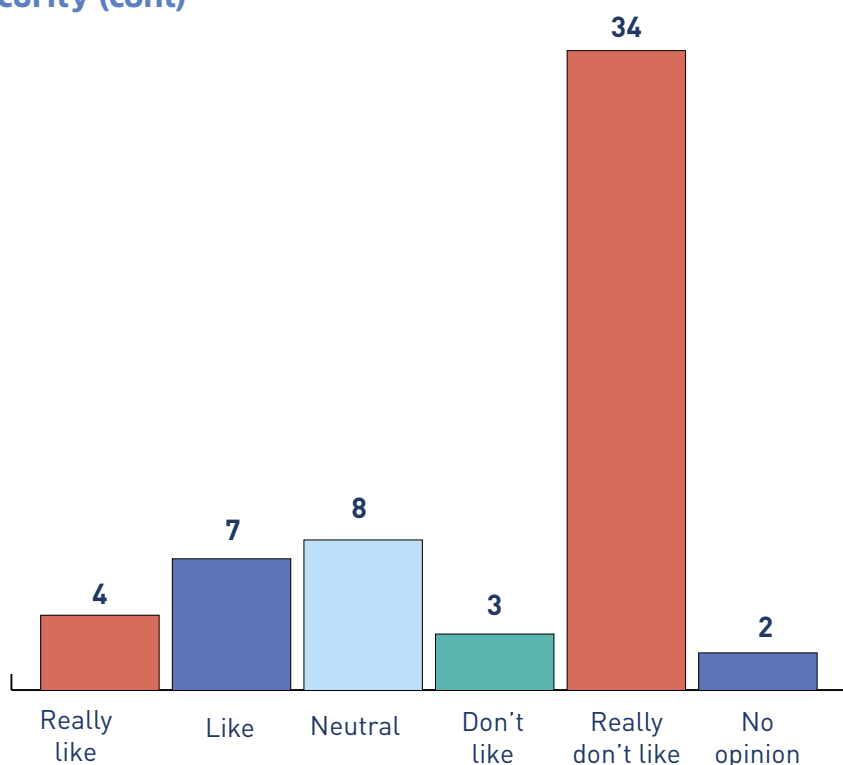


Chart 13: Do you think there should be a new link to Drovers Way and Caledonian Park from the Estate?

The majority of respondents 'really dislike' the proposal to introduce a new link to Drovers Way and Caledonian Park from York Way Estate; with a small majority supporting this.

A summary of the accompanying comments to both questions' and responses are listed below under classifications of 'support' and 'considerations'.

Support

- Support for new building entrances facing away from open spaces
- Pleased to see proposals for better cycle storage
- Clarity requested on emergency services access
- Suggestion to improve the entrance to the South of Penfields House
- Some support the proposal

Considerations

- Concern that pedestrian traffic will be concentrated near Kinfold House and might encourage anti-social behaviour
- Concern about people cutting through the Estate
- Sheltered entrances not supported as perceived to detract from the openness of the Estate
- Concerns about safety should there be a connection to Drover's Way, specifically relating to concerns that anti-social behaviour from the Park will filter through to the Estate
- A connection to Drovers Way is considered to be an 'escape route' for perpetrators of anti-social behaviour, specifically on North Road
- A connection to Drovers Way is considered to encourage non-Estate residents/mopeds to cut through the Estate
- Concern that kids will run off of the Estate via the proposed connection at Drovers Way
- Tensions between Estates considered to be heightened if the connection to Drovers Way was introduced, impacting the sense of community on the Estate
- Reported noise disturbance for Lambfold House from Drovers Way

3. FEEDBACK ON THE EMERGING PROPOSALS FOR YORK WAY ESTATE (cont)

The Consultation

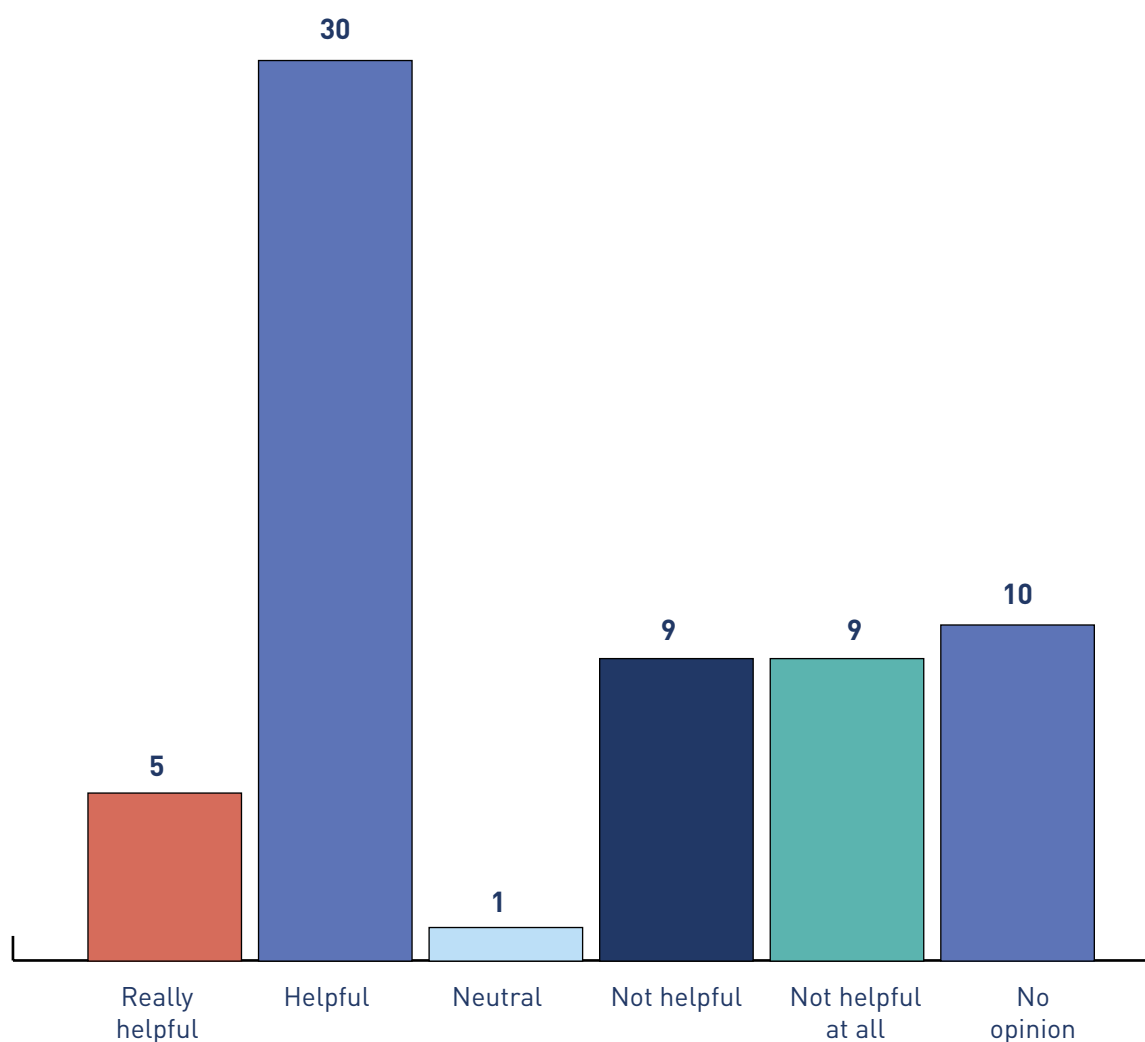


Chart 14: How helpful did you find this exhibition about the proposed additional homes on York Way Estate?

Most respondents found the Stage One exhibition helpful with a small number of respondents stating that it was either 'not helpful' or 'not helpful at all'.

A summary of the accompanying comments to the responses are listed below under classifications of 'support' and 'considerations'.

Support

- Some commented that the graphic presentation was exemplary
- Some suggested small-scale printed copies of the boards for residents
- A desire to access early engagement reports online
- Resident and non-resident leaseholder representation suggested

Considerations

- A desire for the engagement to acknowledge the views of residents who oppose the proposed development in totality
- Some concerns about the validity of the consultation process were raised with regards to additional housing being proposed on the green opposite Lambfold House
- A desire to see more residents attend events
- Some concern about vulnerable residents and their ability to access the engagement material

3. FEEDBACK ON THE EMERGING PROPOSALS FOR YORK WAY ESTATE (cont)

The Consultation (cont)

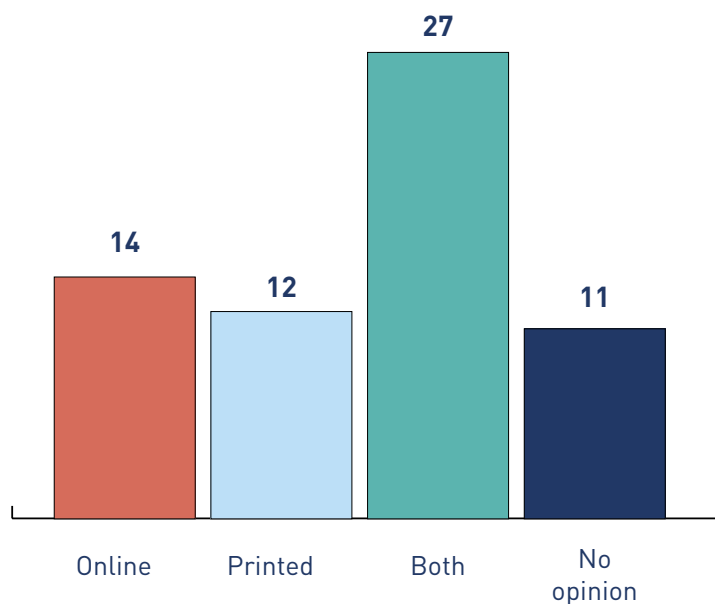


Chart 15: Did you prefer the online or printed materials provided (e.g. printed exhibition boards and feedback form or online exhibition boards and feedback form)?

Most residents would prefer for the consultation to be provided as both online and printed material.

Other Comments

The feedback form ended with an open question asking respondents if they had any remaining comments or questions.

A summary of the responses to this question are listed below:

- Clarification was requested regarding the decision-making process for the project and the stage of the designs
- Several comments were raised about the existing maintenance issues on the Estate including upgrading the windows and introducing balconies
- An assessment of the anti-social behaviour and crime in the area was suggested
- Suggestions were made for the proposed new homes to be located away from Kinefold House and/or at the periphery of the Estate
- More information about the proposed heights of the buildings was requested
- More information was requested about compliance with Islington planning and development policies
- Some concern was expressed about the car-free development policy

Conversational Feedback

To ensure that we were engaging with as many residents as possible on York Way Estate, the team conducted outreach via telephone calls.

During the calls, residents were asked about their knowledge of the York Way Estate project; their involvement to date; their feedback (verbally or via the printed or online feedback form); and whether they would be interested in attending the online information session.

A total of 28 residents were successfully contacted during the consultation. Details about some of the comments raised during the calls are summarised below:

- A concern was raised about the impact of the project on leaseholder property values
- More details were requested about the proposed heights of the building
- Some concern was expressed about the proposed access to Drovers Way due to this being seen as an escape route for crimes that might take place in Caledonian Park
- Some concern was expressed about potential overcrowding and the impact on parking availability
- A couple of residents who are on the York Way Estate Residents' Association expressed interest in managing the community centre

4. NEXT STEPS

The design will be developed to RIBA Stage Two (draft for planning application) in response to the feedback received from residents and neighbours. The design team supported by Soundings will continue to work with residents to ensure that the plans are informed by residents' knowledge of the Estate and their concerns are addressed either by making design changes or rationalizing why particular elements are not feasible.

The findings from this report will be shared with the City Corporation, the design team and members of the RSG and will also be uploaded to the site-specific community website. Presentations and workshops will be held with the team to discuss how the development of the design can respond to and address residents' aspirations and concerns.

The design will also be informed by ongoing consultations with Islington Council Planning officers and the Islington Design Review Panel.

The Stage Two designs will be shared with the York Way Estate residents and neighbours, clearly showing where and how the design responded to the findings from Stage One. The comments on the consultation methods will be reflected in the approach for the next stage of consultation expected before the end of 2020. Residents and neighbours will be able to provide further comments on the plans to shape the designs ahead of the planning application submission in 2021.

Two online feedback forms; one for residents, and one for neighbours, were also available to fill in on the York Way Estate Facebook page.

The questions related to each design element of the emerging proposals and the responses are summarised below. All questions offered space for additional comments and these are also listed below.

5. APPENDICES

Appendix A - Residents' Information Session

Event Description

Soundings facilitated an online Residents Information Session, via Zoom for York Way Estate residents to provide a preview of the upcoming exhibition and consultation to be launched a few days later and clarify any questions. The meeting took the format of a presentation led by Soundings. Members of the design team presented sections relevant to their respective disciplines and answered questions directed by residents during a Q&A.

Date:

Thursday 1st October 2020

Time:

6.30pm - 7.30pm

Attendees:

- City of London Corporation (x4)
- Maccreevor Lavington (x2)
- Soundings (x3)
- Residents (x5)

Event Summary

To summarise, we have broken down the feedback received into the following categories: suggestions, considerations, questions and clarifications.

Suggestions

- Aesthetically, something on the south side of Kinefold House, replacing the current community centre is most pleasing.
- Location Three has the least impact and will add to security on the Square.
- If there is no room for 90 homes, other land should be considered.
- The architects should survey to determine what actual views would be lost and to familiarise themselves with these views.
- The Community Centre should go to location One if it means the block is not built

Considerations

- Location Five will considerably impact views west from Lambfold House.
- Location Five will affect views from Lambfold house particularly the lower floors. At present residents from Lambfold House enjoy views of the Post office Tower etc. Which are spectacular at night.
- Privacy will be affected by the delivery of location Two.
- Daylight will be blocked on Shepherd house due to the high building on top of the community centre which our bedrooms will be facing.
- With two buildings close together, noise becomes an issue. As we have found to our cost since the Market Estate was rebuilt.
- Kinefold House being potentially sandwiched between two large blocks poses noise concerns.
- Very disappointed that the new blocks might be higher than three floors.
- The proposal ignores the existing architecture of the Estate within its current design.
- Locations Two, Four and Five look very high. We were expecting a max of three floors.
- Ball games etc are already forbidden on the Estate. You propose to build a play area between the community centre and Shepherd House where our bedrooms are. overlooking. We have night shifts and It will not be possible to sleep due to the noise coming from the play area.
- Anti-social behaviour is already a problem due to the existing benches overlooked by our bedrooms with non-residents drinking late at night on these and keeping us awake in the same location already, additional seating will only increase this further.
- Kinefold gets a nice landscaped area in front, while Lambfold is to be hemmed in by the potential block Five.
- Access to Drovers Way should be two-way, York Way Estate residents may not want a creation of a short cut route into our Estate by the public.
- Access for emergency vehicles must be maintained.

5. APPENDICES (cont)

Appendix A - Residents' Information Session (cont)

Questions

- We said that new buildings should be lower than existing rather than higher, no?
- How many storeys two, three, four and five be potentially?
- Will old blocks have triple glazing installed?
- Are you considering community centre to be built under a building?
- Is it not possible to add extra floors on the existing blocks as a way of gaining extra units?
- There is a striking resemblance between the landscape proposals and the design of the park. I think it may be confused as public space rather than an area for resident's areas, what are your safety plans?

Clarifications

- We have not confirmed any building heights as yet. These are only indicative images.
- This is something the design team are currently working through with the planners.
- Works are not currently being considered for existing homes on the Estate.
- Yes, we are considering a number of options for re-providing the Community Centre including whether it will be a stand-alone facility or integrated into a new building.
- There will be instances of natural surveillance through the delivery of additional housing. A CCTV and lighting strategy will be developed for the project. As landscape designs begin to take shape, we will start to engage with the secure by design officer who will assess the safety and security of the designs.
- No, we will not be adding additional floors to existing buildings as technical surveys have ruled this out for a number of reasons.

5. APPENDICES (cont)

Appendix B - Community Centre Design Workshop

Event Description

Soundings facilitated an interactive design workshop via Zoom for York Way Estate residents to discuss the community centre design proposals. The workshop gave residents the opportunity to meet the design team and shape emerging ideas; through collaborative discussions and idea sharing.

Date:

Tuesday 6th October 2020

Time:

6.30pm - 7.30pm

Attendees:

- City of London Corporation (x4)
- Maccreevor Lavington (x2)
- Soundings (x3)
- Residents (x3)

Event Summary

To summarise, we have broken down the feedback received into the following categories: suggestions, considerations, questions and clarifications.

Suggestions

Residents made suggestions about the types of activities they would like delivered at the Community Centre. These included:

- A meeting place for residents
- Soft play
- Nursery facilities
- Teenage engagement opportunities
- Gardening club
- Bowling alley
- Cinema - private screening facilities
- Art club
- Music (piano) classes/lessons
- Community/neighbour 'get togethers'
- Sporting event opportunities
- Private hire for events
- Annual residents party
- Residents made suggestions about the design/layout of the Community Centre. These included:
- Associated private green space connected to the Community Centre for residents only
- Café with shutters looking onto green/open space
- Rain/shade cover for space connected to Community Centre - awning /retractable roof
- Designated BBQ area
- Kitchen amenities
- Accessible lift access / level access
- Flexible space for a variety of uses
- Partitions
- Green roof
- Modern automated access
- Effective lighting (internal and external) - LED Lighting
- Water fountain

Considerations

- Construction impacts - noise
- Noise management from the new community centre
- The new Community Centre should be secure and lockable
- Storage space will be to be factored into new designs
- Design the Community Centre so that it is secure and aesthetically pleasing

Questions

- Can the building be manufactured off-site?
- Will the Community Centre be for York Way residents only?
- Who will run the Community Centre?
- Will there be free Wi-Fi throughout?
- Apprenticeship and local skills workshops should be made available through the delivery of the Community Centre. This should include health and safety education too. Can this be arranged?

Clarifications

- There are a number of elements that could be constructed off site, these are dependent on the final design
- No decisions have been made about end users at this point
- CoL want to work with residents to agree how the space should be managed going forwards
- CoL can look into Wi-Fi options, however this will be dependent on cost etc.
- CoL will work with the delivery team so offer apprenticeships, skills days, work experience and job opportunities through contractors during the construction phases, should the planning application get approved

5. APPENDICES (cont)

Appendix C - Open and Play Spaces Workshop

Event Description

Soundings facilitated an interactive design workshop via Zoom for York Way Estate residents to discuss the design proposals for the open and play spaces. The workshop gave residents the opportunity to meet the design team and shape emerging ideas; through collaborative discussions and idea sharing.

Date:

Thursday 8th October 2020

Time:

6.30pm - 8.00pm

Attendees:

- City of London Corporation (x4)
- Erect Architecture (x1)
- Soundings (x3)
- Residents (x5)

Event Summary

To summarise, we have broken down the feedback received into the following categories: comments, considerations, questions and clarifications.

Comments

Central open spaces:

- The current playground is safe, and it is easy to control who is coming in and out
- Playground is used by a special needs school
- The playground has fences which is safe to play with balls

Connections:

- Used for deliveries - need to ensure children can play in this area
- Drive-through gate is currently not working
- Pavement leading to Penfield's has been damaged

Private spaces:

- Some residents explained that there are some spaces where planting has taken place (e.g. south of Shepherds House, at Lambfold) however not everyone has the keys to access these spaces.

Suggestions

Central open spaces:

- Ensure the space is enjoyed by residents, too many people from outside the Estate might cause anti-social behaviour issues

Open green spaces:

- These areas should be for residents only

Community centre:

- Community centre should be bigger if more residents are coming on to the Estate

Connections:

- Greener cars are the solution, not less cars
- The parking will need to be made cheaper, it is too expensive right now
- Underground car park needs to be safe, there have been some instances of car damage
- A durable drive-through gate

Private spaces

- Gardening on roofs could be an option as it would be more secure (people would need access into the buildings first)

Considerations

Building locations

- Concerns around losing the sports facility provided by the MUGA

Open green spaces

- Too many different playgrounds may create noise and attract people from elsewhere
- People drink in this area, especially in summer

5. APPENDICES (cont)

Appendix C - Open and Play Spaces Workshop (cont)

Clarifications

- Pedestrian routes will remain as they are
- Future consideration will be taken on connections to Drovers Way
- Some over ground parking bays will remain, however all private vehicles without a blue badge will go to underground parking. The underground car park is currently under capacity
- The new developments will be a zero-car development in an effort to reduce the number of cars
- An entrance square will be introduced, backing on to the bus stop so there is activity. Elements such as: special paving, table tennis, tables, planting and new trees can be introduced in these spaces
- The team is currently looking into to the size of vehicles required to have access to ensure there is a minimum width for cars, and then a planted buffer between the play areas
- Advised that the Bridge School (for special needs children) has been consulted with on the plans and that pupils from the school are likely to use the spaces on the Estate with the suitable level of supervision from their teachers
- Explained that the edges of the young children's play space are planted up with trees and there are only four entry points which can easily be controlled. These natural boundaries will ensure the safety for the children playing in these spaces.
- Explained that some space on the Estate will be landscaped and more appropriate for 10-16 years.
- Explained that the entrance to Estate on Market Road is dominated by cars and these plans will be give this space back to residents. One idea is to have table tennis there.
- Explained that some research has shown that MUGA facilities are predominately used by boys, and therefore putting MUGA put back in the space could be seen as only providing more for boys than girls.
- Explained that the plans will go through tough scrutiny to ensure fire access. A clear fire strategy will also be observed.
- Explained that there will be a number of small instances of play, not large playgrounds so it will not feel cluttered.
- Explained that the plans are intended to open up the Estate for all residents to enjoy, however these spaces can also be enjoyed by everyone
- Explained that the more occupied and busy a space is, the more overlooked it is and therefore anti-social behaviour is reduced, this is because people are less likely to cause trouble if they know they are being watched.

Actions taken

- The City Corporation provided parking prices

5. APPENDICES (cont)

Appendix D - Emerging Proposals Information Session

Event Description

Soundings facilitated an Online Information Session, via Zoom for York Way Estate residents to discuss the emerging ideas for the project. The meeting took the format of a presentation led by Soundings. Members of the design team presented sections relevant to their respective disciplines and answered questions direct by residents during a Q&A.

Date:

Tuesday 13th October 2020

Time:

6.30pm - 8.00pm

Attendees:

- City of London Corporation (x4)
- Maccreevor Lavington (x1)
- Erect Architecture (x1)
- Soundings (x3)
- Residents (x14)

Event Summary

To summarise, we have broken down the feedback received into the following categories: suggestions, considerations, questions and clarifications.

Suggestions

- Provide clear views into doorways and blocks which are not obscured by trees, benches or other structures so that residents feel safe walking home at night

Considerations

- Concern about proposed access to Drovers Way due to increased foot traffic and other modes of transport, mopeds/bikes and scooters and because there have been recent murders during last few years
- Residents reported that they do not recognise the people who hang around on the Estate. There are groups of people who stand under the bridge at Kinefold House and drink until the early hours of the night. They are not deterred by CCTV or Islington security officers; 'my son has to enter Kinefold House from a different entrance to avoid them'.
- Concern that the proposals will not achieve the displacement of young people who are causing issues on the Estate

Questions

- How were the needs of the community assessed?
- 31 residents with housing need is only 10-15% of residents, this doesn't represent the majority of residents on Estate. Surely, housing need can be met in other ways?
- What are the sizes of the new homes?
- How many of each size property are being built?
- Will there be extra bins as more people will be moving through the Estate? We also have an issue with the public fly-tipping near the Estate
- Can there be a seating area with fob access for residents? Concerned about people hanging around the seating areas, taking drugs and prostitution.
- How will anti-social behaviour not be an issue if there are no high fences?
- What about access for 999 vehicles?
- Would residents be charged more for parking?
- We have two cars, will we still be allowed to park if we move into a new flat?
- Can you clarify the proposals for access to Drovers Way?
- Would York Way Estate residents take priority for what they need?

5. APPENDICES (cont)

Appendix D - Emerging Proposals Information Session (cont)

Clarifications

- The City Corporation believe that 90 units is appropriate without infringing on existing residents. This number also meets the number of units covered by the GLA grant. City Corporation have 700 people on waiting list and 31 of those residents live on York Way Estate and are in need of new accommodation. The proposed development on York Way Estate balances the need to provide new housing whilst being considerate to existing residents.
- More than 31 people would benefit from 90 new homes. The City of London Corporation do not believe that 90 homes would cause over-crowding on the Estate.
- All new homes will be compliant with current regulations/national standards. For instance a one bed apartment will be 50sqm with 5sqm of external private amenity space.
- The project is still in the early stages, but the City Corporation are looking at providing around 30 of each property size ensuring that they meet both City Corporation and London Borough of Islington requirements. London Borough of Islington will have 50% nomination rights of properties so new residents will become City Corporation tenants by coming off Islington housing registers.
- The designs will aim to address waste management issues by integrating more bins in the landscape, for example.
- The team have been made aware of anti-social behaviour issues on the Estate and the team are looking at ways of ensuring security by way of design. The team are taking these safety concerns into consideration when thinking about the design. The design proposals aim to encourage more people to use the open space and more people will bring more surveillance
- At the seating area, east of Kinefold House, the gate is just over a meter high to discourage young children to run out. We think high fences might encourage anti-social behaviour so the plan is to keep the space open and overlooked.
- By creating a better landscape for residents, the proposals will make the Estate safer.
- There are no proposals for any high fences because if there is more overlooking and permeability, there is less opportunity for people to hide in corners and take ownership of the space. There is a careful balance we have to strike. A landscape strategy will be shared with a Police Secure by Design officer who will advise the team.
- Fire vehicle and other emergency vehicle access will be maintained.
- There will be no increase in parking charges. London Borough of Islington planning policy states new residential development should not provide for new parking spaces, so there should not be an issue of too many cars on the Estate. The vast majority of the underground parking will remain, and some above ground disabled parking will be provided.
- There will be a local lettings policy, existing tenants with existing bays will not have these taken away.
- Islington planners have asked us to investigate vehicle or potentially pedestrian access to Drivers Way. Previous feedback showed residents were not supportive of this, but if this shows up in feedback again, we can take this information back to Islington planners.
- The allocation of homes will be fair; the tenure size will be split 50/50 and the allocations for the different sizes will also be split 50/50

END OF DOCUMENT