



purpose was to understand residents' preferences for additional housing on York Way Estate culminating in the development of the 'Residents' Design Brief' outlining residents feedback and priorities, which has been provided to the design team as a basis for the design work going forward.

- AvP introduced the next phase of consultation and the fact that a technical design team are now involved. Also that there would be a range of consultation events between now and January 2021 as designs are developed and that final designs will then be submitted to Islington Council in February 2021 for approval.
- ■ introduced the design team and explained that the competitive procurement process was drawn from a large framework. She introduced Macreanor Lavington (ML) as the architects and urged the RSG to look at their website to see the high quality, award winning architecture they produce. She also introduced Erect Architecture who will be the landscape architects responsible for the design of the new green and play spaces. Stantec the planning consultants, MLM Sustainability, M&E and structural engineers and Stace the quantity surveyors.
- AvP reiterated that the Residents' Design Brief was being used as the starting point for the design, however technical surveys are currently in place to see where its actually possible to build, so there may be some constraints. She noted that there will be particular space for residents to shape the design of the green spaces, play spaces and community centre.
- AvP explained the consultation timeline moving forwards:
  - Five RSG meetings, three exhibitions and two design workshops after the first two exhibitions to be completed before February 2021 when designs will be submitted for planning approval.
- AvP noted that the design team would attend the next RSG meeting.

#### **4. Questions**

- The floor was opened up to questions.
- ■ asked about maintenance of existing buildings and how this would be impacted by the new buildings.
- ■ explained that if there are maintenance issues they have to be reported to the Housing Management Team. The new buildings are being procured through section 106 funding which is a completely separate funding channel. She confirmed there would be no demolition or addition to the existing buildings so there would be no damage or maintenance arising from the new construction.
- ■ raised a concern that private owners were worried that the new buildings would devalue their properties.
- ■ explained that additional or infill housing is now common and happening on estates all over London and, again suggested that the RSG look at ML's other work to see the quality of their other designs. If anything, it is considered that additional improvements to green spaces, play spaces and the community centre

as well as the new homes would contribute to raising the overall value of all homes on the estate, rather than decreasing it.

- ■ asked whether an initial idea to extend up on the existing buildings had now been abandoned.
- ■ concurred it had.
- ■ asked whether we had the location of the new buildings to share now.
- ■ explained that the designs were just emerging, the team are working with preferred locations from the Residents' Design Brief as a starting point and also the many technical surveys (structural, trees, utilities, etc.) that are required to see where it's possible to build. In September they will present initial designs that she hopes will align with the Residents' Design Brief.
- ■ asked how long the construction will take as that now lots of people are working from home it could be very disruptive.
- ■ explained that it would be around 18-24 months on site, however the team are looking at Modern Methods of Construction to reduce time on site and maximise off site construction. The team have a noise and acoustic consultant on board who would be checking on noise levels through construction and make sure they are in line with the demanding requirements that will be set out in the Construction Management Plan. This will include limits to time on site as well as noise restrictions and other considerate construction factors.

#### **5. Role of the Residents Steering Group**

- AvP reiterated the purpose of the Residents Steering Group, that its purpose is to provide input and make recommendations to the project team regarding the consultation and design process. That it was to represent interests of residents and leaseholders to help share correct project information with other estate residents.
- She also reminded the group to treat other members with respect regardless of differing views and opinions.

#### **6. Questions**

- No Questions.

#### **7. RSG meetings going forward**

- AvP noted that there would be a minimum of 5 RSG meetings between now and February 2021 (chaired by Soundings) held on weekday evenings via Zoom for current time being.
- AvP noted that regular attendance was helpful to the group's progression and that a Terms of Reference document will be circulated with meeting minutes for any further comments.
- AvP also noted that it is the team's intention to provide a physical representation of the emerging design on the Estate to coincide with the September virtual exhibition for those with limited access to the internet.

#### **8. Questions**

- No Questions.

## **9. Upcoming Activities**

- AvP explained that all upcoming engagement will be tailored to suit current social distancing requirements and that the team would be organising online information sessions to introduce the project to neighbours and key stakeholders in the surrounding area. That the team are developing a consultation website, and that the first virtual exhibition presenting initial designs would happen in September followed by focussed workshop sessions.

## **10. Questions**

- No Questions.

## **11. Next Steps**

- AvP reiterated the next steps. Meeting minutes to be distributed, RSG to meet again in September where the focus will be emerging designs, with the design team involved and that the RSG are welcome to stay in touch with the team (via email or phone).

## **12. Questions**

- ■ asked whether the residents would have any influence over the design.
- AvP reassured that residents will most definitely have influence over the design development, and will be able to do this through a number of methods, such as via feedback forms and workshop sessions with the team, and that gaining resident's feedback was the key driver in this consultation process.
- ■ agreed a website with all the information in would be very helpful.

## **13. Thank you's and close.**

## **14. Ends**