

York Way RSG Meeting Minutes
Wednesday 30th September 2020, 6:30-7:30pm

Attendees

The City of London Corporation (CoL)

- [REDACTED]
- [REDACTED]
- [REDACTED]

Soundings

- Christina Norton (CN)
- Mari Chisholm (MC)
- Gabrielle Appiah (GA)

Maccreeanor Lavington

- [REDACTED]
- [REDACTED]

Resident Steering Group (RSG)

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

Minutes

1. Welcomes and Introductions

- GA welcomed everyone
- Zoom housekeeping rules
- Introductions from CoL / Soundings / Maccreeanor Lavington
- GA ran through the meeting agenda

2. Project Summary

- GA gave an overview of the project reminding RSG members that The City of London Corporation (the City Corporation) had received a grant from the Greater London Authority to add approximately 90 new social rented homes on York Way Estate. The

final number will depend upon the location, design planning requirements. Priority for new homes would be existing estate residents with registered housing needs who are on the waiting list.

- **Phase 1 Update**

- GA shared feedback on phase 1 consultation including previous exhibitions and engagement events; explaining that the main feedback from residents included; new building locations and resident's responses to the options presented, height queries, daylight and sunlight, re-provision of the community centre, play space, retaining the openness of the Estate and youth engagement during the consultation process. GA reminded residents that the residents design brief had been and will continue to be heavily considered whilst emerging ideas are being worked up.

- **Phase 2 Update**

- GA updated residents on plans for ongoing consultation which includes events in November/December and further updates in January 2021, ahead of an anticipated planning application submission in spring 2021. GA also noted that technical design team have now been appointed and are taking the residents design brief into account as part of the initial design development. Technical assessments have been undertaken which have informed the development of the design and identified constraints and limitations with regards to building locations and design.

3. Additional Housing

- [REDACTED] gave an overview of how the history of the site could impact designs and noted 3 main principles that were raised by residents through the design brief that the architects are basing plans from. These include height and massing in context with existing buildings, retaining the open and airy feel of the existing open spaces and retaining the existing views that residents currently enjoy.
- [REDACTED] went through each potential building location identifying constraints and considerations for each.

- **Locations under consideration**

- [REDACTED] noted that the design team were exploring horizontal massing across 3 buildings which aspire to respect the existing buildings with a modern interpretation.
- [REDACTED] showed some precedent images in terms of bricks and material palette

- **What new homes could look like and design principles**

- [REDACTED] went through the design principles of housing delivery and noted that the following elements: robust materials, good storage, dual aspect homes and double/triple glazing would ensure high quality homes. [REDACTED] also reassured residents that plans could be built in accordance to London space standards and the housing design guides.

- **RSG QUESTIONS**

- [REDACTED] – location 2 is new, how and when did this come about?
- RESPONSE – Since the last exhibition technical consultants have come on board and carried out surveys and written reports about feasibility. Our aspirations are to

deliver as many social homes as possible and we are currently considering approximately 90 new homes.

- The Residents Brief was a starting point and the architects were asked to work as closely to this as possible whilst taking account of the Corporation's brief for the number of housing and planning policies from Islington Council. Following site survey's, the location to the east of Penfields House (Location 5) is no longer being considered as it blocks the service access to the east of Shepherd's House, and it would also impact on the neighbouring listed heritage. The site on the Sports Court, next to Drovers Way is not able to deliver the number of units originally hoped for due to structural issues in connection with the car park below. So, unfortunately, we are not able to accommodate residents' wishes in these two cases. The Architects have identified Plot 2 as an alternative site for consideration for housing and one which they feel responds for the most part to residents' aspirations as set out in the Residents Brief. This is a dialogue process and the next step will be to consider residents' concerns and respond with either changes, detail design development, and/or responses.
- [REDACTED] - How will daylight and sunlight be impacted by the new buildings?
- RESPONSE – The Corporation has recently appointed a daylight and sunlight consultants to test the daylighting and any potential impacts. The plans are at a very early stage in the design process and no decisions have been made as yet.

4. Community Centre

- [REDACTED] reminded members that feedback is needed from residents about what facilities and services they would like to have at the community centre and whether they had any suggestions on whether it should be stand alone or integrated within the ground floor a new building.
- **Potential locations**
- [REDACTED] noted that it's The City Corporation's ambition to re-provide the community centre and that a number of locations are being considered. Locating the new community centre is tied into the final decision on where the new homes will be built.
- [REDACTED] noted that the team are still looking at potential locations for the community centre and that there are possibilities that the community centre could be placed alongside open spaces.
- GA reminded members about the upcoming community centre design workshop and that this would give residents an opportunity to inform the design team of their priorities and give their input on ideas for the community centre.
- **What would you like the community centre to be used for?**
- [REDACTED] noted the uses residents previously suggested such as yoga space, meeting rooms, nursery facilities and asked for feedback on design in terms of accessibility and connections.

- GA reminded members about the upcoming community centre design workshop and that this would give residents an opportunity to inform the design team of their priorities and give their input on ideas for the community centre.

- **RSG QUESTIONS**

- No questions were asked.

5. Open and Play Spaces

- [REDACTED] talked members through the proposed landscape plan outlining where more trees could be added and distinguished between private accessible green space and open space throughout the Estate. New buildings could sit on existing green spaces however CoL will make significant contributions to improve and enhance all open spaces by including additional trees, shrubs and recreational play features.

- **What the communal green spaces could look like**

- [REDACTED] talked through the different opportunities for integrated seating alongside play space for families and residents. To address residents concerns about anti-social behaviour and noise the Multi Use Games Area will be removed as part of a successful planning application, however, adequate green space will be re-provided through recreational and children's play space.
- [REDACTED] introduced the idea of an entrance gateway with associated seating. Historical play features related to the sites cattle market history could be incorporated through play elements such as animals like bulls.
- [REDACTED] mentioned the level changes across the site and that play equipment such as slides could be incorporated. Play features will be spread around the open spaces so they do not feel cluttered and deter anti-social behaviour.
- [REDACTED] noted that smaller play equipment could be introduced around the site to replace the existing hard surfaces and vehicular parking which has dominated the Estate.
- [REDACTED] suggested that the view east of Kinefold House could be dedicated to younger children to play and socialise and asked members what they would like to see here.
- GA noted that some concerns had been raised by residents about noise and anti-social behaviour and mentioned that the design workshops would be the best place to leave feedback
- [REDACTED] stated plans will retain vehicle access, north to south through the site for refuse access etc. however the lower ground carpark could be removed which will give the design team more opportunity to enhance landscaping opportunities and avoid vehicular and pedestrian interface.
- [REDACTED] explained that new and existing entrances will share a private landscaped area which is currently being defined as shared courtyards.
- [REDACTED] shared that LB Islington are keen for Drovers Way to be a pedestrianised access route which connects to Caledonian Park or for plans to allow the facilitation of this
- [REDACTED] showed precedent streetscapes with associated planting and play elements that could be incorporated into the developing plans.

- **RSG QUESTIONS**

- [REDACTED] – Will plans affect garage access?
- RESPONSE – No. Existing garage access and entrances will be maintained
- [REDACTED] – It is concerning that a new site has been introduced to the plans with no engagement with residents, we had expected the potential locations surveys that had previously been worked through with residents to be the only options going forwards.
- RESPONSE – As things evolve, we continually encourage involvement from residents, especially throughout the consultation process. We started very early engagement on the Estate and meetings and events like this give you all the opportunity to give feedback and shape developing plans.
- RESPONSE – The architects received a brief from CoL and from residents which informed their bid for the design works on York Way Estate. As the design process develops with planners the number of homes we aim to deliver may change and planners will always aim to provide as much social housing as possible. Our current aspirations are to deliver approximately 90 new homes. We have worked alongside interpreted resident ambitions with the key principle being to retain the openness of the Estate and definition along York Way.

- **CLOSE**
- GA noted that all feedback will be shared with planners at LB Islington
- CN expressed gratitude on behalf of the design team to all RSG members for taking the time to share their thoughts and views on emerging plans
- GA shared details of all upcoming engagement events and encouraged residents to participate and promote sharing feedback on the plans with the wider Estate.