

Produced by Soundings  
January 2021

# York Way Estate

## Consultation on New Housing and Landscape Improvements

Stage 2 Report: Developing Plans Feedback, January 2021



View of Lambfold 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 (CoLC) is reviewing all of their housing estates across London to see where they can provide additional housing to meet identified 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.

CoLC 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 Two Engagement

Stage Two of resident and neighbour engagement commenced in November 2020 and concluded in January 2021. Following the appointment of a project design in the summer of 2020, initial designs and plans were shared with estate residents and neighbours during the previous Stage One.

Stage Two was intended to show residents how designs have evolved in line with the feedback which was previously received. These plans were primarily shared through a public exhibition which was run remotely due to the ongoing social distancing restrictions.

Other consultation events and activities were also conducted in an effort to collect as much feedback on the evolved plans with the intention of the design team to further refine the designs in order to share with residents/neighbours at the third and final stage of engagement.

Further details of the public exhibition and other consultation events are detailed in this report along with the feedback and findings from these.

## Schedule of Stage Two Engagement Communications and Events

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

| DATE     | DETAILS   | NO. ENGAGED                                      |
|----------|---|--|
| 03.12.20 | Consultation website launch   | 360 total visits (between 03.12.20 and 26.01.21) |
| 03.12.20 | Consultation newsletter/public exhibition delivered to all households on the estate                             | 275  |
| 03.10.20 | Flyer: Invitation to view public exhibition online and submit feedback and attend an online information session | c. 2,500   |
| 04.12.20 | Consultation newsletter delivered to non-resident leaseholders  | 32   |
| 05.12.20 | Feedback form booklet delivered to all households on the estate   | 275  |
| 10.12.20 | Online Community Information Session held on Zoom   | 11   |
| 18.12.20 | Estate resident call around to encourage feedback form responses  | 34   |
| 06.01.21 | One to one meeting email invitation to neighbouring groups/stakeholders   | 4  |
| 16.10.20 | Text message: Reminder to submit feedback on the proposals  |  |
| 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. 54 estate residents and 1 neighbouring stakeholder were engaged through attending meetings and/or responding to a survey.

People were also given the option to view consultation materials online through the recently launched York Way Estate consultation website.

A breakdown of key headline figures are shown below:

### 49 feedback form responses:

- 18 paper copies and 31 online
- 47 responses from residents
- 1 response from a non-resident leaseholder
- 1 response from site neighbour

### Online community session:

- 11 estate residents engaged



## 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:

### Phone calls

- 34 residents successfully contacted directly by telephone (68 calls attempted)

### Project website and Online exhibition

- 360 visits to website
- 158 downloads of consultation documents

## 2. SUMMARY OF FEEDBACK

This chapter provides an overview of the feedback received during the second stage of the consultation process. This section includes a summary of the feedback received from the public exhibition, community online meeting and queries received through the project mailbox.

The following chapter (chapter 3) will provide further details on the feedback gathered specifically at the public exhibition, further details and notes of the discussion at the online community meeting event can be found in the appendices section.

### Building locations

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.

Kinefold:

- Concerns that building C and D would lead to them feeling enclosed
- Some concerns that Building D would reduce/diminish existing accidental views (e.g. views into Caledonian park)

Lambfold

- Most residents are concerned that Building B would lead to a loss of light and privacy
- Some residents felt Building A would feel out of place on the estate or negatively impact views along York Way

Penfields:

- Most residents said that Building C would negatively impact the character of the estate and would impact views

Shepherd:

- Most residents are concerned about the footprint of building C resulting in a reduction in the open lawn space
- Some residents look more favourably on Building A as its further away from existing residents

### Landscape and play areas

Many residents feel it is important to retain the openness of the estate and there was good support for the landscaping vision including plans to plant additional trees.

Many residents supported the proposals for play spaces for younger children but some wanted assurances that these spaces would be kept secure, for example, areas such as the play street (young children should have priority over vehicles). There was some of resistance towards introducing a new play area on the western podium along with integrated seating, with some residents fearing this would lead to an increase in ASB or would attract adults from outside of the estate. Kinefold residents were particularly concerned about this.

The community gardening concept was well received, but some residents did raise some concerns around the security of the space as well as ensuring the garden is located in an area which would not negatively impact resident's privacy.

### Access and connections

The majority of feedback from residents on access were concerns around the estate being too open and therefore allowing non-residents to easily access the estate. There were some feelings among residents that the parts of or the whole estate should be gated off and kept private.

### Community centre

Residents were quite responsive to the idea of moving the estate office into the new community centre, some residents shared that they felt this would allow staff to better monitor any ASB on the estate.

Some Kinefold residents were concerned about being located near the community centre due to increased activity in this area and the added noise pollution.

### Other

Residents also had the opportunity to message the project mailbox. Some comments received during the Stage Two consultation period is summarised below:

- Two residents were interested to find out if there could be opportunities for them to move into the new blocks
- One resident enquired about the cycle provision for the increased population in the local area.



### 3. FEEDBACK ON THE DEVELOPING PROPOSALS FOR YORK WAY ESTATE

This chapter outlines the feedback gathered during the December 2020 exhibition on the proposals for York Way Estate.

#### 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:

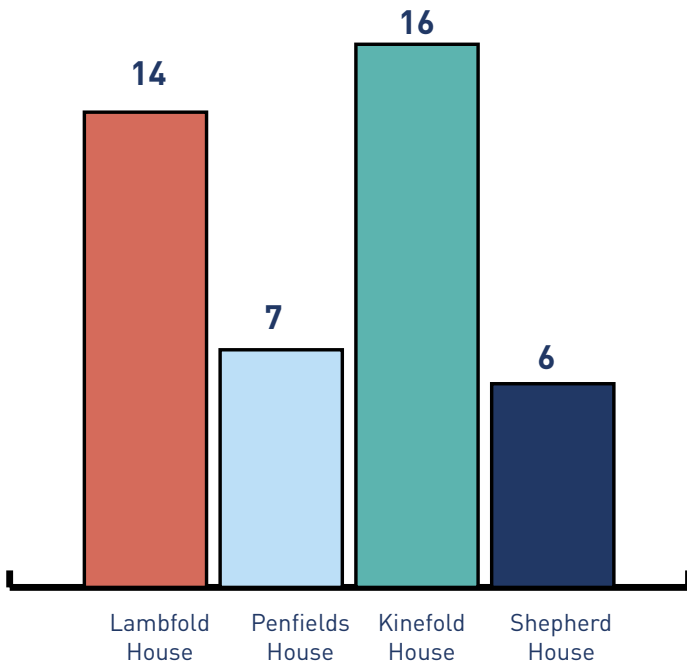


Chart 1: Feedback form respondents' addresses

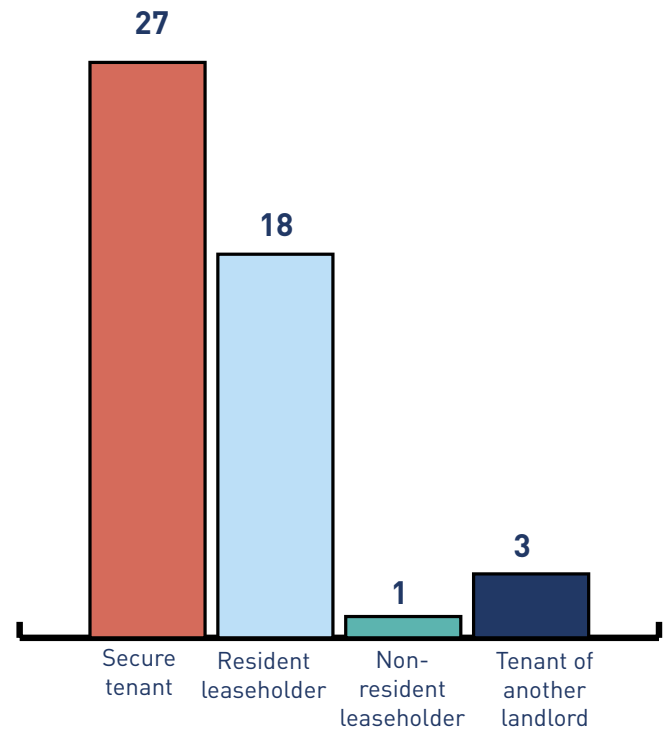


Chart 2: Feedback form respondents' tenure types

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

#### Building Locations

Residents' comments on the building locations are summarised below:

- Many feel the buildings will have a negative impact on views and levels of sunlight on the estate
- Many also feel that the amount of buildings proposed will lead to a negative change in the character of the estate – reducing the 'open' feel and leading to overcrowding
- The majority of respondents living in Kinefold block expressed that they felt they were being disproportionately affected by the plans
- Some respondents, despite sharing their concerns, also appreciated that effort had been made to change the shape of the buildings to create minimal impact
- Some respondents mentioned that they felt the heights of the proposed buildings were too tall
- Some respondents also mentioned that ASB could be an issue as a result of the number of buildings proposed and subsequent increase in residents

Below is a breakdown of the comments raised relating to each proposed building.

#### Building A

- One resident felt this would look out of place and negatively impact views along York Way
- One resident expressed this is a perfect building location as it is far away from existing residents
- One neighbour felt that the building should be made smaller and not taller than the Lion pub

#### Building B

- Some respondents mentioned they felt this location should no longer be part of the plans as residents previously said they didn't want a building in this location in previous rounds of consultation
- Some respondents also felt this building would block the views and impact the privacy of residents living in Lambfold block

#### Building C

- Many respondents raised concerns around the size of the building as it would take up some of the open space on the estate
- Many respondents from Kinefold block also expressed that they would be negatively impacted in terms of: loss of sunlight, loss of privacy, noise and ASB
- Some respondents raised that balconies could encroach on existing residents' privacy
- One respondent mentioned that the afternoon sun which shines on Penfields from the west would be negatively impacted

#### Building D

- Some respondents felt this location was more suitable
- One respondent mentioned that building here would block views to Caledonian Park
- One respondent mentioned that building here would block views of Kinefold House
- One respondent supported the building located further towards the road to reduce impact on residents of Shepherd and Penfields

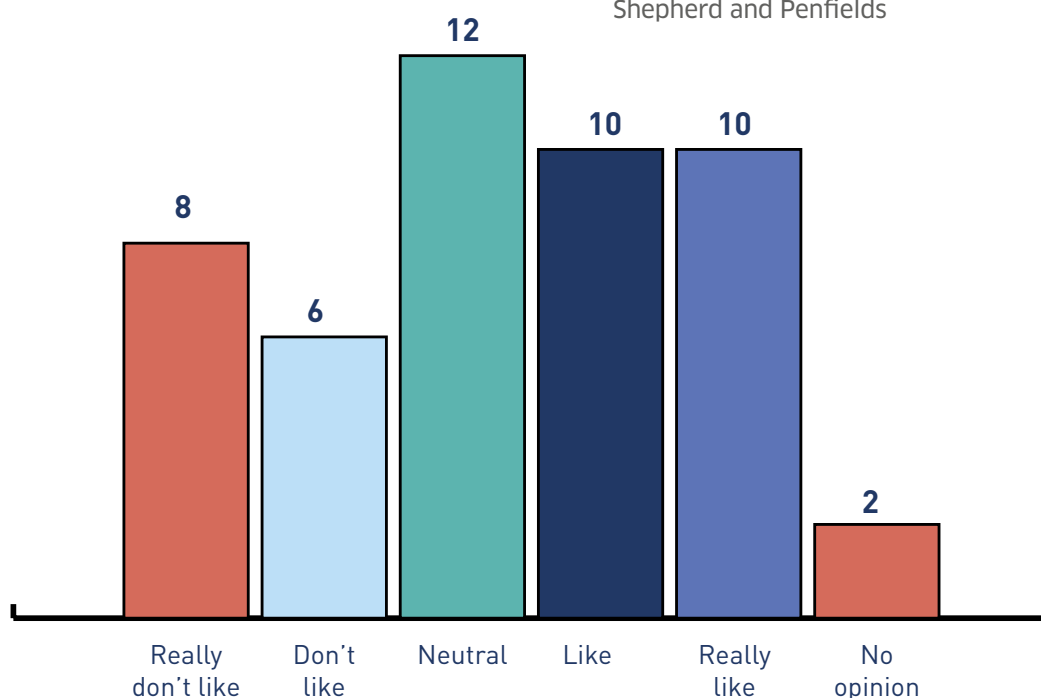


Chart 3: What do you think of the proposed location for Building A?

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

#### Building Locations (cont)

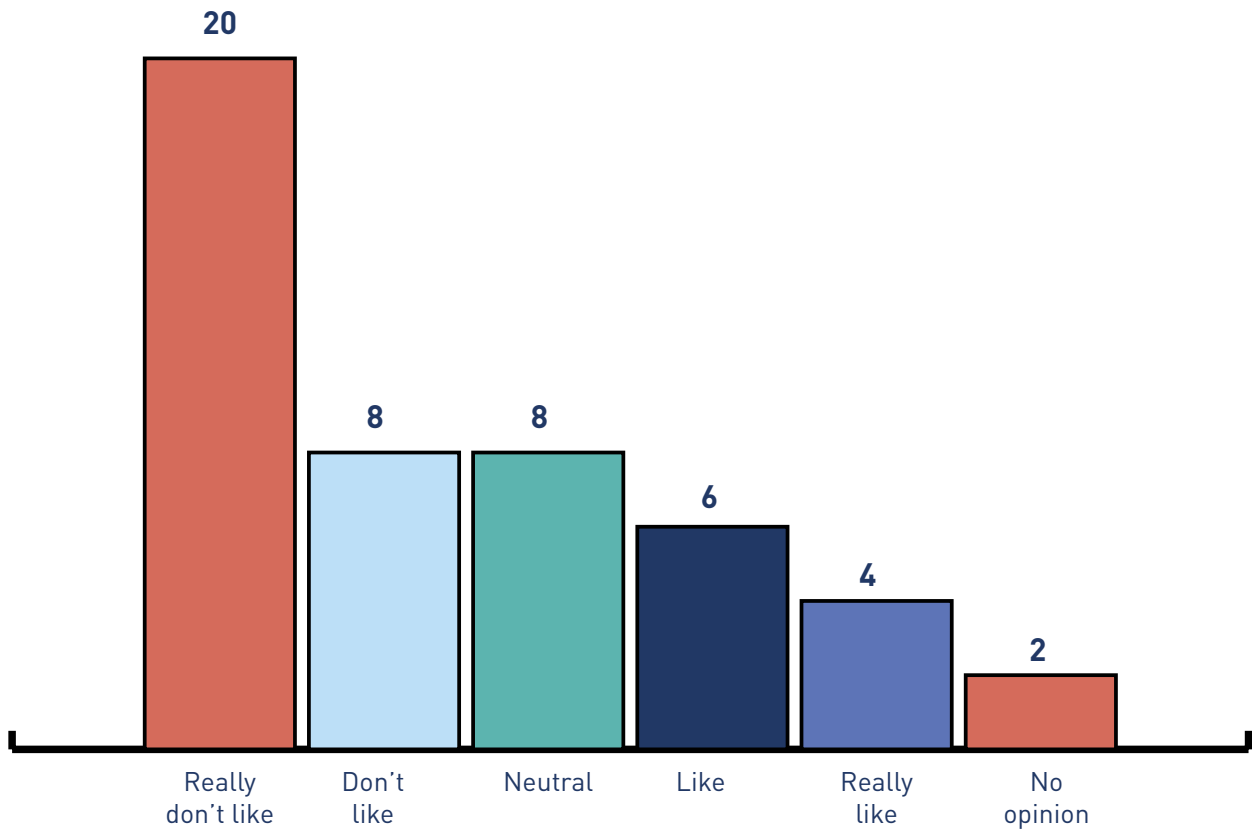


Chart 4: What do you think of the proposed location of Building B?

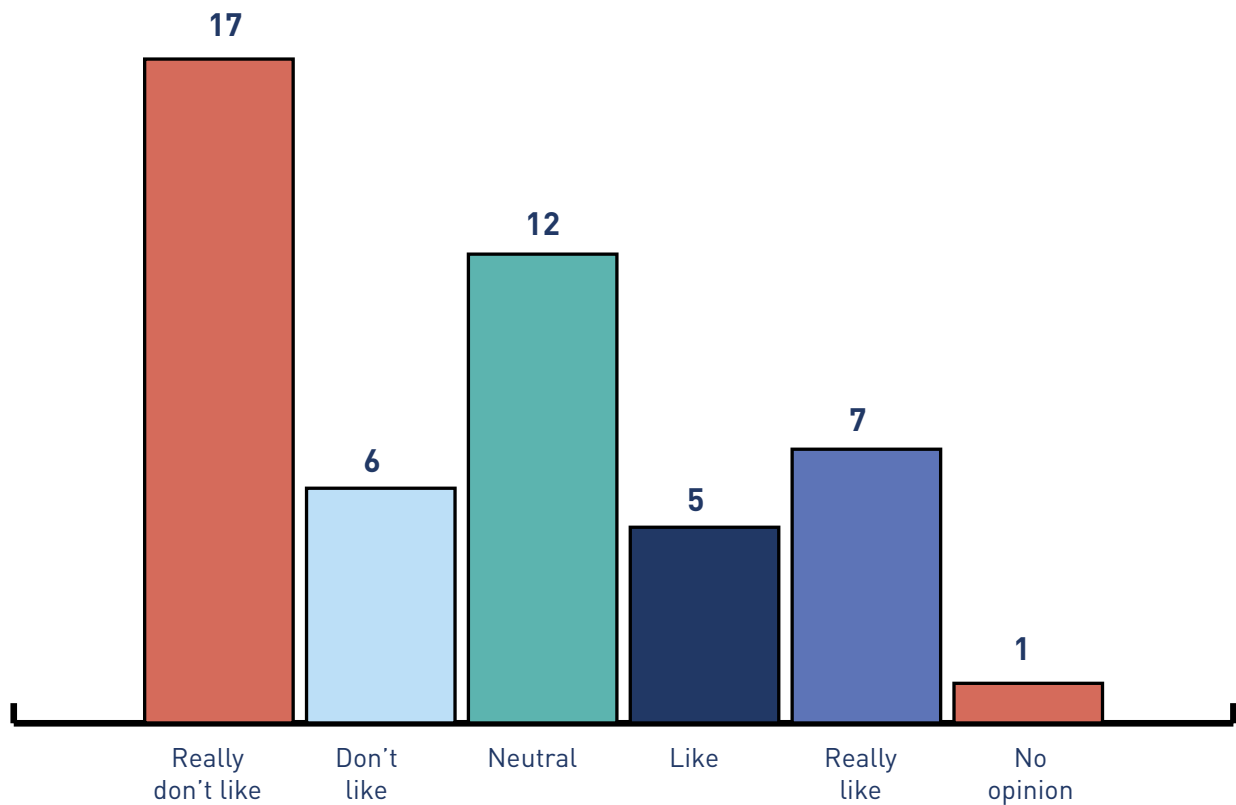


Chart 5: What do you think of the proposed location of Building C?

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

#### Building Locations (cont)

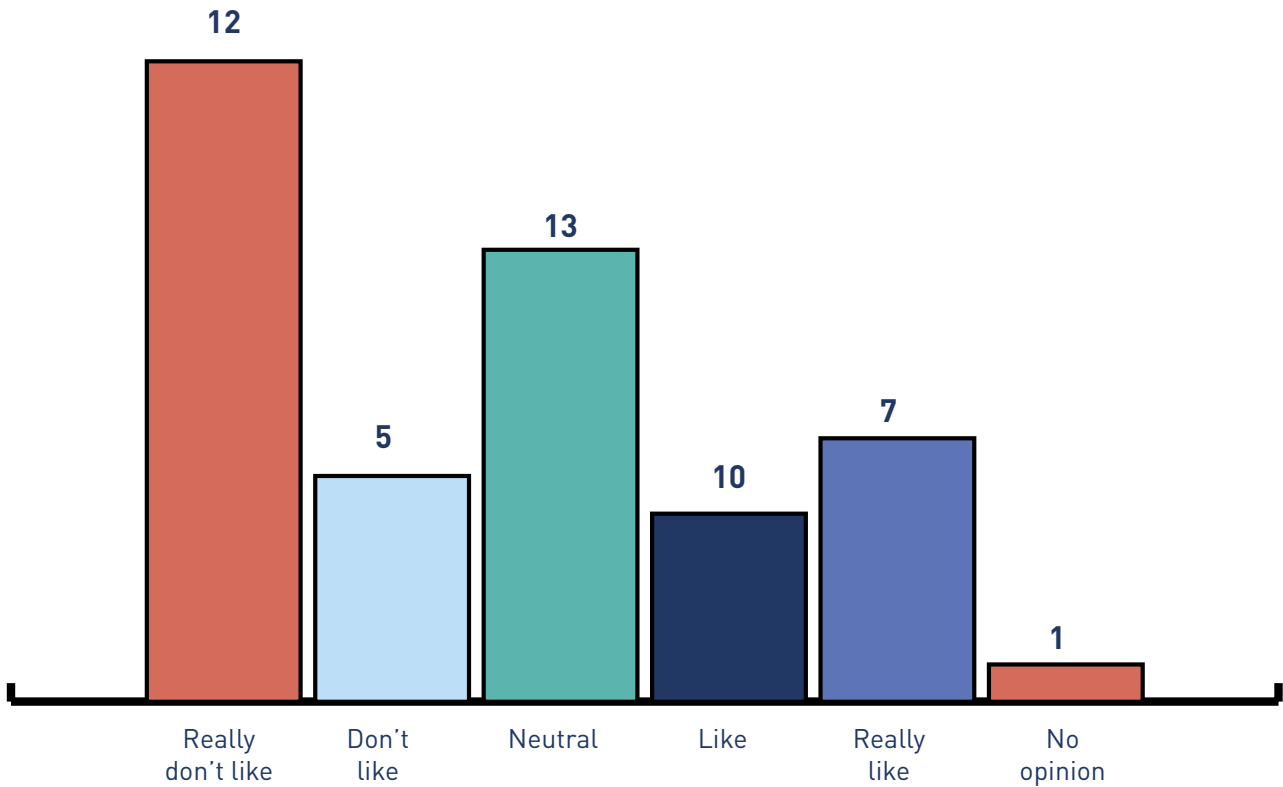


Chart 6: What do you think of the proposed location of Building D?

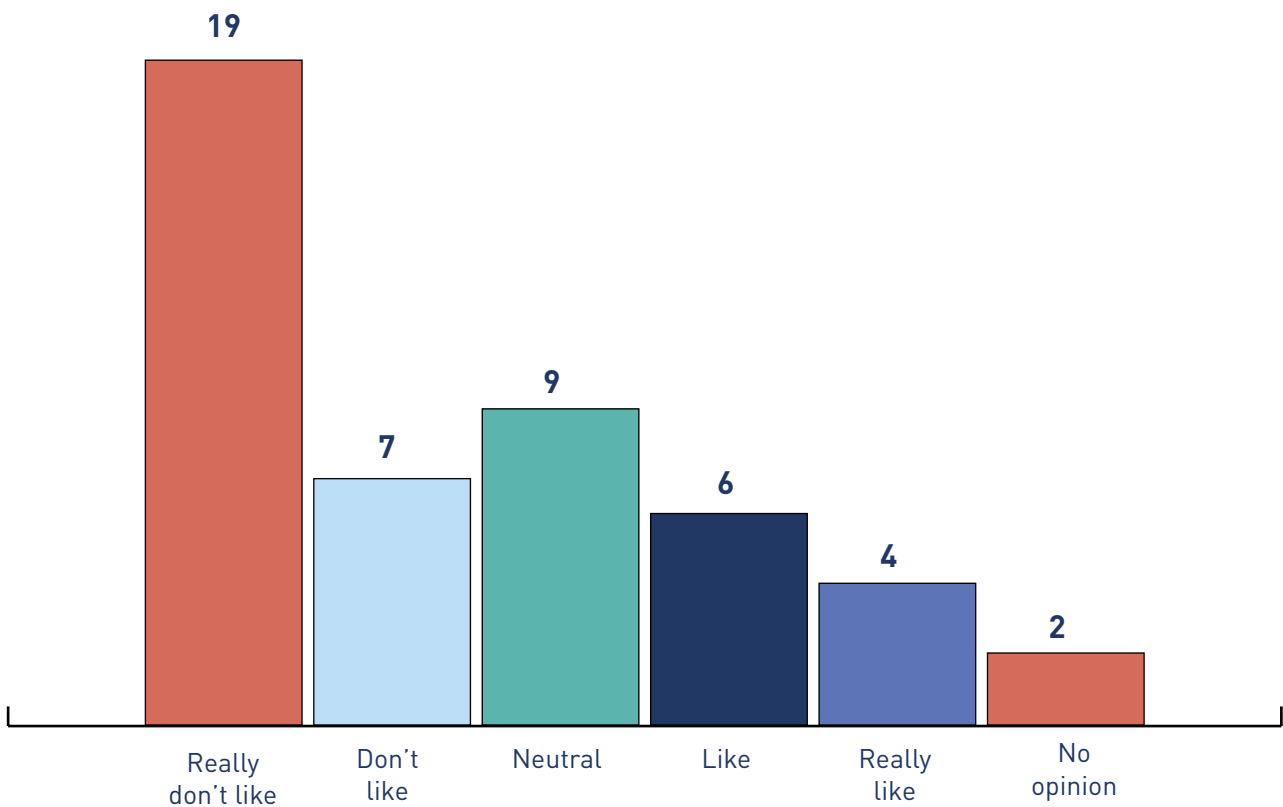


Chart 7: The architects have responded to residents' feedback about the location of the new buildings. What do you think of the new layout?

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

#### Architectural design

Below is a summary of the comments made on the architectural design of the buildings:

- Many respondents raised concerns around how the newer buildings would blend in with the existing estate. Areas of concern raised include: the colours of the new buildings, the addition of balconies and the octagonal shape.
- Many respondents also raised particular concerns around the addition of balconies on the new buildings. Some are concerned about privacy and others feel this may highlight the differences between the newer and older blocks
- One respondent suggested that all residents should have balconies
- Some respondents felt the designs have improved from what was previously shown, particularly the consideration towards residents' privacy and views.
- Some respondents would prefer to see existing blocks improved first, for instance double glazing
- One respondent raised that ground floor Kinefold residents only have front facing properties. Therefore, their main source of light would be impacted by the new buildings
- One respondent felt the designs were nice and contemporary
- One respondent suggested that a scale model of the proposals should be shown in the community centre
- One respondent suggested that adding lattice works or living vegetation façades would be a nice addition to improve the street level experience.

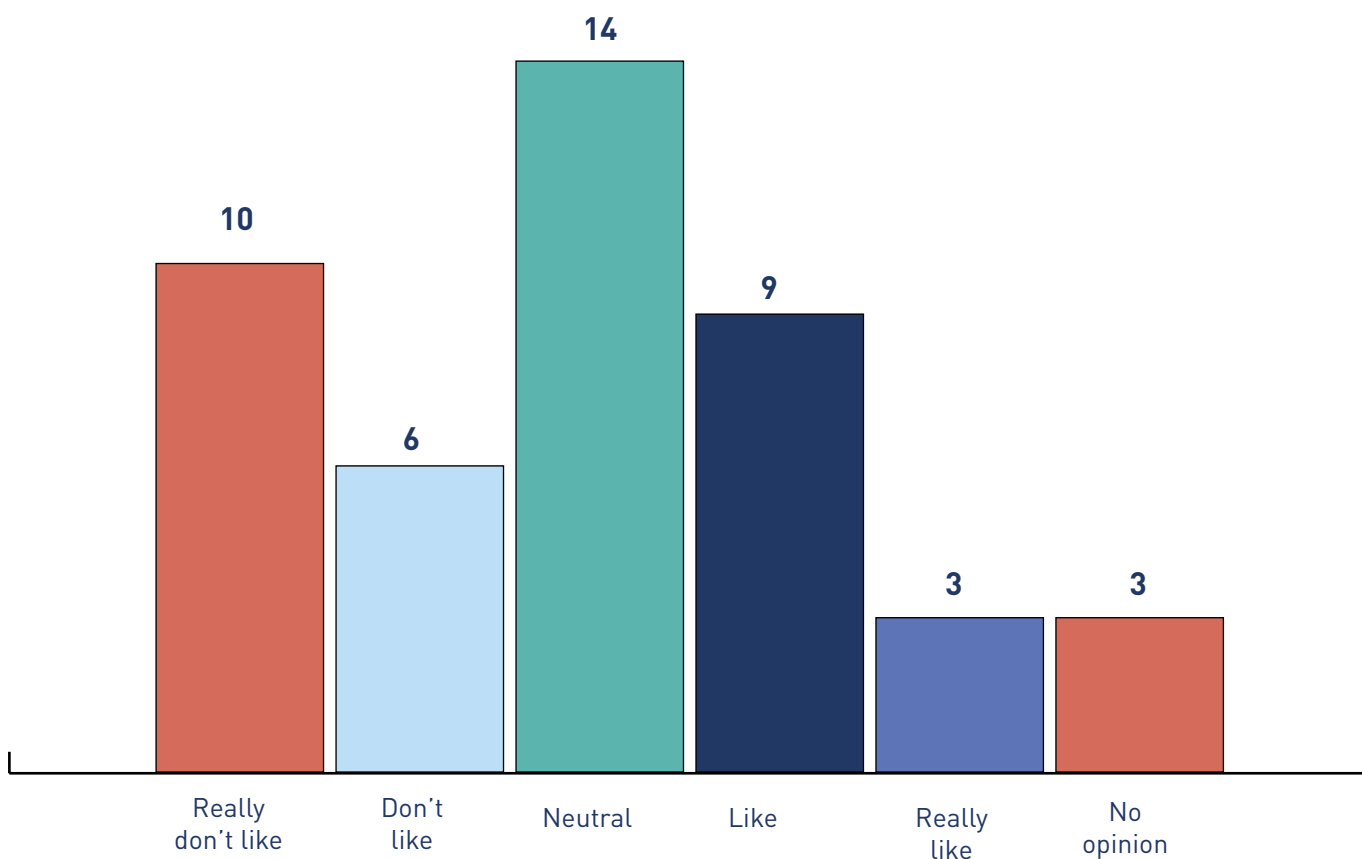


Chart 8: What do you think of the architectural design of the new buildings?

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

#### Access and Connections

Below is a summary of the comments made on the access and connections proposals:

- Many respondents feel there are too many entrances being proposed into the estate. This is of concern as they mentioned it would attract undesirable people into the estate
- Some respondents living in Kinefold raised the were concerned about the increased foot traffic around their block (noise, ASB concerns)
- Some respondents suggested that the estate should be gated off with access only permitted for residents
- Some respondents mentioned that the access proposals are better than what was originally proposed
- One respondent raised that cycle stands were not proposed for Shepherd House
- Many respondents feel the proposals would not help to address ASB issues on the estate
- Many respondents are concerned about the western podium attracting ASB and non-residents to the estate
- Some respondents are concerned new residents on the estate would increase the levels of ASB
- Some respondents suggested the estate should be kept more private or gated
- Some respondents felt the open and play spaces would attract non-residents to the estate
- Some respondents mentioned they have not noticed ASB as being an issue on the estate
- One respondent raised that the estate is not currently being policed properly
- One respondent suggested the seating be removed from outside of Shepherd House so as not to attract people drinking at night
- Many respondents expressed their support for the Drivers Way link no longer being considered as part of this application.

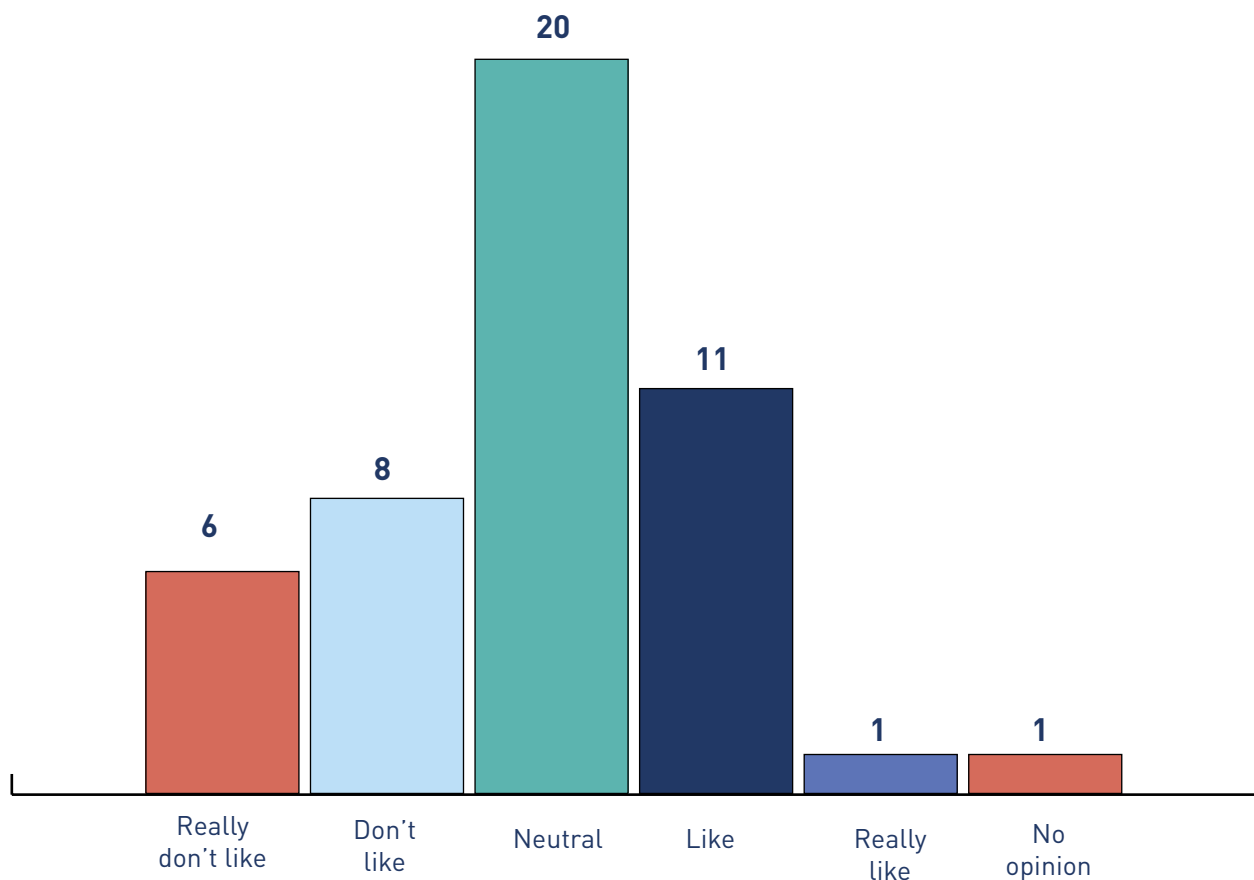


Chart 9: What do you think of the improvements proposed to the existing access routes through the Estate?

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

#### Access and Connections (cont)

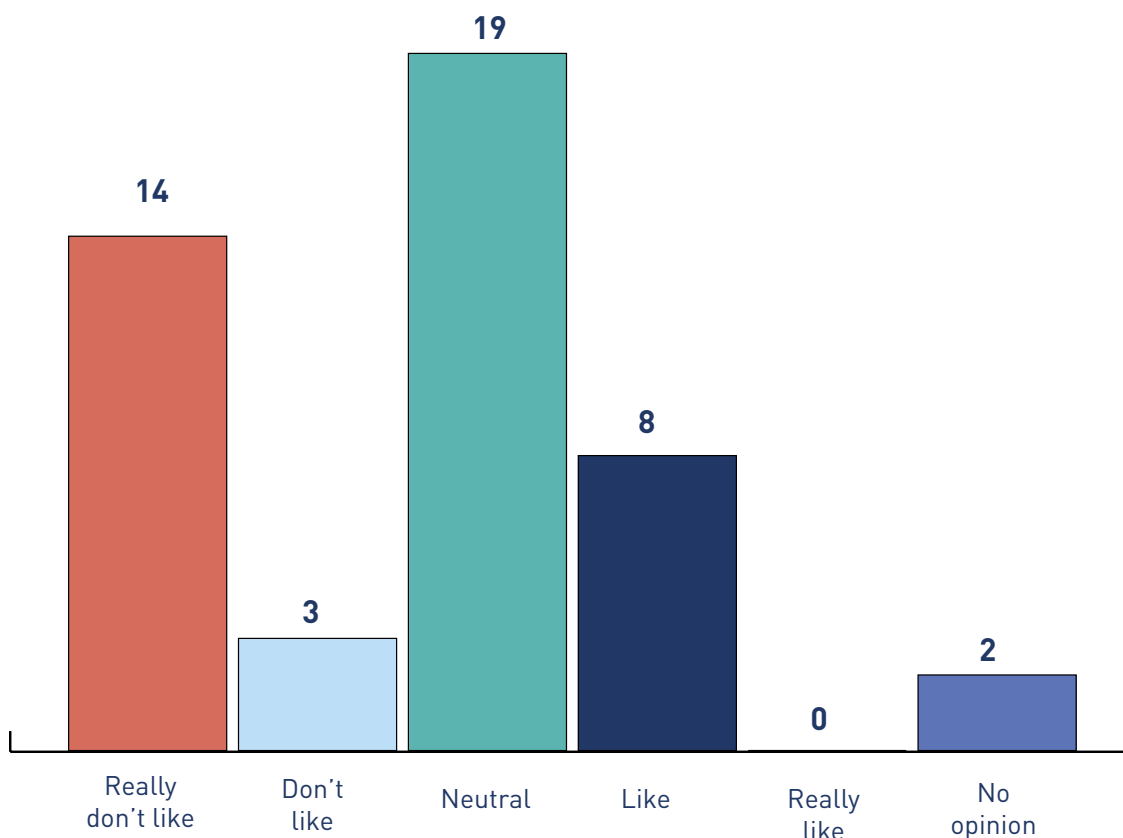


Chart 10: Residents' expressed concerns about the existing ASB in the area and the routes through the Estate. How do you feel the design responds to concerns?

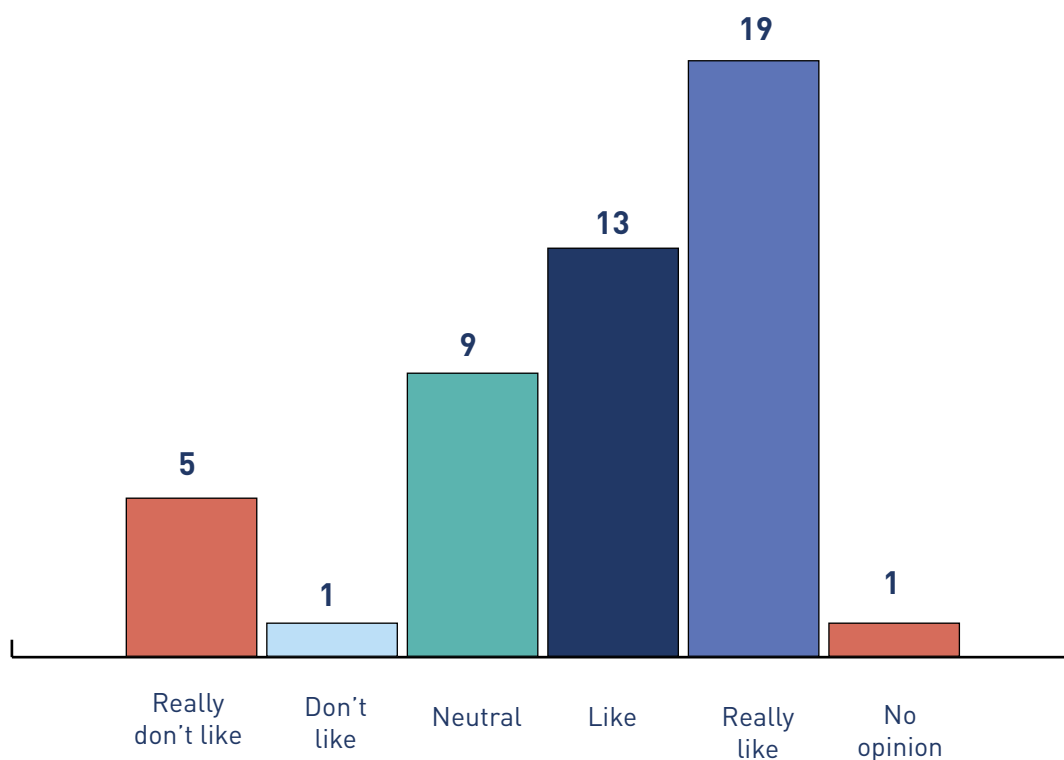


Chart 11: The suggested pedestrian link from the estate to Drovers Way is no longer being considered as part of this planning application. How do you feel about this?

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

#### Landscape

Below is a summary of the comments made on the landscaping proposals:

- Many of the respondents like the landscaping vision and like the idea of planting new trees on the estate
- Some respondents said they would love to participate in community gardening
- Some respondents said they would be too busy to participate as they work full time
- Some respondents mentioned that the community gardening wouldn't help to offset the loss of open space
- Some respondents felt community gardening would be a great opportunity for children on the estate to be involved with
- Some respondents were concerned the community garden would not be properly maintained and that this should be properly considered so it doesn't go into disuse if residents are no longer interested
- One respondent has some concerns over the security measures and how the walled garden would be kept safe
- One respondent is against community gardening to the rear of Shepherd House as it would negatively impact the privacy of residents on the ground floor
- One respondent felt that the walled garden is where new blocks should be - as they're further away from residents
- One respondent felt that there should be a clear line of sight from Market Road to the entrance of Penfields House, for the safety of anyone walking home after dark.
- One respondent shared an experience of a gardening project on the estate a year ago which was suspended due to covid-19

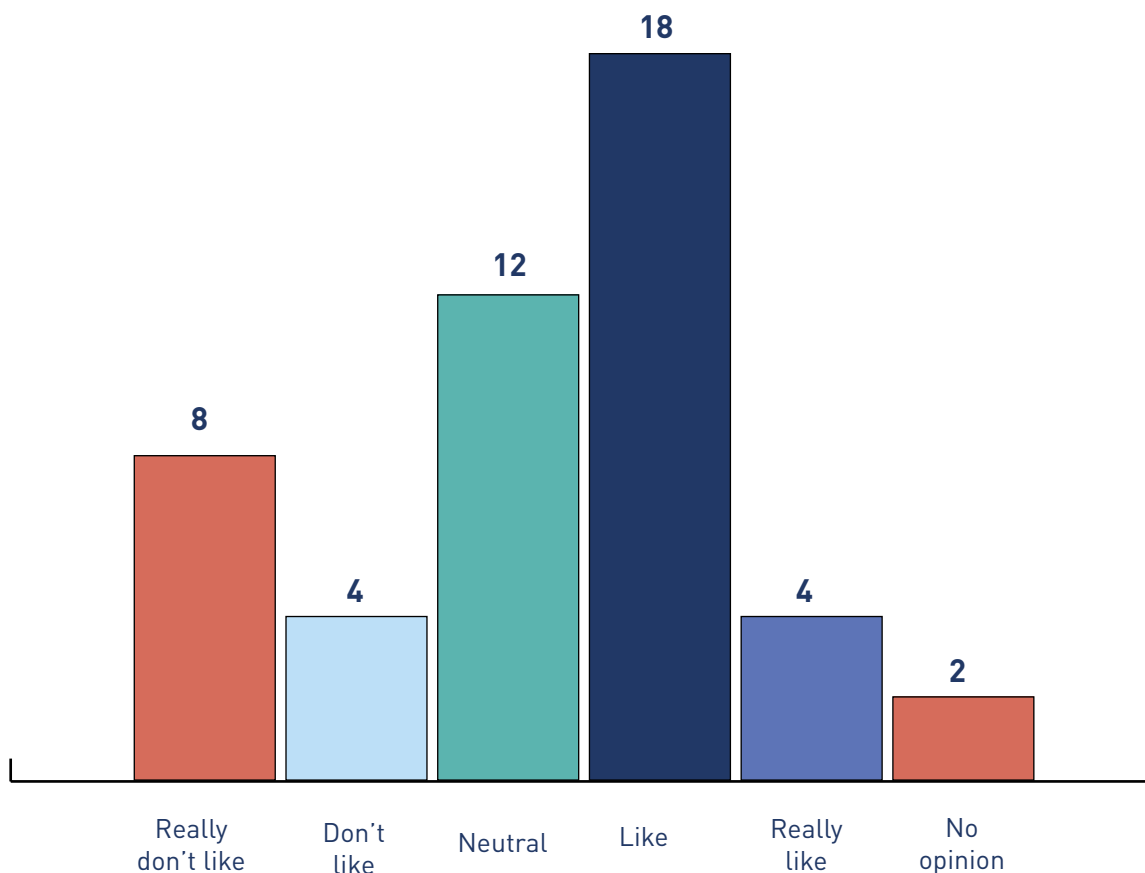


Chart 12: What do you think about the overall landscaping vision for York Way Estate?



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

#### Landscape (cont)

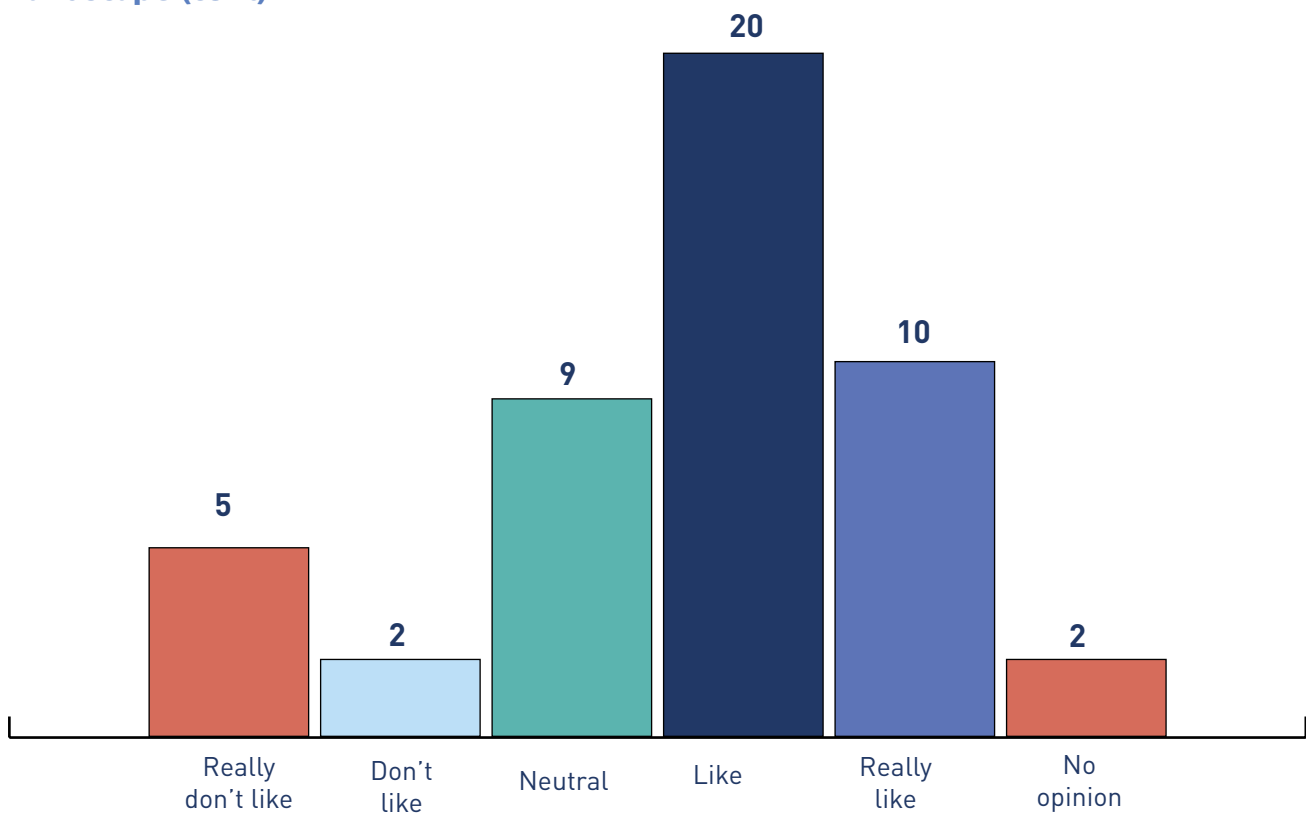


Chart 13: The landscaping plans will introduce over 40 new trees and a variety of planting and shrubbery to the estate. What are your thoughts on this?

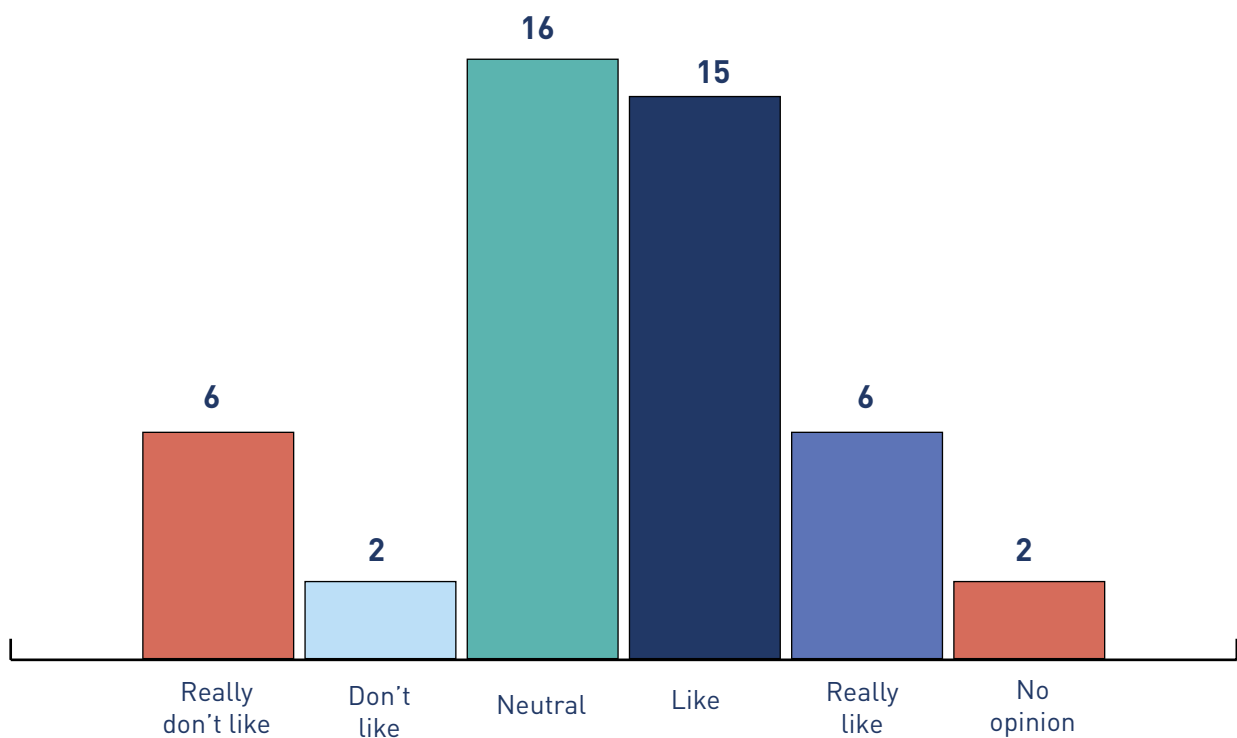


Chart 14: The green grassed spaces have been kept clear, with new planting around the edges, the new buildings and along York Way to allow for flexible uses. What are your thoughts on this?

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

#### Landscape (cont)

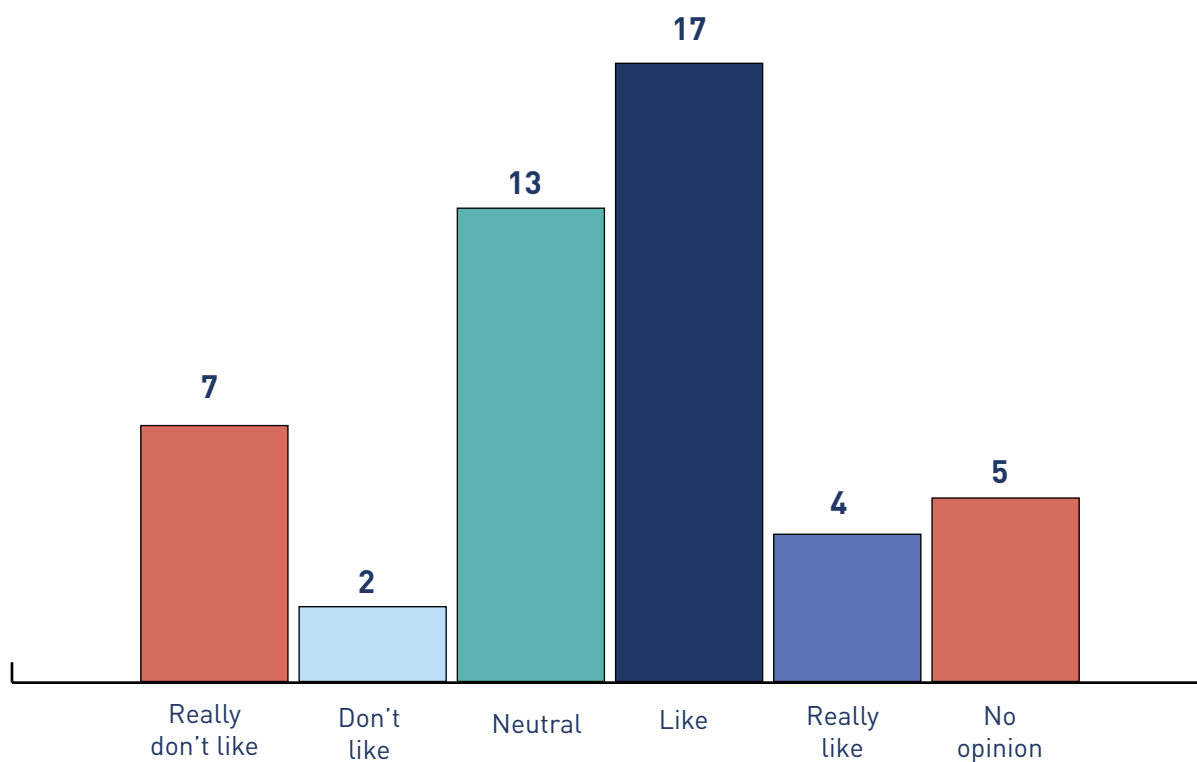


Chart 15: A walled garden is now proposed at the base of Penfields House and Market Road, using the historic Bull Pub as inspiration. What do you think of this idea?

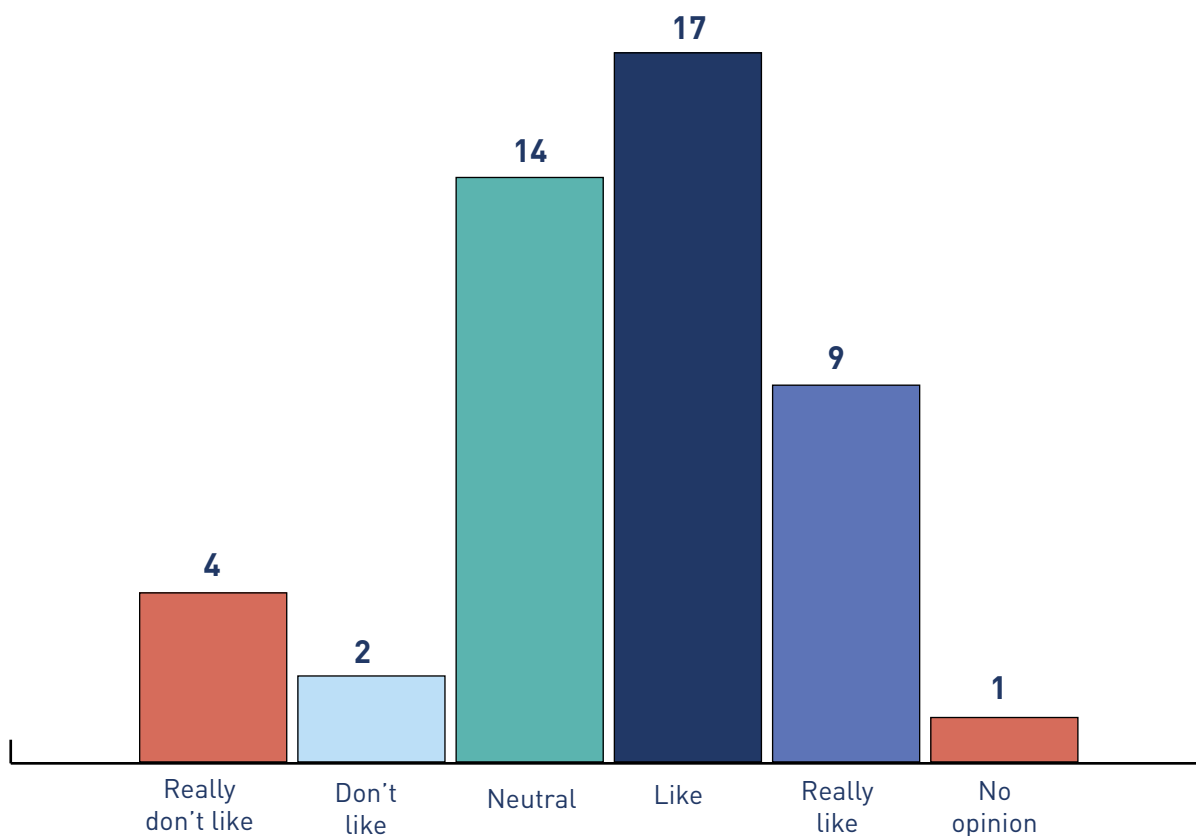


Chart 16: Feedback from the design workshops revealed that residents' would like to see community gardening developed on the Estate. What do you think about this idea?

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

#### Landscape (cont)

Respondents were asked which location they think would be best for a community garden. 41 people responded to this question, respondents were given the option to select as many options as they wanted. A breakdown of the votes is shown below:

A - Back of Lambfold (towards Drivers Way)

B - Back of Penfields (towards Caledonian Park)

C - South of Penfields (on Market Road)

D - South of Shepherd House (on Market Road)

E - Incorporated into the walled garden

F - Integrated into the open spaces connected to the community centre

#### Considerations

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

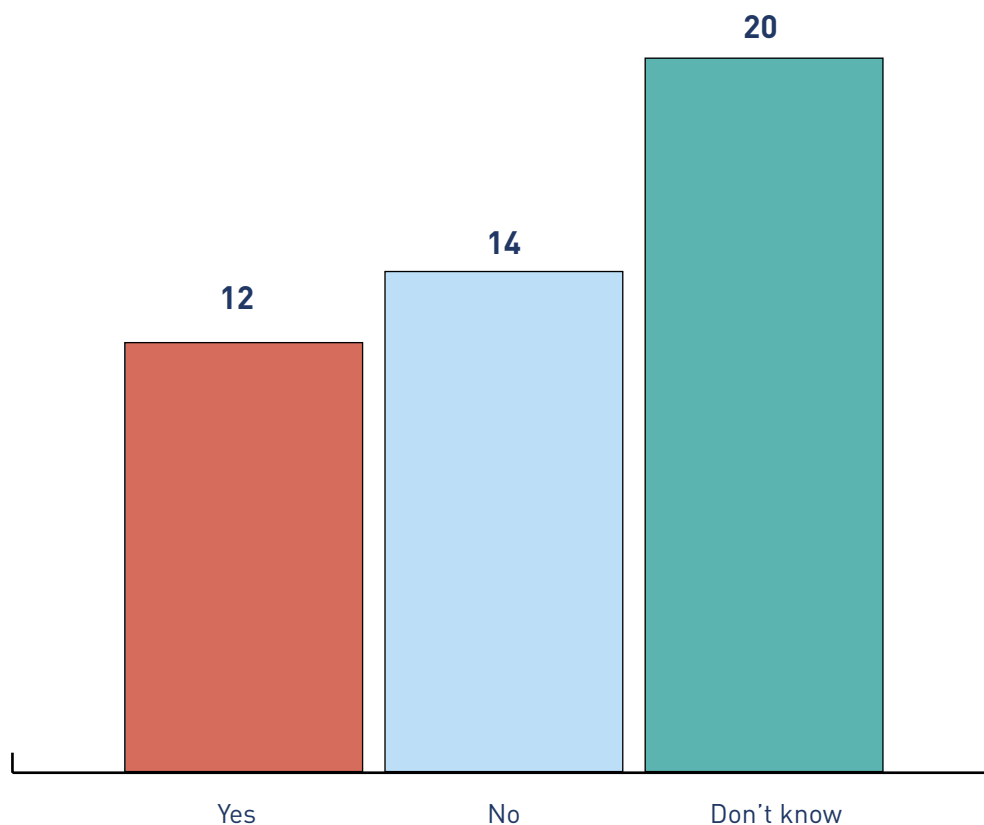


Chart 17: Would you be interested in getting involved with community gardening?

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

#### Play Spaces

Below is a summary of the responses made on the play spaces proposals:

- Many respondents living in Kinefold raised strong concerns around the proposed play areas outside of their building. Concerns were raised around the increased noise and potential ASB, in addition to other noise created by the new buildings B and C.
- Many respondents felt the western podium would encourage teenagers and young adults to engage in ASB
- Some respondents felt the play areas should be secured so either non-residents can't access them, or to avoid them being used at night
- Some respondents felt the play proposals had improved from what was previously shown
- One respondent felt the eastern podium could disturb someone who would be using the community garden
- One respondent supported the proposals to provide spaces for young children and infants. However, felt older children who have more independence to travel to other places did not need a dedicated play area on the estate
- One respondent asked if the basketball/football court use could continue. This is seen as an invaluable space
- One respondent raised concerns around the maintenance of the play areas. Further, that the play areas could lead to an increase in service charges
- One respondent raised that the route through the eastern podium is essential
- One respondent raised concerns around who would have priority of the access routes at the eastern podium
- One respondent enquired about what would happen to the existing play equipment. They suggested that these should be re-used as they are in great condition. They should be preserved
- One respondent felt sports and play shouldn't be discouraged on the estate and doesn't see the harm in allowing ball games in the evening
- One respondent felt the historic elements should be subtle. The bull statues look great and should ensure gender representation

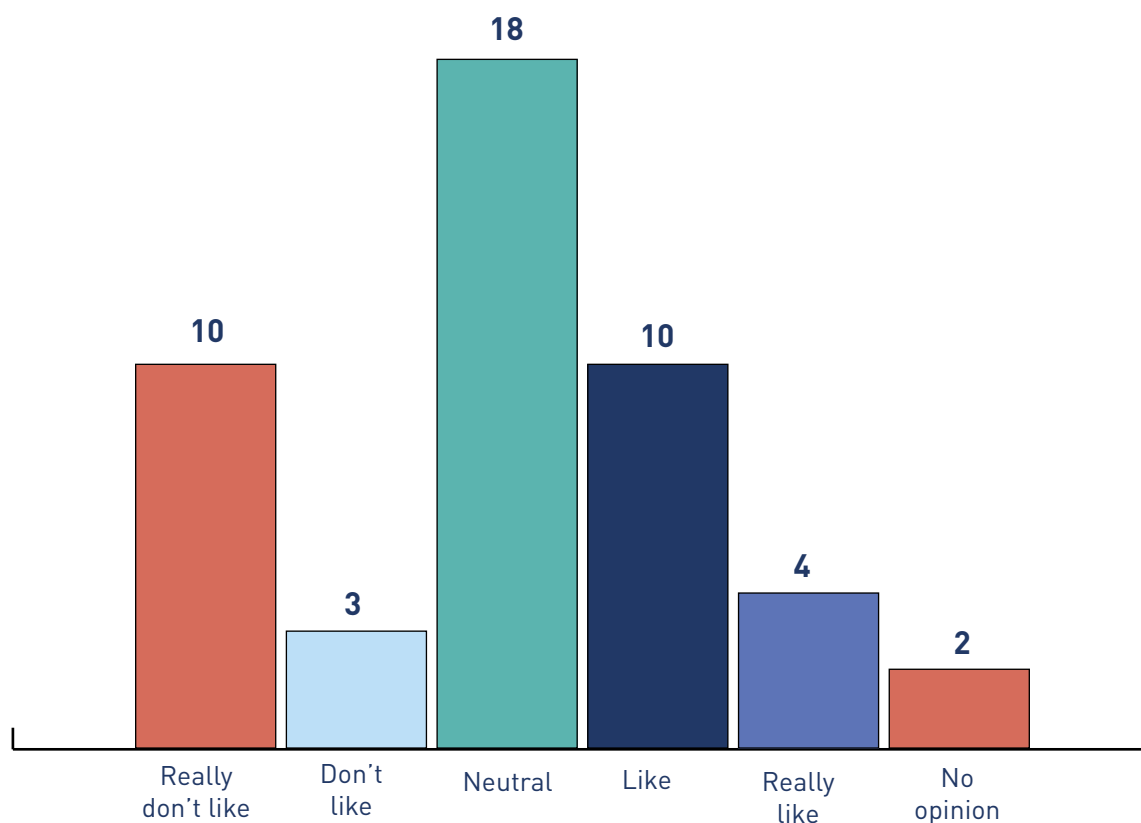


Chart 18: What do you think about the proposed play spaces for the children and young people on the Estate?

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

#### Play Spaces (cont)

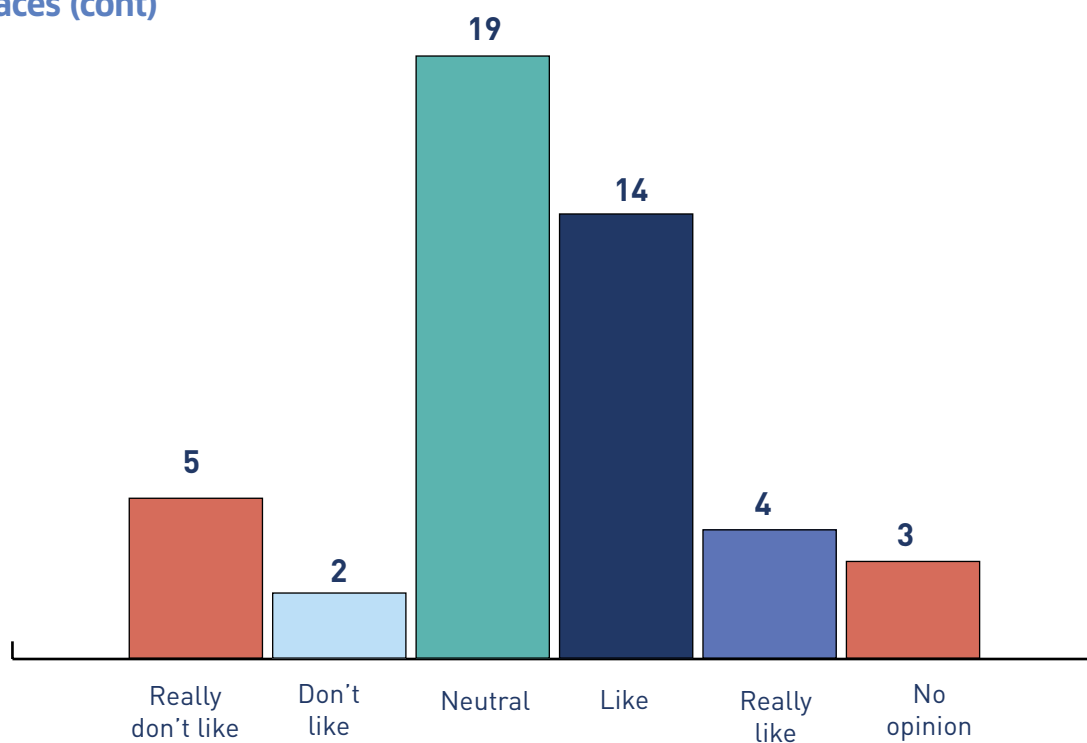


Chart 19: What do you think of the Eastern Podium for older young children – away from the main roads, with buffer planting / low walls to help supervision and control access

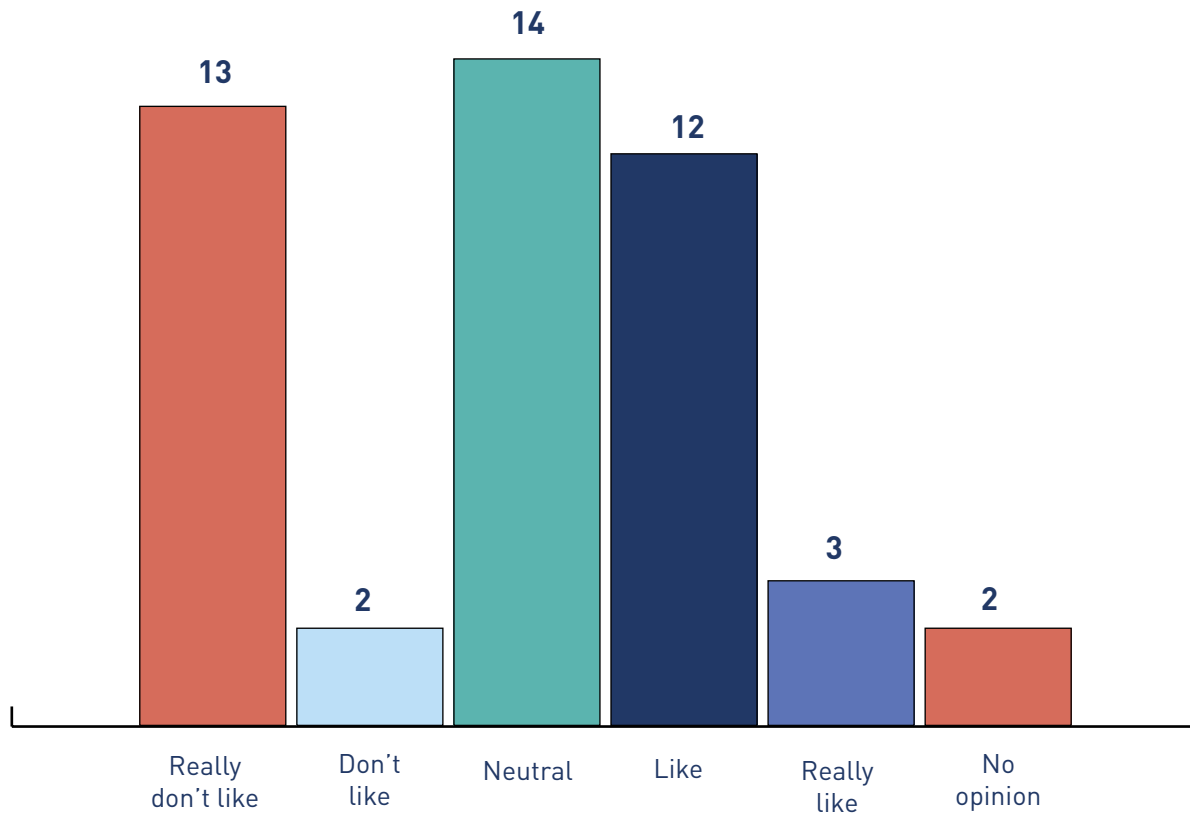


Chart 20: What do you think of the Western Podium for older children /adults – with play structures encouraging active play

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

#### Play Spaces (cont)

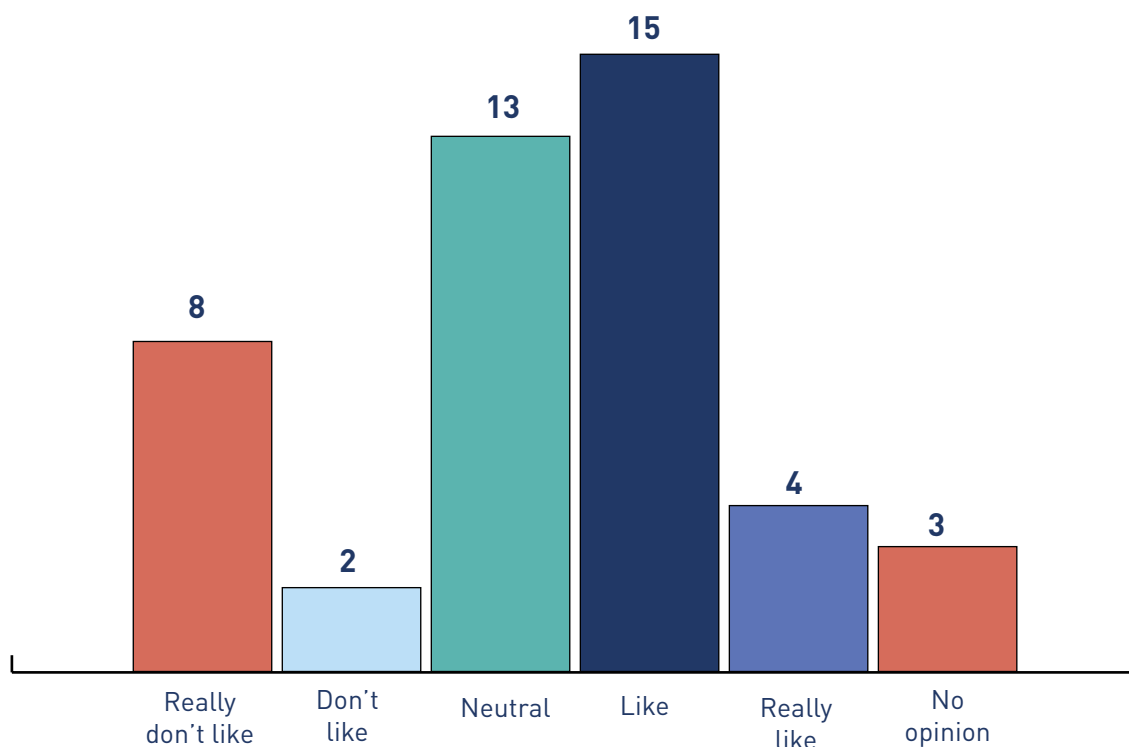


Chart 21: The play spaces incorporate some historical elements of the Cattle Market. What do you think about these features?

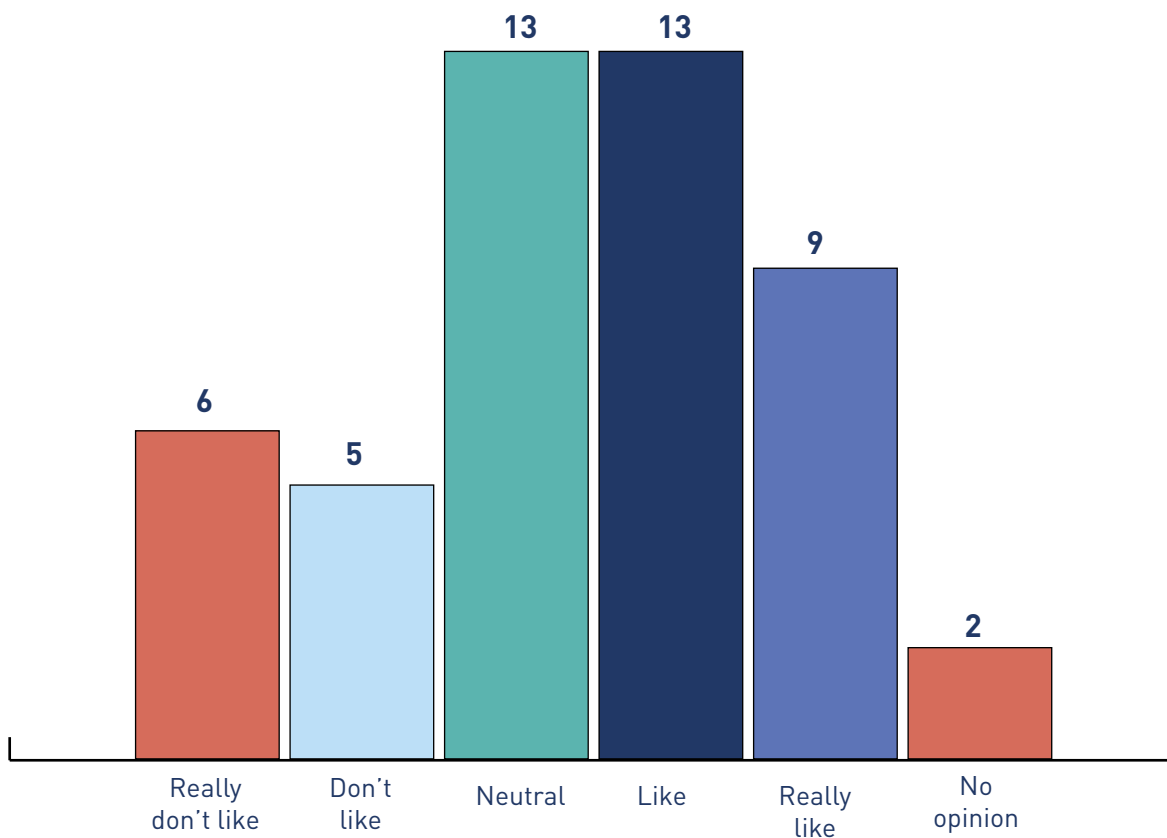


Chart 22: The new community centre will retain its current location on the estate. What are your thoughts on creating this new central community hub at the heart of York Way Estate?

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

#### Community Centre

Below is a summary of respondents' comments on the proposals for the new community centre.

- Many of the respondents living in Kinefold are against the community centre entrance being located near the block due to concerns around noise.
- Some respondents raised that alcohol should not be allowed to be consumed at the community centre to avoid disturbing residents or encouraging ASB
- Some respondents felt the community centre proposals had improved from what was previously shown
- Some respondents were interested in finding out more details around the dedicated outdoor space that would be connected to the community centre
- One respondent would like to revisit the idea of building above the community centre
- One respondent was concerned that there would be an increase in service charges as a result of improving the community centre
- One respondent felt that money being used to improve the community centre should be used for other estate improvements – as the community centre isn't currently being properly used
- One respondent would like to see more security cameras fitted
- One respondent would like to see more planting outside of Kinefold as it's currently all pavement
- One respondent felt the most important thing was to ensure the community centre could be easily accessed by all residents
- One respondent felt the Estate office should be separate from the play areas so children don't feel like they are disturbing people who are working
- One respondent asked if moving the estate office would free up that area for new homes

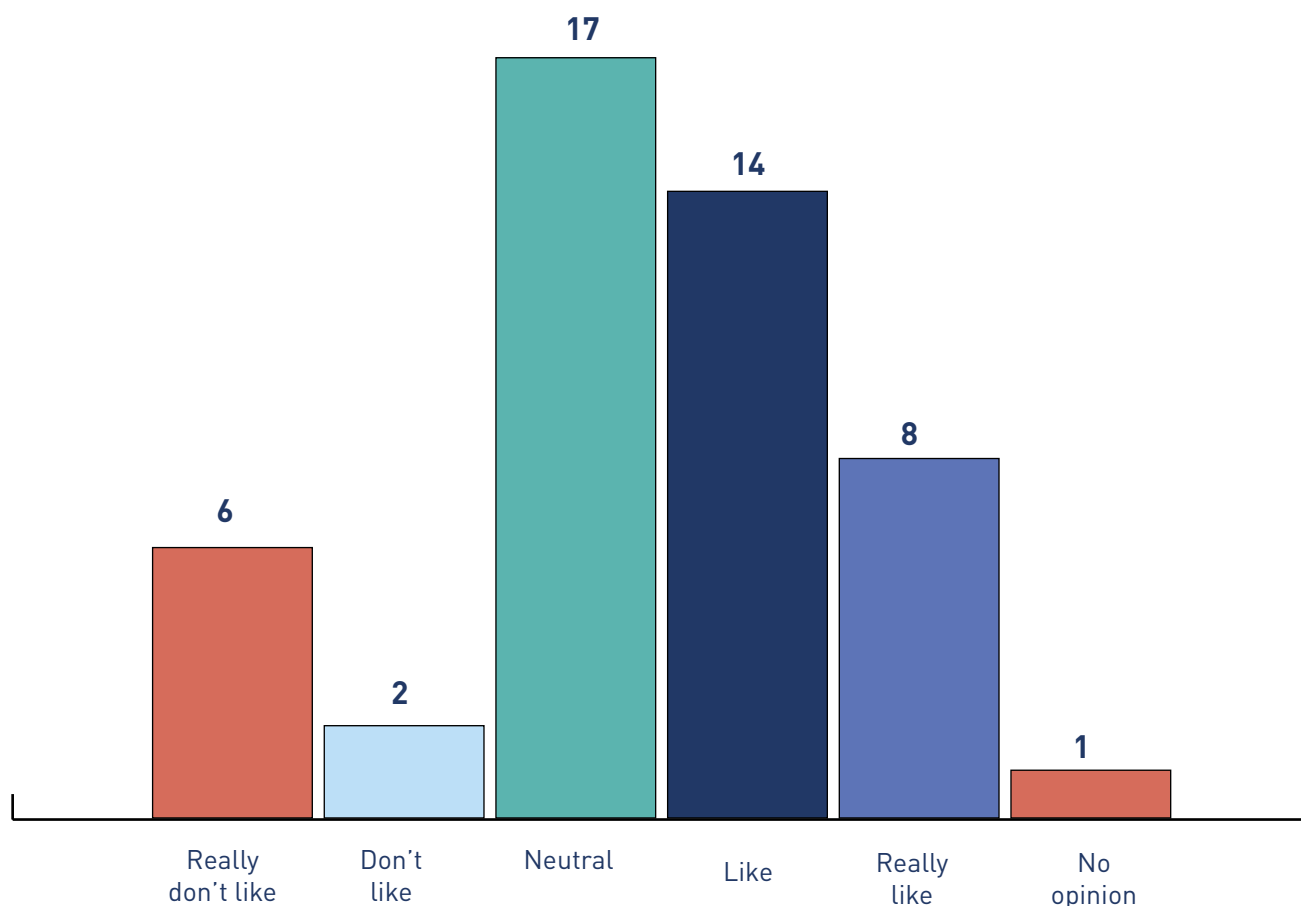


Chart 23: It is proposed to locate the Estate Management Office within the new Community Centre which will be run by the City Corporation. What are your thoughts on this?

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

#### Community Centre (cont)

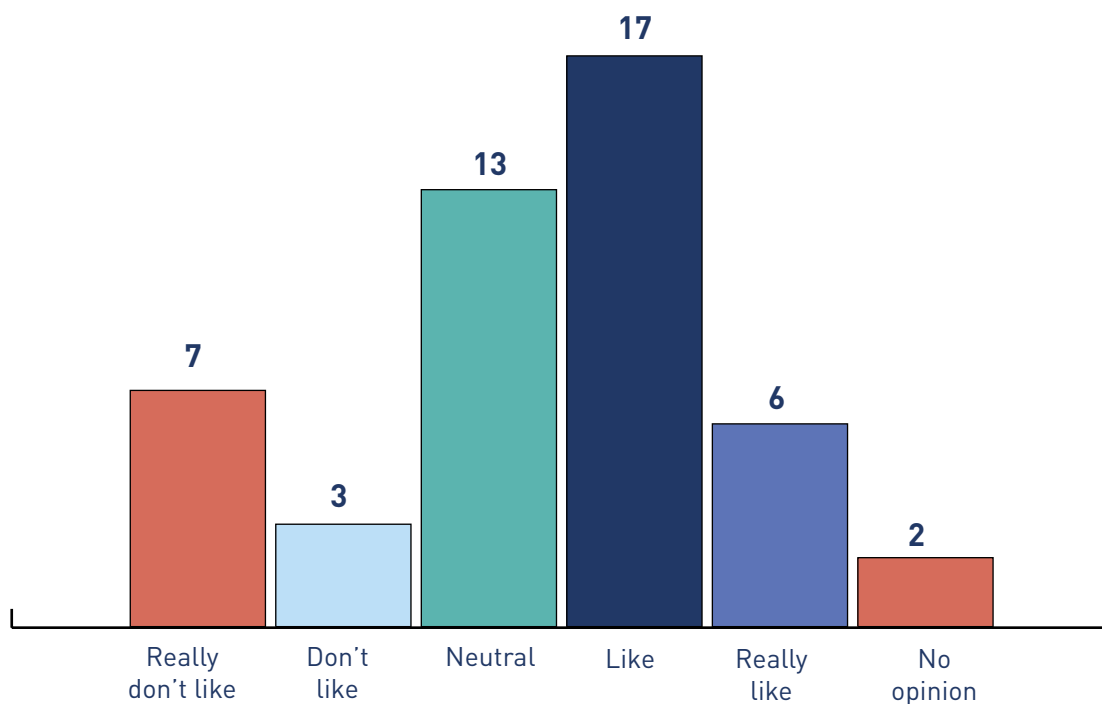


Chart 24: The new community centre design provides spaces which can be used for a variety of activities. What do you think about the design?

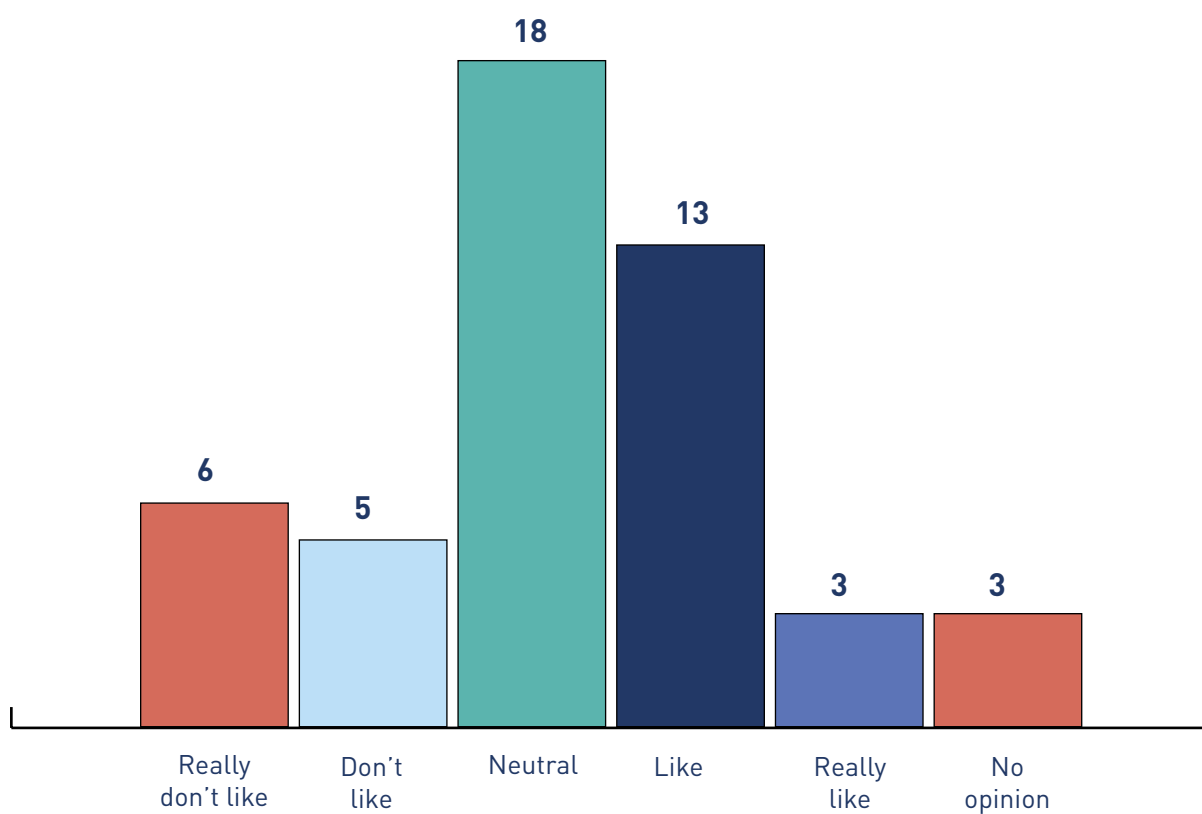


Chart 25: The new building will be connected to the south lawn but also have its own dedicated outdoor space. What are your thoughts on this?



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

#### Community Centre (cont)

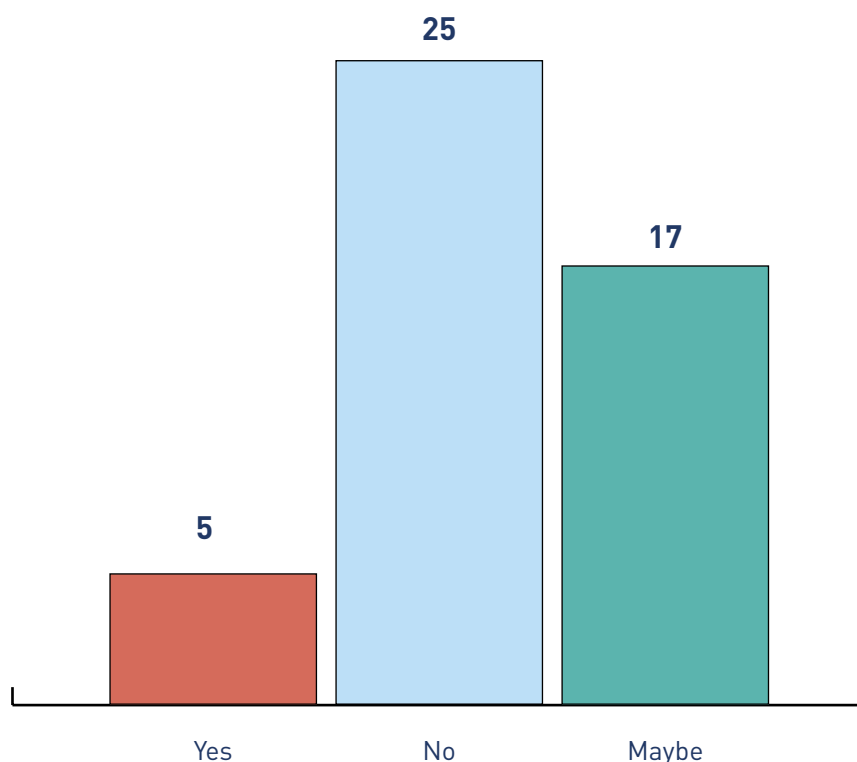


Chart 26: We are seeking residents to get involved in developing the plans for the community centre. Are you interested in getting involved?

The reasons people stated for wanting or not wanting to be involved include:

- Some people would be happy to give ideas for community activities and uses
- Some people would like to know a bit more about what would be involved first
- One person would be happy to provide thoughts but can't commit to a lot of time
- One person would be interested in seeing a resident management committee to co-manage the community centre with estate management as well as oversee the activities provided
- One person felt that younger residents should be involved

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

#### Further Feedback

##### Further Comments and Suggestions on the Consultation Process

Respondents were given the option to share any other comments or raise questions relating to the proposals. Below is a summary of the additional comments and questions raised.

- Some respondents shared that they felt decisions had already been made and therefore did not feel like their feedback would make a difference. These respondents were also more likely to respond “really dislike” to all of the questions, without additional comments
- Some respondents suggested that consideration be given to improving lighting and CCTV on the estate
- Some respondents would like to see better cycle storage on the estate
- One respondent would be interested in seeing a scaled model of the proposals at the next stage of consultation
- One respondent commented that the proposals should incorporate sustainable solutions and the recycling provisions on the estate should be improved. They also enquired if electric car charging points could be provided.

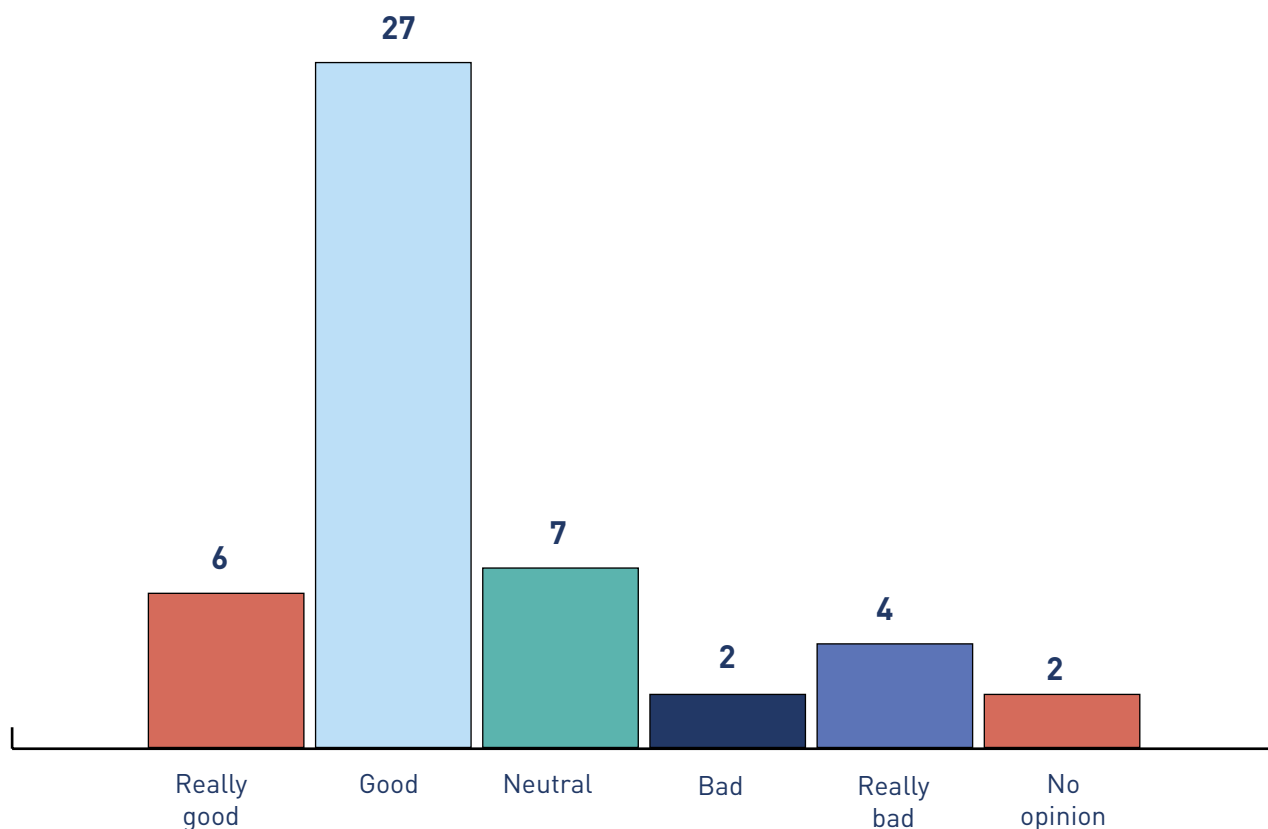


Chart 27: How informative did you find this Consultation Newsletter about additional homes on York Way Estate?

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

#### Further Feedback (cont)

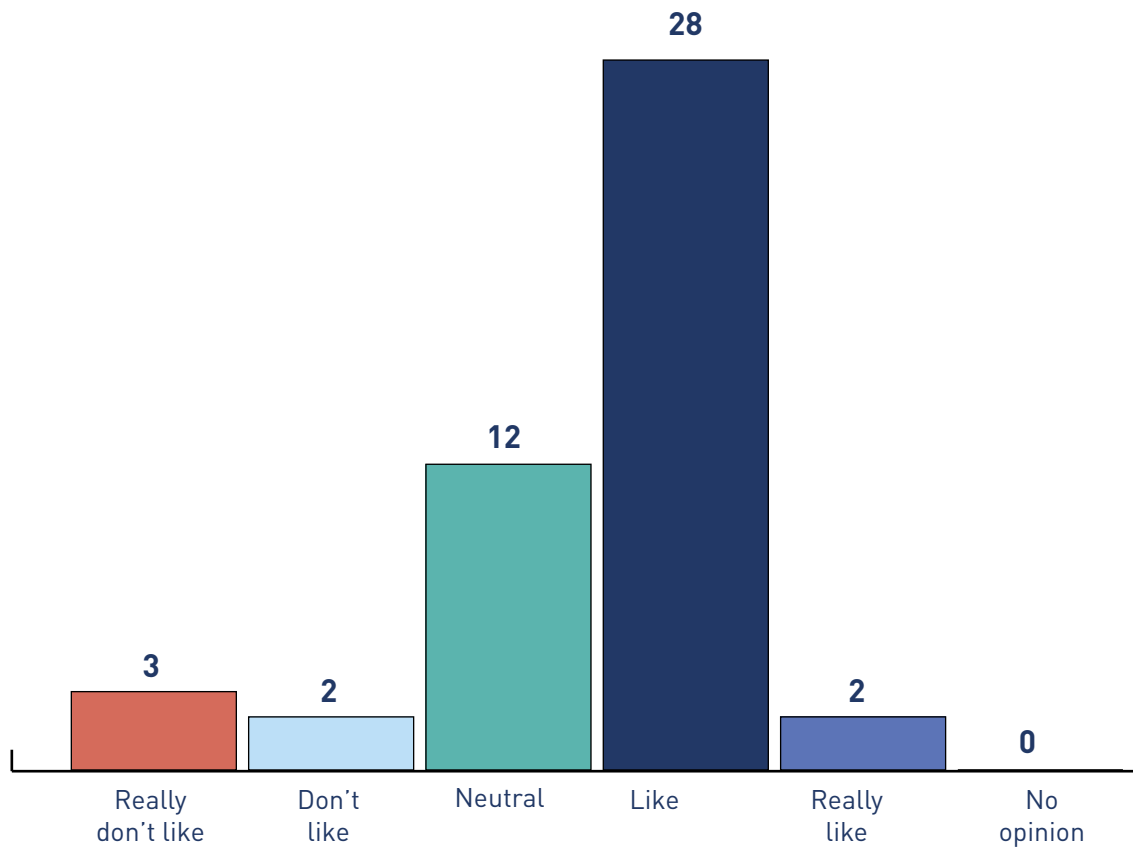


Chart 28: Do you like the format of this Consultation Newsletter?

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

#### Further Feedback (cont)

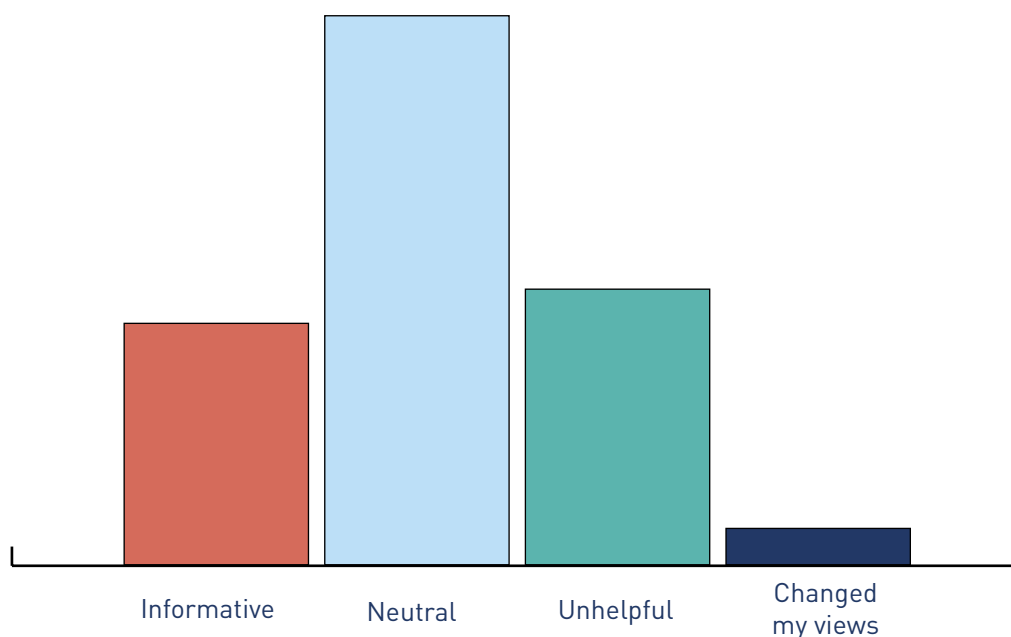


Chart 29: Did you attend the Public Information Centre (via Zoom)? If you did tell us how you found it.

(It should be noted that 11 residents attended the online session therefore some respondents who did not attend still provided a response)

Of the respondents that had attended the online session, the majority found the session informative. Those who found the session unhelpful raised reasons such as it being a virtual meeting and therefore inaccessible for the majority of residents or that there was a sense of them not being listened to.

## 4. NEXT STEPS

### **Community Gardening Consultation (end of January 2021)**

Further consultation around the community gardening concepts will help to gauge resident's appetite for this on the estate as well as which locations they would prefer the community gardens to be located on the estate.

### **One to One Meetings (mid February 2021)**

We will invite residents to meet with the project team individually prior to the planning application submission. This will give the community a final chance to have their say and better understand the design and any associated works ahead of the statutory consultation process.

### **Resident Steering Group (RSG) (end of February 2021)**

A further and final RSG meeting will be held in February. The meeting will be an opportunity to share how the plans have been progressing in the lead up to submission as well as sharing any updates in terms of daylight surveys etc. It will also be an opportunity to respond to any questions, comments or concerns raised by the RSG members in previous meetings.

### **Final Consultation Newsletter (end of March 2021)**

A final consultation newsletter will be shared with all households on the estate informing them of the plans which are to be submitted. The delivery of the newsletter will coincide with the planning submission, so that details of how to view the planning application documents and provide comments to Islington Council may be shared.

It is hoped that through the 1-2-1 meetings and RSG session, we will be able to understand the key areas of interest or concern for residents and therefore directly respond to these in the final communications.

## 5. APPENDIX

### Appendix A - Online Community Information Session

#### Event Description

Soundings facilitated an interactive information session via Zoom for York Way Estate residents and neighbours to discuss the latest design proposals which were presented through the December 2020 exhibition. The session gave attendees the opportunity to meet the design team, ask questions and talk through any comments or concerns.

#### Date:

Thursday 10th December 2020

#### Time:

6.15pm - 8.00pm

#### Attendees:

- City of London Corporation (x7)
- Maccreeanor Lavington (x2)
- Erect Architecture (x1)
- Soundings (x3)
- Residents (x11)

#### Meeting Agenda

1. Welcome and introductions
2. Design development
3. Landscape improvements
4. Access and connections
5. Community centre
6. AOB
7. Next steps

#### Meeting Notes

Below is a summary of the comments and questions raised by attendees during the meeting - along with the responses made by the design and project team.

#### Design development:

- Attendee: Buildings B and D will still significantly reduce the views for Kinefold House
- MLUK: We have worked hard to ensure that we have retained the views south towards the city and views north towards York Way. If there are any additional views residents feel would be negatively impacted, they can raise these with the team and we can look in this.
- Attendee: Is there a reason for building B? In the early stages of consultation, residents said they didn't want a building in this location, so why is it being considered now?
- Soundings: The resident's design brief was produced before architects were appointed and technical surveys were conducted. The architects have looked at what residents have requested as well as having to consider the various factors and constraints which have arisen.
- MLUK: Other locations which were more favourable among residents were ruled out such as south of Penfields - CoLC require vehicular access here which left little footprint for a building. It is also not possible to build higher on Building A due to its proximity to the Grade II listed pub - also considering residents' aspirations for new buildings not to be taller than any existing. Although Building B was not previously identified by residents, it doesn't mean it can't be considered as long as key principles of the resident design brief are delivered.
- Attendee: Views are not the only concern for Kinefold residents - extra noise, foot traffic, overshadowing, ASB and ball games are also a concern.
- MLUK: We don't expect any additional disturbance from the new buildings. We also have to follow regulations to keep buildings sound-proof and homes will be triple glazed.
- CoLC: We are also improving the landscaping and public realm and looking at ways we can design out ASB issues on the estate. This is an opportunity to not only provide additional housing, but also improve the overall conditions of the estate.
- Attendee: What additional maintenance will be added?
- CoLC: Service charge applicable to the new blocks will be incorporated into the social rent of the new homes.
- Attendee: Noise and disruption will have a major impact on residents
- Soundings: A first class construction team who will be registered as part of the considerate constructor's scheme will be appointed - they will adhere to a number of good neighbourly practices.
- Attendee: Has there been consideration to the sunlight into the flats in Kinefold and Lambfold house? It seems that in winter in Kinefold house, the flats close to building won't have any sun in the afternoon.
- Soundings: Daylight and sunlight impacts assessments will be undertaken. We will share reports once collated and finalised. We can also talk through this at another meeting once the reports are completed.

## 5. APPENDICES (cont)

### Appendix A - Online Community Information Session (cont)

#### Design development - Further comments

- Building D is going to significantly affect the view on the park which has a positive impact on resident's quality of life
- Current residents don't have triple-glazed windows, this is creating a situation of the haves and have-nots
- Kinefold residents feel hemmed in
- We appreciate the need for housing, but please don't ignore the quality of life of existing residents
- Heating systems were already working, and residents had to pay for works and redecoration of rooms
- Kinefold residents will have two new buildings either side of them in addition to a playground located in front of the windows of residents on the ground floor - this will have negative impacts in terms of noise.
- Kinefold House will be the worst affected.
- Residents of Kinefold won't have privacy
- The MUGA is used for kids to play and does not have issues with ASB
- One play area for smaller children is more than enough, there is no need for a play area for teenagers

#### Landscape improvements

- Attendee: A play area near a busy main road is not a safe for young children.
- Soundings: The plans have moved play spaces for younger children away from the roads as a form of safety.
- Attendee: The schools around here are already oversubscribed are you taking this into consideration?
- CoLC: Yes, we appreciate that schools are at capacity and most people who will be allocated housing will be already be existing Islington residents.
- Attendee: Slide 21 shows a dog on the estate. Is there a plan to change the policy of no dogs allowed on the estate (except seeing-eye dogs)?
- Soundings: This is just an indicative image and have noted your points about the dog - we will be more mindful about images going forwards
- Attendee: We have Caledonian park with a play area why would you need so many play areas on this estate?
- Erect: London guidelines states that we must provide play areas for children of all ages who live on the estate.
- Park-guard has improved security on the estate considerably, but they are not on the estate throughout the night every night.
- We need easier options for reporting ASB such as through email or SMS
- Fence off the play areas and keep it for residents only
- Younger children won't want to play in areas where they see teenagers smoking. If we are providing seating - this will encourage youths into the area even more.
- Rough sleepers and prostitutes enter through the main doors because they don't close properly.
- There may be increased natural surveillance, but not everyone would feel comfortable confronting youths or people they see doing ASB. We can't ask people to jeopardise their safety.
- Not all incidences of ASB are reported, because there is only so much that can be done.

#### Landscape improvements - Further comments

- Trees won't make up for the extent of the disruption and reduced light & views
- It's the building and play areas that are the main issues, not planting more trees
- A play area near the bus stop in front of Kinefold house will invite school children from around the area on to the estate
- With more families moving onto the estate, there will be reduced capacity and plays areas will get very busy - particularly during the Spring and Summer

## 5. APPENDICES (cont)

### Appendix A - Online Community Information Session (cont)

#### Access and connections

- Attendee: Are the garages going?
- Soundings: All garages will be retained as well as resident's access to them
- Attendee: Will there be bike storage for current residents or just for the new buildings?
- MLUK: Cycle stands will be available for all residents to use
- Attendee: If these plans are approved will the building be built one after the other or at the same time?
- Soundings: Construction will be phased and more details on phasing can be shared at a later date.

#### Access and connections - Further comments

- A further meeting could be held for residents to discuss all the issues they are currently having within the buildings.
- There needs to be a meeting around current housing stock's needs in regards to upgrading windows to assist with noise reduction, especially during construction.

#### Community centre

- Attendee: Can you give more information about the relocation of the Estate's office?
- CoLC: We are thinking about having the new office beside the community centre, freeing up the existing office for other uses. We are still in the early stages of discussions within our team.
- Attendee: Why is there an entrance at the western podium? This will create more noise and foot traffic.
- MLUK: The primary access will be the southern entrance. The northern entrance from the western podium would only be used for those using the meeting rooms or estate office if it is moved.
- Attendee: Would the community centre have an alcohol licence?
- CoLC: No, however people can apply for temporary licenses, for example if they want to host a party.
- Attendee: Why can't we build up the community centre to include more housing?
- MLUK: We are trying to pull back building C so as not to block views to the city or block light. It is our ambition to retain the openness of the estate.

#### Community centre - Further comments

- The community centre entrance needs to be moved away from ground floor doors of Kinefold House.
- Would be better to have the estate office with the community centre so they can better see everything that's going on

#### AOB/Further Conversations

- Attendee: Building D will block my view of the clock tower
- Soundings: Some views will be cut, but the plans compensating residents by providing a view of a greener landscape
- MLUK: Views on the lower floors of Kinefold House will be restricted, in response to this we are planting more trees to improve views
- Attendee: Will Building D have direct access to Drovers Way?
- MLUK: Islington planners officers are keen for an additional connection to Drovers Way - however we are aware of resident's thoughts around this. We will use feedback from the resident consultation to feed back to planners.
- Attendee: Is it possible to lower building D?
- MLUK: Building D is where the majority of the larger homes are located which are maisonette homes - it is therefore not possible to remove a floor.



END OF DOCUMENT