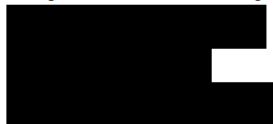


Resident Steering Group Meeting
3rd March 2021, 6pm – 7.30pm

ATTENDEES:

City of London Corporation



Erect Architecture



Soundings

Mari Chisholm (MC)
Christina Norton (CN)
Fola Kalesanwo (FK)

RSG members



Maccreeanor Lavington



MEETING NOTES:

1	Consultation Summary
	<p>Presentation:</p> <p>Discussion:</p> <ul style="list-style-type: none">• [Redacted]: Can you clarify where the support for the new social housing is?• CN – Findings from the consultation showed that people had appreciated the changes that the architects have been made to the proposals in relation to community feedback about overlooking, privacy and daylight and sunlight. This was shown through the reduced massing and revised shape of the new buildings from October 2021 iterations to those shared in December 2021.
2	Final Plans: Responding to Feedback
	<p>Presentation ([Redacted]):</p> <ul style="list-style-type: none">• 91 new social homes are being proposed,<ul style="list-style-type: none">○ 3 along York Way all 6 storeys with a set-back 7th storey○ 4th building on eastern podium – 4 storeys• All dual aspect for cross ventilation• Sustainability and embodied carbon in build• Housing mix<ul style="list-style-type: none">○ Studios: 17 (19%)○ 1 beds: 25 (27%)○ 2 beds: 21 (23%)○ 3 beds: 25 (27%)○ 4 beds: 3 (3%)

- CoL have ambition for sons & daughters living on the estate to move into the new studios
- Building A changes:
 - Massing has changed to improve daylight/sunlight on the lion pub and the view to the Clock Tower has been retained
 - Shape has morphed to allow views into the estate and existing buildings.
 - Set back from York Way which allows landscape to weave around the buildings
- Building B changes
 - Building B has continued to get smaller and smaller, it has also moved north by a further 1.5 meters
 - Changes to the building improves daylight and sunlight for Kinefold residents
 - Greater gaps between building B and existing buildings allows for views into the estate
- Building C changes
 - There is a now a larger gap between building C and Kinefold House
 - The existing staircase has been opened up encouraging natural surveillance and discouraging congregation in dark corners
 - Estate management office will be located on the podium level with stairs leading down into the community hall.
 - Outdoor amenity space linked to the community hall and fenced to ensure children's safety
 - Estate management office's central location provides passive surveillance and overlooking on to the play spaces
- Building D changes
 - Building D will consist of 2 storey maisonettes
 - Building D has been pushed back further towards Drovers Way, increasing its distance from Kinefold House and allowing more natural light and sun into the play area
 - Activity on the ground floor will provide natural surveillance onto the children's play area
- Brick style for new buildings plays on the orange and red tones of the existing buildings – the architects have tested multiple options to get a careful balance of colours which relate to the existing buildings but are identifiable as new

Discussion:

- ■■■: The openness of the proposals will encourage people onto the estate and to use the open and play spaces which are intended for residents.
- ■■■: The access points in and out of the estate will remain the same. We will be keeping the low brick boundary wall around the estate which will be enhanced with greening and planting – setting out a clear estate boundary and entry points.
- ■■■: Could the bricks be lighter? And would the colour of the bricks darken over time?

	<ul style="list-style-type: none"> • [REDACTED]: Sample panels will be produced post-planning after which the final brick colours will be approved. The colour can change, depending on the environment and location (e.g. orientation of the buildings, wind, if it is located close to a road etc.). However, these would not be significant changes. • [REDACTED]: The eastern podium doesn't get a lot of sunlight • [REDACTED]: We've carried out a detailed sunlight assessment which shows that this area received relatively good amounts of sun up to the early afternoon (slightly longer at the southern end). The seating and stationary play equipment have been strategically placed in areas which receive more sunlight. Children tend to get warm as they run around and play, so it is important to strike a balance between sun and shade. The play space will also be well over looked which would reduce the need for parents to sit outside. • [REDACTED]: What is the exact distance now between building C and Kinefold • [REDACTED]: We will come back with more info on this • [REDACTED] People in the maisonettes have the ideal scenario of having a view of the park, their own garden and a greened entrance to their home. How can the design minimise any discrepancies between these and other residents? • [REDACTED]: Islington Council requires 15 m2 private amenity space with an additional 5m2 for each occupant, up to a total of 30m2 of private amenity space. The team agree this would be disproportionate and have agreed with Islington planners that the maisonettes would not been given front gardens, instead just a small buffer planted area. • [REDACTED]: Have the balconies been changed? • [REDACTED]: No, the balcony design has not changed, the designs submitted for planning will be final and won't be able to be changed after. • [REDACTED]: As part of the tenancy agreement, residents will not be able to obstruct their balconies due to health and safety and access requirements and will not be permitted to use them to hang out washing for example. • [REDACTED]: Where are the windows located on building C? • RPJ: The windows are facing onto the end facing Kinefold and towards the eastern elevation. Windows are located so that there is no direct overlooking.
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3	Landscape Plans
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	<p>Presentation [REDACTED]:</p> <ul style="list-style-type: none"> • Overarching landscape principles include: <ul style="list-style-type: none"> ○ Maintain openness of the landscape ○ Create a 'social heart' at the centre of the estate ○ Improve pedestrian connections and switch priority from vehicles to pedestrians
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- Define new entrances and existing buildings, creating opportunities for spending time at the interface between blocks and wider landscape
- Increase planting and trees, addressing lack of biodiversity
- Play is incorporated throughout the estate – option to follow the sun throughout the day
- Western podium:
 - Increased buffer planting at western podium is proposed to give Kineworld residents more privacy
- Eastern podium:
 - Positions of play equipment and seating have been reconfigured to take advantage of access to sunlight
 - Play area will be contained with 4 access points
- Play Street:
 - This area only has 21 vehicle movements a day
 - Priority will be shifted towards play with markings clearly defining this
 - Treatment to edges to support those with visual impairments or dementia
 - Vehicular access to garages is not changing, however it is understood residents use garages mostly for storage.
- Orchard features references to the history of the site. No fixed furniture is proposed here as residents will be able to bring their own tables/chairs
- Orchard will be for resident use only and contained by prickly hedges which would make it very difficult for anyone to jump over or stash things
- Community gardening consultation received 15 responses, the vast majority were supportive of the community gardening concept
- Three locations will be submitted in for the planning application and City of London Corporation will carry out further consultation with residents on the final location (currently, south of Shepherd House has the best sunlight)

Discussion

- [REDACTED]: Will parking be reduced on York Way and on Market Road?
- [REDACTED]: Sufficient car parking will be provided, zero car parking scheme, underground car park underused
- [REDACTED]: Will the cycle stands be open like they are now?
- [REDACTED]: Replacement of what there is at the moment, some can be put underground
- [REDACTED]: Will there be a further meeting to discuss the internal designs of buildings?
- [REDACTED]: All flats will be on a single level, except for Building D. Buildings A and B have one central lift. 10% of the new homes are wheelchair accessible

and located in building C on the lower ground level with direct access to the car park. Building C will also have two lifts.

- [REDACTED]: Will new residents have a right to the car parking?
- [REDACTED]: No

- [REDACTED]: Will existing residents be able to keep their car parking space?
- [REDACTED]: Existing residents can retain their car parking spaces, new residents will need to apply for parking. Street parking will need to be taken up with Islington Council

- [REDACTED]: How would the fire brigade be able to access Kinefold block?
- [REDACTED]: Access routes are being retained, we have also appointed a fire consultant who are producing a full fire strategy which will be submitted along with the planning application. The fire strategy will follow up on further details around access.

4 Next Steps

Presentation (CN):

- A final newsletter detailing the final plans will be shared with all residents, along with details of how to view the planning application documents on Islington's website.
- This is not the end of the conversation and there will be further opportunities for resident involvement in the future
- A further meeting will be held to discuss the future role of the RSG

Discussion/AOB:

- [REDACTED]: Will electric charging points be provided?
- [REDACTED]: 2 car parking spaces will be provided with electric charging points, a further 8 will have the potential for this in the future.

- [REDACTED]: Will there be further resident meetings about what is happening on the estate, ASB, repairs etc.?
- [REDACTED] We will raise this with the management team.