

YORK WAY ESTATE FEEDBACK NEWSLETTER

April 2021



Welcome to this consultation newsletter, detailing refined plans to deliver additional social homes on York Way Estate.

Take a look inside!

WHAT'S INSIDE:

- YORK WAY MASTERPLAN PROPOSAL
- NEW HOMES & LOCAL LETTINGS POLICY
- CONSULTATION SUMMARY
- COMMUNITY GARDENING
- NEXT STEPS & TIMELINE
- HAVE YOUR SAY!

CONTACT US

Feel free to get in touch with the Soundings Team should you have any questions or queries about the plans or next steps:

Tel: 020 7729 1705

Email: hello@yorkwayestate.com

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For the last two years, the City Corporation has been working with Soundings and the design team to consult on the plans to deliver additional social housing on York Way Estate. We would like to take this opportunity to thank you all for your continued feedback and engagement throughout the consultation process. Working collaboratively with residents, the design team have now refined plans which include the delivery of 91 social homes, significant landscaping enhancements with integrated play spaces and the re-provision of the community centre and improved estates office. To coincide with the submission of the planning application and statutory consultation being conducted by Islington Council, we are sharing this newsletter which highlights key design changes and information responding to feedback, along with how you can stay informed.

Planning Ref: (P2021/0969/FUL)

Feedback form

We are keen to hear your views on the final refined proposals. Please fill out the feedback form provided by 4 May 2021 and pop it into the estates office post box to ensure your voice is heard. You can also complete a form online by visiting the dedicated community website. All completed forms will be put into a prize draw for 5 residents to receive Time Credit Vouchers to access City of London attractions!

Project website

Visit our dedicated community consultation website to stay updated and informed: www.yorkwayestate.com. On the website you can find the latest exhibition, historic consultation materials, consultation reports, records of meetings and a FAQ – Frequently Asked Questions Fact Sheet. Visit: yorkwayestate.com

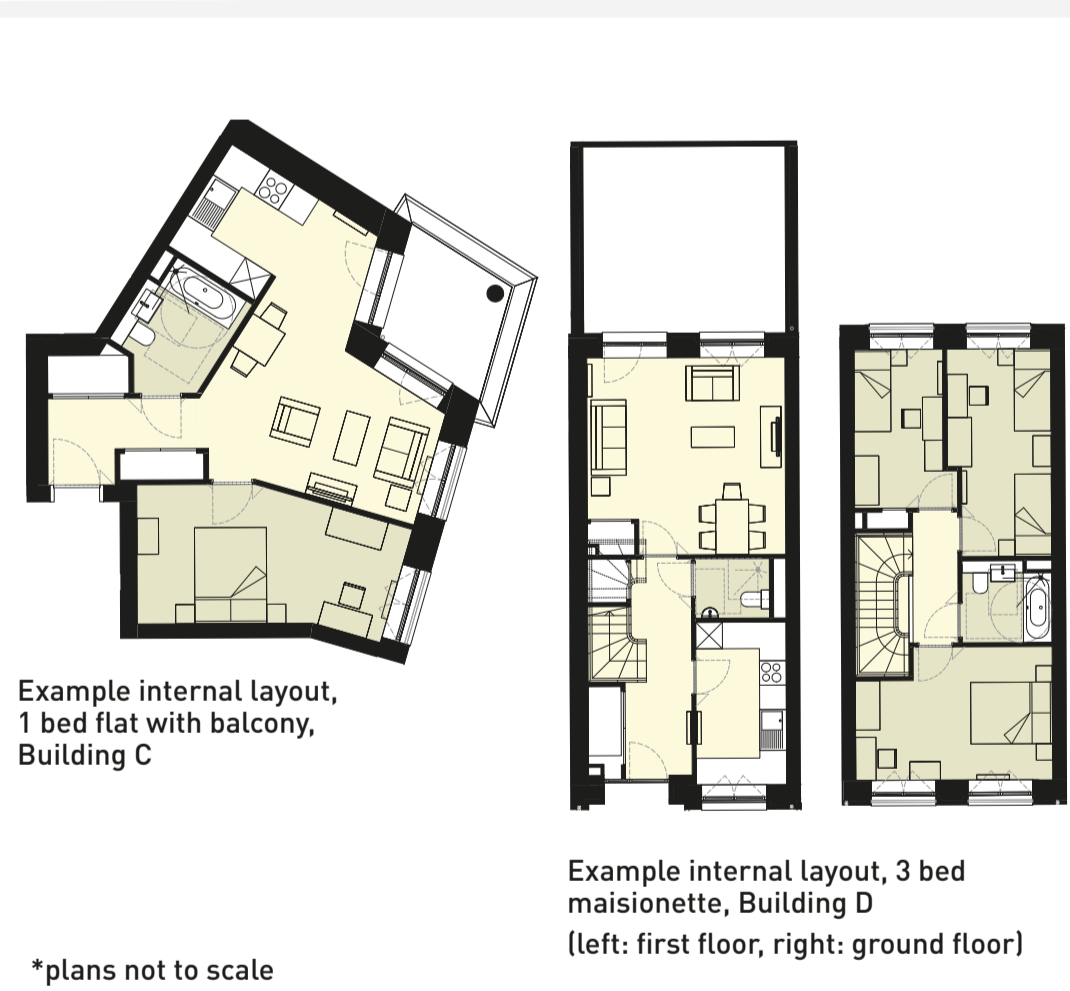
NEW HOMES

The City of London Corporation are keen to deliver new homes on York Way Estate in response to the demand for additional social housing in London. Working with highly acclaimed architects and urbanists, Maccreeanor Lavington, the team have carefully designed homes of lasting, high quality, for existing and new residents.

Sustainability is a key driving force for this development from the client and design team. This considers operational energy use and embodied carbon footprint, creating a more sustainable environment for residents and the wider community for generations to come.

Type	No.	No. as %
Studio	17	19%
1 bed	25	27%
2 bed	21	23%
3 bed	25	27%
4 bed	3	3%
Community centre and estate office	272 sqm GIA/307 sqm GEA	

Proposed housing mix of the new buildings



Example internal layout, 1 bed flat with balcony, Building C

Example internal layout, 3 bed maisonette, Building D (left: first floor, right: ground floor)

*plans not to scale

New Homes, Local Lettings Policy and Transfers

The 91 new homes will be shared between the London Borough of Islington and the City Corporation and the split will be roughly 50-50.

Islington will nominate the tenants for their share of the properties according to their own policies and the City Corporation will follow the Housing Allocations Scheme.

According to the Allocations Scheme, existing tenants can only transfer if they are overcrowded or under occupying their current home. The exceptions to this are people who need to move into a property of the same size if they have medical or welfare needs.

If you already need a bigger or smaller property or you are finding your home no longer meets your needs, you should complete an application for a transfer.

Contact hadvice@cityoflondon.gov.uk for more information.

If you have children sharing a second bedroom where at least one is reaching either 18 years (if children are of the same sex) or 10 years (if of the opposite sex), within the next few years you should plan to submit an application for a transfer.

The proposed development is due for completion in 2024 so your current circumstances may change before this date. If so, the Housing Needs Team will not be able to register your application prior to when you become eligible but you should plan ahead for this time and be prepared.

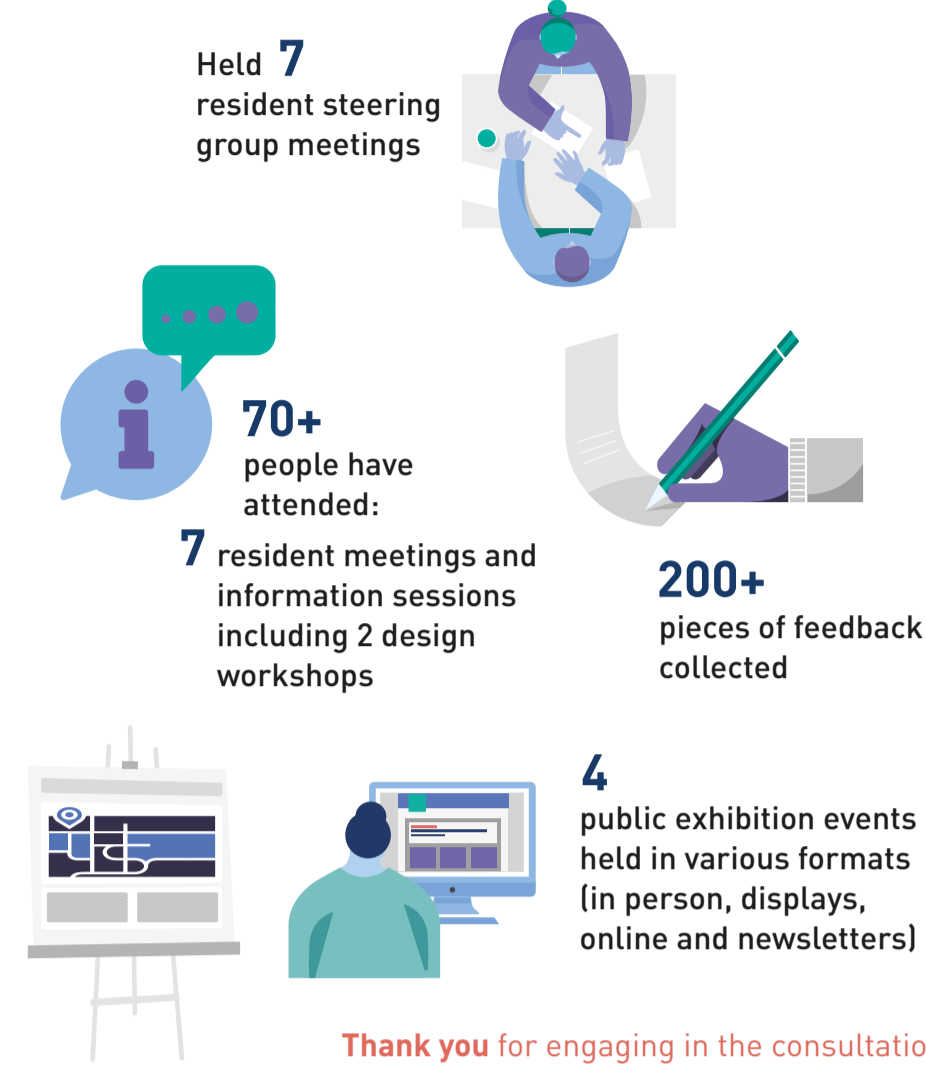
At present it is planned that a Local Lettings Plan will be in place to prioritise transfers from existing tenants with priority being given to those with the highest points according to the allocations scheme. If two households have the same level of points the household which has been registered the longest will be given the priority.

The City Corporation's bedroom standard states that applications will be assigned on a bedroom need, based on the number of people on the application accepted as part of the household. The City Corporation generally assesses the number of bedrooms needed as:

- one bedroom for the applicant (and their partner)
- one bedroom for any additional adult couple
- one bedroom for any two additional people of the same gender aged under 18
- one bedroom for any two additional people of different genders aged 9 and under
- one bedroom for any additional person

CONSULTATION FIGURES

Thank you to those who have participated in the extensive consultation process, sharing your valuable thoughts, feedback and importantly your time. We appreciate your comments and hope that you continue to engage with the team to discuss the future of York Way Estate and enhancements that will ultimately improve the quality of experiences for residents and the wider community.

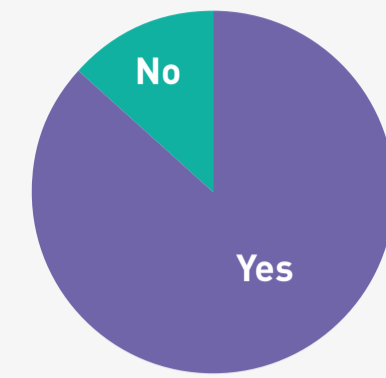


Thank you for engaging in the consultation

COMMUNITY GARDENING

We recently consulted with residents on plans for a community garden on the estate. There was strong support for community gardens with residents showing an interest in growing different kinds of produce. The three locations shared in the community garden consultation will be submitted in the planning application and City Corporation will carry out further consultation with residents on this community led initiative.

Do you support community gardening on the estate?



Example of a community garden

NEXT STEPS

Planning application

A planning application has now been submitted. Visit: www.islington.gov.uk/planning/applications/comment and search the application number P2021/0969/FUL to view the plans and all associated documents and reports such as the CCTV, lighting, and fire strategies. You can also comment directly on the plans through this link too.

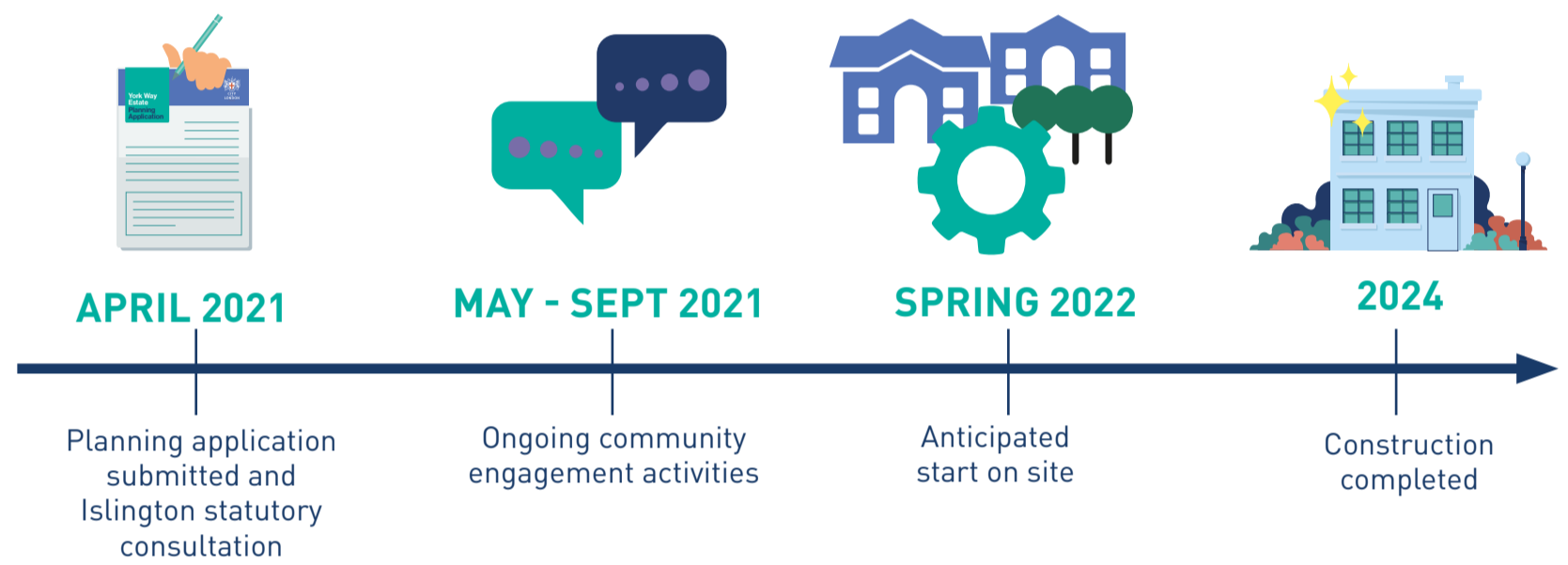
How you can stay involved

Further meetings will be held with the RSG to establish the groups ongoing role. The team are keen to work collaboratively with residents to discuss the management of the community centre and the estate office, community gardening options and a range of community initiatives that have been raised by residents throughout the consultation.

Stay involved

The team is committed to ensuring that a continuous engagement presence remains in place throughout the statutory consultation phase and thereafter. Soundings will continue to facilitate engagement opportunities with the residents and the wider community to ensure that you are kept up to date and well informed directly by the team.

TIMELINE



SUSTAINABLE DESIGN

Sustainable design is a key priority for delivering new homes on York Way Estate. The designs seek to reduce negative impacts on the environment, residents and the wider community. Have a look at some of the measures below:

The proposals will be compliant with energy policies in the London Plan and Islington policy documents. The new buildings will be served by ground source heat pumps and solar panels will be provided on the roofs.

All units will be dual aspect to make use of cross ventilation. Window proportions have been carefully considered to maximise daylight and minimise overheating.

The proposed development will be car-free except for 10 Blue Badge parking spaces within the basement with access to building C where 10 wheelchair accessible units are being provided. Two electric charging points will be provided from the outset with the eight remaining Blue Badge spaces being capable of providing this feature in the future. Existing residents will continue to use the basement car park.

The proposed buildings are designed to respond to and complement the existing buildings, introducing a new family of buildings whilst allowing them to be read as a family. The high quality and durable architecture with simple, crisp detailing will ensure the buildings will mature gracefully, become richer and look better with time.

The use of the same brick types across all new buildings will provide continuity and coherence to the differently configured building forms, allowing them to be read as a family. The high quality and durable architecture with simple, crisp detailing will ensure the buildings will mature gracefully, become richer and look better with time.



View of inset balcony and proposed brickwork

Planning policy requires all new homes to have private amenity space. The balconies are inset rather than projecting, so there is less contrast between the new and existing buildings. The proposed brick balconies complement the existing brick materials on the estate.



Examples from other Maccreeanor Lavington projects



View south along York Way

View north along York Way

View north from Market Road

View north from eastern podium

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YOU SAID...
New buildings will negatively impact views

WE DID...
A key principle of the massing was to retain long views which has directly changed the shape of the new buildings. Views of particular heritage importance have also been considered and retained

BUILDING A

Building A has changed to a pentagonal shape and has been moved back from the Lion Pub. This revision retains the much-loved views of the Clock Tower and views along York Way - resulting in a building which better responds to the existing local heritage and context.

It also opens up views to and from Lambfold House, respecting the openness much loved by residents. An additional floor has also been added in the final plans, as a set-back unifying with Buildings B & C.

YOU SAID...
Retain as many existing trees as possible

WE DID...
A number of new trees will be planted along the boundary of the estate and along ramps and paths. Buffer planting will also be strategically placed throughout the estate.

NORTH & SOUTH LAWNS

The openness of the landscaped areas has been maintained and overall improvements have been made to mitigate any loss due to the new building footprints, including planting on the car park podiums. A number of new trees will be planted along the boundary of the estate and along ramps and paths.

YOU SAID...
New buildings will negatively impact access to sunlight

WE DID...
Working with a Daylight / Sunlight Consultant, numerous assessments have been carried out to inform the location and height of buildings to minimise the impact

YORK WAY BOUNDARY WALL

The proposals aim to retain the wall along York Way. Significant buffer planting will create a number of positive benefits including: creating a strong boundary between the estate and York Way; sustainability, biodiversity, pollution mitigation and overall visual impact.

YOU SAID...
Western podium will negatively impact Kinefold residents with regards to noise and foot traffic

WE DID...
A double layer of buffer planting will separate residents from play areas. Soft surfacing in areas as well as extensive planting will provide better sound attenuation than in the current situation. The MUGA (source of impact noise) will be removed and replaced with lower impact noise activities. Higher footfall is expected (new residents need to access blocks). Increased footfall also results in higher passive surveillance and general activation, which will ultimately help contribute to deterring the misuse of this space

BUILDING B

Building B has changed considerably in response to consultation. The first presented building as a rectangular block north-west of Kinefold House which raised many concerns around: proximity, privacy, views and light. The building now takes a pentagonal form that has been pulled away from Kinefold House, with the top floor set back to reduce mass. The final proposal sees Building B moved 2 metres further north. It also increases the open space offer on the Northern lawn.

YOU SAID...
The footprint of Building C results in a reduction of open space

WE DID...
The reduction of the building's footprint has increased the amount of green space being provided on the Southern Lawn. The overall landscape is being improved to mitigate this loss

BUILDING C

As with Building B, the overall footprint of Building C has been reduced alleviating concerns on privacy, overlooking and noise. The top floor has been set back and the shape has evolved in order to retain existing views. By setting the building back from York Way it has been possible to retain the existing street trees, creating a natural buffer. The result of changes to Buildings A, B & C has been to create a cohesive design for the three buildings, respecting the character of the estate whilst forming a strong villa like presence along York Way.

YOU SAID...
How can I become more involved in the future running of the community centre?

WE WILL...
Be sharing further information about how residents can feed into the further designs of the community centre and estates office in due course. We are keen to work collaboratively with residents to ensure this facility serves the community, now and in the future

WESTERN PODIUM

Play equipment and fitness features on the Western podium has been moved furthest away from Kinefold house and a double layer of trees and planting has been introduced creating greater privacy for residents, whilst also reducing the noise created by children playing. Soft surfacing will also reduce sound spreading from this play area.

YOU SAID...
CCTV and lighting should be improved across the estate to help tackle existing ASB

WE WILL...
A new lighting and CCTV strategy will address areas of existing ASB and produce a more pleasant and safe journey through the estate

COMMUNITY GARDENING

The community gardening consultation held in Feb 2021 revealed that a small number of residents would be interested in growing fruit and herbs on the estate. Although further works needs to be carried out with all residents the proposals include the three areas identified for community gardening as shown in this newsletter. Should these come to fruition community gardens will have walls/ fences and perimeter planting and the area will be enclosed by a lockable fence only for use by residents gardeners. Buffers will be introduced to the ground floor to protect the privacy of residents. There will be ongoing consultation with residents over the coming months to finalise the plans.

YOU SAID...
The location will encourage people outside the estate to walk through

WE DID...
The access opposite the entrance to Penfields House will be gated

SOUTHERN ORCHARD

A number of ideas have been presented during the consultation process for the southern entrance space south of Penfields House and onto Market Road. Initial ideas to create an open hard landscaped and activated public square and entrance to the estate raised many concerns over safety and ASB. In December 2020, a vision to create a quiet and reflective space for residents of the estate within an orchard with some built elements representing the historic Bull Pub, continued to raise concerns around access and security. In response to these concerns the existing boundary wall will be retained along Market Road and an additional prickly planting buffer will be introduced. No fixed seating will be provided to discourage large gatherings and ensure the orchard provides a peaceful sanctuary for residents.

YOU SAID...
The proximity of building D to Kinefold house gives residents the impression that they will be enclosed

WE DID...
Building D has moved further from Kinefold House to maximise the distance between buildings and the amount of communal amenity on the eastern podium.

BUILDING D

Building D was confirmed in the December 2020 plans as necessary to reduce the mass of Buildings B & C as presented in October 2020. Providing family maisonettes, the scale is limited by the structural constraints of building over the existing car park. In the final plans the building has been moved east towards Drivers Way.

YOU SAID...
The play space on the Eastern podium will increase noise

WE DID...
Buffer planting and soft surfacing will be introduced at ground floor level to reduce noise from the play space for residents of Kinefold House and the new maisonettes

EASTERN PODIUM PLAY SPACE

The areas for play have been designed in line with planning guidelines. Play cannot be provided in one central location as the required area would be too big, therefore play has been spread across the estate and split according to age groups. The space for youngest children is located on the eastern podium between Kinefold House and Building D, providing the safest space, naturally enclosed by buildings and overlooked. In order to maximise the daylight and sunlight the location of play equipment and seating has been carefully considered. In addition to this, further play areas have been strategically placed around the open areas of the estate allowing children to following the direction of the sun to maximise play time.

YOU SAID...
New buildings will negatively impact views

WE DID...
An enhanced arrival space at the northern end of the site, to North Road, will capture the view towards the Clock Tower, celebrating the sites local heritage assets. The play street, in front of Lambfold House has responded to concerns raised by residents. Play markings will give visual priority for pedestrians, a raised table will further demarcate the entrance to the play street to alert drivers and a curb and path without markings along the open space will provide for those with visual impairment. Vehicle movements will be limited along this street to garage occupiers, maintenance and refuse vehicles and emergency services.

NORTHERN ENTRANCE & PLAY STREET

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YOU SAID...
Emergency access, waste and refuse and delivery routes need to be maintained

WE DID...
The proposals will ensure that the appropriate and necessary access points through the estate are maintained and upheld to ensure that emergency vehicles are able to access every home and area on the estate. A detailed fire strategy will be submitted as part of this planning application. These same access points will be used for refuse and waste removal as well.

EMERGENCY ACCESS AND REFUSE

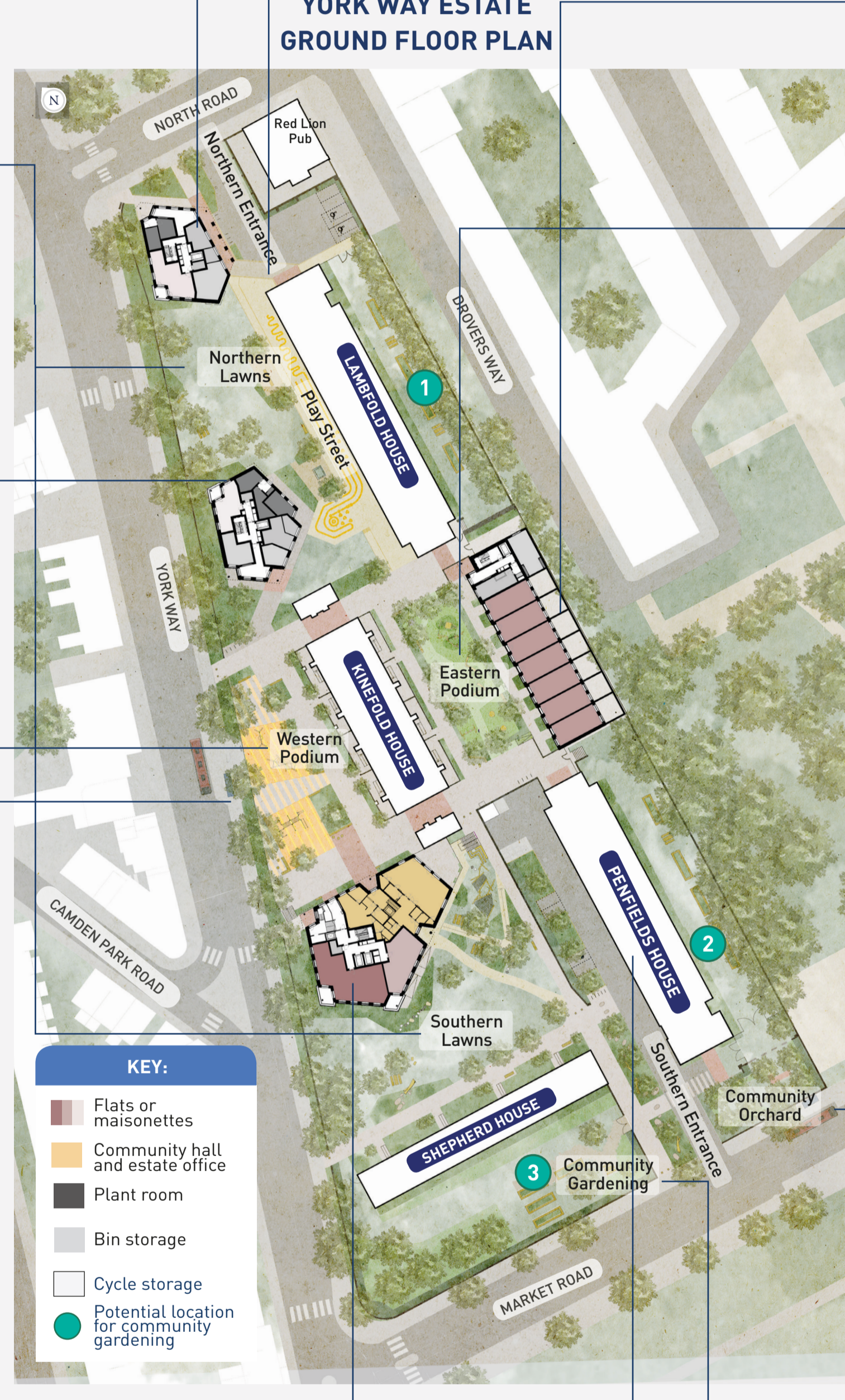
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WE DID...
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BUILDING C

As with Building B, the overall footprint of Building C has been reduced alleviating concerns on privacy, overlooking and noise. The top floor has been set back and the shape has evolved in order to retain existing views. By setting the building back from York Way it has been possible to retain the existing street trees, creating a natural buffer. The result of changes to Buildings A, B & C has been to create a cohesive design for the three buildings, respecting the character of the estate whilst forming a strong villa like presence along York Way.



YOU SAID...
New access points across the estate will encourage people from outside to walk through and encourage ASB

WE WILL...
No new access points are proposed, and the existing boundary walls will be retained and made stronger with additional planting

ACCESS AND CONNECTIONS

The existing routes through the estate will be maintained and improved. An accessible ramp route will be provided with direct access to the community centre and its associated outdoor area. Seating will be provided along the gentle slope to provide moments of rest for residents with mobility issues. Barriers to movement, where possible, will be removed with signage and way-finding devices placed throughout the estate to help people get around.

YOU SAID...
CCTV and lighting should be improved across the estate to help tackle existing ASB

WE WILL...
A new lighting and CCTV strategy will address areas of existing ASB and produce a more pleasant and safe journey through the estate

SECURITY

As part of this project we are looking at CCTV and lighting for the whole estate and more detailed information about the changes will be made available soon. We take your concerns about ASB seriously and are looking to make significant improvements across York Way Estate.

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COMMUNITY CENTRE AND ESTATES OFFICE

More of the community centre will now sit under Building C moving it away from Kinefold House and allowing the opening up of the staircase from the car park level, addressing an ASB hot spot. After receiving positive feedback, it is confirmed that the estate office will be located in the community centre, creating a new community hub which will capitalize on opportunities of natural surveillance of the Western Podium and the wider estate. The community centre will have dedicated outdoor amenity space, which will be secure and enclosed for community activities and recreation. It is intended that the centre will be run by the City Corporation and that residents will be involved in developing what its future uses could be and how it will be run, informing the final designs.

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