

York Way Estate Consultation



INTRODUCTION

WHAT IS HAPPENING?

In response to the urgent demand for social housing, The City Corporation has been reviewing all of their housing estates across London to see where they can provide new homes.

Project Overview

York Way Estate has been identified by the City Corporation to deliver more social housing for local people. Grant funding from the Greater London Authority has been received to support up to 91 additional social homes on the estate.

This will provide an exciting opportunity to improve and enhance the existing open and play spaces and existing community centre for the benefit and enjoyment of all residents and the local community.

The timeline below shows the key steps and milestones for the consultation programme. We have ensured that there will be opportunities for you to get involved and share your feedback to inform the design process.

Project Update Post Planning Timeline



Visualisation of Proposed Massing - view south along York Way

WHERE ARE WE NOW?

Planning Submission updates

The City of London Corporation has a resolution to be granted planning permission from the London Borough of Islington, subject to 31 conditions. If these conditions are met, the scheme will be granted permission to be built.

We are continuing to develop the designs for the new homes in response to the planning conditions and will be holding resident events to gather your valuable feedback.

In these events we will explore:

- The improvements to all of the existing main entrances (Kinefold House, Penfields House, Lambfold House, Shepherd House)
- Resident Growing Garden
- Changes to the Kinefold House front gardens
- A potential community art project
- The role of the Resident Steering Group (RSG)



IMPROVEMENTS TO THE EXISTING BUILDINGS' MAIN ENTRANCES

WHAT ARE WE PROPOSING?

The Islington planning department has requested that all entrances to existing buildings are refurbished and improved as part of the York Way Estate infill and public realm improvement project.

Main Entrances

The improvements will involve decluttering the entrances from all redundant external fittings and wires on the external wall.

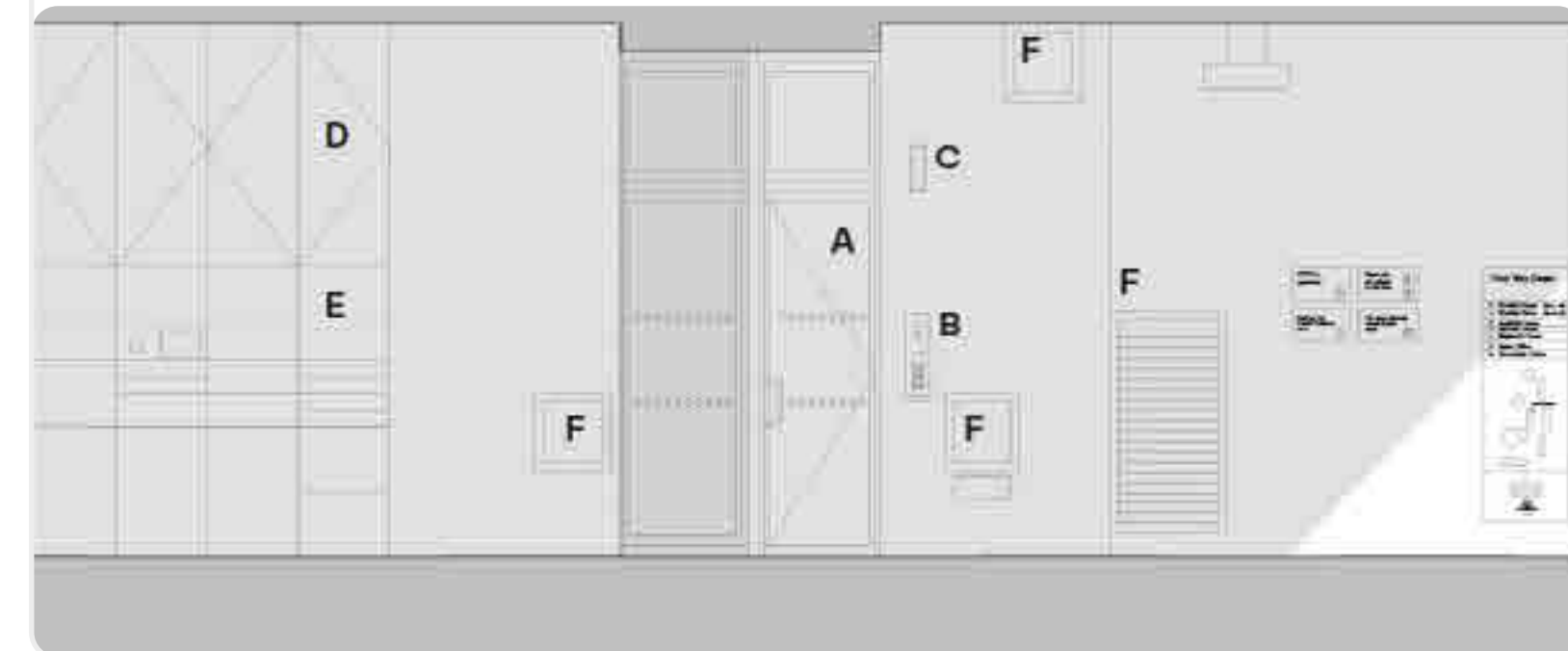
All entrances will have new clear signage, and good lighting, and fittings that create a pleasant and safe threshold.

New doors will match those which are fitted into the new buildings to maintain consistency across the estate.

KINFOLD HOUSE



Existing entrance to Kinefold House



Proposed Entrances to Kinefold House

Kinefold House Proposal

A: Glazed entrance door.

B: Door entry intercom.

C: Entrance lighting.

Single external lighting with appropriate weather and impact rating to replace existing fixtures.

D: Services enclosure.

New metal enclosure flushed with protruding brick piers to house new parcel boxes and existing network box on higher level.

E: Proposed parcel boxes.

F: Existing access panels.

Options for undercrofts at Kinefold House

The undercrofts at Kinefold House could benefit from more pronounced and transparent entrance doors to create a brighter and welcoming environment. Lighting and ground surface material in these areas could also be improved to create a more pleasant space to move through.

OPTIONS FOR KINFOLD HOUSE UNDERCROFT



Above: Recessed glazed entrance



Above: Diagonal glazed entrance



Above: Flushed glazed entrance

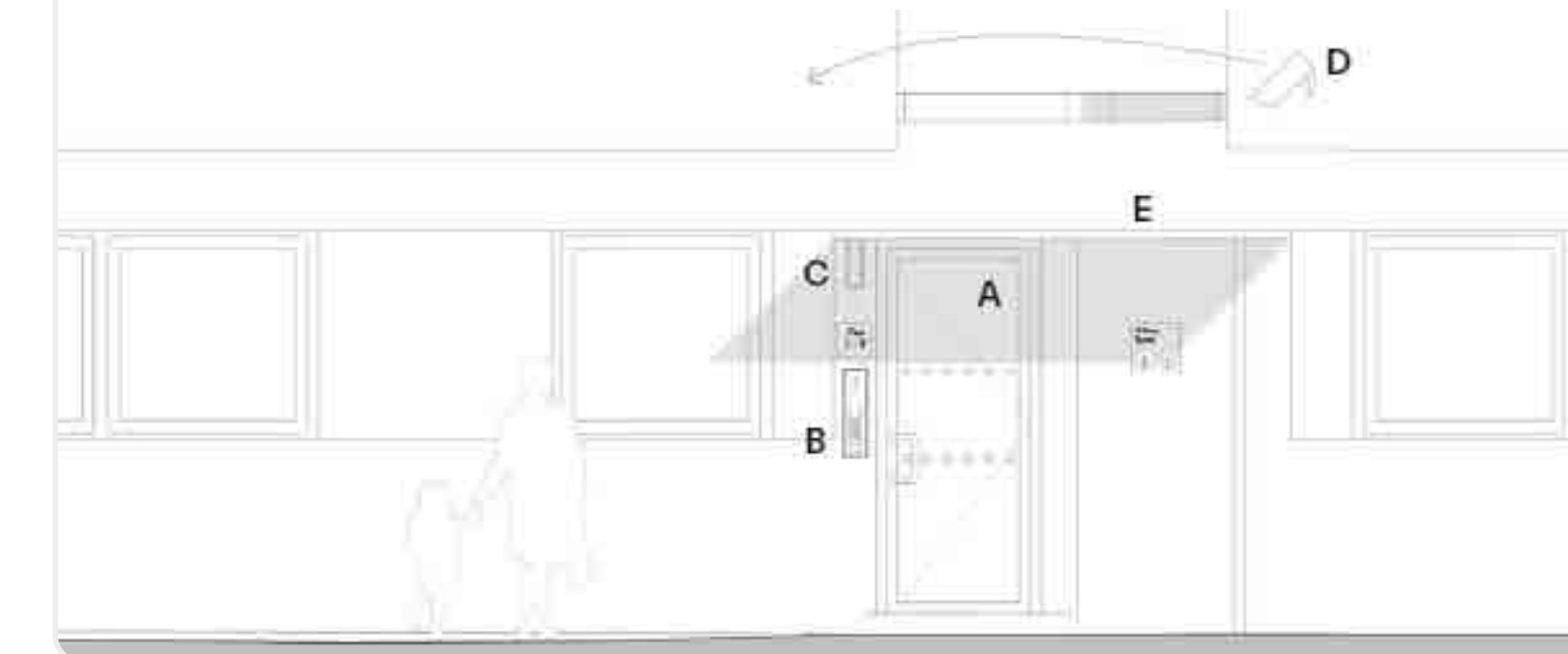


Above: Projecting glazed entrance with parcel boxes and infill panels

SHEPHERD HOUSE



Existing entrance to Shepherd House



Proposed Entrances to Shepherd House

Shepherd House Proposal

Entrance doors to Shepherd House should also be replaced with doors that have a larger vision panel to bring more light into the communal stairwell.

While most entrance lobbies have decent ventilation, the stairwell in Shepherd House could benefit from more air flow, perhaps through openings to the external balconies on the upper levels.

Key

A: Glazed entrance door

B: Door access panel

C: Entrance lighting

D: CCTV

E: Metal canopy

New cantilevered metal canopy to existing entrances without a recessed external area. Canopy structure to be fixed to underside of door opening, details tbc.

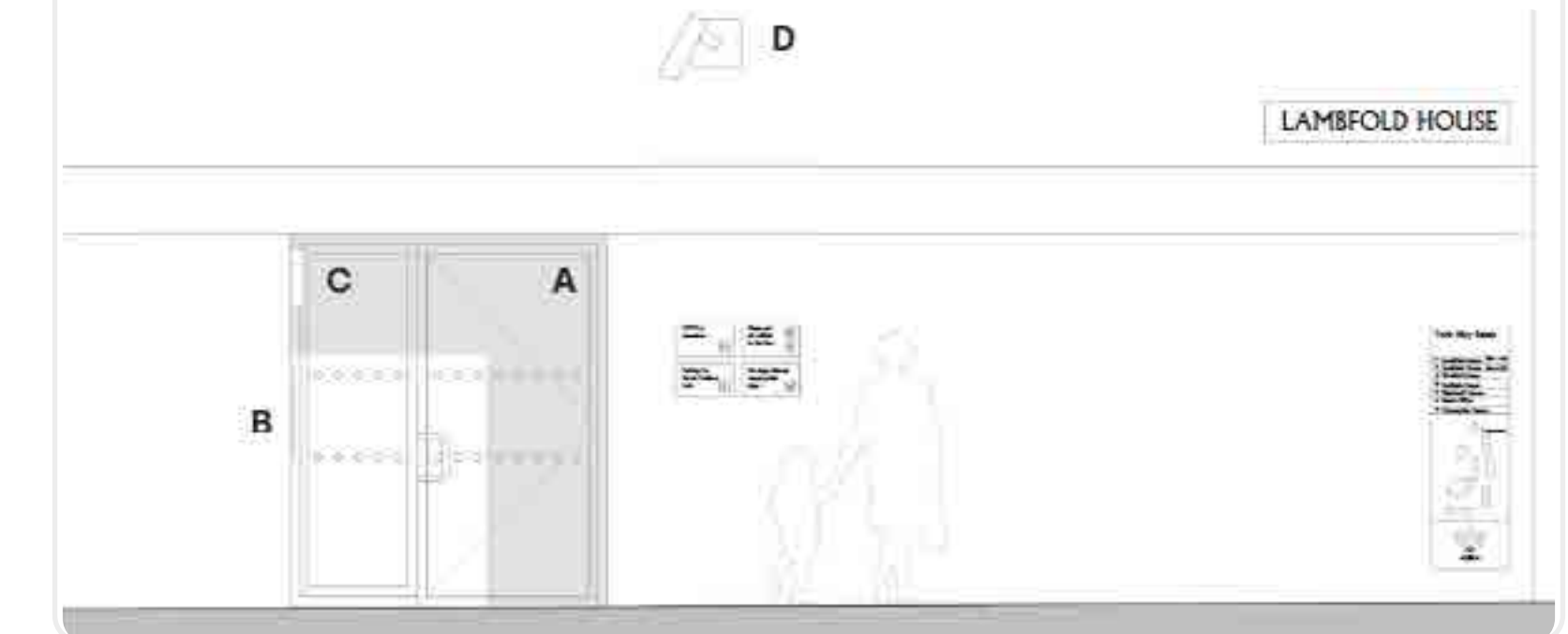
E: New vent intake

New vent intake to doors on upper levels to provide ventilation to the communal stairwell.

LAMBOLD HOUSE



Existing entrance to Lambfold House

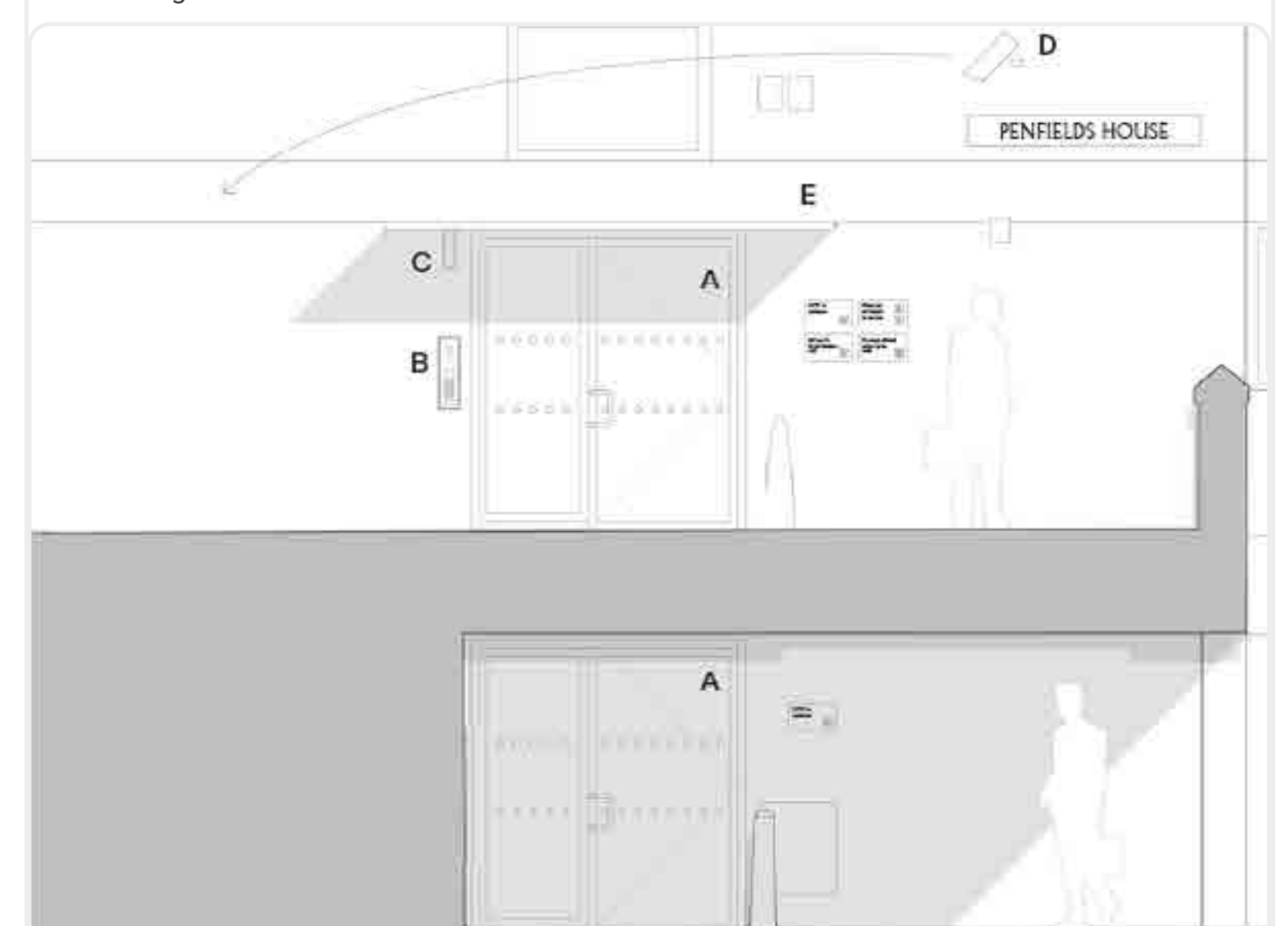


Proposed Entrances to Lambfold House

PENFIELDS HOUSE



Existing entrance to Penfields House



Proposed Entrances to Penfields House

Please fill out the survey to tell us what you think of the ideas for proposed front entrance improvements...

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COMMUNITY ART PROJECT

YORK WAY PUBLIC ART STRATEGY

The City Corporation is considering public art for the estate, and we would like your views on what it could be, and how you could be involved.

Examples of possible themes:

1. **Diversity** - Multi-cultural work - peoples' stories
2. **Market history** - Locations' historical context
3. **Growth** - Biodiversity, crops, nature
4. **Colour treatment only** - Graphic identity



Examples of Art projects

Ways to be involved

Examples of involvement can include:

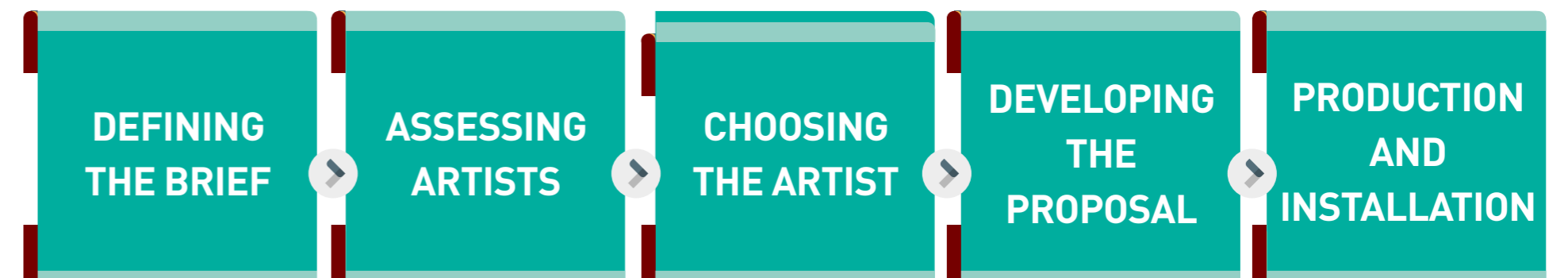
- Locally generated opportunities and projects
- Responses to local context and heritage – collecting people's stories
- Representation on Public Art Steering Group



Proposed community centre: Suggested location of art work



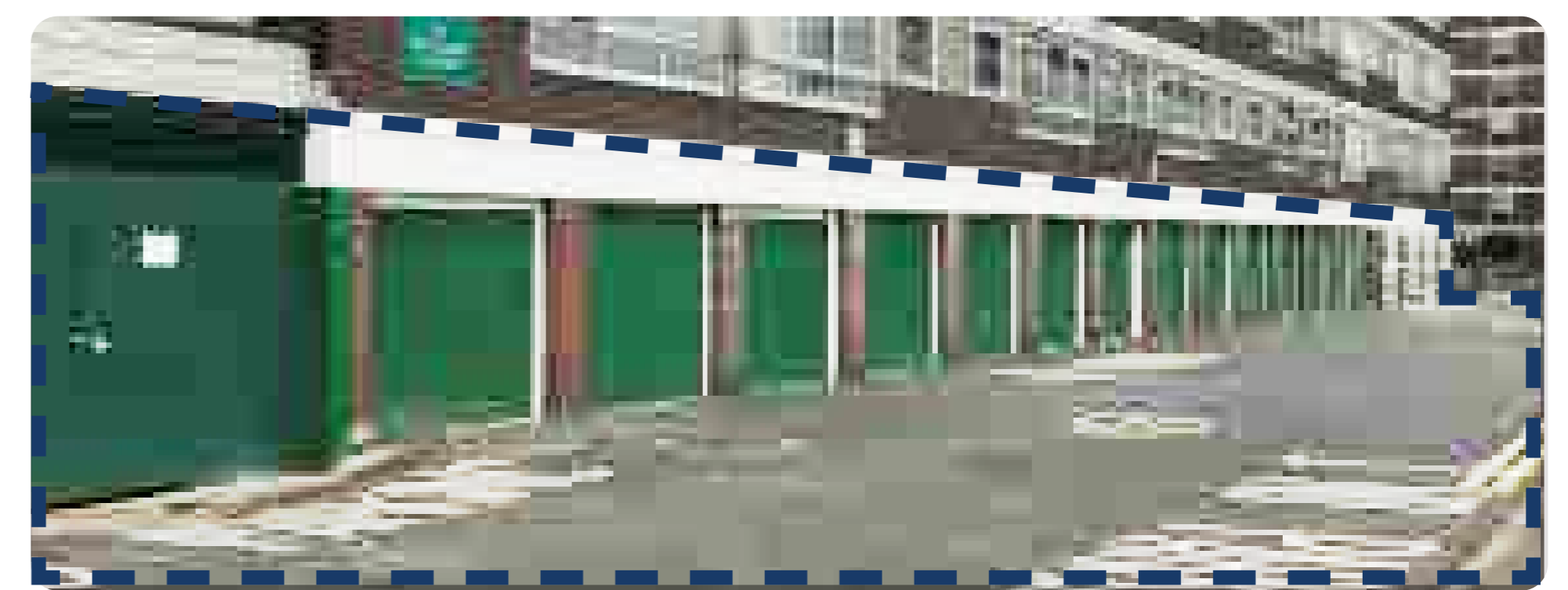
Existing community centre



Suggested process for a co-design art project



View of site with art project idea



Existing site

POTENTIAL ART STRATEGIES

Lambfold House garage doors

There is the potential for some wall art along the ground floor of Lambfold House fronting the proposed new landscape and 'Play Street' where the green garage doors are located (see site photo above).

Wall art could help improve the appearance of the garage doors and the wall fronting the new landscape.

Art feature on the new Community Centre

There is potential for a piece of art on top of the new Community Centre. The new Community Centre will be located where it currently sits and the Estate Office will also be located here.

A piece of art could help identify this new building and become a positive defining feature of the estate.

Please fill out the survey to tell us if you think an art project is a good idea, and if you would like to be involved...

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RESIDENTS' GROWING GARDEN

WHERE IS THIS BEING PROPOSED?

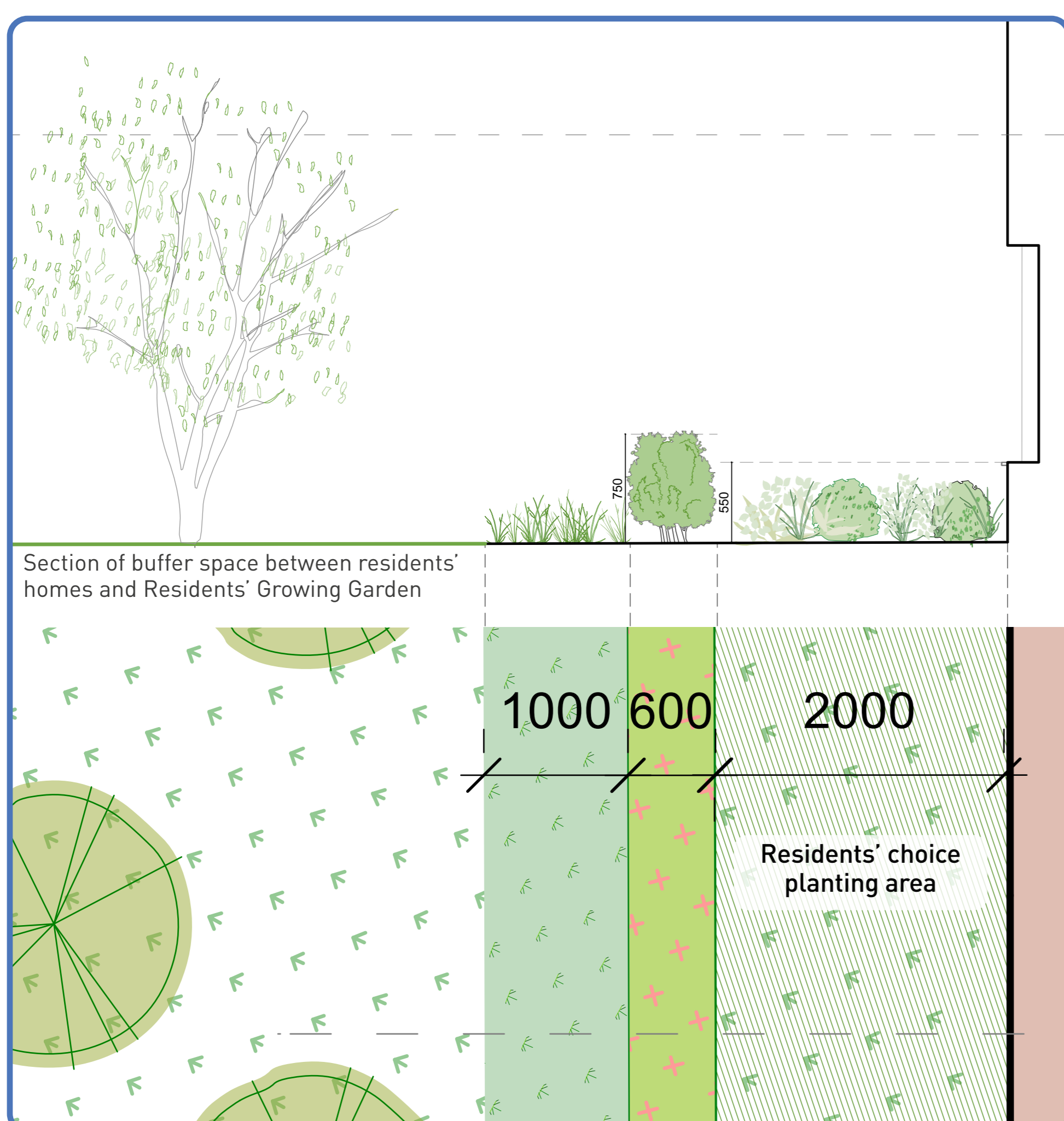
The Resident Growing Garden is proposed for the area between Shepherd House and Market Road.

What is being proposed?

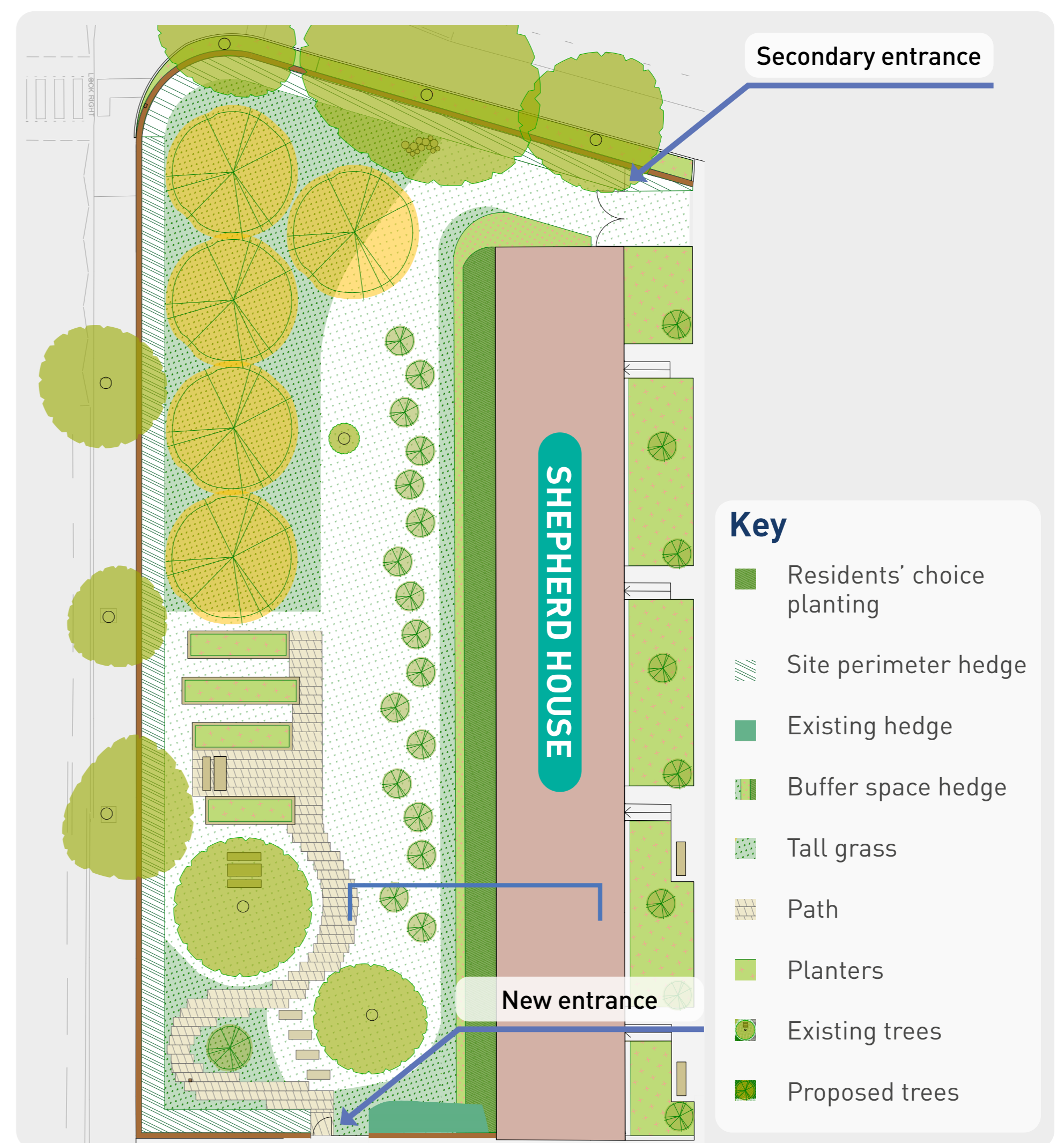
The Residents' Growing Garden will provide nectar for pollinators, seeds for birds, and habitats for invertebrates and birds. Furthermore, the gardens can be used to cultivate fresh food by the residents.



Existing green space in front of Shepherd House



Plan of buffer space between residents' homes and Residents' Growing Garden



Residents Growing Garden proposed plan

PLANTING & PRIVACY

To make the garden feel private the landscape architects are retaining part of the hedge along the eastern edge of Shepherd House garden, as well as proposing buffer planting and an additional line of trees.

This has been specifically done through:

- Rotating the planters so that residents using the planters are looking away from Shepherd House.
- Introduced an additional low multi-stemmed tree line.
- Retaining part of the hedge along the Eastern edge of Shepherd House garden

Other benefits will include:

- Residents will be given a choice of what type of plants are planted outside of their windows.
- All residents will have access to the Residents' Growing Garden.

Please fill out the survey to tell us if you think the growing garden is a good idea and if you would like to be involved...



KINEFOLD HOUSE FRONT GARDENS

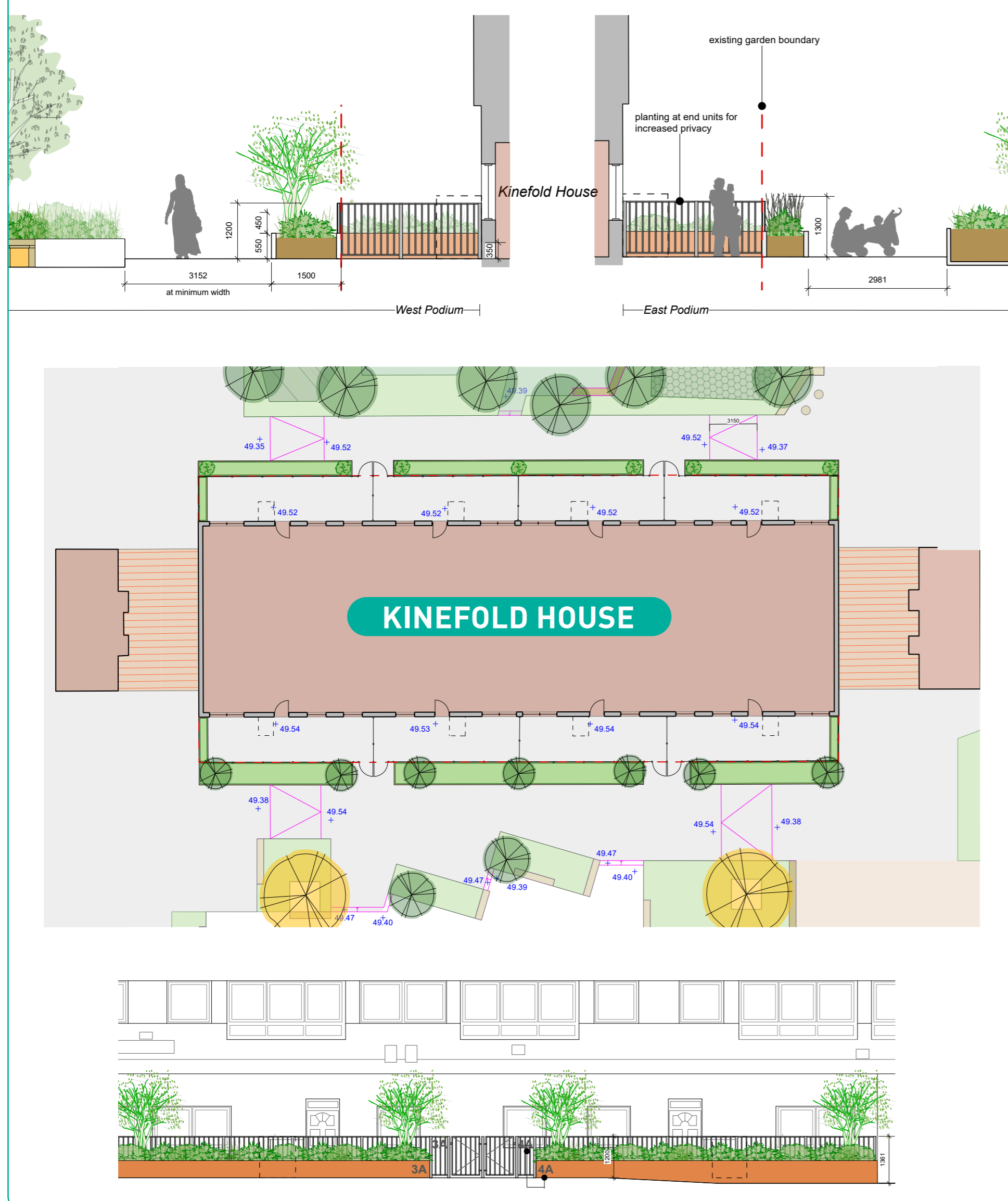
CHANGES TO THE EXISTING GROUND FLOOR

As part of the new development the existing podium above the car park will be renovated to strengthen and improve its capacity and make it more water tight. In order to do this the front gardens on the ground floor of Kinefold House will be removed and rebuilt.

The changes could mean:

- Side planters can be installed for flats adjacent to undercrofts to increase privacy.
- Clearer door numbers on the fence or front planters.
- Improved landscaping.
- Improved access to homes.

OPTION 1



KEY:

- New tree in raised planter
- Raised Planter
- Existing Garden Boundary
- Proposed Ramp Position

PROPOSED OPTIONS

Option 1 - Ramps are outside the front gardens

This option allows the residents' front gardens to be more useable with easier access into the homes.

In particular, the benefits of this option are:

- Ramps are outside the front gardens.
- The front gardens have more space to use.
- Storage/ utility cupboard can be removed or improved.

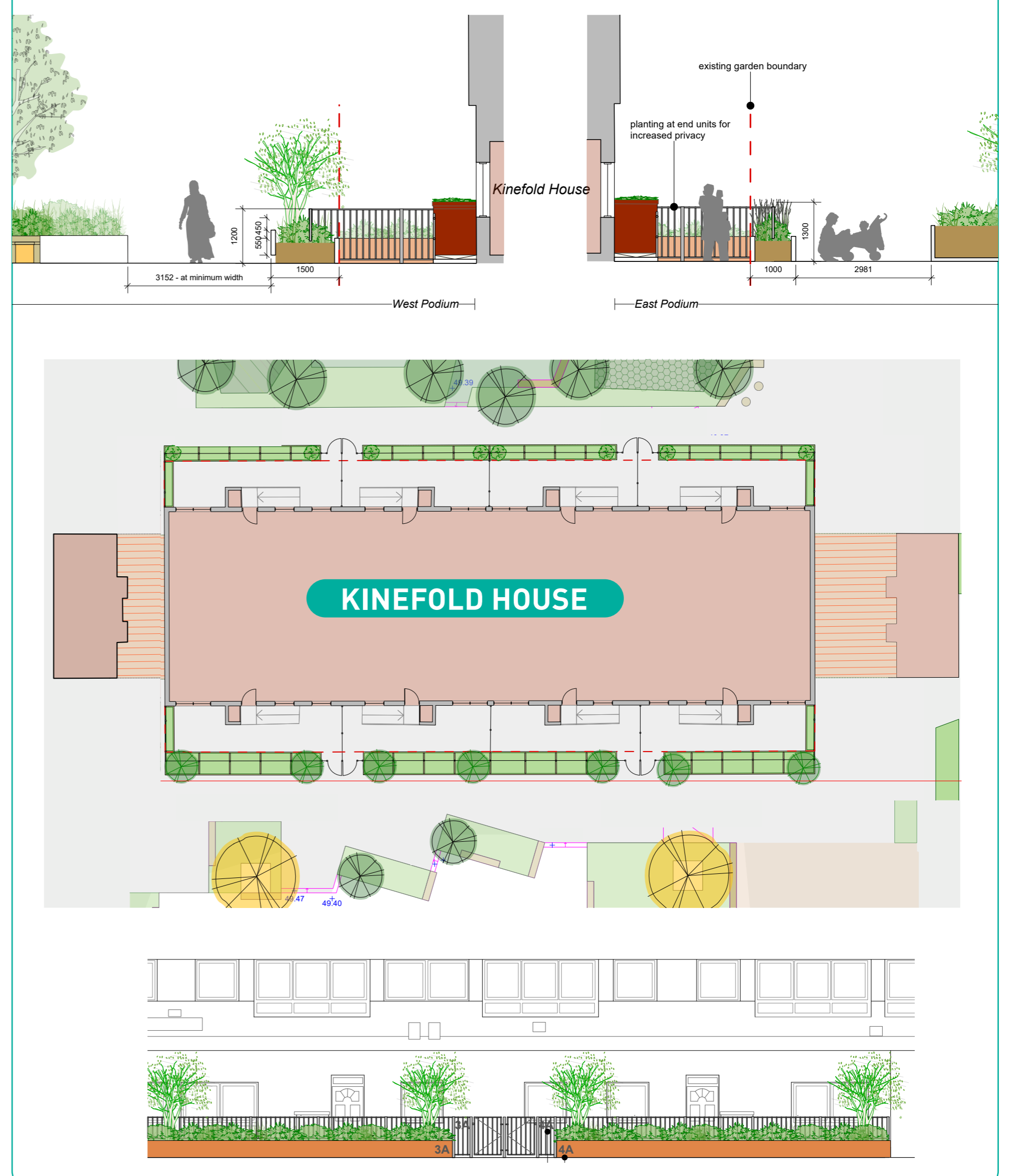
Option 2 - Ramps are re-provided as they exist today

This option allows the residents' private gardens to have a larger front garden. It will be 50cm wider than today.

In particular, the benefits of this option is:

- Larger front garden by 50cm
- Storage/ utility cupboard can be removed or improved

OPTION 2



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RESIDENT STEERING GROUP

ABOUT THE RESIDENT STEERING GROUP (RSG)

The RSG is a group of residents formed in 2019 to represent the voice and interests of all residents with regards to the new homes being planned by the City of London Corporation. The group informed the Residents Design Brief that led to the selection of an Architect and provided input and recommendations as the plans developed.

Following the planning submission and decision by Islington Council to consent the scheme, subject to conditions; the role of the RSG and its membership is being reviewed. There is an appetite for an ongoing role in connection with the project delivery through the next stages of design development and the construction phase.

Purpose of the RSG: 2021-2023

The purpose of the RSG going forwards would be to continue to represent the interests of all residents through:

- Community centre plans (integrate the estate office)
- Construction liaison (minimise impact on residents)
- Welcoming new residents (welcome pack and events)
- Ongoing resident involvement
- Residents growing project
- Community projects (artistic interventions)
- Youth engagement / involvement



Community gardening



Community projects



Youth engagement



Construction liaison

Ways to be involved



Resident Steering Group meeting, 16th September 2019

WE ARE RECRUITING NEW MEMBERS TO THE RSG

As the RSG moves into this next stage of its purpose, there is an opportunity to recruit new members to address some of the gaps and to bring together a truly representative, diverse, and inclusive group, interested in actively getting involved in the delivery stage of the estate improvements and integrating new and existing residents.

Resident Steering Group composition:

- No more than 30 members
- No more than one representative per household/family
- All buildings across the estate are represented
- Both City Corporation tenants and leaseholders are represented
- A diversity of ages and ethnicities are represented

If you are interested in becoming a member of the RSG please complete the form and return it to Soundings or the Estate office in the sealed envelope provided. Or you can contact Soundings directly on hello@yorkwayestate.com