

NEXT STEPS

The City of London Corporation and their design team are currently working on revisions to the proposals for the York Way Estate infill and public realm improvement project.

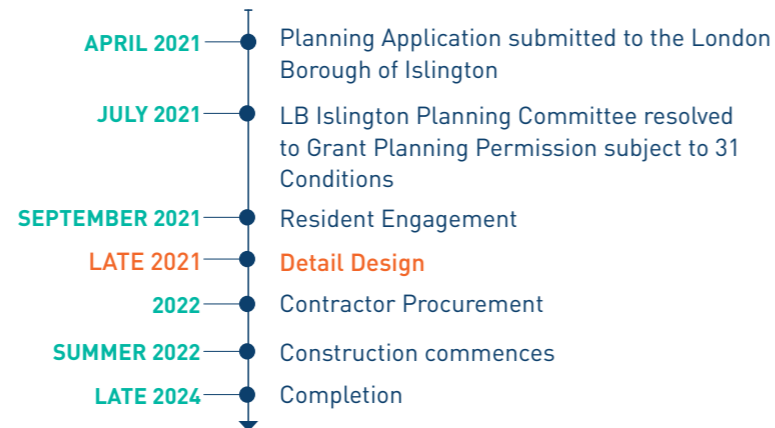
They have taken on board what you have said and aim to have detail designs completed by the end of the year.

The process of appointing a contractor will begin in January and continue until June 2022, with the aim of starting work on site later in the summer.

The contractors who we have invited to tender have all been selected carefully based on their size, experience, skills and ability to manage a construction site around residents.

The contractor will communicate regularly with residents and employ local people. A dedicated Residents Liaison Officer will be in place to deal with any concerns as they arise, supported by the City Corporation's communications team.

Project Update Post Planning Timeline



RESIDENT STEERING GROUP

This is a group of up to 30 residents from across the estate who have the responsibility of liaising regularly with us and representing the views of the wider estate. As attendance had fallen, we asked whether any other residents would be interested in joining. We are pleased to report that several residents showed interest and it was great to welcome new members to our last meeting.

Do get in touch if you are interested in finding out more.

CONTACT US

For any questions or comments about the redevelopment of the estate, contact the Soundings team on:

Tel: 020 7729 1705

Email: hello@yorkwayestate.com

HOUSING ADVICE

If you have needs or issues concerning your existing housing, the City of London Corporation's Housing Needs Team will be able to help. Contact them on:

Tel: 020 7332 1237

Email: hadvice@cityoflondon.gov.uk

YORK WAY ESTATE NEW BUILD DEVELOPMENT UPDATE

Project Update Newsletter | Autumn 2021

Dear Residents,

You might have seen our team out and about on the estate during September and October, hosting a pop-up exhibition on the Eastern Podium or conducting walkabouts with residents.

Thank you to everyone who came to speak to us and filled out one of our feedback forms. It was great to meet you and hear your thoughts.

These sessions were a chance to give you more information and hear your views on proposed improvements to the estate and potential community projects. These are part of the wider York Way Estate infill and public realm improvement project, which includes building four new blocks on the estate (see overleaf), providing 91 new homes.

Read on to find out more about what you told us:

1. Ideas to improve the main entrances of existing blocks
2. A potential community art project
3. A proposed Resident Growing Garden between Shepherd House and Market Road
4. The role of the Resident Steering Group (RSG)

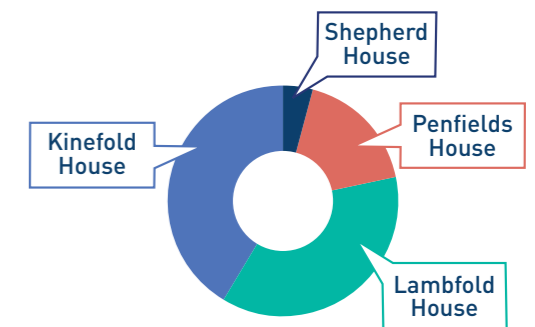
If you missed the exhibitions or want to know more about the new housing proposed on York Way Estate you can find all of the information on our website, yorkwayestate.com.



275
Surveys sent to every home on the estate



70+
Face-to-face conversations with residents



Representation
across the estate

PLANNING PERMISSION GRANTED WITH CONDITIONS

In July 2021 Islington Council granted planning permission for 91 new homes and landscape improvements on the York Way Estate. The planning permission came with 37 conditions that need to be discharged at various points over the delivery of the project. Most of these are technical / detail design considerations; you can find out more in the committee report online: democracy.islington.gov.uk/documents/s25483/

Two of the planning conditions, numbers 34 and 37, require further consultation with residents of the estate. These focus on improvements to the main entrances and a request to create an integrated design between the proposed play street in front of Lambfold House and the ground-floor garages.

The City of London Corporation took this opportunity to gather further feedback on other aspects of the estate's future, such as a sculpture on the roof of the proposed community centre and the plan for a Residents' Growing Garden behind Shepherd House, as well as to discuss the ongoing role of the Resident Steering Group.

2. A potential community art project

Planning condition 35 asked us to submit more details of potential visual improvement to the ground floor of Lambfold House, particularly the garage doors. Residents were asked whether they would like to use them for a community art project. We also asked whether you would like a sculpture on the roof of the new community centre.

What you told us:

- General support for a community art project somewhere on the estate, but no mandate as to what that should be.
- Limited interest in being actively involved.

This will therefore not go ahead at this stage. However, the City Corporation may revisit the idea once the scheme is nearing completion as a way to bring new and existing residents together.



Image: Suggested community art project for Lambfold House garages

1. Improvements to the main entrances of existing blocks

All main entrances to existing buildings will be refurbished and improved as part of the redevelopment of the estate. This will include decluttering, clearer signage, improved lighting and increased safety and security measures.

Proposals include larger areas of glazing to allow better vision through the doors, a door entry intercom, improved lighting and CCTV at entrances. The idea of introducing parcel boxes by the main door of some blocks was also tested.

The design team have been exploring different options for the entrances to Kinfold House (see images), and new metal canopies over the entrances of Shepherd, Lambfold and Penfields House.

What you told us:

- Safety and security are major concerns. Measures to improve these – eg lighting and intercoms – were viewed positively.
- Clear signage and wayfinding were also welcome improvements.
- Opinion was mixed on having parcel boxes at the main entrances. Estate management would like to retain the current delivery system direct to doors.
- Bike storage at entrances was requested by some residents. Secured internal cycle storage will be provided within each block, accessible externally at ground floor, in addition to bike racks across the estate.
- For the entrances to Kinfold House, most people wanted a solution that included plenty of glazing and removed the recess where people might be hidden.



Images: Potential options for the entrances to Kinfold House



3. Residents' Growing Garden

This is being proposed for the area between Shepherd House and Market Road. It would increase biodiversity (another requirement of the planning conditions) and allow residents to grow fresh food.

The Residents' Growing Garden is a response to interest from residents and a wish to find a better location for an existing garden.

What you told us:

- More plants and greenery around the estate would be welcomed.
- The grassed area currently in this location is rarely used by residents.
- There are concerns about attracting antisocial behaviour.
- Occupants of ground-floor flats are concerned about privacy – which will be addressed by careful landscaping and buffers of planting.
- You would like to know more about what might be planted – we will keep you updated but feel free to keep sending us your ideas.



Image: Plan of the estate showing the four new blocks

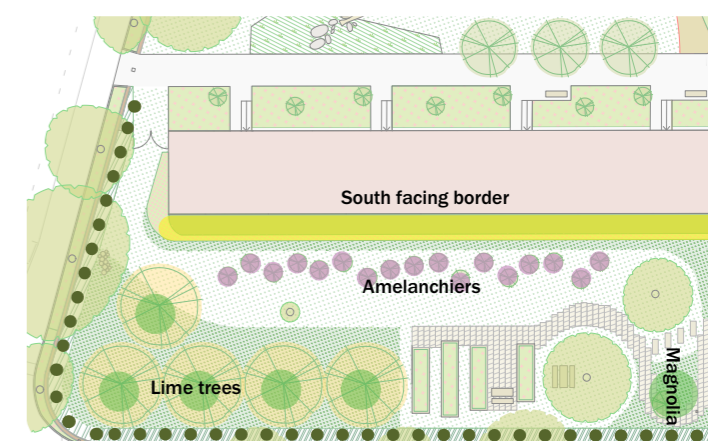


Image: Residents Growing Garden proposed plan