

# Bemerton Estate South new build update

May 2022

We are planning to build much-needed new homes and improve the estate shared facilities and public spaces at Orkney House, Dunoon House and Caithness House. We will be applying for planning permission to build 84 new high quality, energy efficient and well insulated homes. This proposal includes new residential, with the majority for social rent, along with community, commercial and retail space, which will transform and energise the local area.

Thank you to everyone who attended the consultation events and provided feedback. This has helped us to shape the proposals and we are almost ready to submit these to planning.

Since our last newsletter in July 2021 we have been carrying out site investigations and making sure our designs are in-line with the most recent fire safety and building regulations. In the

wake of the tragedy at Grenfell Tower new regulations have been brought in for buildings over 11 metres high. These are designed to keep people as safe as possible in the event of a fire.

We will be holding a drop-in exhibition and on-line event in the summer to show you the final proposals. You will be able to see the final designs, discuss these with us and get more information about the fire safety measures. We will send you an invitation to this event nearer the time.



A view looking north from the junction of Copenhagen Street and Caledonian Road towards Orkney House

## Turkish/Türkçe

Bu haber bülteni inşa etmeyi planladığımız aşırı ihtiyacı duyulan yeni evler ve yerel alanınızda yapmak istediğimiz iyileştirmeleri haber vermektedir. Bu haber bültenini başka bir dilde isterseniz bize lütfen bildirin.

## Somali/Soomaali

Wargeyskani wuxuu kuu sheegayaa guryaha cusub ee aadka loogu baahan yahay ee aan qorsheyneyno inaan dhisno iyo hagaajinta aan dooneyno inaan ku sameyno degaankaaga. Haddii aad jeclaan lahayd warsidahan oo af kale ku qoran fadlan nala soo socodsii.

## Bengali/ বাংলা

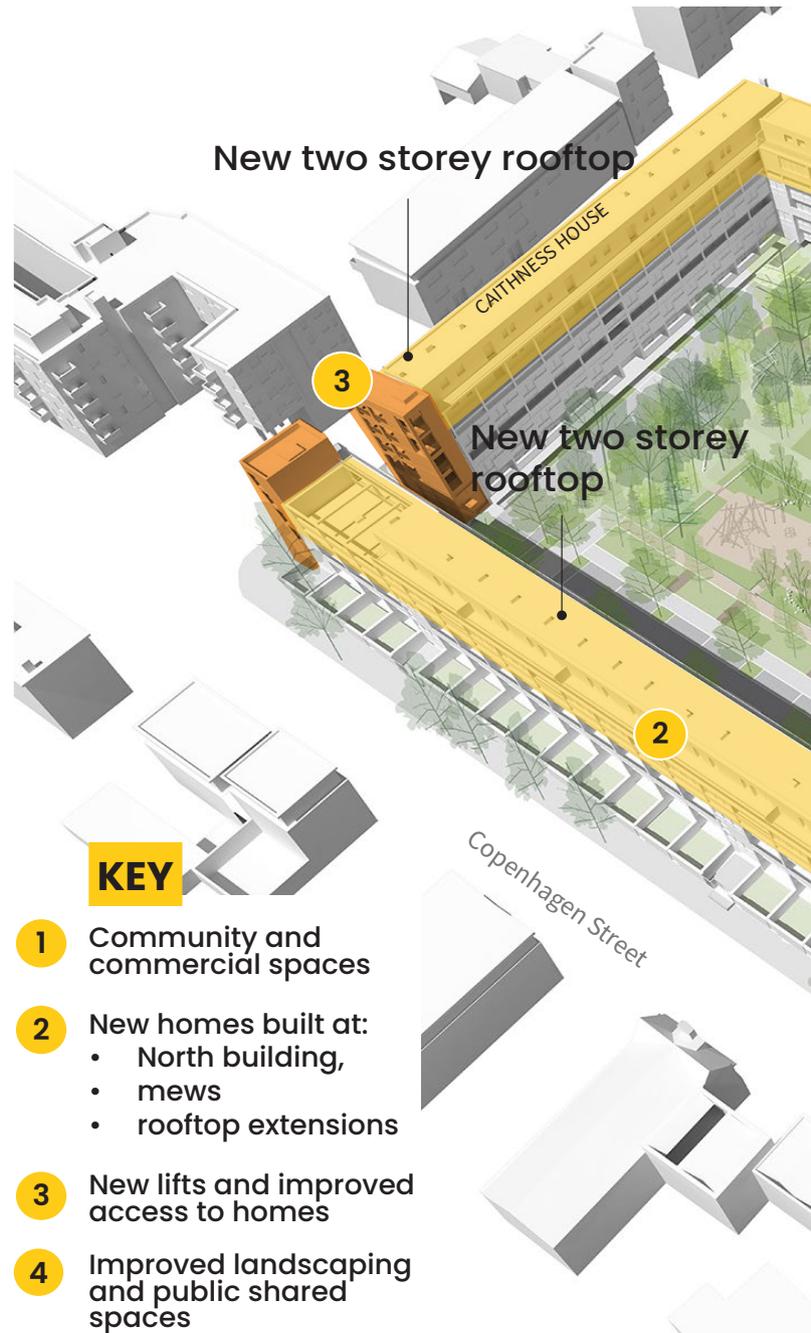
আমরা আপনার এস্টেট তথা বসত এলাকায় যসেব নতুন ঘরবাড়ি নিরিমাণ করার পরিকল্পনা করছি এই নিউজপেপার আপনাকে সে সম্পর্কে তথ্য প্রদান করে এবং সলাপরামর্শমূলক অনুষ্ঠানগুলো। হতে প্রাপ্ত মতামত এবং পরবর্তীতে কি ঘটবে সে সম্পর্কিত তথ্যবলী এটিতে অন্তর্ভুক্ত রয়েছে। আপনি যদি বাংলায় এই নিউজপেপারটি পতে চান, তাহলে অনুগ্রহ করে ইমেইল বা ফোনের মাধ্যমে আমাদের সাথে যোগাযোগ করুন।

## Project overview:

Our designs are ready to be submitted to planning.

### We are planning to:

- Build 84 new homes, a mixture of social rent and private sale
- Build high quality, energy efficient homes, that are well insulated
- Provide lift access to all existing upper maisonettes
- Make improvements to the exterior of Orkney House and to the existing blocks
- Make the internal estate road safer
- Improve the central green courtyard, provide a new play area and improve the open spaces in and around the estate
- Provide new bin stores, recycling and cycle storage facilities
- Build commercial, retail and community spaces on Caledonian Road
- Plant over 100 new trees and increase the biodiversity of the estate
- Improve accessibility across the estate
- Increase the amount of usable green space to benefit all residents
- Improve lighting, natural surveillance and security throughout the estate
- Re-activate the high-street, increasing local services and community space
- Improve fire safety of existing properties in the blocks undergoing roof top extensions



### Inner green area

Improved central green courtyard, with a new play area, tree planting, increased biodiversity and seating.



### Rooftop extensions and new lifts

We propose adding a two-storey rooftop extension to Caithness and



**84**  
new homes



**100**  
new trees



**3900**  
sqm of  
(improved)  
green open  
space



**8**  
new lifts



**170**  
new bike  
parking spaces



**9**  
new recycling  
stores



Community and  
commercial space

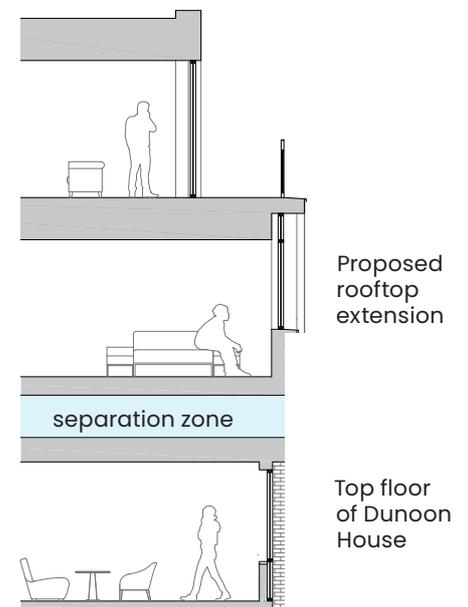


**lifts**  
Dunoon House with new lifts that will also serve the existing upper floor maisonettes.

## Rooftop extensions

The new rooftop extensions will be structurally separated from the existing buildings and supported on their own steel framework built over the existing roofs.

This support frame will be joined to the existing party wall but have no reliance on the existing roof slabs. There will be a 1 metre gap between the new structure and the existing roofs which will create a clear separation between the new and existing homes preventing the transfer of noise between the two.



## Next steps

Dates are estimated at this stage and likely to change due to planning:

Planning application submission	Early summer 2022
Consultation carried out by the Planning Department	Summer 2022
Planning decision	Autumn 2022
Tendering the construction works (subject to planning approval)	Spring 2023
Construction start on site (subject to planning approval)	Autumn 2023
Contract completion (subject to planning approval)	Spring 2026

More information about design proposals was provided in the July 2021 newsletter, if you require further information please let us know by contacting the New Build Team.



## Consultation event

We will be holding a consultation event in **early summer 2022**. We will send out invitations to attend this event nearer the time.

You can find useful planning application process information at:  
[www.islington.gov.uk/planningprocess](http://www.islington.gov.uk/planningprocess)

## Priority for local people

Local residents get priority for the new council homes. Under Islington Council's local lettings policy existing estate tenants and family members who meet the local lettings criteria qualify.

Priority is given to those looking to downsize, living in overcrowded properties, or who have needs that are not being met in their current homes. For more information, visit our website:

[www.islington.gov.uk/housing](http://www.islington.gov.uk/housing)



New news street with improved landscaping and traffic calming measures, between Orkney House and Caithness House (east)

This newsletter is available online at [www.islington.gov.uk/newbuild](http://www.islington.gov.uk/newbuild)

**If you would like this information in another language or reading format, such as Braille, large print, audio or Easy Read, please contact 020 7527 2000.**

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## How to get in touch

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