

Update on our proposals to create new homes and improve the Harvist Estate

February 2018

The council is holding a drop-in session for everyone who lives on the estate on 13 February between 3 – 7.30pm. We have hired a marquee for the drop in session which will be set up next to the ball court.

Since meeting with residents in January 2017, we reviewed the feedback on the initial design and made some changes to the proposals. Whilst much of the feedback we received was positive, residents raised some specific concerns for us to address.

At the drop-in session we will show you how we have responded to the feedback you gave us in January. Listed below are some of the issues residents raised...



New homes

You said: A high number of residents were interested in moving to the new homes. Your preference was for a good mix of homes for a range of occupants, including families, disabled residents, single people and residents who wish to downsize.

Our response: The development proposes 24 homes, which include 1 and 2 bed flats and, 2 bed, 3 bed and 4 bed houses. There will be a mix of council homes for rent, shared ownership and homes for sale. The council has a local lettings policy, so local people will have priority for any of the new build homes.

Landscaping and amenity spaces

You said: Residents raised concerns about the loss of open space and would like to see design improvements that enhanced the open spaces and also combat anti-social behaviour.

Our response: The revised design proposals show the areas of open space we plan to improve through the following:

- the footprint of the proposed new houses has been updated so that there is now no loss of open space on the estate.
- New landscaping of the existing open spaces will improve the estate's green spaces, with more play spaces, cycle storage and purpose-built recycling stores. Trees will be retained wherever possible, but where trees have to be removed they will be replaced by three new trees for every one tree removed.
- Better soft landscaping and increased biodiversity which will provide plants and flowers for bees, insects and other wildlife.
- Proposed new homes will protect the key views making the areas along Citizen Road feel more secure.
- New estate lighting along Citizen Road will improve surveillance.

Car parking arrangements

You said: Some residents wanted assurance that their car parking bays would not be lost as part of the development.

Our response: There will be no net loss of parking spaces allocated to residents and the revised proposals provide 13 visitor bays across the estate.

Refuse and recycling facilities

You said: Some residents were worried about fly-tipping and unsightly refuse bins left in prominent areas.

Our response: New landscaped refuse and recycling facilities will provide dedicated recycling points that do not obstruct pathways to building entrances. The refuse and recycling enclosures will be integrated into the landscape design so that their appearance will be softened by planting and, where appropriate, green roofs.

Next steps

Our architects have now worked up more detailed plans based on your feedback. We are asking residents to meet with us again for an update on the proposed design changes.

Once we get your feedback on the latest proposals, we will consider submitting our proposals for formal planning approval. This is likely to happen in Spring 2018. This means the plans will go online and residents will have time to comment on them. The council's Planning Committee will decide at a public meeting whether the scheme will go ahead.

If the scheme gets approval, we will appoint a contractor and the building work will be agreed.

We will keep you informed regularly as our plans progress.



Proposed site plan

New homes

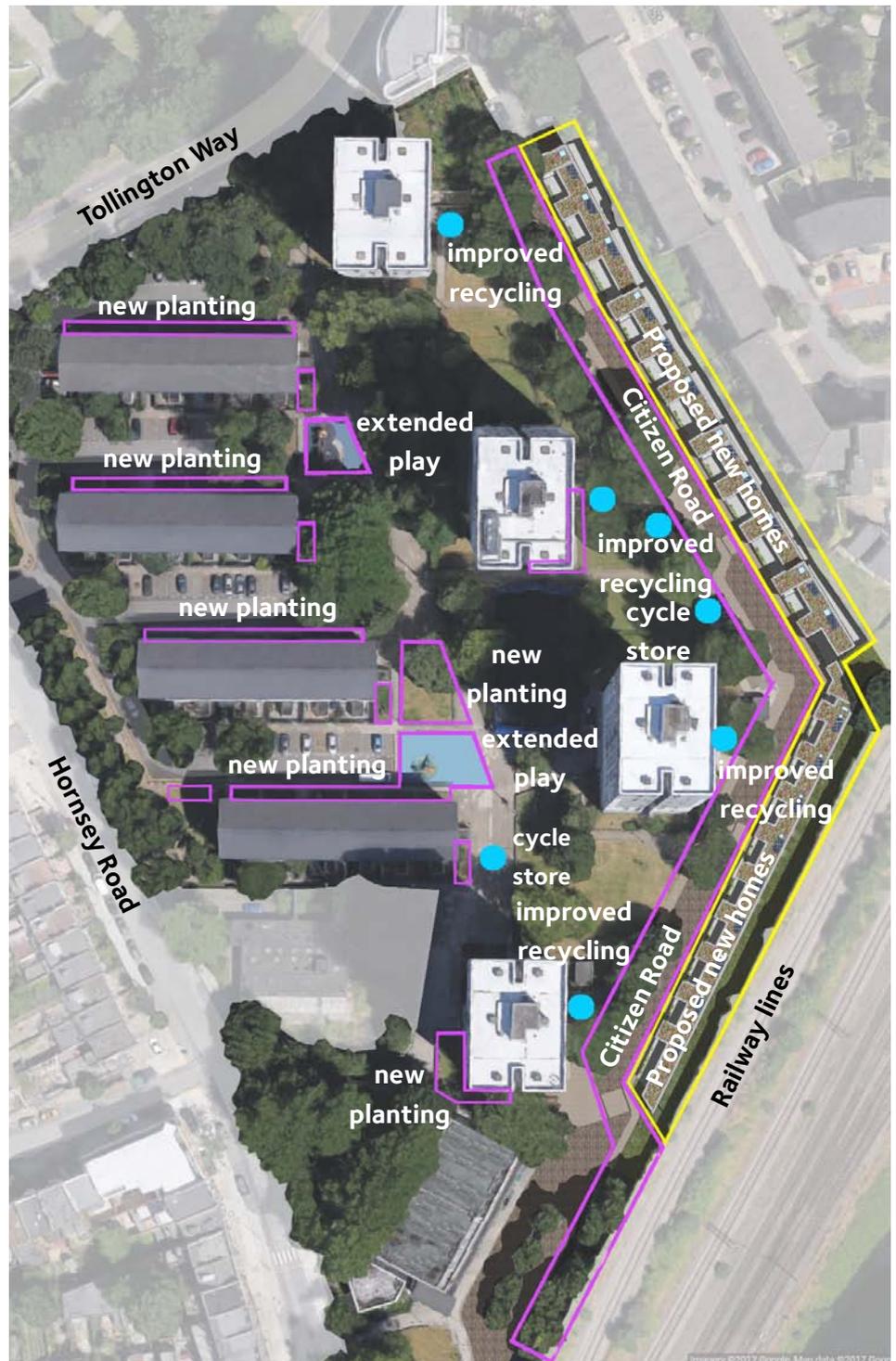
- We propose two terraces of 2 and 3 storey courtyard houses along the eastern boundary of the estate. The 24 new homes will include 2 bed, 3 bed and 4 bed houses as well as 1 bed and 2 bed flats, 3 homes will be wheelchair accessible
- All new homes will be bright and airy and they will have green roofs to help increase biodiversity and will be partly powered by solar panels. They will be designed to the latest standards and will be warm and efficient to run

Open spaces

- We will improve Citizen Road to integrate it better with the estate
- We will preserve all healthy mature trees when possible, and plant 3 new trees per tree removed
- We will preserve all existing allocated parking bays and allow for 13 visitor bays

Improved facilities

- We will improve recycling facilities to all tall blocks
- We will design new play areas
- We will design better street lighting
- We will allow for improved and increased cycle storage



Proposed landscaping improvements

Central spine

mixed hedge planting and low shrubs to base of tall blocks

old planting replaced with groundcover and woodland perennials

enlarged play area with new play structures

improved planting and street lighting around pedestrian square

enlarged green area with proposed semi-native shrubs and mixed planting

enlarged play area with new play structures

cycle storage conveniently relocated for use by existing residents

improved planting and street lighting around pedestrian square

mixed hedge planting and low shrubs to base of tall blocks

Citizen Road

relocated recycling point for the tower blocks

re-design of Citizen Road as a shared surface

garden privacy strip to edge of new terrace

old planting replaced with groundcovers and woodland perennials

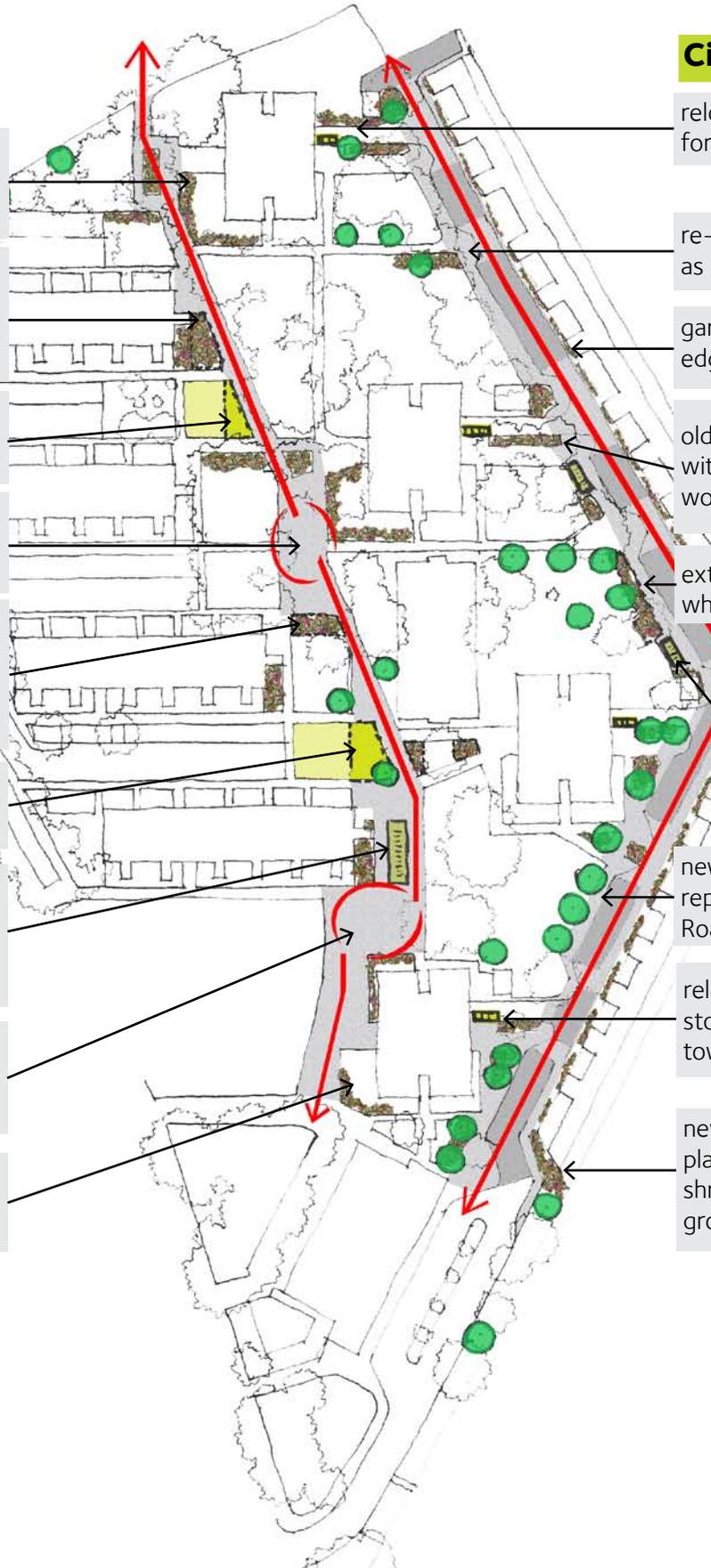
extended planting wherever possible

proposed cycle storage for the use of the new residents

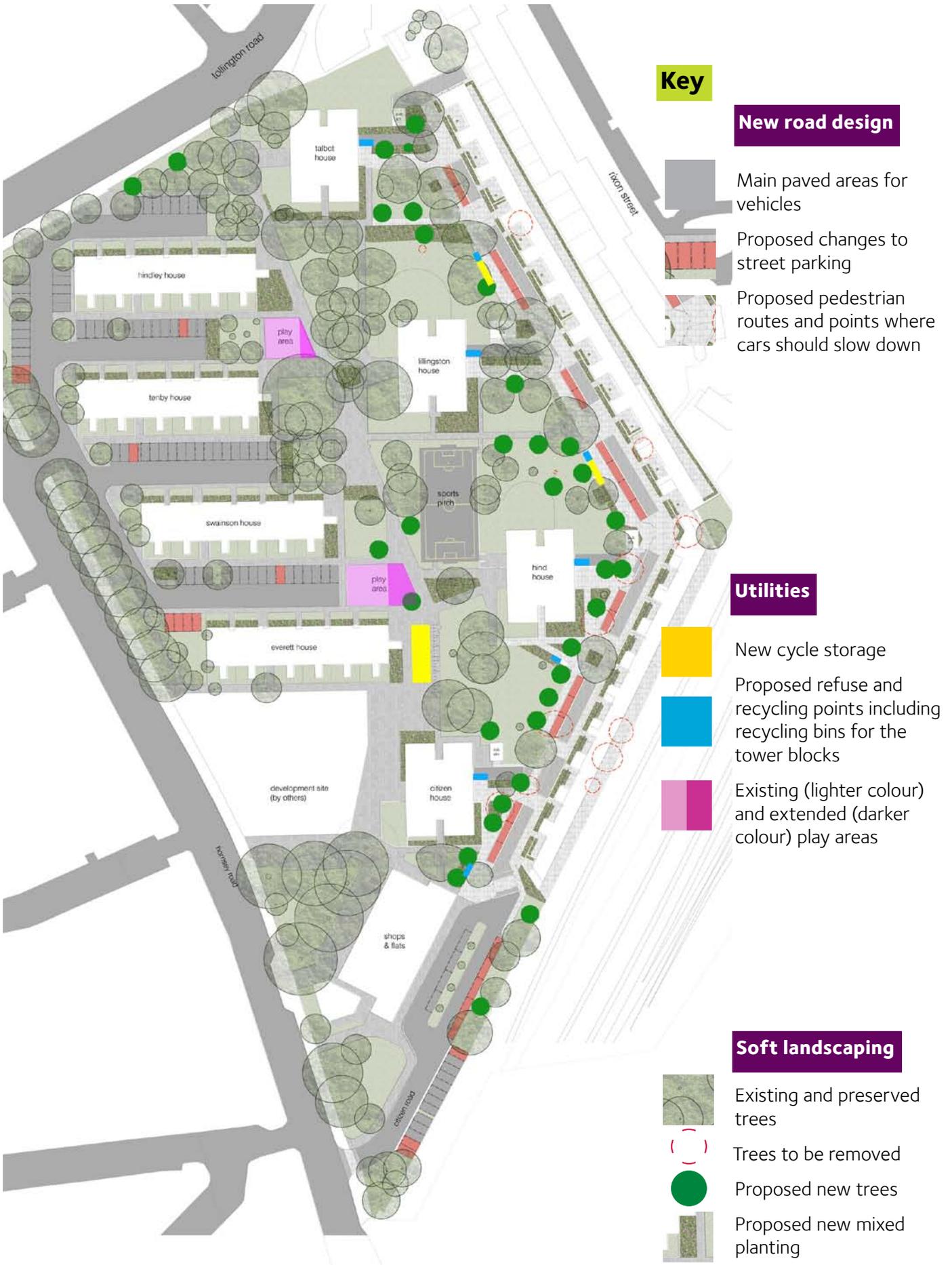
new avenue trees to replace losses to Citizen Road

relocated recycling storage point for the tower blocks

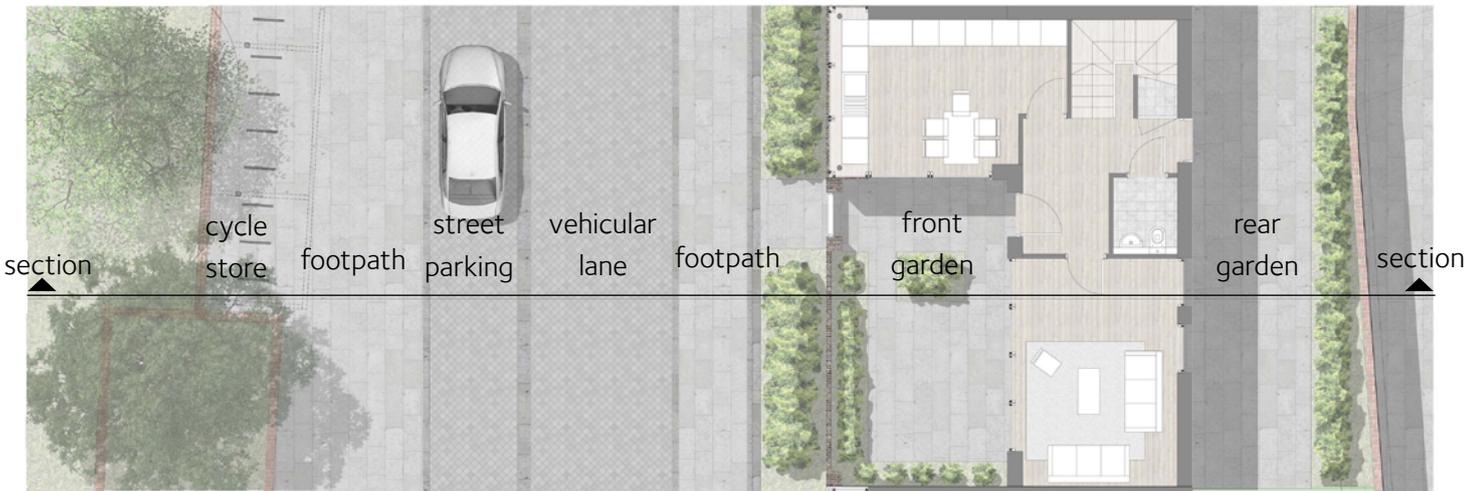
new and extended planting with mix of low shrubs and woodland ground covers



Communal open spaces



Proposed typical section through Citizen Road



Frequently asked questions

Why is the council looking to build new homes on its council estates?

Providing new genuinely affordable homes is Islington Council's top priority. One way we can do this is by finding areas we own on our existing estates to build new, high quality and energy efficient council homes.

Who are the new homes for?

Existing estate residents will be given priority on new homes as part of our Local Lettings policy. The homes they move from can then be offered to other families in housing need. A proportion of the new homes will be sold to help fund the project.

How does the council decide how and where to build?

With every project, we aim to

- Build as many new council homes as we can
- Deliver as many estate improvements to communal areas, existing facilities and landscaping as we can
- Make sure the new homes and any improvements we make to an estate meet their residents' needs. This is why we get as much feedback and local knowledge from residents as possible at every stage of the work
- Ensure that when work takes place, it disrupts residents as little as possible
- Get the best value for money we can
- Make sure our proposals and plans are legal and meet all local and national planning laws and policies.

Would this affect my current rent, service charge or council tax?

Your rent and council tax will not be affected and all building works will be paid by the council. The newly created landscaping areas on the estate will require more maintenance which may result in an increase in service charges, but additional costs will be off-set by more residents living on the estate therefore spreading the cost of maintenance.

Would this affect the value of my home?

Improving the area is likely to increase the value – though this would also be affected by market changes and other factors.

Does the council offer help if you want to downsize?

Yes. If you want to downsize by moving into one of the new homes we will make it as easy as possible. We can help you to choose the home that is right for you and may even be able to help towards your moving costs.

How do you minimize disruption during the building works?

We apologise that we can't fully avoid noise and disturbance during building work, but we do monitor our contractors and restrict their working hours to keep this to a minimum. Also, if the design proposal receives planning approval and a contractor is appointed, the appointed company will have committed to the 'considerate contractor' scheme and therefore will seek to minimise air, noise and dust pollution. The contractor will also seek to minimise any form of disruption to residents during the construction period.

I am worried about emergency vehicles access to my block, privacy and use of existing green space on our estate, how do the design proposals address our concerns?

Before any development is submitted for planning approval we present the design proposals at pre-planning meetings with the planning officer/s to ensure we are following planning policy's strict guidelines. Access for emergency vehicles to any blocks, privacy and use of existing green space all fall under the planning policy's strict guidelines; the design will comply with all planning requirements.

Frequently asked questions (continued)

How does the council get from presenting initial thoughts to residents, through to applying to get planning permission and then doing the building work?

We gather information and present very early ideas to residents for comments. Our project managers work with architects and other professionals to identify areas on estates for housing. We need to make sure that any ideas we come up with are workable, so sometimes we do studies very early on to find out things like what's under the ground, who is using a playground or parking area and if we can improve it, or what condition a building is in. We also need to make sure that our ideas follow Islington's planning guidelines, which set out things like how high and how close together buildings can be.

We use this information to come up with some initial ideas, which we know could work, of what we might be able to do on an estate. At this stage, we might chat through our ideas informally with residents on the estate, or with the Tenant and Residents Association or Tenant Management Organisation to get a sense of what they think.

We present our initial thoughts to residents at a very early stage, so there's not a lot of detail, and no decisions have been made at this stage.

We develop the designs further, then we have to get planning permission

There are several stages to go through before we decide whether the proposal will go ahead. These stages include:

- **Developing the designs**

Our architects use feedback from residents to work up design options for new homes and other improvements to communal areas, facilities and landscape on the estate. We write to estate residents and anyone else locally who is affected, to update them on the designs and ask for feedback – inviting residents to attend an event, and/ or complete a questionnaire online or by post.

- **Preparing the planning application**

Our architects will work up more detailed proposals based on residents' feedback and we will consult with you once more.

Get in touch

Do you need this information in another language or reading format such as Braille, large print, audio or Easy Read? Please contact 020 7527 8796.

To find out more information please contact:

Mathew Carvalho

✉ Project Manager, Housing Development and Regeneration, Islington Council,
First Floor, 222 Upper Street, London N1 1XR

@ Mathew.carvalho@islington.gov.uk

☎ 020 7527 8796

🌐 www.islington.gov.uk/newbuild

Published February 2018