

South Bemerton Area new build update

September 2020

We are building much-needed new homes and improving the public spaces at Orkney House, Dunoon House and Caithness House. So far, we have held two consultation events, speaking to you, the local residents, about what you would like to see on your estate.

This newsletter provides an update on our proposals and shows computer generated images of what your estate may look like to help you understand what changes are planned. We will discuss these proposals at our upcoming consultation events so please keep hold of the newsletter.

Due to coronavirus we are running two events, a face-to-face event on the 22 September at the Cally Resource Centre from 3.30pm to 7.30pm and an online event on the 24 September in the early afternoon. To confirm your attendance at either event please get in touch with the Development Officer, **Patrick Neville** on **020 7527 6058** or **Patrick.Neville@islington.co.uk**.



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

What we are proposing: new homes, improved lift access, play spaces, improved landscaping, new community facilities, cycle parking and new spaces for shops

We are planning to build 82 new homes, 52 of which will be much-needed new council homes. Most of these homes will be constructed off-site, reducing build time, site noise and disruption. We are also planning to make estate improvements which include new lifts for Caithness and Dunoon House, new play spaces, creating growing spaces, providing outdoor seating areas, new cycle parking, better recycling facilities and transforming the estate road into a tree-lined mews street with improved lighting.

Changes we've made in response to your feedback

Thank you to everyone who has given us their feedback. Your feedback has helped us develop our plans and make changes to the proposals.

Many residents were concerned about the impact of an extension to the south of Orkney House on the existing flats.

We have taken time to consider this part of the project and decided not to go ahead with this extension.

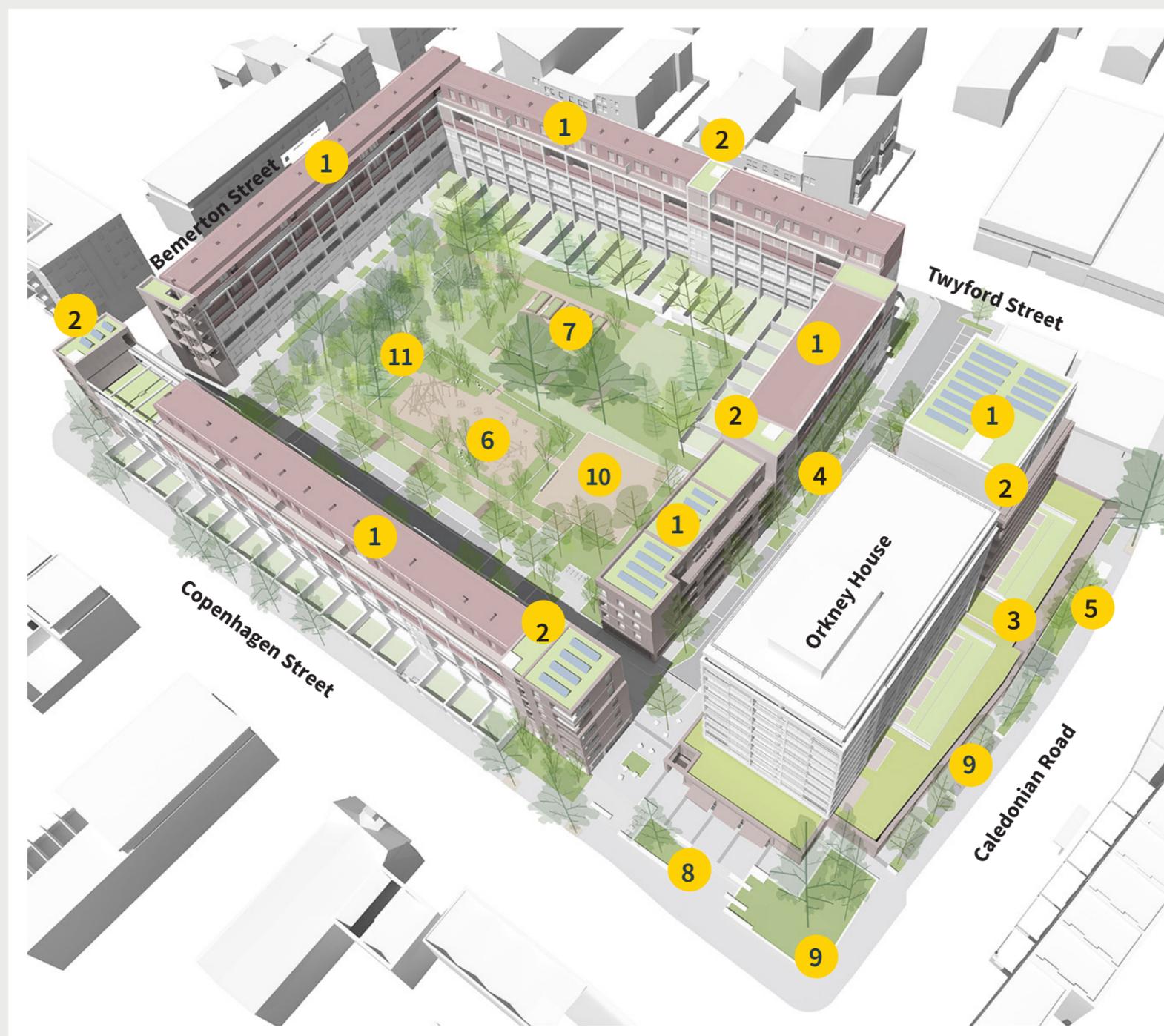
Some concerns were expressed about homes being built on top of existing blocks, having more families living on the estate, and the disruption the building work would bring

We will be using modular homes for the build-over to reduce construction time by half, and to reduce noise and dust on site. We have carried out rigorous surveys and tests to confirm we can build over the existing homes.

Concerns were raised about moving the community organisations currently located on the ground and first floor of Orkney House, e.g. Light Project Pro International, Artbox London and Phoenix Pottery.

We will be re-providing new community space on the first floor extension of Orkney House and the new tower. There will also be new retail/commercial space for rent.

We will be providing new stairs and lifts for the upper floor maisonettes at Dunoon House and Caithness House. Most residents were in favour of new lifts being installed.



Key

- 1 New rooftop homes and extensions to the existing blocks
- 2 New lifts and stairs
- 3 Orkney House and the new tower ground floor extension with community and commercial spaces, for example, for shops
- 4 New tree lined mews street with improved lighting and traffic calming measures
- 5 Landscaping providing improved outside space for the community
- 6 New play spaces for all ages, for example natural play areas, a playground and table tennis tables
- 7 Outside spaces and community garden to meet friends, growing areas and composting
- 8 Landscaping improvements to create new public space
- 9 New and retained trees
- 10 Flexible community gathering space
- 11 Natural play space under the trees

View of refurbished Orkney House and new ground floor podium extension



A new podium extension and refurbished Orkney House
 We propose refurbishing and extending the ground and first floor of Orkney House and providing community and retail spaces. We are considering refurbishing the balconies and windows of the existing homes in Orkney House.

View along Caledonian Road of new apartment building and podium extension



New apartment building, retail, commercial and community facilities
 We propose building 26 new homes to the north of Orkney House on the site of the disused football pitch. The ground floor would be used for commercial spaces such as a new gym and the first floor used as a community hub.

View along Caledonian Road of new podium extension with retail, commercial and community space



View of new tree lined pedestrian friendly mews street



A new mews street

We propose transforming the access road between Orkney House and Caithness House into a pedestrian friendly tree-lined mews street with new homes replacing the existing garages under Orkney House and improving safety through lighting and pedestrian focused green spaces.

View of Dunoon House extension and Orkney House ground floor podium



A new public space

We propose creating space for a café on the ground floor of Orkney House, facing Copenhagen Street. The café would open onto a new public space at the corner of Copenhagen Street and Caledonian Road. We propose creating seating, planting and cycle parking here to better serve the community.

View of Dunoon House and new rooftop extension



Rooftop extensions and new lifts

We propose adding a two-storey rooftop extension to Caithness and Dunoon House with new lifts that will also serve the existing upper maisonettes.



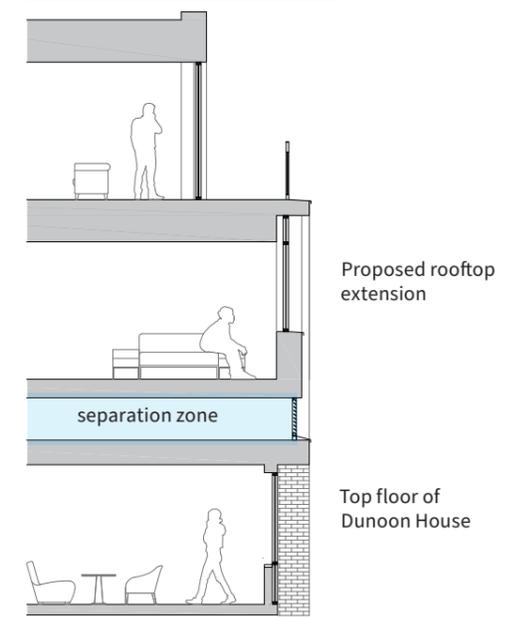
Offsite construction

By building the homes offsite we reduce the time needed onsite and limit the noise and disturbance to residents by reducing deliveries, construction noise and dust.

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.



View of Dunoon House extension and Orkney House ground floor podium



What happens next

We are holding two consultation events, a face-to-face event on the 22 September at the Cally Resource Centre from 3.30pm to 7.30pm and an online consultation event on the 24 September in the early afternoon. An invitation to these events will be sent out soon.

After the final consultation events we plan to submit the planning application in December 2020 and work is proposed to start onsite in 2022.

Send us your questions

If you have any questions about our proposals you can email these to us before the online consultation event and we will try and make sure these are answered at the event.

The contact details are below in the 'How to get in touch' box.

We Are Cally

There's a lot happening in the Cally Ward, ranging from an employment hub at the West library to improvements to Bingfield and Barnard Park and more people friendly streets. To find out more and get involved go to our We Are Cally web page: www.islington.gov.uk/wearecally

How to get in touch

If you have any questions, please contact:

Eleni Tsoskounoglou,
Principal Development Project Manager,
Islington Council
📞 020 7527 2789
@ eleni.tsoskounoglou@islington.gov.uk

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.

Published September 2020