

Braithwaite House and Quaker Court new build update

May 2022

We plan to build 44 new homes around Braithwaite House and Quaker Court of which at least 25 will be new council homes. Ideally all the new homes we build would be council homes but we need to sell some of the homes we build to pay for the overall scheme. The development will create improvements to the local estate facilities and increase green, landscaped spaces for all residents to enjoy.



View looking north towards Quaker Court with the back of Braithwaite House on the right

The new homes built by Islington Council are energy efficient and well insulated. This helps to reduce carbon emissions and improves the efficiency of the home as less fuel is needed for heating.

There is a shortage of affordable housing in Islington, to help tackle this it is essential that we build new homes for social rent. The council's Local Lettings policy gives priority to local residents in housing need.

We will be submitting a planning application for these new homes and estate improvements soon.

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 নির্মাণ করার পরিকল্পনা করছি এই নিউজপোর্ট 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 নিউজপোর্টটি পতে চান, তাহলে অনুগ্রহ করে ইমইল বা ফোনের মাধ্যমে আমাদের সাথে যোগাযোগ করুন।

Project overview:

What are the proposals?

This drawing shows the locations of the new homes, highlighted in yellow, and the proposed landscaping across the estate.

Our proposals include:

- Building new 4-bedroom family mews homes alongside Quaker Court
- Building new homes over Quaker Court, with two new lifts
- Enhancing fire safety measures for existing and new homes as part of the new build rooftop development at Quaker Court.
- Building new homes on Chequer Street with wheelchair accessible homes at Ground and 1st Floor.
- Adding green and biodiverse roofs
- Planting more trees, shrubs and flowers across the whole estate
- Creating new level access to improve accessibility through the estate
- Designing spaces to retain privacy for residents from the general public
- Installing several secure cycle storage locations with increased capacity
- Installing new mobility scooter parking
- Creating additional storage across the estate for existing and new residents
- Improving the refuse and recycling facilities available to current residents

How have these proposals been developed?

These proposals have been shaped over a number of years taking into account the feedback received from resident consultations, correspondence, meetings with your TMOs and local Councillors along with other key stakeholders. These proposals aim to address local housing needs and aspire to allow residents to continue to enjoy living here even where needs change.



44
much-needed new homes



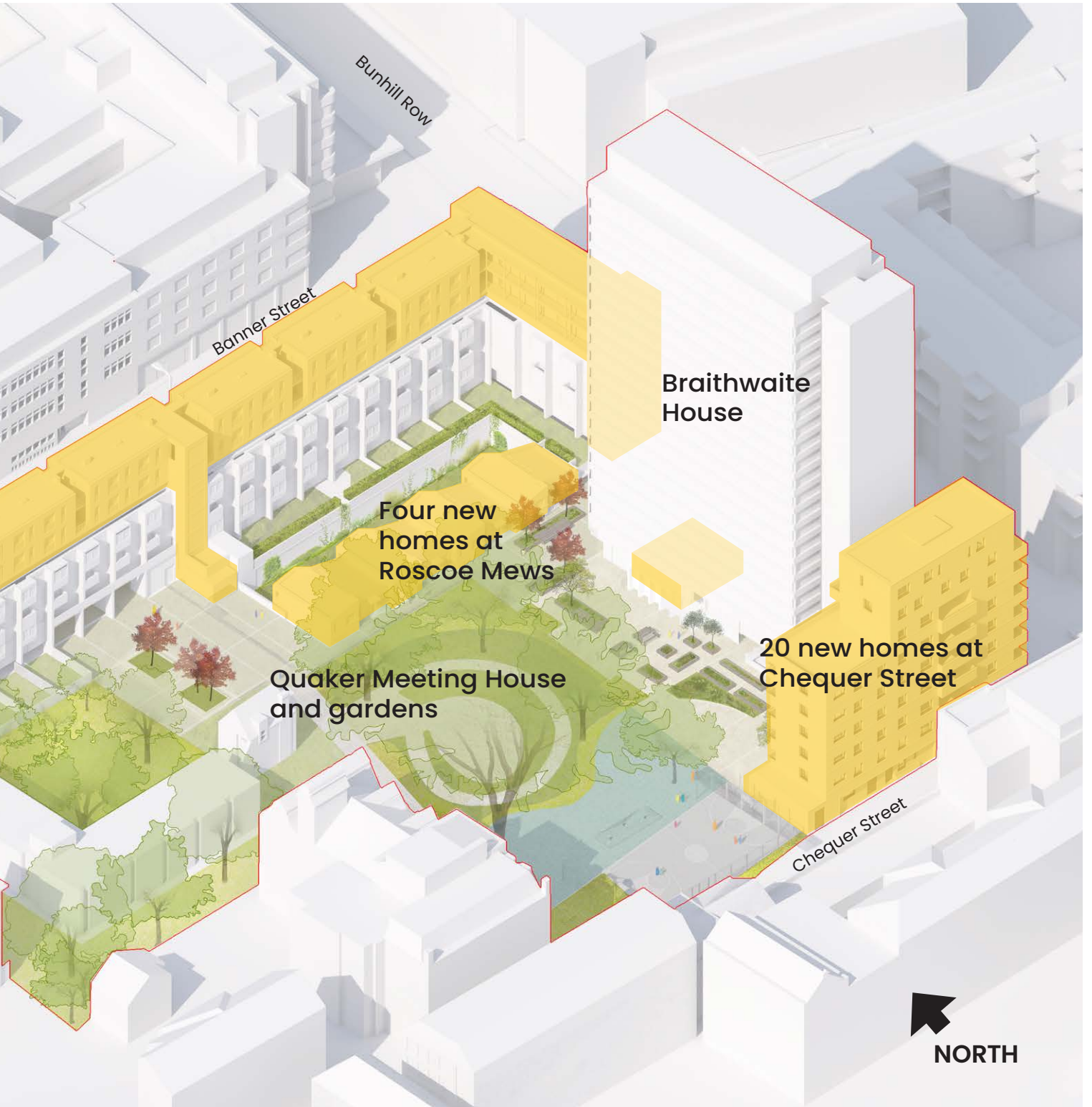
Greener
landscaping and community growing beds



New
trees



2
new lifts to Quaker Court



Improved
refuse and recycling facilities



New
dedicated secure
bike parking
spaces



Upgraded
TMO offices and
meeting space

The podium



Why are you removing the podium?

We are proposing to take this space down to a 'ground floor level' to:

- Create level access for all residents including anyone with mobility needs
- Build four new mews houses designed for families
- Provide access for wheelchair accessible homes on Chequer Street and across the estate
- Provide access for new secure cycle storage
- Create improvements to the types of spaces used for residents' communal activities
- Remove spaces where anti-social behaviour is more likely to occur
- Improve the lighting and visibility across the estate making this area feel safer

Will we lose access to our open space?

The new proposals can bring improvements in the quality of the open spaces that will benefit all residents. The new landscaping has only been designed for estate residents and a sense of ownership for the communities here is maintained with paving/planting creating boundaries.

What will the space look like?

The new proposals include a mix of landscaping, increased greenery and greater biodiversity across the whole estate. The ball court and play space will remain. The connection to Quaker Gardens and the historic trees will be kept and preserve the unique character of the estate.

We recently discussed overshadowing and privacy in a meeting with the Braithwaite House and Quaker Court TMO's. The main points are summarised here.

You may have seen surveyors around the estate recently. They have calculated these true-to-life images (known as 'verified views') which show the outline of the proposed building on Chequer Street; these are accurately geo-located and drawn.

We have also commissioned daylight/sunlight specialists who have analysed light level impacts across every day of the year.

Will there be overshadowing?

Our proposals have been carefully designed to minimise any impacts in terms of loss of daylight or sunlight. The size and shape of the buildings have been tested by specialist consultants to make sure that we are complying with planning regulations and will meet BRE guidelines.

The development will maintain good light levels in the open spaces.

What about light inside homes?

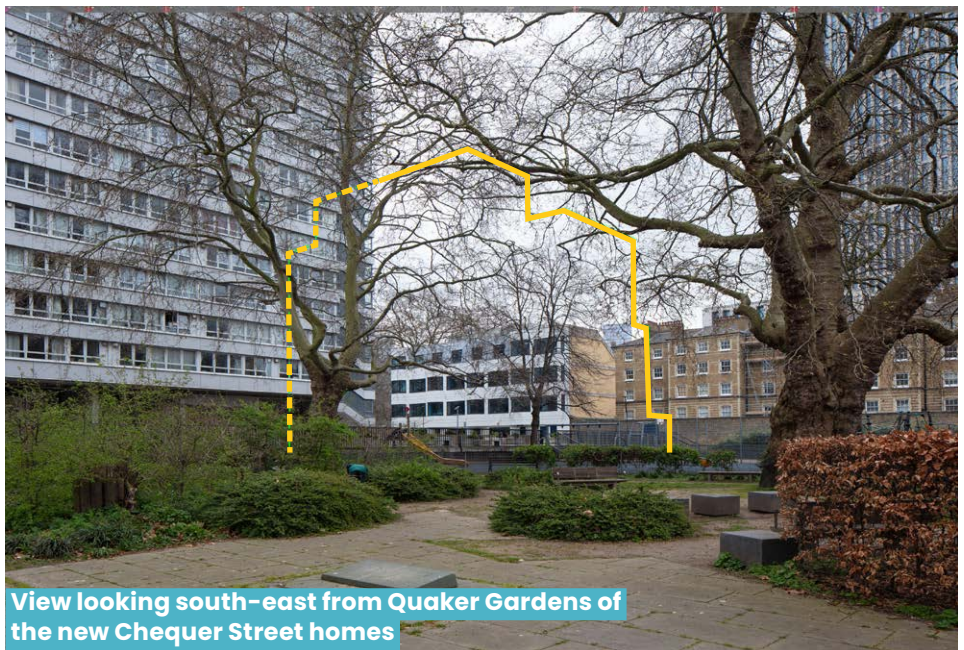
There are strict planning policies in place to make sure good daylight levels are maintained within existing properties, all new developments must comply with these policies.

Building over Quaker Court to the north of the estate and locating the new homes at Chequer Street alongside the blank wall at Braithwaite House minimises any impact on daylight to the existing homes and open spaces.

Wireline views



View looking east towards Chequer Street new homes



View looking south-east from Quaker Gardens of the new Chequer Street homes

Our consultants have analysed the existing homes and determined these will meet the BRE guidelines for daylight.

What about garden areas and open space?

Policy regarding sunlight applies to open space as much as to existing homes and the impact on these spaces has also been tested.

Our consultants have stated that all outdoor areas including rear gardens, communal gardens, Quaker Gardens, the playground area, and the ball court will meet BRE guidelines for daylight/sunlight.

Construction and rooftop development



View from within Quaker Gardens looking towards the new homes above Quaker Court

Frequently Asked Questions

How will you communicate with the local residents?

Resident care and liaison is one of the key criteria in what Islington Council expect from our contractors of new build homes on our estates.

The contractor will appoint a Resident Liaison Officer (RLO) as the main contact whose role will be to update residents and the TMO/TRA about the works and liaise with the contractors on any issues

The council's project officers and consultants will also be closely involved in managing the contractors and addressing any concerns as the project develops.

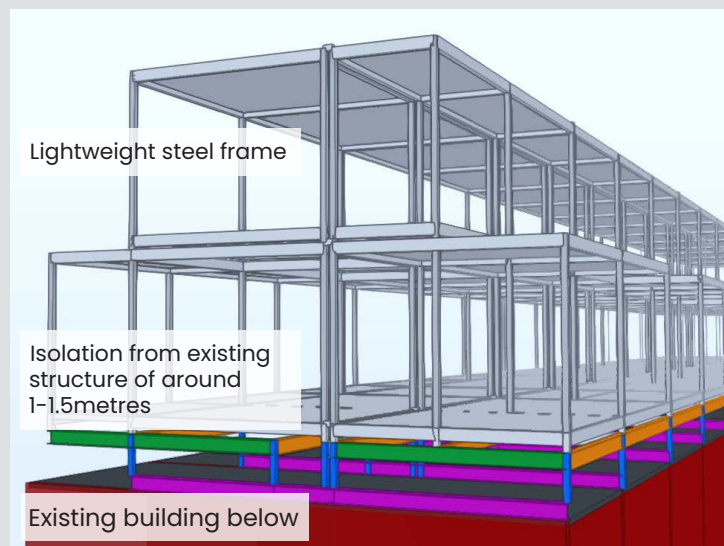
What hours do the builders work?

Builders on site will only be allowed to work within certain hours of the day (8am–5pm) on weekdays. There will be no weekend working except in exceptional circumstances and with approval from the council.

What are you doing to reduce noise, dust and the building time?

Building work will always cause some disruption, but we are doing everything possible to limit this. Islington Council impose strict working guidelines on construction projects and contractors carrying out the works to minimise disturbance and restrict noise.

Measures will be taken to minimise dust and noise pollution as far as possible, and the contractor's plan of work will be reviewed and agreed in advance.





View of Roscoe Mews family homes

Other questions and answers

What about estate privacy and security?

We have carefully designed the space so that anyone from outside the estate passes through rather than stopping. All existing gates will be maintained, planters/trees will be added, and different paving will be used to distinguish areas. These are successful ways that can maintain a sense of privacy for residents. A successful example we have done is on the Redbrick Estate a short walk away from you.

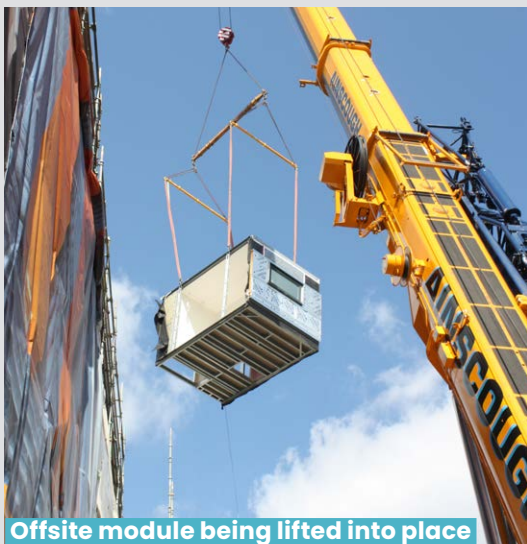
The proposals seek to balance a level of passive surveillance, where homes overlook open spaces, while retaining a certain level of privacy for residents. Along with good lighting this is a way to tackle antisocial behaviour by reducing hidden areas and helping you feel safer on your estate.

The podium will be broken into sections and removed from site in sections. This will limit the noisy and dusty processes of crushing the sections on site.

We plan to build parts of the rooftop homes on Quaker Court off-site and transport them to site for installation. This will reduce the building time for these homes and reduce the noisy parts of the construction onsite.



View along Banner Street showing the additional two storeys above Quaker Court



Offsite module being lifted into place

Fire and building regulations

The new Fire Safety Act 2021 has been approved by parliament and the Building Safety Act 2022 is now in effect. We have carried out the necessary pre-planning assessments for our proposed scheme to ensure it complies with the current fire and building regulations.

As part of the rooftop development we will be bringing improvements to fire safety for new and existing homes at Quaker Court. The capital programme team are currently undertaking fire safety works to some third floor flats at Braithwaite House.

We strive to help make Islington a safer and more equal borough for all our residents.

Next steps

Dates are estimated at this stage.



Planning application submission	June 2022
Consultation carried out by the Planning Department	Summer 2022
Planning decision	Autumn 2022

You can find useful planning application process information at:
www.islington.gov.uk/planningprocess

Subject to planning the estimated dates for the building works are:

Tendering the construction works	Spring 2023
Construction start on site	Autum / winter 2023
Contract completion	Spring 2025

Resident event

We are holding a drop-in event on 7 June between 3.30pm - 7.30pm at the Vibast Centre on Old Street. You will receive an invitation to attend this event soon.

At the event there will be the opportunity to get more information from our design team and other Islington departments about these proposals. This newsletter aims to give an overview of what is proposed and to address key themes.

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



New homes above Quaker Court

This newsletter is available online at 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.

Published May 2022

How to get in touch

If you have any questions, please contact:

Robert Sedgwick,
New Build Project Manager
Islington Council

 020 7527 5615

 robert.sedgwick@islington.gov.uk