

New homes on Morland Mews

The new plan: tell us your views

For some months now we have been discussing with the tenants association a plan to convert a modest number of the Morland Mews garages into new homes, adding to those we converted in earlier years.

As you will know, the tenants association didn't like our first proposal. **We listened to what they told us and have changed our plans to address issues they raised.** We now have a new outline plan and would like you to tell us what you think of it.

We don't think any of you would disagree that Islington badly needs more genuinely affordable homes and, because we are able to help, we feel strongly that we should.

All housing associations are being asked by the government to do their bit to help end the housing crisis. Our Morland Mews plan is designed to help do this.

We know that a fair few of you need to move to homes of the type we plan to build - on the ground floor and with level access.

We also know some of you are still living in homes where you raised a family so you might welcome a move to a smaller, more manageable flat, that also costs less to heat. We're in talks with the council about letting some new homes to existing tenants so you might be able to help us argue the case more strongly.

WRITE TO US

At the end of this leaflet you will find a questionnaire so you can put your views on the new plan to us in writing. You don't need to give us your name, unless you have a question you'd like us to answer personally.

TELL US IN PERSON

**Consultation meeting:
24 May at Morland Mews**

We will be coming to the estate on 24 May, from late afternoon to early evening, to give you all a chance to look at our plans and tell us your thoughts face to face.

You said, we did: what have we changed?

We've cut the number of homes we planned to build in half, from 14 down to seven.

Our architects have changed the place where the new homes would go to improve your privacy. There's much less likelihood of neighbours being overlooked.

The design and proposed building materials have been tweaked to respect and enhance the character and style of the existing buildings.

We've cut out aspects of the design that the tenants association said were a potential safety risk – so there'll be no shared storage space under town houses.

We've also adapted the proposed layout to make it easier for bigger vehicles, like bin lorries, to get in and out of Morland Mews.

Some of you have said parking is a problem on the estate so planning a solution to this is something we also want to talk to you about.

They also asked why we couldn't build on part of the football pitch instead. We put this idea to the council. It said no. Amenity space is already in short supply in Islington and it isn't prepared to lose the little that is there now.

The plan for Morland Mews

New homes and an improved estate

We'd like to turn our old office and 27 of the 77 garages into seven new homes, and make other improvements to your estate.

We have already started some improvements, making some of the unpopular bedsits in Pugin Court much nicer to live in.

The new homes we want to build will be let at rents similar to those you pay and would be:

one three-bedroom flat for a family of four

three two-bedroom flats, including one designed for a wheelchair user

two one-bedroom flats for two people

one studio flat.

General improvements for Morland Mews would include:

a new bespoke community room for the estate

upgrading the children's play area

improving planting and landscaping across the estate

better lighting, so your estate feels safer after dark

improving the central walkway at Gissing Walk so it feels safer and more welcoming

better storage for your bikes and mobility scooters

better rubbish and recycling facilities

repainting the doors of all the garages you keep

a new office for the caretakers and improved services on the estate.

Why choose Morland Mews for this plan?

Building new homes in Barnsbury is next to impossible. There is very little land and the little there is is unaffordable. But this is our neighbourhood, there is a huge shortage here of genuinely affordable homes and we want to do our part to help.

We are therefore looking to see what we can do using our own resources.

At Morland Mews, we know very few garages are being used for a car because many modern cars are just too big to get into them.

Some have already been converted into flats, some are being used by people who don't live on the estate (including us) and we think use of some of the others could be better organised and shared out.

Below: our architects' plan showing where the new flats would go in our revised plan

Plan key:

- 2 bed, 3 person $\frac{1}{2}$ flat
- 2 bed, 3 person flat
- 1 bed, 2 person flat
- 3 bed, 4 person flat
- flats that had been garages
- community space
- office



CONSULTATION EVENT

24 May, drop in between 4-7pm at 60 Morland Mews

Come along to 60 Morland Mews to look at our plans, ask us about any aspect of our proposals and tell us what you like or don't like. The doors will be open from 4pm to 7pm.



Above: how a new flat might look, in place of the garages there now, *right*



How will the building works affect those of us living on the estate?

Any building works can be noisy and disruptive. We will do our best to keep it to an absolute minimum but there will be some disturbance for those of you living here.

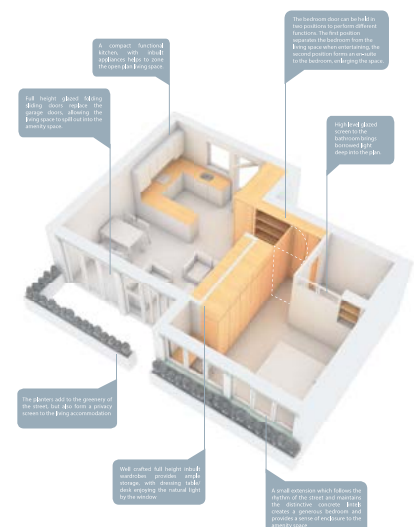
We will employ a builder with a proven good reputation and experience of building on an estate where people are already living. We will also plan the works to keep disruption to a minimum.

Who would move into the new homes?

Islington Council will help us pay for any new homes so has the right to say who they want us to let them to, just as they do now with most other homes on the estate. We know some of you would like a ground-floor flat. We're talking to the council about how best to arrange that.

We also know there is some concern about more people living on the estate. You may remember what moving in was like for you so we'd love any practical suggestions for welcoming newcomers.

Below: a 3D mock up of the inside of a one-bedroom flat



How are the garages being used now?

The estate had 101 garages when it was first built. Over the years, about 20 have been converted, some to extend a home or to create an entirely new home. One was turned into the old office, at number 60.

Of the rest, most garages are let to those of you live on the estate but most are being used for storage, not as garages. A handful have been let to people living in neighbouring streets.

We and our contractors use around 17, some as workshops – but in some we've stored old equipment and materials dating right back to shortly after your estate was built.

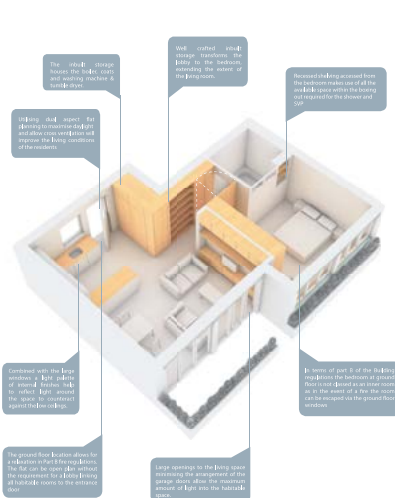
We will clear the garages we now use, only keeping what we need, so that we can free some up for Morland Mews tenants.

It is mainly garages that we are now using that we are planning to convert into flats.

What will the new homes be like?

They will be designed to blend in with the estate as it looks now. The architects have worked hard to respect the character of the mews by, for example, keeping the concrete lintels over garage doors and using matching materials.

The homes will be built to current building standards and to those for new homes set by Islington Council and the Greater London Authority. They will be fitted out to a high standard, with good storage. We will pay special attention to sound insulation for the benefit of neighbours.



Below: a 3D mock up of the inside of a one-bedroom flat

What if I rent one of the garages you want to convert?

Before we start any building works we will look at the way garages and sheds are let on the estate.

Some of you have a lot more storage space than others. If this is the only storage space you have on Morland Mews we will try to find you alternative storage space.

We will also give you plenty of warning so you've got a generous amount of time to move your items. We may be able to help with clearance.

Replacing lost storage space and making shed and garage-letting fairer

Some of you will lose storage space, though several of the 27 garages that will be lost are garages we are using and some are now empty. The old office at 60 Morland Mews will also be turned into a flat.

We think now might be a good time to rethink who gets garages and sheds on the estate. Some of you will be very aware that some of you have use of two garages, or a garage and one or more sheds. Others have nothing.

This was allowed under our historic rules. Do you think it's fair or should we adopt a 'one shed or one garage' rule, with people on the estate given first priority? Do you have a better idea?

We have calculated that a rule of one storage space per home (a garage or a shed) would make it possible for everyone wanting storage space to have something.

To do this we'd first have to review how all sheds and garages across the estate are let. We could then make sure anyone who lost a garage or shed under our plans for the estate would have an equal chance with everyone else of getting another garage or shed at Morland Mews to rent.

How has the tenants association influenced our plans so far?	
What the TA said	Our response
We should build on the top site/football pitch, rather than convert garages.	As asked by the TA, we took an outline plan to the council, that would put the new housing on part of the football pitch. It replied that it is not their policy to allow building on amenity space. They told us we'd have no chance of getting planning consent.
We were trying to cram too many new homes onto the estate.	We cut the number of homes from 14 to 7, fewer than those proposed for the football pitch.
The proposals would change the character of Morland Mews.	Our architects' new design tries to respect the look and character by keeping details like the lintels now over garage doors, using complementary materials and retaining the 'rhythm' of the garages.
The proposals would lead to overlooking.	We have put the new homes in locations where there is the least likelihood of anyone being overlooked.
Larger vehicles would not be able to access the mews.	We have moved the building line back so larger vehicles like bin lorries can get into the mews.
Rubbish and recycling facilities on the estate are inadequate.	We will improve recycling facilities so it will be easier for all of you to recycle.
Proposed new storage under the townhouses would not be safe.	We have taken out all plans to put shared storage space under town houses.
Parking on the estate is a free for all and cars block the road.	We want to sit down to talk to those of you who find this a problem to find a solution to your concerns.

What happens next?

On 24 May we will be holding a drop-in event on your estate to give all of you a chance to look at our plans, and talk to us about them. *See page two for details.*

We hope to finalise our plans after that, hopefully with some of you acting as advisers.

We're hoping in June to have plans ready to send to the council for our bid for planning consent.

If we do get planning approval, we think it will take at least 12 months before any works start. It's unlikely anything would happen until summer 2019 at the earliest.

We will let you and the tenants association know of any new developments as and when they happen and will consult you directly over any matter that might affect you personally. ■

Questionnaire for Morland Mews tenants

1	<p>Do you support our plan to build new homes by converting some of the garages on Morland Mews? Please ring the number that best tells us your view, from 10 (fully support) to 1 (totally against).</p> <table border="1" data-bbox="280 483 1185 546"><tr><td>✓✓</td><td>10</td><td>9</td><td>8</td><td>7</td><td>6</td><td>5</td><td>4</td><td>3</td><td>2</td><td>1</td><td>XX</td></tr></table> <p>fully support totally against</p>	✓✓	10	9	8	7	6	5	4	3	2	1	XX
✓✓	10	9	8	7	6	5	4	3	2	1	XX		
2	<p>Which aspects of the plan do you think are the best?</p> <hr/> <hr/>												
3	<p>If you are against our plan, what are your main concerns?</p> <hr/> <hr/> <hr/> <hr/>												
4	<p>What would go at the top of your list for improving the estate? Please tell us which three of these are most important to you, marking them 1, 2 or 3 to show which you think are needed most:</p> <ul style="list-style-type: none"><input type="checkbox"/> a new room specially designed for community use for the estate<input type="checkbox"/> improving planting and landscaping across the estate<input type="checkbox"/> improving the children's play area<input type="checkbox"/> improving estate lighting to make the estate feel safer at night<input type="checkbox"/> upgrading rubbish and recycling facilities<input type="checkbox"/> better storage space for bicycles and mobility scooters<input type="checkbox"/> repainting all of the remaining garage doors<input type="checkbox"/> improving the central walkway at Gissing Walk to make it feel safer and more welcoming<input type="checkbox"/> other (please say) <hr/> <hr/>												
<p>continues over/...</p>													

... /continued

5

Do you agree that we should change the way we let garages and sheds and instead adopt a policy of 'one garage or one shed' for each household?

Yes

No

No opinion

6

Do you think we need to rethink parking on the estate?

Yes

No

No opinion

7

Do you have any other comments about the proposals for Morland Mews?

8

We think it would be useful to have some of you help us better shape our plans. Would you be interested in getting involved?

Yes

No

Maybe, but I'd like to know more first

If you ticked yes or maybe please give us your name and a contact number or email address.

Name _____

Phone/email _____

Thank you for completing our questionnaire. **Please put it in the special box at 60 Morland Mews.**