

Potential Improvements & Extension

Shian Housing Association and Apex Airspace Development are working together to explore opportunities to enhance the building and develop more affordable homes at 6-9 Moreland Street.

We've appointed architects RCKa to develop designs for the building, which is owned by Shian. We're considering adding extra storeys to the four-floor building, as well as making building improvements.

There's acute demand in the South Islington area – as across London generally - for more affordable homes for people to live and we're keen to help meet that need. We want to work with you from this early stage to develop design ideas that would benefit you as well as future residents.

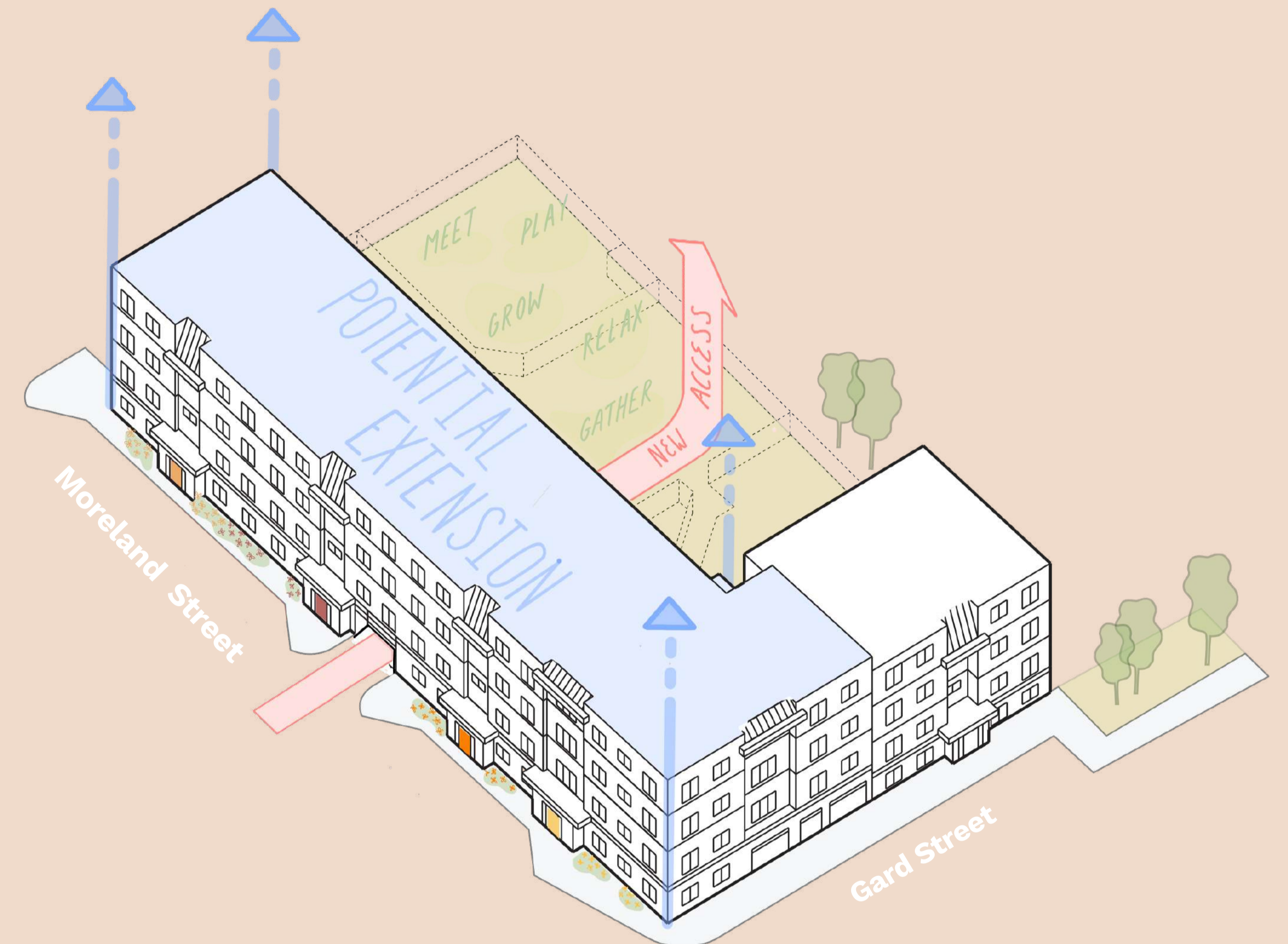
All works would be carried out while you remain in your homes.

Shian Housing Association

Shian was founded in 1988 to provide quality homes to the BME and wider community. Our core purpose is to know and understand our residents and to deliver services that respond to their needs and challenges.

Apex Airspace Development

Apex develops homes, especially in dense urban areas like London, by extending and improving residential buildings. Using the 'airspace' above buildings provides much-needed new homes despite a scarcity of vacant land and avoids having to build on green areas and other open spaces.



Potential timeline



2

Examples of 'Airspace' Development

Bermondsey SE16

Apex has been working with Lambeth & Southwark Housing Association to improve two adjacent blocks of flats in Southwark and create 30 new affordable rent flats.

We've connected the two buildings with a new central section, added two floors on top of the existing blocks and 'bookends' of maisonettes on each side.

We used modular construction methods for the extension, creating the new homes in factories off-site to halve construction time and minimise disruption to residents.

We've improved the existing buildings with better lighting and landscaping, installation of a lift, new stairwell and new communal entrance, and improved fire safety measures.

We've enhanced thermal insulation to 30% better than Building Regulation requirements plus installed high-performance glazing, energy-efficient lighting and solar panels to minimise residents' energy bills.

And we've brought in public art charity Urban Eye to work with residents to create murals on four parts of the building.



Bermondsey SE16, Southwark

Residents' Comments:

"We've been having a bit more noise [during construction] than before, but not anything that disrupts our lives. Projects like this are the future. I'm looking forward to the enhanced garden and having my family sit outside enjoying our new features."

- Pamela Cameron

"The lift will be a godsend for people on the top floors and having a nice, clean face for the block will make us proud of it again. Improving old buildings while creating new homes is the way forward: London has to maximise what exists to keep our parks unaffected."

- Stephen Butler

RCKa examples

RCKa Architects have completed a number of projects that have transformed existing buildings by extending upwards to provide additional housing.



Chandos Way & Britten Close, JMJ Real Estate

RCKa worked closely with Barnet Council to develop a proposal for the existing estate at Chandos Way, inserting new rooftop structures to provide over 30,000 sqft of new homes.

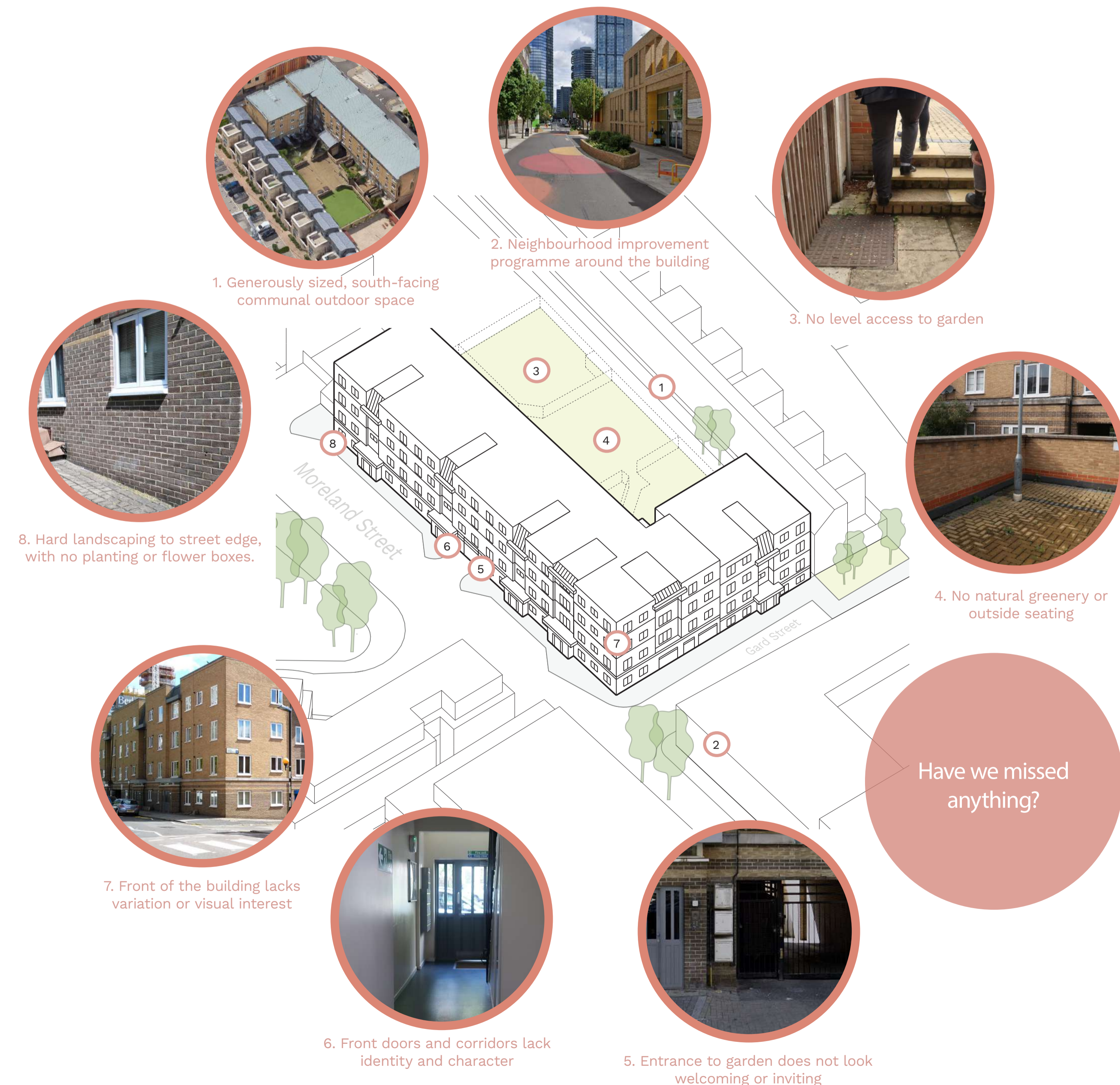


Arklow Road, Pocket Living

We helped transform a handsome 1920's industrial office building into 44 affordable and market homes for local young professionals and families.

What works well in the Moreland Street building and what would you like to see improved? Please add your notes on Post-Its.

We can't make any promises at this early stage, but the following observations have given us some ideas for potential improvements. Do you agree?



What do you like about the building? What works well? What's good about your neighbourhood?

Add your notes with the Post-Its provided



What would you like to see improved?

Add your notes with the Post-Its provided

The development would provide opportunities to improve the existing building and its immediate surroundings. While we can't make any commitments at this point, below are some examples of changes and improvements that we could consider. Please add Post-Its with your ideas.

...Communal Spaces?



Spaces to grow fruit and vegetables



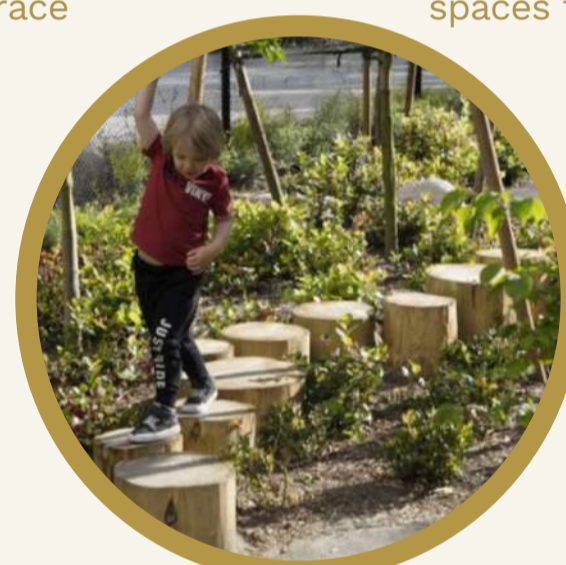
A residents' roof terrace



Outdoor seating and social spaces to host friends and family



Sports courts or basketball hoops



Play space for children in the rear courtyard

...Design & Character?



Trees and planting to provide shade



High quality materials that enhance character



Community wall or floor mural

...Access & Safety?



Secure bike storage



Lighting to improve safety



Level access to parking, courtyard and upper levels

...Homes & Private Spaces?



Private balconies



Colourful entrance doors



Planted window boxes

...Building Upgrades?



Equipment and access for fire services



Solar panels on the roof



Upgrades to thermal wall insulation



What else would you like to see?
Add your notes and sketches here.

Any further comments?
Fill in a questionnaire or email us at
comments@tk-associates.com
by Sunday the 4th of June