



176-178  
YORK WAY

# 176-178 York Way

## Listening Exercise Report

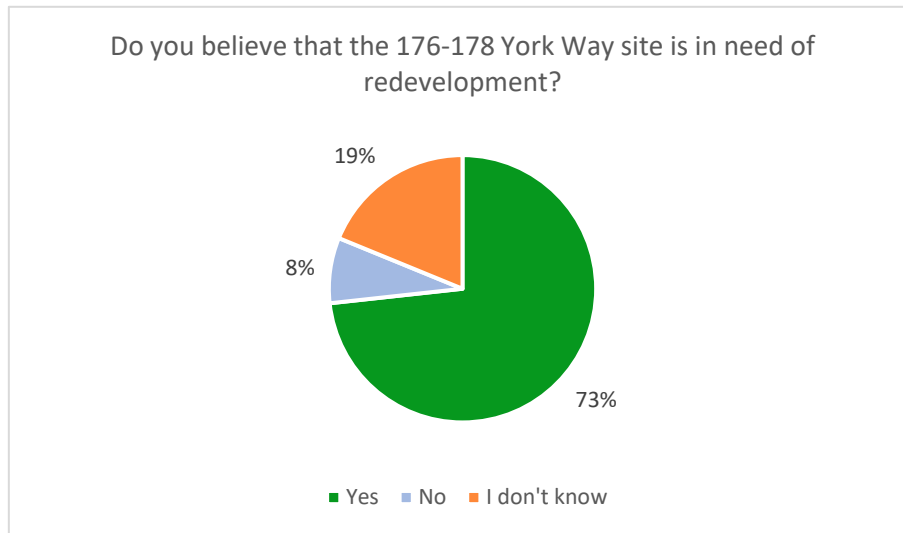
### October 2023

Activities undertaken by Kanda Consulting on behalf of the 176 – 178 York Way project team.

# Overview

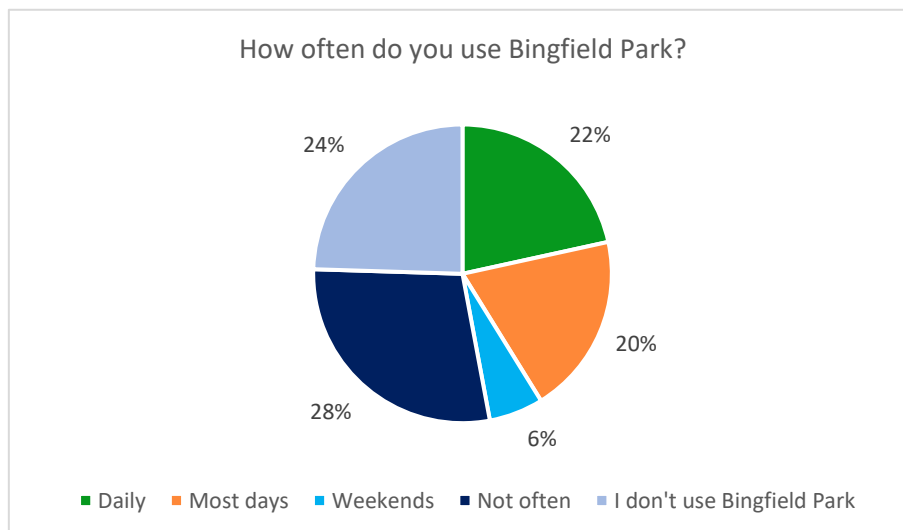
Over the course of a five-week period, the 176-178 York Way team conducted a listening exercise that covered the 'N1 0' postcode segment. The team has received responses from 102 residents who have given a generally positive response to plans to redevelop 176-178 York Way.

1. **Question:** On the first question, which asks, 'Do you believe that the 176 – 178 York Way site is in need of development?'



**Outcome:** Overall, 101 of the 102 respondents answered this question with a majority of 73% believing that the site needs redevelopment.

2. **Question:** The second question asked residents 'How often do you use Bingfield Park?'

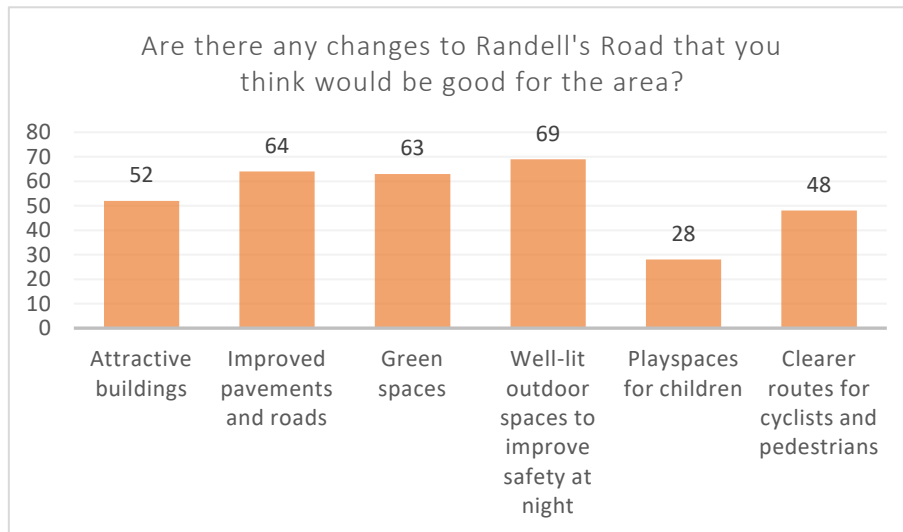


**Outcome:** All 102 residents surveyed answered this question with 48% of those who answered stating that they use the park on a weekly basis.

3. **Question:** A follow up question asked 'Does anything prevent you from using Bingfield Park?'

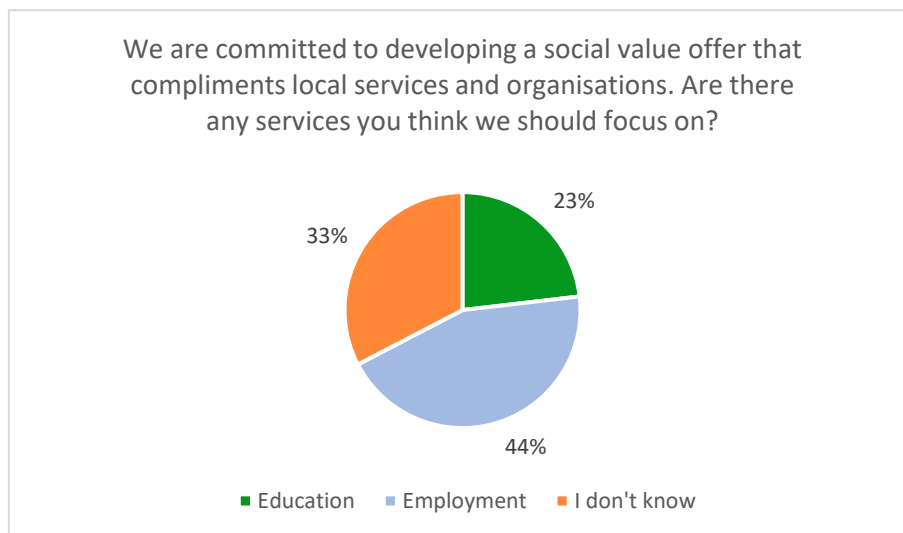
**Outcome:** where those who responded stated that the park made them 'feel unsafe', that there 'Is nothing for me [them] to do there, and/ or that they are 'not interested'. 34% of those asked said that 'nothing prevents me [them] from visiting'.

4. **Question:** Respondents were then asked if there were any changes to Randell's Road would be good for the area.



**Outcome:** Well-lit outdoor areas, improved pavements, and green spaces were popular answers, with play spaces for children being less of a priority for local people. Other comments made by local residents were for the provision of affordable community facilities/ a café or shop.

5. **Question:** We then asked residents, 'We are committed to developing a social value offer that compliment local services and organisations. Are there any services you think we should focus on?'



**Outcome:** 95 people answered this question with 42 of those answering stating that there should be a focus on employment and 22 favouring education.

*General comments made in freeform boxes*

The final set of questions asked residents for general information on what they would like to share with us about the area. A brief overview of these comments can be found below:

## Bingfield Park

Those who used Bingfield Park daily commented that park is "uninviting", "dirty" and, "hard to access for those with disabilities".

### Improved Pavements and Road

- One respondent noted that the area *"has become a dumping ground for drivers to empty their vehicles of litter. Between that, the drug dealers, and lorries (whose drivers frequently urinate on the pavement), it leaves a lot to be desired."*

This was reiterated further by other residents who are concerned about the levels of anti-social behaviour in the area:

- *"People who live opposite did feel that all the ideas for development currently underway had noise issues."*
- One respondent asked for more amenities in the area, they said that *"the area needs more ground floor spaces that are used evening and daytime, not ground floor office space that offers nothing for local people. Cultural and community space that invites people in."*
- It was commented that *"The car parking spaces and the boarded-up garages look really depressing as you pass York Way" and "Routes through on Bingfield St and Outram Place to York Way would be good"*.

One respondent wrote *"Cars regularly ignore pedestrian right of way (when standing on the crossing itself). Perhaps shared space type surfacing would reorientate behaviours"*.

### Lack of Community

- One respondent suggested that *"the area has a lack of spaces for independent creatives; visual artists, photographers, designers, filmmakers, florists, fashion designers, gallerists, ceramicists etc., I workshops/units would encourage new visitors, widen the scope for visitors already visiting King X and be good for the residents to occupy/visit/buy"*.
- There was a further suggestion of places to socialise as one resident *"recently moved here and [does] feel there's is a lack of two main things, a cheaper supermarket, and more social spaces, galleries, a space where there are events going on, talks, art, music. I don't want to say a cafe because it seems that you always have to pay to be able to socialise as it is a very residential area, but I barely see people on the streets."*
- One respondent noted that *"it is a very residential area, but I barely see people on the streets."*

### Support for the Development

- One excited respondent noted that the *"East of York Way urgently needs renovation: employment-led focusing on science sounds just fabulous. Can't wait to see it open and ready to operate."*
- Another supportive respondent wrote that they wanted to *"just mainly to highlight that I live in Outram Place and would love for things to look nicer for my building and the estate around the new development"*.
- A final comment suggested: *"Would be great if the old tube station could be turned into a cool venue/restaurant"*

## Contact us

To speak to a member of the project team, please do not hesitate to use our details below:

Email: [contact@176-178yorkway.co.uk](mailto:contact@176-178yorkway.co.uk)

Phone number: 020 3900 3676