



176-178
YORK WAY

Summary of Public Consultation Feedback to date

March 2024

Overview of our proposals

We have identified an opportunity to transform an underused and largely unoccupied site on York Way into a world-class life sciences facility, that creates new opportunities for local people.

We want to create a place which helps to overcome the biggest scientific challenges. But also, the biggest social challenges, connecting the people who live in Caledonian Ward to the opportunities springing up around them – which all too often, feel distant. We want to create something truly accessible that improves the quality of life not just for the end users of life sciences but for those who live near the laboratories.

We'll do this by:

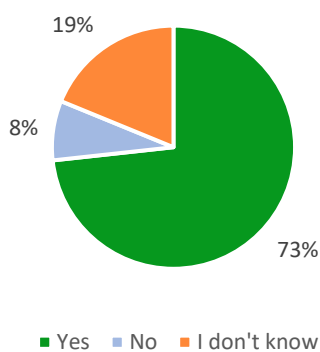
- Creating a truly world-class science and technology building that will work towards solving the world's biggest challenges and support the local economy in Islington.
- Providing pathways into a new and diverse sector, with employment, education, and training opportunities for local people.
- Delivering policy-compliant 10% affordable workspace, creating a more inclusive local economy in Islington.
- Improving public spaces in and around the site, transforming the look, feel and safety of the area with new public walkways, cycle routes and play space amenities.
- Collaborating with local people on our bespoke 5-year social value plan, engaging with local schools and residents to improve skills and access to science and technology jobs.
- Using some of the newest technologies to create a sustainable development that is fit for the future and contributes towards the transition to a low-carbon world.

Early Feedback – Summer 2023

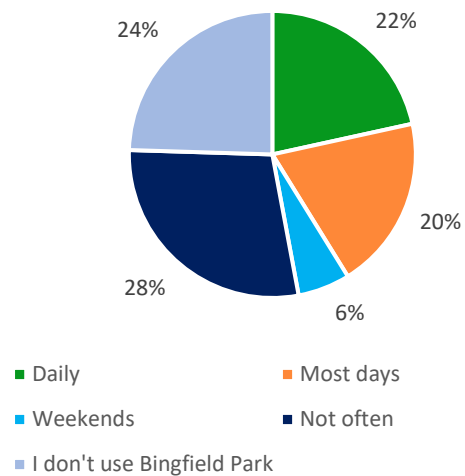
To ensure the proposals respond to local priorities, a Listening Exercise was held in the summer of 2023. A detailed report on the feedback can be found on our project website [here](#).

We heard that local people wanted to improve public spaces and connectivity with Caledonian Road, as well as improve greenery and play spaces. An overview of the findings is below.

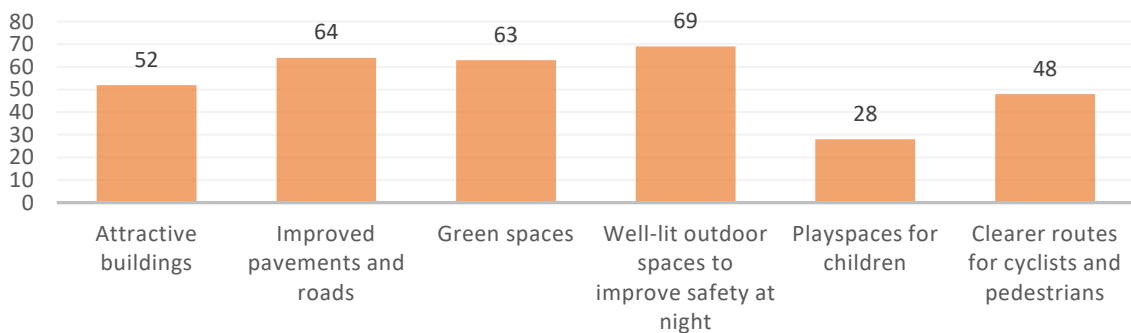
Do you believe that the 176-178 York Way site is in need of redevelopment?



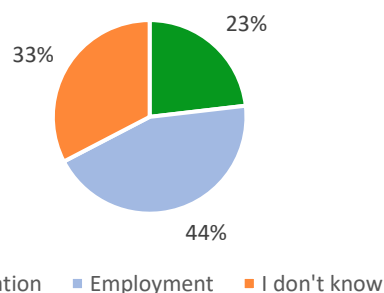
How often do you use Bingfield Park?



Are there any changes to Randell's Road that you think would be good for the area?



We are committed to developing a social value offer that compliments local services and organisations. Are there any services you think we should focus on?



Public Consultation One (December 2023)

Over three days in December 2023, a public consultation was held on-site to show the redevelopment proposals.

In total, 89 people attended the consultation with an overwhelmingly positive response to the proposals.

There was widespread support for the plans, with general appreciation that the existing site adds little value locally and our plans will enhance the area. There was also excitement around our aims to support science and technology and create new pathways into STEM in Islington.

Our online feedback form had 32 responses. The main findings include:

- Overall, 77% of people who answered the survey would like to see the site redeveloped with only 3 people disagreeing.
- Benefits for the public realm around the site were among the most popular benefits, with safety also being important.
- Most respondents, 97%, felt that they understood our proposals; only 1 person indicated they did not.
- People were interested in what will go on within the new building and would like more information on life sciences.
- The team will investigate how we can inform residents about life sciences further through events.
- One respondent asked for more amenities in the area, they said *“It’s fantastic. I hope it goes ahead and brings more life and people to the area, which hopefully will improve Caledonian road shops”*



Above: Images taken from the public consultation event, on site at 176-178 York Way in December 2023.

Public Consultation Two (February 2024)

Over three days in February 2024, a public consultation was held on-site to show the updated proposals. In total, 88 people attended the consultation which included exhibition boards, CGIs, and a full VR experience.

In line with comments that were received from the first exhibition attendees provided further support for the plans. Discussions ranged from supporting the overall development of the site to wider support and potential future access to the building. There was also support for the proposed improvements to public space, and the pocket garden.

Our online feedback form had 22 responses. The main findings include:

- 95% of people who answered the survey would like to see the site redeveloped which is a significant increase from 77% in the last exhibition in December 2023.
- 100% of people felt that they have understood the proposals following the exhibition materials and information.
- 68% of respondents generally felt safe in the area with 32% of people currently feeling unsafe when travelling around the site.
- 91% of people thought that the proposals could help improve safety in the area. This will be created through lighting, planting and natural surveillance and security on site. This aligns with our primary objectives to deliver design and public realm improvements.
- 95% of respondents agreed with the approach that the team is taking towards promoting job and educational opportunities for local people.
- One resident wrote: *“An innovative use of space and opportunity for future proof employment that can only benefit the community and local area.”*



Above: Images taken from the public consultation event, on site at 176-178 York Way in February 2024

Next steps

We are now working to finalise our proposals before submitting them to Islington Council in the coming weeks.

Further information will be provided on the project [website](#) as and when submission occurs, and we'll be back in touch with our neighbours later on in the year.

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

Phone number: 020 3900 3676

About us

Delancey is one of London's leading real estate companies, with extensive experience in delivering large, complex, and mixed-use regeneration projects. We were founded 28 years ago and have worked on many innovative projects across London. You can find more about us via our website [here](#).