

Harrison Street redevelopment

The following questions were asked by members of the public as part of our [online community engagement session held on Thursday 28 May 2020](#). This session was held to provide a high level update on the progress of this project and provide an opportunity to gather community feedback on [this initial draft site plan](#).

In blue are our responses to these questions.

Is the sample plan of 4 units likely to be the actual result?

At this point it is likely that this will be the configuration of the site. However, this is a concept design which is being refined and tested for overall feasibility, and therefore changes are to be expected. It will be further refined based on feedback from the City Housing service and, where possible, feedback from local residents.

The current proposal shows 4 blocks with 9 flats each with 1 carpark. Can you confirm how many bedrooms each flat has? I've heard they are all 4bed family units.

This draft plan is made up of nine units in total; eight 4xbedroom units and one 3xbedroom unit.

Please note: Due to current planning rules at least one parking space is required per residential housing unit.

How many flats (bedroom size) and carparks were in the old flats (presumably a different offering with 1&2bed units in the mix) and what is the specific rationale for changing to just large units?

Previously on this site were 12 units; six studio apartments and six 2xbedroom units. There were also seven car parking spaces. We are looking at building larger units (4 and 3 bedroom) to address the current portfolio shortfall in housing for families.

Previously the council housed retired/elderly individuals and couples within small units in the Harrison Street Flats. What market is the council now looking to house and why?

The previous buildings on this site were built according to what was needed by the city at the time. Within the city today there is a lack of suitable family housing for those on low incomes. This redevelopment seeks to make better use of this site and provide more affordable family units for those on low incomes.

We urge you to include disability accessible units in the Harrison St housing development. We have first hand knowledge of the excellent location of Harrison St both for buses (all wheelchair accessible) and Brooklyn in general.

The Council has committed to working with accessibility advisers to inform how Council's own projects can include options for those with disabilities and mobility challenges, improving the supply of accessible housing in the city. This commitment is written into the Council's Housing Strategy. Currently we are investigating accessible units for this site and where possible will be ensuring that accessibility is achieved.

Will there be access through the property for the residents who historically have access?

This is the first draft site plan and will be refined over time based on feedback from the City Housing service and, where possible, feedback from local residents. Access to the site will depend upon the final configuration of the site and by permission from City Housing as the landowners.

Will the boundary fence be in the same place it is now? I am especially interested in the west boundary.

As this is the first draft of this site plan and it is expected to be refined over the coming weeks based on the needs of City Housing, the physical site conditions and, where possible, the feedback of the local community. It is not possible for us to say definitively at this stage

It is hard to tell from the plan – how close are the Block A decks from the boundary fence?

Emphasising that this is an initial draft plan of the site and subject to change, based on this draft the proposed decks would be approximately 2 metres (at the closest point) from the boundary fence.

What are the outside striped rectangulars on the plan?

On this draft plan these indicate possible locations for clothes lines

What is the timeline?

The current construction timeline for this development is that work will begin on the retaining walls of the site in September this year, in November construction on the redevelopment itself is expected to begin and the entire site is projected to be completed by the end of 2021.

Is there an opportunity to utilise one of the car park spaces within the development to use as a Mobility Park? Or alternatively to find space within the development for a mobility park?

Any accessible parking spaces provided on this site would be for tenants only. Unfortunately this development is not suitable for providing parking for members of the public.

City Housing has a very limited amount of land on which it can provide social housing. The intention for this development is to provide parking for tenants and their visitors only so as to make most use of this land for housing.

An additional challenge for City Housing with regard to parking is that their land is classified as private property. This means the cost of parking enforcement falls to the social housing service and not the street wardens. If public parking were to be offered on this site then this could result in additional costs to City Housing.

Can you confirm that there is one double or single bedroom on the ground floor? and is the kitchen for the whole townhouse?

Based on this current draft plan the bedrooms shown on the ground floors are all double bedrooms and each townhouse unit has a kitchen and bathroom located on the ground floor.

Could you clarify what any provisions are for improving the turning area at the end of Harrison St?

As part of the work on this redevelopment the Housing Development Team are currently looking to provide some additional turning provision to the end of the site where it adjoins Harrison Street as indicated on the draft plan.