

# Eastfields Phase 1 Overview





# Character Areas



The Sparks



Linear Park



The Link Streets - 2-Storey Houses



The Belvederes - 3-Storey Houses

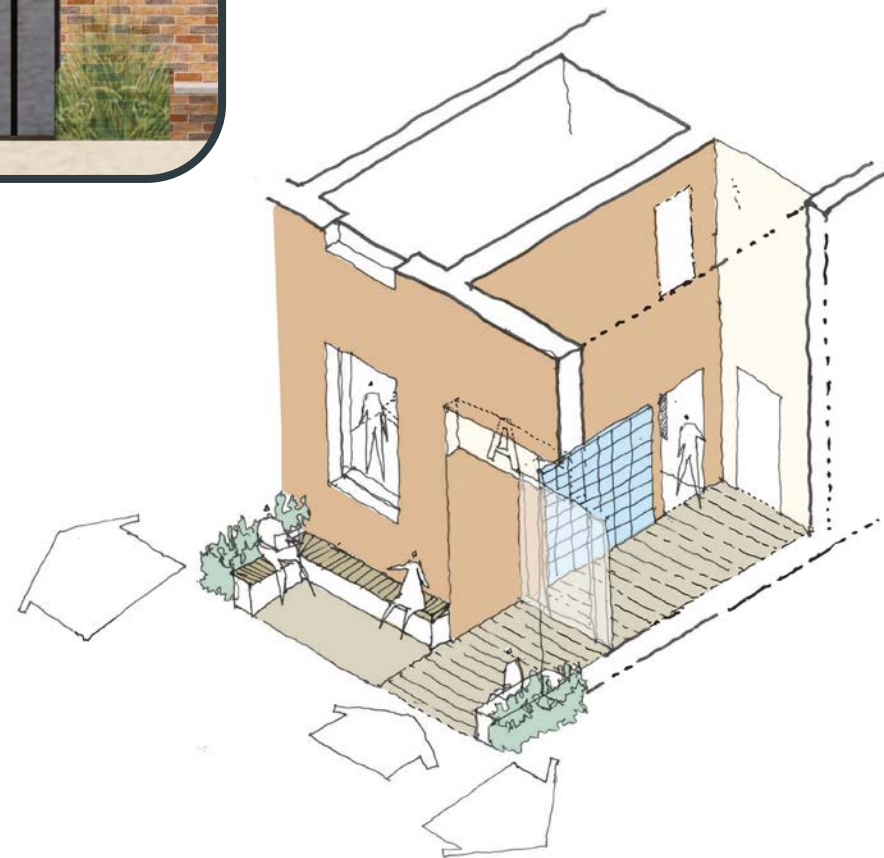
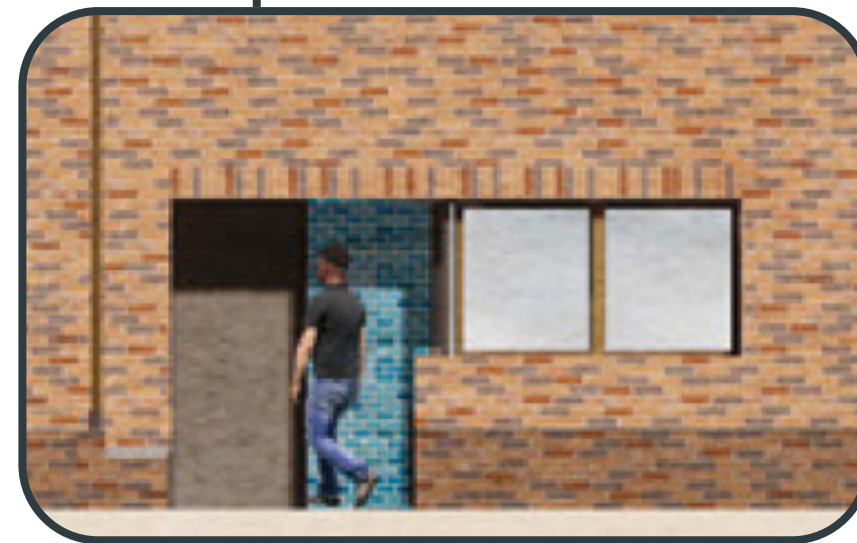




LOCATION PLAN

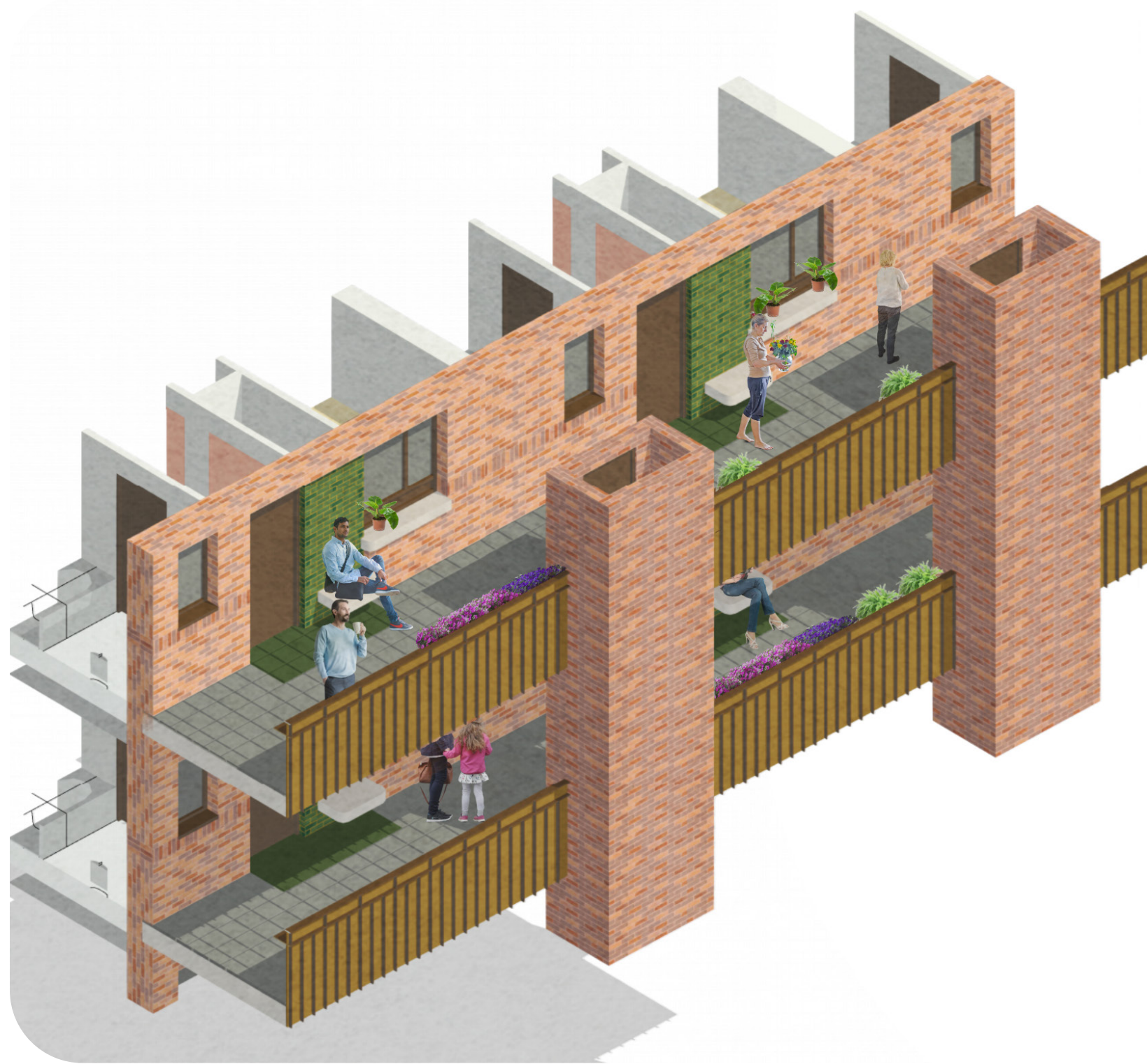


# Entrances



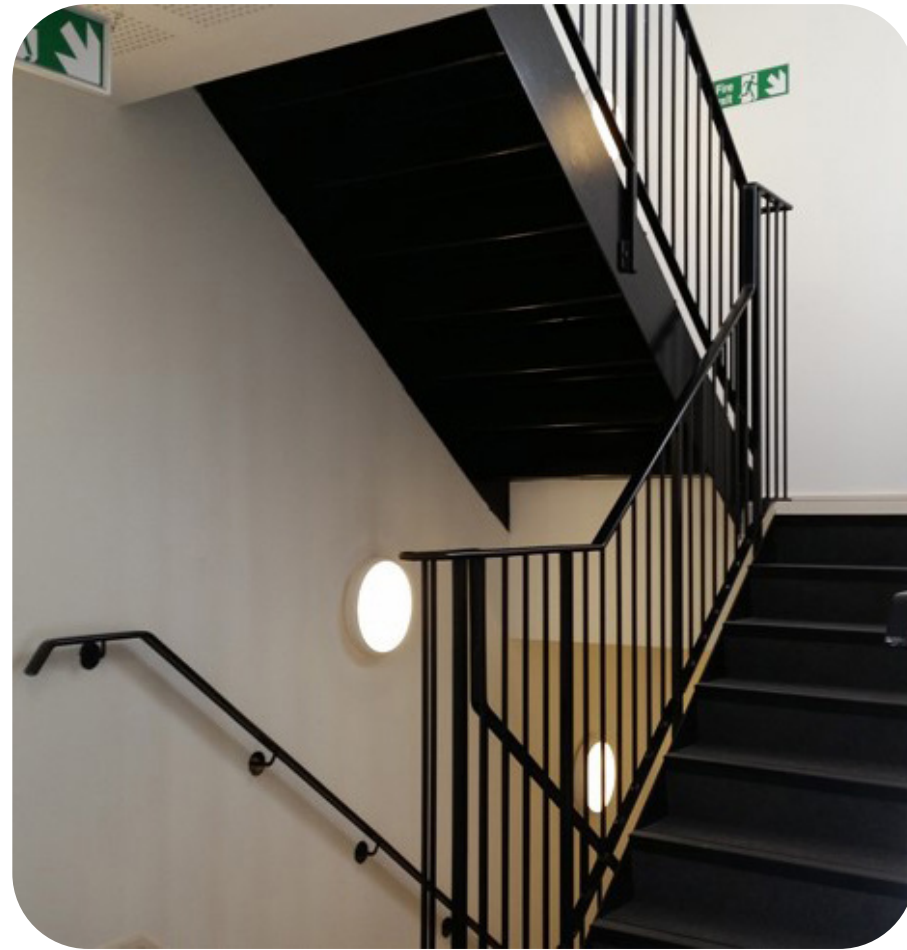


## Communal Routes





# Communal Finishes



Typical communal stairwell



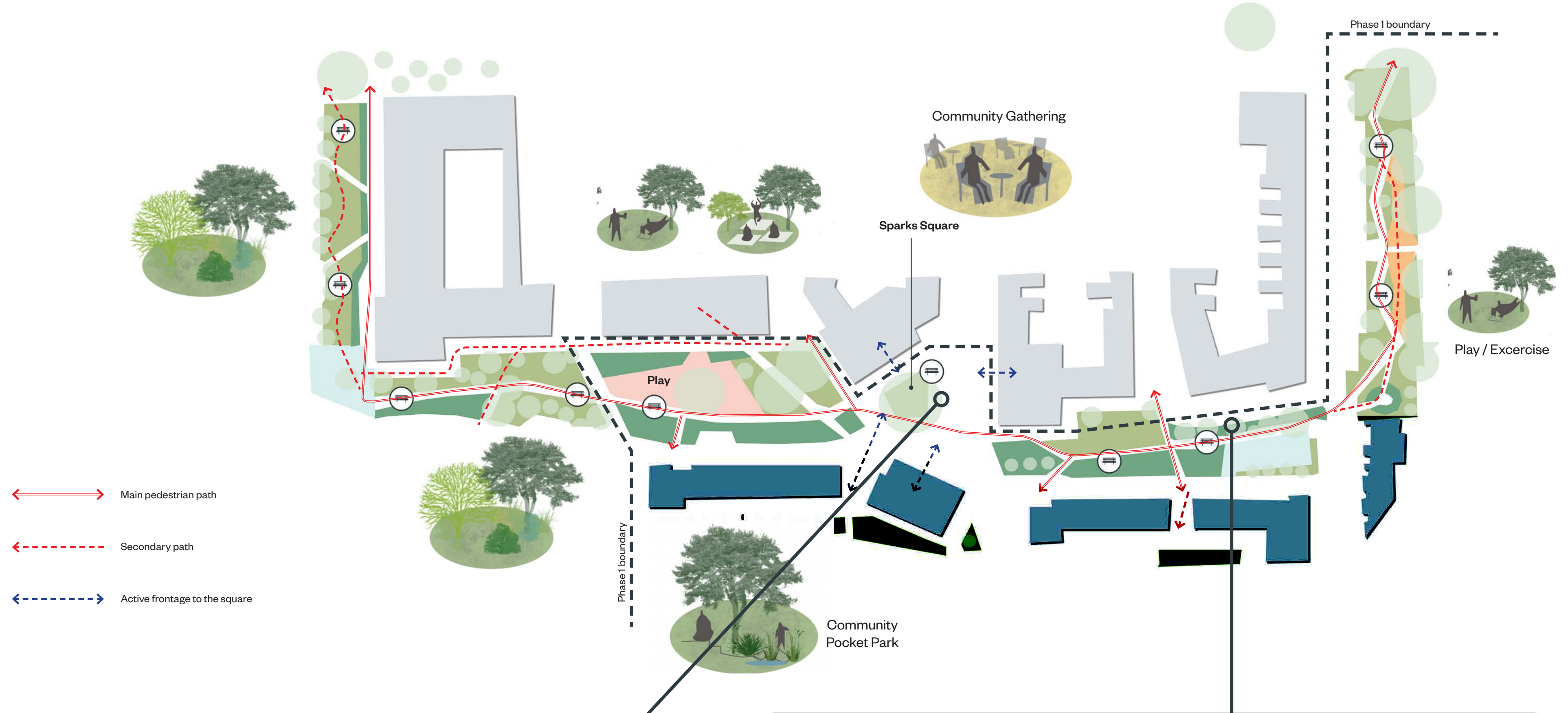
Typical communal post boxes



Typical communal walkway



# Landscape Concepts





# Landscape Detail

## Linear Park

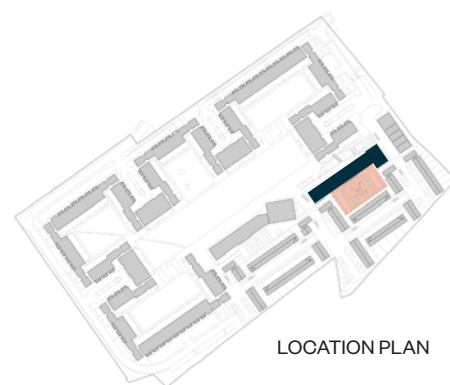
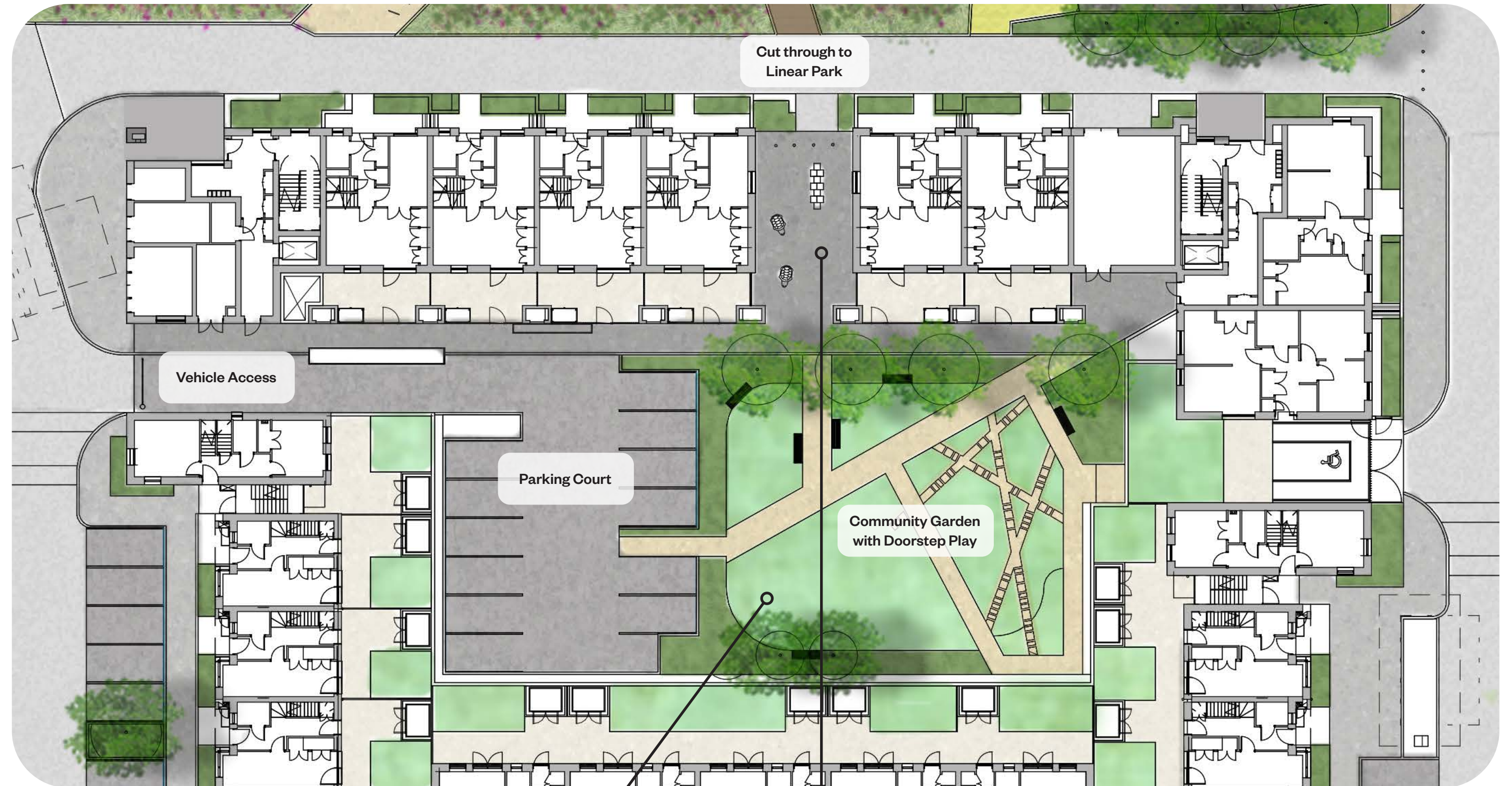
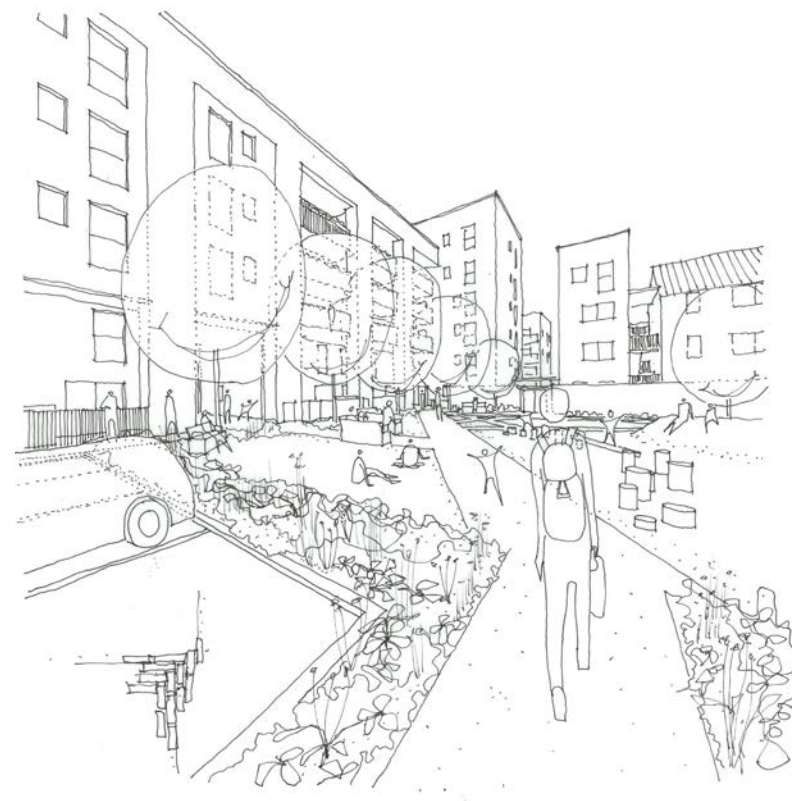


- |   |   |
|---|---|
| ① Flat frontages with low rail and hedge  | ⑩ Seating area, swale boardwalk   |
| ② Service access route and path with removable down bollards at road entrances                                    | ⑪ Central neighbourhood square with high quality paving, planters and seating |
| ③ Pedestrian paths connecting the linear park   | ⑫ Shared surface route for vehicles delineated by paving details              |
| ④ Dry swale with boulders and crossing deck access  | ⑬ Change of surface to Belvederes   |
| ⑤ 'Woodland Playground' with natural play incorporated into the landscape and designated play area for 5-11 years | ⑭ Visitor bike stands   |
| ⑥ Temporary paths connecting to existing buildings retained in Phase 1  | ⑮ Outdoor gym   |
| ⑦ Raingarden  |   |
| ⑧ Community activity space  |   |
| ⑨ Existing lawn   |   |

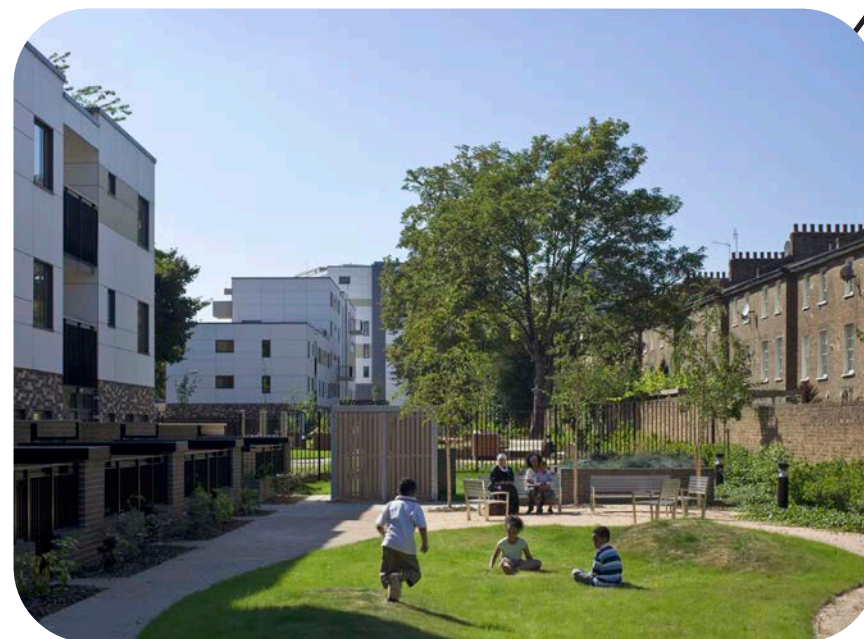




# Block C Courtyard



LOCATION PLAN



Open lawn for picnics and informal play



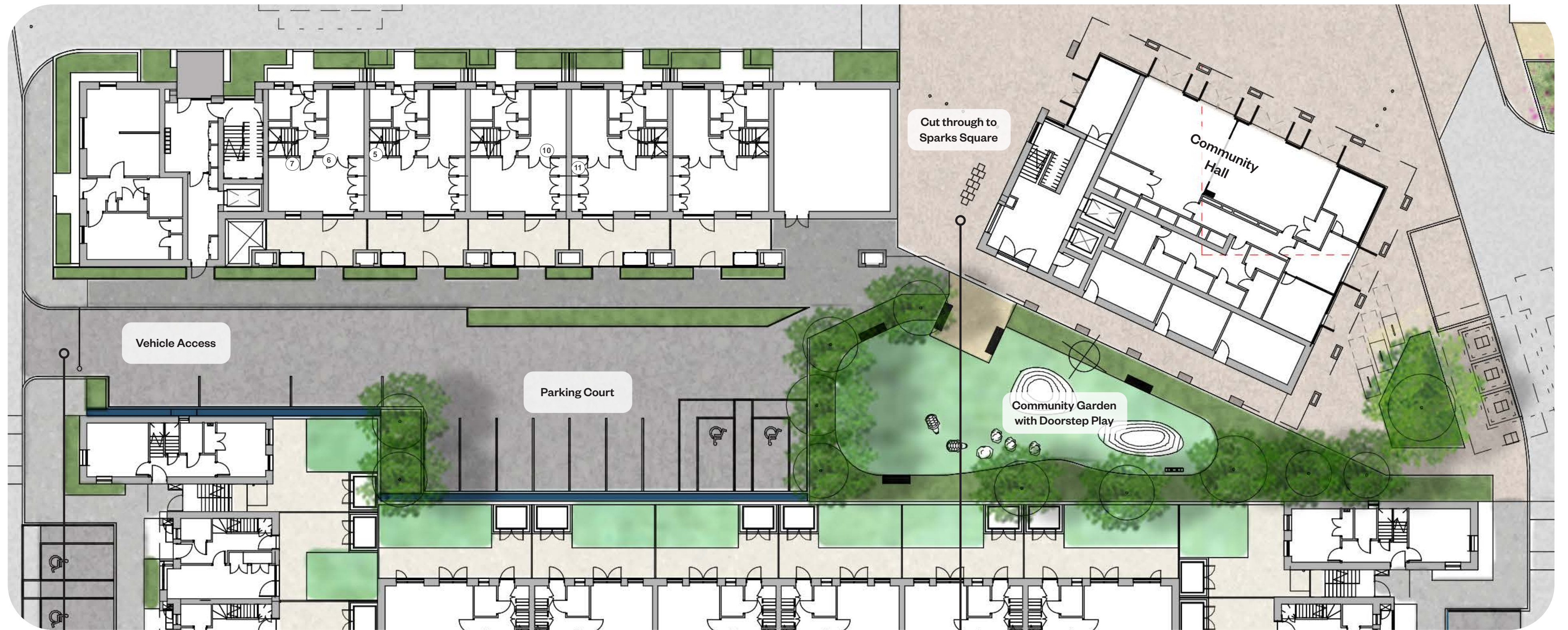
Informal play elements in the undercroft routes (colourful animals)



Informal play elements in the undercroft routes (hopscotch)



# Block D Courtyard



Controlled access to residential parking



Doorstep play precedent



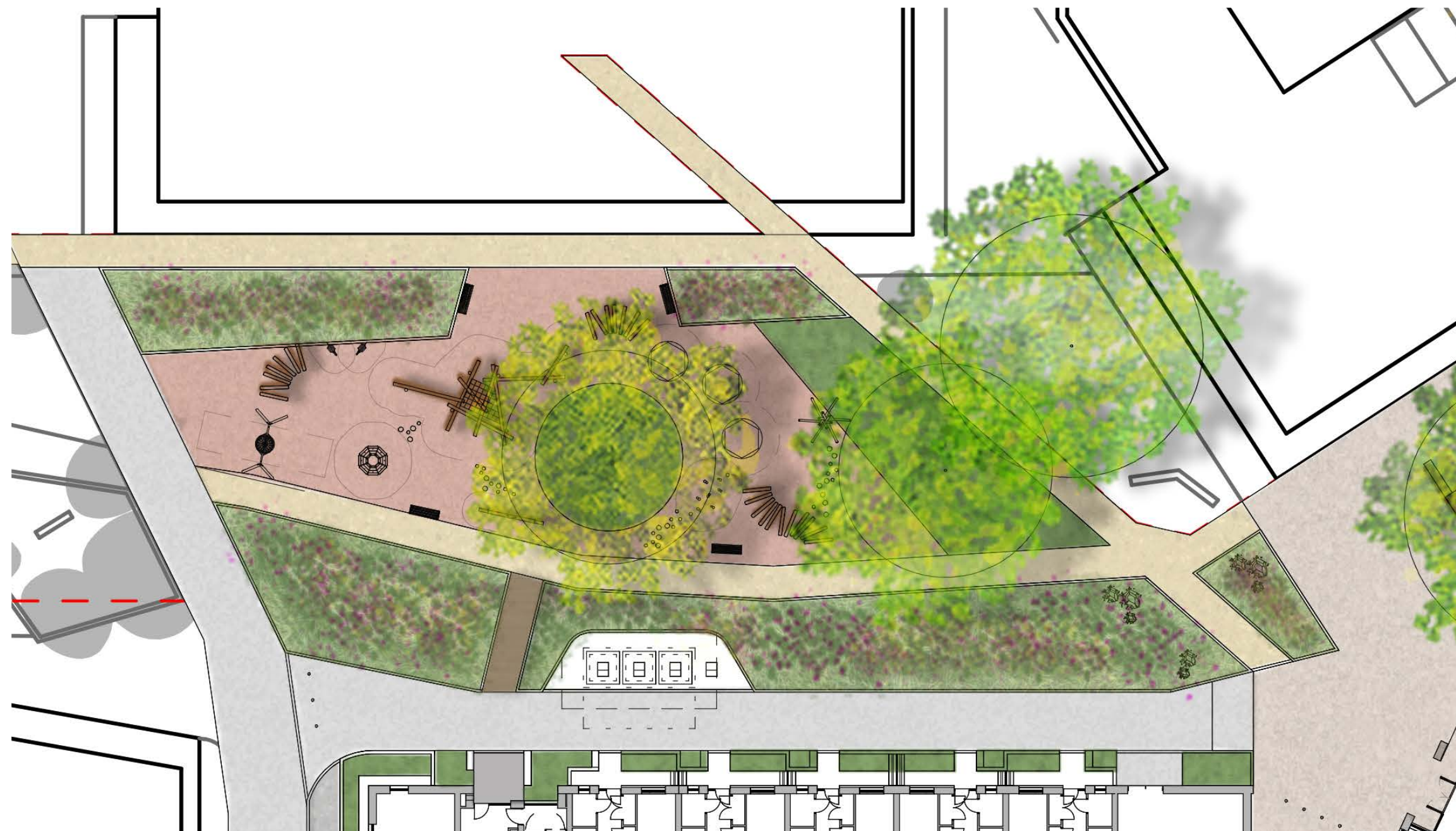
Informal play elements in the undercroft routes (hopscotch)



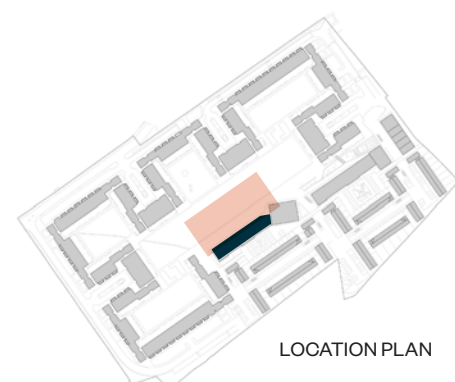
LOCATION PLAN



# Play - Linear Park Western Edge



'Woodland' Playground



LOCATION PLAN



Timber stepping beams



Stepping logs



Inclusive dish roundabout



Climbing frame



Jumping discs



Inclusive springie



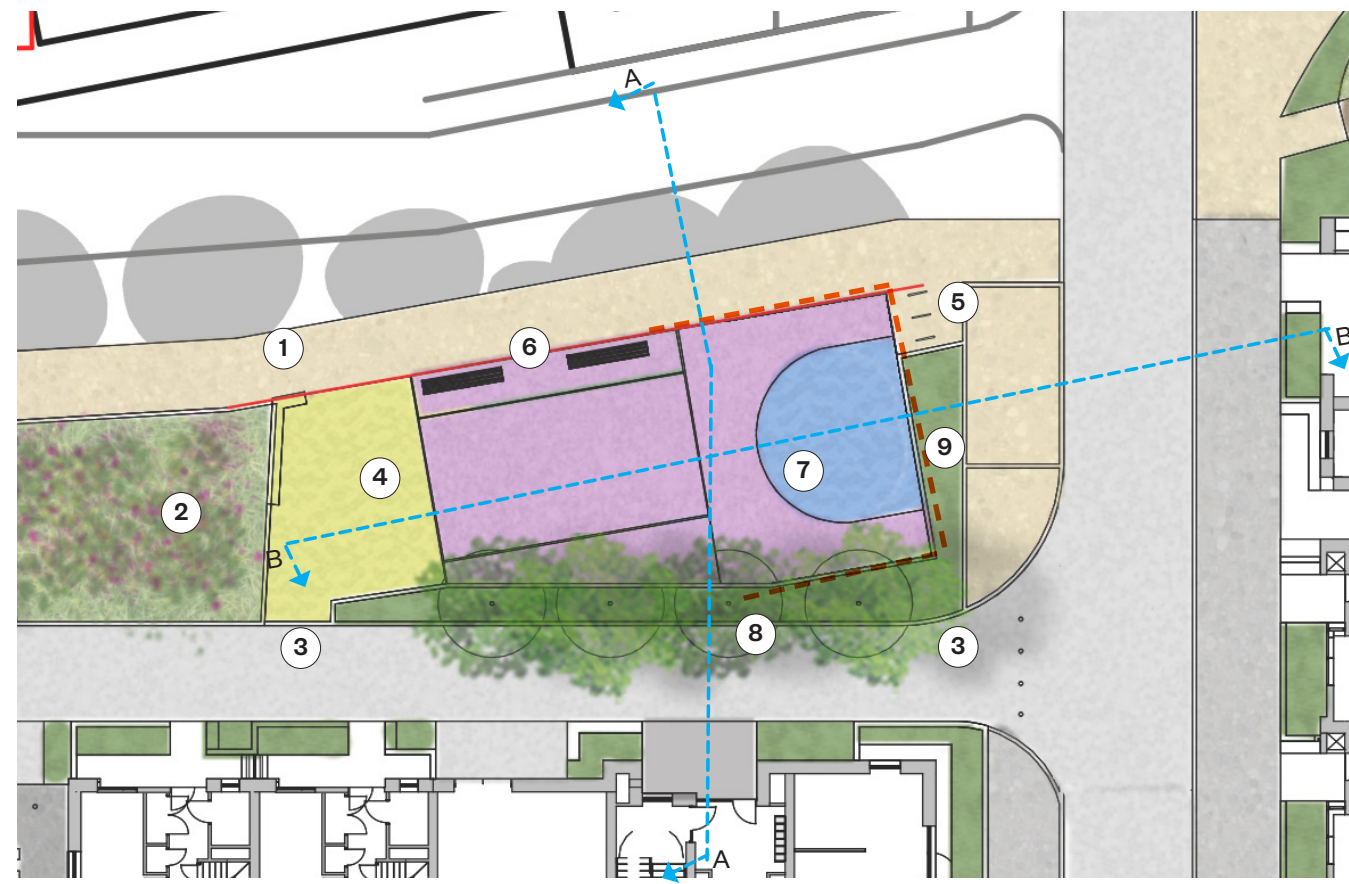
See saw



Inclusive Basket Swing



# Play - Linear Park Eastern Edge



Flexible Games Court Plan

## Plan Key

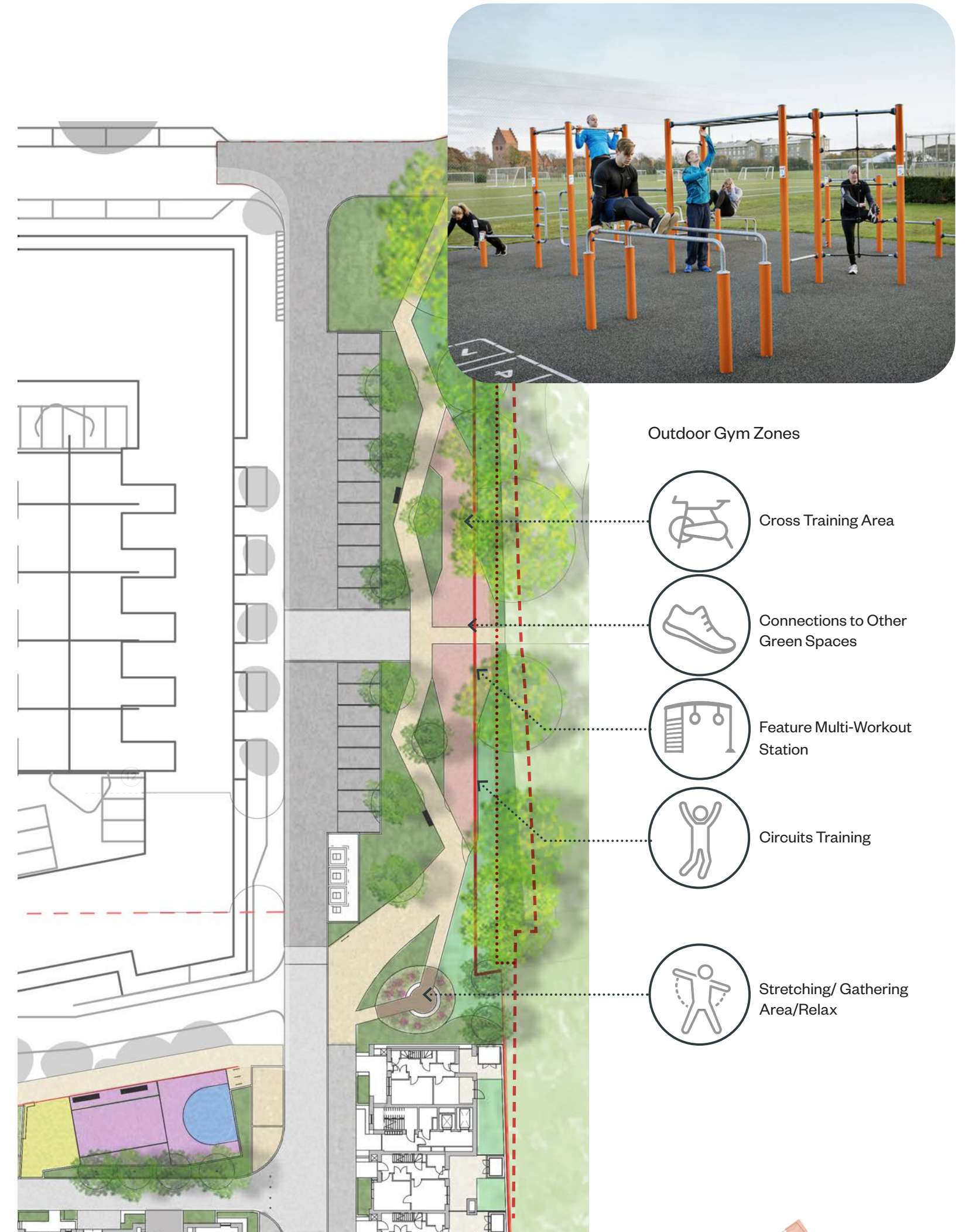
- ① Pedestrian paths connecting the linear park
- ② Swale with boulders and crossing deck access
- ③ Universal access to Flexible Games Court space
- ④ Climbing wall
- ⑤ Bicycle stand
- ⑥ Low seating areas
- ⑦ Flexible Games Court to accommodate different activities
- ⑧ Planting buffer
- ⑨ Transparent fence and landscape buffer
- Transparent fence alignment



Illustrative Section AA of court



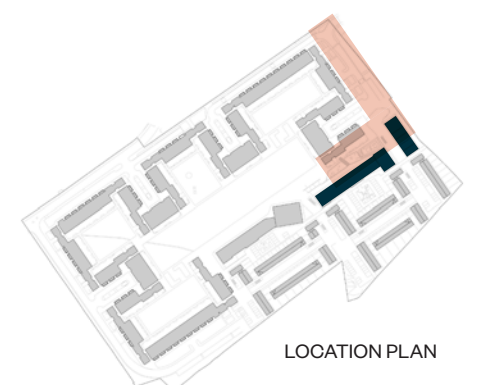
Illustrative Section BB of court



Outdoor Gym Plan

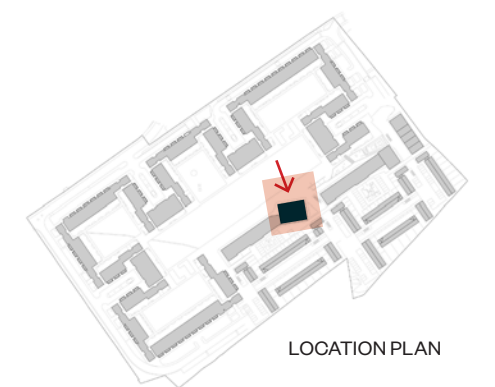
## Outdoor Gym Zones

- Cross Training Area
- Connections to Other Green Spaces
- Feature Multi-Workout Station
- Circuits Training
- Stretching/ Gathering Area/Relax



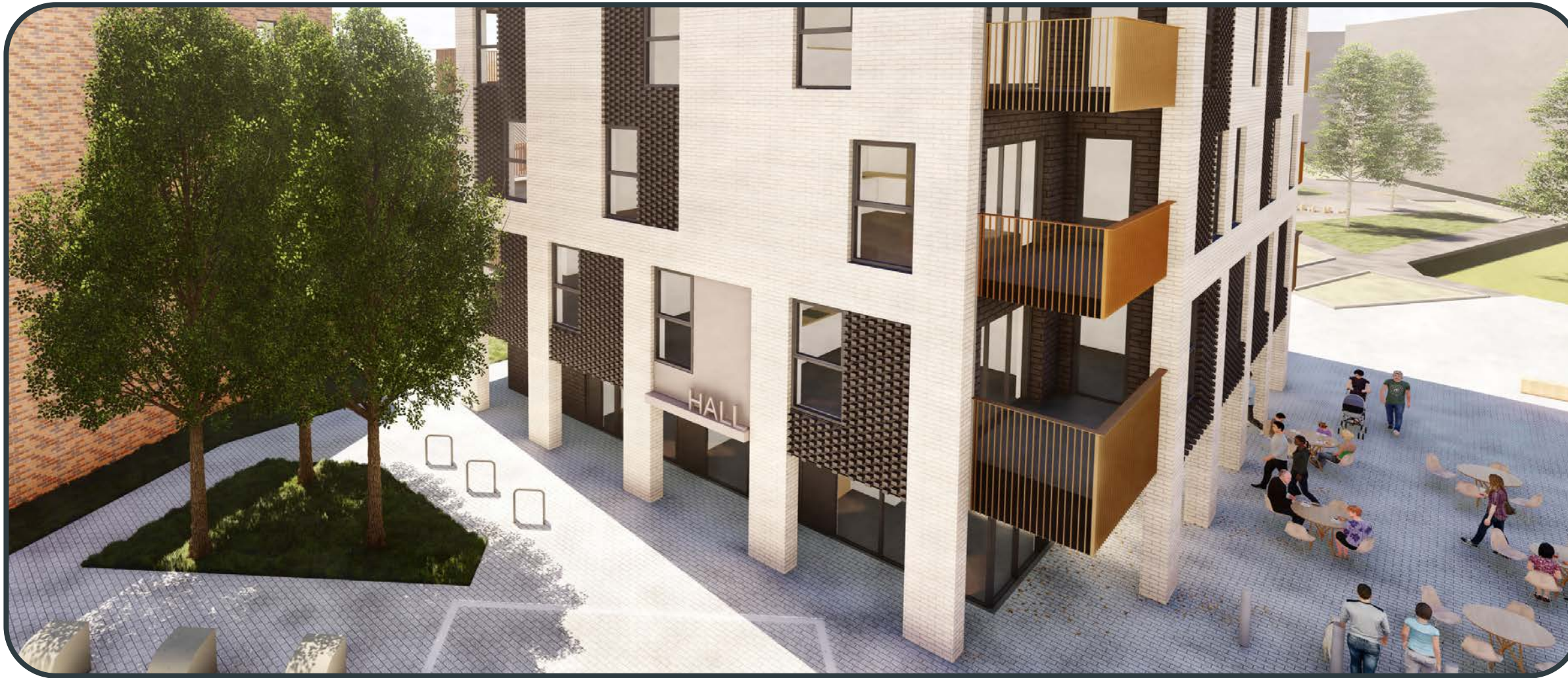
LOCATION PLAN







## Entrances



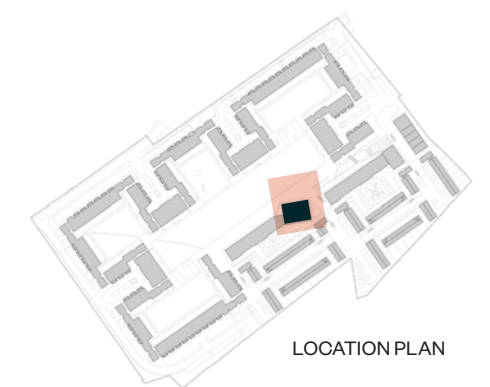


# Sparks Central Square



## Plan Key

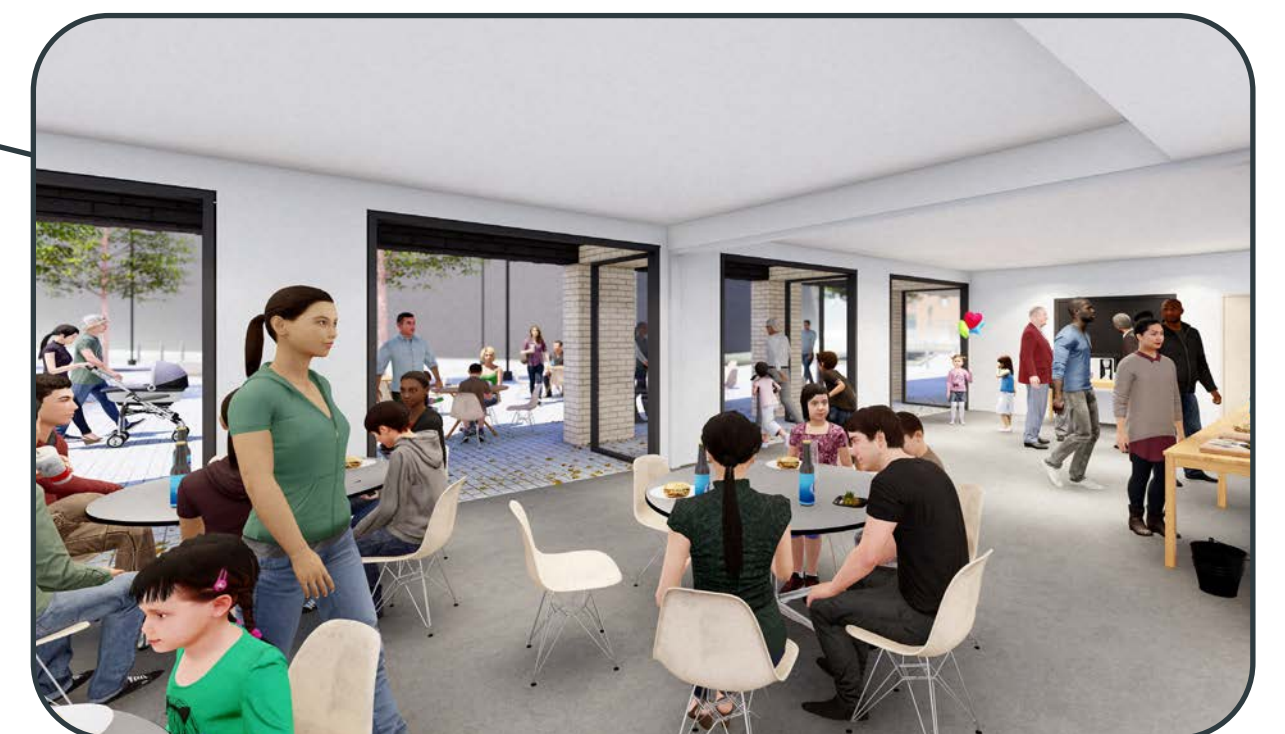
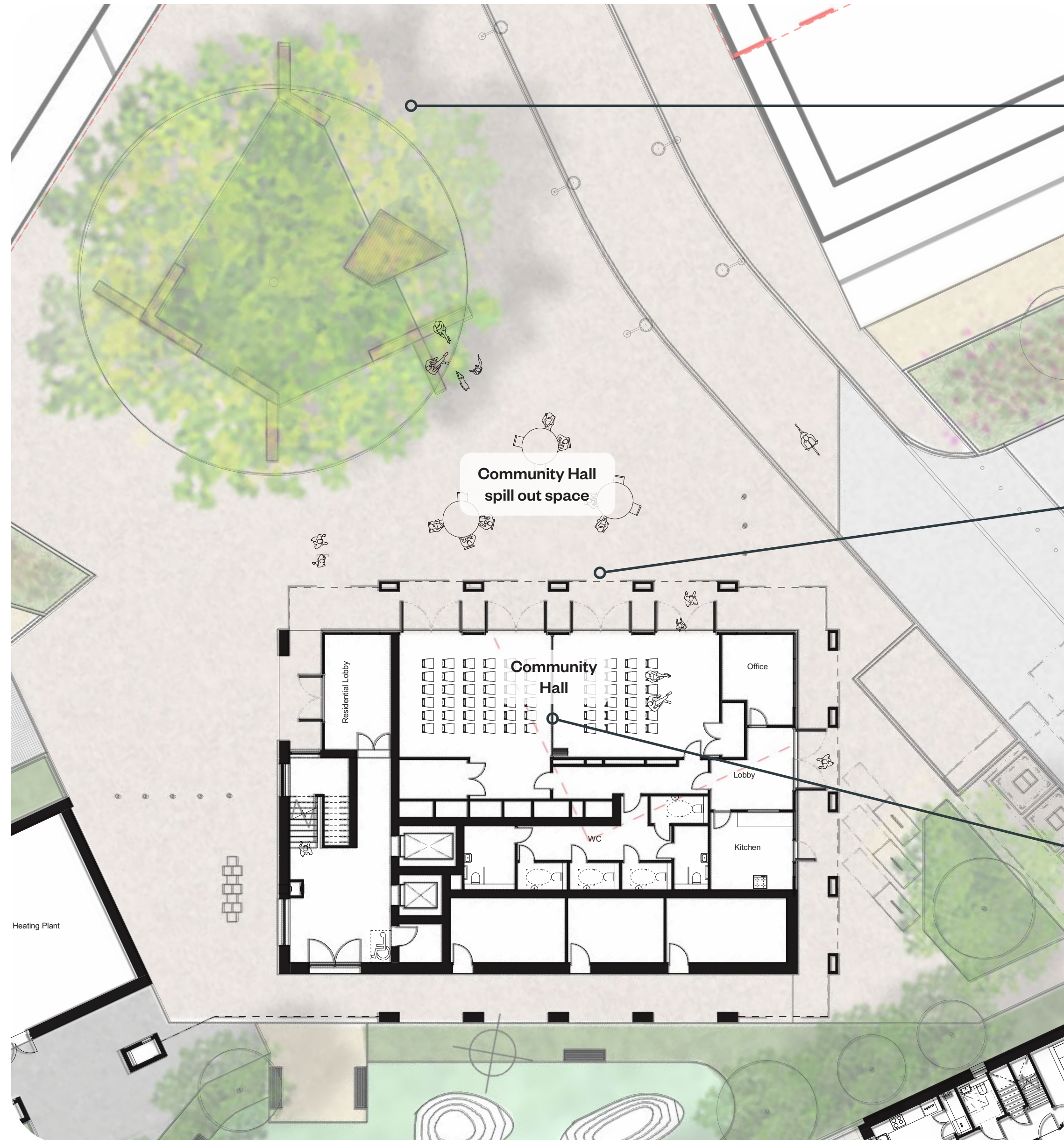
- ① Swale
- ② Existing tree - Category A oak tree
- ③ Community hall entrance
- ④ Community hall spill-out area
- ⑤ Concrete benches
- ⑥ High quality block paving
- ⑦ Shared surface route delineated by paving details
- ⑧ Column lights aligned with access route
- ⑨ Removable bollards
- ⑩ Bicycle stands
- ⑪ Small performance 'stage'



LOCATION PLAN

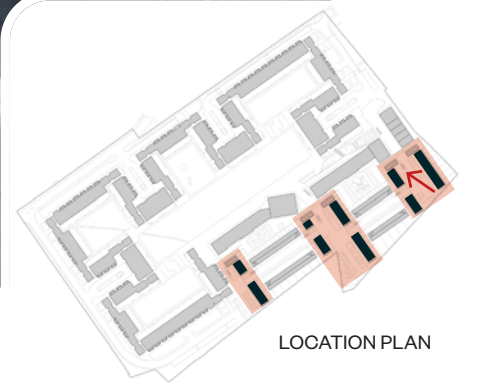


# Sparks Community Hall



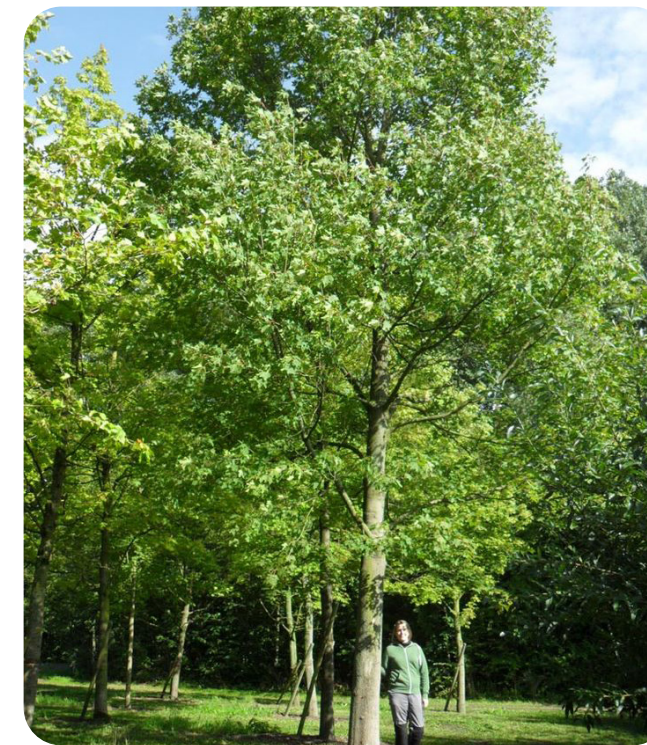
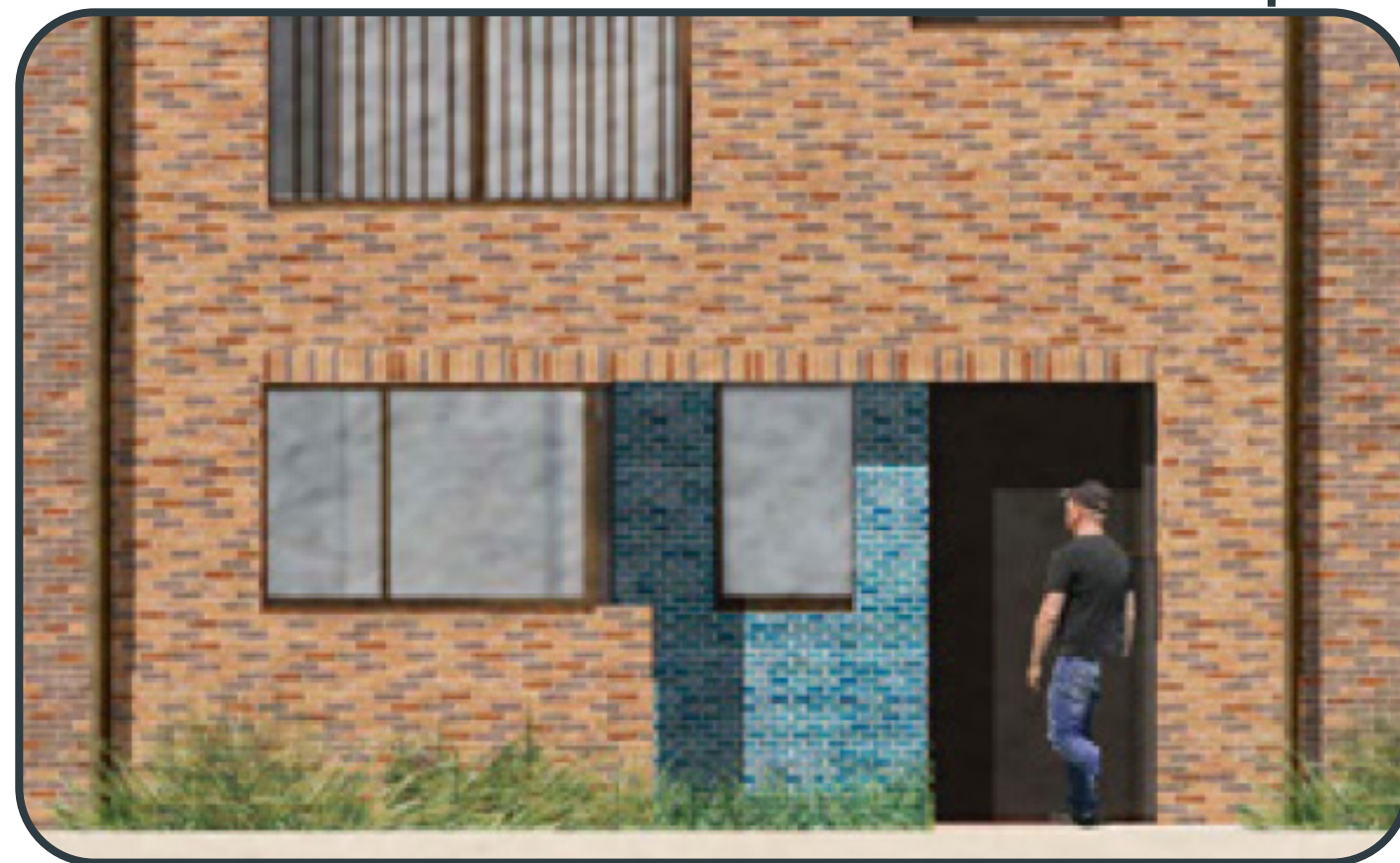


# The Belvederes





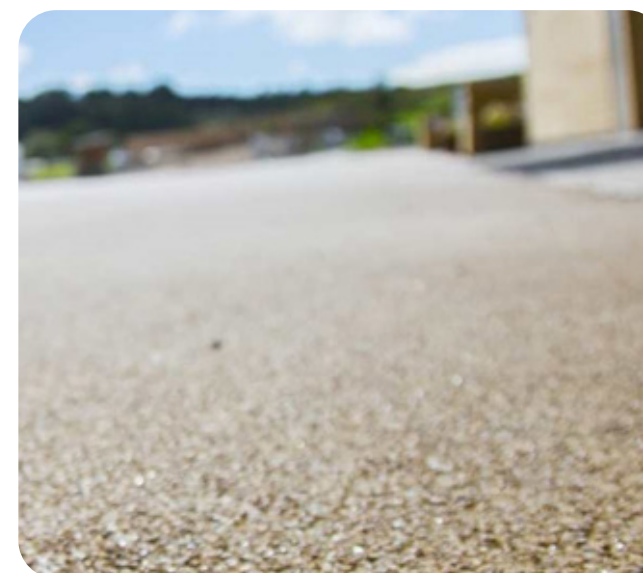
## Entrances / Landscape



Typical Belvedere Tree  
(pollinator, wildlife attracting)



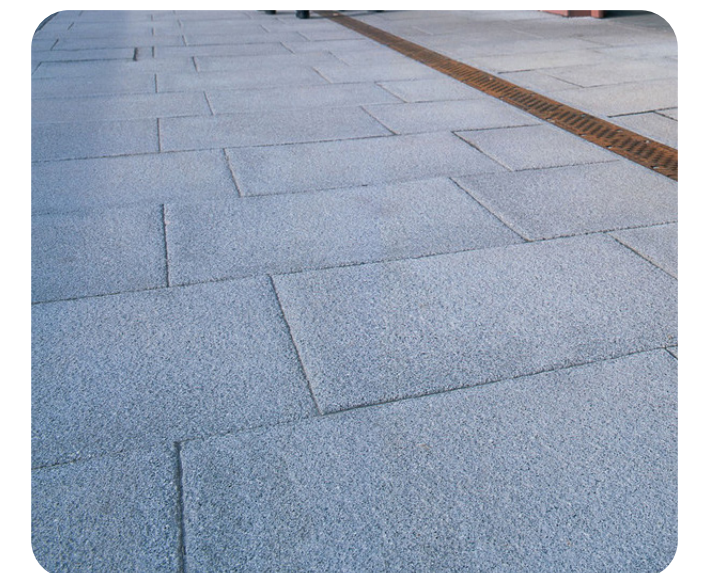
Typical Belvedere Tree  
(pollinator, wildlife attracting)



Belvedere - Coloured Asphalt

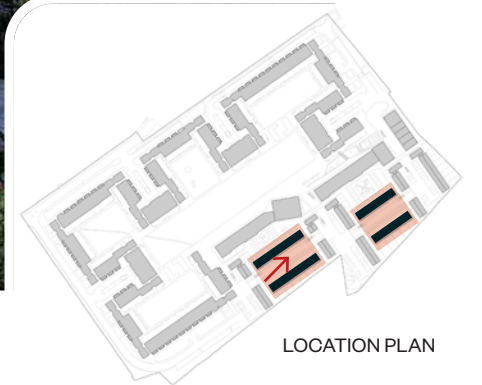


Belvedere - Block paving parking spaces



Belvedere - Slab paving pavements







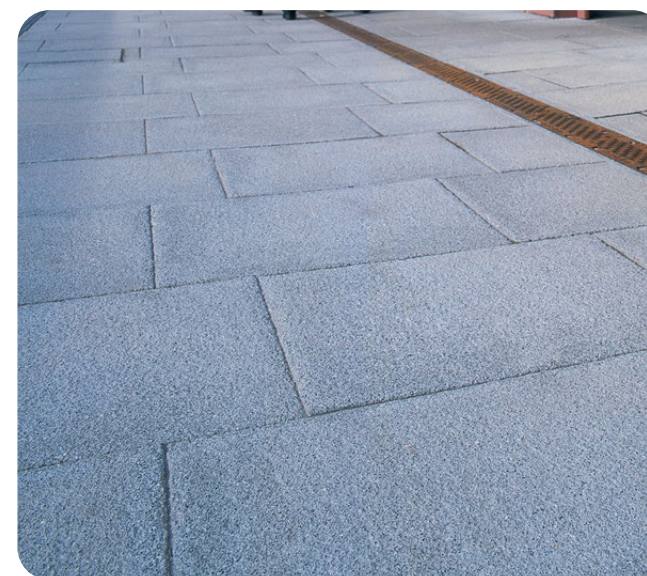
## Entrances / Landscape



Typical Link Street Tree



Typical Link Street Tree



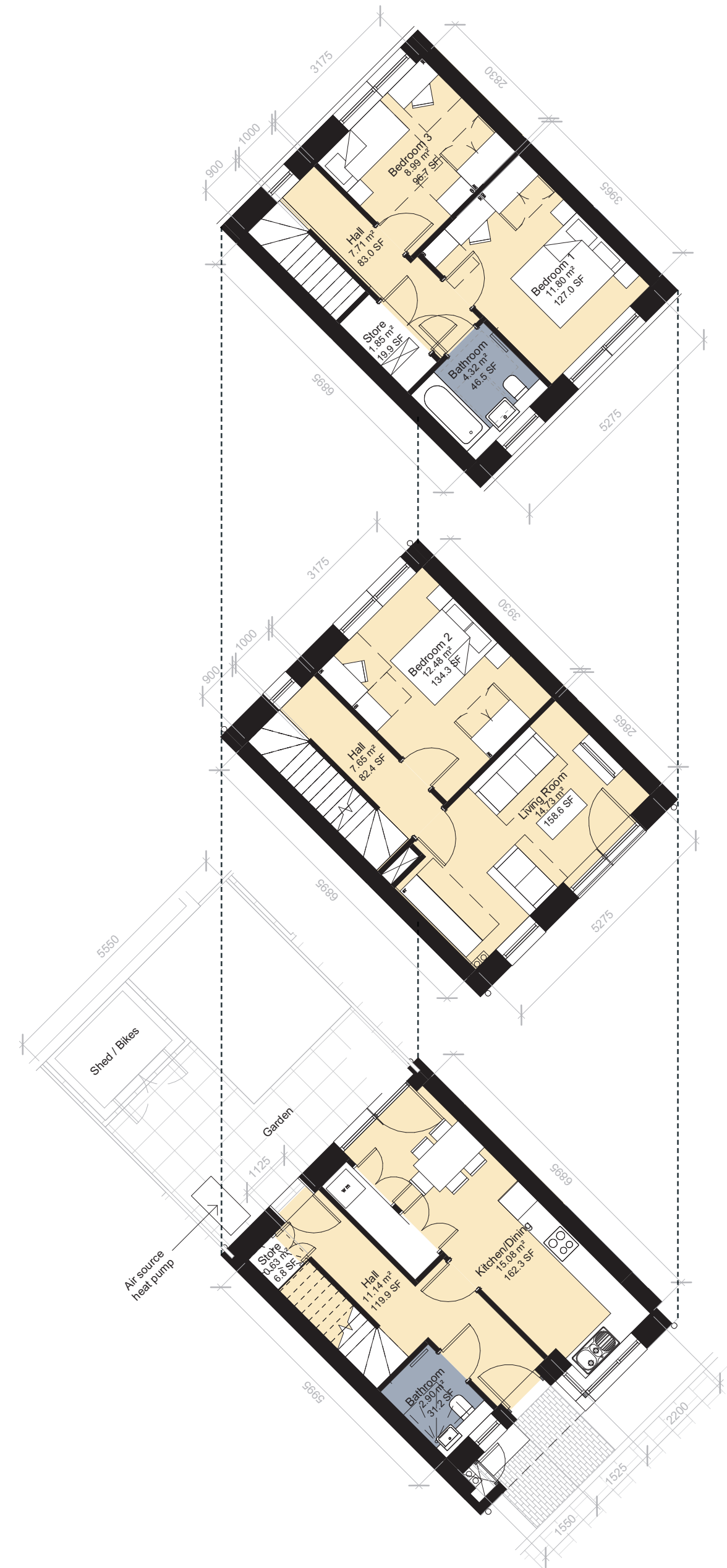
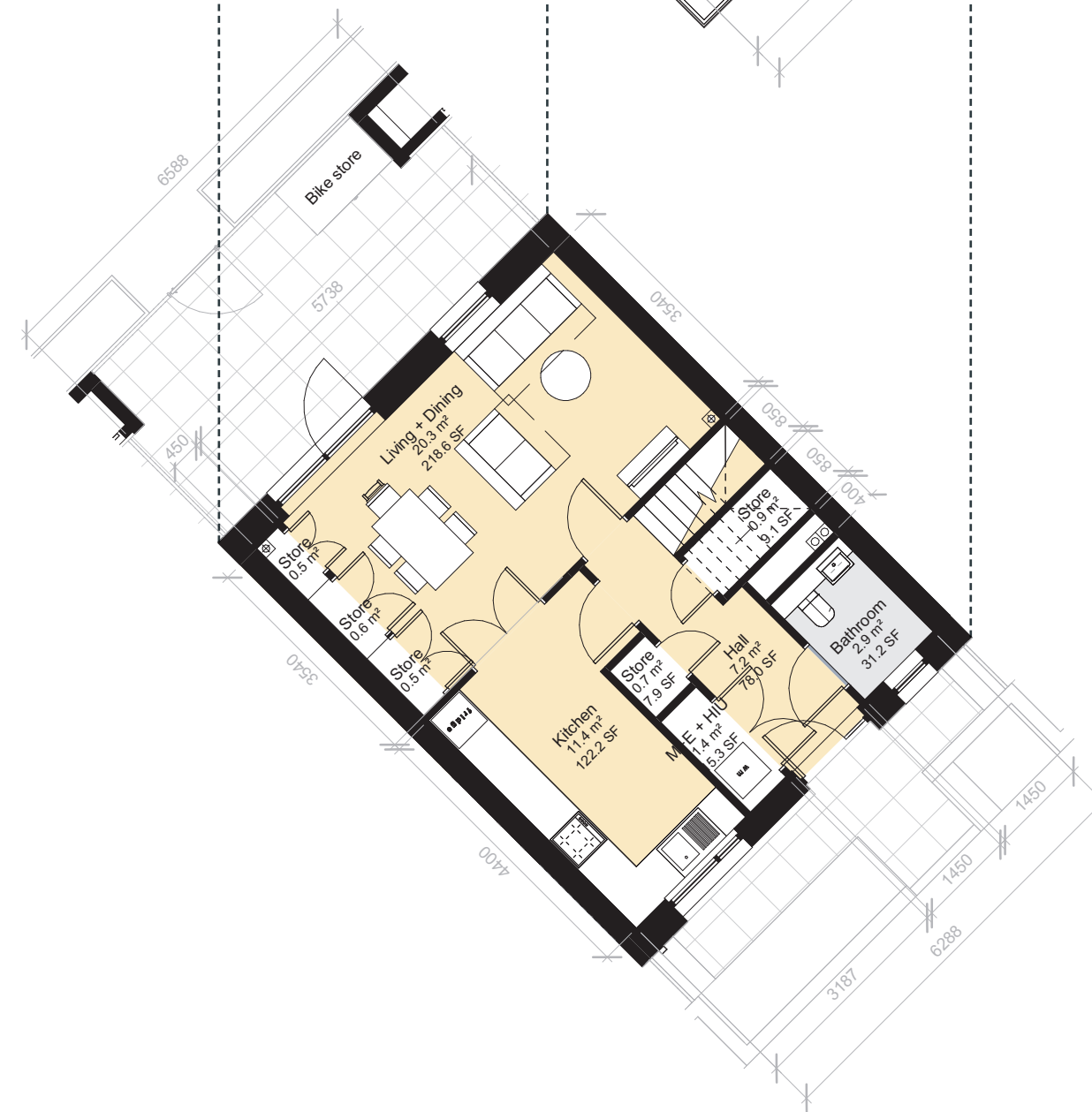
Link Street Paths



Link Street Tarmac

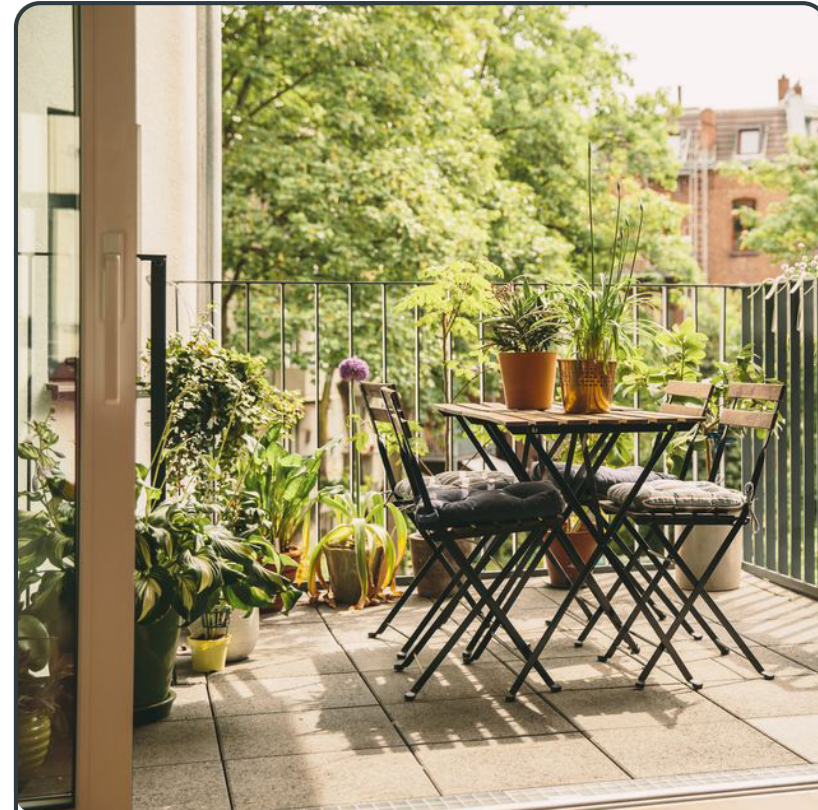


# Typical Layouts

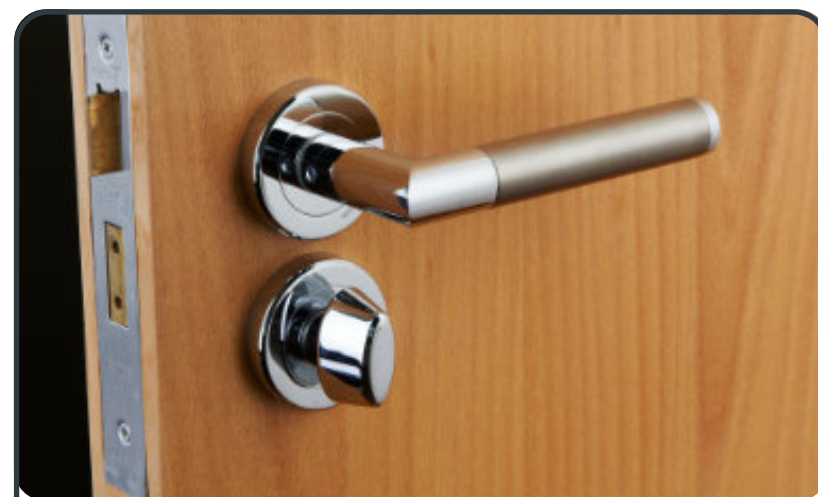




# Typical Finishes



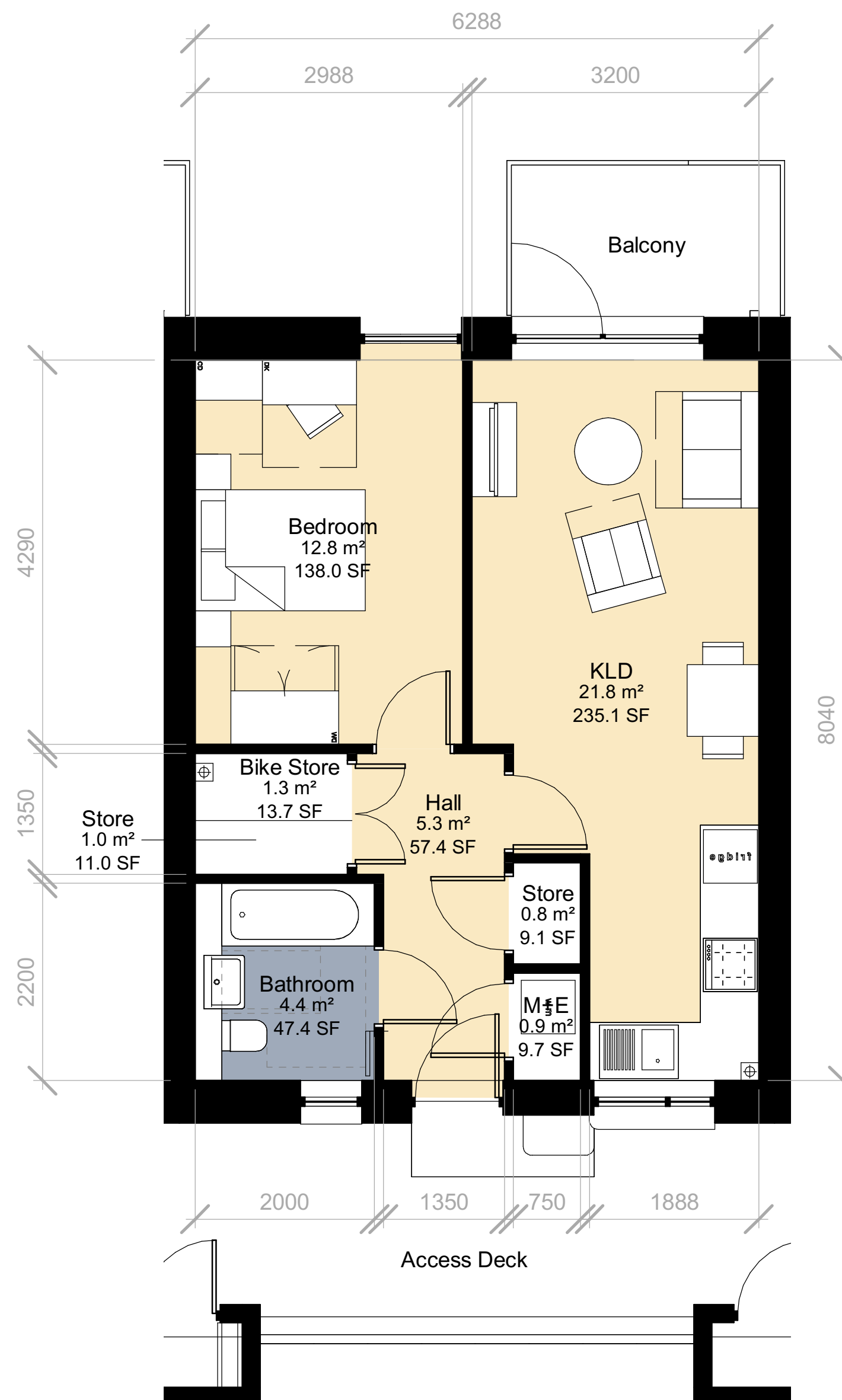
Typical balcony



Typical internal door handle



Typical bathroom floor finish



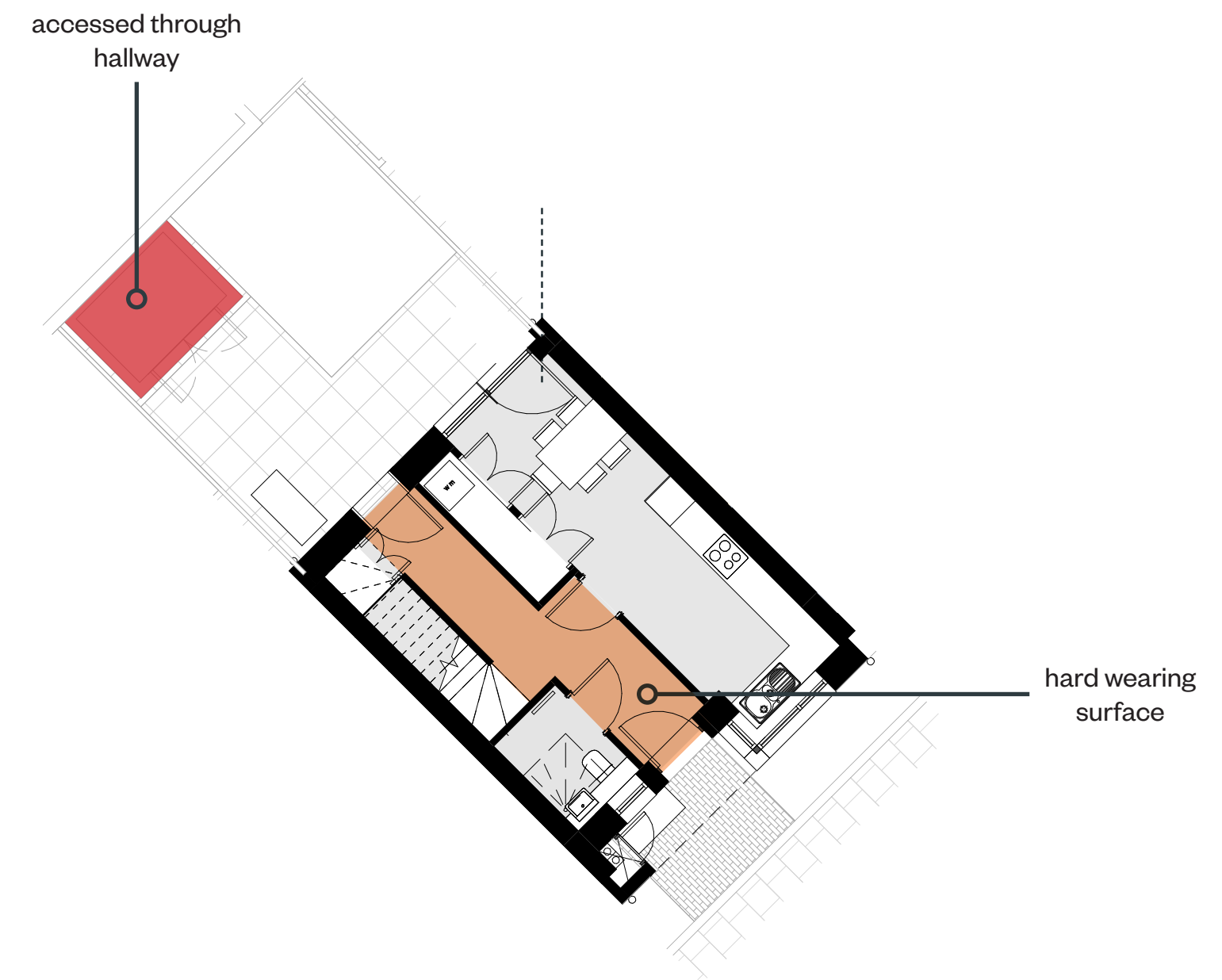
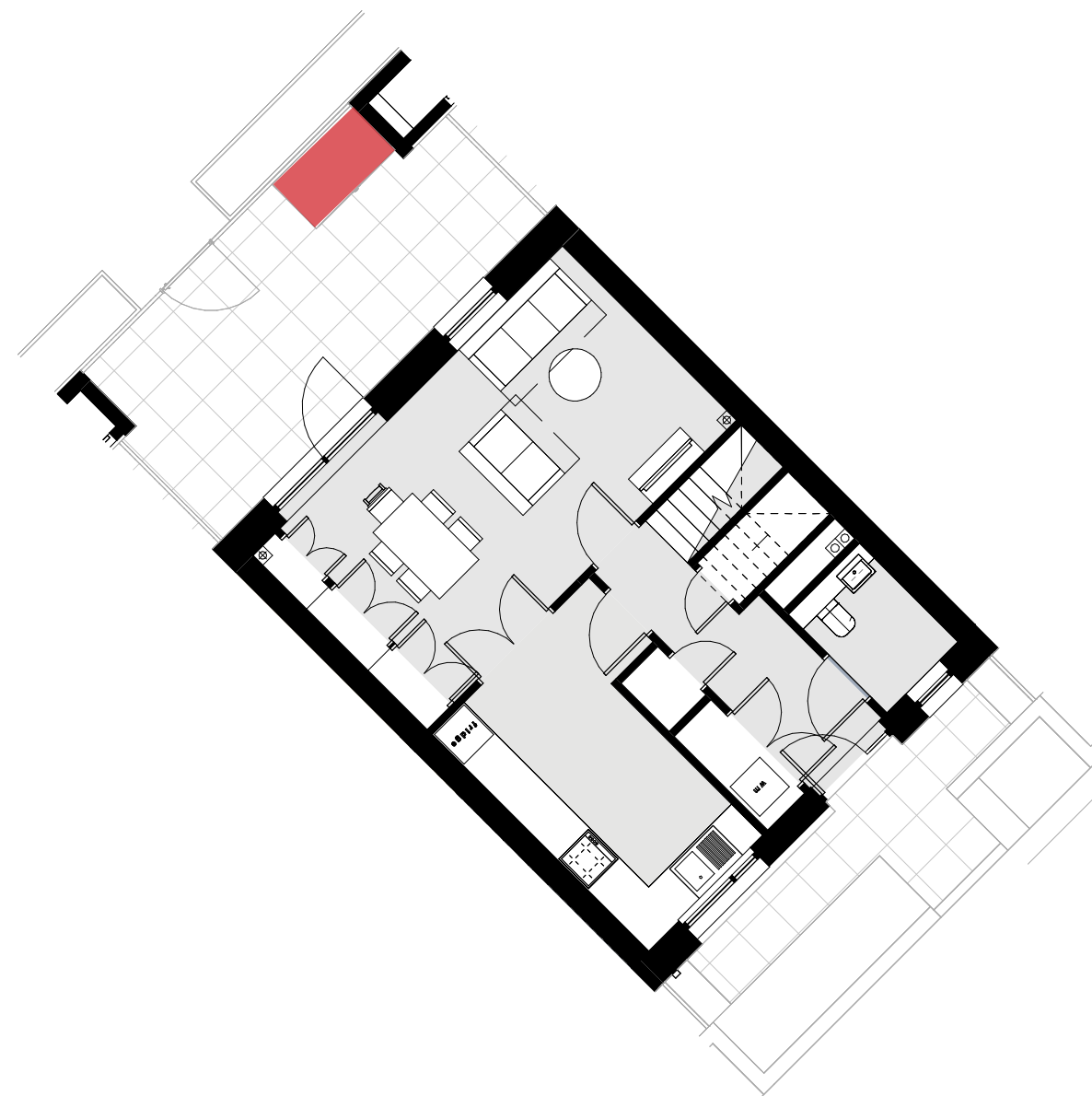
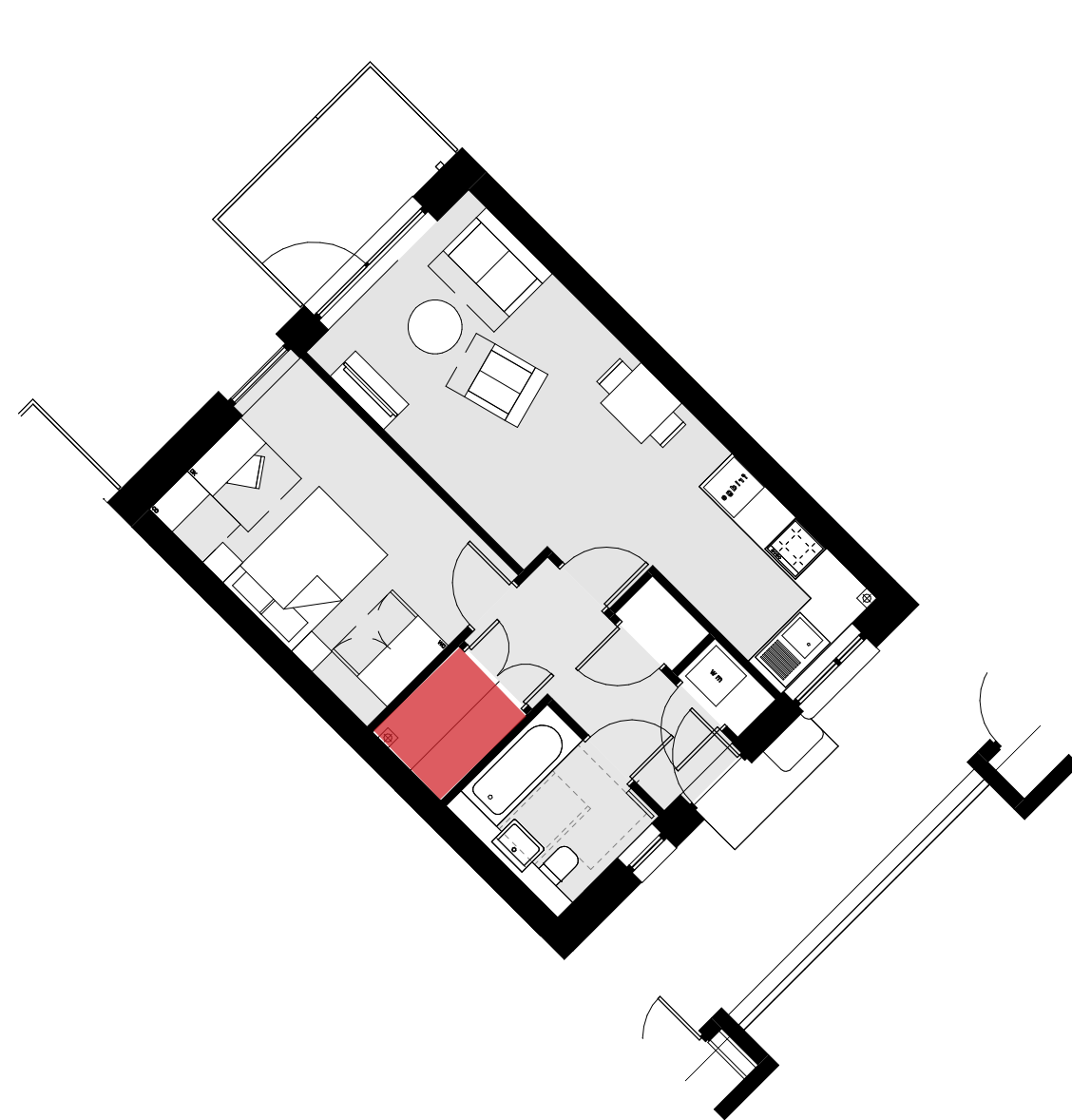
Typical internal floor finish



Typical Kitchen finishes



# Bike Storage



Linear Park Flats



Oversized cupboard for bikes or extra storage

Linear Park Maisonettes



Bicycle storage box

3-Storey Houses

2-Storey Houses



Bike Store / Shed



# Parking



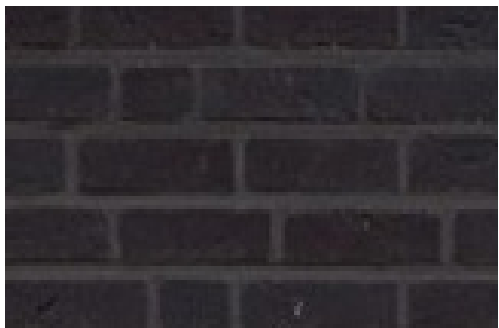


# Materials - Brick

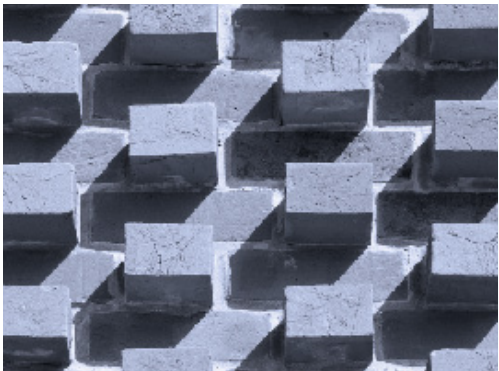
Light Facing Stock Brick



Charcoal Facing Stock Brick



Brick Texture



Stock Brick - Light Mix



Stock Brick - Dark Mix



Light Facing Stock Brick



Stock Brick - Light Mix

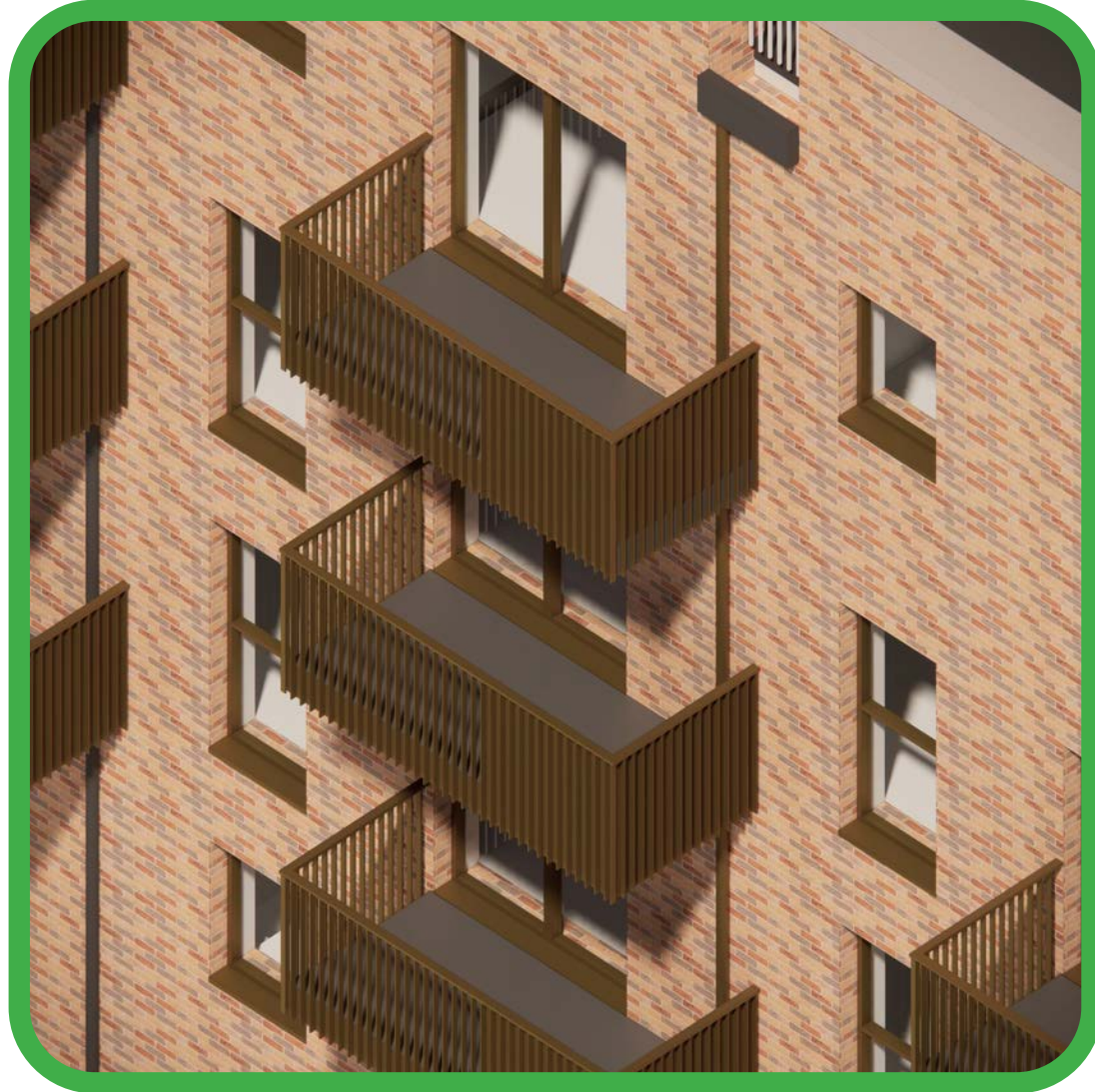


Stock Brick - Dark Mix





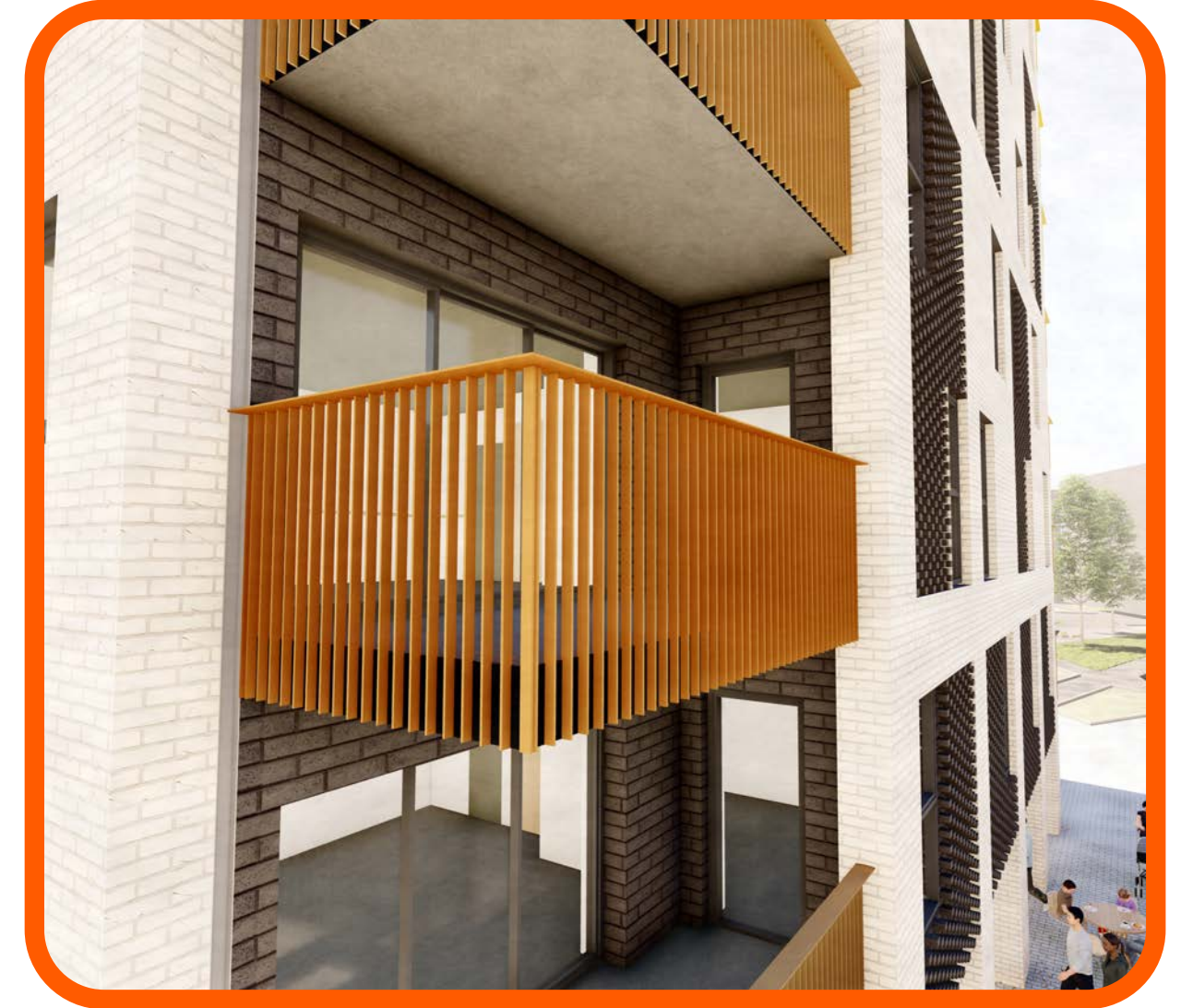
# Materials - Metal



Block A Balconies



Block C/D Balconies



Sparks Balconies



Link Street Roofs



Belvedere Roofs



## **when works will begin....**

We aim to start on site as soon as possible following planning approval

Subject to Clarion acquiring all the private sector properties in phase 1, we expect to start works on site in late 2022.

If this is not possible the very latest we will start demolition will be 2024.

The construction will be in a number of sub-phases to allow residents to move into their new homes as soon as they are completed.

The last sub-phase will complete in late 2026.



Thank You!

