

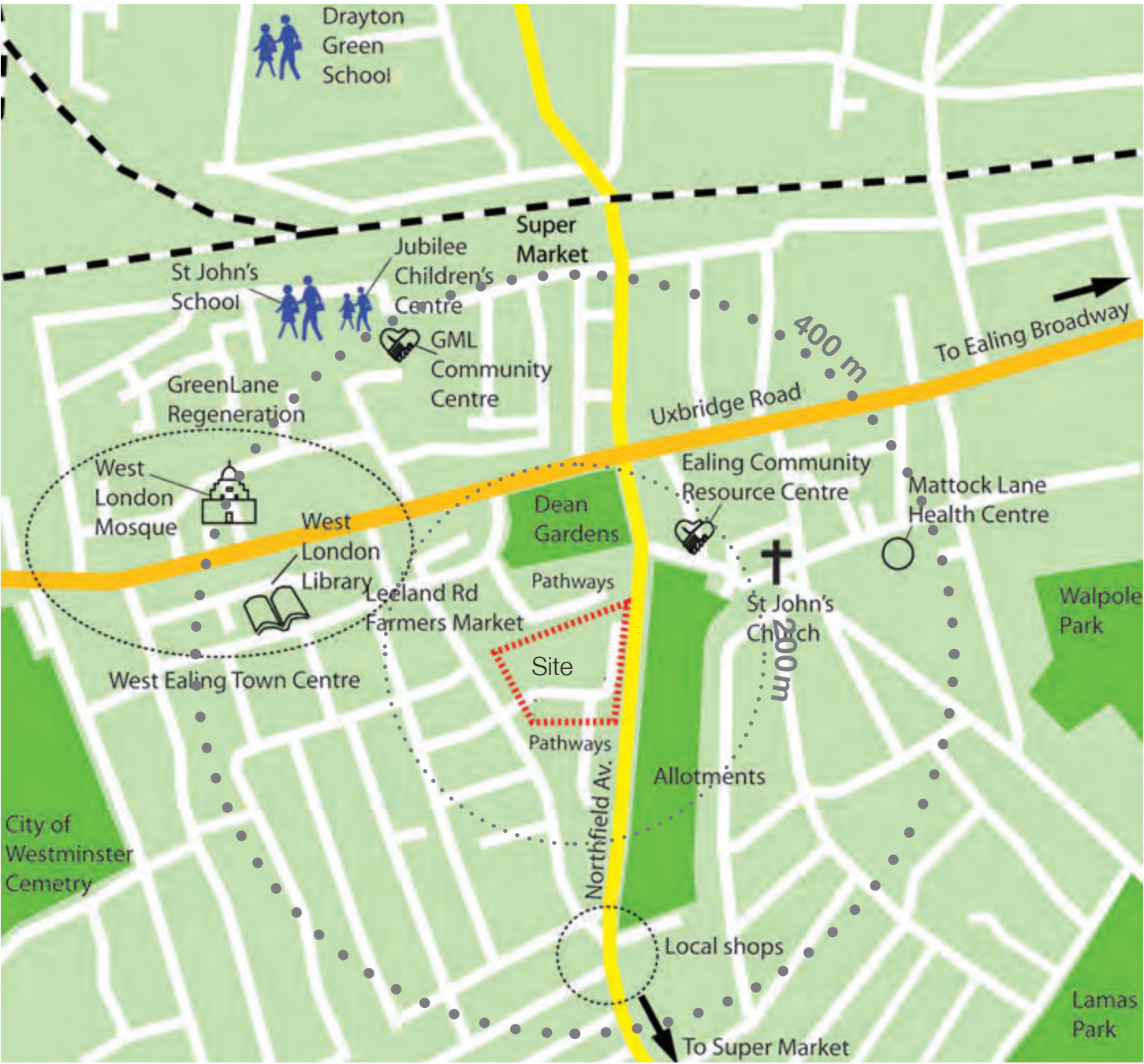




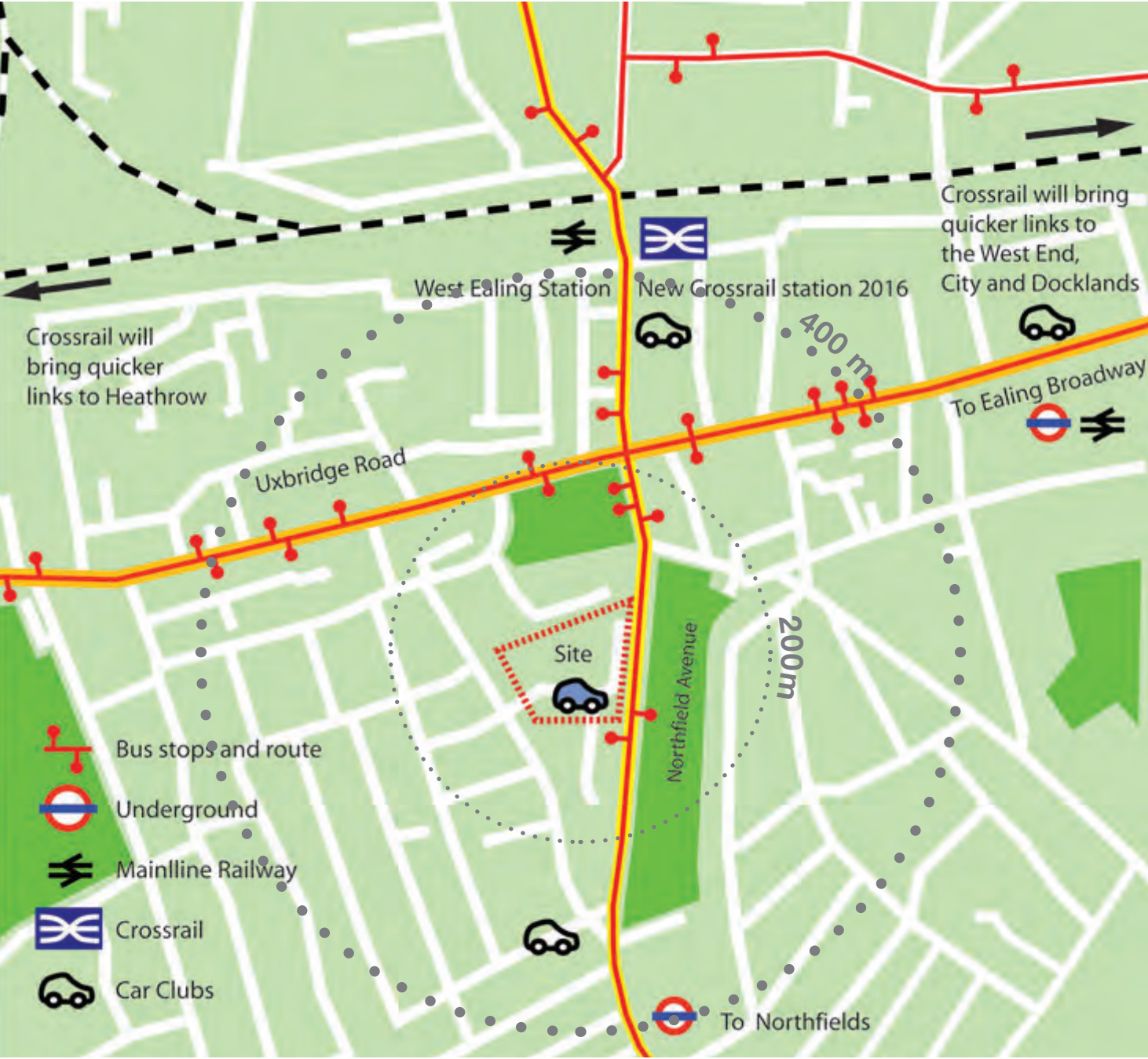
# Site Analysis



Opportunities and Constraints



Local Services



Public Transport



Northfield Avenue



Bowman's Close



Seaford Road



Tawny Close



# Masterplan Evolution



Previous masterplans



Concept - Desire lines



Desire lines and trees



Resolving site geometry



Masterplan concept





- Primary
  - Secondary
  - Tertiary
  - Car park
  - Pedestrian
- Movement



- On-street parking space
  - Underground parking
  - Bicycle parking
- Servicing





# Upper Floor Masterplan



- Mixed tenure
- Market sale
- Leaseholder re-provision
- Social rent

Tenure Mix

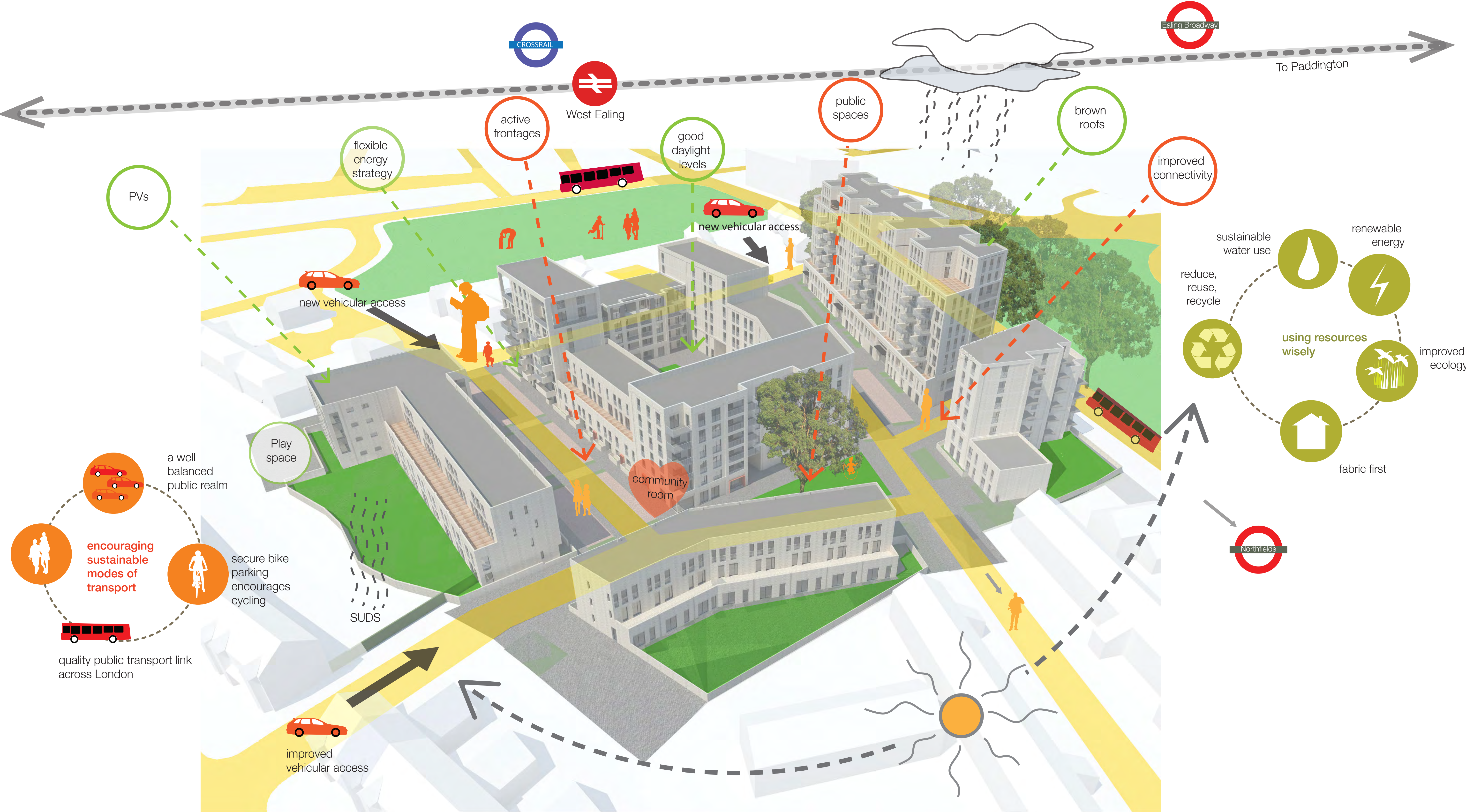


- Apartments
- Maisonettes
- Houses

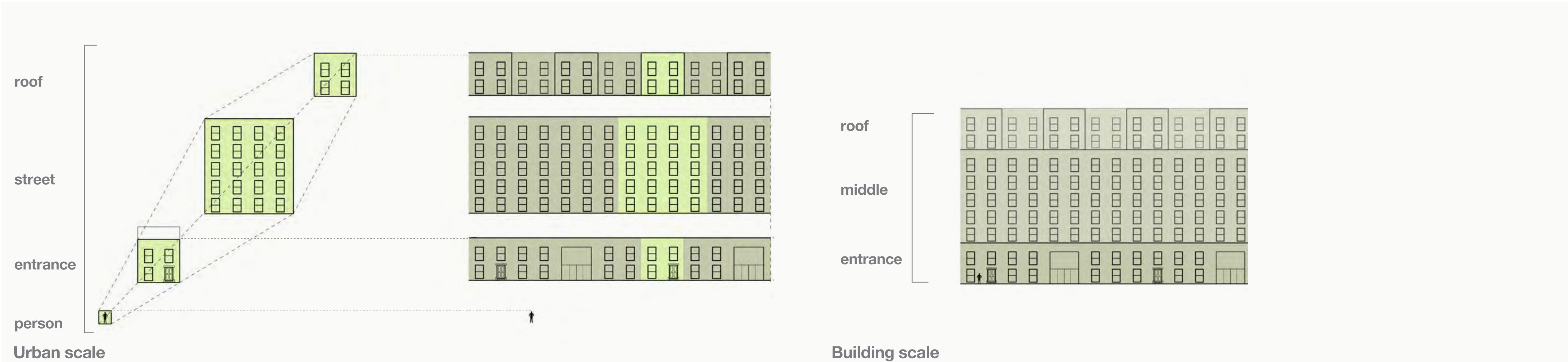
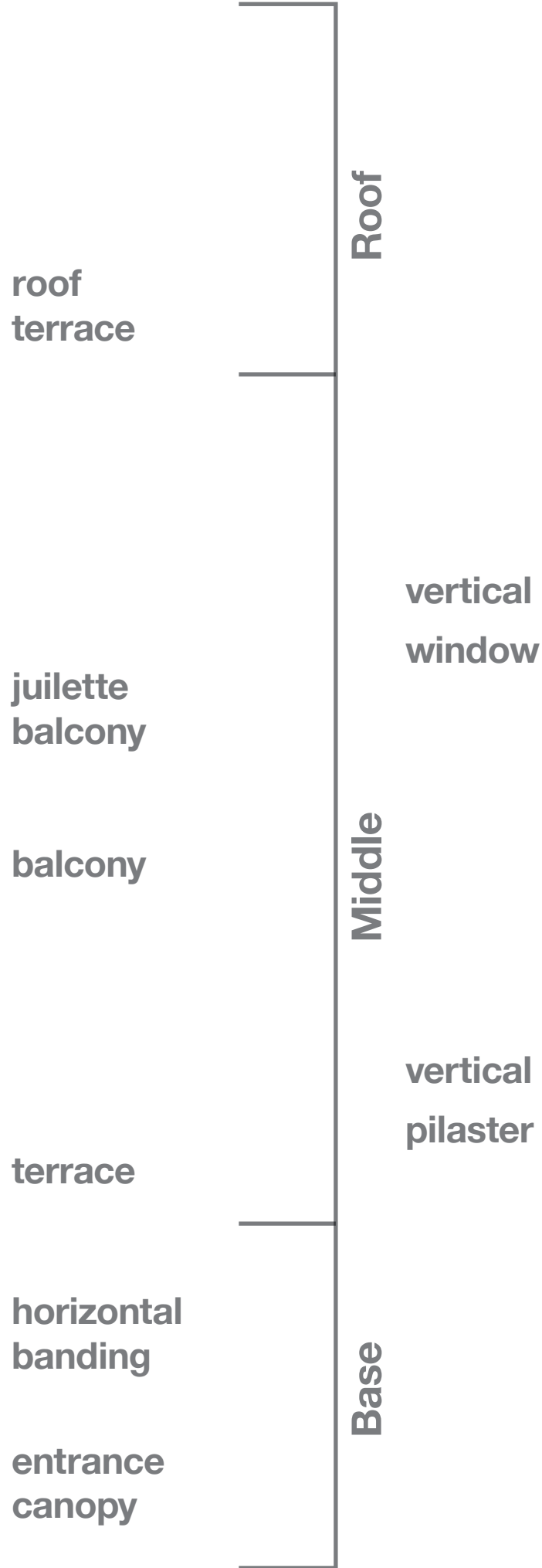
House Types













# Central Public Space



View from Seaford Road



Block C4- Elevation



View across Public Space



Block D- Elevation



Block D- Plans





View from Northfield Avenue/ Matlock Lane Junction



Block C- Northfield Avenue Elevation



Block C- Section