

Existing Site Buildings with Desire Lines



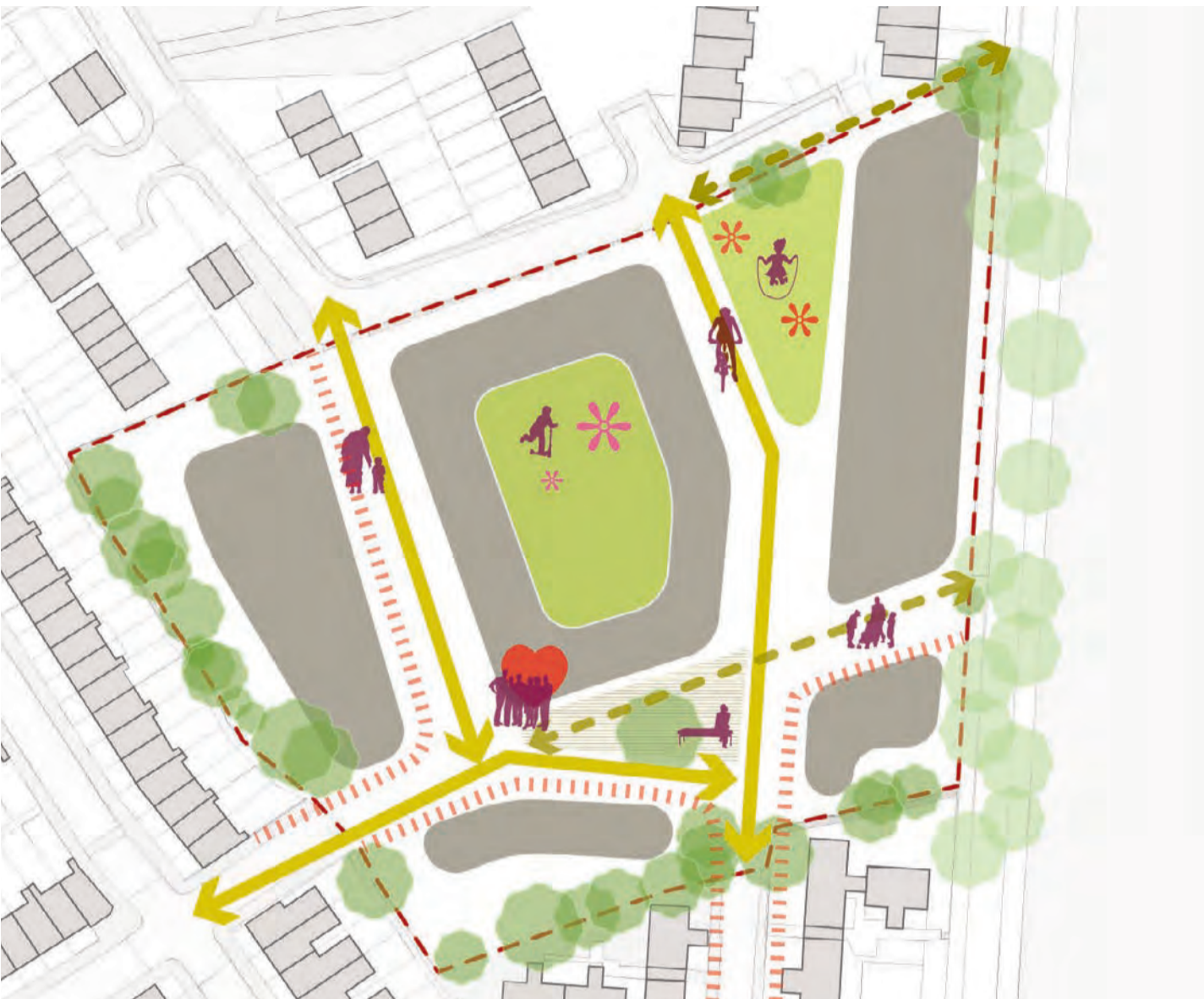
Desire Lines with Existing Trees



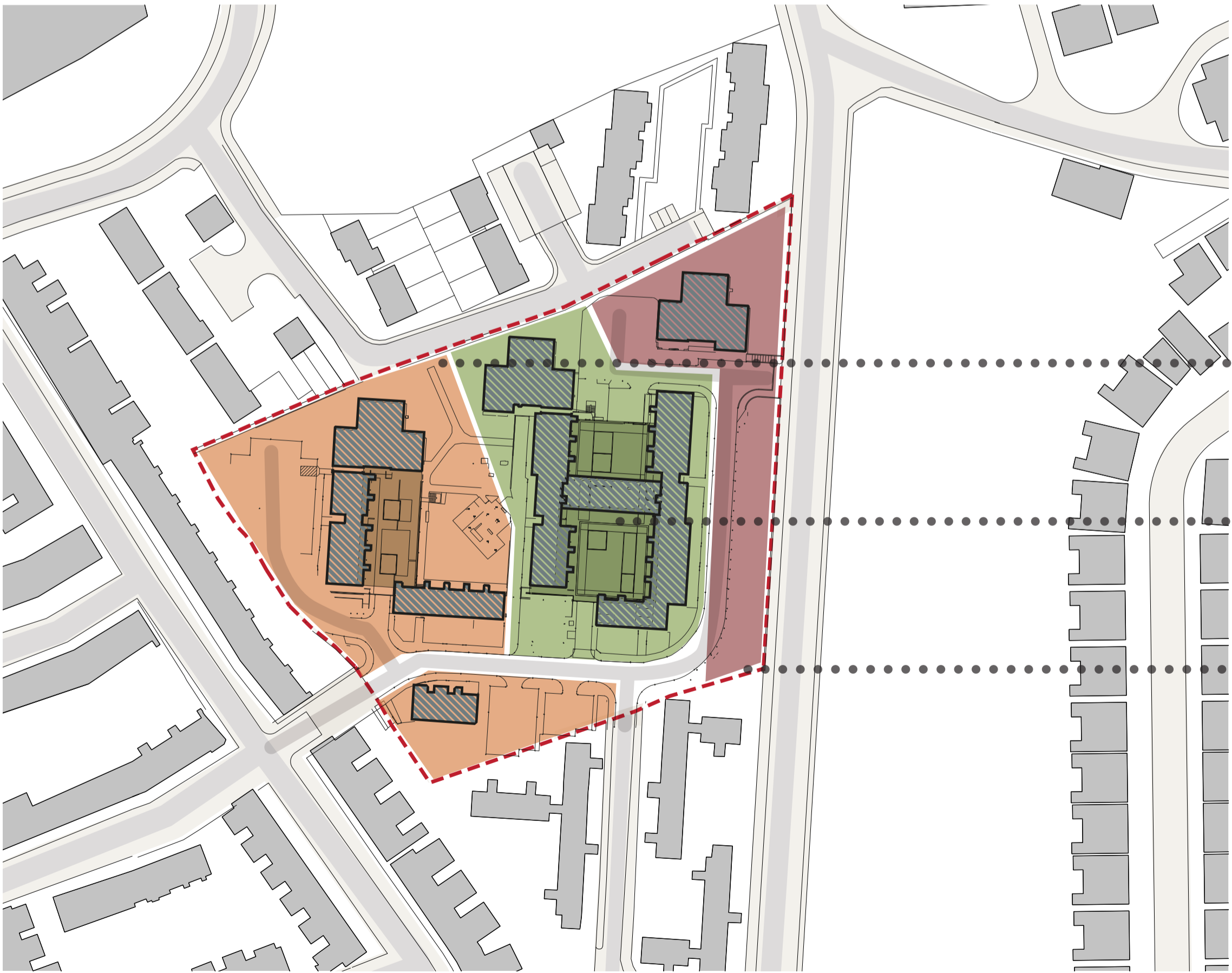
Resolving Site Geometry



Masterplan Concept



Proposed Phasing



## The Project Program

The planning application submission date is now August 2014 with a decision by the end of the year with a start on site of early 2015.

- Phase 1** – the new vacant possession date is now end September 2014. Construction is due to start early 2015 with completion anticipated in Summer 2016.
- Phase 2** – The decanting will be completed late January 2016 allowing demolition to commence after this time. The new homes are anticipated to be available in Summer 2018.
- Phase 3** – The decanting of phase 3 will be completed in 2018 before construction starts on site .

# Proposed Scheme

Proposed Masterplan Outline



Block A - Part Elevation



Block A - Ground & First Floor Plan



Block B4 - Typical Layout



Proposed Site Section



# Existing Site



Car Parking dominates London Plane Tree



Car Dominated Public Space - Pedestrian Access is unwelcoming and confusing.



An Enclosed Site



An Enclosed Site - No access through and into the site



View from Dean Gardens - The view of the existing 8 storey towers



No Pedestrian Links



# Artistic Impressions



**New Public Space** - Existing Trees define the space.



**Integration with existing neighbourhoods** - New links provide better site access



**The Traditional Street** - Front doors are at street level



**Block Heights step up to Northfield Avenue**



**A New Heart is Created**



# You Said

# We Did

**Site Access**

Only one way in

Creation of 2 new north south streets link the development to existing neighbour hoods. Creating a better connected street network.

Perimeter fence stops links to surrounding neighbourhoods.

Fence removed to create new pedestrian links to Tawny Close and Northfield Avenue

**Accommodation Access**

External communal access and narrow dark and confused routes through the estates

Active street frontages entrances at street level  
Houses and apartments will overlook the new streets  
Front gardens to ground floor accommodation

**Car Parking**

Unsafe under croft without designated parking

Spaces provided for 40% of new homes on the estate.

Shoppers and commuters using estate as a free car park

Parking to be controlled and monitored

**Landscaping**

Respect existing mature trees

Existing trees used to define areas suitable for building block positions.  
Use existing Plane tree to define a New Public Square.  
New trees to be located to enhance the Public Realm  
Creation of two new public spaces.  
Community Room overlooks new public space.  
Block B landscaped courtyard for residents use.

**Building Heights**

Eight Storey Towers 4 Storey Double Stacked Maisonettes. Building surrounding site predominantly 2 storeys.

Four storey maisonettes to the west of the site (Seaford Close side of site) reduced to 3 storeys

Storey heights will be the same as exiting tower blocks

**Northfield Avenue**

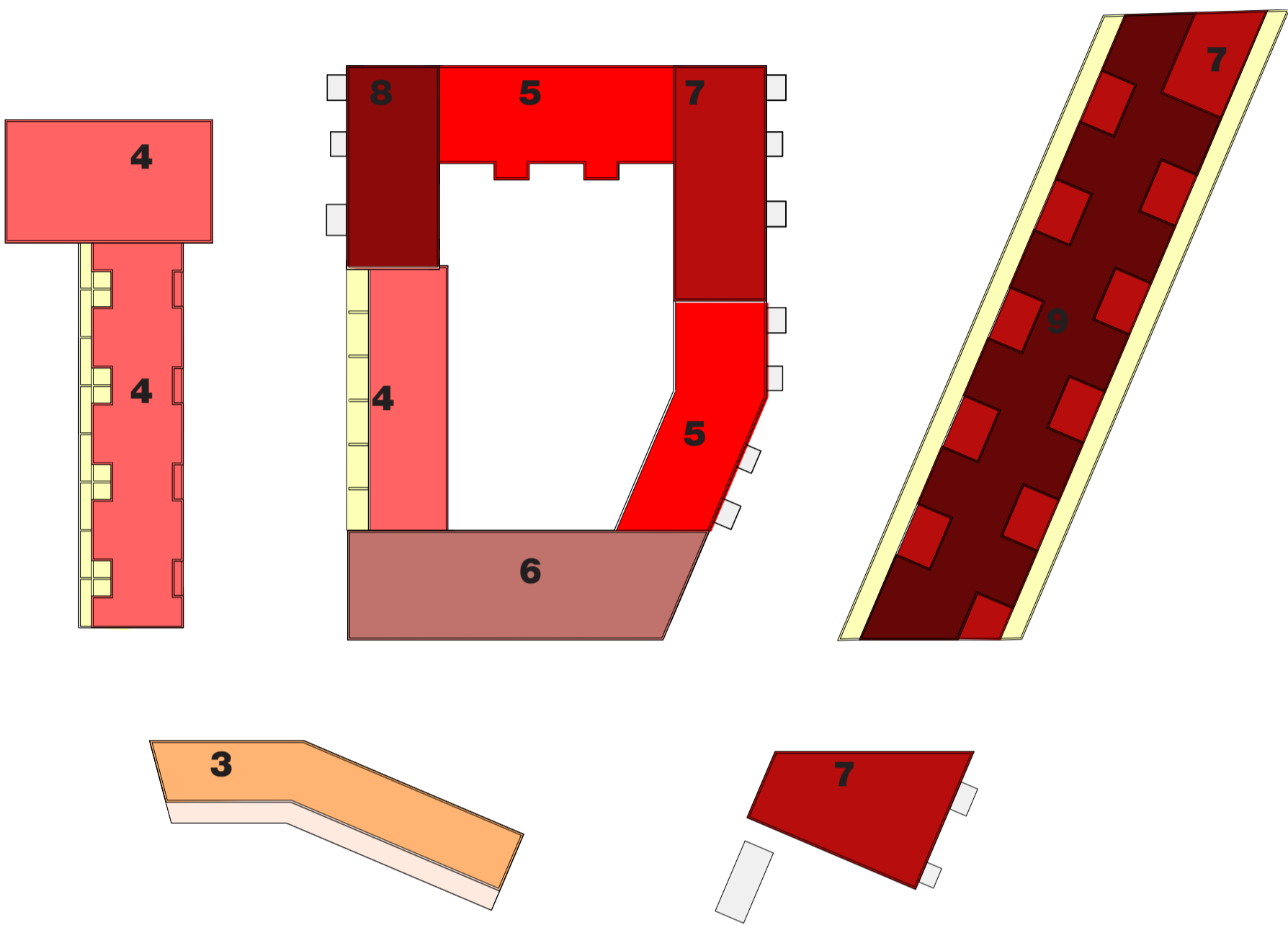
Block C

Block C split into two blocks – the smaller block has a mix of social rent and shared ownership.

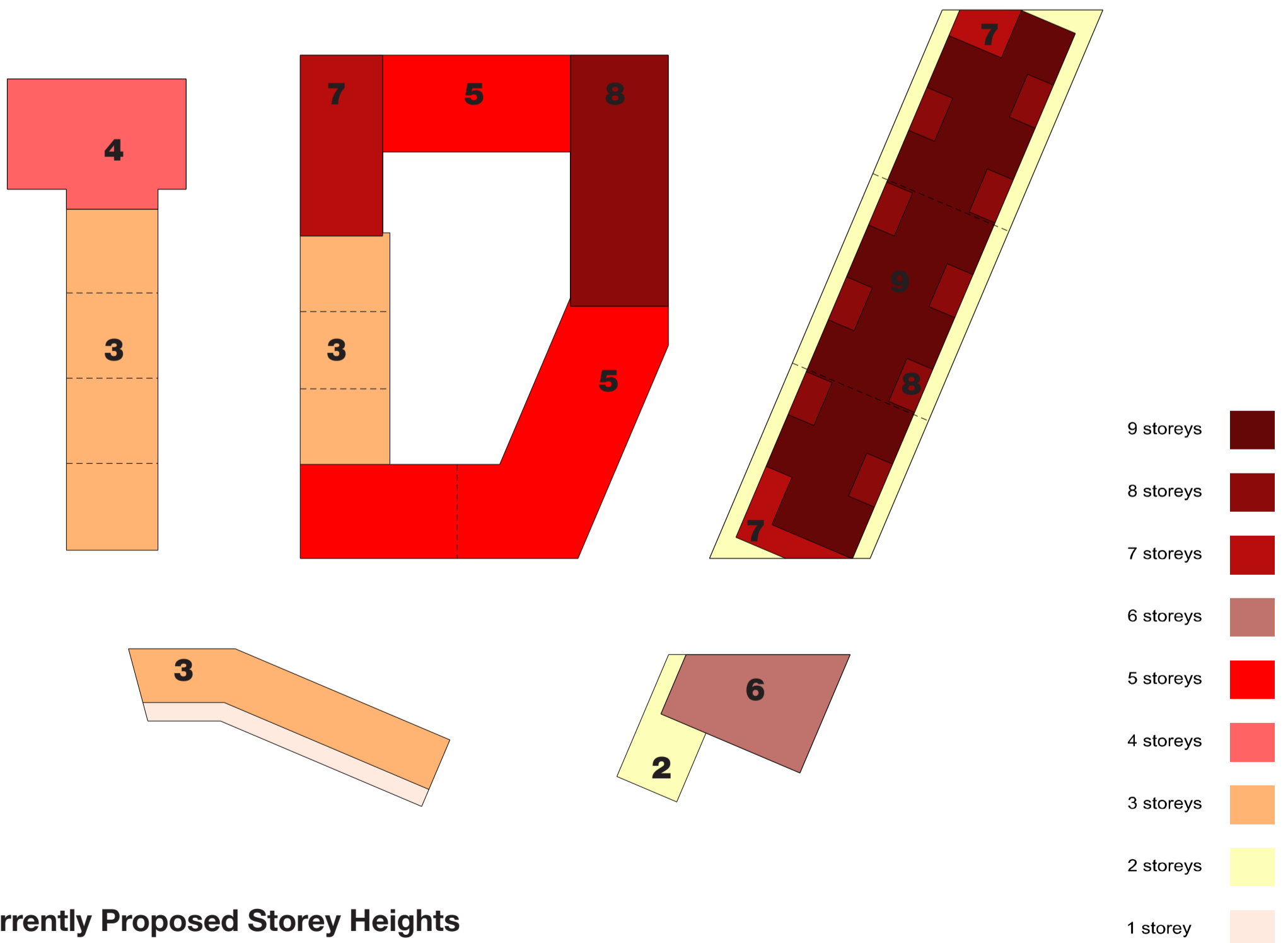
**Homes**

New home sizes

New homes will be at least as big as the existing.



Previously Proposed Storey Heights



Currently Proposed Storey Heights