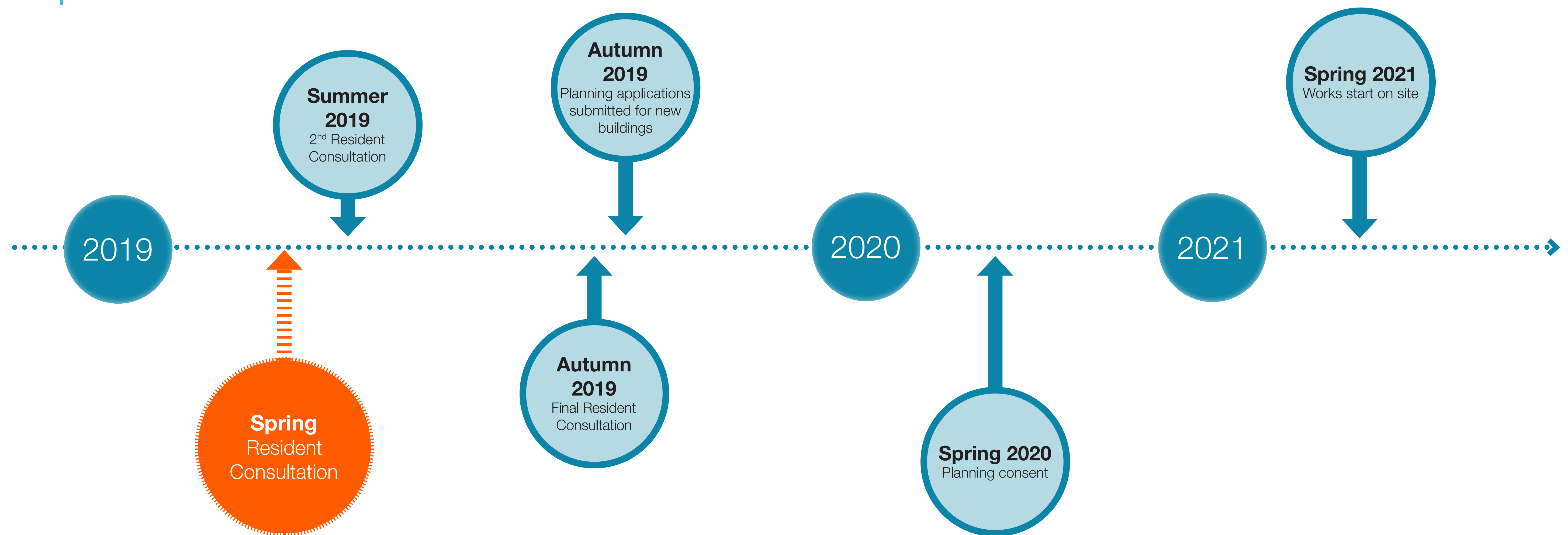


Why we are here:

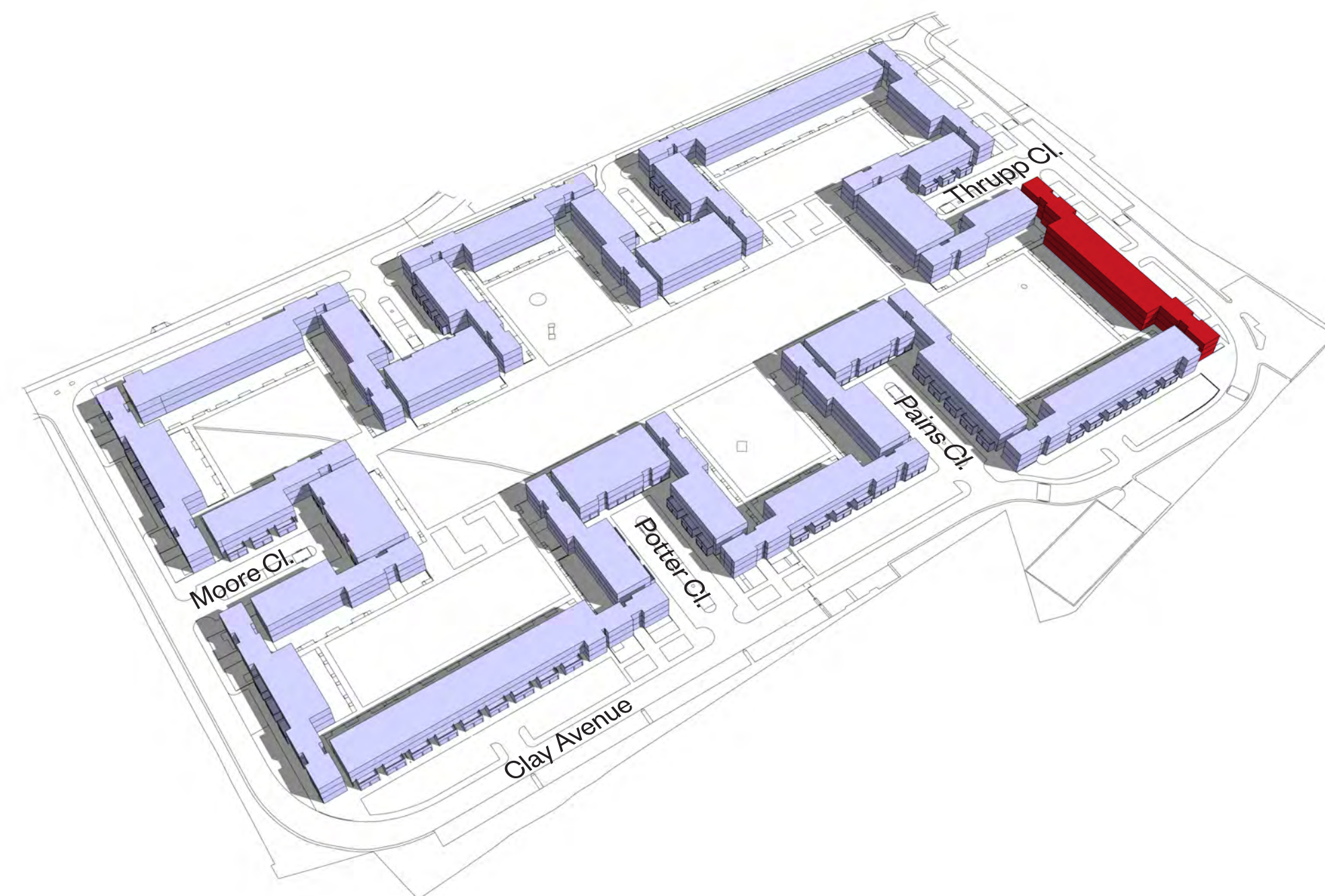
Today's event is about detailed designs for the first phase of regeneration. In March 2018 we received planning permission for the Eastfields master plan. Since then we have been working on designs for the various home types, internal layouts and landscaping.

Please have a read through the proposals on these boards and fill in a feedback form to provide us with your comments.

Proposed Timeline:

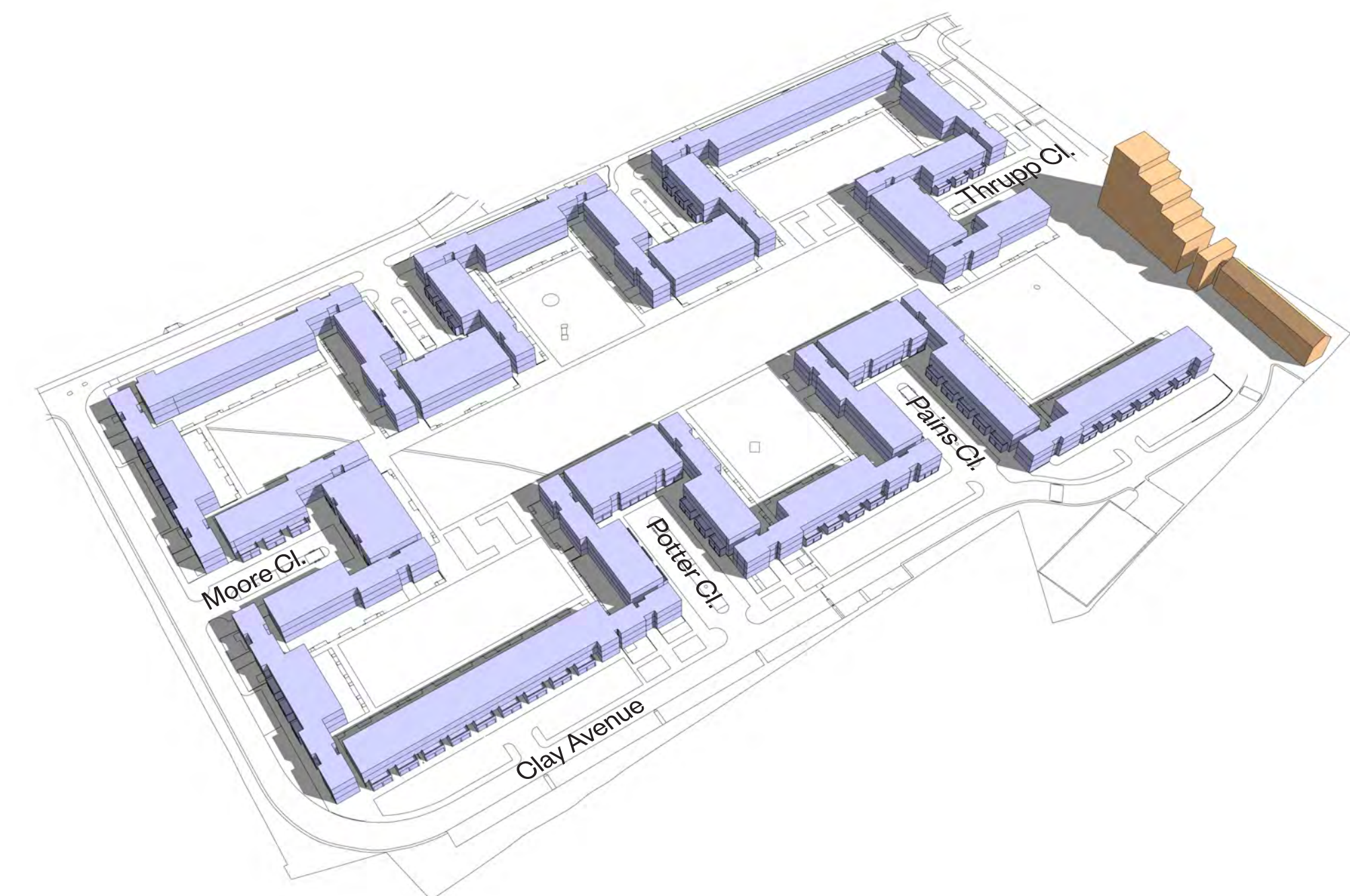






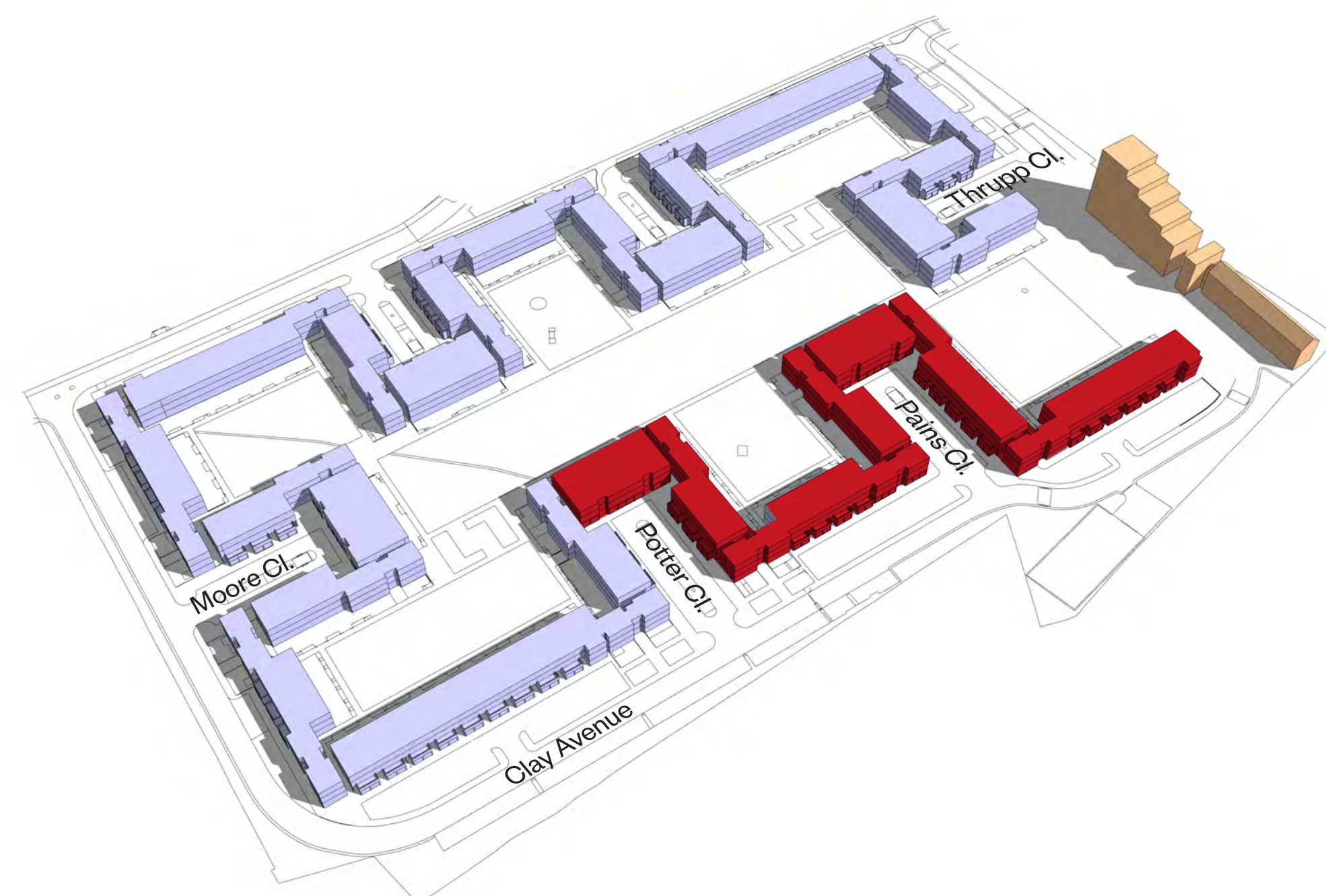
1 - Phase 1A Demolition

Row of houses and flats highlighted in red to be demolished



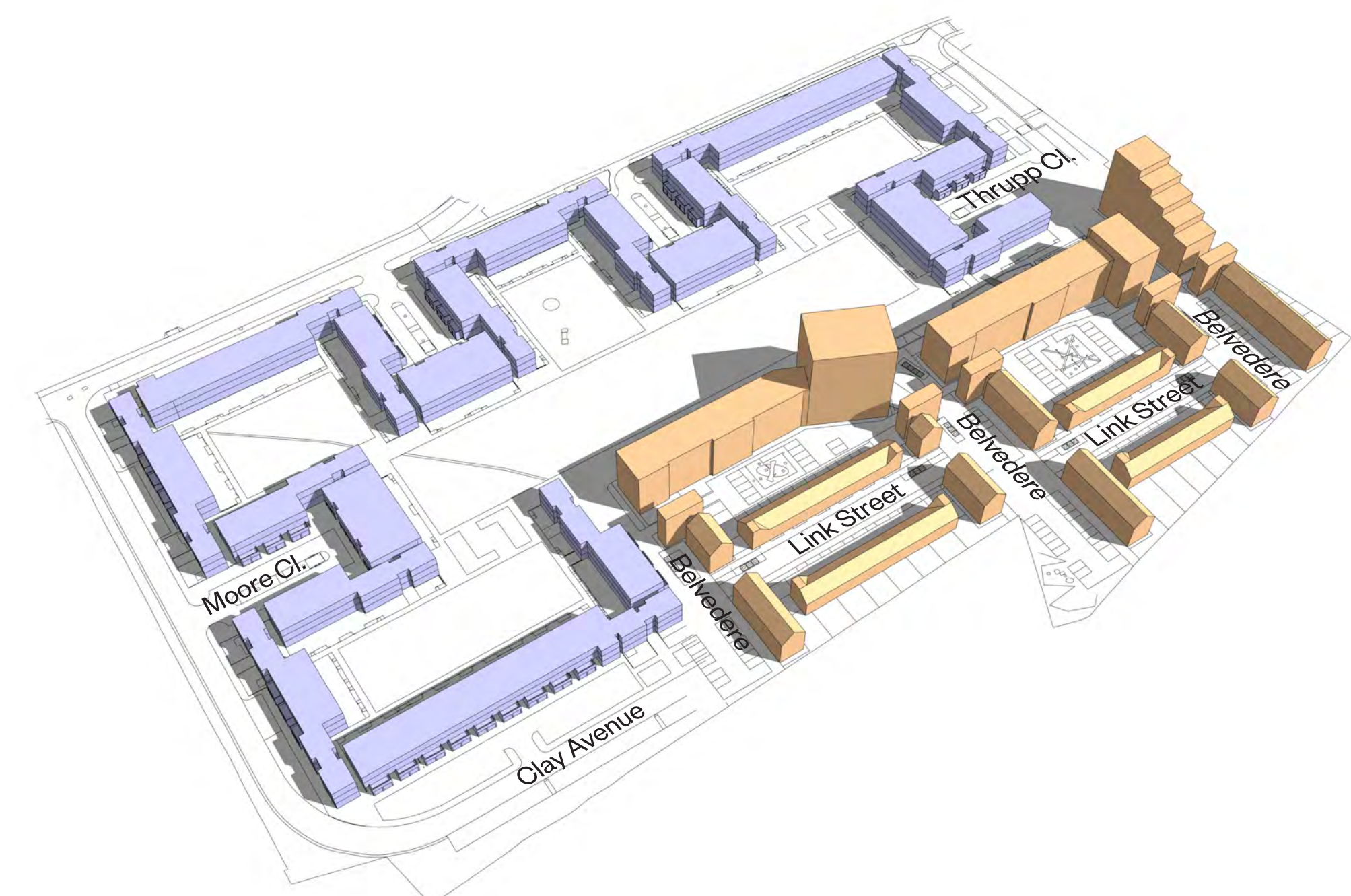
2 - Phase 1A New Homes

First new homes constructed on site



3 - Phase 1B Demolition

Houses and flats highlighted in red to be demolished

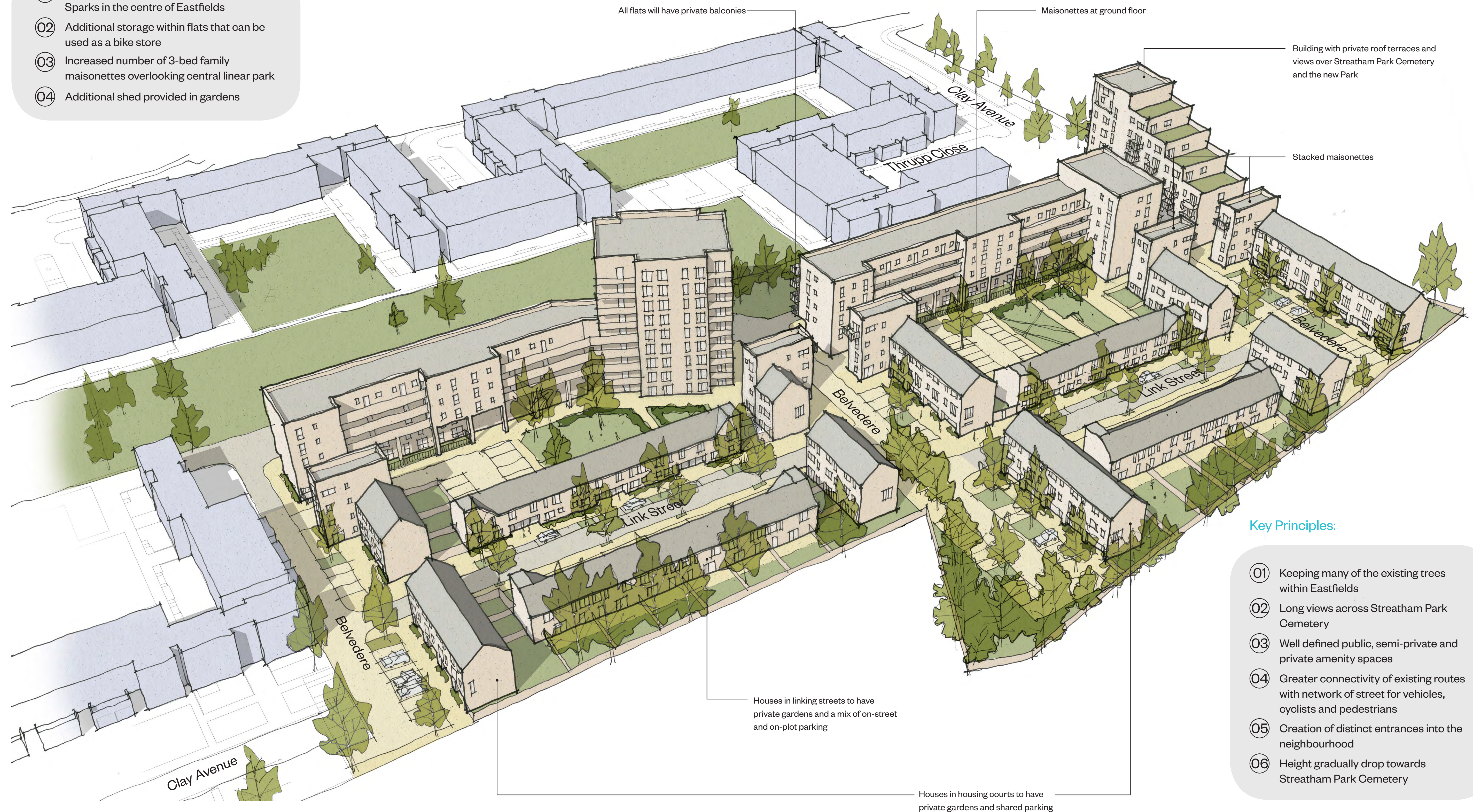


4 - Phase 1B New Homes

Construction of rest of Phase 1 homes

What has changed since the Outline Planning Application:

- 01 Provision of Community Centre in the Sparks in the centre of Eastfields
- 02 Additional storage within flats that can be used as a bike store
- 03 Increased number of 3-bed family maisonettes overlooking central linear park
- 04 Additional shed provided in gardens



Key Principles:

- 01 Keeping many of the existing trees within Eastfields
- 02 Long views across Streatham Park Cemetery
- 03 Well defined public, semi-private and private amenity spaces
- 04 Greater connectivity of existing routes with network of street for vehicles, cyclists and pedestrians
- 05 Creation of distinct entrances into the neighbourhood
- 06 Height gradually drop towards Streatham Park Cemetery

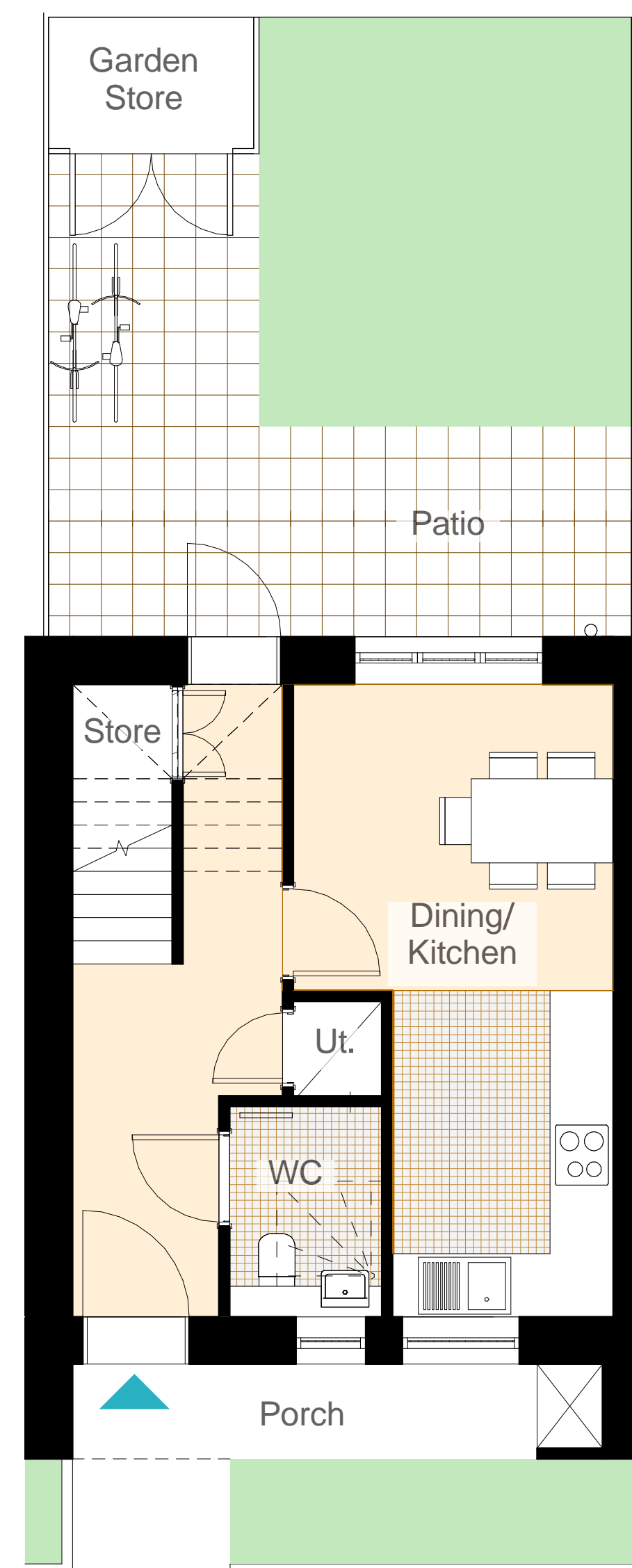
TYPICAL HOUSE LAYOUTS

The internal layouts of the proposed new homes have been designed to provide flexibility and variety, particularly related to the kitchen/dining/living arrangements.

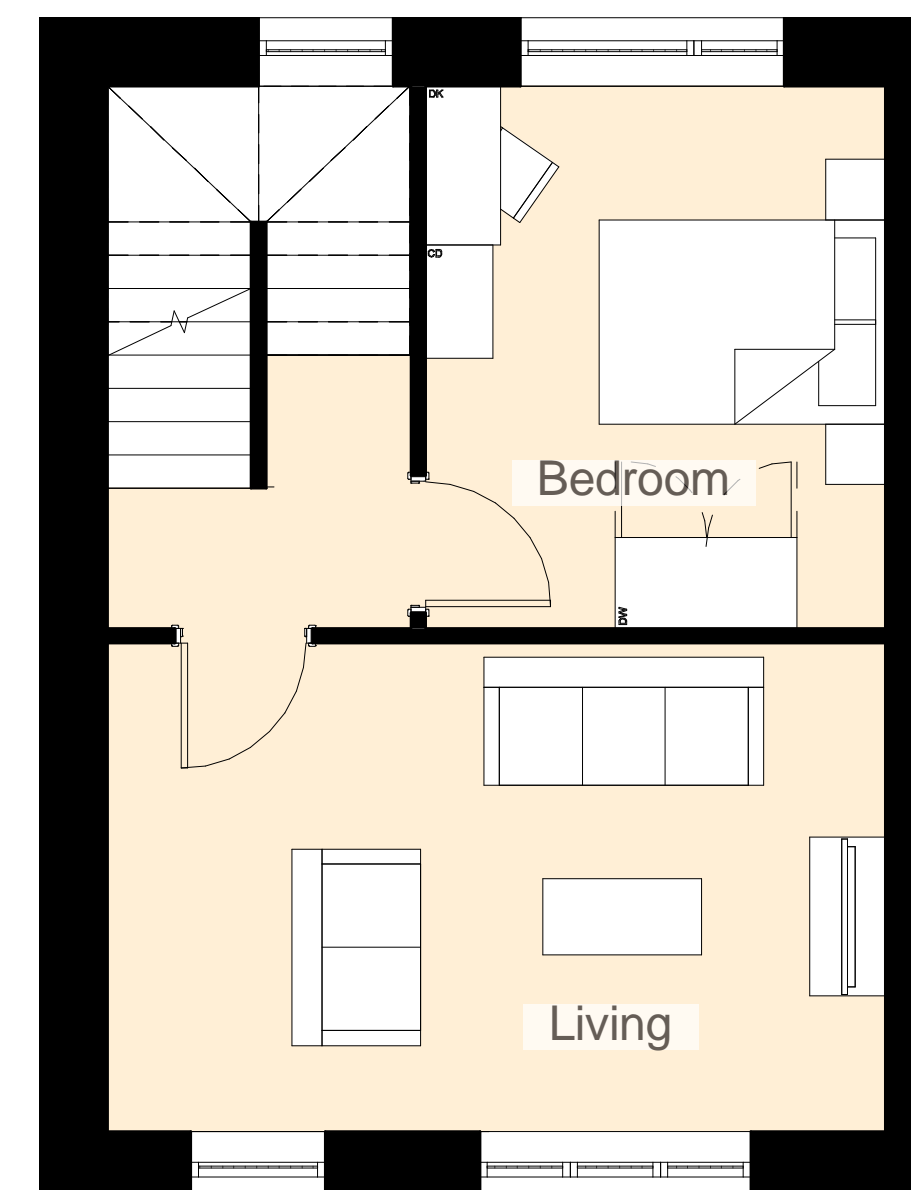
The new homes will have a dedicated space for utilities including a washing machine. There is storage as well as space for bicycles.

3-Bedroom Terrace House

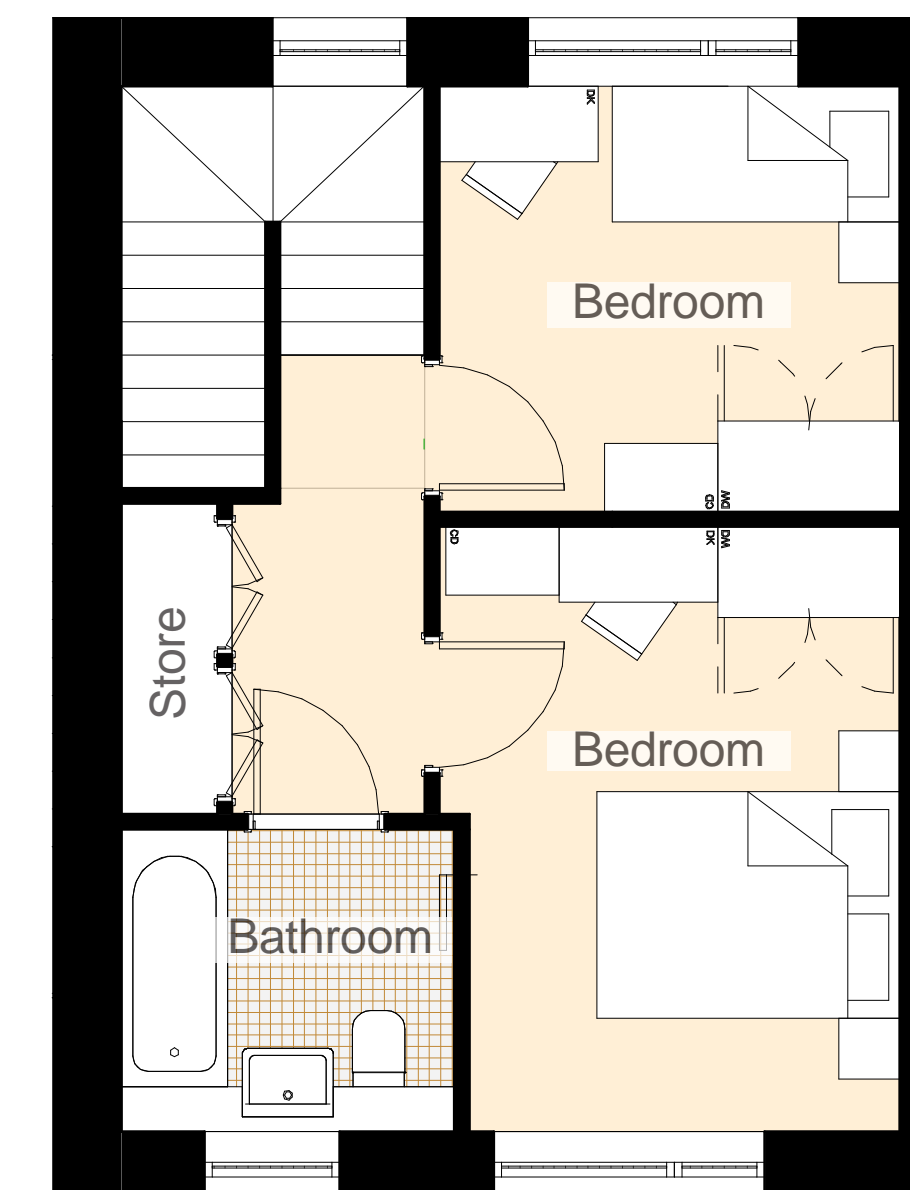
- 3-Storey
- Proposed minimum area 99m²
- Existing area 97.7m²



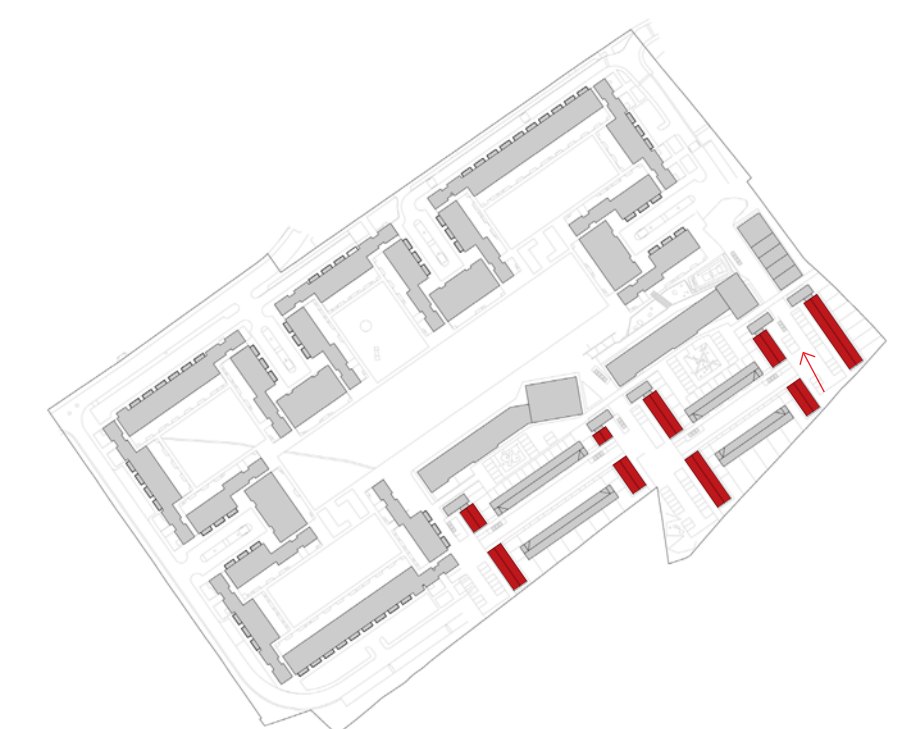
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



LOCATION PLAN



View of Belvedere Housing Court looking towards the Linear Park



View of houses in a Belvedere Housing Court looking north towards the Linear Park

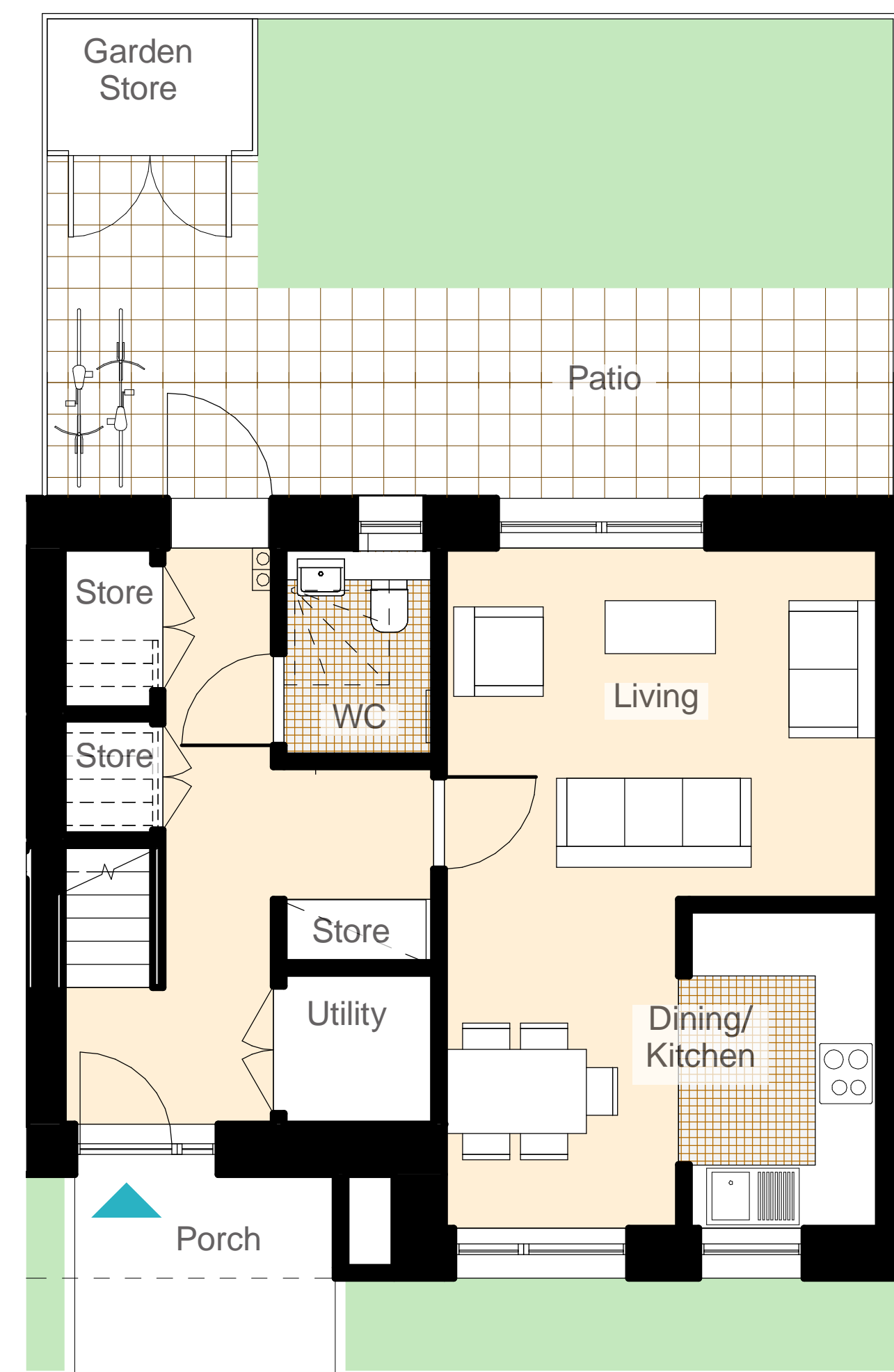
TYPICAL HOUSE LAYOUTS

The internal layouts of the proposed new homes have been designed to provide flexibility and variety, particularly related to the kitchen/dining/living arrangements.

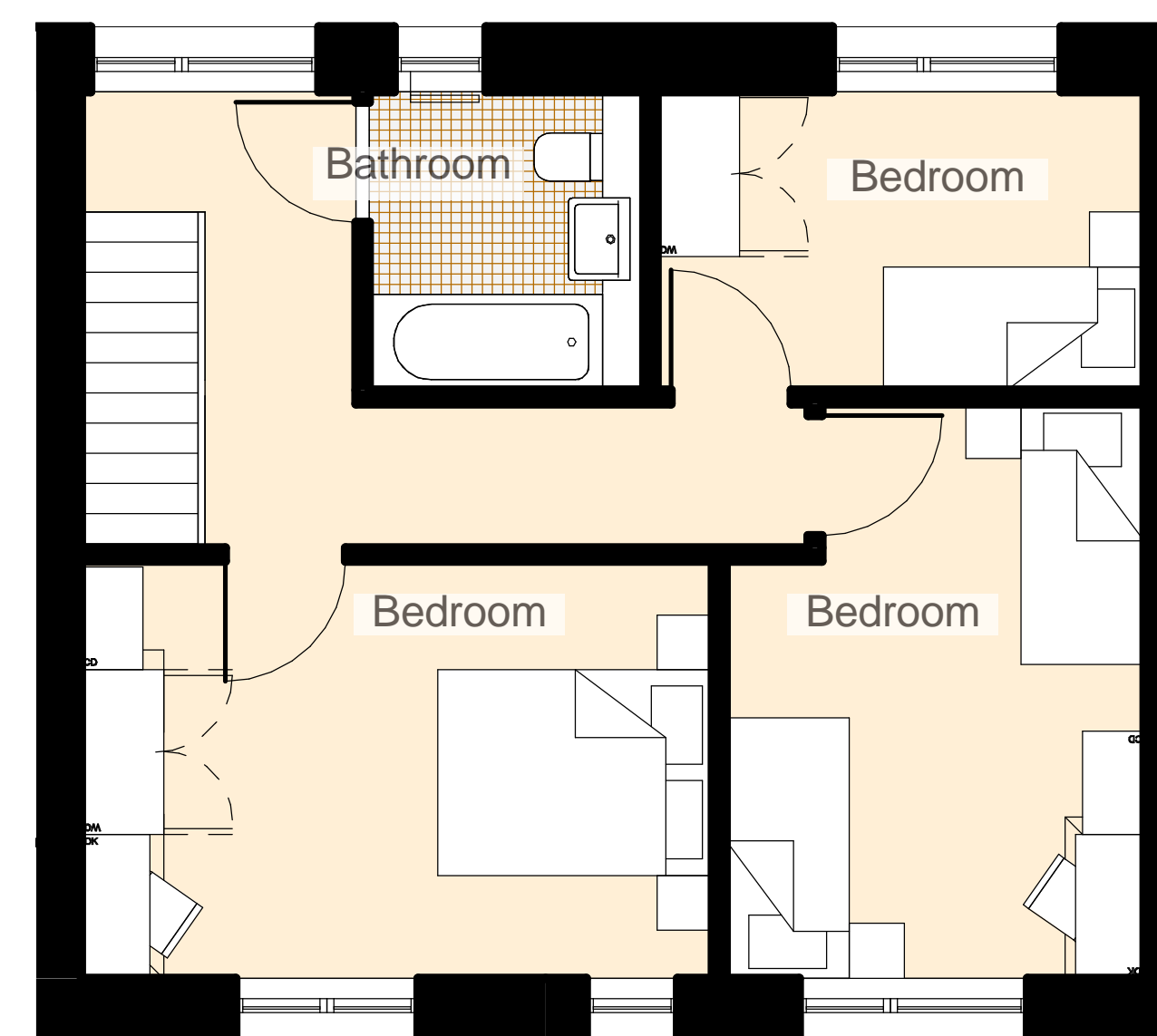
The new homes will have a dedicated space for utilities including a washing machine. There is storage as well as space for bicycles.

3- Bedroom Mews House

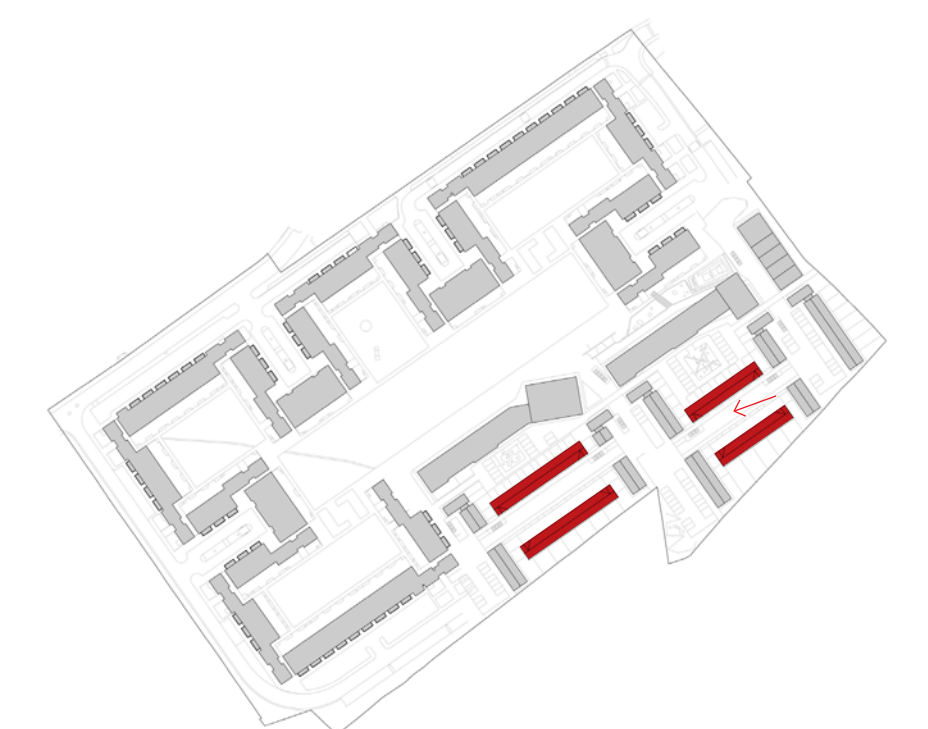
- 2-Storey
- Proposed minimum area 93m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN



LOCATION PLAN



View of Link Street looking towards the Belvedere Housing Court



View of houses in Link Street looking towards a Belvedere Housing Court

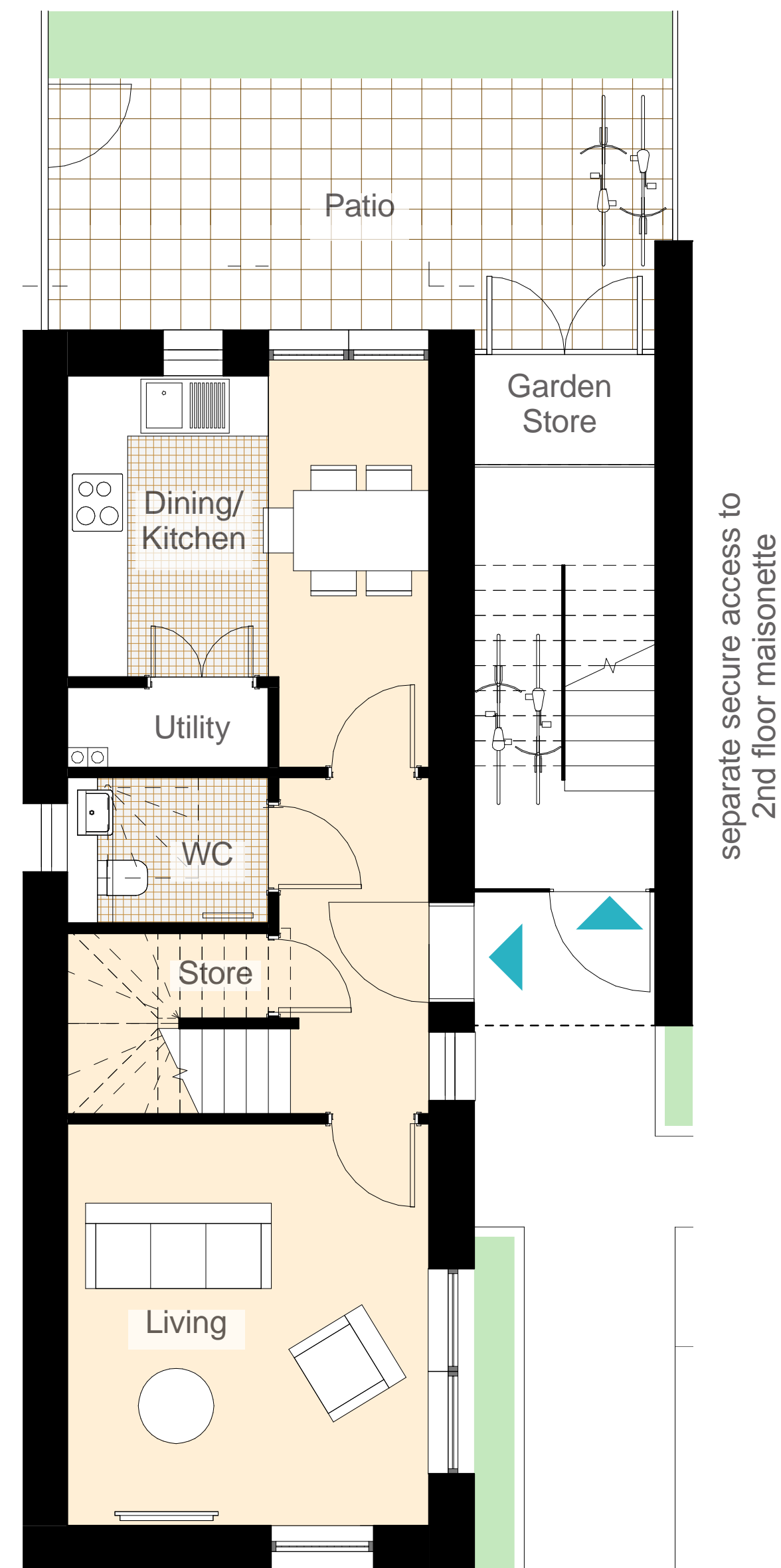
TYPICAL MAISONETTE LAYOUTS

The internal layouts of the proposed new homes have been designed to provide flexibility and variety, particularly related to the kitchen/dining/living arrangements.

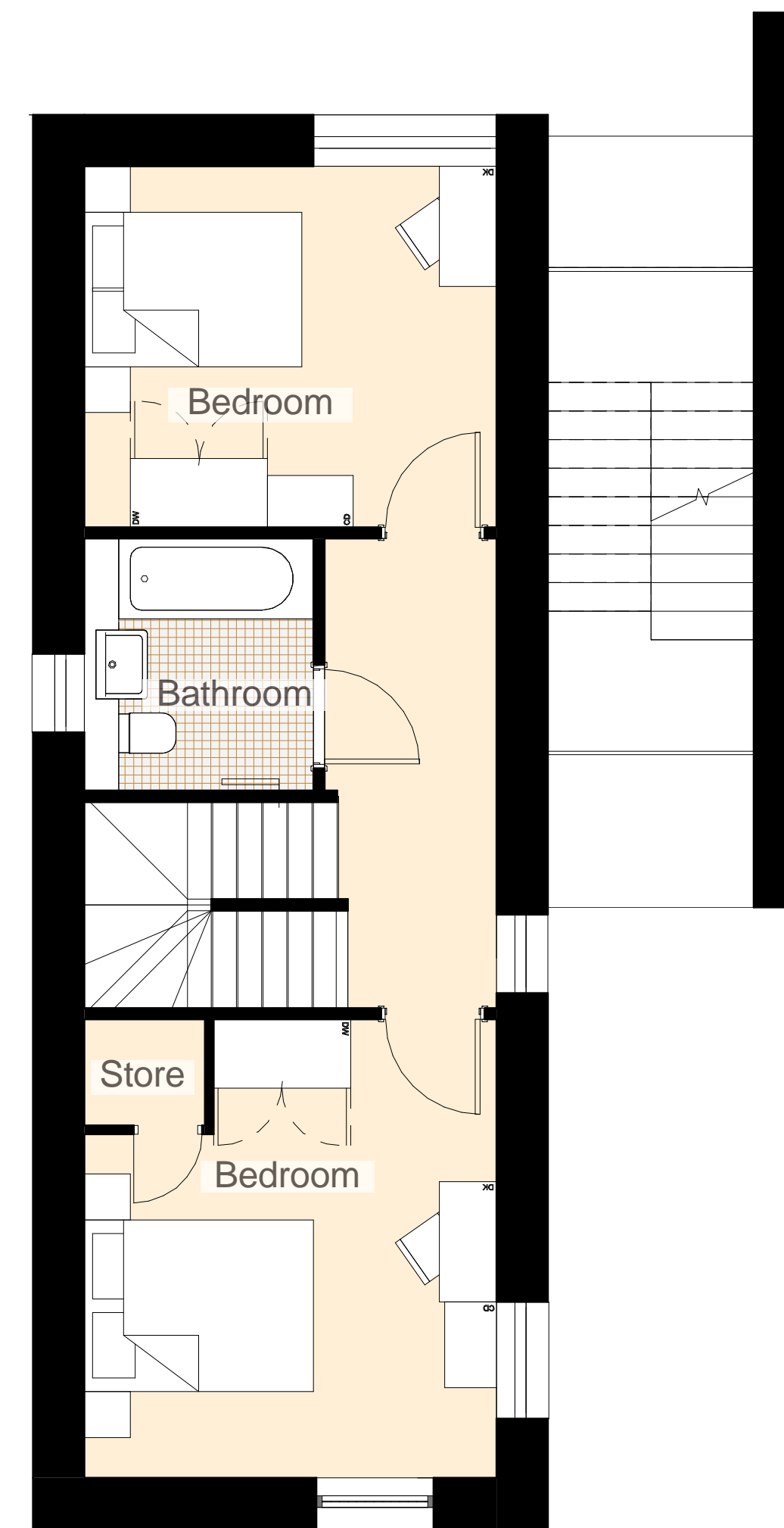
The new homes will have a dedicated space for utilities including a washing machine. There is storage as well as space for bicycles.

2-Bedroom Maisonette

- 2-Storey
- Proposed minimum area 79m²



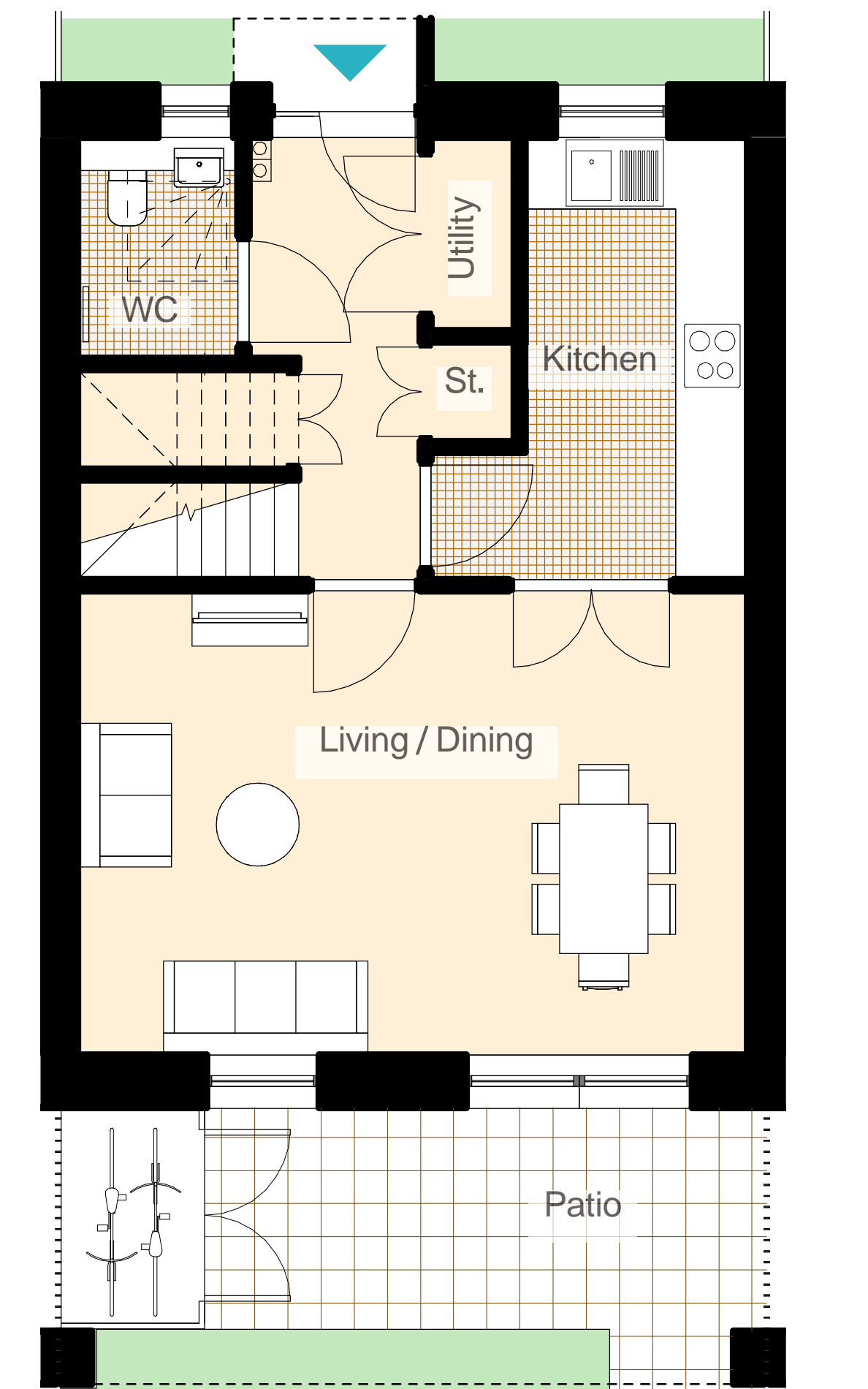
GROUND FLOOR PLAN



FIRST FLOOR PLAN

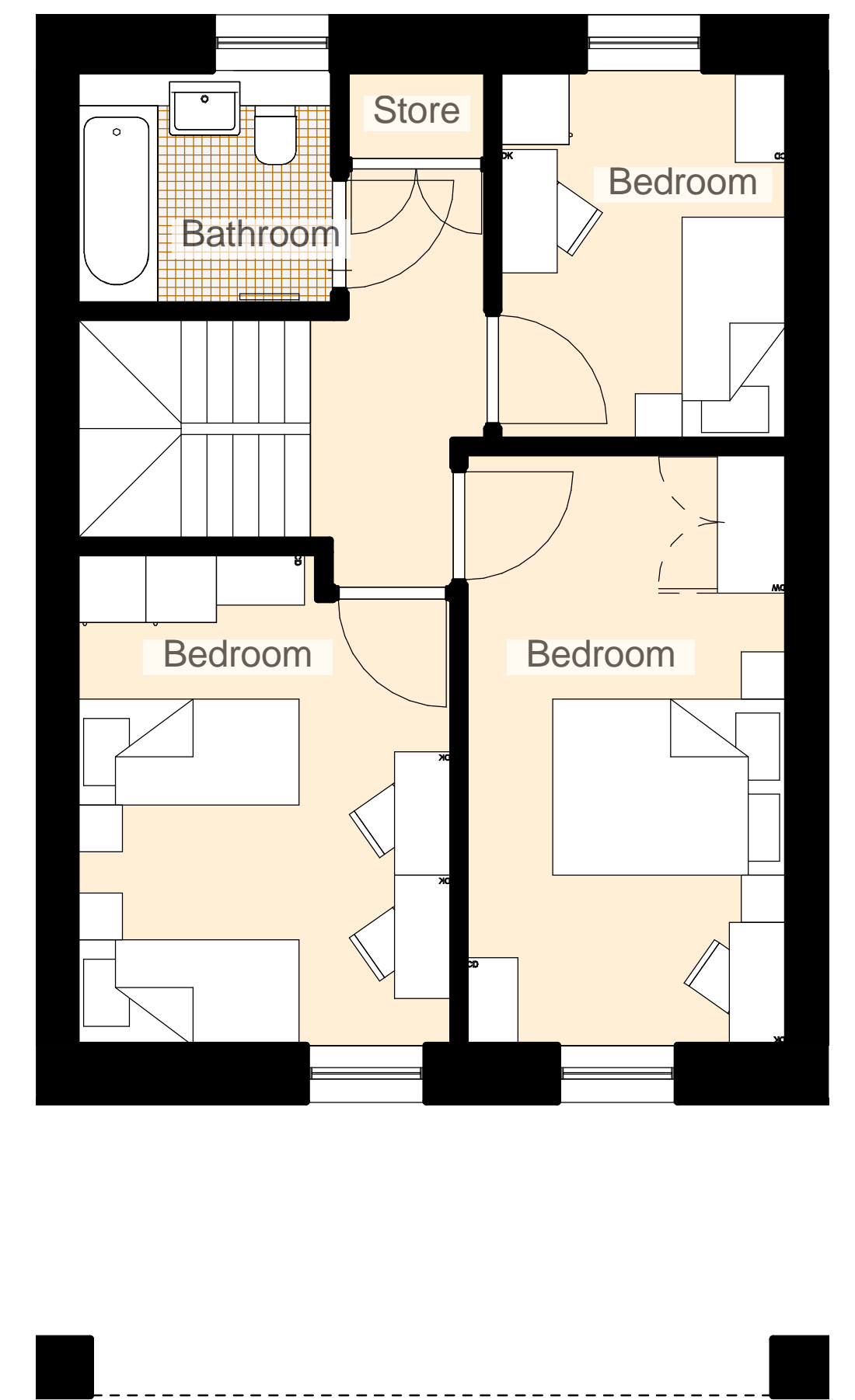
3-Bedroom Maisonette

- 2-Storey
- Proposed minimum area 93m²

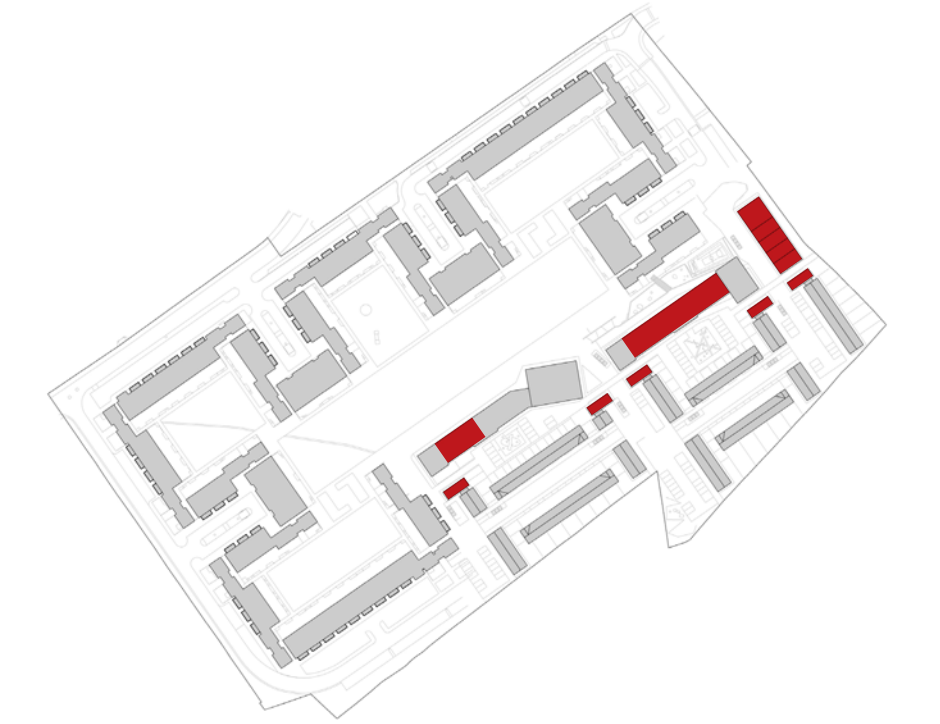


GROUND FLOOR PLAN

courtyard
access



FIRST FLOOR PLAN



LOCATION PLAN - ALL MAISONETTE TYPES



View of maisonettes and flats overlooking Linear Park

TYPICAL FLAT LAYOUTS

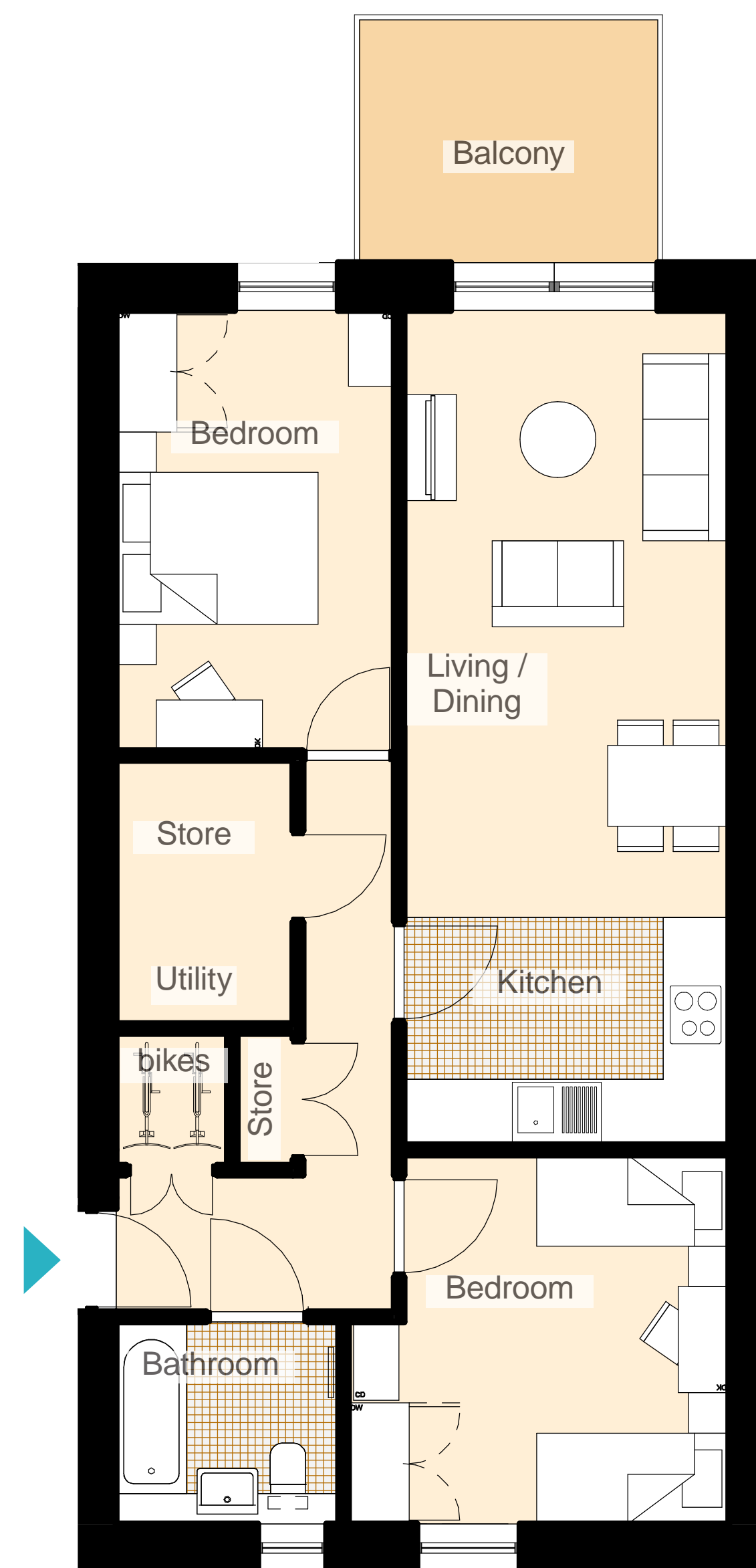
The internal layouts of the proposed new homes have been designed to provide flexibility and variety, particularly related to the kitchen/dining/living arrangements.

The new homes will have a dedicated space for utilities including a washing machine. There is storage as well as space for bicycles.

Many bathrooms will have a window

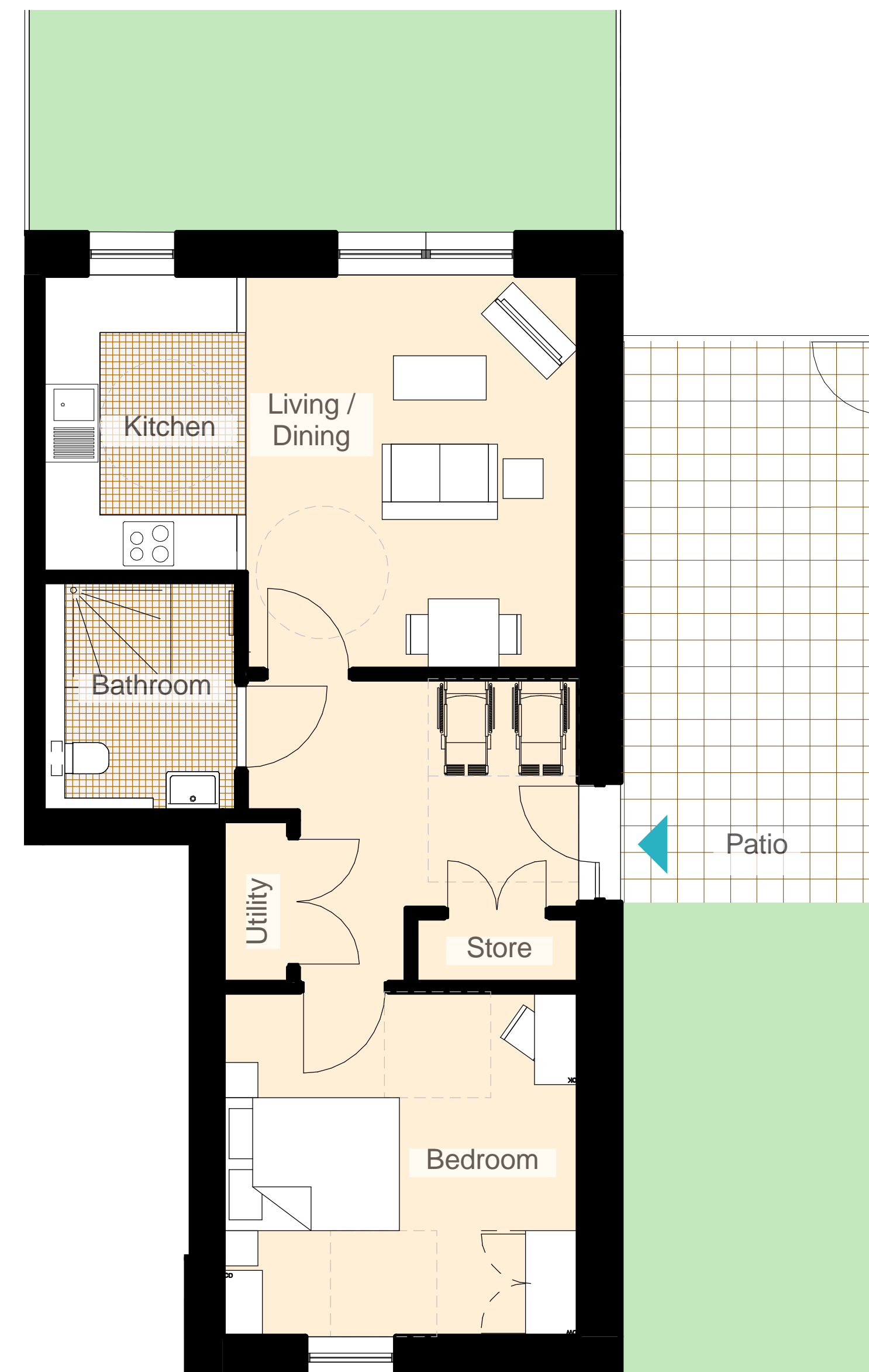
Typical 2-Bedroom Flat

- Proposed minimum area 70m²
- Existing area 69m²



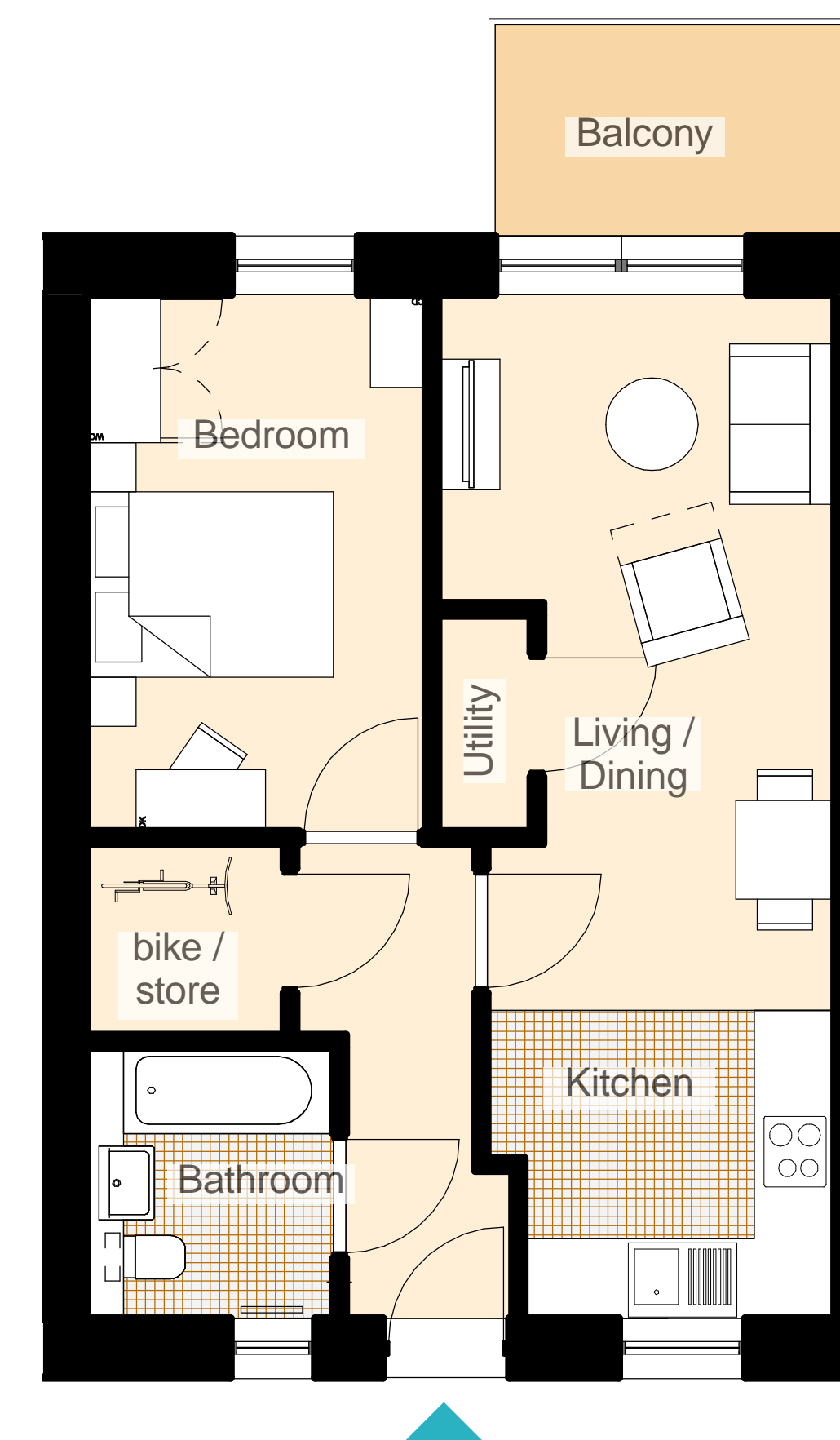
Typical 1-Bedroom Wheelchair Accessible Flat

- Proposed minimum area 55m²
- Existing area 51.4m²



Typical 1-Bedroom Flat

- Proposed minimum area 50m²
- Existing area 45.5m²

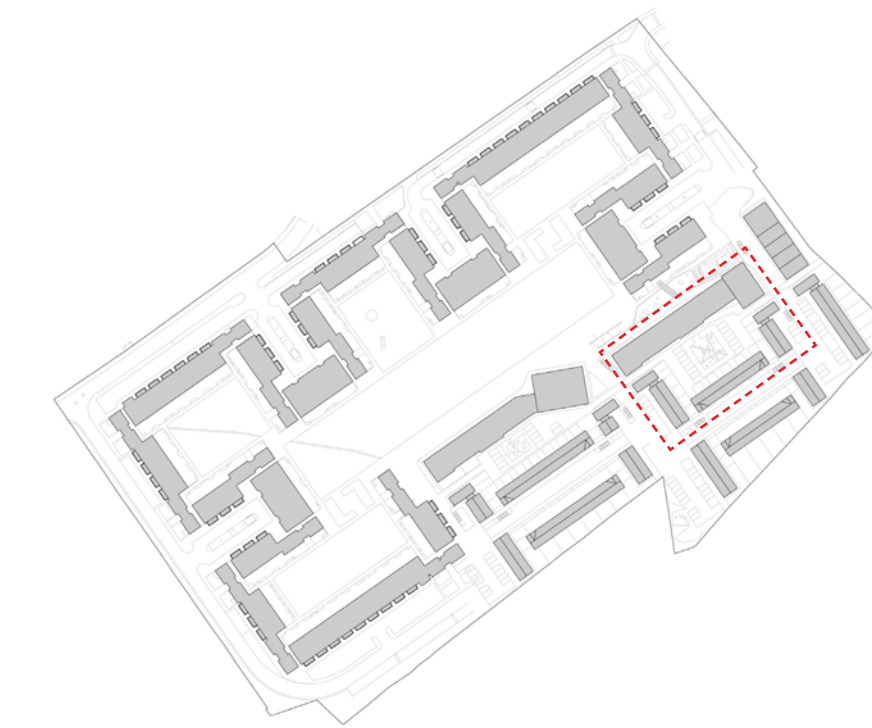
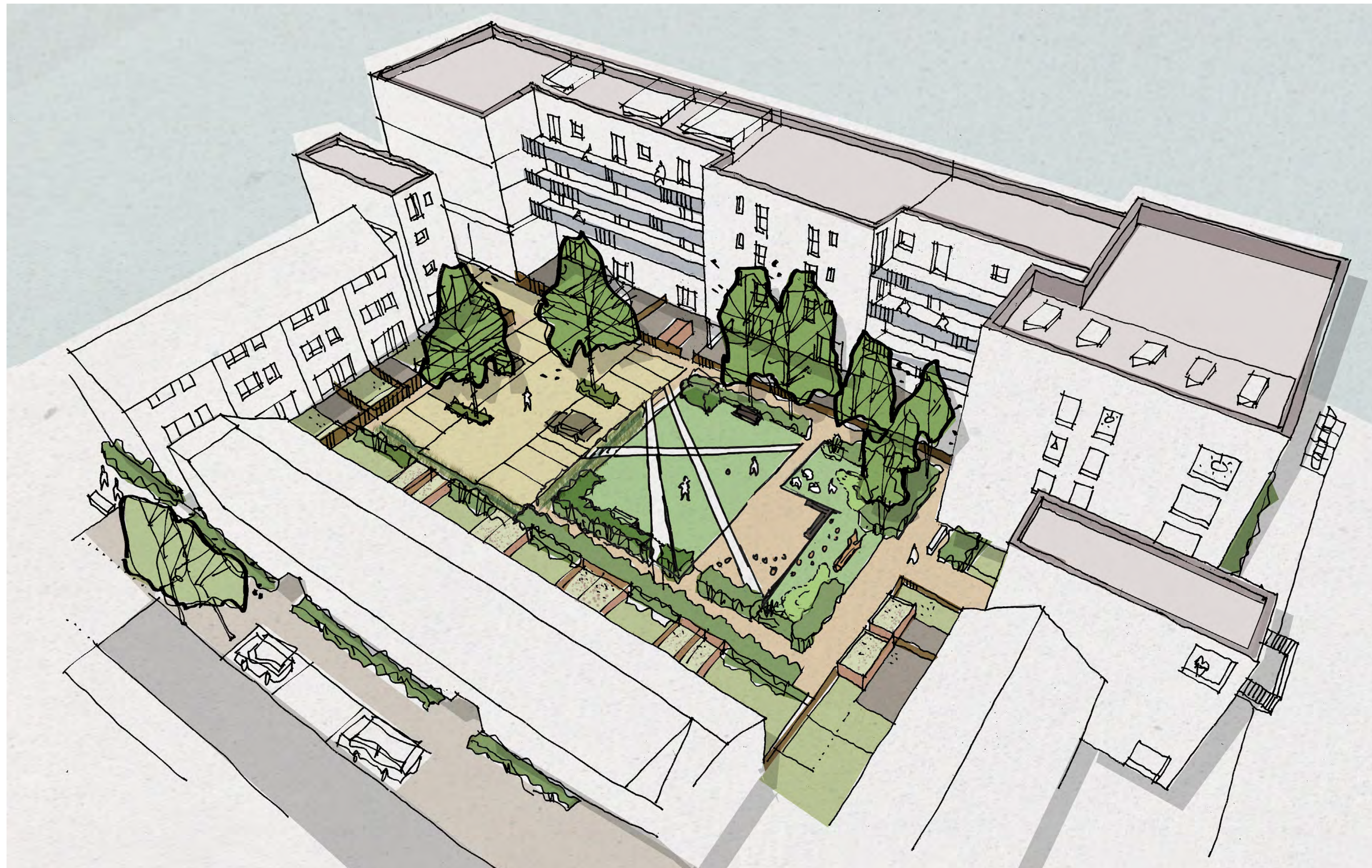


View of Linear Park maisonettes and apartments looking east towards Phase 1A building



LOCATION PLAN - ALL FLAT TYPES

Sketch View of Courtyard



Key plan



Open lawn for picnics and informal play



Planting including buffer planting for privacy



Car park rain-garden for increased sustainability



Doorstop play such as stepping logs and grassed mounds

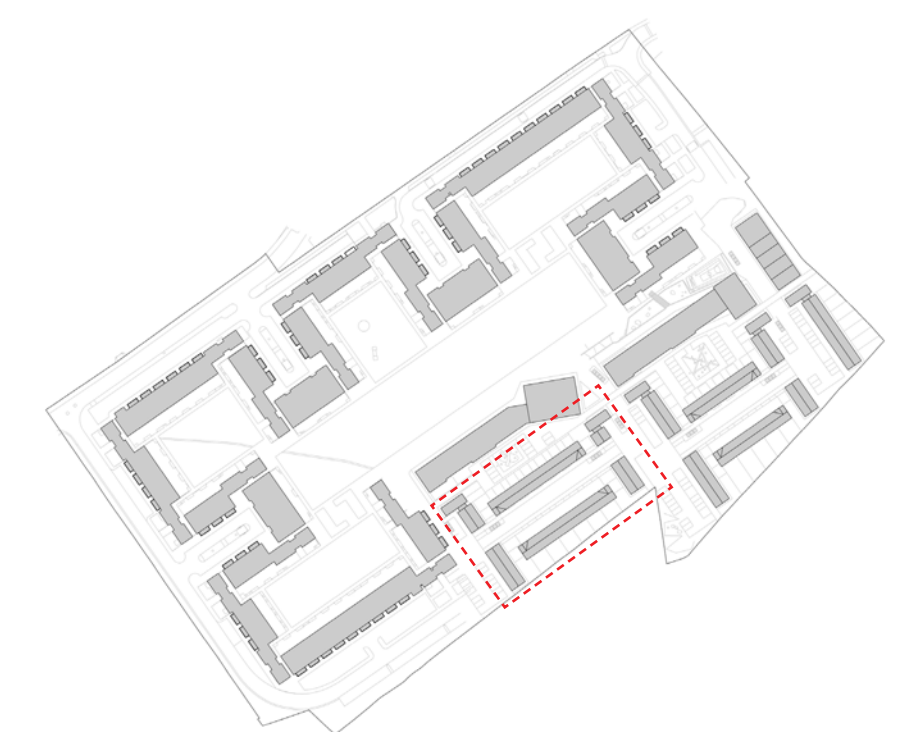


Paved area with seating for gathering



Sketch Plan of the Belvedere

- ① Main access street with raised kerbs and on street parallel parking
- ② Secondary street with shared surface
- ③ Housing court parking
- ④ Bin units
- ⑤ Private frontages with hedges and low rail
- ⑥ Front garden with dedicated on plot parking, house access and planting
- ⑦ Planting and street trees
- ⑧ Community garden
- ⑨ Community pocket park with picnic area
- ⑩ Woodland trail with boulders, stepping logs and grass mounds



Key plan



Character of the Belvedere housing courts



Defensible frontages for houses



Frontage with low rail and hedge



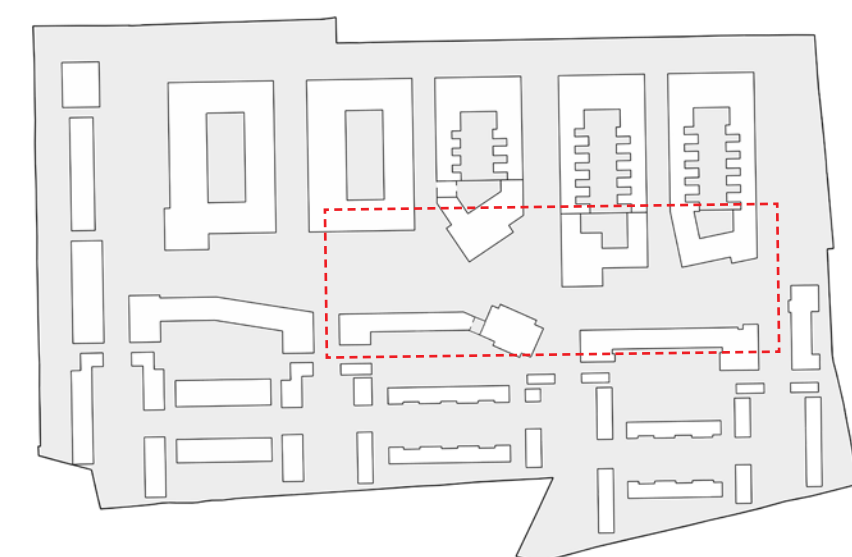
Shared surface



Woodland trail with natural play



Picnic area



Key plan

Linear Park Plan

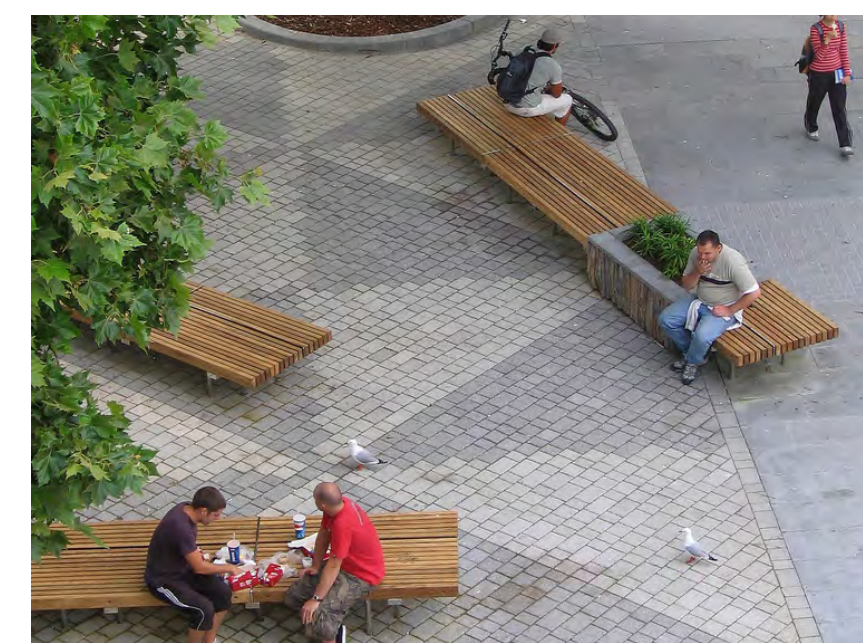
- 01 'Adventure trail' with play incorporated into the landscape
- 02 Designated play area for 5-11 years
- 03 Seating by planting and lawn
- 04 Rain-garden with boulders and crossing deck access
- 05 Central neighbourhood square with high quality paving, planters and seating
- 06 Shared surface route
- 07 Community centre out-spill area
- 08 Flat frontages with low rail and hedge
- 09 Open lawn and gathering space
- 10 Transitional space with stepped and ramped access
- 11 MUGA ball-court with retaining wall acting as seating
- 12 Change of surface to housing courts
- 13 Visitor bike stands
- Existing trees
- Proposed trees



Character of linear park



Multifunctional neighbourhood square for events and gathering



Feature seating activating public space



MUGA ball court



Parkland area with lawn, planting and seating

Bicycle and Shed Storage

BELVEDERE STORAGE OPTIONS

- (A) Bicycle shed and separate shed unit
- (B) Combined shed and bicycle storage



Timber bike shed



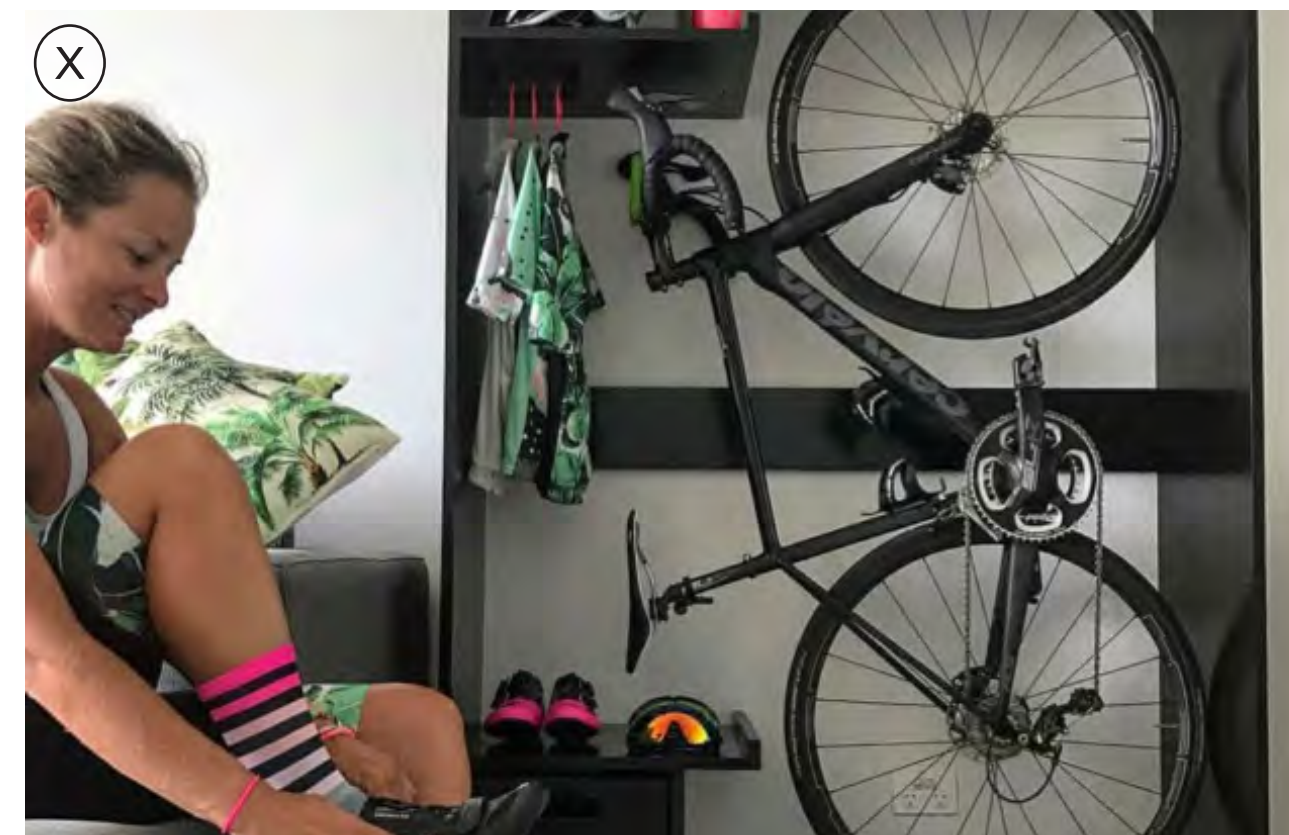
Shed at rear of garden



Shed incorporating bike storage

MAISONETTE STORAGE OPTIONS

- (X) All units to have bike storage within the house
- (A) Bicycle shed in the front garden
- (B) Bicycle shed in the back garden



Bike storage incorporated within the house



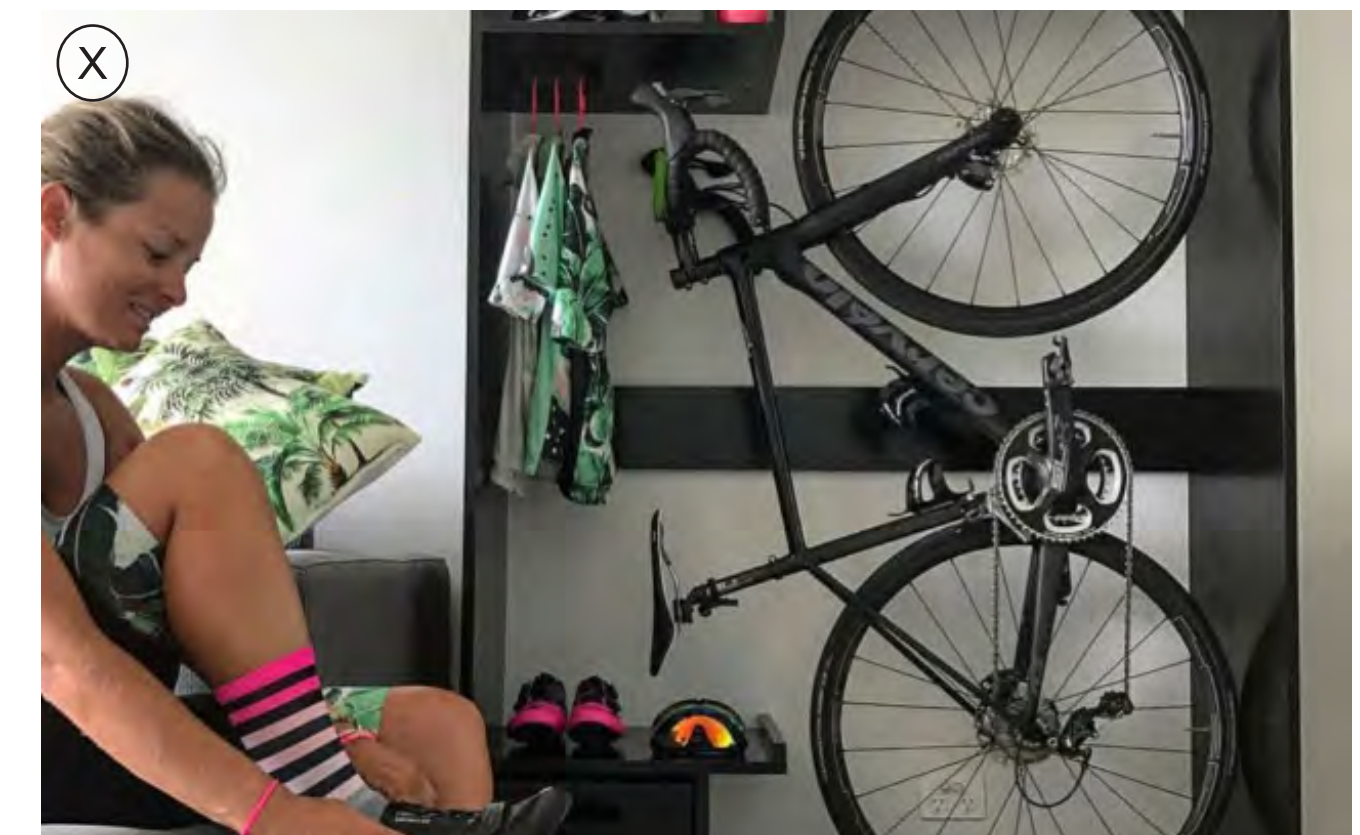
Timber bike shed in the rear garden



Smaller shed for more garden space

FLAT STORAGE OPTIONS

- (X) All flats to have bike storage within the house
- (A) Deck bike storage
- (B) Extra bicycle storage with a communal bike store



Bike storage incorporated within the flat



Secure hoops located on the decks



Communal bicycle storage for flats

Are you interested in forming a steering group that would have an input in the new facilities for Eastfields?

This would include looking at the new community centre, community garden and central park. The steering group would continue throughout the entire regeneration process.

If you are interested please fill in a feedback form with your contact details.

Examples of potential uses for your community centre



Community events



Dance/exercise classes

Potential for community gardens across Eastfields



Community garden



Plant beds



Book clubs/homework groups



Co-working space



Temporary planters to move with phasing



Allotments/growing beds



Pre-school facilities










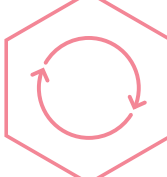

Pre-school facilities

At a glance

We believe that our Offer is fair and gives everyone the opportunity to stay in their neighbourhood.

Regeneration is going ahead. This means we will be knocking down and rebuilding Eastfields, High Path and parts of Ravensbury in phases over the coming years.

If you are a resident homeowner¹ we promise you the following three options:

- | | | | | | | |
|--|---|--------------|---|--|---|---|
|  1 | a new replacement home if you choose to stay, or | Plus: |  | a disturbance payment of £3,000 per household to cover the cost of moving home |  | payment towards Stamp Duty Land Tax |
|  2 | to buy your home at open market value plus 10% if you prefer to leave, or | |  | a free and independent home valuation and up to £750 ² towards your own independent valuation |  | help if you need to move temporarily because of regeneration |
|  3 | a shared equity option | |  | legal fees and disbursements ³ |  | new energy-efficient fridge freezer, washing machine, cooker and dishwasher if you choose to stay |

¹ Our Offer depends on you being a resident homeowner. This refers to leaseholders and freeholders who were the legal owners living in the properties as their main and principal home on 27 May 2015

² This figure is subject to an annual review every April

³ Disbursements include Land Registry searches and the cost of money transfers






For existing Clarion Housing tenant's we promise the following:

- | | | | |
|---|--|---|--|
|  | a new home according to your needs |  | free, professional packing and removals |
|  | keep the same tenancy rights you have now |  | free handyperson service to help older and vulnerable tenants |
|  | disturbance payment of £3,000 per household to cover the cost of moving home |  | help if you need to move temporarily because of regeneration |
|  | relocation payment of £6,300 ² per household |  | new energy-efficient fridge freezer, washing machine, cooker and dishwasher. |

¹ Our Offer is for affordable or assured tenants of Clarion Housing (not assured shorthold tenants).

² This figure is based on the Ministry for Housing, Communities and Local Government's Compensation to Residential Owners and Occupiers booklet. It is subject to an annual review. Visit www.gov.uk for the most up to date information.

For non-resident homeowners we promise the following:

- | | | | |
|---|--|---|---|
|  | open market value plus 7.5% additional payment |  | Payment towards Stamp Duty Land Tax |
|  | up to £750 plus VAT towards your own independent valuation |  | opportunity to buy a new home in your neighbourhood at market value |
|  | legal fees and other costs reimbursed | | |