Concept & 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 B4 - Typical Layout

Proposed Site Section

Block A - Ground & First Floor Plan

Proposed Scheme Overview
Existing Site

Car Parking dominates London Plane Tree

An Enclosed Site

An Enclosed Site - No access through and into the site

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

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
- Perimeter fence stops links to surrounding neighbourhoods.

**Creation of 2 new north south streets link the development to existing neighbourhoods.**

**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 undercroft without designated parking
- Shoppers and commuters using estate as a free car park

**Spaces provided for 40% of new homes on the estate.**
- Parking to be controlled and monitored

**Landscaping**
- Respect existing mature trees

**Existing trees used to define areas suitable for building block positions.**
- 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 (Seafield 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