



A FRESH START FOR PIKE CLOSE

CONSULTATION EVENT NOVEMBER 2020



WHY BUILD A NEW PIKE CLOSE?

POOR
ACCESSIBILITY

AN AGEING
ESTATE

SAFETY &
SECURITY

UNUSED SPACE

UNUSED PLAY
AREAS

LACK OF FAMILY
SIZED HOMES



Riverside

DECEMBER 2019 PROPOSAL



A B C PRIVATE

D BURNT ASH HEIGHTS

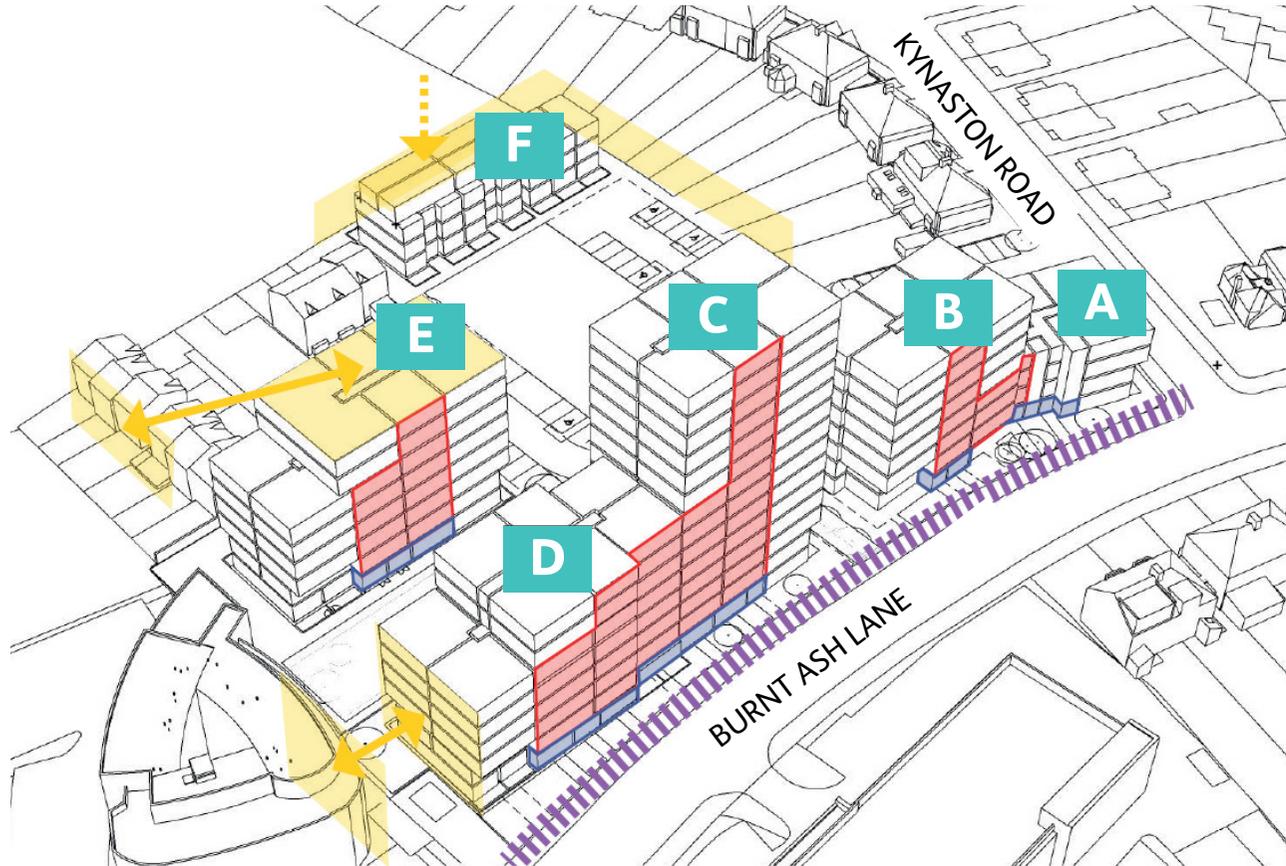
E LAVISHAM WELLS & MEDE HOUSE

F PRIVATE & MEDE HOUSE



Riverside

SUMMARY OF PLANNERS' FEEDBACK



INACTIVE
FRONTAGE
ALONG BURNT
ASH LANE

NOT
ENOUGH
PARKING

REDUCE
IMPACT ON
NEIGHBOURS

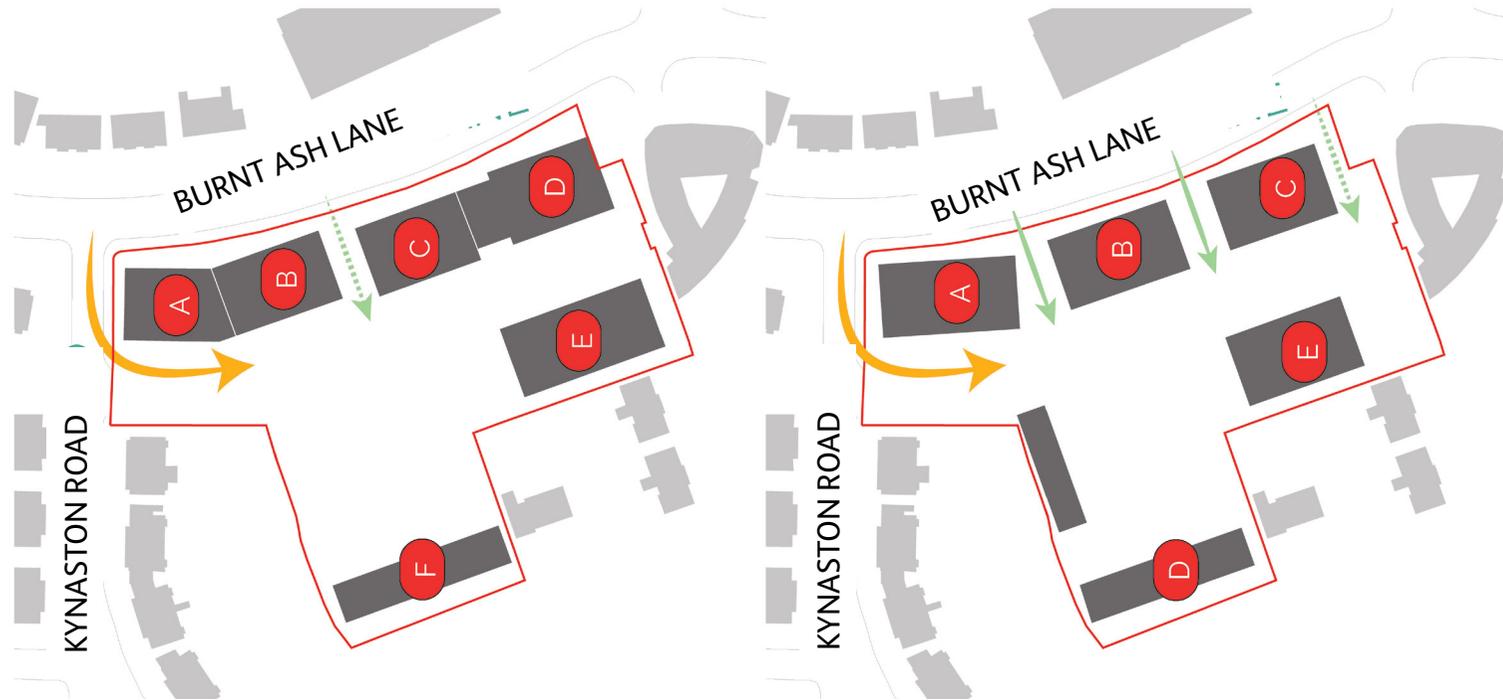
DEVELOPMENT
IS TOO DENSE



PROPOSED AMENDMENTS

DEC 2019

NOV 2020



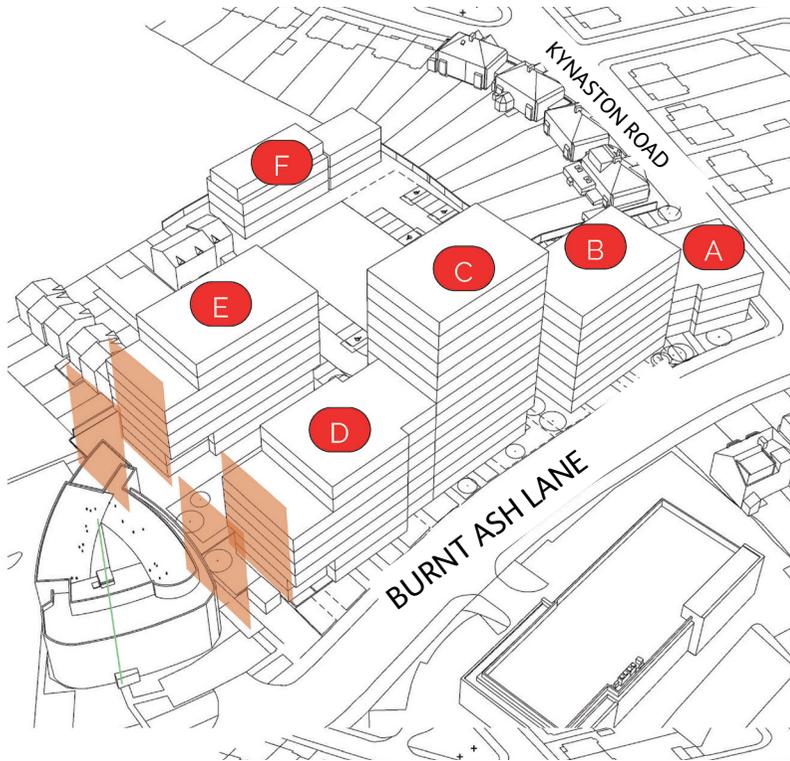
REDUCTION IN PRIVATE SALE HOMES.

REDUCTION IN OVERALL FOOTPRINT OF BUILDINGS ALONG BURNT ASH LANE TO CREATE MORE SPACE

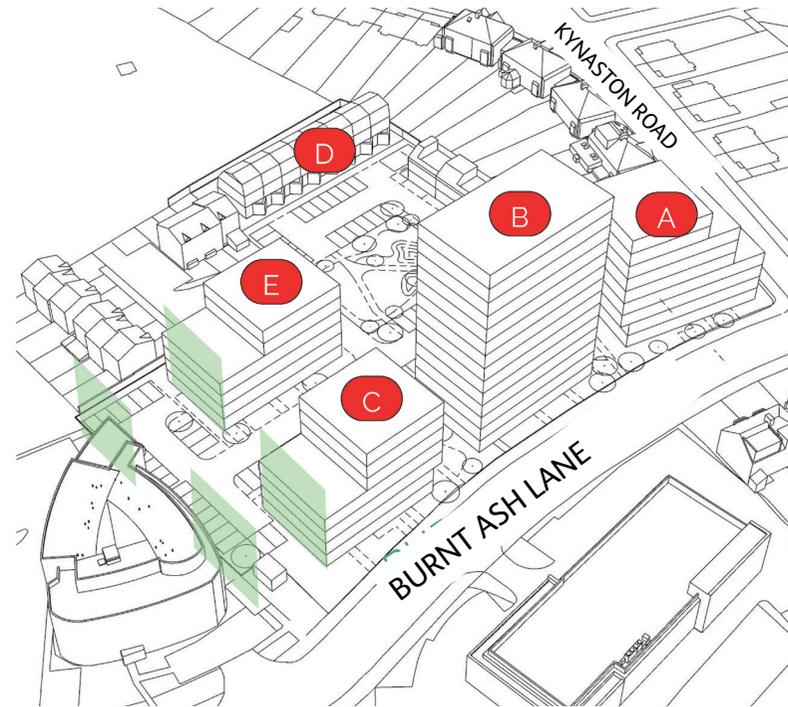


PROPOSED AMENDMENTS

DEC 2019



NOV 2020

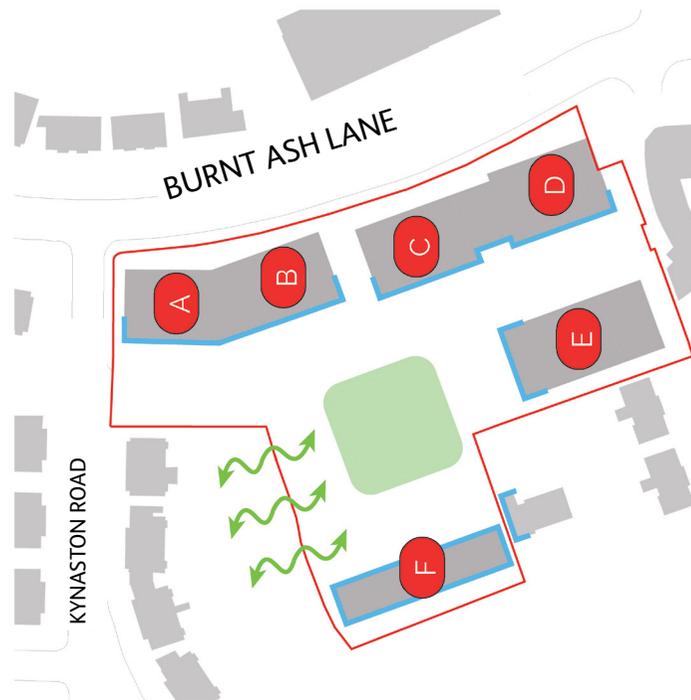


STEPPING AWAY FROM NEIGHBOURS AND MOVING BLOCK D + E NORTHWARDS FROM THE ROTUNDA

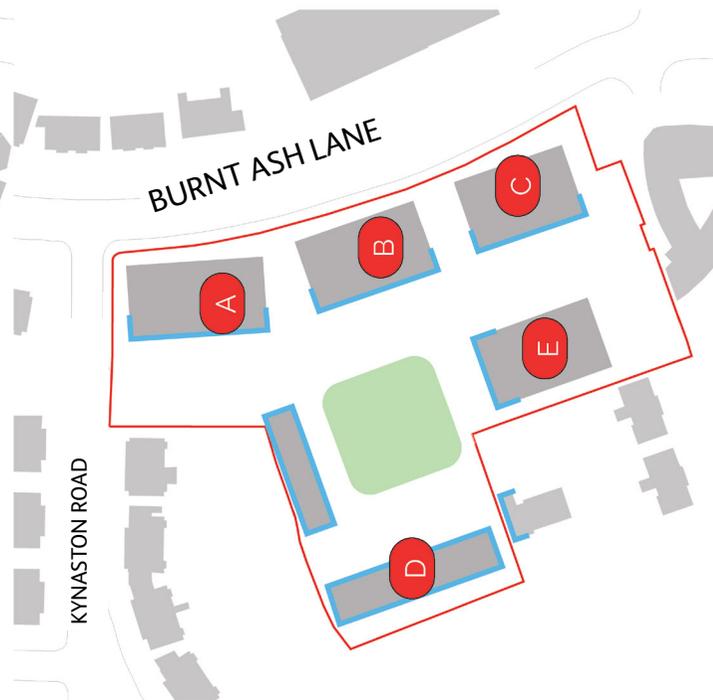


PROPOSED AMENDMENTS

DEC 2019



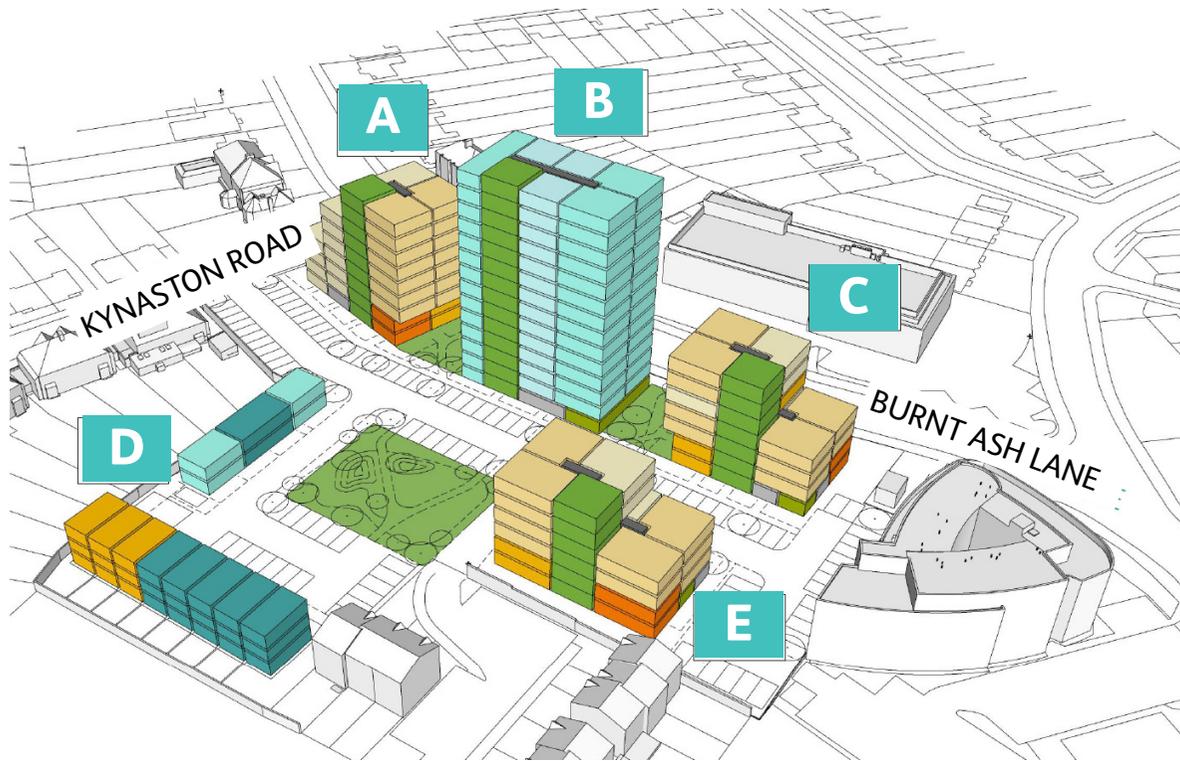
NOV 2020



IMPROVED COMMUNAL OPEN SPACE, OVERLOOKED BY SURROUNDING BLOCKS AND INCREASED PARKING



REVISED PROPOSAL (NOVEMBER 2020)



- A** BURNT ASH HEIGHTS
- B** PRIVATE
- C** MEDE & WELLS
- D** PRIVATE
- E** LAVISHAM & PRIVATE

Phase 1

Block C – Mede and Wells

Phase 2

Block Block A – BAH

Block B – Private sale

Phase 3

Block E – Lavisham

D – 3 storey, 3 bed houses



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WHAT HAS CHANGED?

DECEMBER 2019



NOVEMBER 2020



96
Parking spaces
0.44
Spaces per dwelling

44%
Affordable homes

216
Total homes

95
Affordable homes required

1266m²
Playspace (0 - 11 year olds)

100
Parking spaces
0.56
Spaces per dwelling

51%
Affordable homes

179
Total homes

732m²
Playspace (0 - 11 year olds)

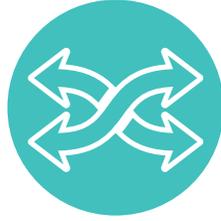
92
Affordable homes provided



WE REMAIN COMMITTED TO:



Keeping the existing community together



Keeping the same tenancy rights and rent levels



A new home for all existing tenants, that will meet their housing need



Helping you through these changes by compensating you with home loss and disturbance payment



Private outdoor space for everyone



Improving security by design management



Improving access with lifts within blocks and home layouts on one level



NEXT STEPS



HOW TO GET IN TOUCH

RESIDENT LIAISON OFFICER MANDY RANA

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THANK YOU FOR YOUR TIME

**WE NOW WELCOME ANY QUESTIONS YOU HAVE.
PLEASE USE THE CHATBOX TO SUBMIT YOUR QUESTION**

