

MAY 2021

AN UPDATE ON YOUR ESTATE

Tenant consultation on the
redevelopment of Pike Close

What will be covered in this presentation?

- An update on what we have been doing since our last consultation
- Internal layouts of homes
- Block layouts
- Play space and open space
- Our commitments to you
- Public Consultation
- Timeline and next steps



AN UPDATE ON THE PROPOSED DOUBLE DECANT

- **Developer partner, Countryside Properties, proposed to reduce the cost of the programme, and to shorten the construction period**
- **Part of this approach required double decanting (move twice) for some households on the estate**
- **Following the feedback from those households directly affected we will not be proceeding with the double decant (move twice) proposal**
- **Your views were valuable in helping us to agree the way forward**



WHAT HAVE WE BEEN DOING SINCE WE LAST MET?



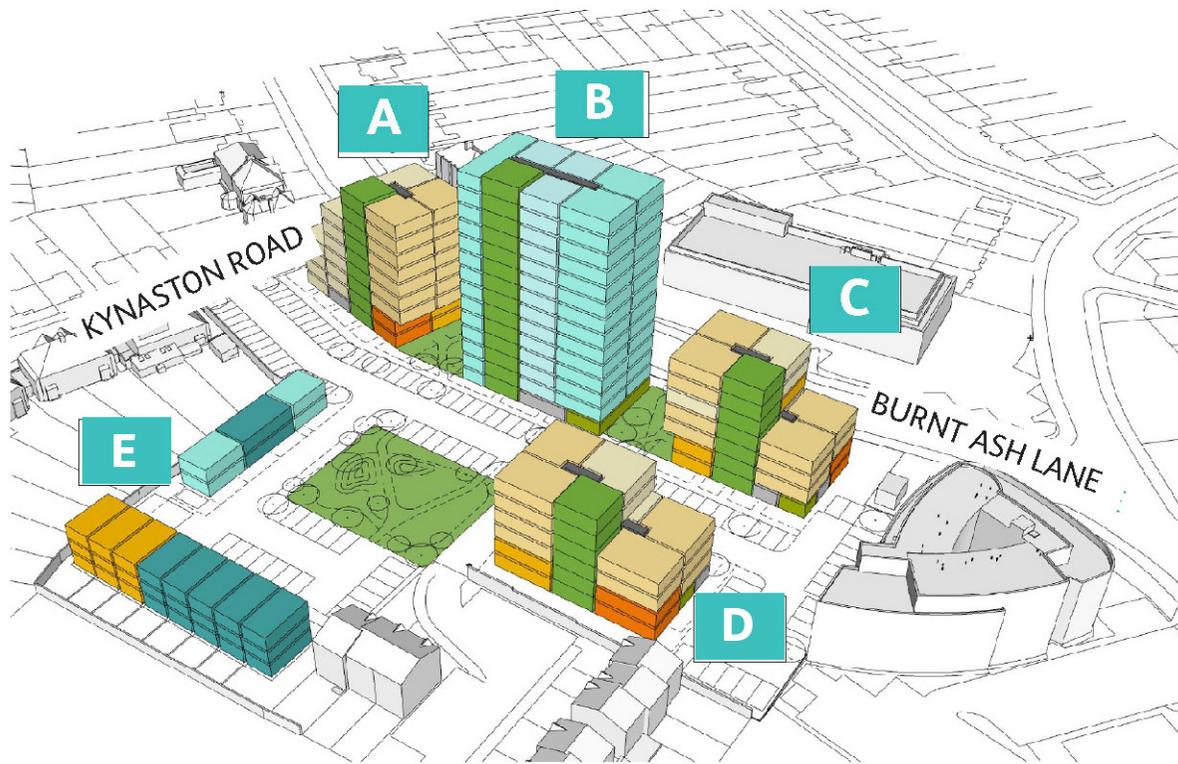
Gathered and acted on tenant feedback on the double decant proposal

Prepared for a Public Consultation, taking place this month

Progressed the Planning Application pack

Met with Ward Councillors to update them on our redevelopment plans

MASTERPLAN



- A** BURNT ASH HEIGHTS
- B** PRIVATE
- C** MEDE & WELLS
- D** LAVISHAM
- E** PRIVATE & AFFORDABLE 3-STOREY, 3 BED

- Phase 1**
Block C – Mede and Wells
- Phase 2**
Block Block A – BAH
Block B – Private sale
- Phase 3**
Block D - Lavisham
Block E - 3-storey, 3 bed houses (private & affordable housing)

100
Parking spaces

179
Total homes

87
Private homes

92
Affordable homes provided

BLOCK PLANS - GROUND FLOOR



AFFORDABLE

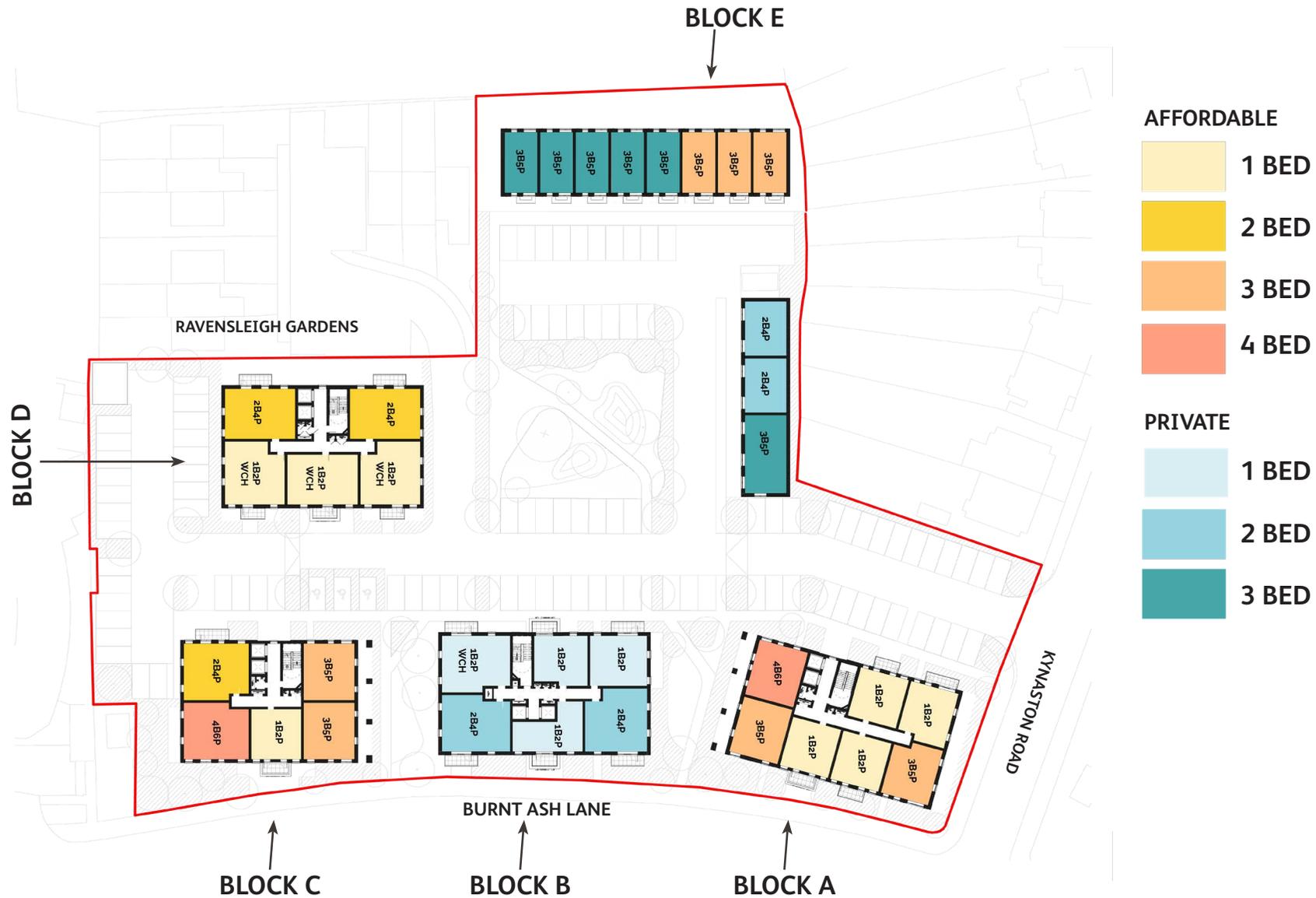
- 1 BED
- 2 BED
- 3 BED
- 4 BED

PRIVATE

- 1 BED
- 2 BED
- 3 BED

- CYCLE STORAGE
- ANCILLARY
(Service areas)
- REFUSE

BLOCK PLANS - FIRST FLOOR



BLOCK PLANS - TYPICAL FLOOR



BLOCK PLANS - FIFTH FLOOR (TOP FLOOR, BLOCK D)



BLOCK PLANS - SIXTH FLOOR (TOP FLOOR, BLOCK C)



BLOCK PLANS - EIGHTH FLOOR (TOP FLOOR, BLOCK A)



OPEN SPACE AND COMMUNITY SPACE



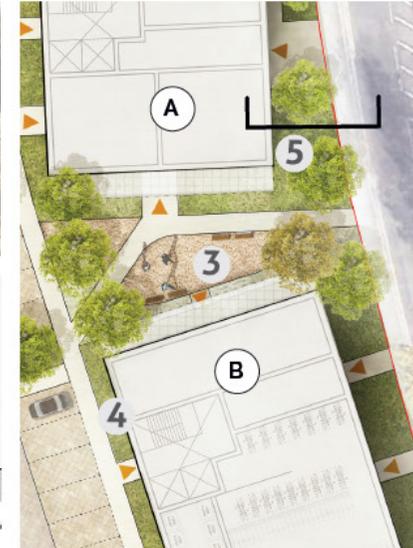
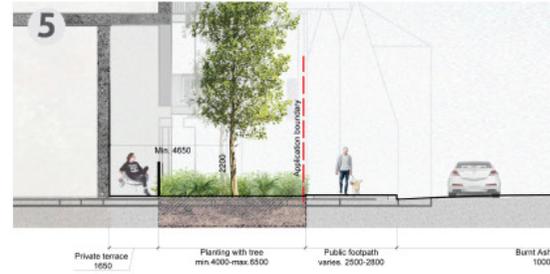
LANDSCAPE PROPOSAL



- 1 CENTRAL GREEN SQUARE
- 2 POCKET GARDENS
- 3 SHARED SURFACE
- 4 BURNT ASH LANE FRONTAGE



LANDSCAPE PROPOSAL - COMMUNAL AMENITY AND PUBLIC REALM



- 1** CENTRAL GREEN SQUARE
- 2** POCKET GARDENS
- 3** SHARED SURFACE
- 4** BURNT ASH LANE FRONTAGE

LANDSCAPE PROPOSAL - TREE PLACING



-  Trees to be removed
-  Trees to be retained (Birch silver)
-  Informal group tree planting at Burnt Ash Lane
-  Regular street tree planting
-  Green space tree planting

36
Existing
trees

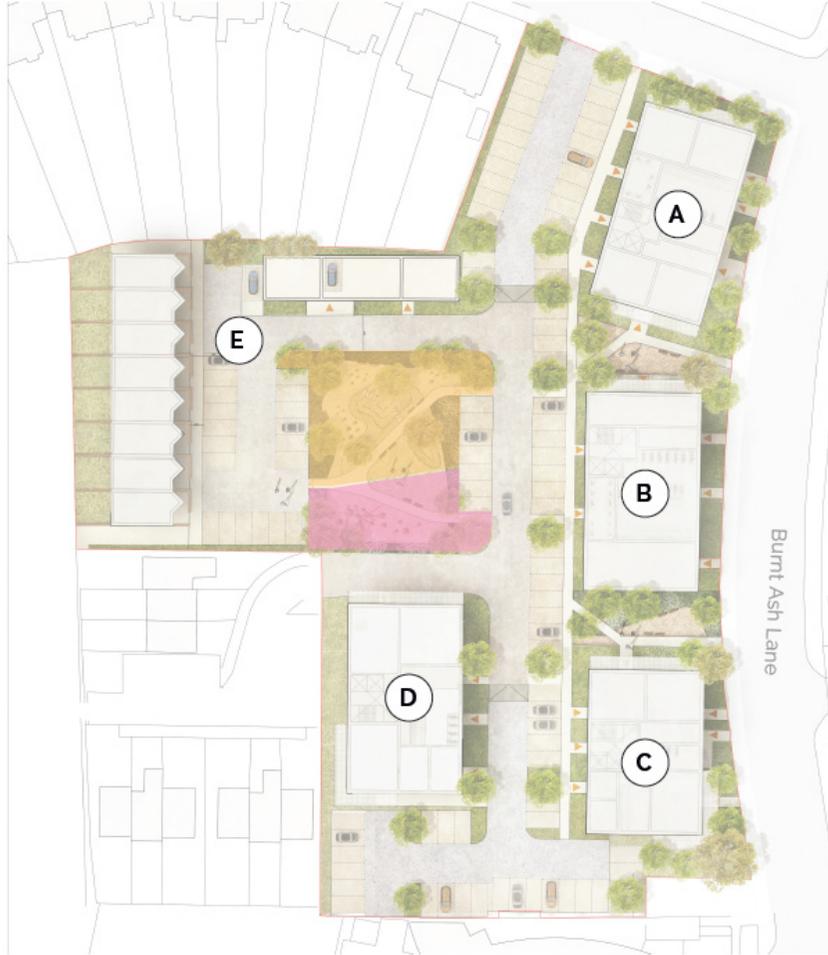
56
Proposed
trees

CENTRAL SQUARE AND POCKET GARDENS



Planting character in central square and pocket gardens

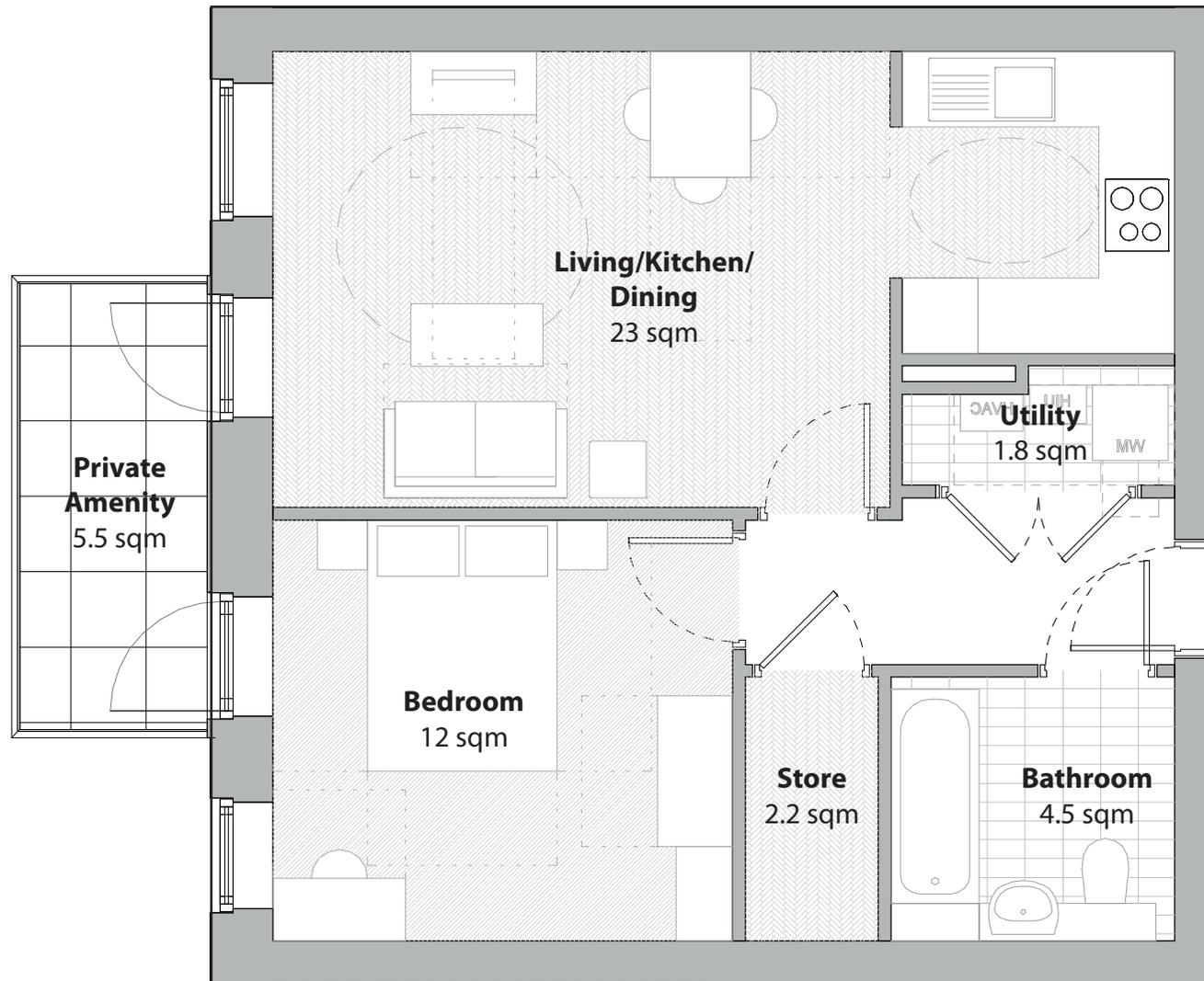
LANDSCAPE PROPOSAL - PLAY AREAS



-  0-4YRS PLAY AREA
-  5-11 YRS PLAY AREA



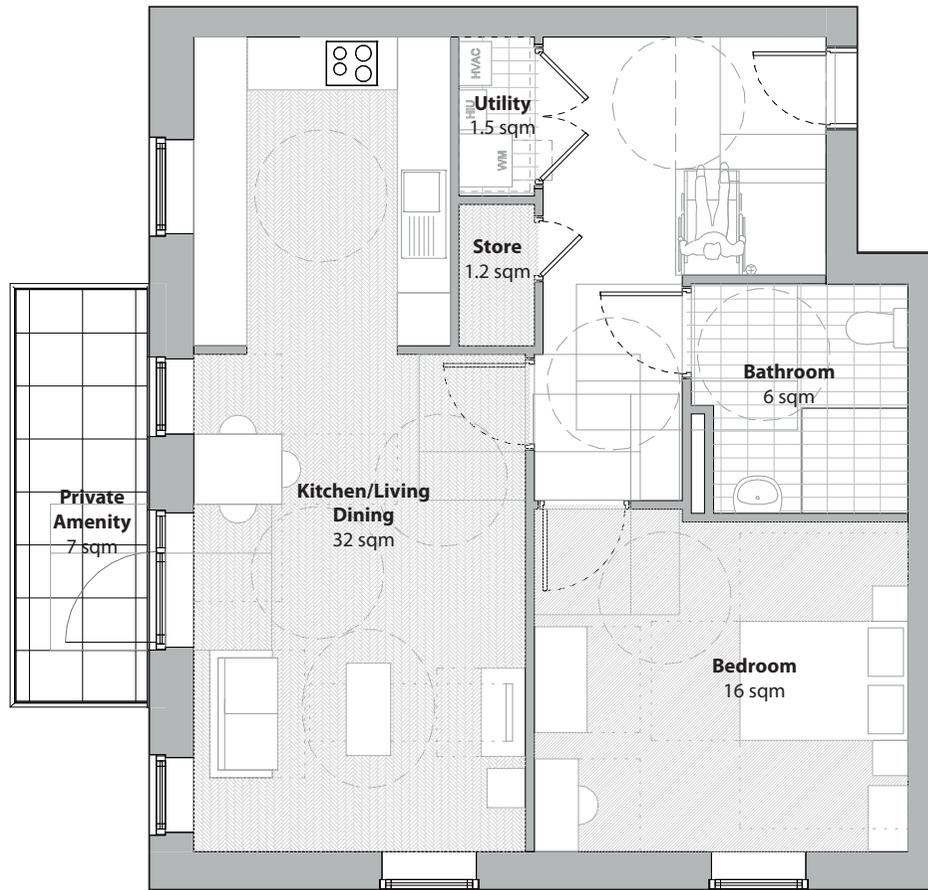
TYPICAL INTERNAL LAYOUT - 1 BED



**ONE BED
FLAT**

**51
SQM**

TYPICAL INTERNAL LAYOUT - 1 BED WHEELCHAIR ACCESS

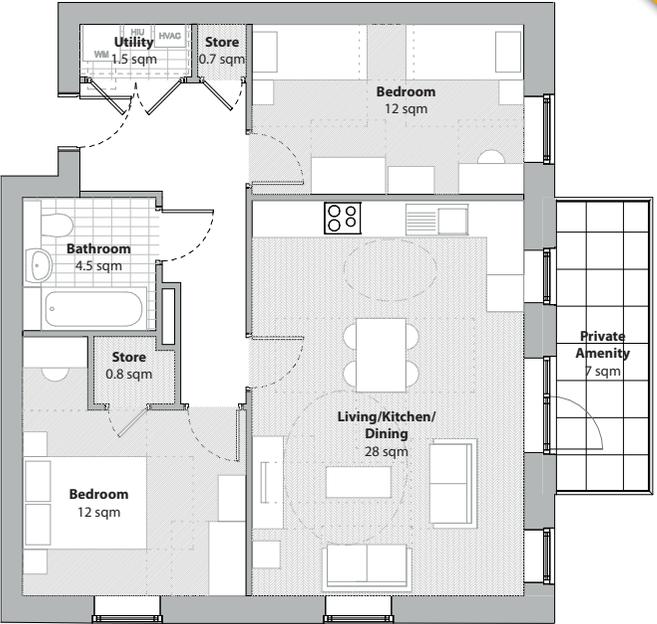


**ONE BED
FLAT**

**71
SQM**

TYPICAL INTERNAL LAYOUT - 2 BED

**OPEN PLAN
LAYOUT**



**SEPERATE
KITCHEN**



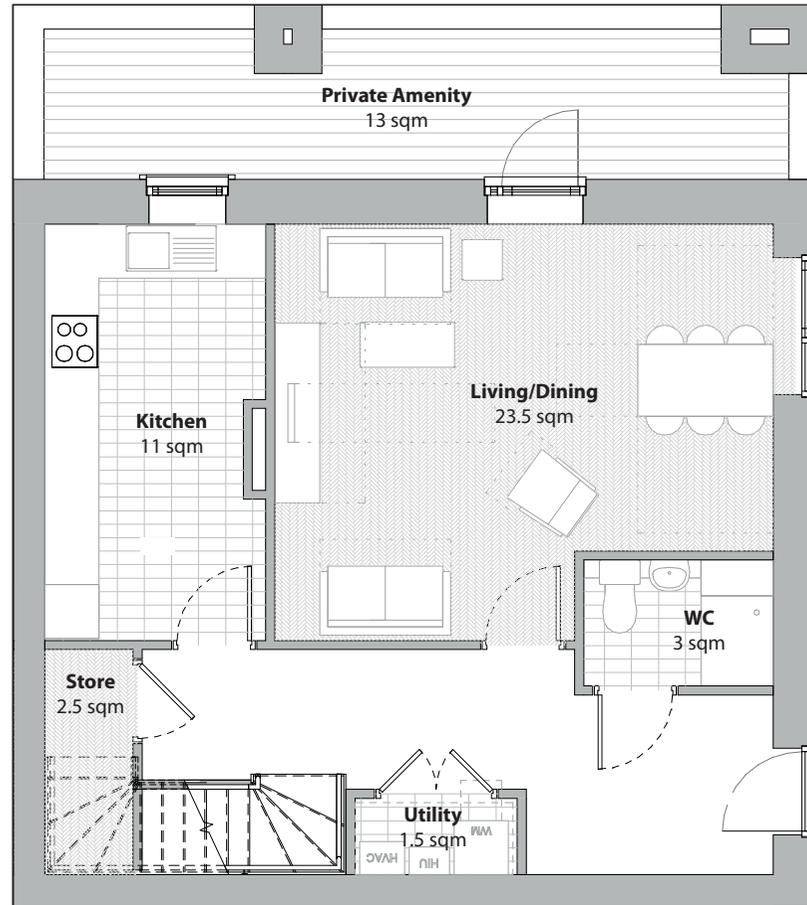
**TWO BED
FLAT**

**71
SQM**

INTERNAL LAYOUT - 3 BED MAISONNETTE (113 SQM)

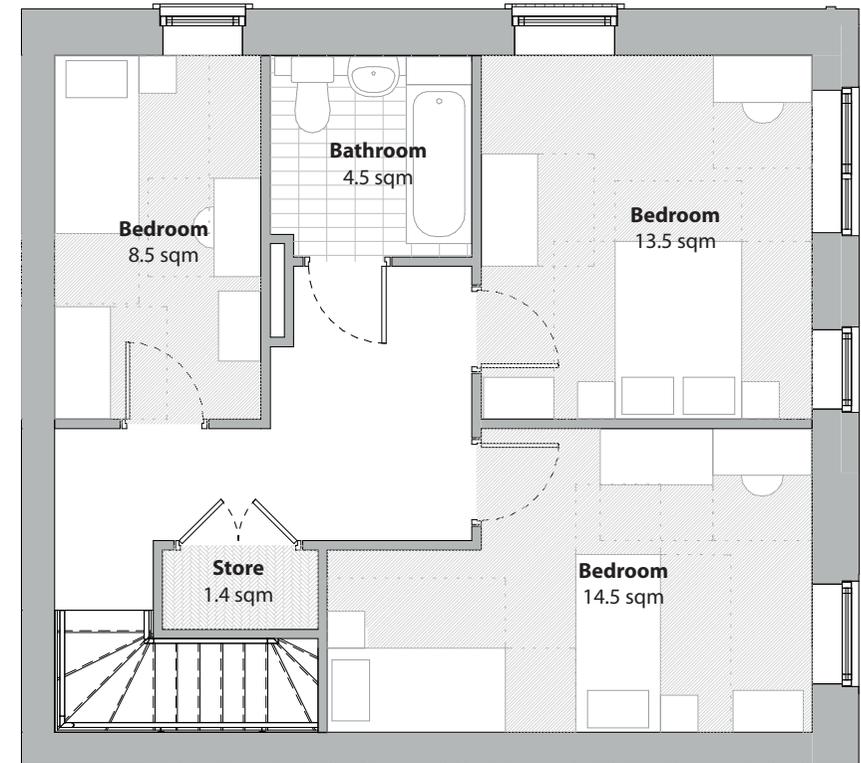
**GROUND
FLOOR**

**58
SQM**



**55
SQM**

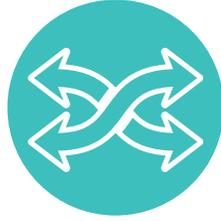
**FIRST
FLOOR**



WE REMAIN COMMITTED TO:



Keep the existing community together



Keep the same tenancy rights and rent levels



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



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



Private outdoor space for everyone



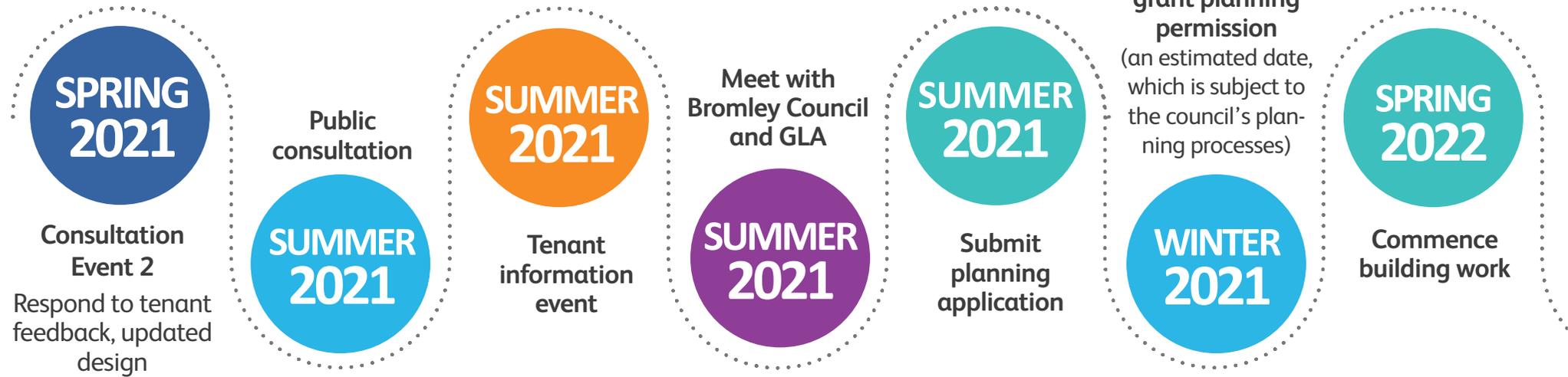
Improved security by design management



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

NEXT STEPS

We have secured funding with the GLA to deliver this scheme and agreed a start on site date for Spring 2022



SITE SURVEY WORK



We will be carrying out essential soil investigation work on Tues 18 May
The company, Merebrook, will be on site for the day with a rig to dig boreholes.

This work will take place adjacent to the Burnt Ash Heights car park entrance, the car park in front of Wells House, and also in some of the green spaces. The map shows where the boreholes will be dug.

Merebrook will ensure there is minimal disruption caused to residents.

Each borehole will be completed in an hour but the team will move to allow residents in or out during this time.

More information to follow.

 = Boreholes

PUBLIC CONSULTATION



As part of the planning application we are required to consult with the wider public and businesses located in the surrounding area to consult on our proposals.

The public consultation will start on Tuesday 18th May and will close on Monday 7 June, you will shortly receive an invite providing you with more details on this.

The next few slides are images of what will be shown at the public consultation, these images are to demonstrate the views from surrounding roads.

STREET VIEW FROM THE SOUTH



View of main green space from the pocket park between Block's B and C

STREET VIEW LOOKING NORTH



View of Blocks A, B and C from the junction of Burnt Ash Lane and New Street Hill

OPEN SPACES



View of pocket park between Block A and B

VIEW FROM BURNT ASH LANE FROM THE NORTH OF THE SITE



View looking south along Burnt Ash Lane towards Block A and B

THANK YOU FOR YOUR TIME

ANY QUESTIONS?

