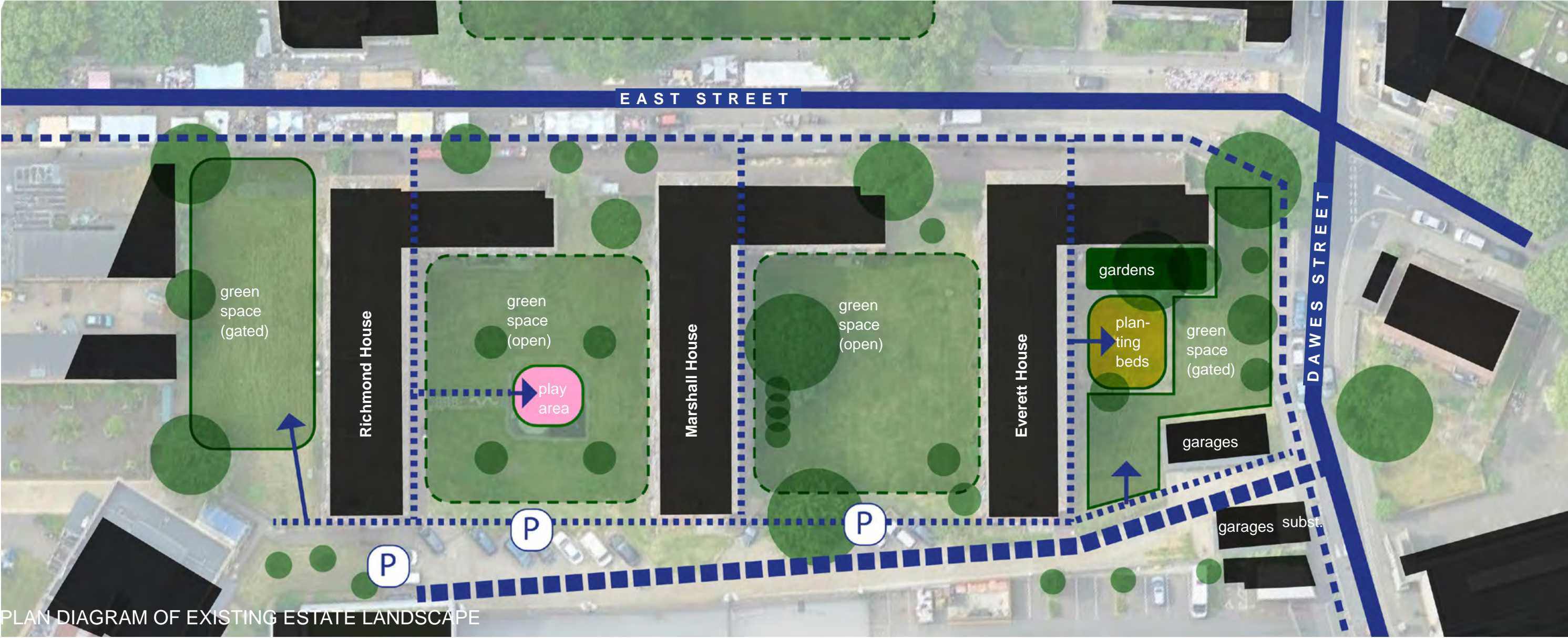
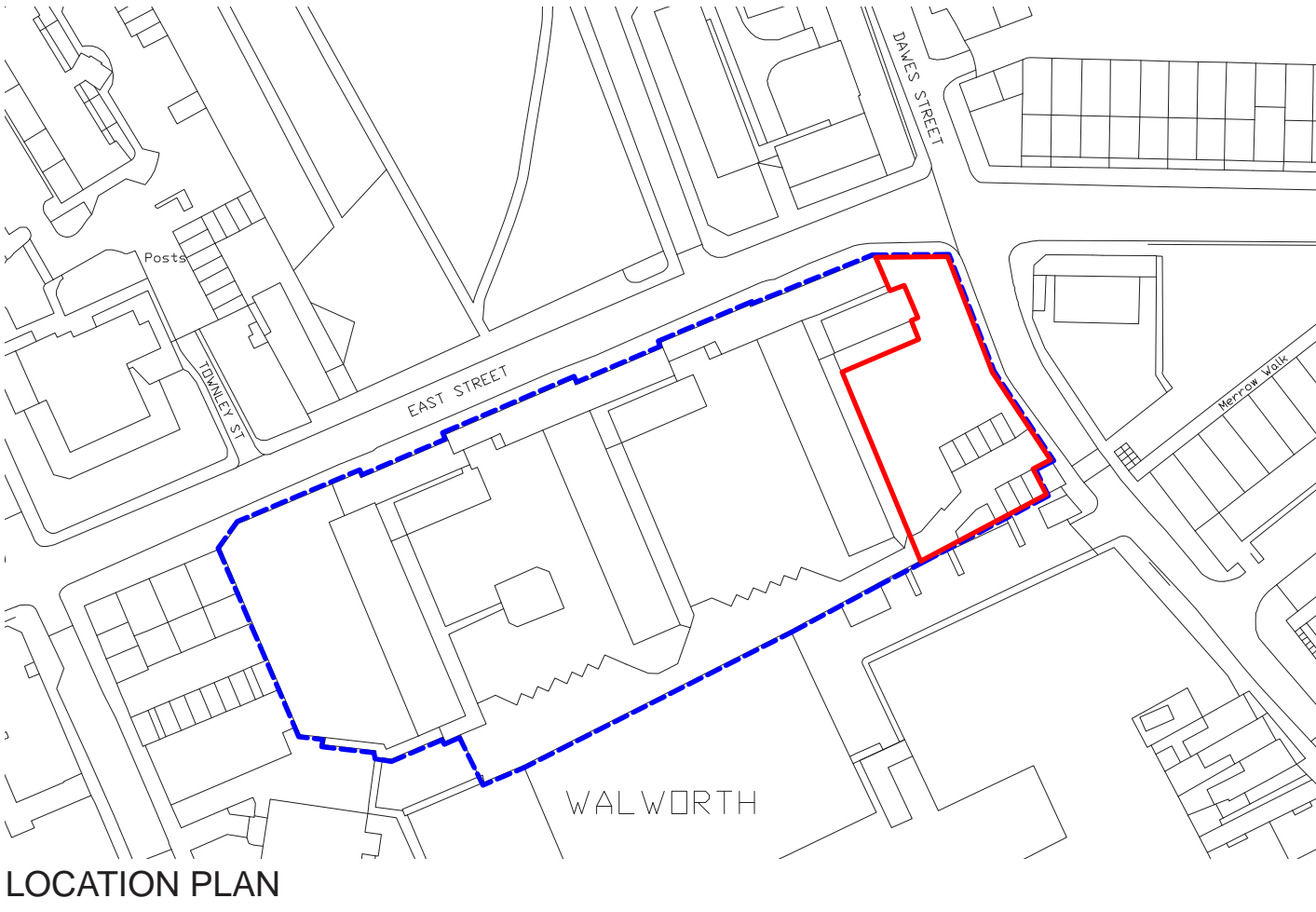


1. EXISTING ESTATE AND SITE

The proposed site is an open space at the eastern entrance to Kingston Estate along Dawes Street. The middle and north parts of this space is a green open space with resident planting beds and several trees of varying size. The south area of the site contains lockup garages, a substation and also provides vehicle access to the estate car park.

The brief for the project is to provide eight new homes for social rent with access to a shared new landscape as well as wider estate landscape improvements.



Appendix 2



The drawing on the left shows the proposed new footprint on top of the existing site features.

The substation and vehicle access road need to be maintained both during and after completion of the project. Several utilities cross the site below ground and will need to be diverted and/or built over.

The planting beds will need to be relocated during the build and incorporated into the new landscape.

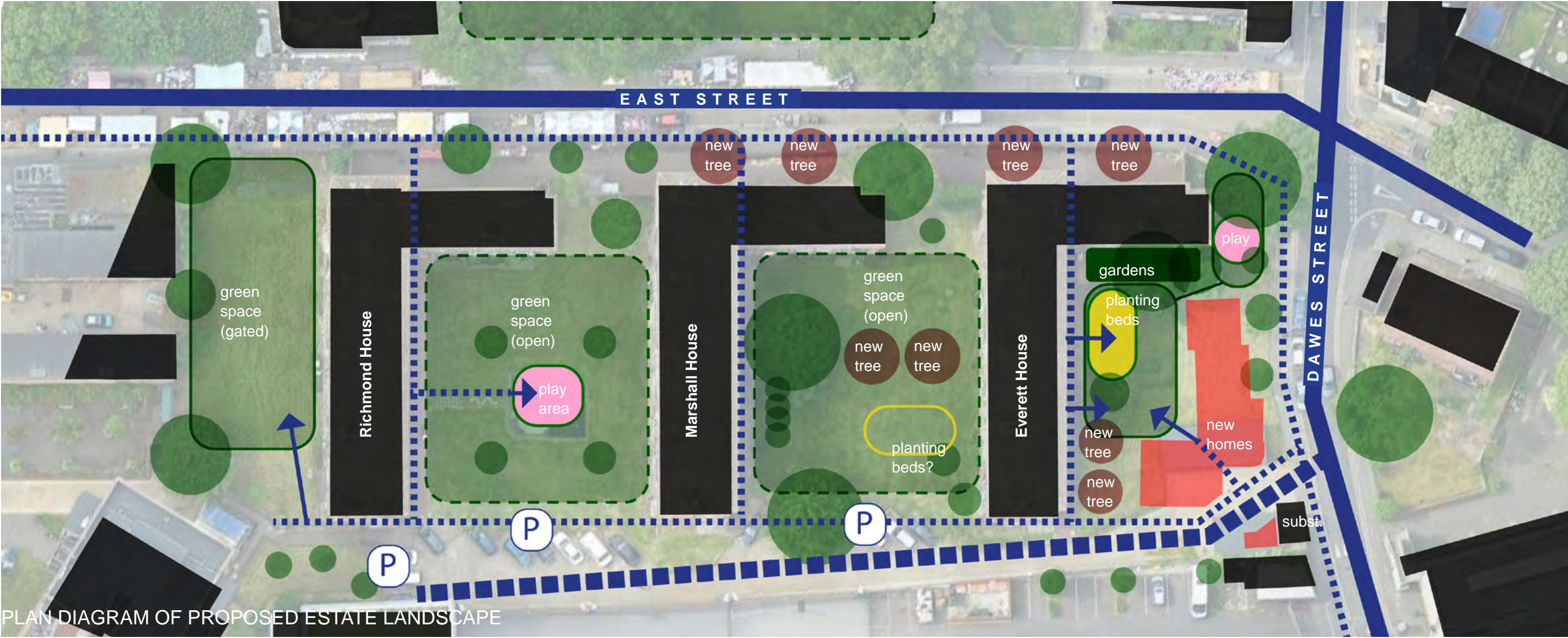
The lock up garages will be demolished.

The access road will be shifted a little closer to the south boundary.

All existing trees will be retained, subject to detail impact assessment.

Black - existing buildings
Green - existing trees
Blue - approximate root protection zones
Orange - below ground utilities
Red - proposed new building footprint

2. PROPOSED APPROACH TO DEVELOPMENT



- KEY
- Gated green space
 - Open green space
 - Pedestrian route
 - Vehicle route
- Placing homes on the site requires careful consideration of the setting of Everett House, impact on privacy and daylight, and the location of existing trees and their root protection zones.
- The estate diagram above shows how the new building is located to
- Retain and add trees rather than remove them
 - Make a generous new shared landscape that is contained, inclusive, safe and sociable
 - Maintain existing access on foot and by car
 - Create a strong street presence and mark the entrance to the estate

3. AERIAL VIEW OF ESTATE AS PROPOSED

This drawing shows how the building and its landscape might look and feel as part of the estate, and what other areas of improvement to the estate landscape could be considered.

Residents of the new flats enter the building from the corner of Dawes Street and the access road. The ground floor maisonettes are accessed directly from the street. The new shared landscape is for all estate residents.

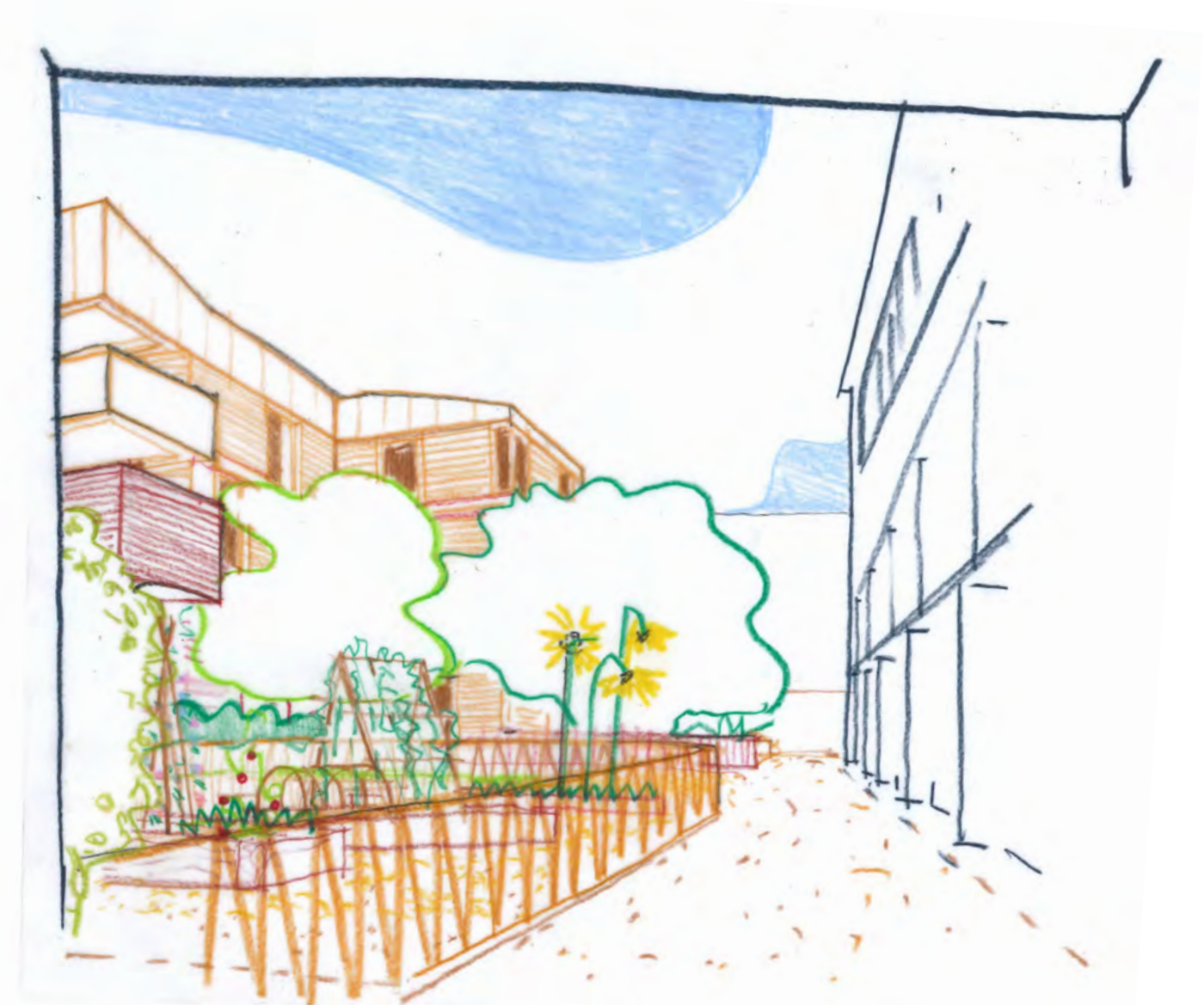
The proposed scheme retains all existing trees, including the 'Heygate legacy' trees planted recently.



4. PROPOSED LANDSCAPE PLAN AND VIEWS



1 - View from south - entrance to flats and one maisonette along access road. The courtyard is accessed from the existing footpath and receives sunlight through the gap.



2 - View from East Street resident access path. New trees complement the existing ones to screen and shade the new shared landscape.



3 - View of Everett House from new shared landscape.

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CIRCULATION
BATHROOM/ WC
BEDROOM
KITCHEN (sep)
LIVING (incl open plan
kitchen if relevant)
AMENITY
CORE/ SHARED

