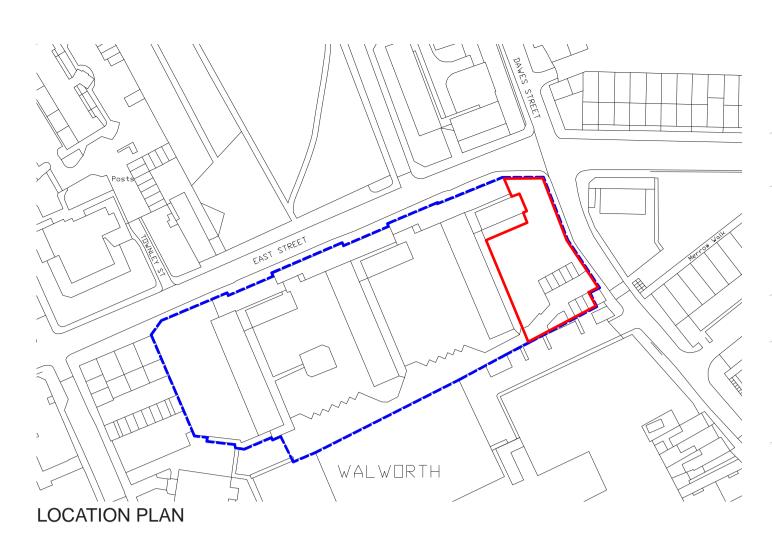
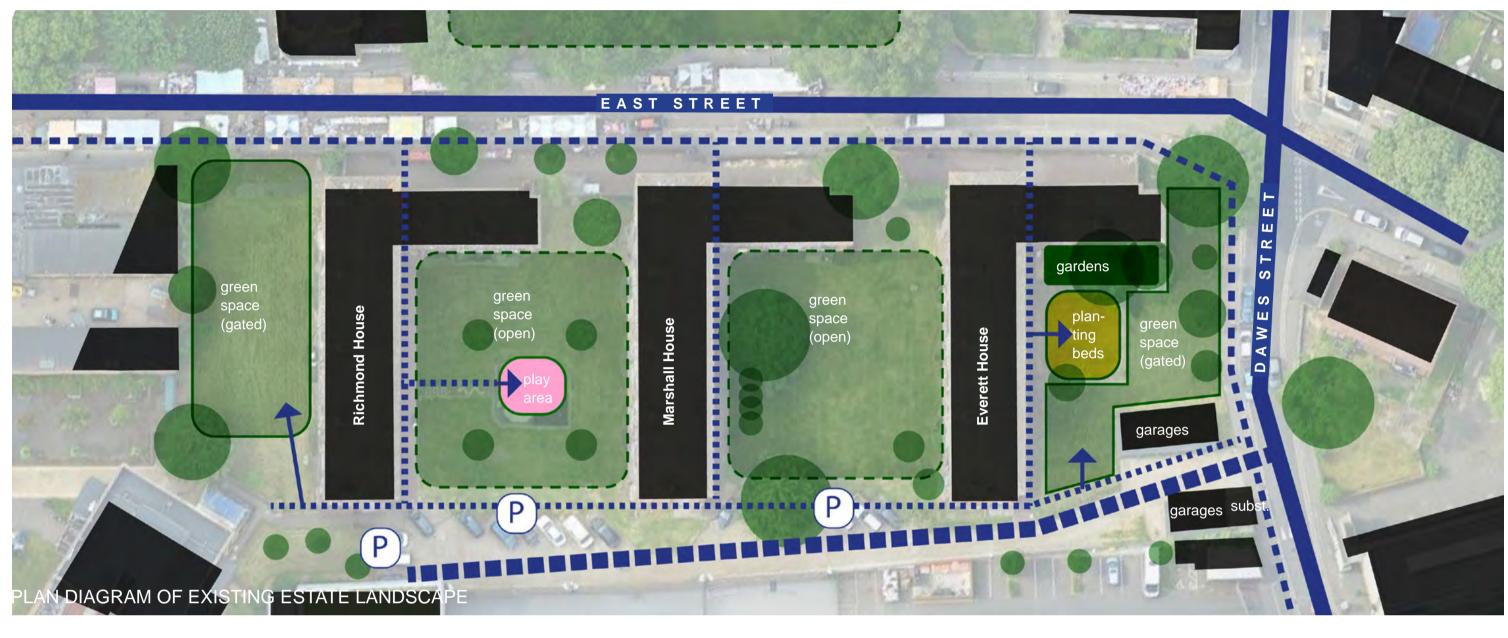
1. EXISTING ESTATE AND SITE

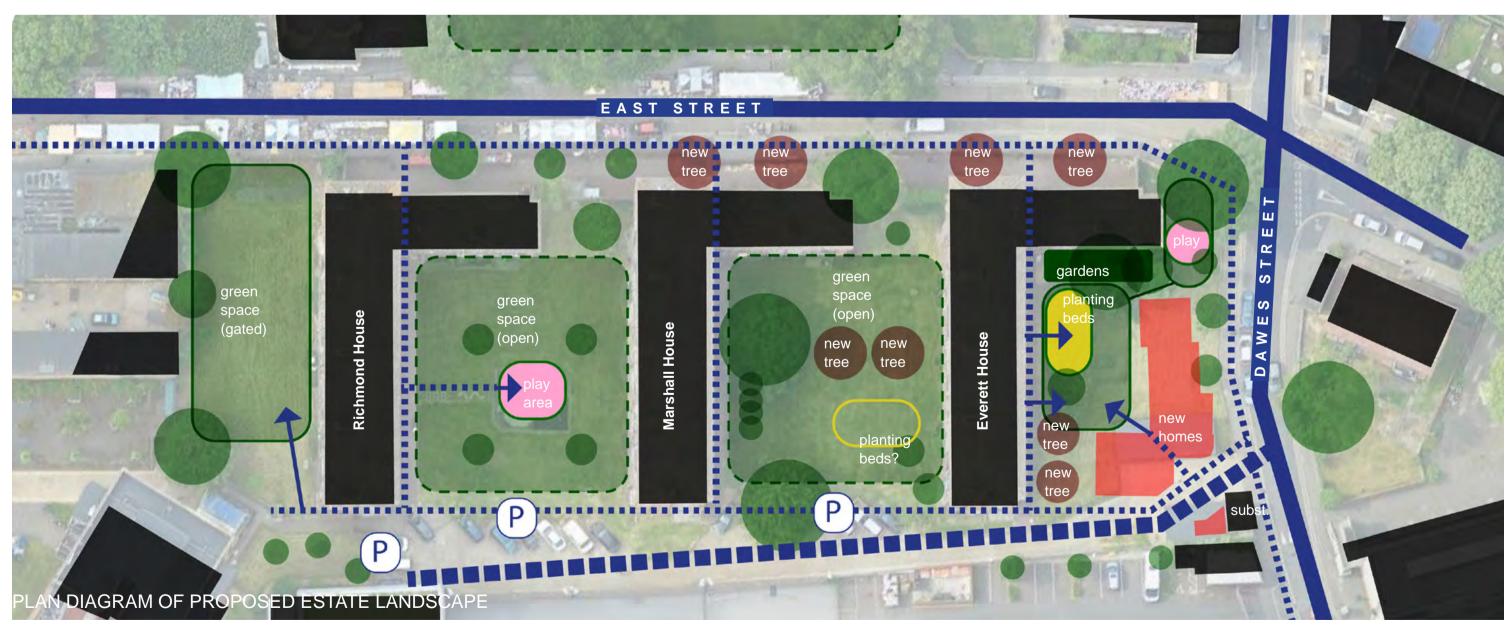
The proposed site is an open space at the eastern entrance to Kingston Estate along Dawes Street. The middle and north parts of this space is a green open space with resident planting beds and several trees of varying size. The south area of the site contains lockup garages, a substation and also provides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





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



AERIAL VIEW OF EXISTING SITE - FROM SOUTHEAST

AERIAL VIEW OF PROPOSAL - FROM SOUTHEAST





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.

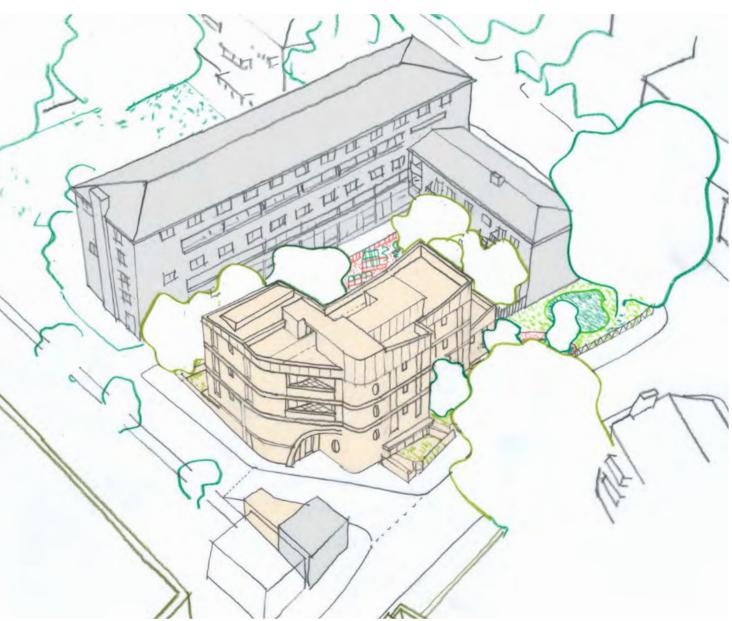
The planting beds will need to be relocated during the build and incorporated into the new landscape.

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*







3. AERIAL VIEW OF ESTATE AS PROPOSED

V

Richmond Ho.

EastStreet

D

Marshall

Q

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.

TREES

10

Everent Hr.

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The proposal includes more trees to the open spaces of the estate and along East Street. Do you like the idea of more trees? Do you have views on types, locations and what happens around them?



PLAY

Social play space will be part of the landscape next to the new homes, but the existing play area could also be improved/ extended. • Does your family use the existing play

- area? Why/why not?
- If your kids don't play there, where do they play and why?
- Do you think this play area needs to be improved?
- Do you think play on the whole estate could be improved?

Dawes Street

- 1. New homes four storey block
- 2. New shared courtyard landscape incorporating existing and new trees 3. Existing access road is retained and
- redirected closer to south boundary 4. Existing substation and access is retained
- 5. New bin store and visitor cycle rack
- (capacity for new homes only) 6. Option to reorganise planting beds in
- similar location as existing
- 7. Option to relocate planting beds away from new homes
- 8. Improved play area
- 9. No change to existing parking/dropoff space
- 10.Resident only social/play area to East Street corner

EXISTING MATURE TREE, RETAINED

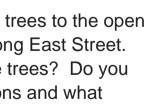
EXISTING SAPLING/ YOUNG TREE, RETAINED

PROPOSED NEW TREE

Wote on proposed tree locations:

The new homes have been placed to avoid the canopies and root zones of existing trees. The retention of trees near the proposed building will be subject to a more detailed impact assessment by an arboriculturalist and will inform final proposals for planning.

Any trees that require removal will be relocated on the estate if appropriate and replaced. Overall the proposals will result in a net increase in trees on the estate.





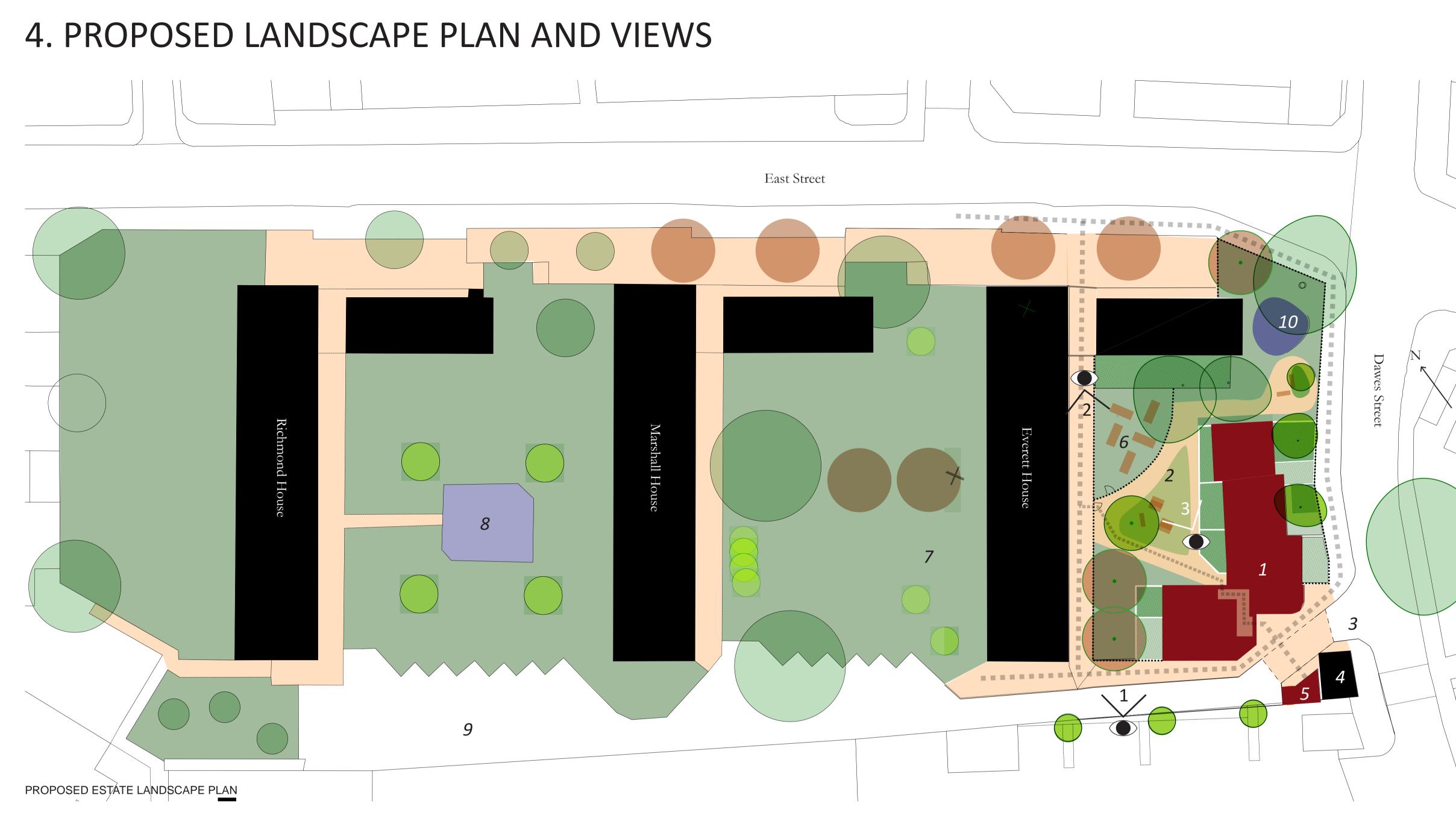
GROW

The planting beds will require temporary relocation while the new homes are built. After that they can be returned to the same area, or stay in their new location.

- Do you use the planting beds on the site?
- If not, would you like to?
- Do you think they are well placed where they are?
- Do you think moving them to a more open and sunny location, such as the middle open space, is a good idea?

COTTRELL & VERMEULEN ARCHITECTURE







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.

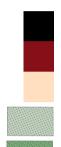


2 - View from East Street resident access path. New trees complement the existing ones to screen and shade the new shared landscape.



3 - View of Everett House from new shared landscape.

- KEY
- 1. New homes four storey block
- 2. New shared courtyard landscape incorporating existing and new trees
- 3. Existing access road is retained and redirected closer to south boundary
- 4. Existing substation and access is retained
- 5. New bin store and visitor cycle rack (capacity for new homes only)
- 6. Option to reorganise planting beds in similar location as existing
- 7. Option to relocate planting beds away from new homes
- 8. Improved play area
- 9. No change to existing parking/dropoff space
- 10. Resident only social/play area to East Street corner



EXISTING BUILDING PROPOSED BUILDING ESTATE FOOTPATH PRIVATE AMENITY - GARDEN PRIVATE AMENITY - ACCESS, BINS, BIKES PEDESTRIAN ACCESS - OPEN TO PUBLIC PEDESTRIAN ACCESS - RESIDENTS ONLY FENCE LINE

EXISTING MATURE TREE, RETAINED

EXISTING SAPLING/YOUNG TREE, RETAINED

PROPOSED NEW TREE

Note on proposed tree locations:

The new homes have been placed to avoid the canopies and root zones of existing trees. The retention of trees near the proposed building will be subject to a more detailed impact assessment by an arboriculturalist and will inform final proposals for planning.

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5. PROPOSED PLAN AND ELEVATIONS





First Floor Plan



A - Elevation to access road

On the ground are four two-storey maisonettes, entered from Dawes Street and the access road. The upper two floors are slightly smaller and contain four single level flats, these are accessed from the stair and lift on the corner to Dawes Street.

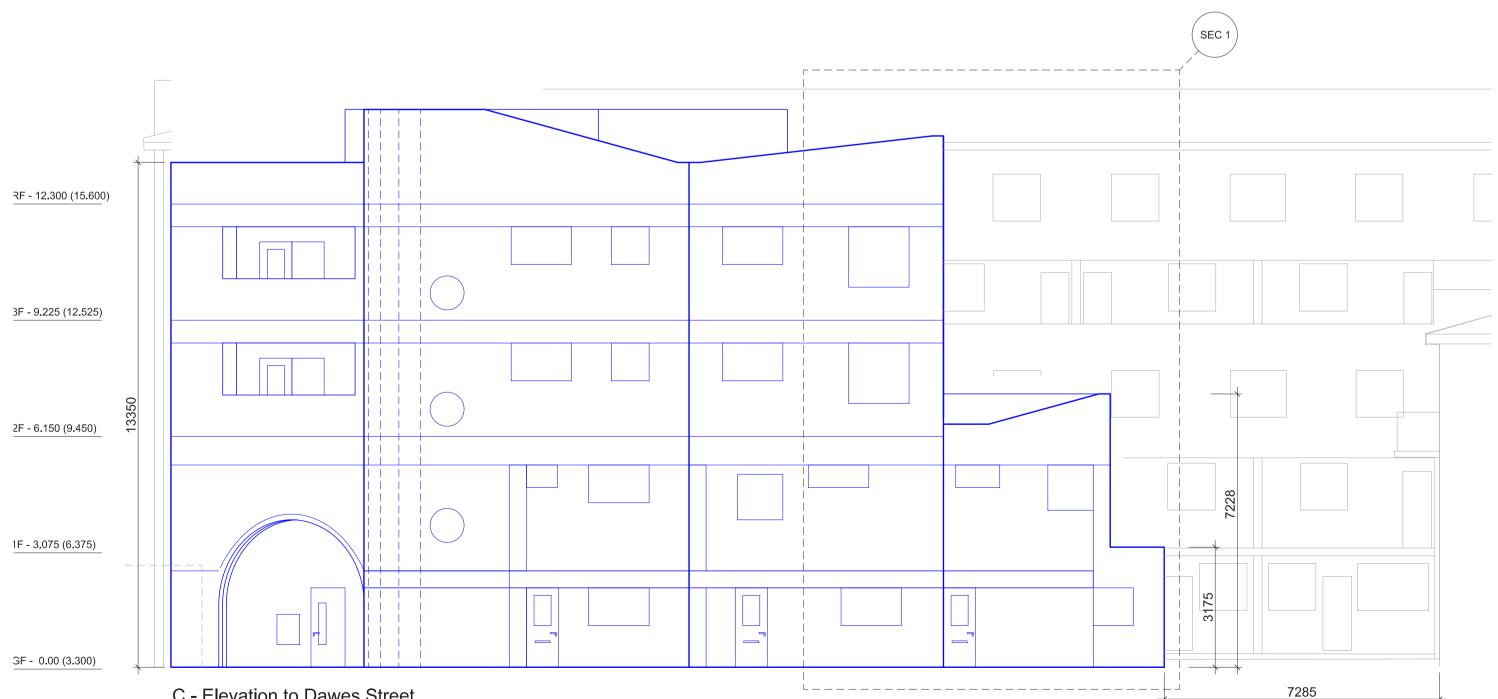
The new stair and lift core is secure to the new residents and has direct access to the new shared landscape.

Materials are still being developed but the building will most likely be faced in brickwork, using different colours and textures to animate the form and its functions.

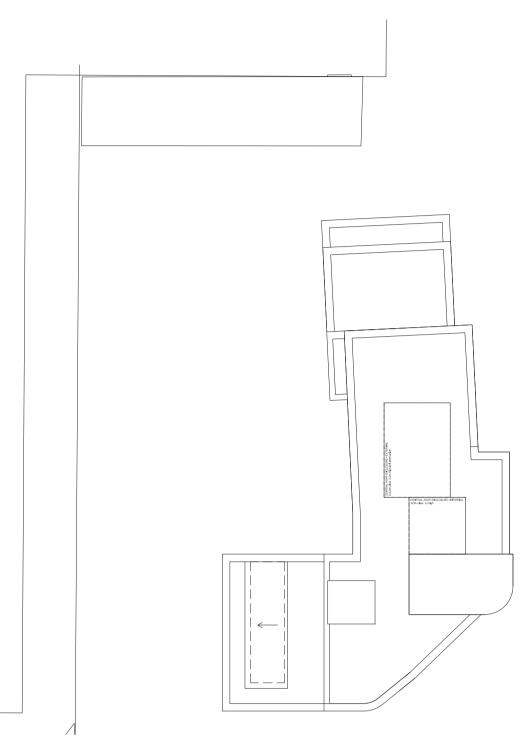
The roof is a flat roof with services and plant installations.





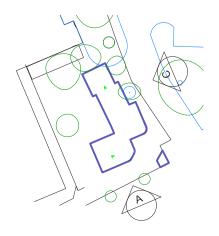






Roof Plan





COTTRELL & VERMEULEN ARCHITECTURE

