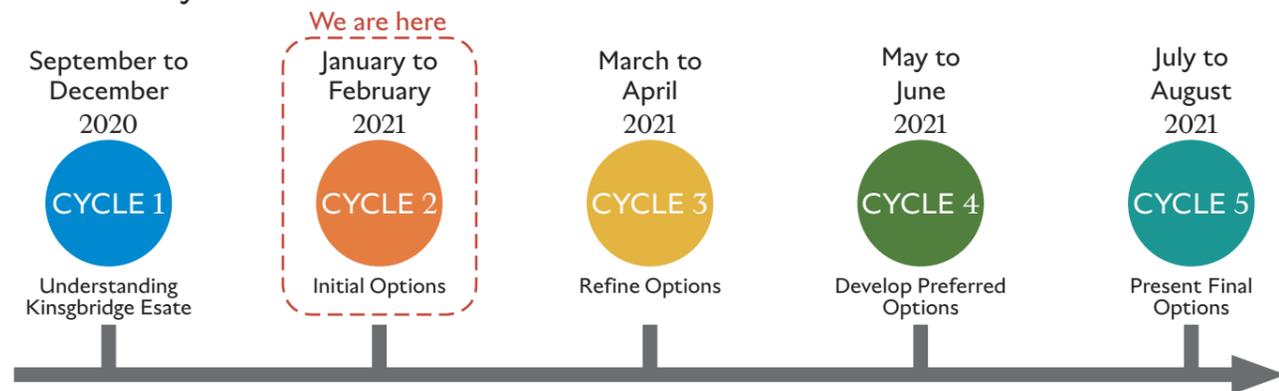


Welcome to the second cycle of consultation where we present our first ideas through a series of options for how the estate might change. With your feedback we will develop all options and present them again in the next cycle of consultation.

OPTIONS APPRAISAL TIMELINE

We are now in Cycle 2 of the options appraisal process. This cycle is expected to last until late February 2021.



HOW TO ACCESS VIDEO PRESENTATIONS OF THIS DOCUMENT

We have prepared videos to talk you through the written Cycle 2 consultation information. These videos can be viewed on the website through the following link: <https://www.kingsbridgeestate14.com/current-event>. You can also use the Quick Response (QR) code in the top right corner to access the video that talks about the page you are on. Below is a short guide to using the QR codes.

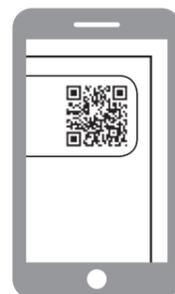
1. To view a printed QR code, open an app that can scan it

On an Apple device open your Camera app. On an Android device open your QR scanner app. You may need to download this.



2. Scan or click on the QR code

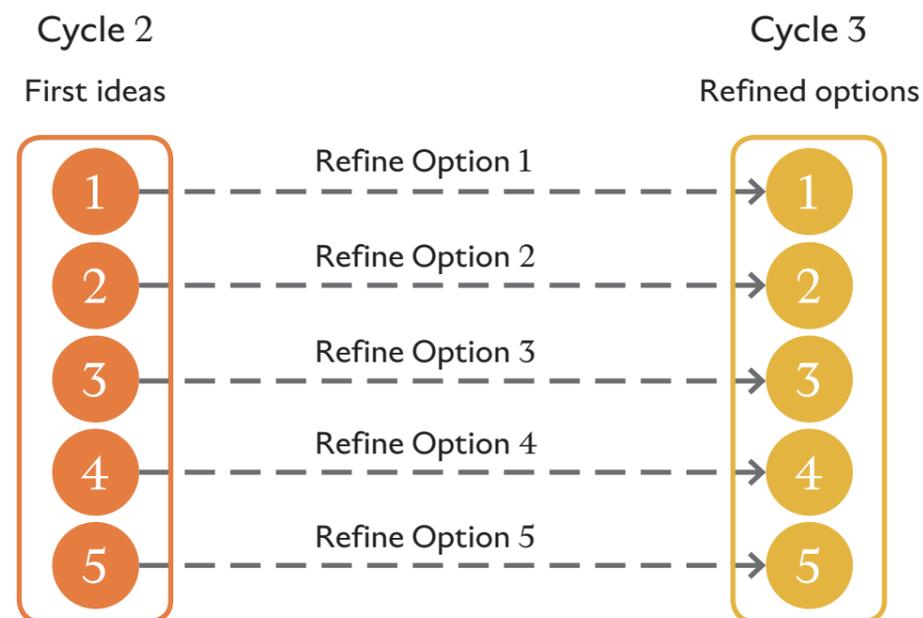
Locate the QR code in the top right corner of the page. Scan this if you are viewing a printed version and click on it if it is digital.



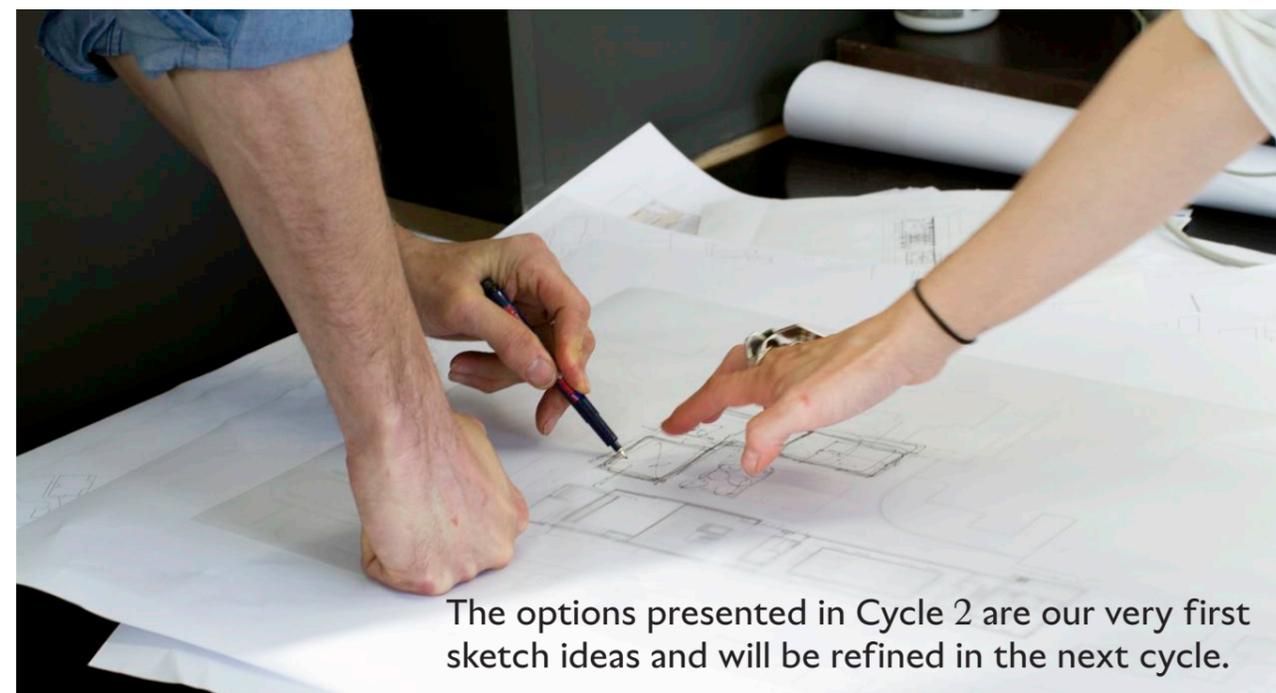
DRAFT RESIDENTS' BRIEF

During Cycle 1 you agreed with the majority of objectives in the Draft Residents' Brief. You also told us some additional objectives that you would like to add. The updated version of the brief can be viewed through the following link: <https://www.kingsbridgeestate14.com/brief>. In the same location there is a feedback form if you have any further comments before the final Residents' Brief is presented in Cycle 3. Going forward the Residents' Brief and wider objectives from One Housing will both feed into the scoring criteria for each option.

CYCLE 2, FIRST IDEAS FOR KINGSBRIDGE ESTATE



We are presenting ideas within these options that take on board your feedback. All options will be refined and presented again in Cycle 3.



The options presented in Cycle 2 are our very first sketch ideas and will be refined in the next cycle.



Below and opposite is a summary of the feedback from residents during Cycle 1. The full Cycle 1 Report can be viewed on the website through the following link: <https://www.kingsbridgeestate14.com/cycle-1>.

KEY ISSUES RAISED IN CYCLE 1

GENERAL PROJECT ISSUES

- Tired of consultations and had similar conversations previously.
- Concerns about offer to resident leaseholders.
- Concerns about a service charge increase following new improvements.
- Concerns about moving etc. if options are chosen that involve this.

SHARED AREAS:

- New lifts for Montrose and Montcalm would improve access.
- Secure doors and entry system to help with ASB in the stairs.
- Important to have enough car parking.

ISSUES WITHIN THE FLATS:

- Homes aren't very well insulated and feel very cold in winter.
- Damp living rooms and bathrooms urgently need to be addressed.
- Overcrowding in some flats.
- Some kitchens, bathrooms and living areas are too small.
- Not enough storage area.



Some kitchens are too small, particularly in larger flats. There isn't enough room for a family to eat meals.



Most bathrooms are small and toilets don't have a hand basin.

A SUMMARY OF WHAT YOU TOLD US YOU LIKED ABOUT THE ESTATE

- A great area to live, particularly being so close to the River Thames.
- Close knit community
- The trees are beautiful but need to be maintained to let light into the flats.
- The buildings are solid and made from brick.
- There are fantastic views of the river from the flats.
- Flats with windows on both sides including windows to kitchens and bathrooms.
- Flats with front doors that opens to fresh air.



Trees in the courtyard can block views and need to be regularly maintained to reduce shading.



Parking is important to residents and should be well managed.

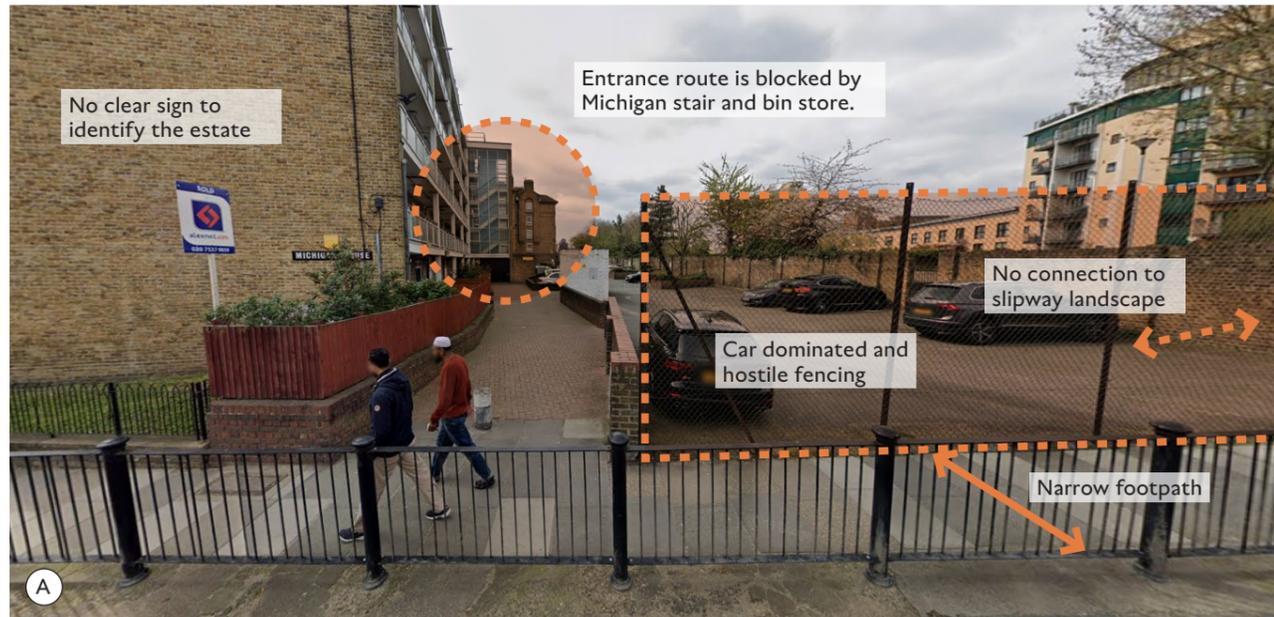


Blocks are open for anyone to access

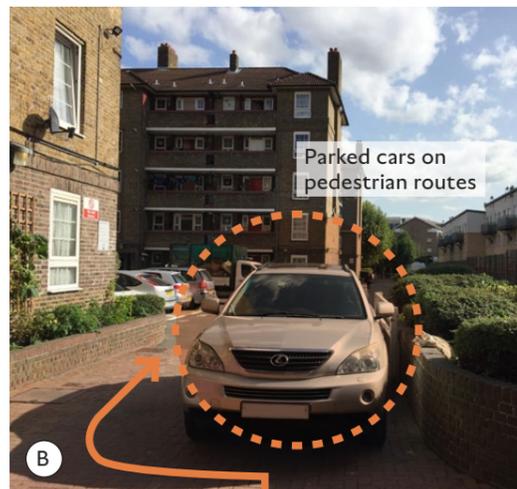


Not enough storage and no lift to Montcalm and Montrose.

ARRIVING FROM WESTFERRY ROAD - IMPROVING THE ACCESS FOR PEDESTRIANS



The main pedestrian entrance could be more welcoming and pedestrian friendly. We would recommend less hard landscape, fewer cars in this area and more trees and green landscape.



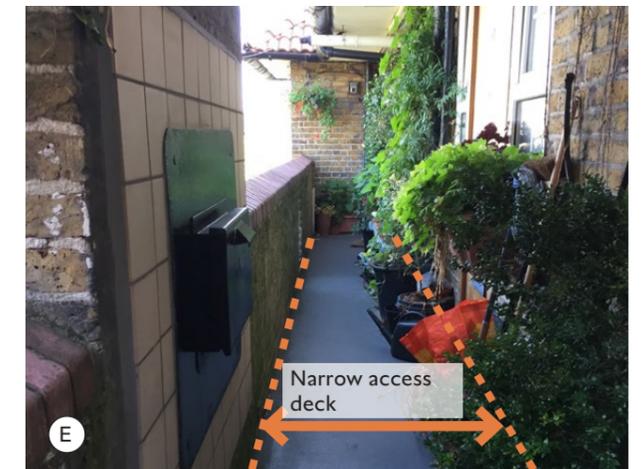
Cars are parked on pedestrian routes and near entrances making the estate less safe to walk around.



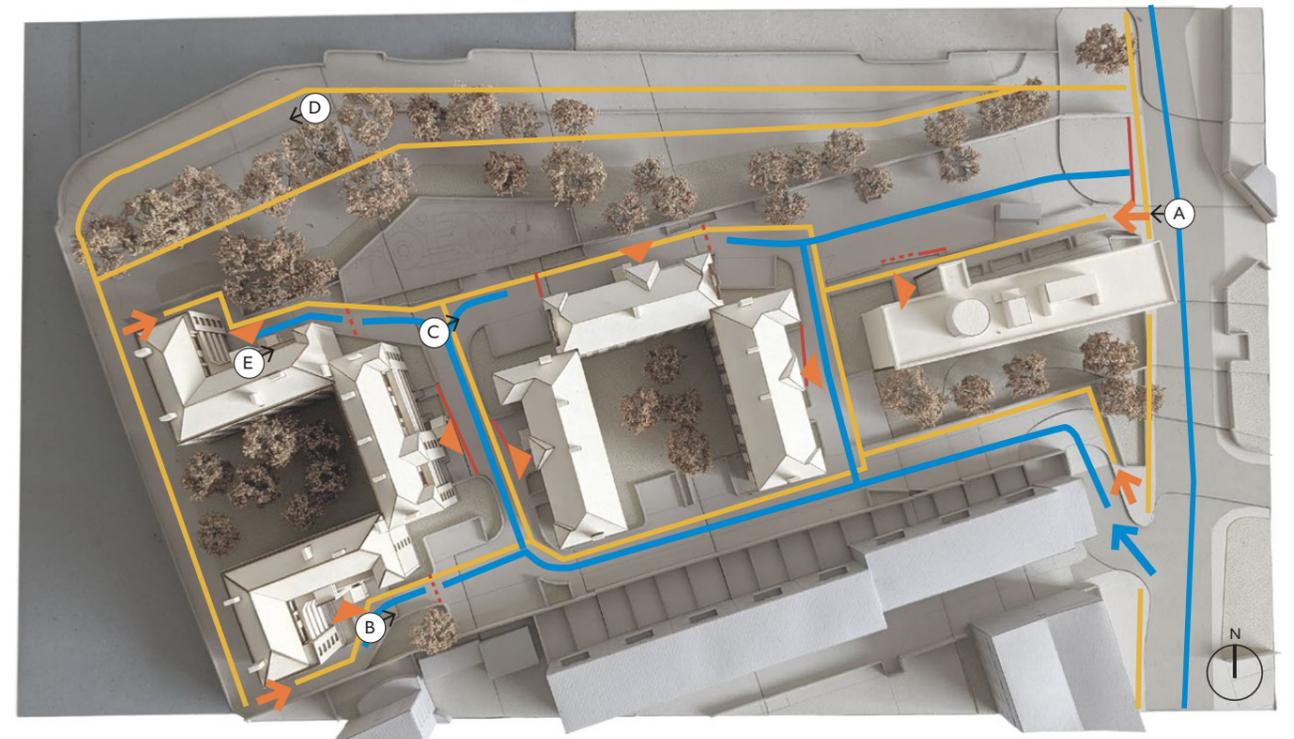
Cars move and park next to the playground making it less safe to use.



The slipway landscape next to the estate is pedestrian friendly with mature trees, a tidal beach and views of the Thames.



The access decks are narrow.



The overlap of yellow and blue on the diagram shows that there aren't many safe routes for pedestrians that cars can't access. Cars pass next to entrances and adjacent to the playground.

- Key
- Pedestrian route
 - Vehicle route
 - Permanent vehicle barrier
 - ⋯ Movable vehicle barrier
 - ➔ Vehicle site entrance
 - ➔ Pedestrian entrance
 - ▲ Block entrance

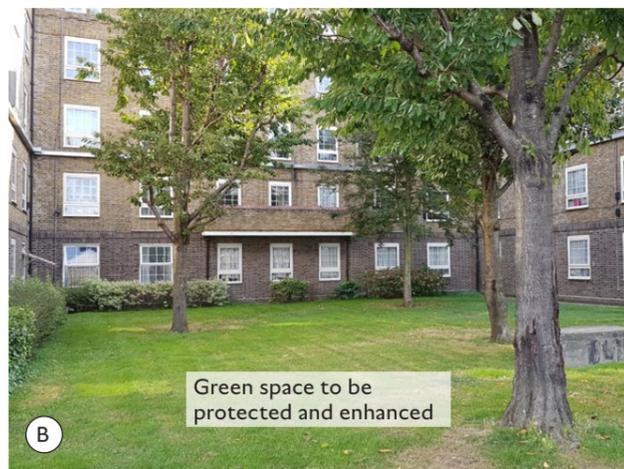
আপনি যদি চান যে, এই ডকুমেন্টটি বাংলায় অনুবাদ করা হোক বা আপনি যদি বাংলা বা সিলেটি ভাষায় আলোচনা করতে এবং আপনার মতামত দিতে চান, তাহলে অনুগ্রহ করে নিঃশুল্ক ফোন নম্বর 0800 030 4588-এ ফোন করুন এবং আপনার নাম, ঠিকানা এবং যোগাযোগের বিবরণ সহ একটি ভয়েসমেল ছেড়ে আসুন। কেউ একজন আপনার সাথে যোগাযোগ করবেন।

CYCLE 2 Green Space and Parking

PARKING IS SQUEEZED ONTO THE ESTATE REDUCING THE POTENTIAL GREEN SPACE

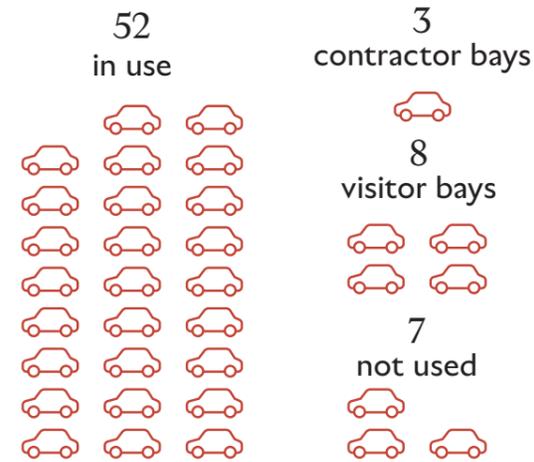


Parking is scattered around the estate and squeezed into awkward locations, compromising privacy, views from homes and pedestrian safety.



The courtyards to Montcalm and Montrose, and green space adjacent to Michigan are the main green space on the estate and should be protected and enhanced for all residents to enjoy.

70 existing parking spaces



A quarter of parking is currently contractor, visitor and unused bays and these could be reduced.

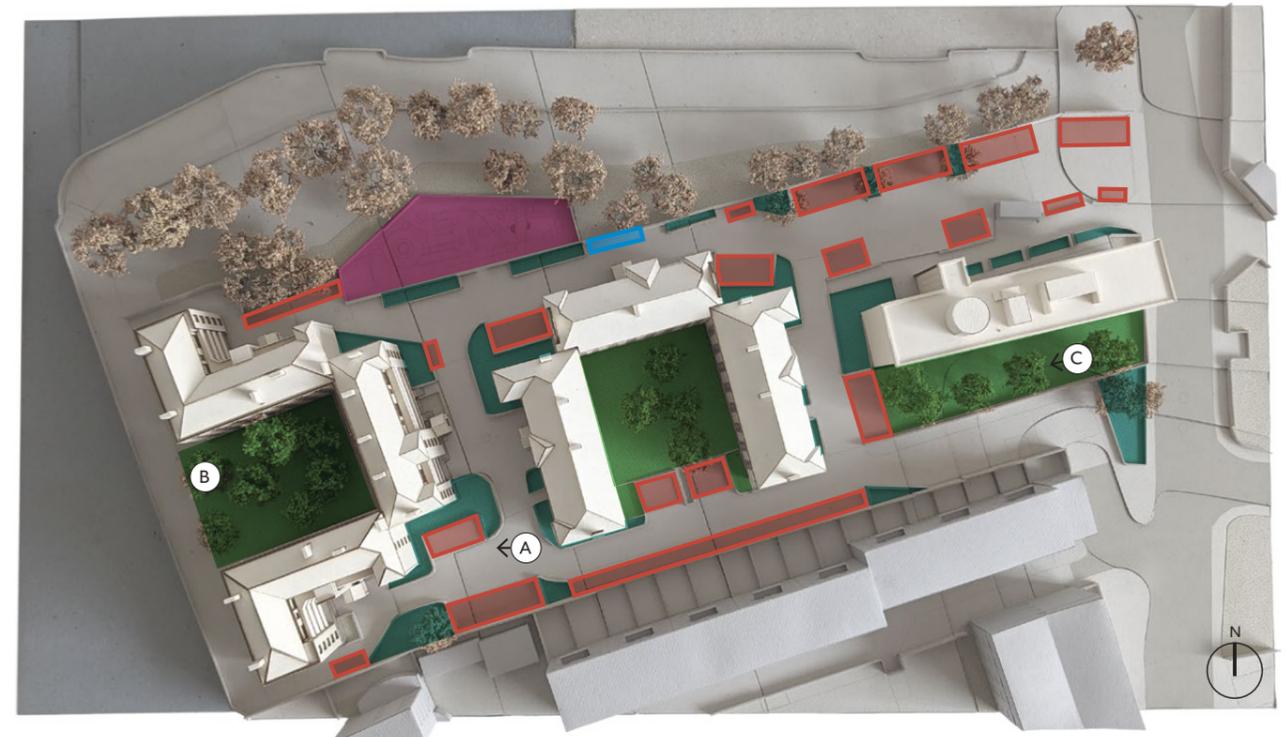
16 existing spaces



just for comparison!
236 spaces required to meet modern standards



The estate has much less cycle parking compared to modern standards.



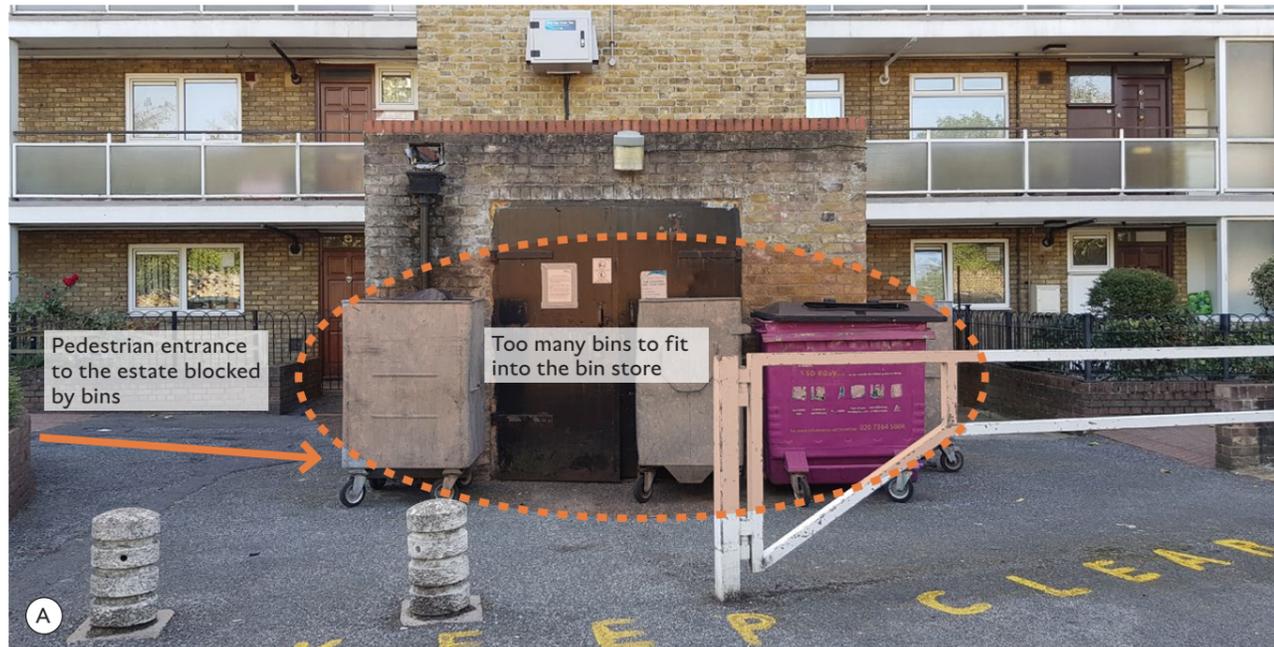
Car parking is scattered throughout the estate with no clear strategy to reduce its impact on safety, views and pedestrian routes. There is very little secure cycle and buggy storage.

Key

- Playspace
- Accessible green space
- Planting beds
- Resident Parking
- Covered bike store

আপনি যদি চান যে, এই ডকুমেন্টটি বাংলায় অনুবাদ করা হোক বা আপনি যদি বাংলা বা সিলেটি ভাষায় আলোচনা করতে এবং আপনার মতামত দিতে চান, তাহলে অনুগ্রহ করে নিঃশুল্ক ফোন নম্বর 0800 030 4588-এ ফোন করুন এবং আপনার নাম, ঠিকানা এবং যোগাযোগের বিবরণ সহ একটি ভয়েসমেল ছেড়ে আসুন। কেউ একজন আপনার সাথে যোগাযোগ করবেন।

BIN STORES ARE TOO SMALL AND REFUSE VEHICLES TURN BY THE PLAYGROUND



Loose bins throughout the estate are unsightly, unhygienic and get in the way of pedestrian routes. This is because the bin stores are not big enough and difficult to use.



There are many loose recycling bins around the estate and there is very little secure cycle storage.



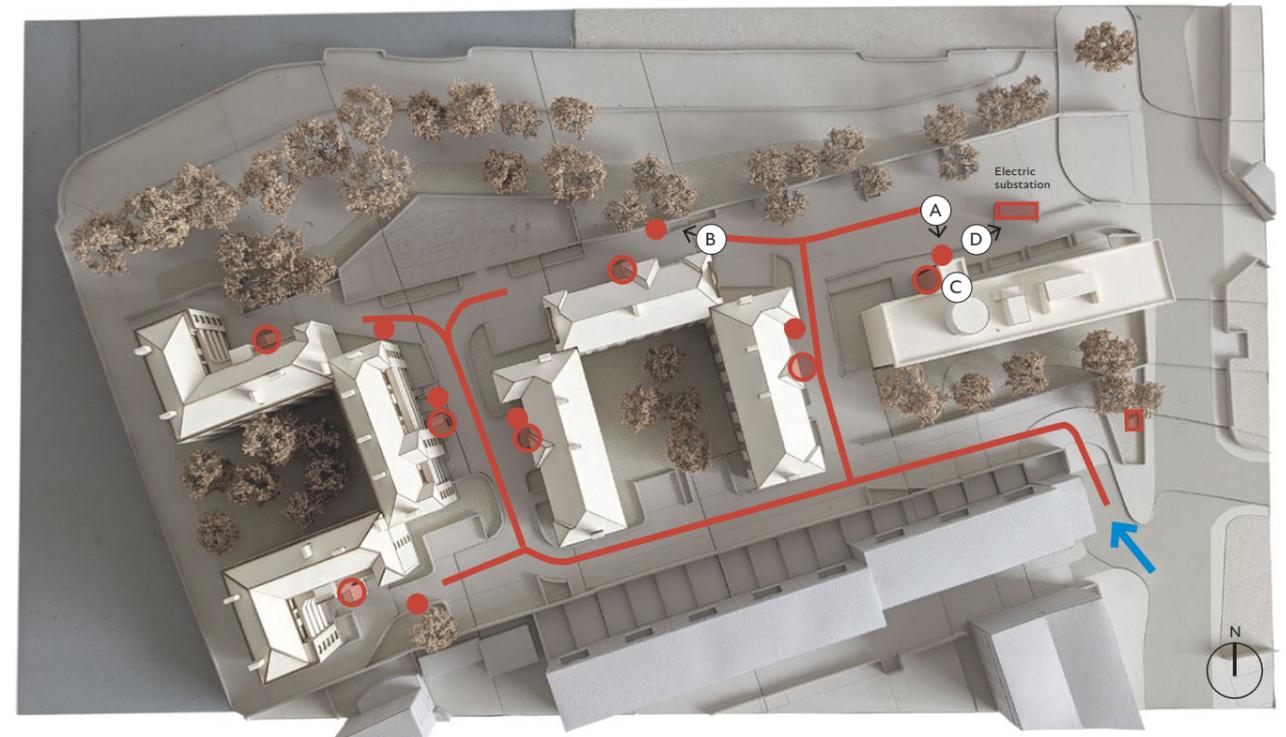
Example of bin store improvements on Peabody Avenue in Pimlico by Haworth Tompkins



All blocks have bin chutes to the waste stores



There is a substation adjacent to Michigan that will be difficult to relocate.



There are too many bin stores scattered throughout the estate, shown as red circles on the diagram. Refuse vehicles can access all of the estate, compromising pedestrian safety especially next to the playground. This is shown as a red line. The substation unsightly and awkwardly positioned but this will be difficult to move.

Key

-  Vehicle site entrance
-  Refuse vehicle route
-  Covered bin store
-  Uncovered loose bins
-  External plant store

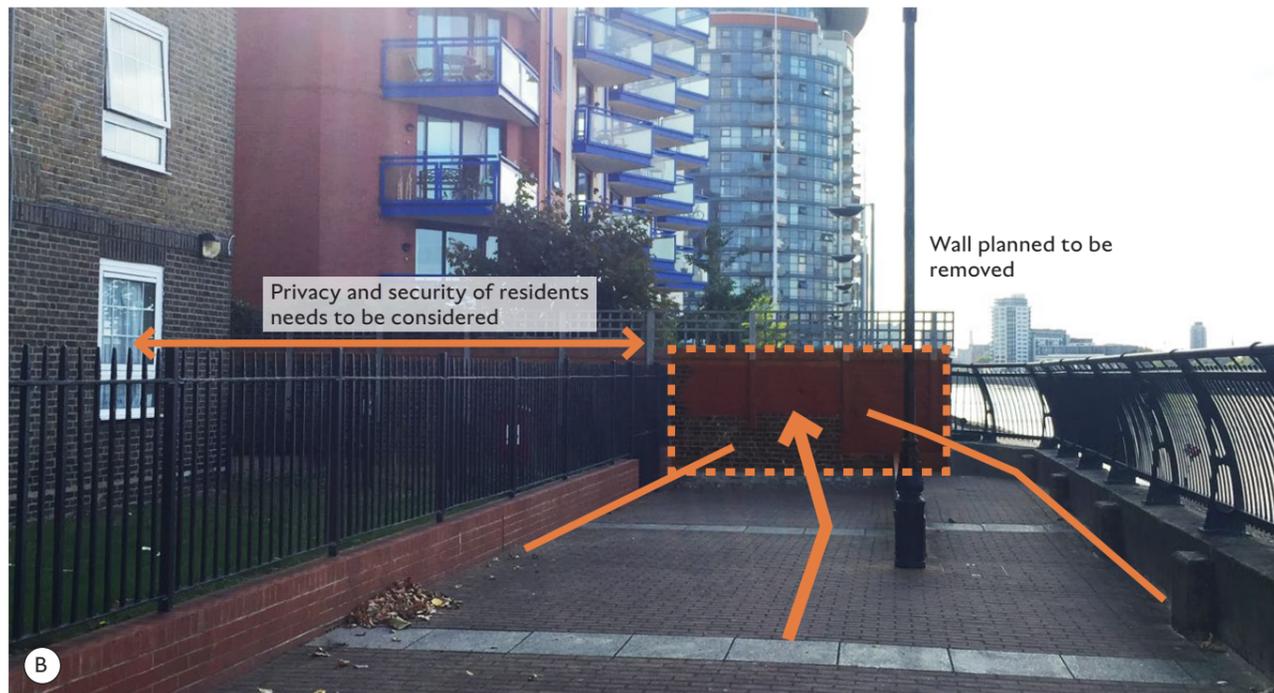
CYCLE 2 Features in and around the Estate to Consider

Use link to view video presentation 1 

ESTATE FEATURES THAT NEED TO BE CONSIDERED IN THE OPTIONS APPRAISAL



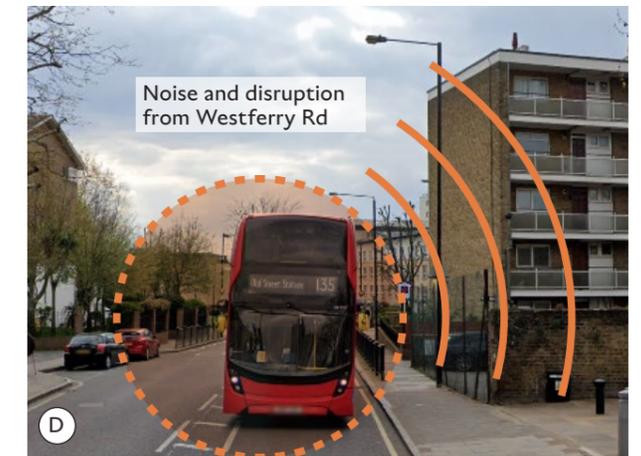
Houses on Gaverick Mews face directly onto the estate. The views from and to these windows will need to be carefully considered in any changes to the estate.



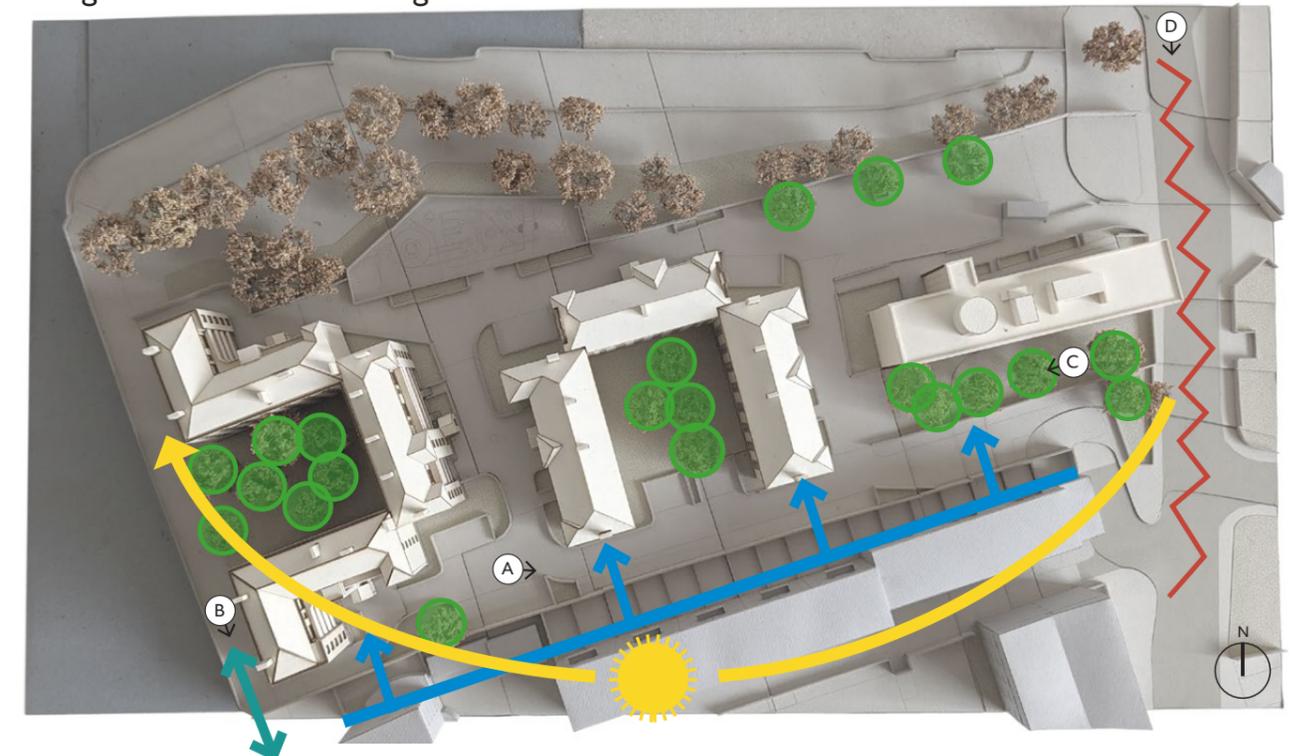
Tower Hamlets Council have plans to remove the wall separating the Thames river path. An increase in people using the path could reduce antisocial behaviour. However, additional overlooking will need to be carefully considered in any improvements to the estate.



Mature trees next to each block provide good views but can restrict views past and block sunlight unless well maintained. Any change should avoid removing the trees.



Westferry Rd can be busy and noisy. How the estate interacts with the road will need to be carefully considered.



The diagram above shows that there are homes overlooking the estate along the south edge. Along the eastern edge there is the sometimes busy and noisy Westferry Road. Michigan and Montrose, in particular, could benefit from south facing green space. Good sunlight to all homes should be maximised in any change to the estate.

- Key
-  Sun path
 -  Overlooking
 -  Noise
 -  New opening
 -  Existing tree

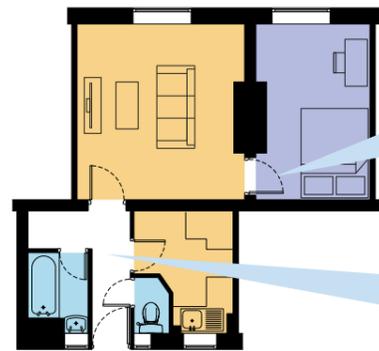
CYCLE 2 Size of Homes

EXISTING HOMES ARE SMALLER THAN THE MINIMUM LONDON PLAN SPACE STANDARDS REQUIRE FOR ALL NEW HOMES

Typical Kingsbridge home sizes

MONTCALM & MONTROSE

1 Bed = 39m²



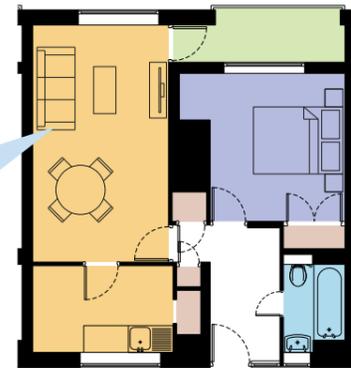
A bedroom accessed from the living room is unusual

I'm happy with the size of my home

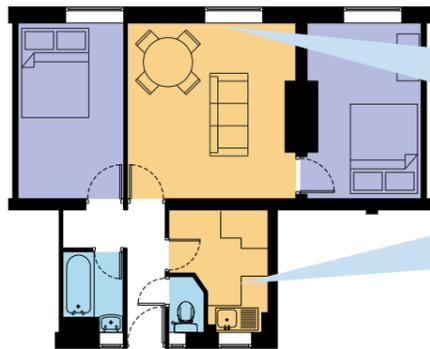
Corridors and doors are narrow

MICHIGAN

1 Bed = 47m²



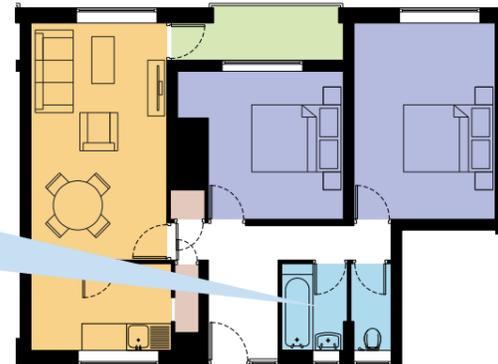
2 Bed = 49m²



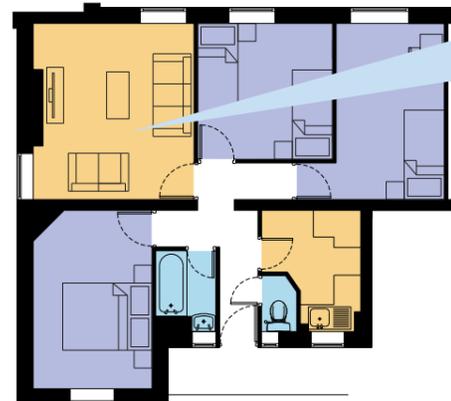
There isn't a balcony

The kitchens and bathrooms are small

2 Bed = 64m²



3 Bed = 61m²



There isn't enough space for families to eat together

We have measured your homes and the majority are much smaller than modern home sizes.

Use link to view video presentation 1

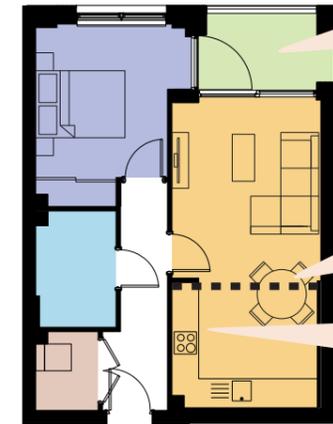


KEY

- Living/Dining/Kitchen
- Bedroom
- Bathroom
- Storage
- Balcony

Minimum modern home sizes

1 Bed = 50m²



A balcony is required

Kitchens can be separate or combined

Kitchens have to be big enough for the number of residents

The existing homes could be extended or any new home would be this size.

2 Bed = 70m²



Double bedrooms must be big enough for a double bed

One bathroom must be big enough for a bath, toilet and wash hand basin

There must be a certain amount of storage

3 Bed = 86m²

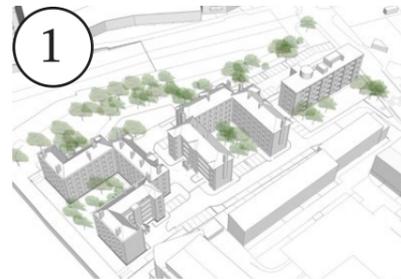


Corridors and doors must be wide enough for everyone to use easily

A dining area big enough for everyone to eat together

THE OPTIONS RANGE FROM NO CHANGE TO REBUILDING THE ESTATE

OPTION 1
NOTHING CHANGES



Annual maintenance (e.g. cleaning gutters)



Planned maintenance (e.g. upgrade existing kitchens over a period of time)



Responsive repairs (e.g. replace broken boilers)

OPTION 2
REFURBISH THE BUILDINGS AND IMPROVE THE LANDSCAPE



Improved security (e.g. locked doors to communal entrances)



New landscaping & external works (e.g. improved play area)



External storage (e.g. waste, cycles)

OPTION 3
MORE THAN JUST A SIMPLE REFURBISHMENT, AND NEW EXTENSIONS



Fabric and performance upgrades (e.g. insulation and ventilation)



Major internal layout improvements (e.g. larger bathroom & kitchen)



Facade extension to existing dwellings (more area for each home)



Infill (larger and additional dwellings)

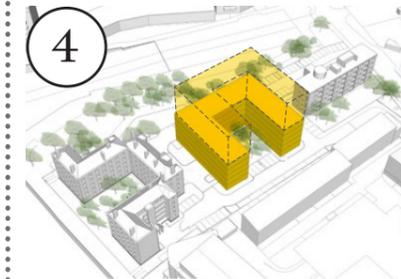


Rooftop extension (larger and additional dwellings)



Extension to existing buildings (additional dwellings)

OPTION 4
BIG CHANGE - DEMOLISH ONE BLOCK AND REPLACE WITH NEW



Partial demolition (e.g. demolish one block)



New buildings (additional dwellings)



Some new homes to modern standards

OPTION 5
EVERYTHING CHANGES - DEMOLISH ALL BLOCKS AND BUILD A NEW ESTATE



Full demolition (e.g. demolish all blocks)



New buildings (additional dwellings)



All new homes to modern standards

POTENTIAL IMPROVEMENTS

MOVING AWAY



No moving required



No moving required



Potential moving required



Construction could happen in stages to reduce moves



Potential moving required



Construction could happen in stages to reduce moves



Moving required



Construction could happen in stages to reduce moves

CYCLE 2 Option 1: Nothing Changes

Use link to view video presentation 3 

ONE HOUSING COMMIT TO AN IMPROVED REPAIRS AND MAINTENANCE SERVICE, BUT THERE WILL BE NO SIGNIFICANT UPGRADES OR CHANGES TO THE EXISTING BUILDINGS AND LANDSCAPE

In this option the estate would remain as it currently is. Any improvements would be carried out over an approximately 30 year planned maintenance strategy. There would be no disruption other than infrequent access for maintenance.

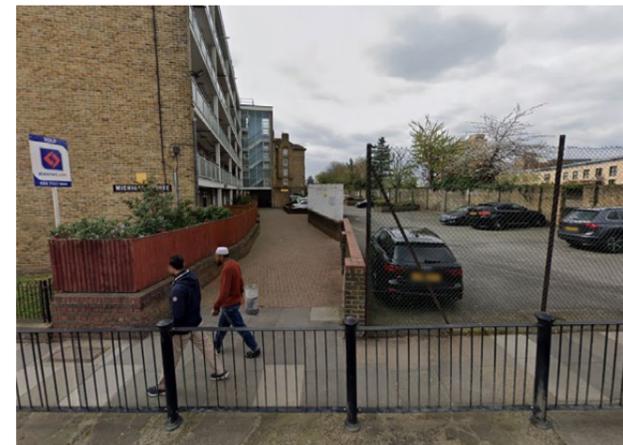
YOU SAID	OPTION 1 IMPROVEMENTS
The blocks aren't well maintained	One Housing will commit to improve repairs and maintenance service
Residents are overcrowded	One Housing will not be able to address housing need in this option
Concerns about offers for leaseholders	No change to tenant or leaseholder arrangement
Concern over moving	No decant or moving



Existing overview of the estate

KEY INFORMATION

 134 existing homes	 70 parking spaces	 16 cycle parking spaces	 All trees retained	 7 general waste stores with loose recycling bins
 35 x 1 bed homes	 High energy use of existing homes	 Utility Bills remain the same	 Service Charge remains the same	 Council Tax remains the same
 74 x 2 bed homes				
 25 x 3 bed homes				



The estate entrance doesn't change



Parking isn't improved



No change to bin storage



Green space and playground remains the same

আপনি যদি চান যে এই ডকুমেন্টটি বাংলায় অনুবাদ করা হোক বা আপনি যদি বাংলা বা সিলেটি ভাষায় আলোচনা করতে এবং আপনার মতামত দিতে চান, তাহলে অনুগ্রহ করে নিঃশঙ্ক ফোন নম্বর 0800 030 4588-এ ফোন করুন এবং আপনার নাম, ঠিকানা এবং যোগাযোগের বিবরণ সহ একটি ভয়েসমেল ছেড়ে আসুন। কেউ একজন আপনার সাথে যোগাযোগ করবেন।



MAINTENANCE OUTSIDE THE HOME



Annual maintenance of the estate such as cleaning gutters.



Planned maintenance includes upgrades to doors and windows in about 10 or 25 years.



Planned maintenance includes upgrades to roofs in about 10 or 25 years.



The estate will remain in its current form with any improvements to inside and outside the home occurring over many years.

MAINTENANCE INSIDE THE HOME



Responsive repairs such as fixing boilers when they break.



Planned maintenance includes upgrades to kitchens in about 10 or 25 years.



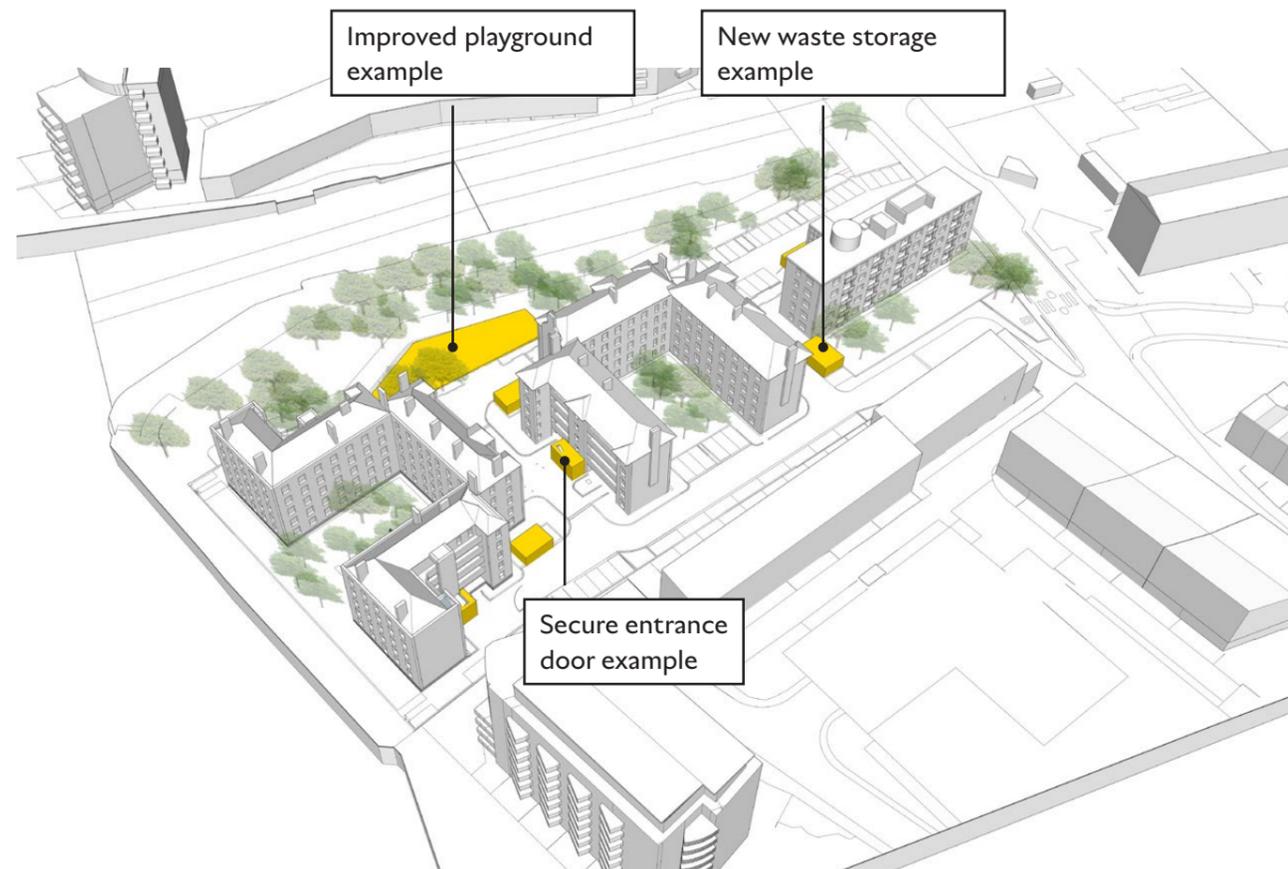
Planned maintenance includes upgrades to bathrooms in about 5, 10 or 20 years

Option 2: Refurbish the Buildings and Improve the Landscape

SIGNIFICANT REPAIRS AND UPGRADES TO THE EXISTING BUILDINGS AND THE SHARED EXTERNAL SPACES, BUT NO DEMOLITION, NO NEW HOMES, NO NEW STRUCTURES SUCH AS LIFTS OR BALCONIES

Planned maintenance would take place to address issues with the condition of the buildings as soon as possible. This would include some new additions to the blocks and landscape such as new security doors, new cycle parking, buggy and bin store structures. There would also be new landscape, including a better entrance to the estate, parking consolidated to improve pedestrian safety, a safer playground with better equipment and new trees and plants.

YOU SAID	OPTION 2 IMPROVEMENTS
There should be security doors on every block.	A security door added to every block
There isn't enough cycle storage	New cycle stores for 65 bikes
There is damp in living room and bathrooms	Localised repairs to damp and mould
Concerns about offers for leaseholders	No change to tenant or leaseholder arrangement
Concern over moving	No decant or moving



Proposed overview of the estate with example improvements

KEY INFORMATION

 134 existing homes	 45 - 55 parking spaces	 50 - 65 new cycle parking spaces	 New play equipment and playground landscape	 A new security door to every stair
 3 combined bin stores - no loose bins	 16 new trees	 Utility Bills may reduce slightly	 Service Charge may increase slightly	 Council Tax remains the same
 Some positive environmental impact	 Grant funding or new homes required to pay for upgrades			



Existing estate entrance from Westferry Rd



Sketch example of a new landscaped entrance

Option 2: Refurbish the Buildings and Improve the Landscape

Use link to view video presentation 3 

PROPOSED LANDSCAPE AND IMPROVEMENTS

Improvements could focus on increasing the amount of safe pedestrian routes to the entrances of each building and next to the playground. The playground could be improved along with more planting, a welcoming estate entrance and new connections to the slipway. Security doors can be added to entrances, external storage increased and bins consolidated.



An improved playground with new play equipment



Increased natural landscape areas for play



Increased pedestrian only routes with more planting



New secure cycle, pram and bin storage



Improved building entrances with security doors and intercom



New parking with electric vehicle charging points



Existing landscape plan

LANDSCAPE TONE KEY

- Vehicle priority landscape
- Vehicle access with pedestrian priority
- Pedestrian only landscape



Sketch example of improved landscape plan

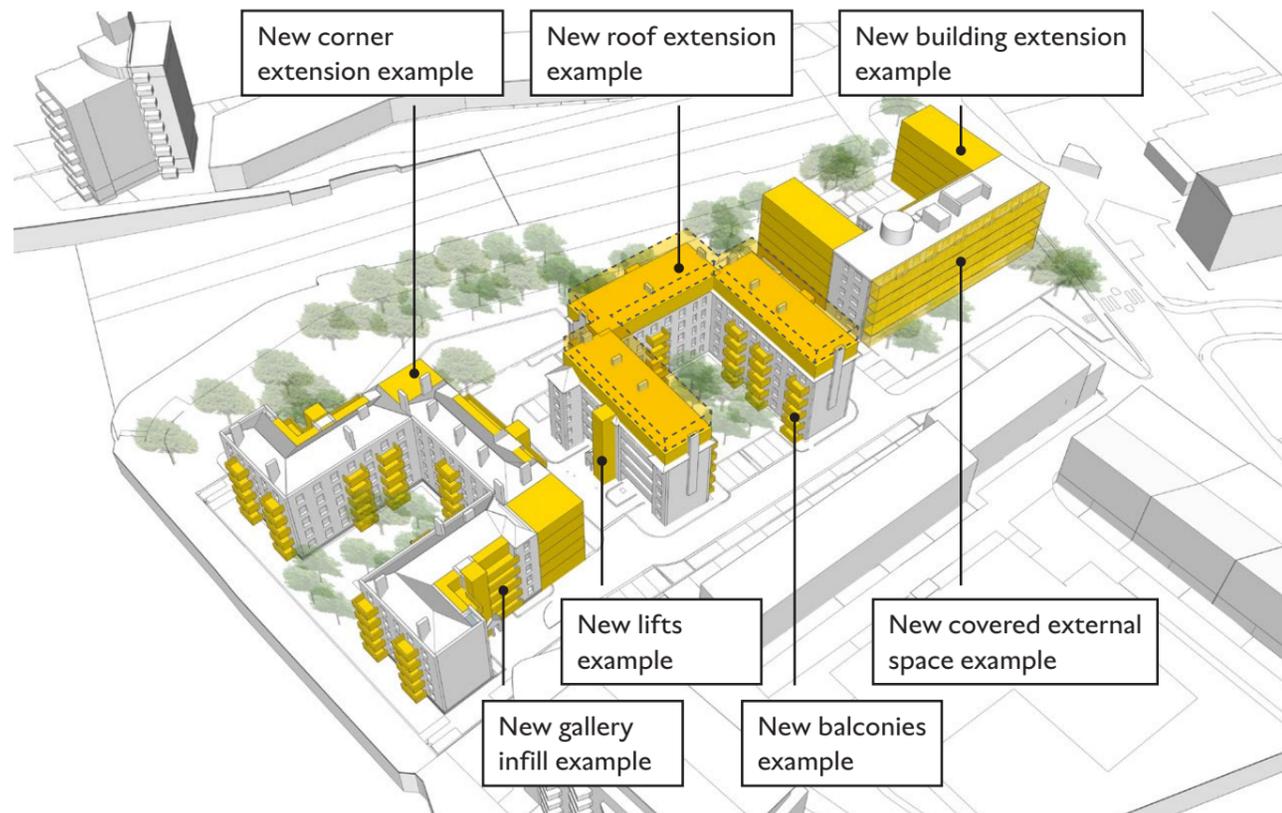
Option 3: More Than Just a Simple Refurbishment - keep, repair and extend the buildings



MANY WAYS TO IMPROVE THE EXISTING BUILDINGS THAT COULD BE COMBINED OR SEPARATE. THESE INCLUDE ADDITIONS SUCH AS LIFTS, BALCONIES AND EXTENSIONS TO FLATS, BUT NO DEMOLITION OF BUILDINGS.

This option includes many ways to improve and increase the size of the existing homes that could be paid for by building new homes. New lifts could be added at the same time and landscape improvements identified in Option 2. There are several ways this could be done but all versions would retain the existing buildings. It is likely that some residents would need to move out whilst the work took place.

YOU SAID	OPTION 3 IMPROVEMENTS
Montrose and Montcalm would be more accessible if there was a lift	A lift adjacent to every stair in Montrose and Montcalm
The flats are too small (kitchens, bathrooms, storage)	Options to increase the size of existing homes
The flats are cold and damp	Potential to externally insulate all homes
The flats would benefit from a private balcony	Balconies added to Montrose and Montcalm
Overcrowding	Potential to move into a home with more bedrooms



Example overview of different additions and extensions in Option 3

KEY INFORMATION

- 134 existing homes & possibly 14 - 33 new homes
- Increase the size of every home
- 30-55 parking spaces
- 50-65 cycle parking spaces
- A lift to every home
- A balcony to every home
- A dry and warm home
- Utility Bills could reduce
- Service Charge likely to increase
- Council Tax may increase slightly if your home is larger
- Mostly positive environmental impact
- New homes would be required to pay for upgrades



Existing Montrose courtyard



Sketch example of balconies and a roof extension to Montrose House

Option 3: More Than Just a Simple Refurbishment - keep, repair and extend the buildings

NEW BALCONIES

NEW BALCONIES FOR MONTROSE AND MONTCALM

New outdoor private space added to each dwelling in Montcalm and Montrose. Windows replaced with doors to access new balconies and terraces on the ground floor. New entrance and lifts added to Montcalm and Montrose to make homes accessible to all and help with deliveries.



Example of balconies at Silchester Estate by Haworth Tompkins



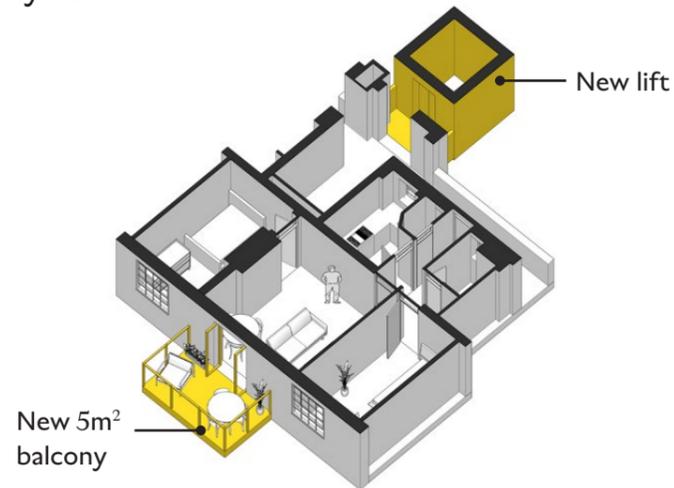
Existing Montrose courtyard



Sketch example of balconies added to Montrose courtyard



Example overview showing balconies added to Montrose and Montcalm



Example of balcony added to a typical two bed flat

NEW OUTDOOR ROOM

MORE SPACE FOR EVERY HOME TO USE THROUGHOUT THE YEAR

A covered outdoor space is added to each home to increase floor space. This could be used for plants, seating, eating, or just additional storage space. Windows are replaced with doors to access this space and get more light. New entrance and lifts added to Montcalm and Montrose to make homes accessible to all and help with deliveries.



Example of covered external space added to an existing housing block by Lacaton & Vassal



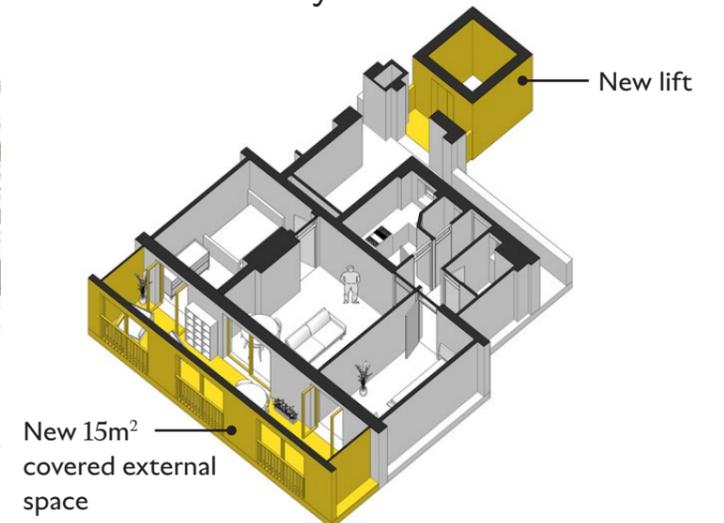
Existing Montrose courtyard



Sketch example of continuous private external space added to Montrose courtyard



Example overview showing covered external space added to all blocks



Example of covered external space added to a typical two bed flat

Option 3: More Than Just a Simple Refurbishment - keep, repair and extend the buildings

LARGER KITCHEN AND BATHROOM

EXTEND KITCHEN AND BATHROOM OF ALL HOMES INTO ACCESS GALLERY

Access deck infilled and kitchens, bathrooms and hallways all enlarged to become more usable. New access deck, lift (to Montcalm and Montrose only), and ground floor entrance added.



Example of a new kitchen/dining room at Iroko Housing by Haworth Tompkins in 2004



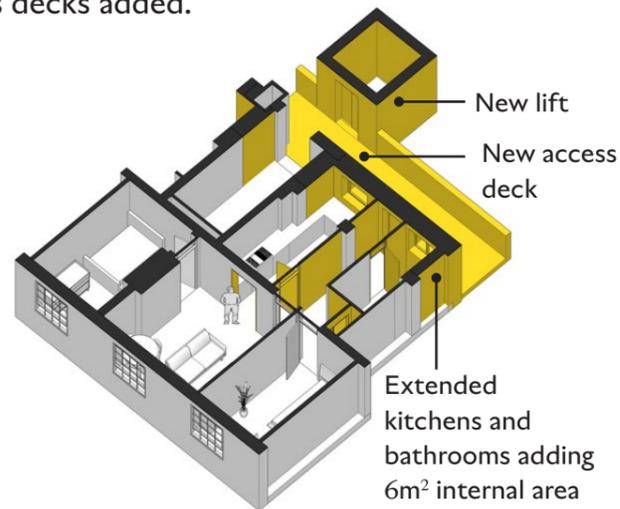
Existing Montrose access decks



Example sketch view of Montrose access deck infilled to create larger kitchens and bathrooms and new access decks added.



Example overview showing existing access decks infilled and new access decks with lifts



Example of kitchen and bathroom extension onto access decks

WARM AND DRY HOME

EXTERNAL INSULATION TO ALL BLOCKS TO KEEP EVERY HOME WARM AND COMFORTABLE

A new layer applied to the external walls of the blocks to provide insulation. This could be insulated painted render, for example. The ventilation of homes would also be improved to keep them dry. Separating walls between homes are insulated so you can't hear your neighbours. These improvements would make the homes more comfortable to live in.



Example of external insulation added to Denton Estate in Camden



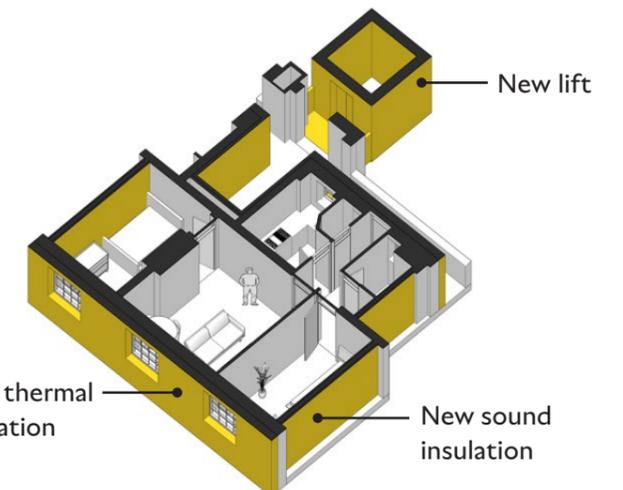
Existing Montrose exterior



Proposed example view of Montrose House with layer of insulation on the outside to keep homes warm.



Example overview showing new insulation layer added to all blocks



Example of insulation added to existing homes

Option 3: More Than Just a Simple Refurbishment - keep, repair and extend the buildings

NEW ROOF EXTENSION

ROOF EXTENSION TO ALL BLOCKS TO ENLARGE 27 HOMES ON THE TOP FLOOR OR CREATE 33 NEW HOMES

Top floor dwellings potentially double in area and adapted to accommodate stairs and more bedrooms. Alternatively new homes could be built to pay for improvements to the blocks. New lifts and entrance added to Montcalm and Montrose to make homes accessible to all and help with deliveries.



Example of a proposed rooftop extension in Bermondsey providing 30 new homes.



Existing photo of Montrose House



Proposed sketch view of Montrose House with 2 storey roof extension and lift



Example overview showing new roof extensions and lifts to each building

NEW BUILDING EXTENSIONS

EXTEND HOMES INTO CORNERS OF MONTROSE AND MONTCALM TO ENLARGE 60 HOMES AND EXTEND MICHIGAN WITH 14 NEW HOMES

Gaps in the corners of blocks to Montcalm and Montrose filled in with new structures. Homes next to corners enlarged to benefit from new floor space. New lifts and entrance added to Montcalm and Montrose to make homes accessible to all and help with deliveries. Michigan gains two new 'wings' to provide new homes which are accessed from an extended existing access deck. New wing on Westferry Road could improve the estate entrance.



Example of infill homes added to Peabody Avenue estate in Pimlico by Haworth Tompkins.



Existing photo of Montcalm House



Proposed sketch view of Montcalm House with flats extended into open corner



Example overview showing Montcalm & Montrose corner infill with new lifts and Michigan extension

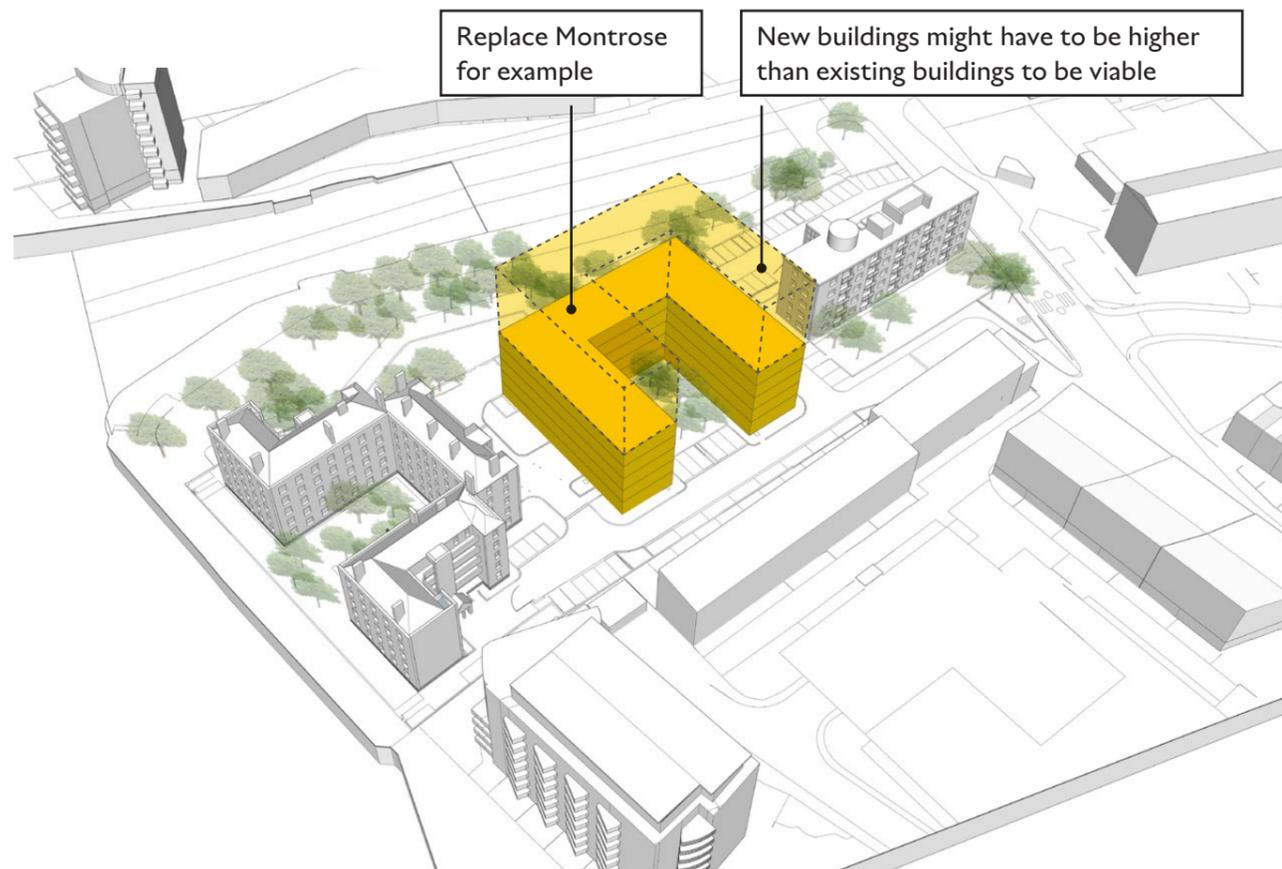
Option 4: Considerable Change to the Estate - demolish one building and replace with new



ONE OR MORE BUILDINGS DEMOLISHED AND REPLACED WITH A NEW BUILDING BUILT TO CURRENT HOUSING STANDARDS

In this option, one or more blocks is demolished and replaced with a new building. The remaining blocks could be improved in one or more of the ways shown in Option 3 and the landscape could be improved in a similar way to Option 2. Residents of the replaced block would need to temporarily relocate but would have priority for a new home built to modern standards.

YOU SAID	OPTION 4 IMPROVEMENTS
No lifts for the block	New building to have lifts
There is damp in living room and bathrooms	All dwellings will be warm, dry and well insulated
Overcrowding	New buildings would include dwellings with more bedrooms
Kitchens/bathrooms/storage	New dwellings will be sized to current housing standards
Parking is important	New building could include secure parking
A new community centre	A new community centre could be included



Example overview of Montrose House new build replacement

KEY INFORMATION

80 - 109 existing homes & possibly 50 - 100 new homes	New larger homes to modern space standards	30-55 parking spaces	50-65 cycle parking spaces	New trees in a new green courtyard
New homes could pay for upgrades to the rest of the estate	New buildings have negative environmental impact	Utility Bills could reduce (new build only)	Service Charge likely to remain the same	Council Tax could increase (new build only)

WHAT COULD A REPLACEMENT BUILDING LOOK LIKE?

A new building could be made of brick, like the existing blocks and could have external access balconies where neighbours can meet. It could accommodate a new purpose-built estate resident room for meetings and events such as the Tenants' & Residents' Association (TRA).



Example of a proposed courtyard building on the Nightingale Estate in Hackney



Example of brick buildings designed by Haworth Tompkins in Hackney

Option 4: Considerable Change to the Estate - demolish one building and replace with new

DECIDING WHICH BLOCK TO REPLACE

Michigan Example

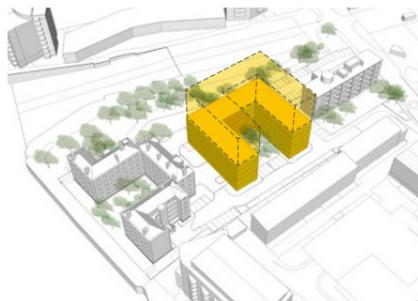
- 25 homes displaced
- About 50 new homes
- Potentially about 160 homes on the estate overall
- New building could be the same height as existing and pay for new homes
- Easy access for construction from Westferry Rd - least impact on remaining residents
- Improves the estate entrance and appearance for westferry rd

Montrose Example

- 54 homes displaced
- About 50 to 100 new homes
- Potentially about 130 to 230 homes on the estate overall
- New building might need to be much taller than existing to pay for new homes
- Building could be taller away from Westferry road
- Access to construction site alongside Michigan House - most impact on remaining residents

Montcalm Example

- 55 homes displaced
- About 50 to 100 new homes
- Potentially 130 to 230 homes on the estate overall
- New building might need to be much taller than existing to pay for new homes
- Building could be tallest on the river
- Access to construction site alongside Michigan and Montrose House - some impact remaining residents



SECURE PARKING

A new building could include some secure covered parking underneath it. This could be achieved with either a raised courtyard or through the level change to the east of the site. This would free up space on the rest of the estate for pedestrian use and new landscaping.



Example of a raised garden on the Royal Albert Wharf development in Newham by Maccreanor Lavington



Example of secure covered parking

A GREEN COURTYARD WITH RESIDENT AMENITIES

A new building could have a planted courtyard similar to Montcalm and Montrose with access for all residents. The landscape could include seating areas and play space for families to use during good weather. Next to this the ground floor could include shared facilities for residents such as a multi-purpose room that could host events and workshops.



Examples of planted courtyards and shared resident facilities

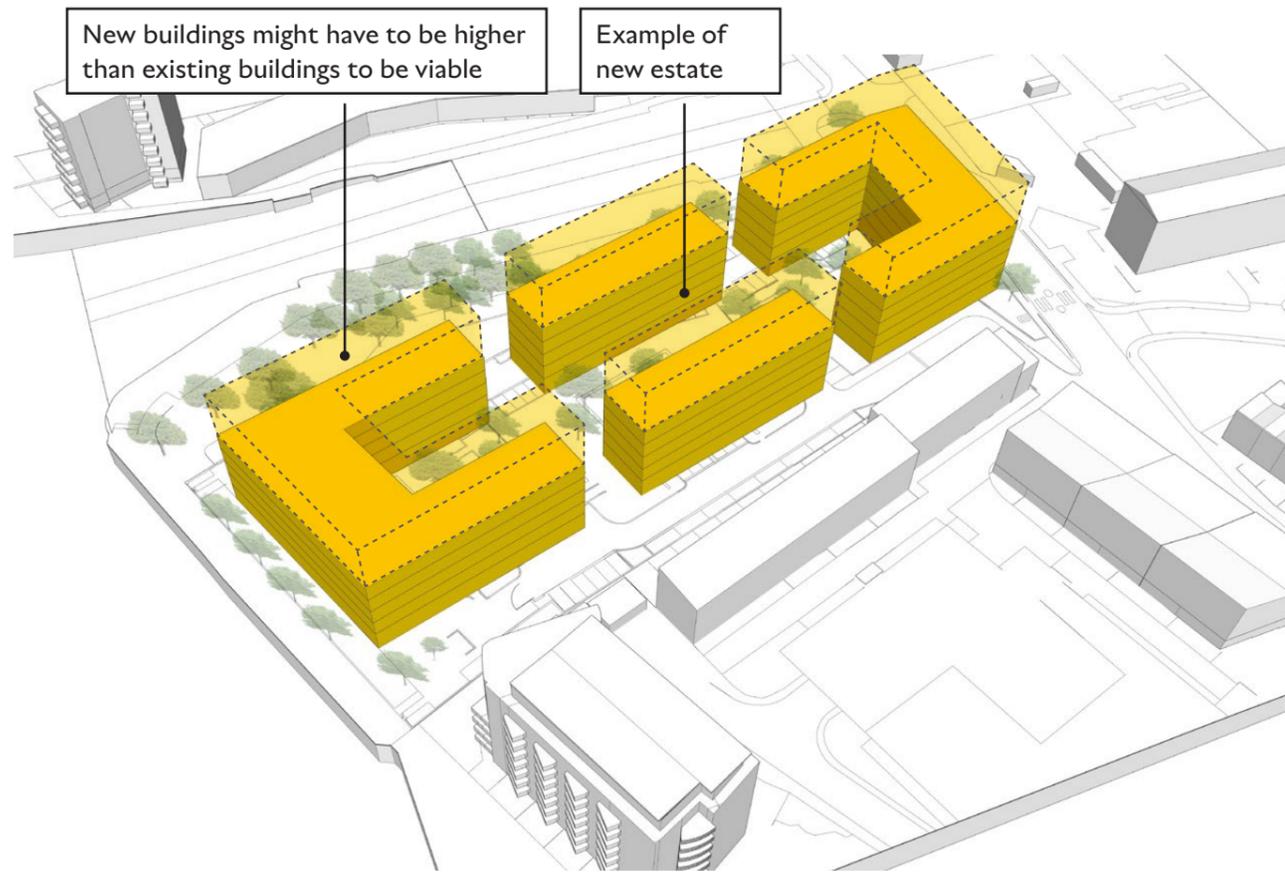
Option 5: Everything Changes - demolish all blocks and build a new estate



DEMOLISH ALL BUILDINGS ON THE ESTATE AND REPLACE WITH NEW BUILDINGS

This option proposes that all blocks on the estate are demolished and replaced with new buildings. The new buildings can provide homes to current standards, improve the amount of green space and further encourage a sense of community. All residents would need to be relocated until the work is finished but everyone would get a new modern home. An additional number of homes would need to be included on the estate to pay for the new homes.

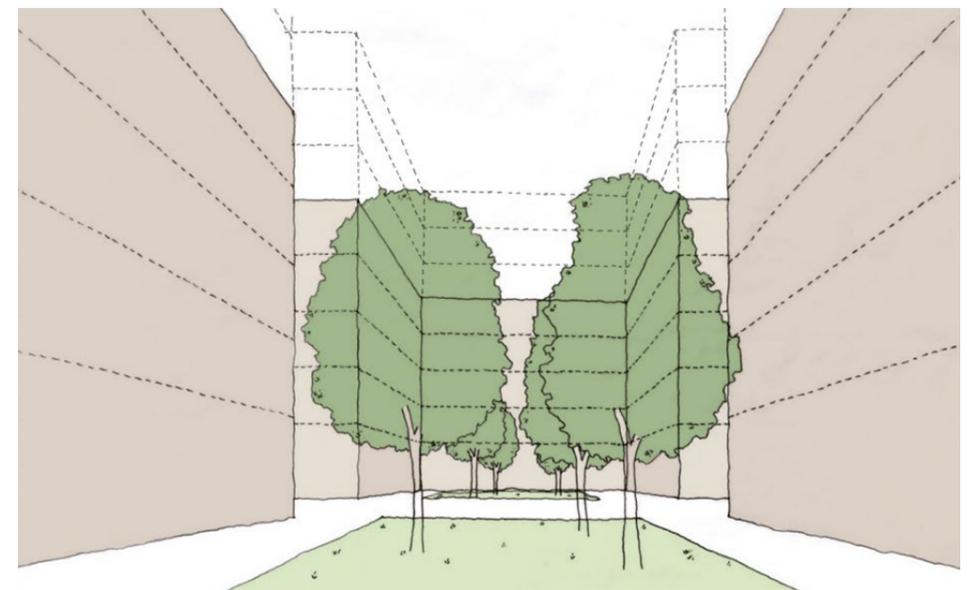
YOU SAID	OPTION 5 IMPROVEMENTS
No lifts for the block	All new building to have lifts
There is damp in living room and bathrooms	All dwellings will be warm, dry and well insulated
Overcrowding	New buildings would include dwellings with more bedrooms
Kitchens/bathrooms/storage	New dwellings will be sized to current housing standards
Parking is important	New development could include secure parking
A new community centre	A new community centre could be included



Example overview of how a new estate could be arranged

KEY INFORMATION

- About 160 - 270 homes
- New larger homes to modern space standards
- Potential for larger family homes with more bedrooms
- 20 - 55 parking spaces
- 285 - 480 new cycle parking spaces
- New trees in a new green courtyard
- Negative environmental impact
- Utility Bills likely to reduce
- Service Charge likely to increase
- Council Tax likely to increase
- Additional homes required to pay for new homes



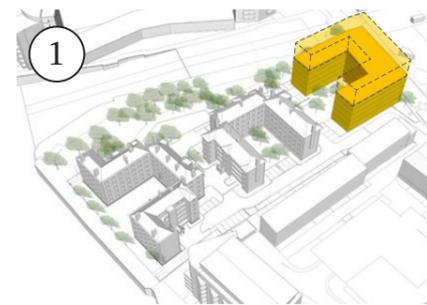
Proposed sketch view from the central green courtyard of the new build example

Option 5: Everything Changes - demolish all blocks and build a new estate

EXAMPLE OF HOW CONSTRUCTION COULD BE PHASED TO MINIMISE DISRUPTION

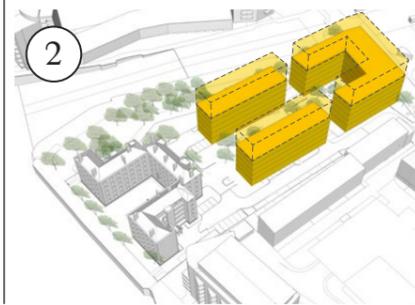
PHASE 1: REPLACE MICHIGAN

- Relocate 25 residents from Michigan to temporary accommodation in the local area
- Construct new building on site of Michigan



PHASE 2: REPLACE MONTROSE

- Move Michigan residents back into new homes
- Move most of Montrose residents into new homes
- Relocate some Montrose residents into temporary accommodation in the local area
- Construct new buildings on site of Montrose



PHASE 3: REPLACE MONTCALM

- Move Montrose residents back into new homes
- Move Montcalm residents into new homes
- Construct new buildings on site of Montcalm
- Move residents back into new building if preferred
- Move new residents onto the estate



VARIATION IN SIZE AND TYPE OF HOME

As well as 1 and 2 bedroom homes with balconies, there is an opportunity for larger family homes with gardens and roof terraces, homes more suited to families with young children.



Example of 4 bed, two storey 'maisonette' homes on Silchester Estate designed by Haworth Tompkins



Example of 1 and 2 bed flats with balconies on Silchester Estate designed by Haworth Tompkins

WHAT COULD THE NEW ESTATE BUILDINGS LOOK LIKE?

A new estate could be built from a heavy material such as brick or a light material such as timber. Changes in the shape of the buildings and tone of the materials can help to reduce how big they feel. Large windows can be included that provide good daylight to the new homes.



Example of a brick building design by Haworth Tompkins



Example of a mainly timber building designed by Haworth Tompkins

A CENTRAL COMMUNAL GREEN SPACE

The shape and position of new buildings could create a large courtyard that is shared by all residents. This can be bigger than the existing courtyards with more planting and outdoor space for residents to use. It can include play areas, outdoor seating and areas to socialise or relax in good weather. There can be a variety of plants and trees including raised beds that residents can grow vegetables in.

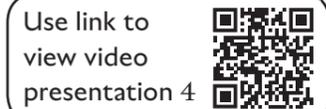


Example of the Silchester Estate communal courtyard with benches, planting and space to play.



Example of the Iroko Housing green communal courtyard.

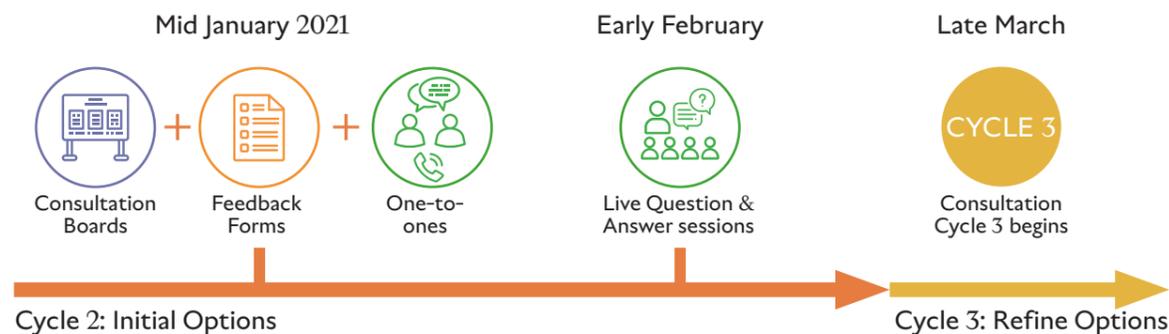
CYCLE 2 Feedback & Next Steps



FEEDBACK ON CYCLE 2

REMAINING CYCLE 2 TIMELINE

Following the publication of the Cycle 2 consultation boards and feedback form the one-to-one phone calls for Cycle 2 will begin. In early February there will be live online question and answer sessions which we hope you can attend. In the meantime please fill out the online feedback form and ask us any questions through the contact details below.



HOW TO GIVE US YOUR FEEDBACK

We want to hear what you think about the issues identified with the estate and the different options for change shown in Cycle 2. To do this please visit the website and fill in the feedback form. This will help us to improve the options to better represent the changes that you want for the estate. We will then present the improved options in Cycle 3. <https://www.kingsbridgeestate14.com/>



CONTACT DETAILS

Below are the contact details of the project team. Feel free to contact us if you have any questions, suggestions or want to discuss the information with us.

Resident Steering Group New Mill Independent Resident Advisors christine.searle@newmillconsultants.com rob.lantsbury@newmillconsultants.com freephone 0800 0304 588	Haworth Tompkins Architects kingsbridge@haworthtompkins.com 020 7250 3225 Ask for Ken Okonkwo	One Housing Ceire Sheehy csheehy@onehousing.co.uk 020 7428 4275
Mike Tyrrell - Resident Advocate mike@puttingresidentsfirst.co.uk 07958 225416		

CYCLE 3: REFINE OPTIONS

CYCLE 3 TIMELINE

Cycle 3 consultation boards are expected to be published in late March. The question and answer sessions will follow this in early April. Cycle 4 is likely to start in late May. This timeline may change depending on how long it takes to achieve the 75% target engagement rate.



HOW WE WILL REFINE THE OPTIONS

Using your feedback from Cycle 2 we will refine the options in Cycle 3 to make them more bespoke to your feedback. We will also assess the options against the 'appraisal criteria': Residents' Brief, viability, economic benefits and deliverability. All options will then be presented again with this additional information and residents will be asked to give their feedback on the preferred option. In Cycle 4 only the options that are most favourable with the residents feedback and appraisal criteria will be developed in more detail.

