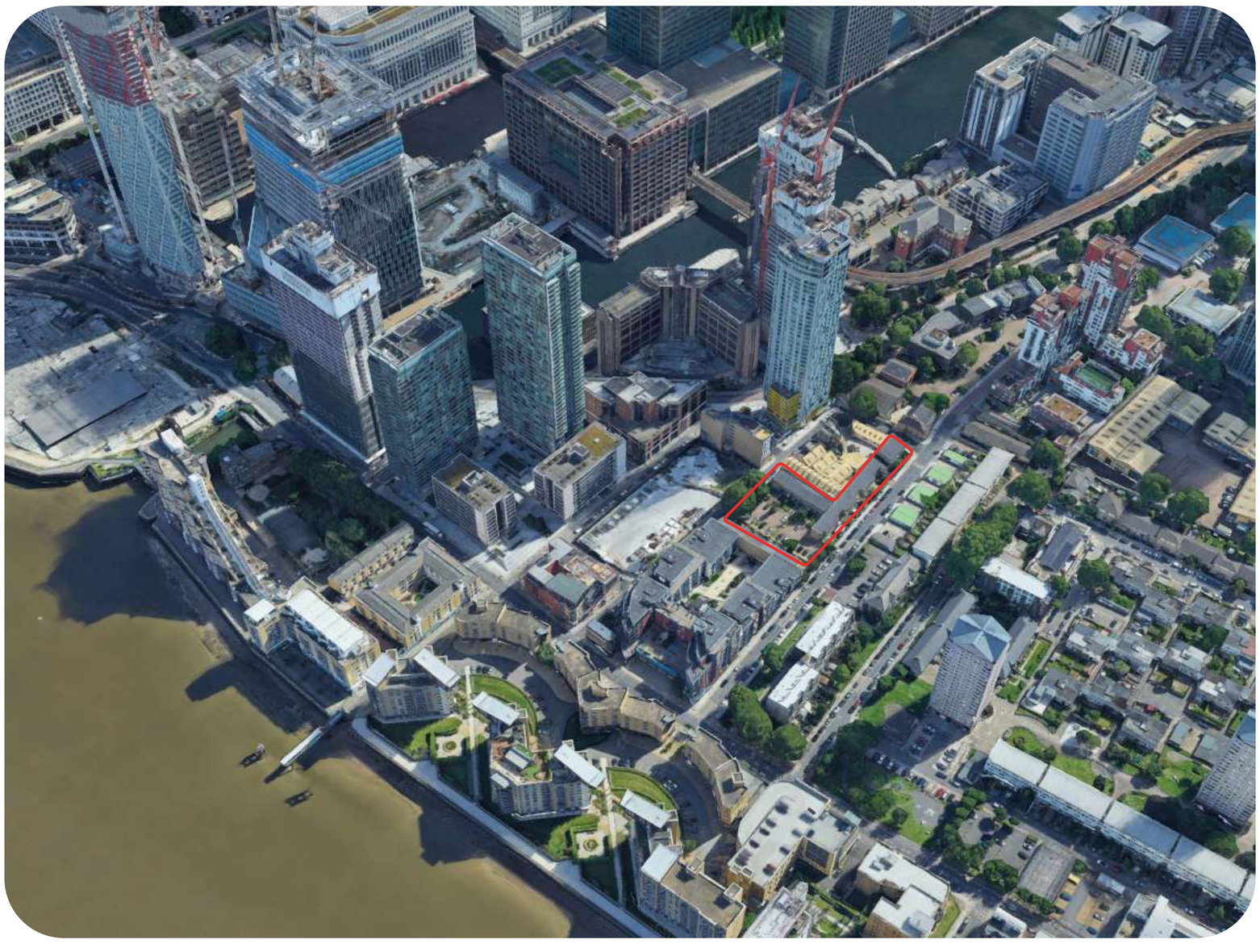
Bellamy Close and Byng Street Regeneration

WELCOME

Hello and welcome to the public exhibition to introduce One Housing's proposals for the site at Bellamy Close and Byng Street, outlined in red to your right.

The exhibition contains a lot of information which explains the design for the site, in preparation for a planning application later in spring.



Aerial view of Bellamy Close and Byng Street

In this exhibition you will see:

- The background to the proposals and an introduction to One Housing
- Description of the consultation activities undertaken so far
- Plans of the proposal and the new homes
- Images of how the proposed development will look

Aerial View of Bellamy Close and Byng Street with proposed development

One Housing

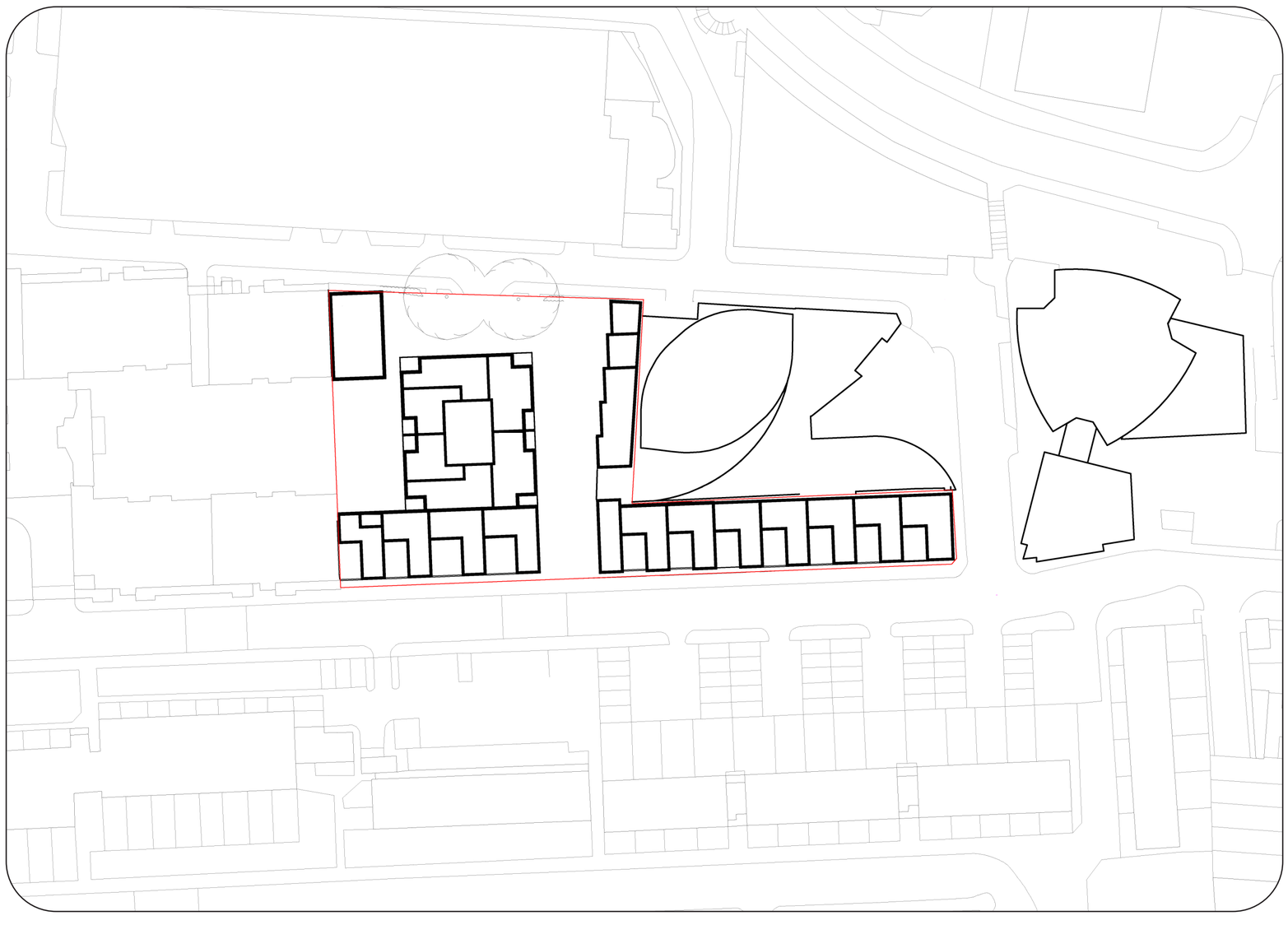
hta

Bellamy Close and Byng Street Regeneration

BACKGROUND

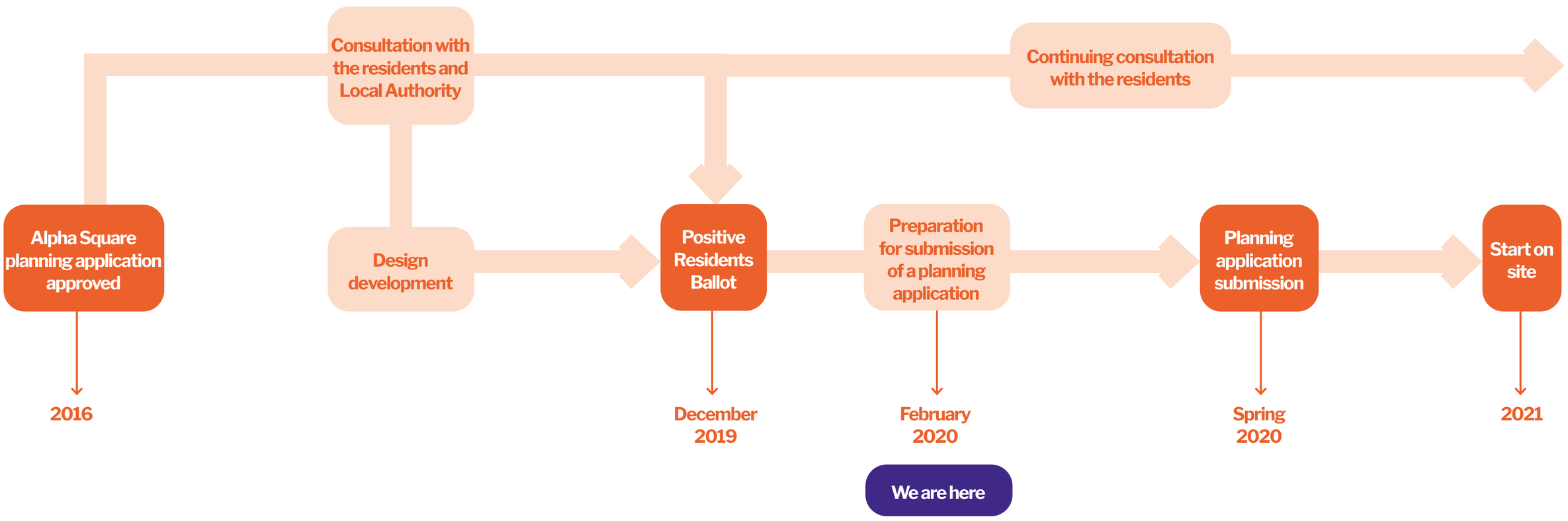
In 2016, Far East Consortium International (FECI) was given planning permission to develop Alpha Square, the area along Manilla Street and Marsh Wall, which is next to the 25 One Housing homes at Bellamy Close and Byng Street.

The FECI development will include three buildings of 63, 20 and 32 storeys containing 728 flats, 273 hotel rooms, a health centre, a school, shops, a public square and car parking. Demolition on this site began in summer 2019 and construction is expected to take up to five years.



After FECI got planning permission, One Housing met with the One Housing residents living next to the development. Residents expressed concern about the disruption that would be caused by living next door to a building site for several years. The concerns of residents led One Housing to think about the possibility of redeveloping the homes at Bellamy Close and Byng Street. This would allow us to move the 24 households away from the FECI site (either temporarily or permanently depending on their preference) whilst it is being built. We would then redevelop the empty properties at Bellamy Close and Byng Street and residents would be able to return to brand new homes, once the disruption of the nearby construction had passed.

Redeveloping Bellamy Close and Byng Street would also allow us to meet local housing needs and improve the environment and economy in the area.



One Housing

hta

Bellamy Close and Byng Street Regeneration

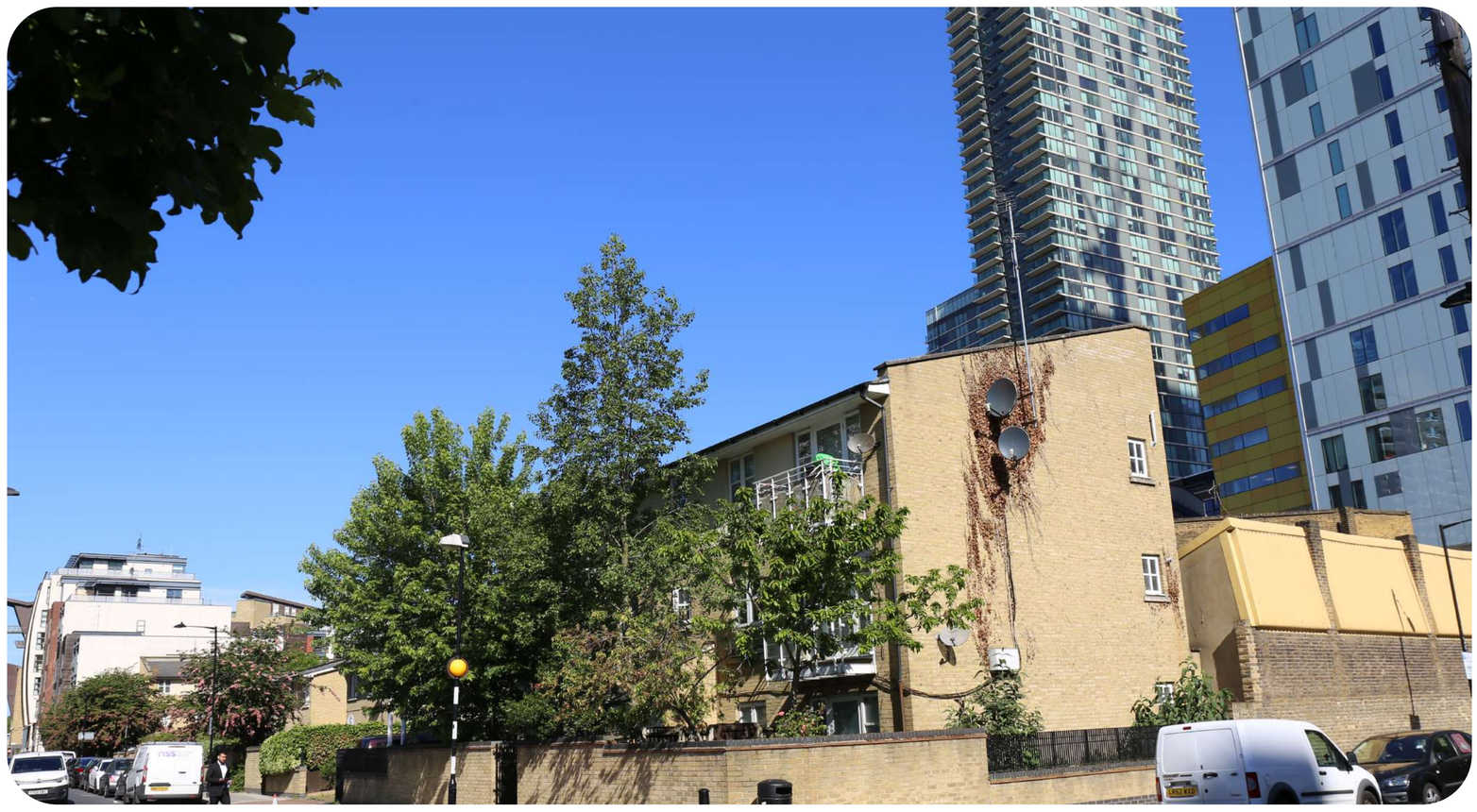
CONSULTATION

We have held several consultation events with the existing residents and have met with all households individually to discuss the impact of the FECI proposals and to get a clear picture of residents' concerns and wishes.

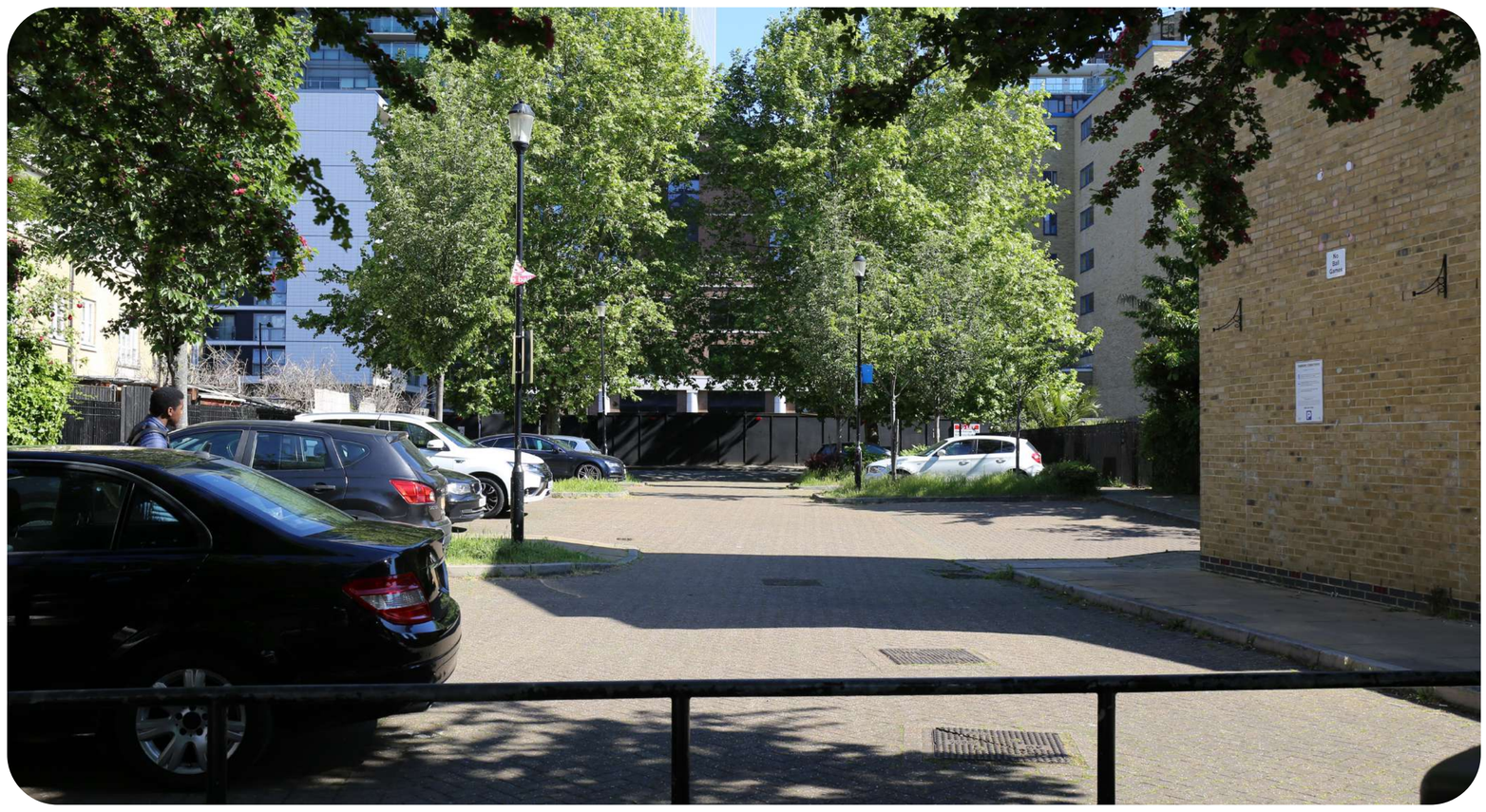
We have used this information to develop plans for new homes at Bellamy Close and Byng Street.

A Steering Group has been established comprising residents, an Independent Residents' Advisor (Communities First) and members of One Housing's regeneration team. The group meets regularly to consider the design proposals for the new homes at Bellamy Close and Byng Street; the group have also been involved in producing an offer document setting out the proposals and commitments from One Housing.

Residents voted in favour of creating 149 new homes here and we are now talking to the wider community about what these new proposals will look like and how they will benefit the local area.



View of Byng Street next to emerging development



View of Bellamy Close with two London Plane trees

Images from the resident consultation event in Summer 2019

One Housing

hta

Bellamy Close and Byng Street Regeneration

WHO WE ARE

One Housing are a 'not for profit' organisation, a registered provider of social housing and a registered charitable housing association. One Housing builds, manages and maintains over 17,000 homes in London and the South East, almost 2,500 of which are on the Isle of Dogs.

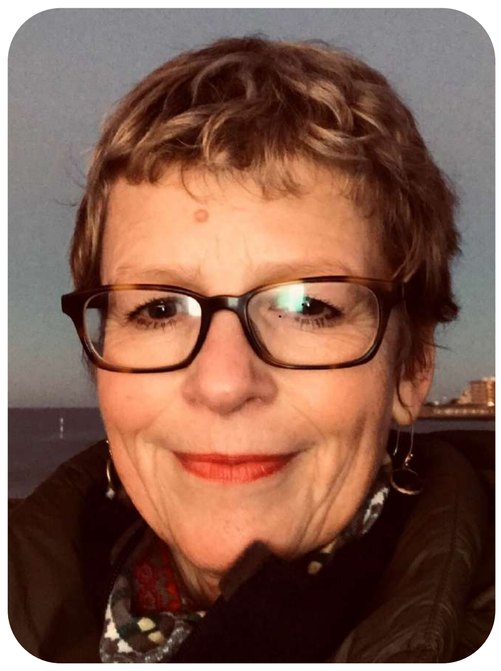
We build affordable homes for people who struggle to afford a place to live. We provide care and support to thousands of people in the community and we help people to prepare for and find work. We fund all of this by building, renting and selling homes on the open market and a range of other commercial ventures. Our vision is to create places for people to call home and support them to live well.

The Island regeneration team was set up in 2018 to work with residents of the Isle of Dogs to develop and implement regeneration works to benefit the community and if possible provide additional homes for people in need.

HTA Design LLP has over 50 years of experience in community-led regeneration providing a wide range of housing projects

Paul Handley
Head of Island Regeneration

Paul is responsible for managing One Housing's regeneration strategy on the Isle of Dogs and ensuring the projects and proposals are resident focussed, achievable and deliver meaningful benefits to both the local community and the wider borough.



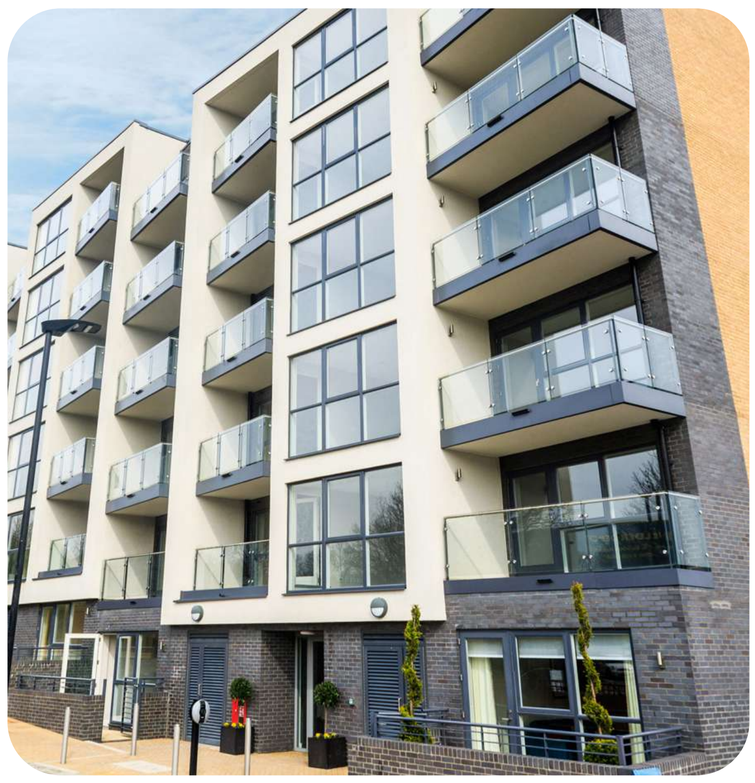
Leigh Pattison
Regeneration Manager

Leigh has many years of experience working in Regeneration throughout London. She manages One Housing's day to day activity on this project and coordinates input into the project from many residents, staff, technical consultants and agencies.

Onome Ogholo
Regeneration Officer

Onome has worked in housing for 5 years and he specialises in face to face engagement with residents through meetings, one to one visits, drop in sessions and surgeries. He is particularly focussed on ensuring that residents' rights and privileges are maintained and enhanced through any regeneration proposals.

Frederick Street Refurbishment, One Housing



Ladderswood, One Housing

South Acton, HTA Design LLP

Dollis Valley, HTA Design LLP

One Housing

hta

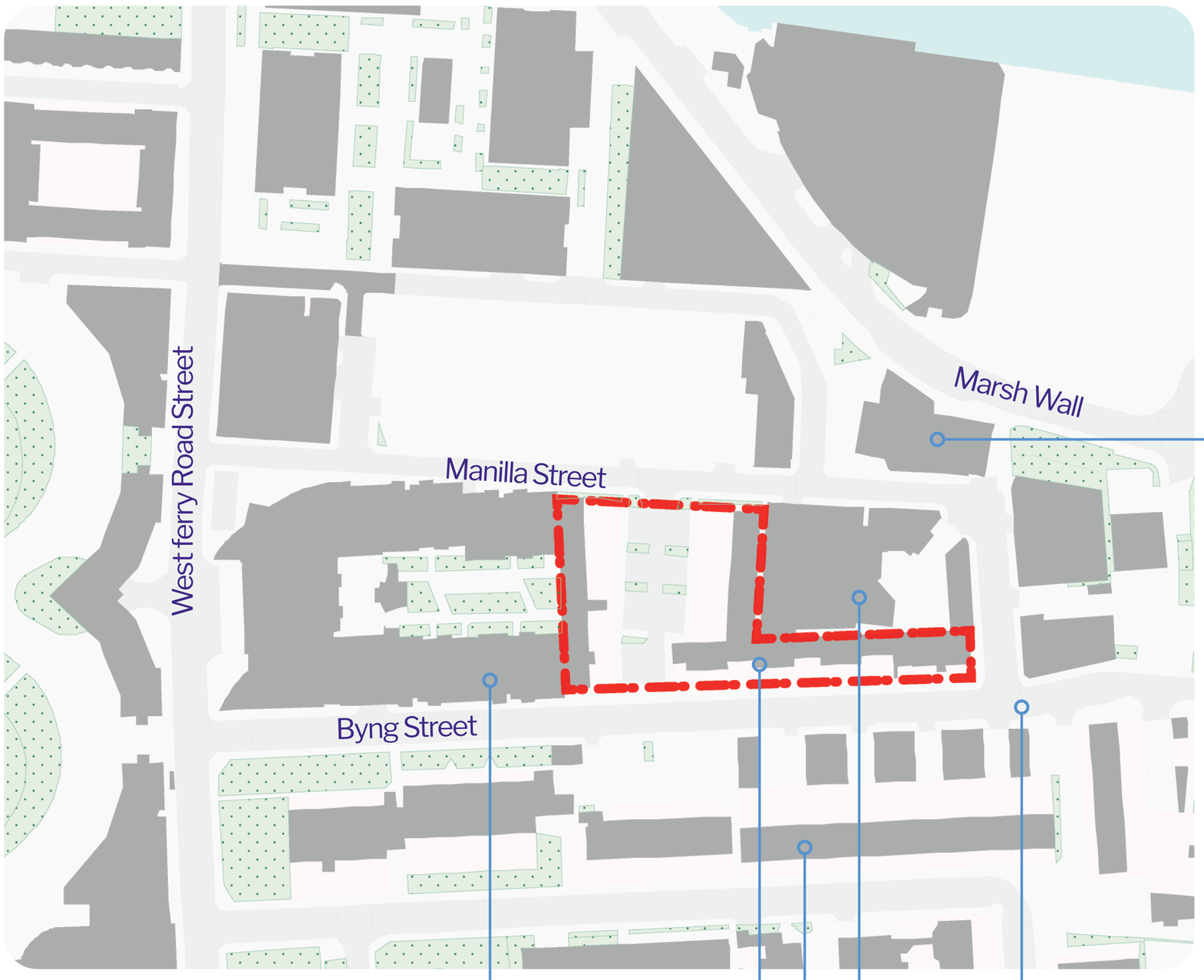
Bellamy Close and Byng Street Regeneration

THE SITE

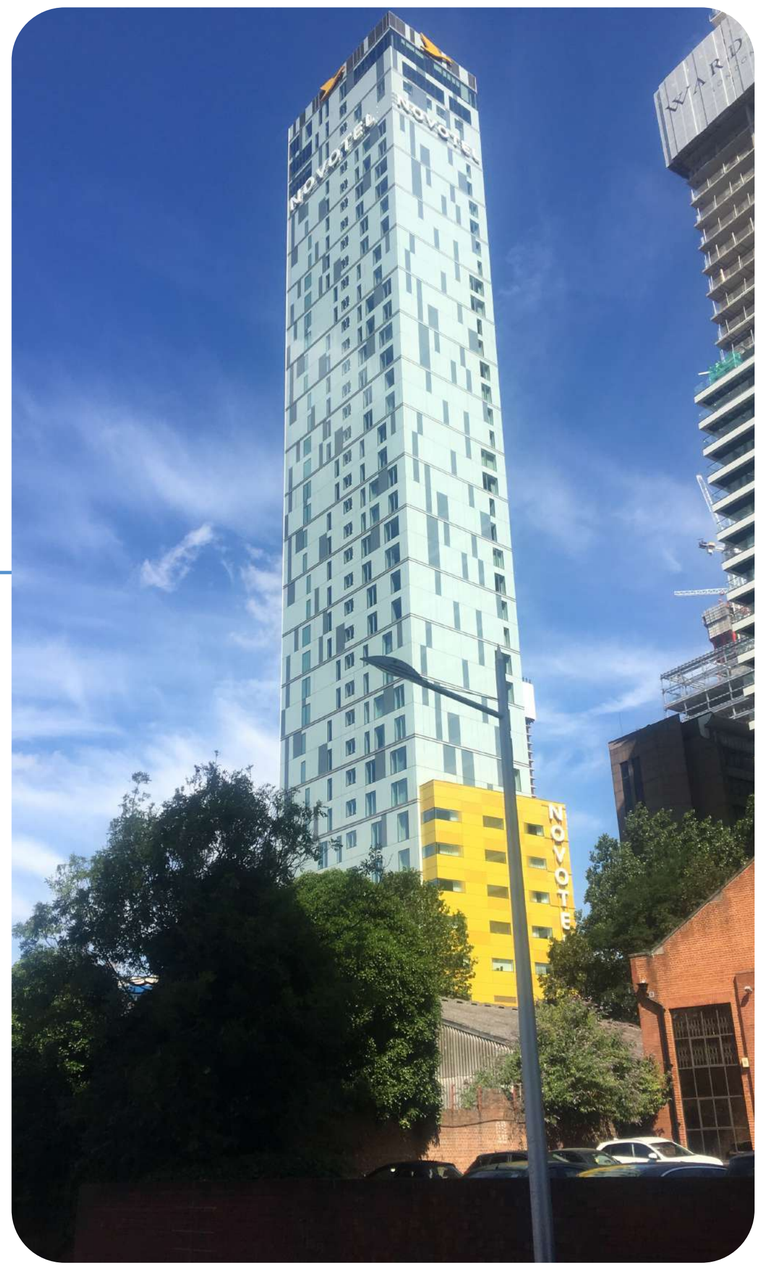
There are 25 existing homes on site, 19 houses and 6 flats

The site is surrounded by a great variety of building types .

The immediate area is experiencing a great deal of transformation, in particular in the last few years after the completion of Novotel and the approval of the planning application for Alpha Square.



Existing site plan

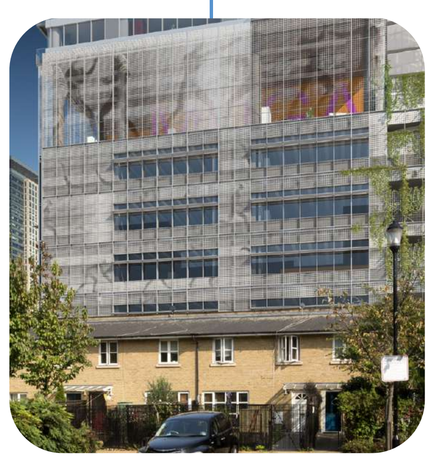


Novotel on Manilla Street

Marlin Apartments along Byng Street

Byng Street towards South Quay

Barkantine Estate fronting Byng Street



View of the approved Alpha Square proposals from Bellamy Close

View Alpha Square proposals from the corner of Byng Street and Manilla Street

One Housing

hta

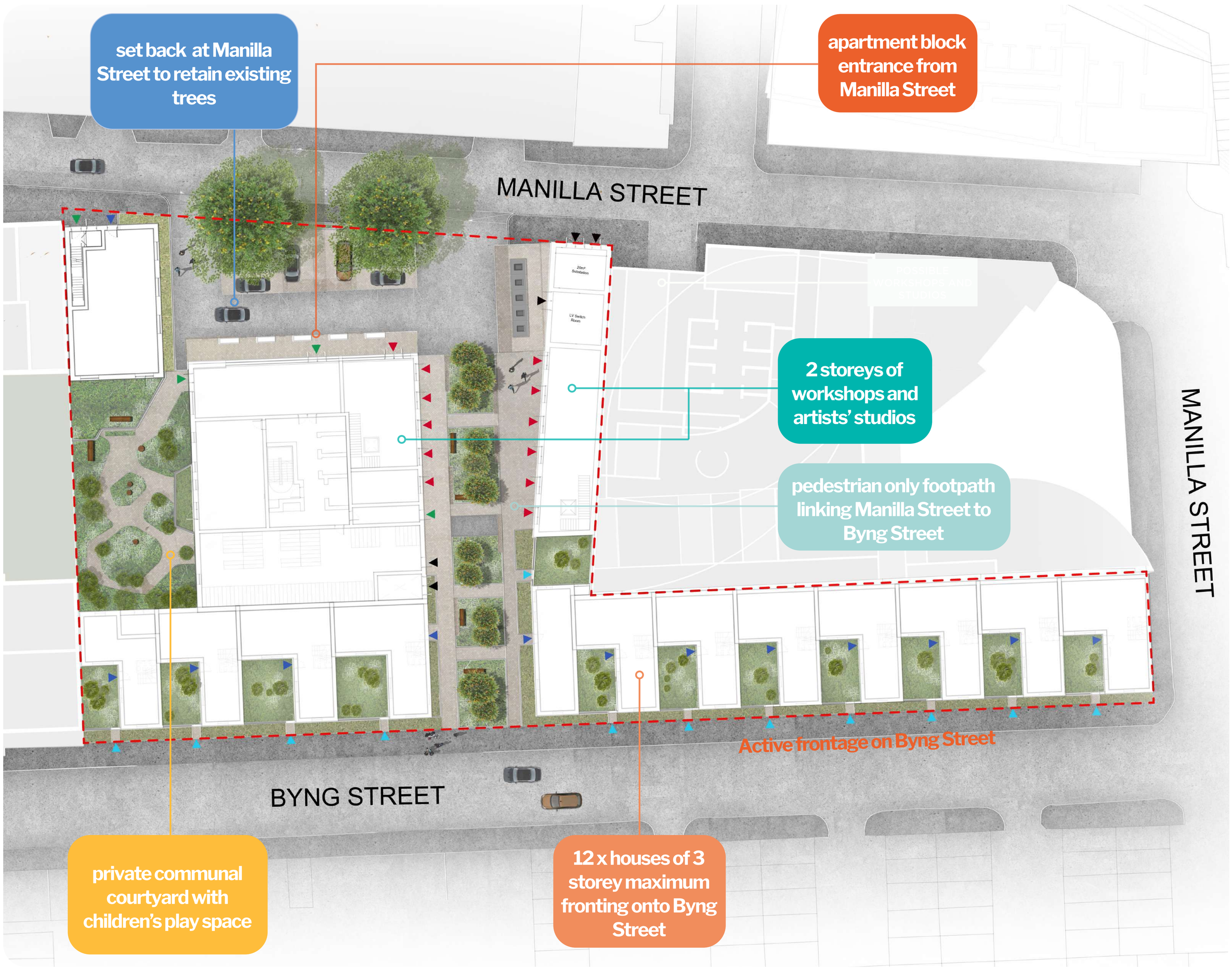
Bellamy Close and Byng Street Regeneration

THE PROPOSAL

The proposals for the Bellamy Close and Byng Street site will provide 149 new homes, in a variety of sizes and tenures.

Of the 149 new homes, 24 will be provided for existing residents.

In addition to the housing provision, the development is offering approximately 550m^2 of affordable creative workspace for local artists and crafts people.



Illustrative ground floor plan

One Housing

hta

Bellamy Close and Byng Street Regeneration

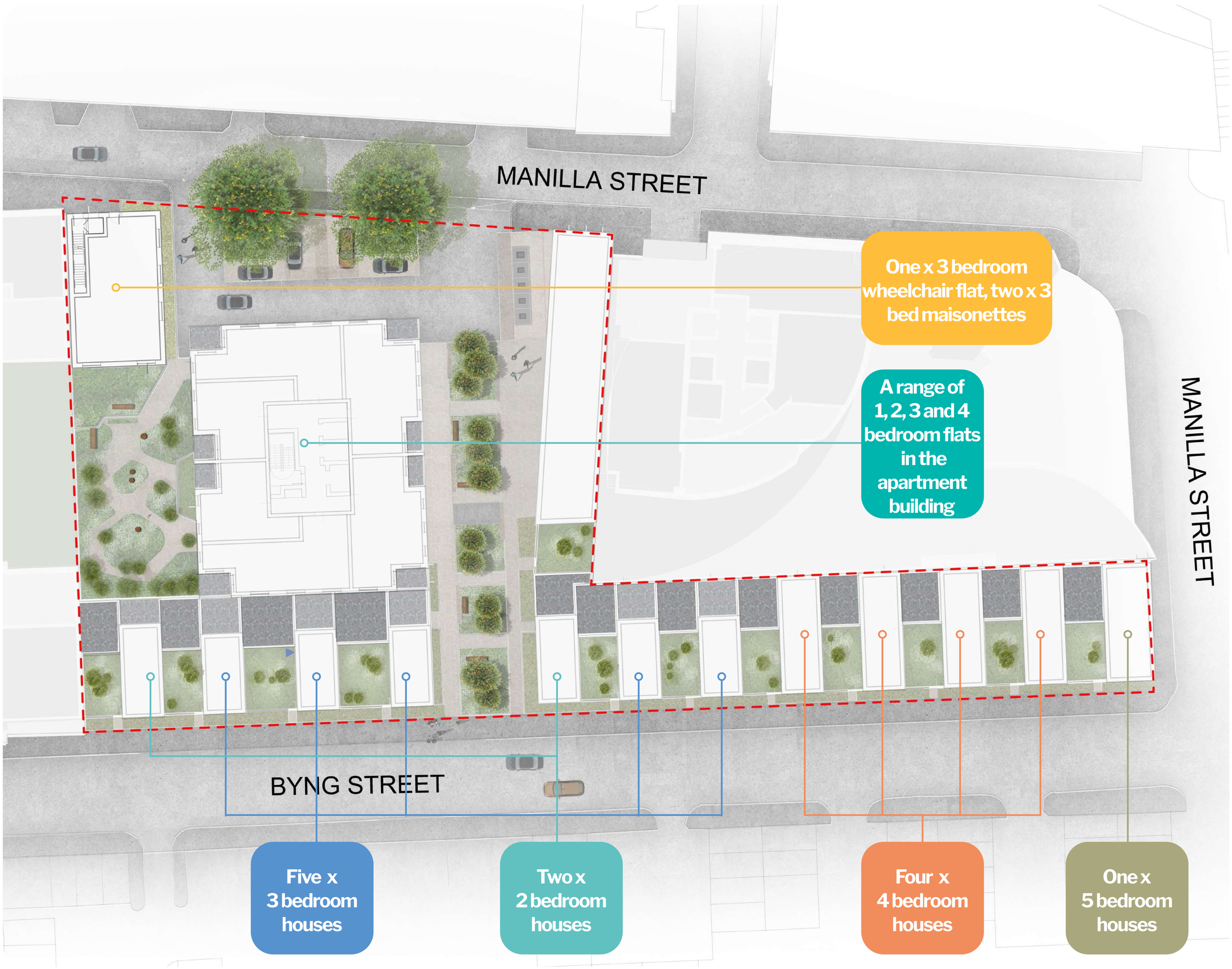
THE PROPOSAL

The proposals for the Bellamy Close and Byng Street site will provide a range of housing types

Of 149 new homes 83 will be affordable. 10% of all homes will be wheelchair accessible

The proposals provide a housing mix ranging from :

- three storey family houses of 2, 3, 4 and 5 bedrooms.
- 3 bedroom maisonettes
- 1, 2, 3 and 4 bedroom apartments



Illustrative typical floor plan

One Housing

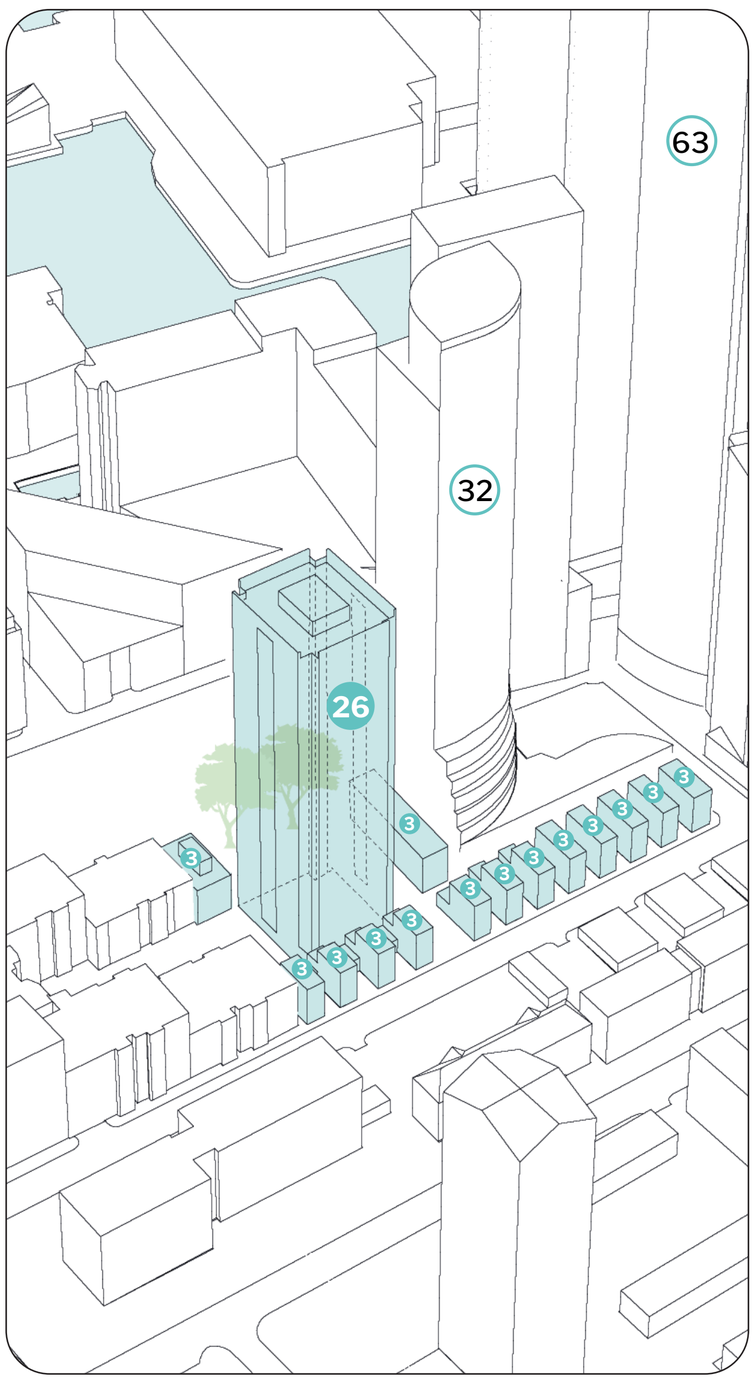
hta

Bellamy Close and Byng Street Regeneration

THE PROPOSAL

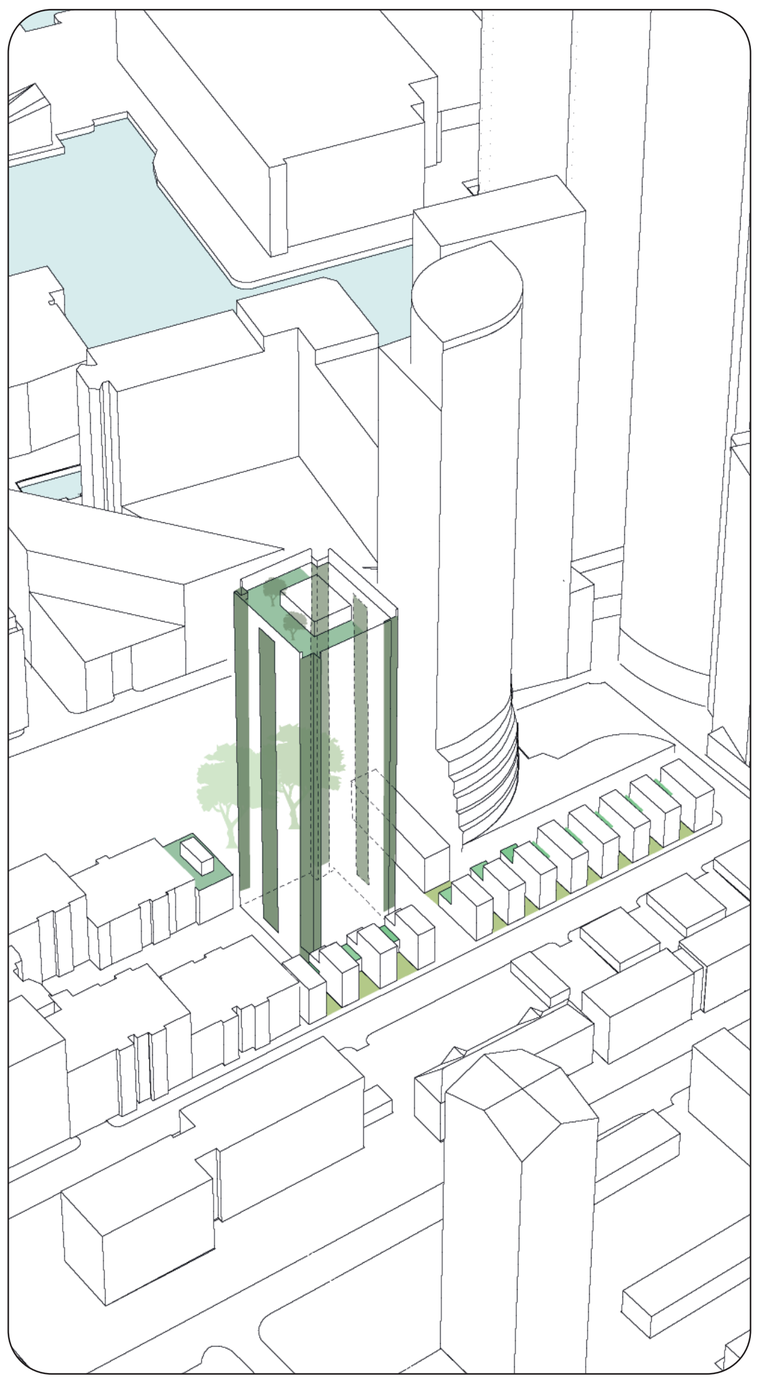
The proposed development has been designed to fit in with the changing area around it

- All homes will have a private balcony, roof terrace or garden
- The apartment building will have a mixture of social rent, shared ownership and private homes



Heights

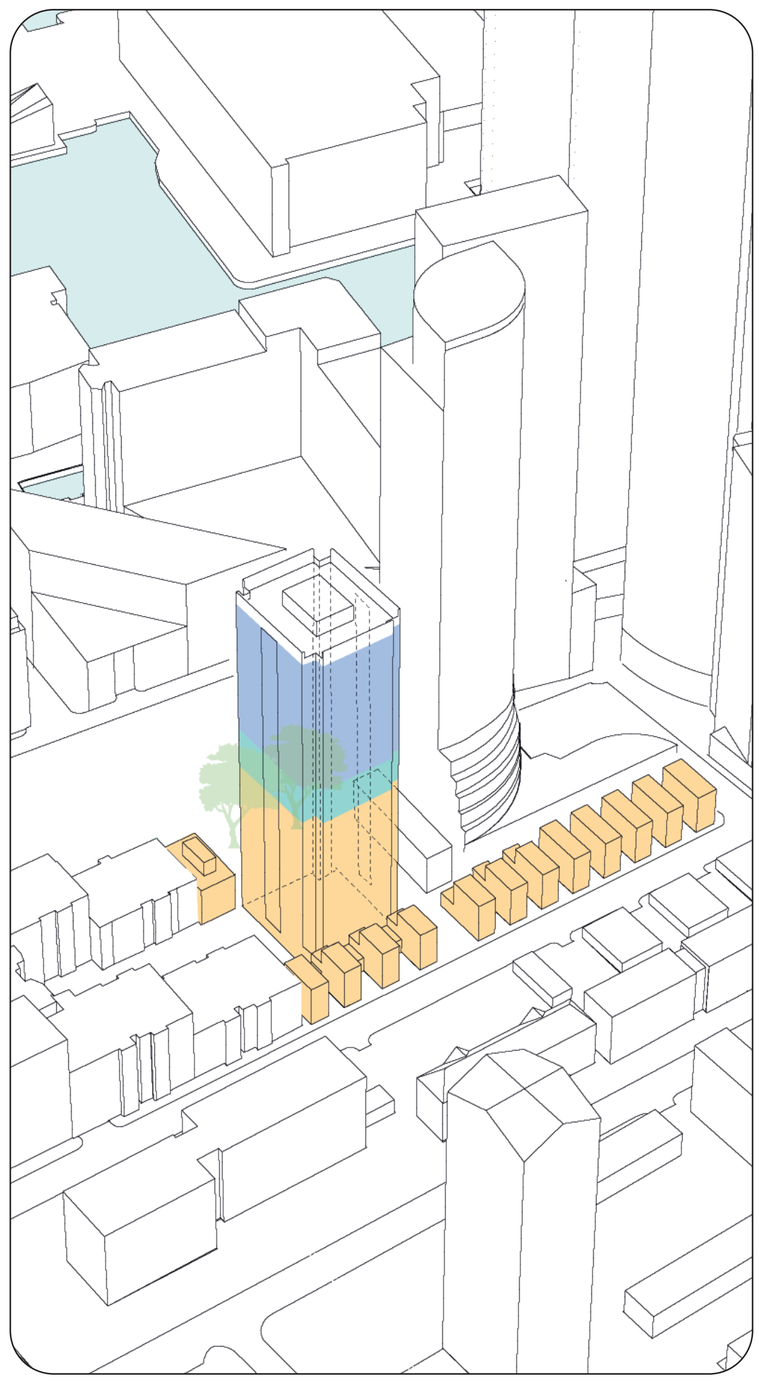
The apartment building will be 26 storeys tall, with 3 storey houses along Byng Street and a 3 storey maisonette building along Manilla Street



Private Outdoor Space

The proposal will provide private balconies, roof terraces or gardens for all residents

- Private roof terrace
- Apartment building and maisonette roof terraces
- Private gardens
- Private balconies



Tenure Mix

Affordable Rent = 66 homes
Shared Ownership = 17 homes
Market Sale = 66 homes
Creative Workspace = circa. 550m^2

- Affordable Rent
- Shared Ownership
- Market Sale

One Housing

hta

Bellamy Close and Byng Street Regeneration

THE PROPOSAL

The proposed development will accommodate some creative workspace

- Front doors face onto public areas
- Commercial frontage activates both sides of the public footpath.
- Vehicular access is provided on Manilla Street, where the new development will be serviced from

Residential Access

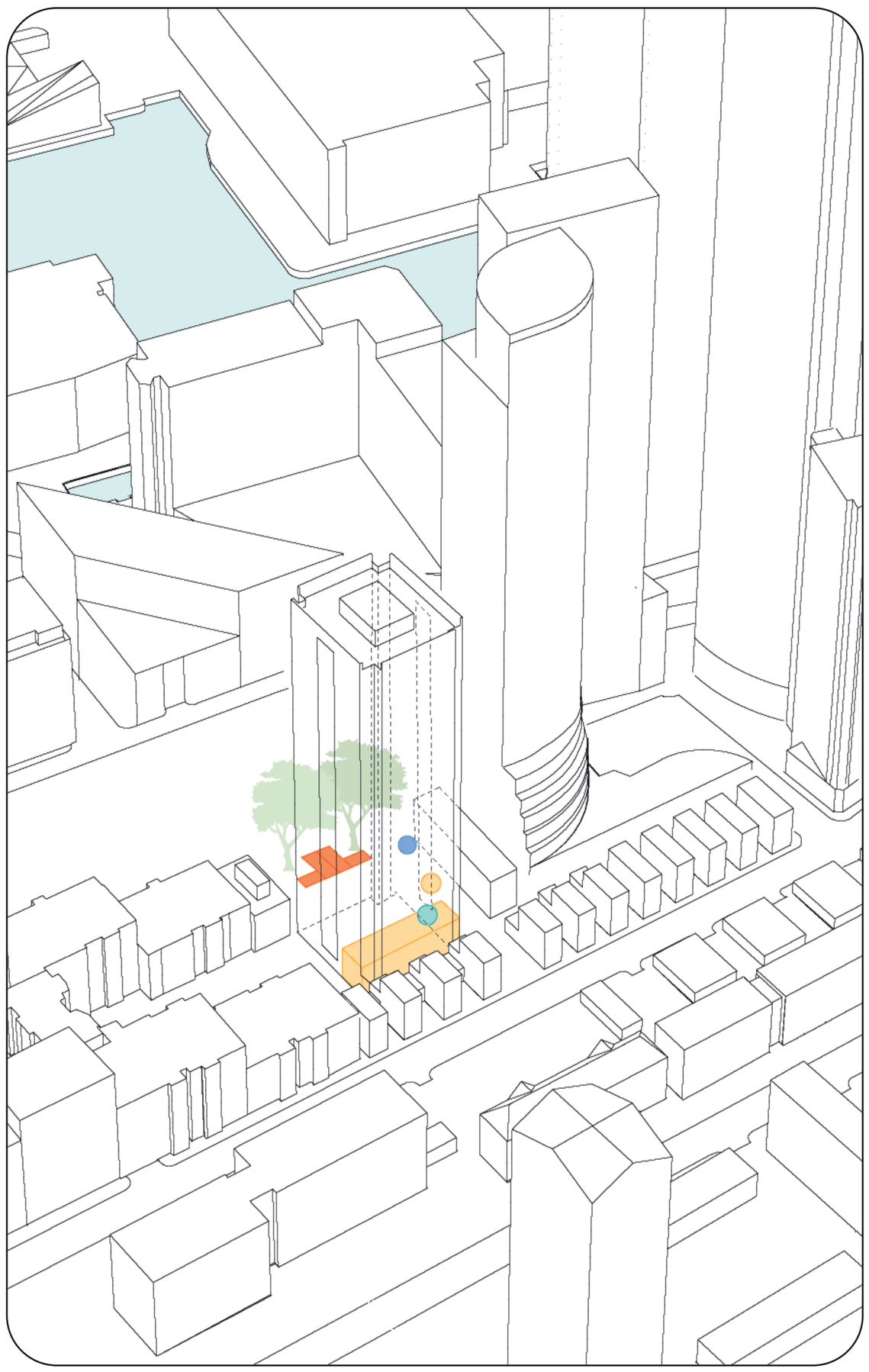
The main entrance to the apartment building and the maisonette building will be from Manilla Street. The houses will be accessed from Byng street and the pedestrian passageway

- Private entrance
- Cycle store
- Creative workspace
- Services
- Communal entrance
- Communal garden
- Refuse store

Creative Workspace

Located in the lower ground, ground and first floors of the apartment building and the stand alone block along the passageway

- Creative workspace



Refuse, Cycles and Parking

Cycles will be located in the ground and first floors of the apartment building. Parking bays will be located just off Manilla Street and bin inlets will be located just off Manilla Street with a refuse store in the apartment building

- Short stay cycle store
- Refuse store
- Bin inlets
- Parking
- Long stay cycle store

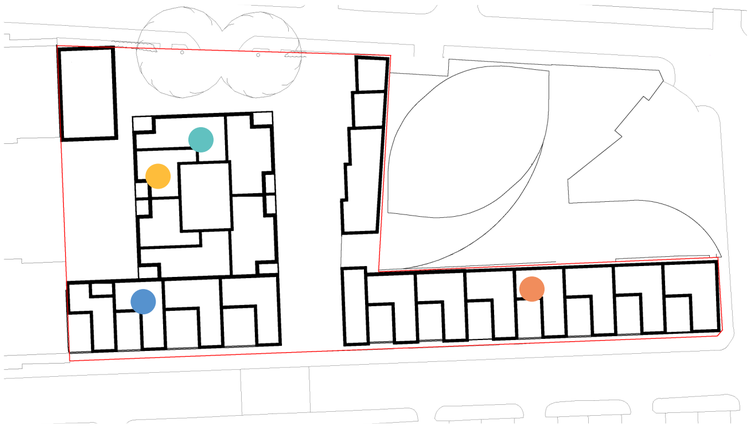
One Housing

hta

Bellamy Close and Byng Street Regeneration

THE NEW HOMES

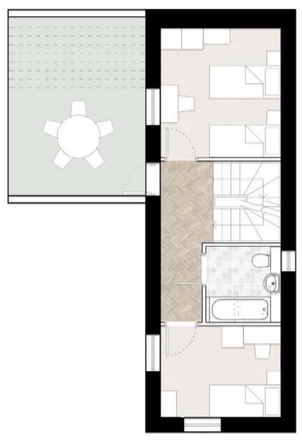
Our proposal will provide 12 new houses, 2 maisonettes and 10 flats for existing residents



- There will be a range of 2, 3, 4 and 5 bedroom houses and flats for the existing residents of Bellamy Close and Byng Street
- All houses will have the external private amenity in the form of gardens and roof terraces
- The typical floor plan of the apartment building will contain 1, 2 and 3 apartments. Wheelchair accessible apartments will also be provided
- The stand alone building on Manilla Street will offer a 3 bedroom wheelchair accessible ground floor flat, with two 3 bedroom maisonettes occupying the first and second floors

1 bed flat in the apartment building

Ground floor



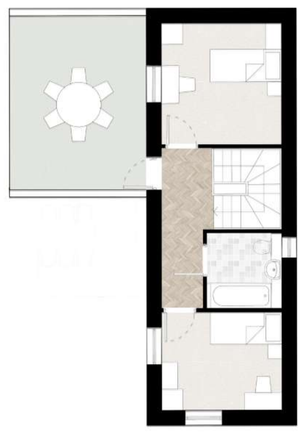
First floor

Second Floor

3 bed house on Byng Street

2 bed flat in the apartment building

Ground floor



First floor

Second Floor

4 bed house on Byng Street

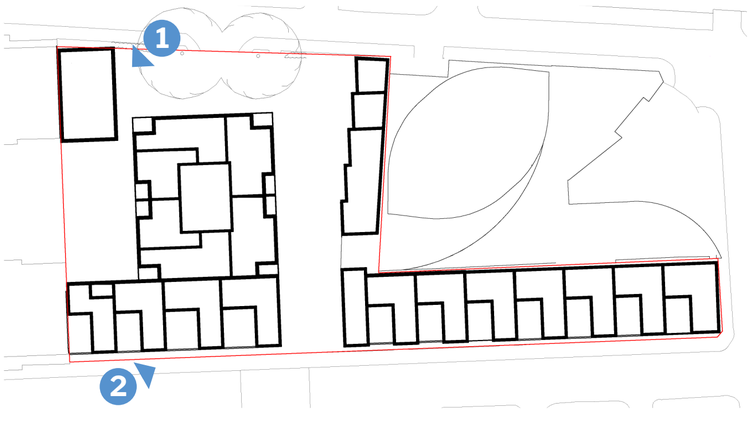
One Housing

hta

Bellamy Close and Byng Street Regeneration

APPEARANCE

Our proposal aims to use domestic finishes on the facades of the new buildings, with the key materials being brick and reconstituted stone



1. Maisonette block adjoining Marlin Apartments

2. Proposed houses along Byng Street

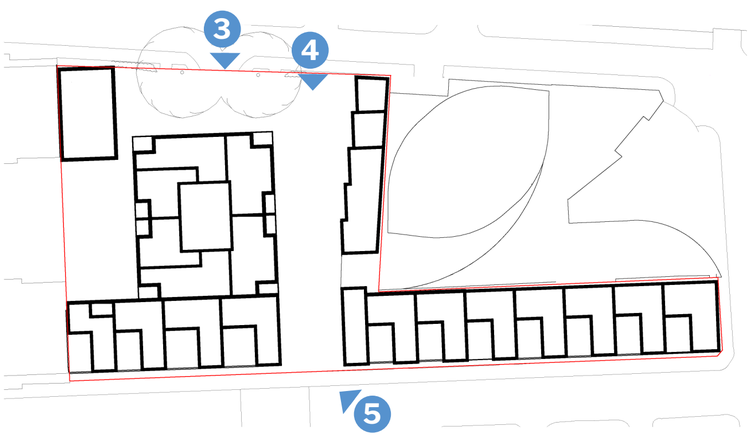
One Housing

hta

Bellamy Close and Byng Street Regeneration

PUBLIC REALM

The proposal will provide an enhanced pedestrian footpath and retain the two existing London Plane trees at the arrival square to the apartment building from Manilla Street



3. Arrival Square and retained London Plane trees

4. Maintaining route north to south between Manilla Street and Byng Street

5. Pedestrian passageway from Byng Street

One Housing

hta

Bellamy Close and Byng Street Regeneration

WE WELCOME YOUR COMMENTS

Thank you for attending our exhibition.

Please provide your comments here. Alternatively please speak to a member of our team

Aerial view of proposed development in context

One Housing

hta