

Hello and Welcome

Welcome to today's event looking at options for the future of Alice Shepherd House and Oak House

We are holding a number of different engagement events to help us understand YOUR views and to share with you the potential regeneration options for your estate.

We are working alongside PRP architects throughout this process of exploring the opportunity for change. We are also meeting regularly with some residents who have formed a resident steering group (RSG) to look in more detail at any proposals for the regeneration of the estate.

We want YOU to help us at every step of the way to create the vision for the future of Alice Shepherd House and Oak House. This process will be driven by the ideas of the community to create a vibrant place for people who live here today and in the future.

What is the purpose of today's event?

This event builds on the feedback from the residents exhibition workshop events held from January 2020 to June 2021 and the resident survey conducted in March/April 2019. This event offers an opportunity to be part of the options selection process, presenting the selected 3 most popular options from residents feedback from the previous events and one-to-one meetings. This is an opportunity for YOU to help build a VISION for positive change to Alice Shepherd House and Oak House. We will also be holding workshops tables to discuss further with you the design and viability of the options.



Your views
matter

We welcome your
comments and ideas
throughout the
design process

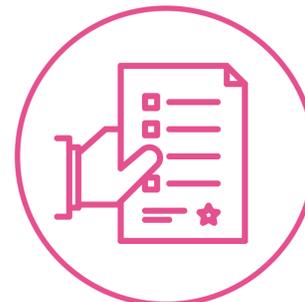
Today we are looking at:



Previous feedback
from third residents
exhibition workshop
event



A closer look at the
selected options to
take forward



Updated viability
assessment results
of selected options



Participate in the
workshop activities

Where we are Now...

Since 2019 we have been working with residents of Alice Shepherd House and Oak House to consider options for the future of the blocks. A residents steering group (RSG) has been set up who we meet with monthly. We carried out a survey of residents in 2019 to understand what you like and don't like about your homes, blocks, the estate and the local area and this feedback has helped shape the initial proposals.

In 2020-2021 we carried out three sets of exhibition events to discuss the proposals for change and obtain residents' views and feedback, the first in January 2020 was held in the local community centre, the second in June 2020 was held virtually through online participation and telephone interviews due to COVID-19 restrictions; and the third was held in June 2021 in the games court in front of Alice Shepherd House. Following our last event we have now refined the options responding to the feedback and comments received and will present to you the three preferred options.

Over the coming months you will have the opportunity to get involved with workshops and events during which we will gather your comments and views to select the preferred option for your estate. Together we will explore all the needs and aspirations of your community, consider which option is most popular and scores well in terms of the viability assessment. Ultimately residents will vote on their preferred option to take forward.

Project timeline:



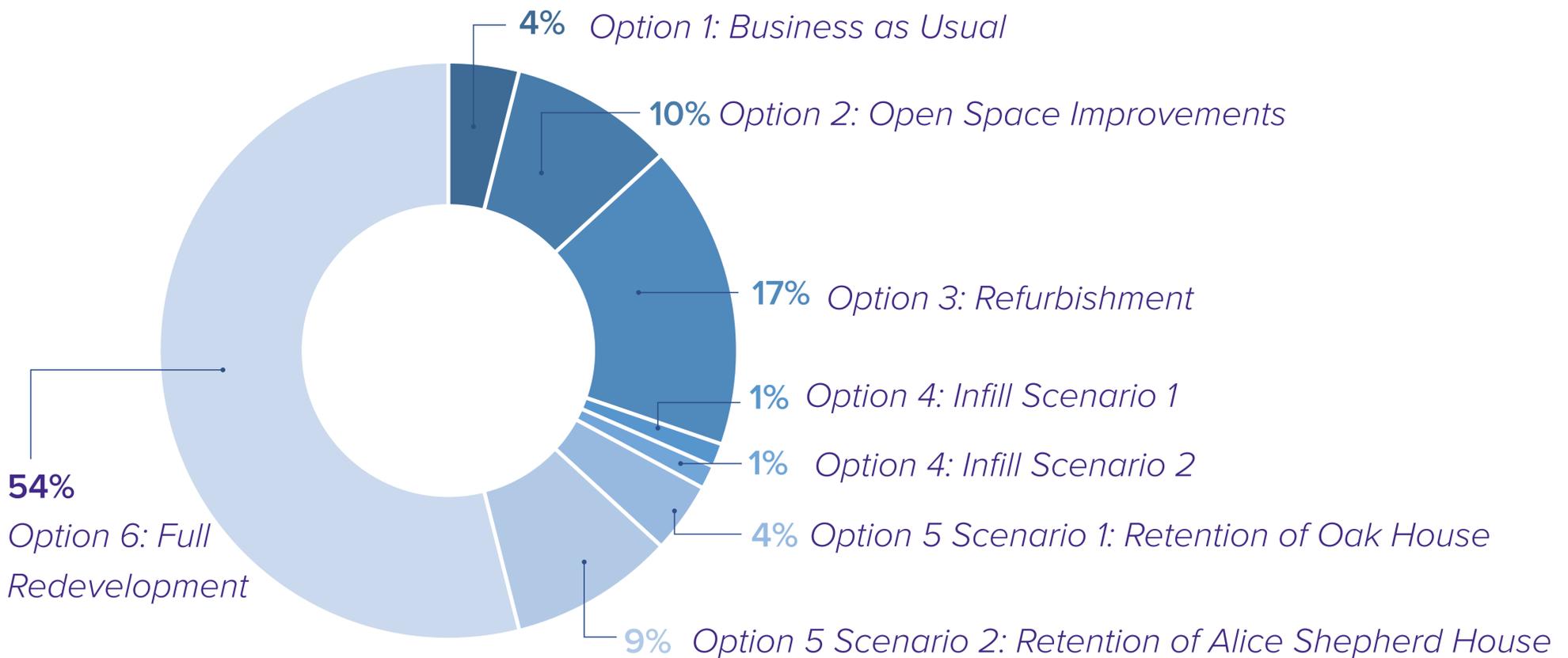
Your Feedback - Event 3

During the third round of regeneration consultation, we asked you what regeneration options you were in support of and what you liked and disliked in terms of open space and parking, buildings and homes. The information below is a summary of comments from your post-it notes and feedback forms. You can see the full report on all the feedback we received at the last event and one-to-one meetings on our website.

Which options are you in support of? (tick all that apply)

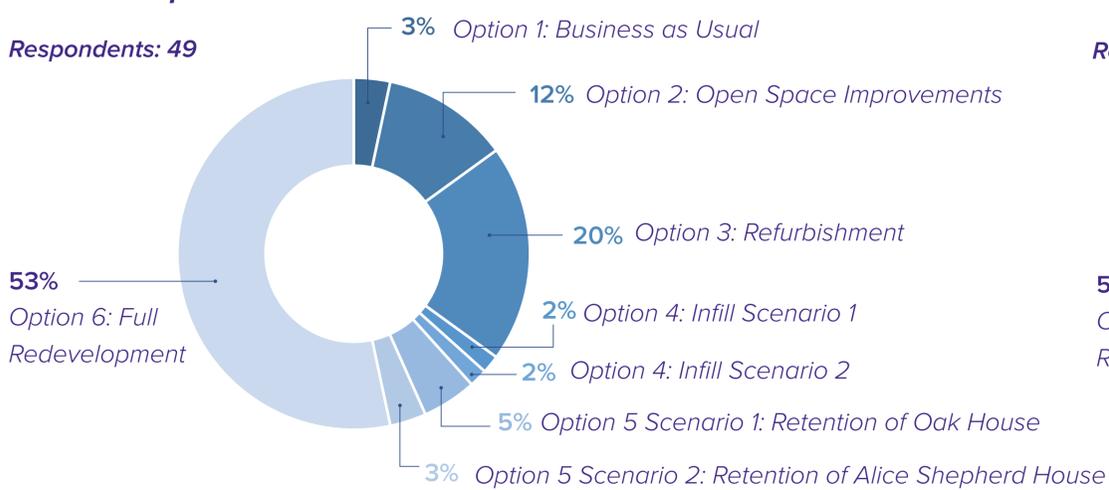
All respondents

Respondents: 59



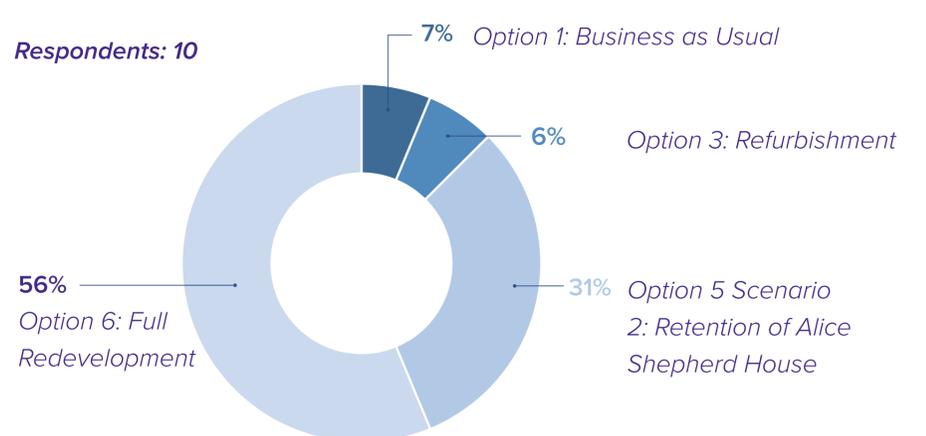
Alice Shepherd House

Respondents: 49



Oak House

Respondents: 10



"No partial a waste of time and money"

"I like the social multi-generational character of the Isle of dogs"

"No infill, no refurbishment, new redevelopment"

"Please demolish, too many leaks and too cold"

"Do not like (Option 6) due to loss of light and sunlight"

Full Redevelopment - Any option where our needs and new build are met and provided

Key findings from residents comments collected from the feedback forms on each of the design options have been highlighted below:



- Like their local area
- Like their homes
- Importance of their view to the river
- Other residents highlighted that things cannot stay as it is due to the issues with the existing estate
- Noted that the current building of ASH is old and outdated



- Greening the car park area
- Like the estate as it is



- Like their homes but stressed that the estate needs to be refurbishment to address its numerous issues (boiler, water pressure, glazing, water tank, kitchens and bathrooms)
- A number of residents noted that refurbishment will not address the fundamental issues of the estate



- Numerous residents noted they did not like this option



- One resident noted the potential to redevelop Oak House and the space behind as it is currently a 'dead area'



- Residents voting for this option like the idea of having a new building, balconies and private open space and green open spaces
- Some noted they liked the idea of a perimeter block
- Parking areas need to be considered
- Concerned about the space between buildings, right to light and privacy



"No refurb"

"Like the idea of perimeter block. other options for full redevelopment look crowded."

"Outside space could be used better. Lot of benefit to be had from improving the entire estate."

"Like any that knocks down Oak House"

"I like full redevelopment this building is too old"

You said, We did



Open space and parking workshop results

You said:

- | | |
|---|--|
|  More greenery and planting |  Antisocial behaviour taking place in the new open spaces - ensure low planting to secure overlooking and mindful positioning of seating spaces to ensure antisocial behaviour is discouraged |
|  Encouraging biodiversity and diverse natural environments | |
|  Suggested having small water features to enhance the environment |  Avoid large public open spaces that will encourage other people from the neighbourhood in |
|  Secure residents only courtyards |  Parking - residents are concerned about losing parking spaces as there is a shortage in the area |
|  New community centre with some outdoor spill out space |  Separate dog area to ensure dogs are not using the open spaces |
|  Play spaces for children |  Maintenance and costing |
|  Podium parking |  Retain large mature trees in the site |

We did:

- Ensure the provision of high-quality public realm and green areas that enhance the biodiversity and create a healthy environment
- Introduce small water features in the landscape proposals
- Ensure the provision of play spaces for children
- Ensure open spaces are safe and discourage anti-social behaviour
- Provide safe and intimate community open spaces
- Ensure the provision of parking spaces for all residents with parking permits
- Provide podium parking options
- Retain mature trees wherever possible



Buildings workshop results

You said:

- | | |
|---|---|
|  Brick, traditional, stone, natural materials |  Views to the river - residents want to ensure that they keep their open views and are not looking into other people's flats |
|  Balconies and private open spaces for residents |  Maximising sunlight and daylight |
|  Roof amenities |  Ensuring safe, childproof balconies |
|  Having a community facility/ multi-purpose space for the community to gather and use for events, gym, cafe |  Fire safety |
|  Deck access block |  Density and heights |
| |  Privacy |

We did:

- Introduce new options with alternative building typologies such as perimeter and deck access blocks
- Update design options layout to maximise views to the river
- Update design options density and heights
- Ensure private outdoor space for all households
- Ensure the provision of a community space/facility



Homes workshop results

You said:

- | | |
|--|---|
|  Residents like their current flats for their good sized rooms, kitchens and storage space |  Their current homes suffer from noise, leaks and water pressure |
|  Most residents prefer separate kitchen and living spaces |  Ensure noise insulation |
|  Large windows that bring in a lot of light into the flats |  Accessibility for wheelchair users |
|  Residents like their views to the river | |

We did:

- Ensure the designs of new homes are of a good size, all meeting or above national standards
- Ensure that proposed new homes will maximise opportunities of daylight and sunlight
- Maximise views to the river and surrounding area
- Ensure soundproofing and insulation
- Ensure accessibility

For a scheme to be financially viable the **VALUE GENERATED** must be greater than the **COSTS**.

For a scheme to be deliverable it needs to consider and meet requirements for:

- Tower Hamlets and London-wide planning policy so as to secure planning permission
- Limitations on height and density
- New affordable housing provision
- Financial contributions to the council for social infrastructure improvements

These all have an affect on the financial viability – Affordable Housing Grant from the GLA can help with this.

Challenges of Viability for Estate Regeneration

Existing estates often have existing constraints and design limitations.

Buyouts of leaseholders who wish to move away and temporary housing for tenants has a high cost that must be considered.

Costs for demolition of the existing buildings and remediation of the land must be considered.

Existing affordable homes must be reprovided, as well as delivering new affordable housing.

Grant funding can help **but...**

- GLA may only fund new additional affordable housing
- GLA may permit using Recycled grant funding for replacement affordable housing
- There are limits on how much grant can be applied per home

Alice Shepherd House & Oak House Viability Update

Since the last consultation event in June we have made some changes:

- Updates to the designs as requested by residents have been tested
- Scheme efficiency and costs have been refined
- New lower Social Rents as required by the GLA have now been considered

Key messages:

Grant funding including recycled grant is essential to underpin the financial viability



Full redevelopment is the **most** viable option and all three of the scenarios are viable or nearly viable.



Partial Redevelopment Options which retain Oak House: Nearly viable - May be able to achieve scheme viability through design and cost refinement – not easy but possible



Partial Redevelopment Options which retain Alice Shepard House: Not viable – these scenarios do not create sufficient surplus to pay for refurbishment or development works

Options Not Brought Forward

Following the feedback from the second and third exhibition events and a detailed review of the assessment results it was decided that these options would not be taken any further in the options appraisal process. This is because they are not supported by the community or perform poorly on the viability assessments.

Option 2 Open Space Improvement



Viability gap

- £1,144,708

Option 3 Refurbishment



Viability gap

T1: - £2,340,434, T2: - £9,384,313 and T3: - £10,388,112

Option 4 Infill Scenario 1



Viability gap

- £3,247,736

Option 4 Infill Scenario 2



Viability gap

- £2,439,602

"Infill should be removed from these options as no one wants it"

"Keeping old buildings will not look good current building has issues"

"Like full regen - gardens and balconies in new buildings"

"I don't like Infill option - it will block light and view"

"Don't like Infill options - I don't want to look at another block."

Full redevelopment - Please get rid of the infill options

Remaining Options – Performance summary

The options that gained most support from the residents while also performing well in the assessments were the Partial Redevelopment Options and Full Redevelopment. These options have therefore been taken forward for further refinement in terms of their design and assessment performance.

The table below shows a summary of the performance of the remaining selected options.

Variants	Alignment with resident's aspirations	Financial viability (assumes RCGF included)	Deliverability	Economic benefits
Partial Redevelopment Scenario 1A <small>(Oak House remains)</small>	✓ ✓	✓ ✓	✓	✓ ✓
Partial Redevelopment Scenario 1B <small>(Oak House remains)</small>	✓ ✓	✓	✓	✓ ✓
Partial Redevelopment Scenario 2 <small>(Alice Shepherd House Remains)</small>	✓	✗	✓	✓
Partial Redevelopment Scenario 2B <small>(Alice Shepherd House Remains)</small>	✓	✗	✓ ✓	✓
Partial Redevelopment Scenario 2C <small>(Alice Shepherd House Remains)</small>	✓	✗	✓	✓
Full Redevelopment A	✓ ✓ ✓	✓ ✓ ✓	✓ ✓	✓ ✓ ✓
Full Redevelopment B	✓ ✓ ✓	✓ ✓	✓ ✓ ✓	✓ ✓ ✓
Full Redevelopment C	✓ ✓ ✓	✓ ✓ ✓	✓ ✓ ✓	✓ ✓ ✓

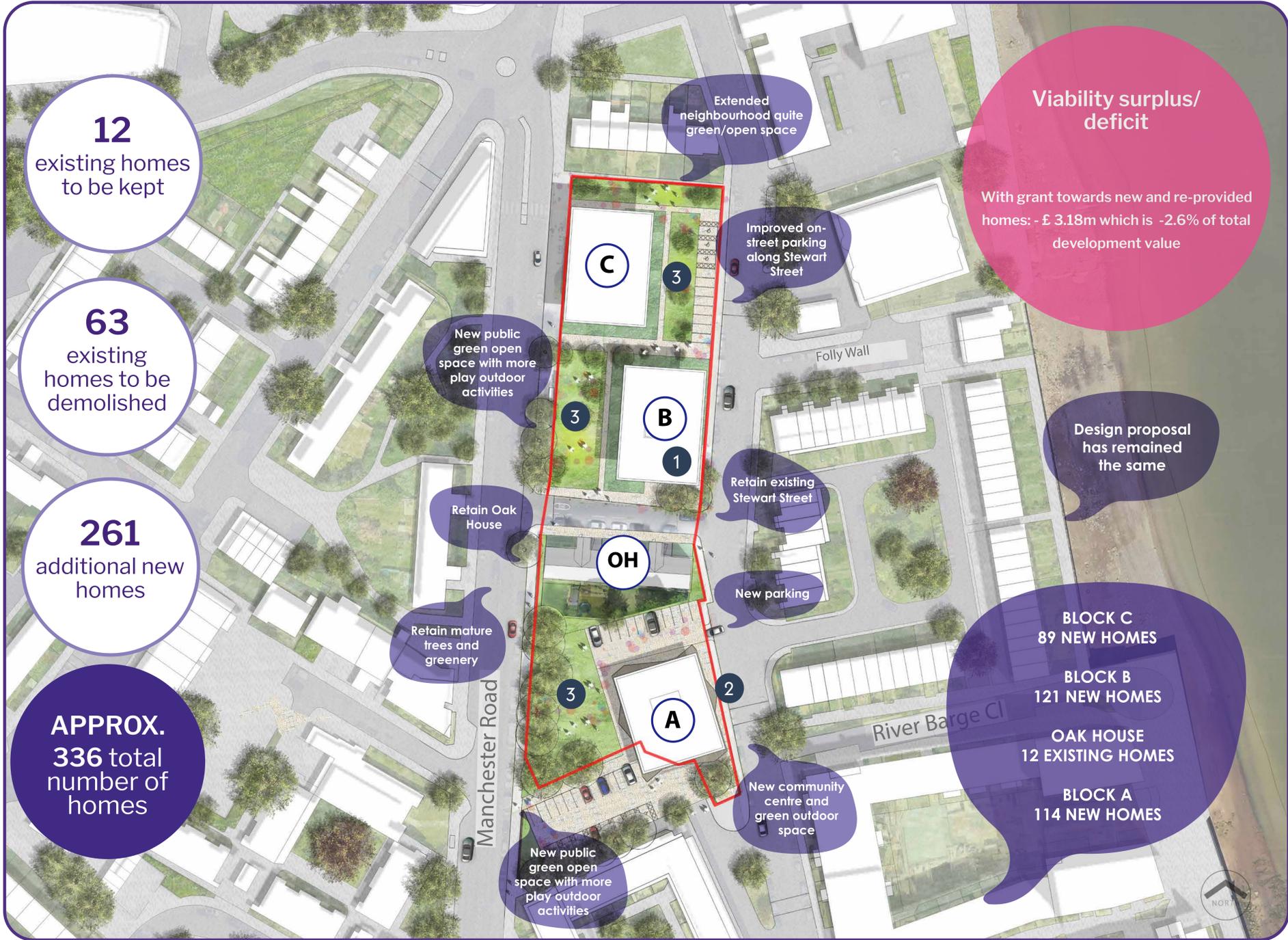
Partial Redevelopment Scenario 1A

In this option the Oak House would be kept and refurbished. Oak House houses 12 existing homes in 3-storey linear block.

The 63 homes in Alice Shepherd House would be demolished and replaced by 261 new homes in two tower blocks (12 and 16 storeys) on the northern parcel and a 20-storey building on the site of the Samuda Community Centre.

In total there will be 336 homes on the site once the regeneration is completed.

Option to be taken forward ✓



Design

- 1 ✓ The inclusion of a tower allows lower heights on the northern part of the site
- 2 ✓ Maximised views to the river
- 3 ✓ Provides community green open space

Steering Group Comments

- ✗ Concerned that the tower would overshadow Oak House

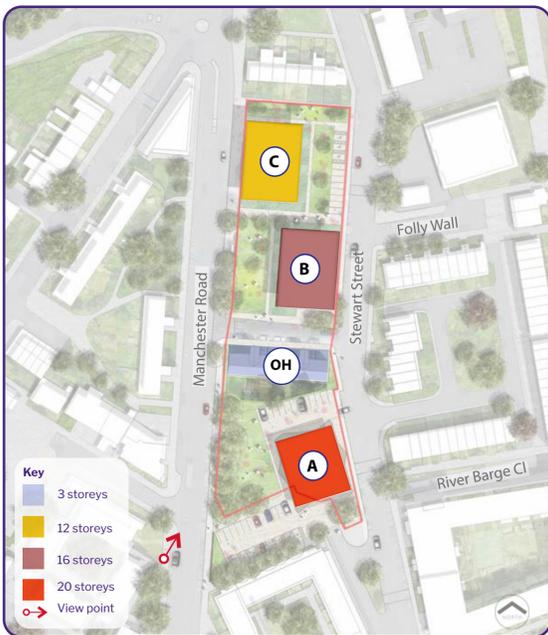
Viability

- ✓✓ Alignment with resident's aspirations
- ✓✓ Financial viability (assumes RCGF included)
- ✓ Deliverability
- ✓✓ Economic benefits



Heights strategy

Buildings



Tower block overlooking communal green



Terraces and balconies overlooking streets and open spaces



Varying brick colour articulate the frontage



Potential for communal terrace above the block



Community centre at the ground floor of the tower block



Balconies and terraces overlooking open spaces

This scenario proposes three tower blocks of 12, 16 and 20 storeys reflecting heights found in the wider context.

Open spaces



Overlooked new communal green



New public green along Manchester Road



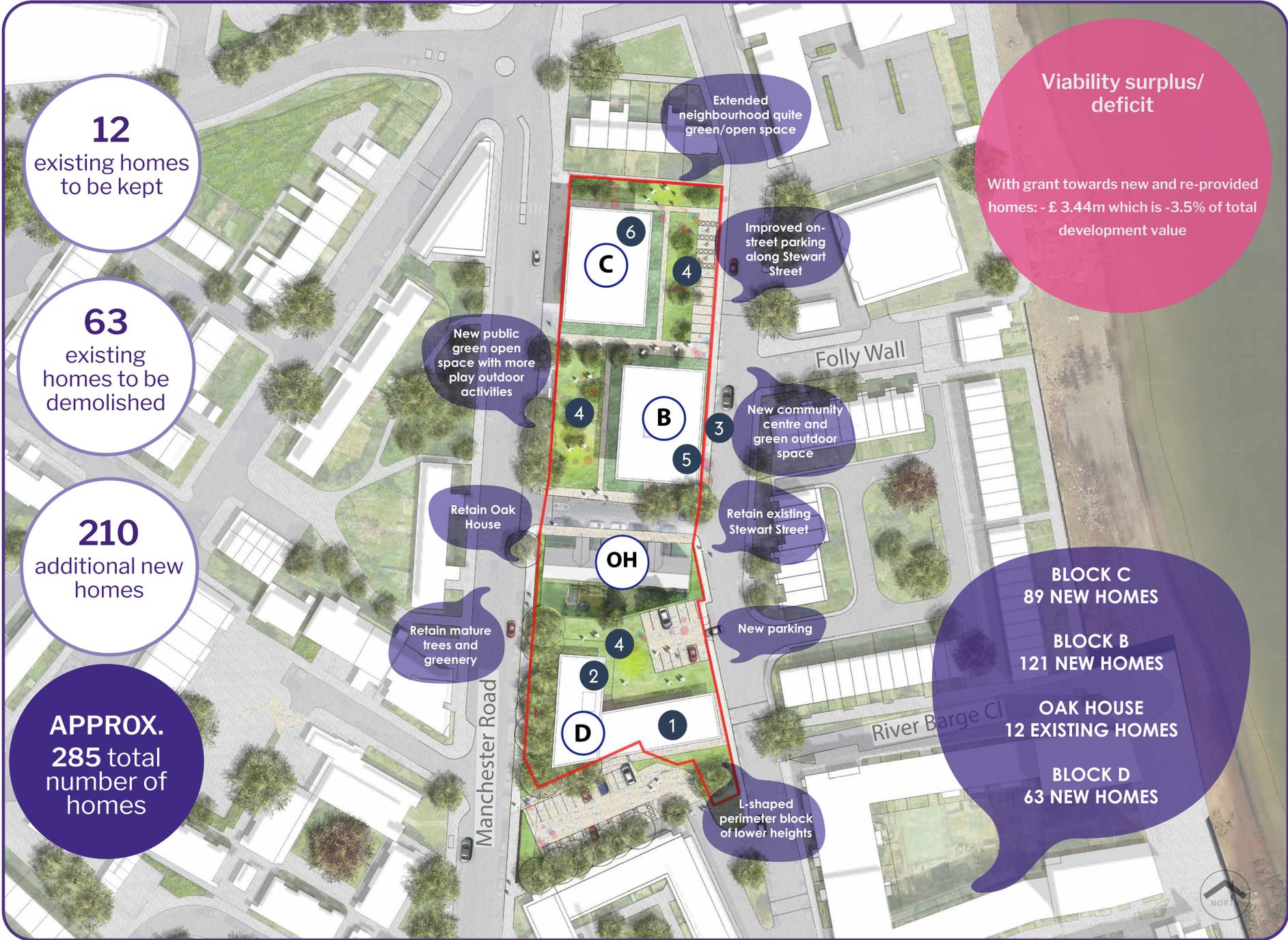
New, safe and well overlooked neighbourhood green

Partial Redevelopment Scenario 1B

In this option the Oak House would be kept and refurbished. Oak House houses 12 existing homes in 3-storey linear block.

The 63 homes in Alice Shepherd House would be demolished and replaced by 210 new homes in two tower blocks (12 and 16 storeys) on the northern parcel and an L-shaped perimeter block of 8 and 10 storeys on the site of the Samuda Community Centre.

In total there will be 285 homes on the site once the regeneration is completed.



Option to be taken forward ✓

Design

- 1 ✓ No tower – instead an L-shaped deck-access block
- 2 ✓ Reduced heights on the southern part of the site
- 3 ✓ Maximised views to the river
- 4 ✓ Provides community green open spaces
- 5 ✗ The lower heights on the south part of the site may mean the height of the buildings on the north of the site will need to be increased
- 6 ✗ Buildings which are tall may have issues meeting planning limitations

Steering Group Comments

- ✓ Prefer that the height is kept on the north of the site and Block D on the south is kept as low as possible.
- ✓ Prefer the deck-access block to a tower

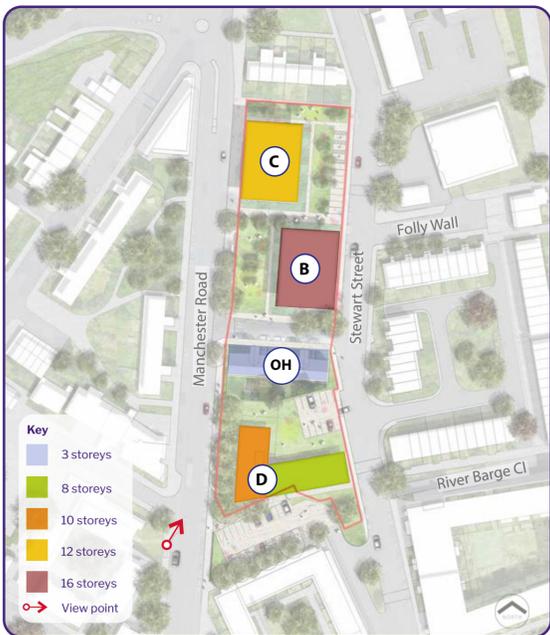
Viability

- ✓✓ Alignment with resident’s aspirations
- ✓ Financial viability (assumes RCGF included)
- ✓ Deliverability
- ✓✓ Economic benefits



Heights strategy

Tower block



Tower block overlooking communal green



Terraces and balconies overlooking streets and open spaces



Varying brick colour articulate the frontage

Perimeter block



L-shaped deck access block of varying heights



Perimeter deck access block



Deck access block overlooking communal courtyard

This scenario proposes an L-shaped deck access block of staggering heights of 8 and 10 storeys, as well as two tower blocks of 12 and 16 storeys reflecting heights found in the wider context .

Open spaces



Overlooked new communal green



New, safe and well overlooked neighbourhood green

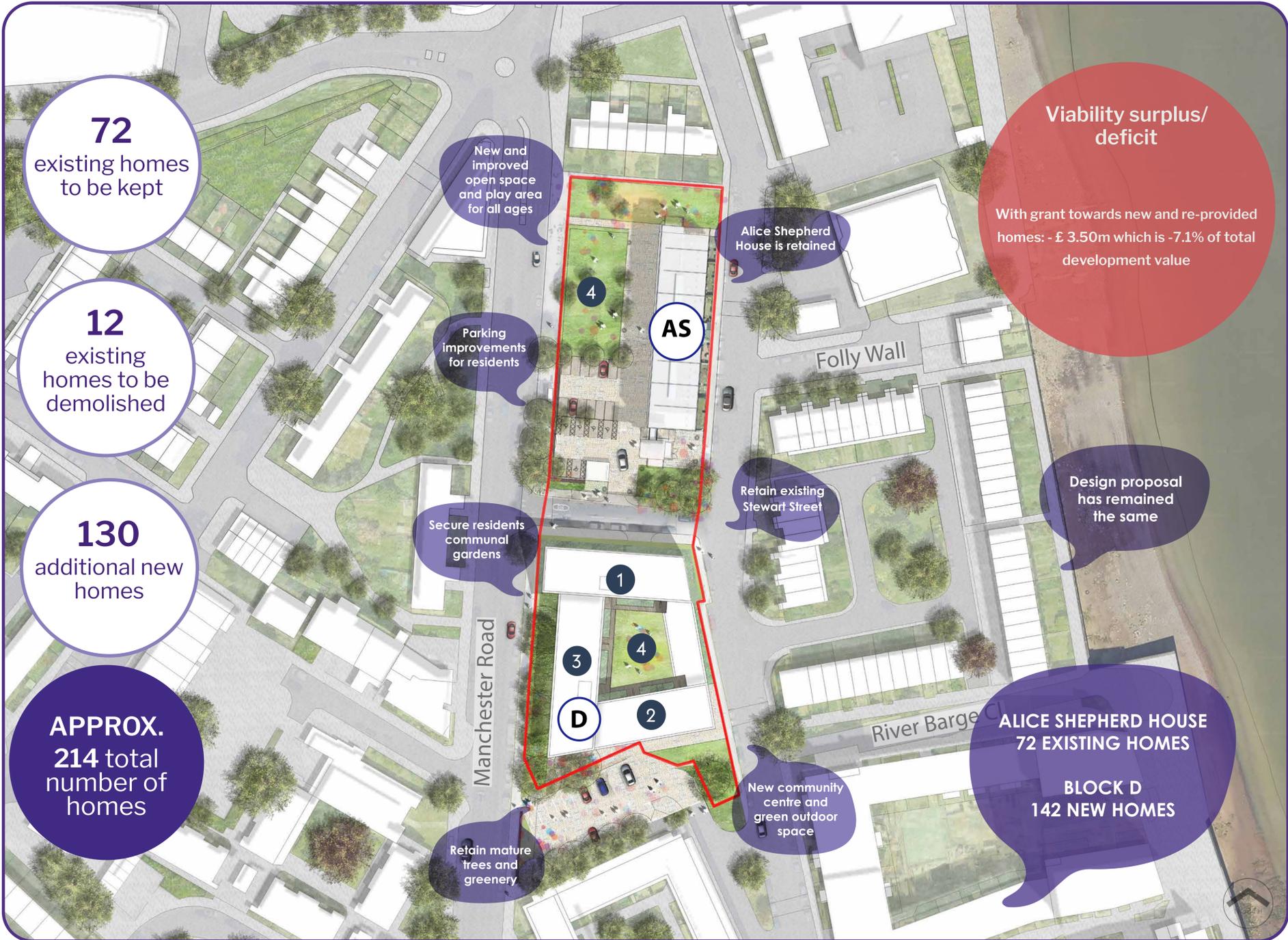


Green and liveable street

Partial Redevelopment Scenario 2A

In this option the Alice Shepherd House would be kept and refurbished. Alice Shepherd House houses 72 existing homes in 10-storey linear block. The 12 homes in Oak House would be demolished and replaced, along with 130 new homes, in a perimeter block of staggering heights (2-12 storeys) on the site of Oak House and the Samuda Community Centre.

In total there will be 214 homes on the site once the regeneration is completed.



Option not to be taken forward

Design

- 1 ✓ Deck access block with courtyard on the southern part of the site
- 2 ✓ Varying height of buildings creates visual interest
- 3 ✓ Internal deck access landing still overlook the courtyard with community green space
- 4 ✓ Improved open space and play area

Steering Group Comments

- Deck access block heights are taller than hoped
- Private balconies would mostly face west towards London and not make the most of river views
- ✓ Prefer the deck-access block to a tower

Viability

- ✓ Alignment with resident's aspirations
- Financial viability (assumes RCGF included)
- ✓ Deliverability
- ✓ Economic benefits



Heights strategy

Alice Shepherd House



Perimeter block

This scenario proposes a perimeter deck access block of staggering heights ranging from 2 to 12 storeys.



Deck access block corridors

Perimeter deck access block

Deck access block overlooking communal courtyard

Open spaces



New and improved open space and play areas



Communal residential courtyard

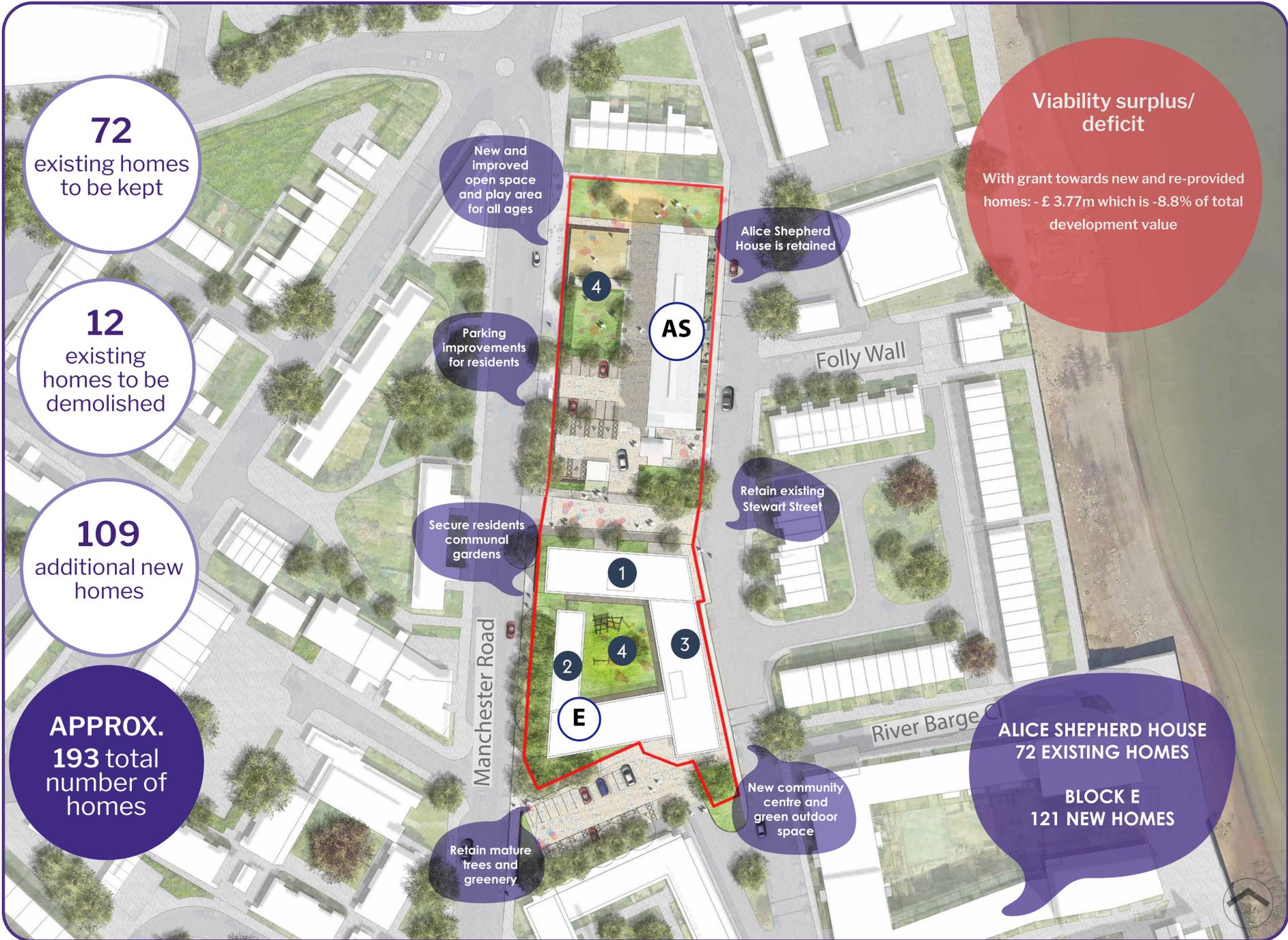


Communal residential courtyard

Partial Redevelopment Scenario 2B

In this option the Alice Shepherd House would be kept and refurbished. Alice Shepherd House houses 72 existing homes in 10-storey linear block. The 12 homes in Oak House would be demolished and replaced, along with 109 new homes, in a perimeter block of staggering heights (2-10 storeys) on the site of Oak House and the Samuda Community Centre.

In total there will be 193 homes on the site once the regeneration is completed.



Option not to be taken forward

Design

- 1 ✓ Heights on the deck-access block have been reduced
- 2 ✓ The deck-access block on the southern part of the site has been turned round so that private balconies face towards the river to make the most of the views
- 3 ✓ Internal deck access landing still overlooks the courtyard with community green space
- 4 ✓ Improved open space and play area

Steering Group Comments

- ✓ Deck access block heights are lower which is better
- ✓ Prefer the deck-access block to a tower

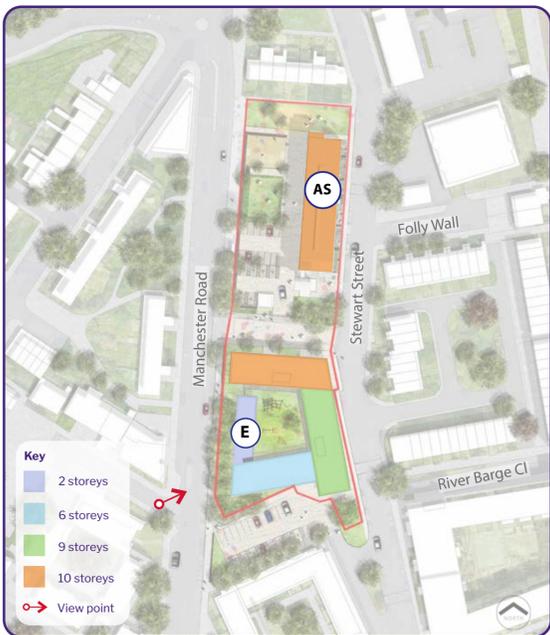
Viability

- ✓ Alignment with resident's aspirations
- Financial viability (assumes RCGF included)
- ✓ Deliverability
- ✓ Economic benefits



Heights strategy

Alice Shepherd House



Perimeter block

This scenario proposes a perimeter deck access block of staggering heights ranging from 2 to 10 storeys. Responding to the existing 10 storeys on Alice Shepherd House. Flipped massing allows more views to the river.



Deck access block corridors

Deck access block corridors

Deck access block overlooking communal courtyard

Open spaces



Communal residential courtyard

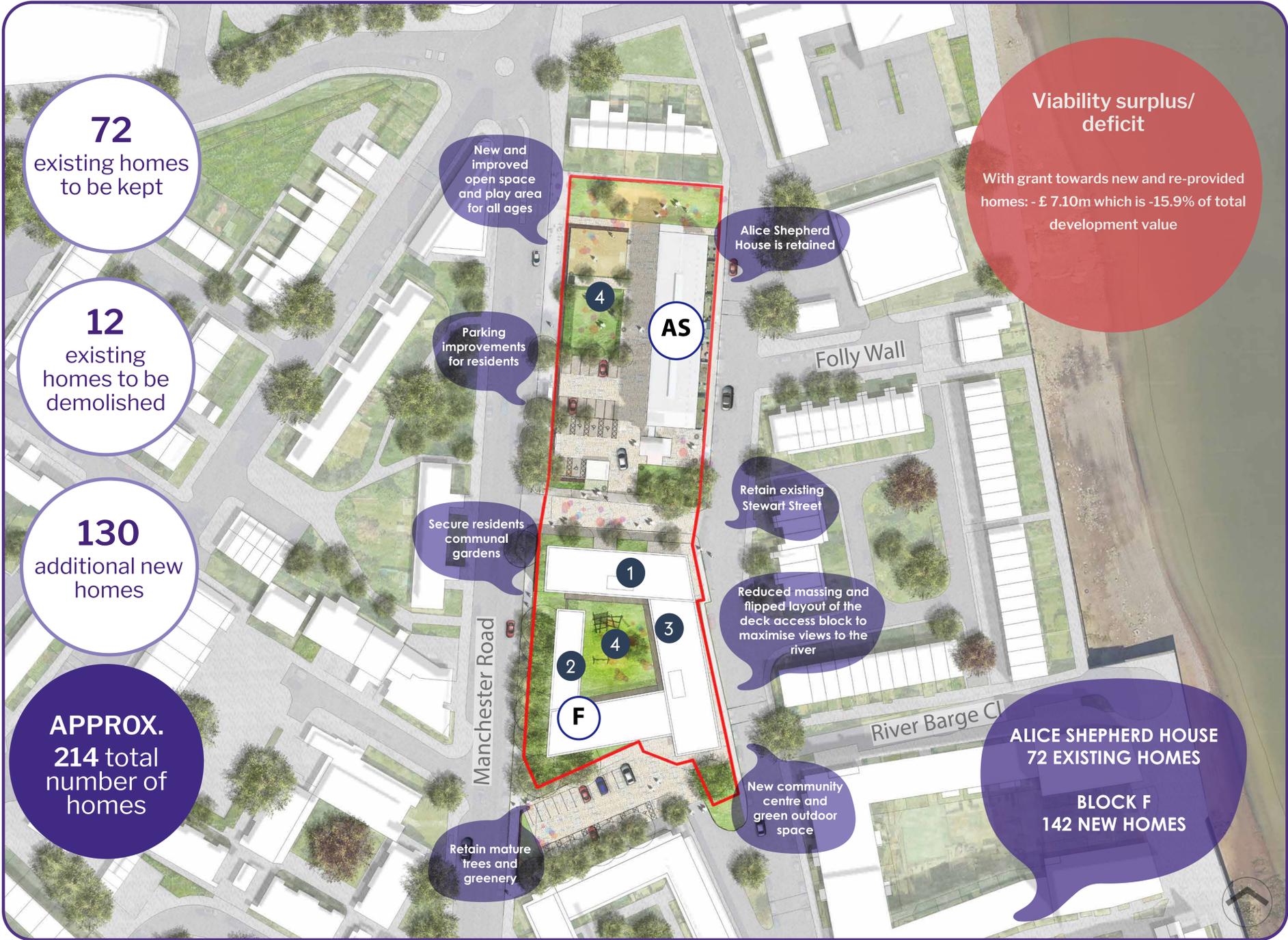
Communal residential courtyard

Green and liveable street

Partial Redevelopment Scenario 2C

In this option the Alice Shepherd House would be kept and refurbished. Alice Shepherd House houses 72 existing homes in 10-storey linear block. The 12 homes in Oak House would be demolished and replaced, along with 130 new homes, in a perimeter block of staggering heights (2-12 storeys) on the site of Oak House and the Samuda Community Centre.

In total there will be 214 homes on the site once the regeneration is completed.



Option not to be taken forward

Design

- 1 ✓ Deck access block with courtyard on the southern part of the site
- 2 ✓ The deck-access block on the southern part of the site has been turned round so that private balconies face towards the river to make the most of the views
- 3 ✓ Internal deck access landing still overlooks the courtyard with community green space
- 4 ✓ Improved open space and play area

Steering Group Comments

- Deck access block heights are taller than hoped
- ✓ Prefer the deck-access block to a tower

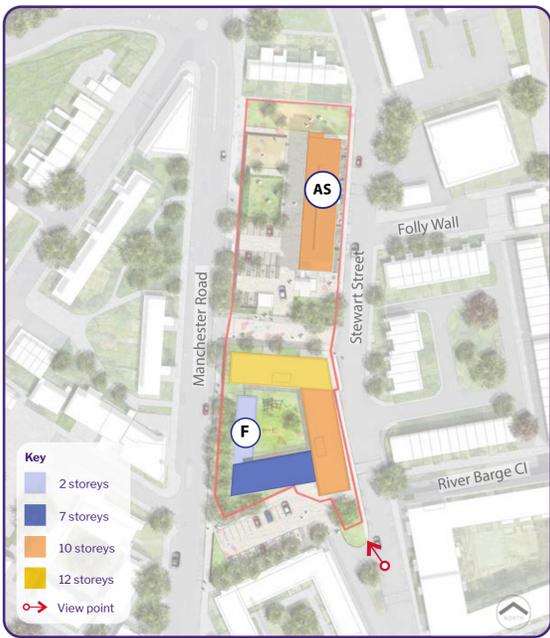
Viability

- ✓ Alignment with resident's aspirations
- Financial viability (assumes RCGF included)
- ✓ Deliverability
- ✓ Economic benefits



Heights strategy

Alice Shepherd House



Perimeter block



Deck access block corridors

Deck access block corridors

Deck access block overlooking communal courtyard

This scenario proposes a perimeter deck access block of staggering heights ranging from 2 to 12 storeys. Flipped massing allows more views to the river.

Open spaces



New and improved open space and play areas



Communal residential courtyard

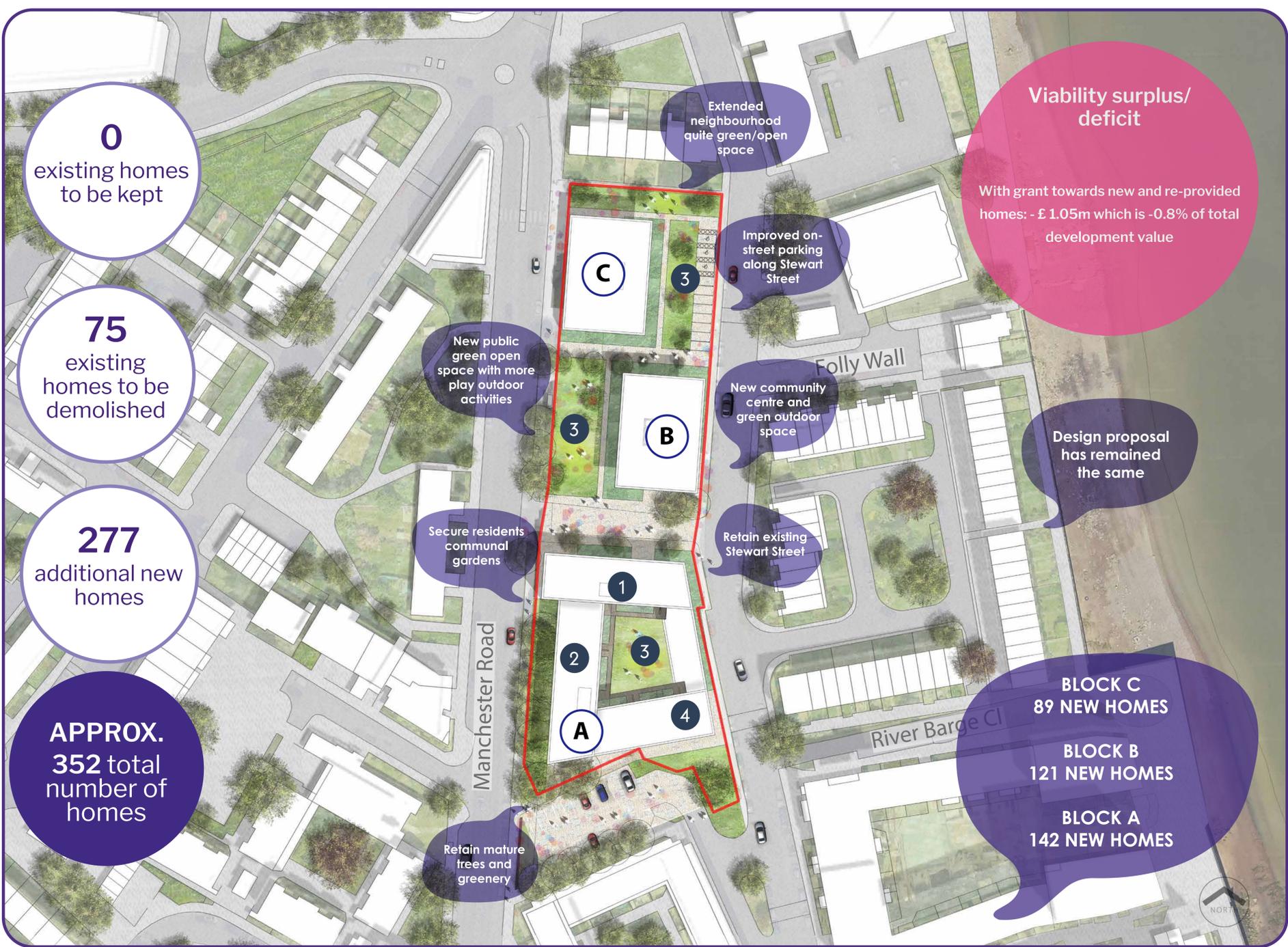


Communal residential courtyard

Full Redevelopment A

This option includes the demolition of all 75 homes in the two existing blocks, 63 in Alice Shepherd House and 12 in Oak House. The demolished homes are replaced, along with 277 new homes, in 3 new blocks, two towers and one perimeter block, ranging in height from 2 storeys to 16 storeys.

In total 352 homes would be built on site once the regeneration is completed.



Option to be taken forward ✓

Design

- 1 ✓ Deck access block with courtyard on the southern part of the site
- 2 ✓ Internal deck access landing still overlooks the courtyard with community green space
- 3 ✓ Improved open space and play area
- 4 ✓ Varying height of buildings creates visual interest

Steering Group Comments

- ✗ Deck access block heights are taller than hoped
- ✗ Private balconies would mostly face west towards London and not make the most of river views
- ✓ Prefer the deck-access block to a tower

Viability

- ✓✓✓ Alignment with resident's aspirations
- ✓✓✓ Financial viability (assumes RCGF included)
- ✓✓ Deliverability
- ✓✓✓ Economic benefits



Heights strategy

Tower blocks



Ground floor community centre with spill out space



Terraces and balconies overlooking streets and open spaces



Varying brick colour articulate the frontage

Perimeter block



Deck access block corridors



Perimeter deck access block



Deck access block overlooking communal courtyard

This scenario proposes a perimeter deck access block of staggering heights ranging from 2 to 12 storeys and two tower blocks of 12 and 16 storeys. Reflecting heights found in the wider context.

Open spaces



Communal residential courtyard



New communal green along Manchester Road



Green liveable streets

Full Redevelopment B

This option includes the demolition of all 75 homes in the two existing blocks, 63 in Alice Shepherd House and 12 in Oak House. The demolished homes are replaced, along with 256 new homes, in 3 new blocks, two towers and one perimeter block, ranging in height from 2 storeys to 16 storeys.

In total 331 homes would be built on site once the regeneration is completed.



Option to be taken forward ✓

Design

- 1 ✓ Deck access block with courtyard on the southern part of the site
- 2 ✓ The deck-access block on the southern part of the site has been turned round so that private balconies face towards the river to make the most of the views
- 3 ✓ Internal deck access landing still overlooks the courtyard with community green space
- 4 ✓ Improved open space and play area
- 5 ✓ Varying height of buildings creates visual interest

Steering Group Comments

- ✗ Deck access block heights are taller than hoped
- ✓ Prefer the deck-access block to a tower

Viability

- ✓✓✓ Alignment with resident's aspirations
- ✓✓ Financial viability (assumes RCGF included)
- ✓✓✓ Deliverability
- ✓✓✓ Economic benefits



Heights strategy

Tower blocks



Ground floor community centre with spill out space



Terraces and balconies overlooking streets and open spaces



Varying brick colour articulate the frontage

Perimeter block

This scenario proposes a perimeter deck access block of staggering heights ranging from 2 to 10 storeys and two tower blocks of 12 and 16 storeys. Flipped massing allows more views to the river.



Perimeter deck access block



Perimeter deck access block



Deck access block overlooking communal courtyard

Open spaces



Communal residential courtyard



New communal green along Manchester Road

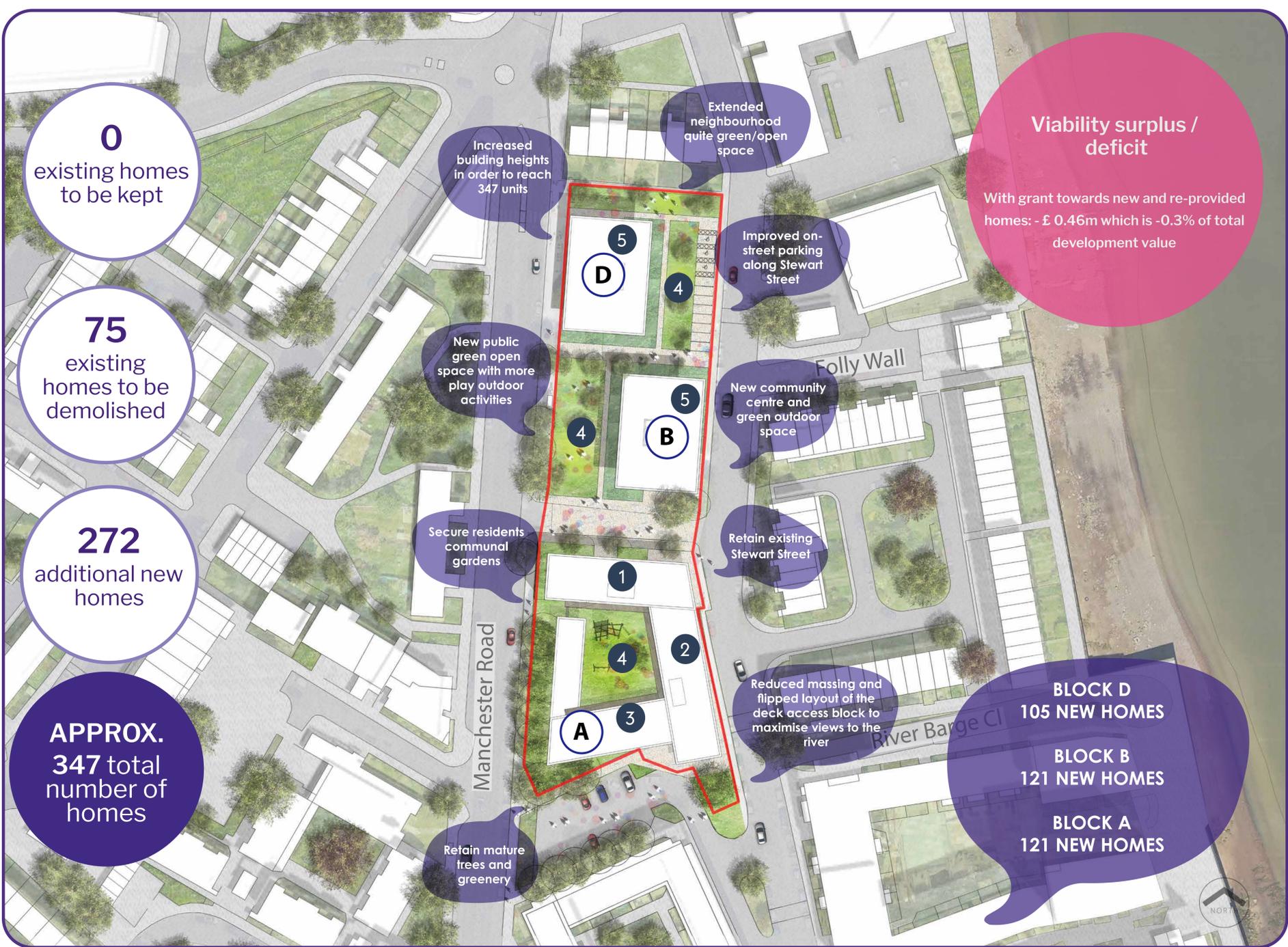


New built form defines the new routes

Full Redevelopment C

This option includes the demolition of all 84 homes in the two existing blocks, 75 in Alice Shepherd House and 12 in Oak House. The demolished homes are replaced, along with 272 new homes, in 3 new blocks, two towers and one perimeter block, ranging in height from 2 storeys to 16 storeys.

In total 347 homes would be built on site once the regeneration is completed.



Option to be taken forward ✓

Design

- 1 ✓ Deck access block with courtyard on the southern part of the site
- 2 ✓ The deck-access block on the southern part of the site has been turned round so that private balconies face towards the river to make the most of the views
- 3 ✓ Internal deck access landing still overlooks the courtyard with community green space
- 4 ✓ Improved open space and play area
- 5 ✗ Buildings which are tall may have issues meeting planning limitations

Steering Group Comments

- ✗ Deck access block heights are taller than hoped
- ✓ Prefer the deck-access block to a tower

Viability

- ✓✓✓ Alignment with resident's aspirations
- ✓✓✓ Financial viability (assumes RCGF included)
- ✓✓✓ Deliverability
- ✓✓✓ Economic benefits



Heights strategy

Tower blocks



Ground floor community centre with spill out space



Terraces and balconies overlooking streets and open spaces



Varying brick colour articulate the frontage

Perimeter block



Deck access block corridors



Perimeter deck access block



Deck access block overlooking communal courtyard

This scenario proposes a perimeter deck access block of staggering heights ranging from 2 to 12 storeys and two tower blocks of 12 and 16 storeys. Flipped massing allows more views to the river.

Open spaces



Communal residential courtyard



New communal green along Manchester Road



Green liveable streets

Example of views

Indicative illustrations of views to the river from the proposed development.



Indicative illustration of view to the river from 4th floor private terrace



Indicative illustration of view to the river from rooftop outside space

Join the conversation

Shape the future of your neighbourhood

The information, example images, figures and assessments presented in this exhibition are a work in progress and the options designs are only draft. No decisions have yet been made and there is still a lot for us all to consider together and discuss. In addition to residents' feedback we will also speak to the council and wider local community to understand their views on proposals for change.

Please contact us if you have any questions or feedback:

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Next Steps

Project timeline

