

ADDITIONAL OPTIONS TESTING

Alice Shepherd House and
Oak House

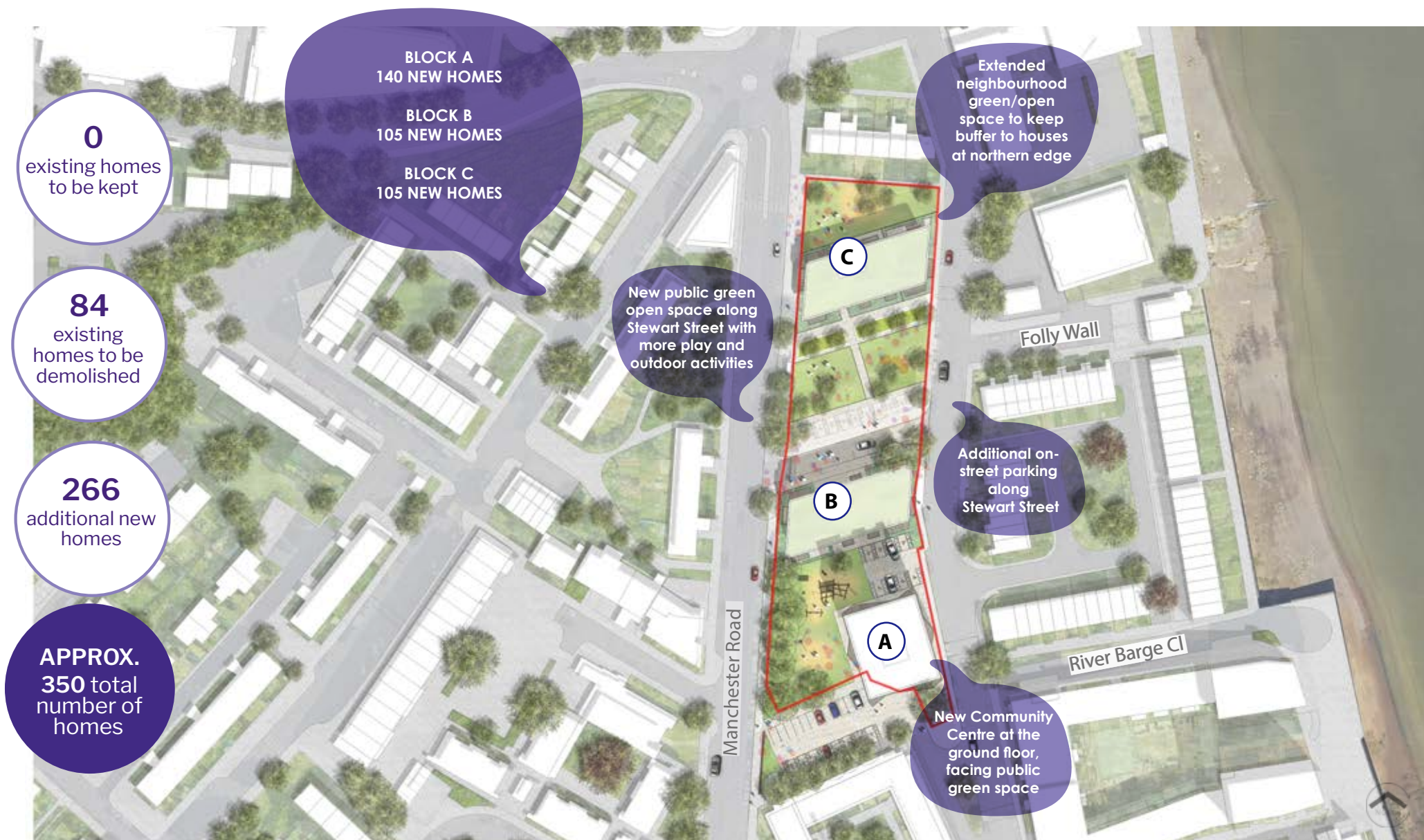
March 2021

FINAL DRAFT



FULL REDEVELOPMENT SCENARIO A

Scenario A - Illustrative masterplan



Note. The number for each of the blocks should be seen indicative based on number of floors/GIA. If the option is preferably further testing will be done.

Scenario A - Illustrative masterplan explained



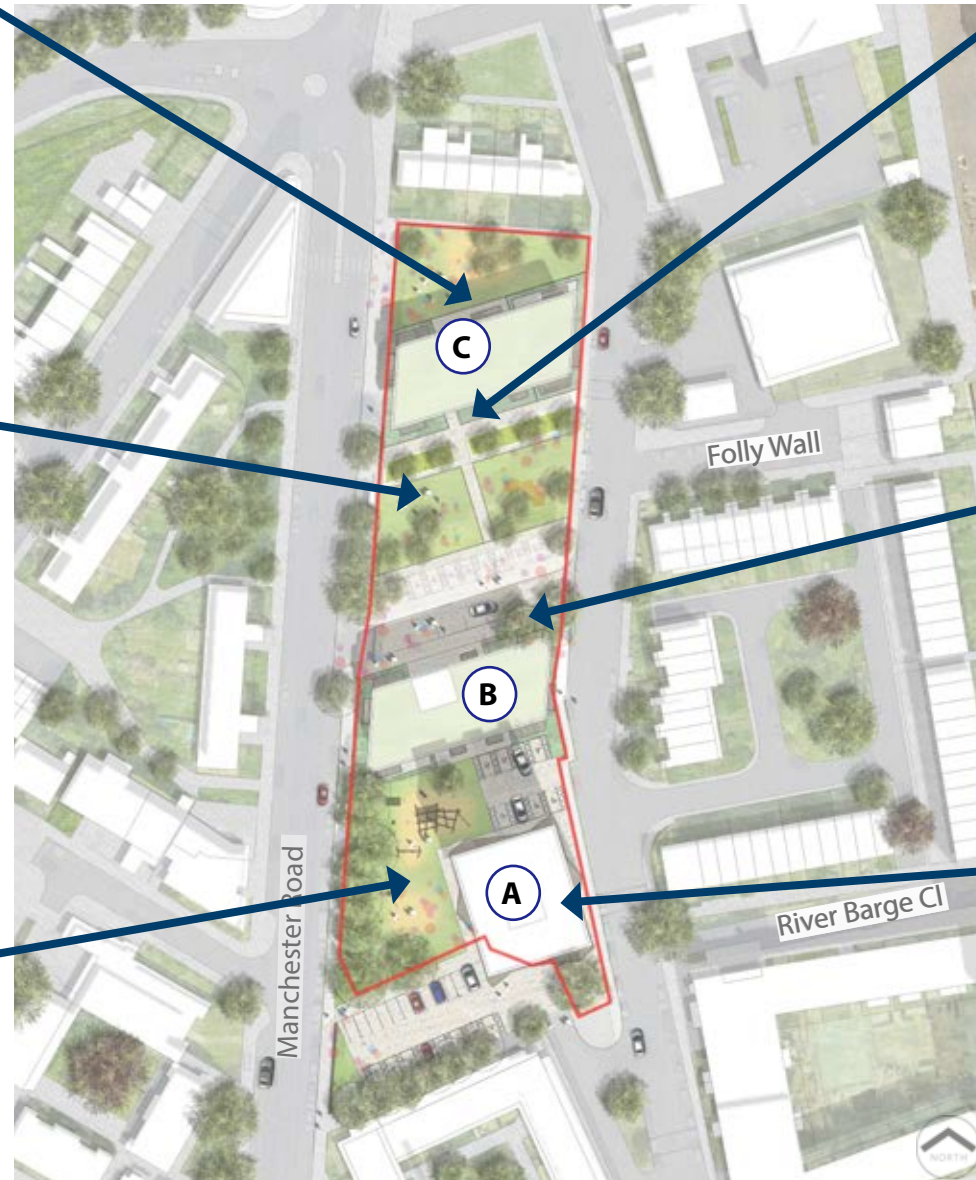
New homes to easily access the new green spaces



New public green along Stewart Street



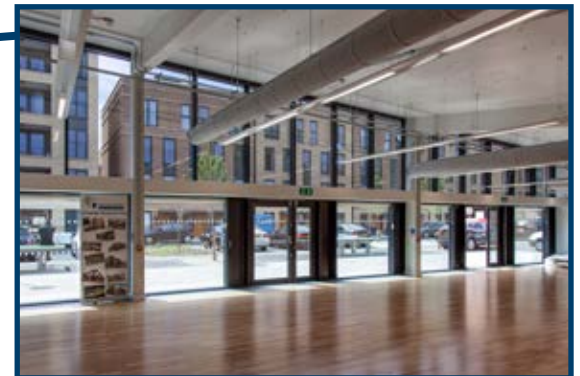
Secure play areas in front of new community centre



New, safe and well overlooked streets and home entrances

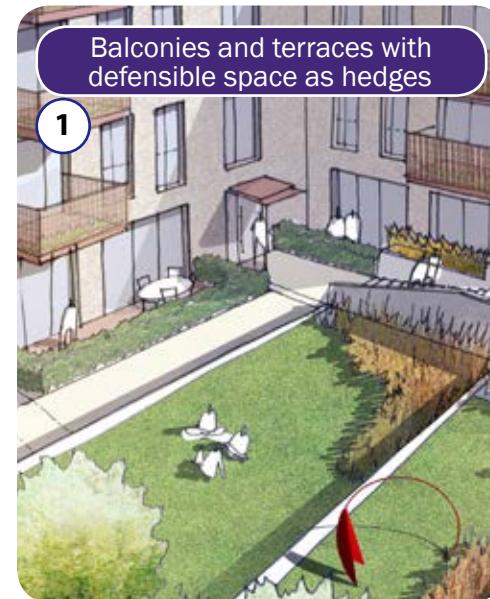


Hardscaped areas with enhanced planting and green rooms



New community centre

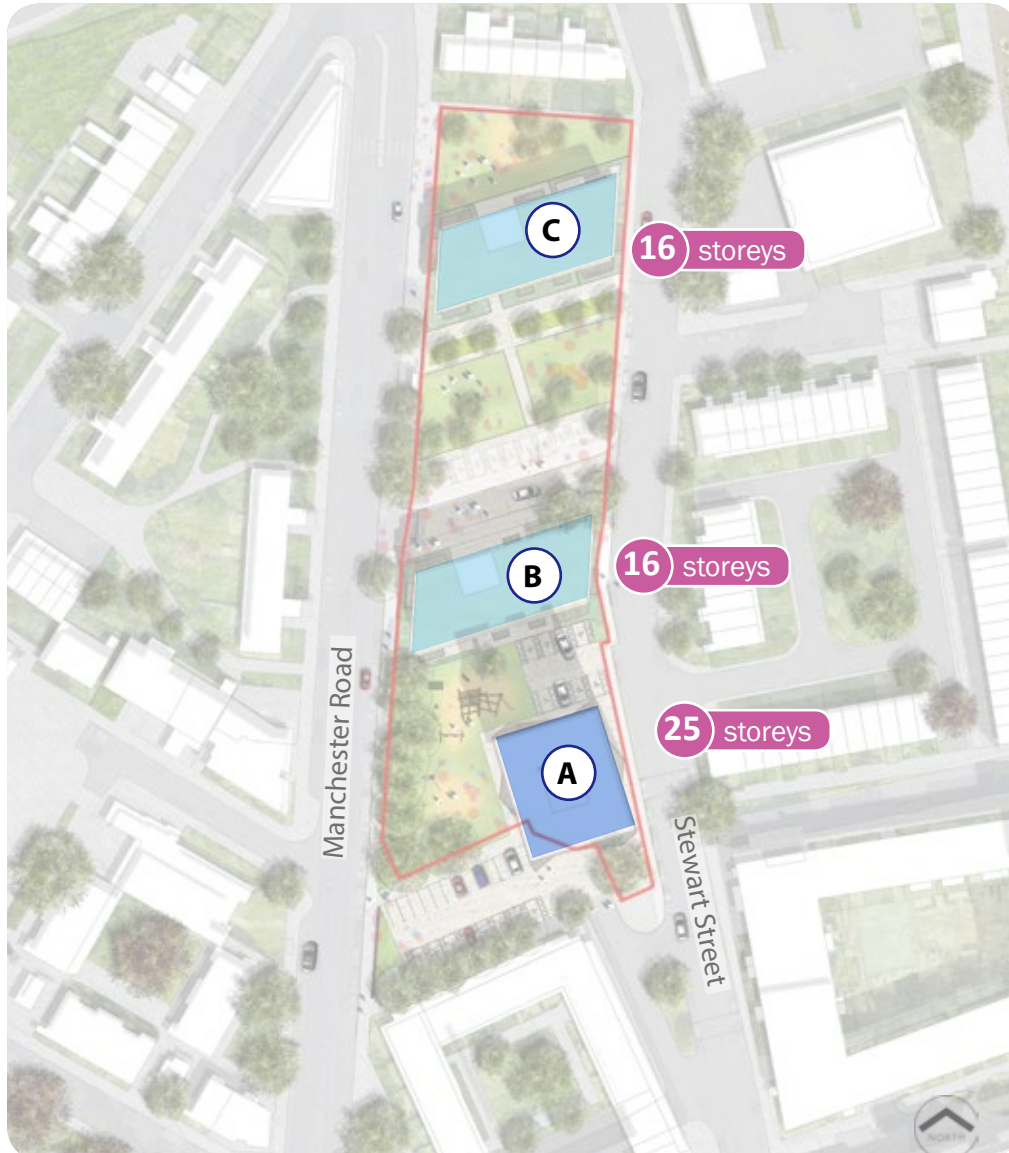
Scenario A - Open space strategy



- Key**
- Open space/neighbourhood green
 - Communal courtyard/ back gardens
 - Indicative parking
 - Private amenity (balconies or terraces)
 - Defensible space
 - Kept mature tree edge
 - Proposed play

Scenario A - Height strategy

Core height strategy will achieve approx. **350 units**:



Key

- 2 - 4 storeys
- 12 - 14 storeys
- 20 - 25 storeys

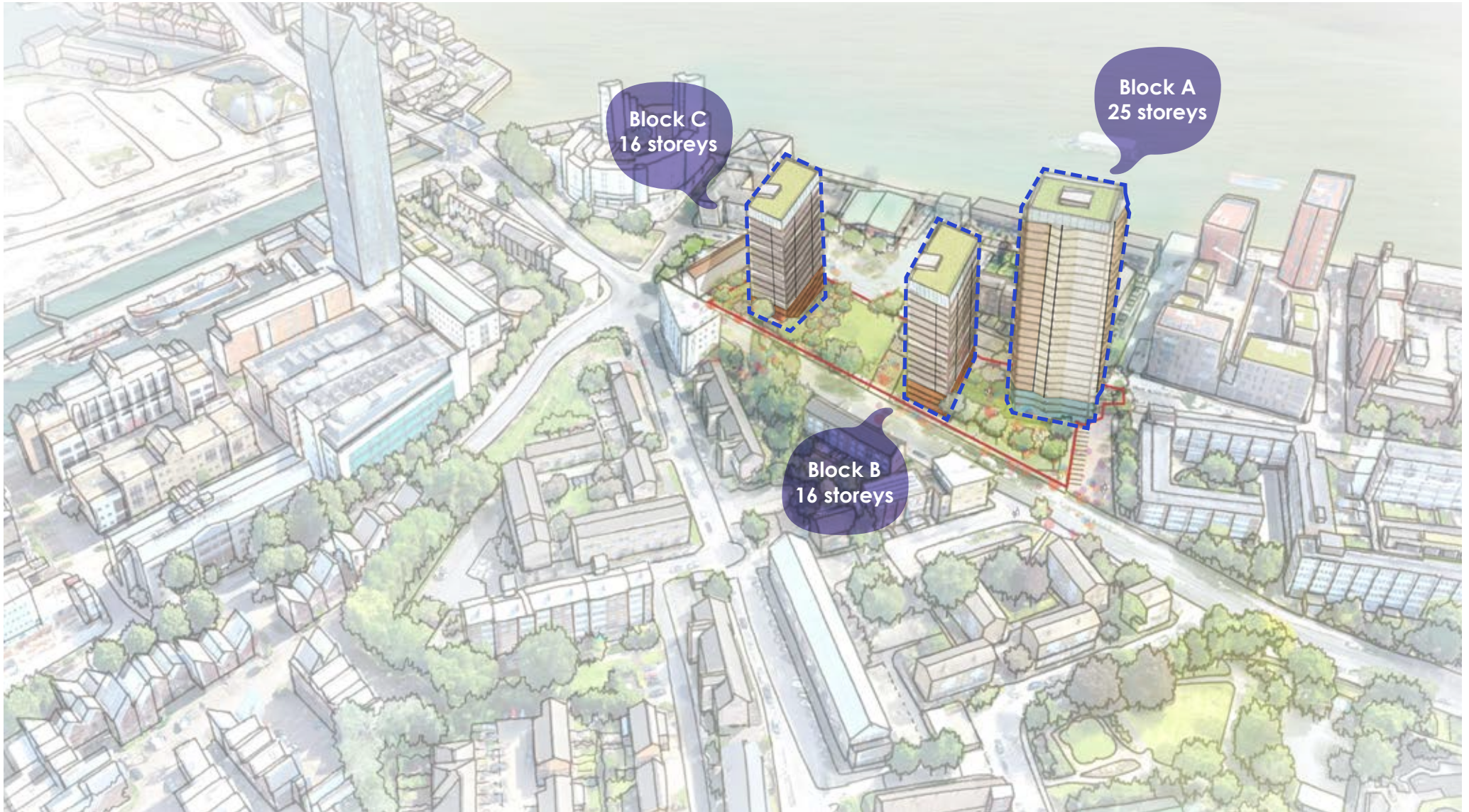
Scenario A - Massing

Existing Alice Shepherd & Oak House:



Scenario A - Massing

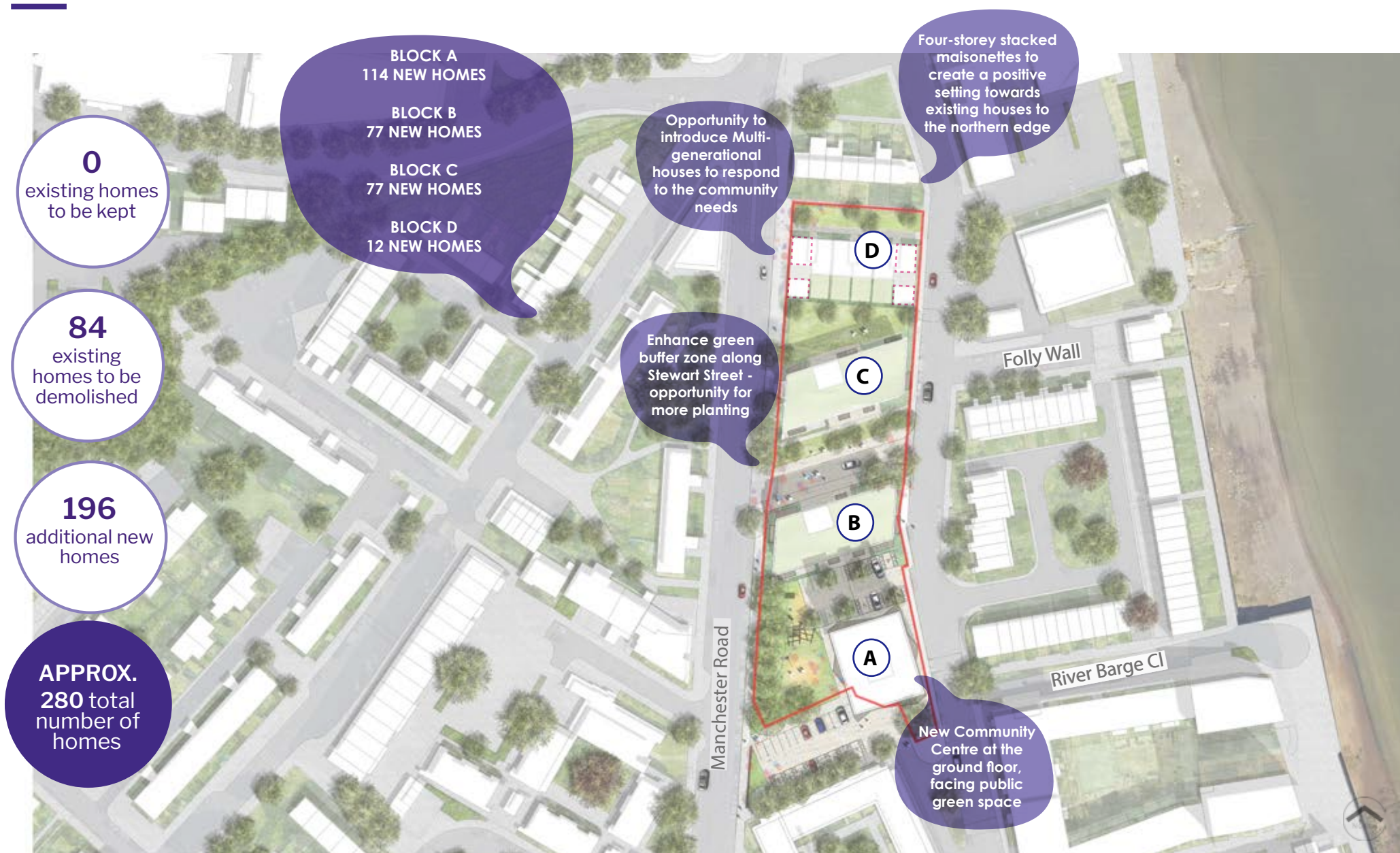
Proposed Heights of this Scenario will achieve approx. **350 units**:





FULL REDEVELOPMENT SCENARIO A - VARIATION

Scenario A Variation - Illustrative masterplan



Note. The number for each of the blocks should be seen indicative based on number of floors/GIA. If the option is preferably further testing will be done.

Scenario A Variation - Illustrative masterplan explained



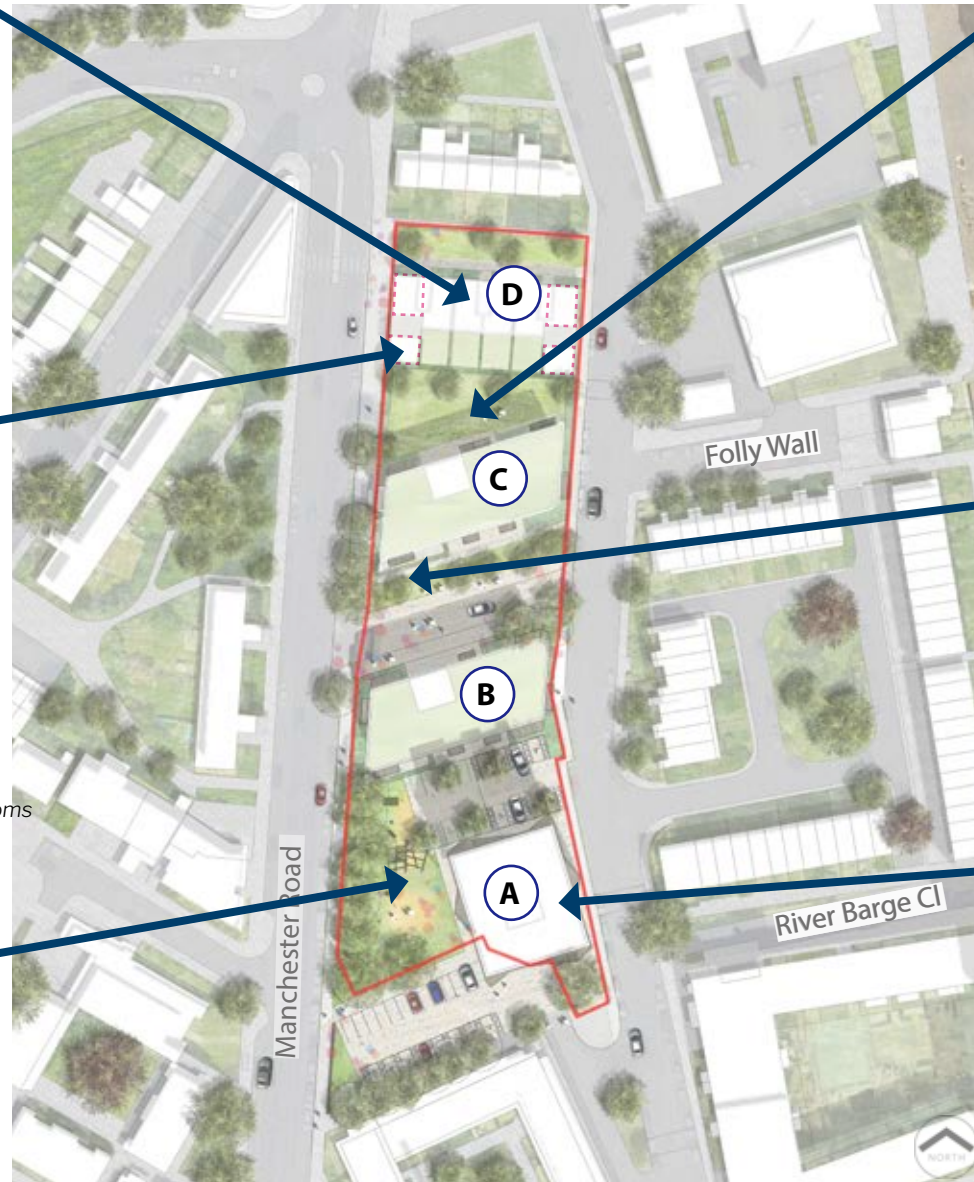
Stacked maisonettes with ground floor and roof gardens



Multi-generational homes for large families for 5/6 bedrooms



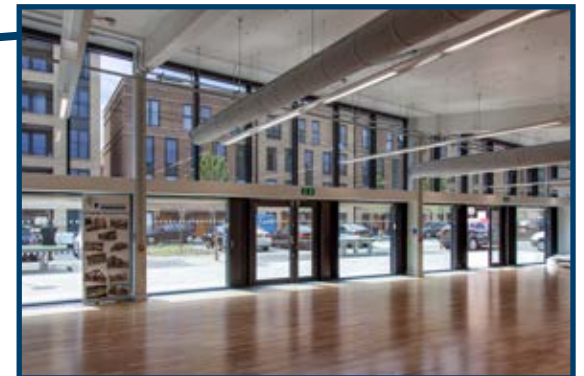
New green park with secure play areas in front of new community centre



Residents only secure green communal garden area and play



New green park along Stewart Street

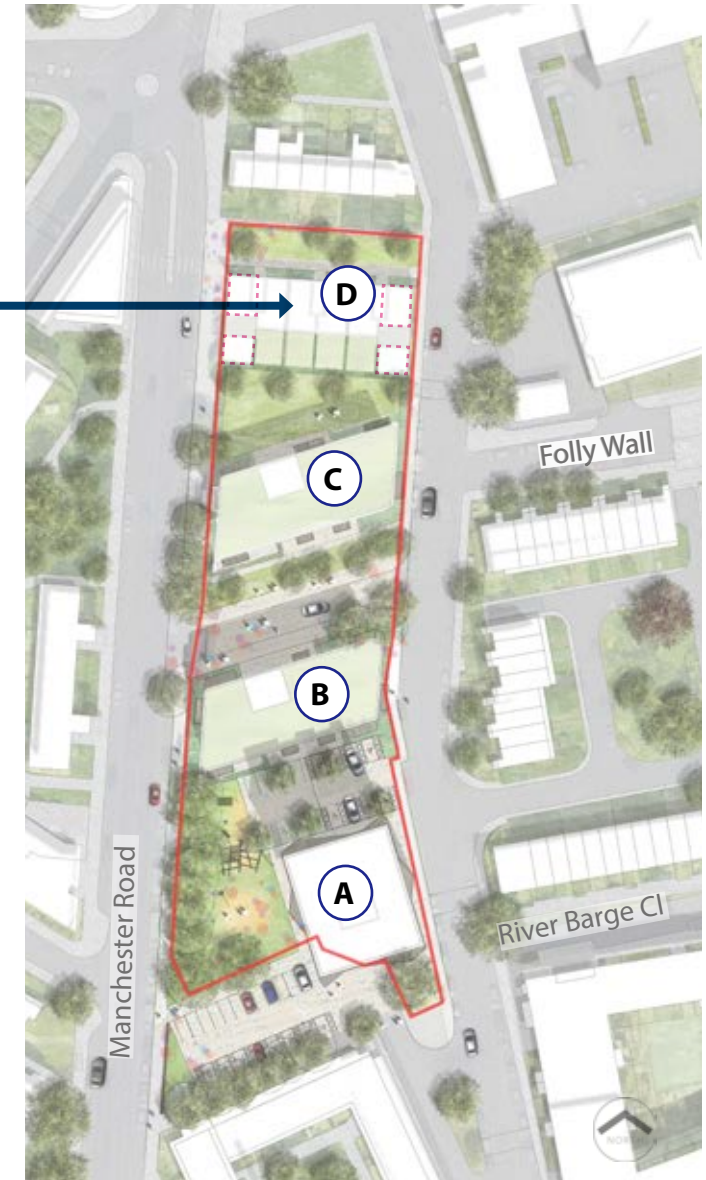


New community centre

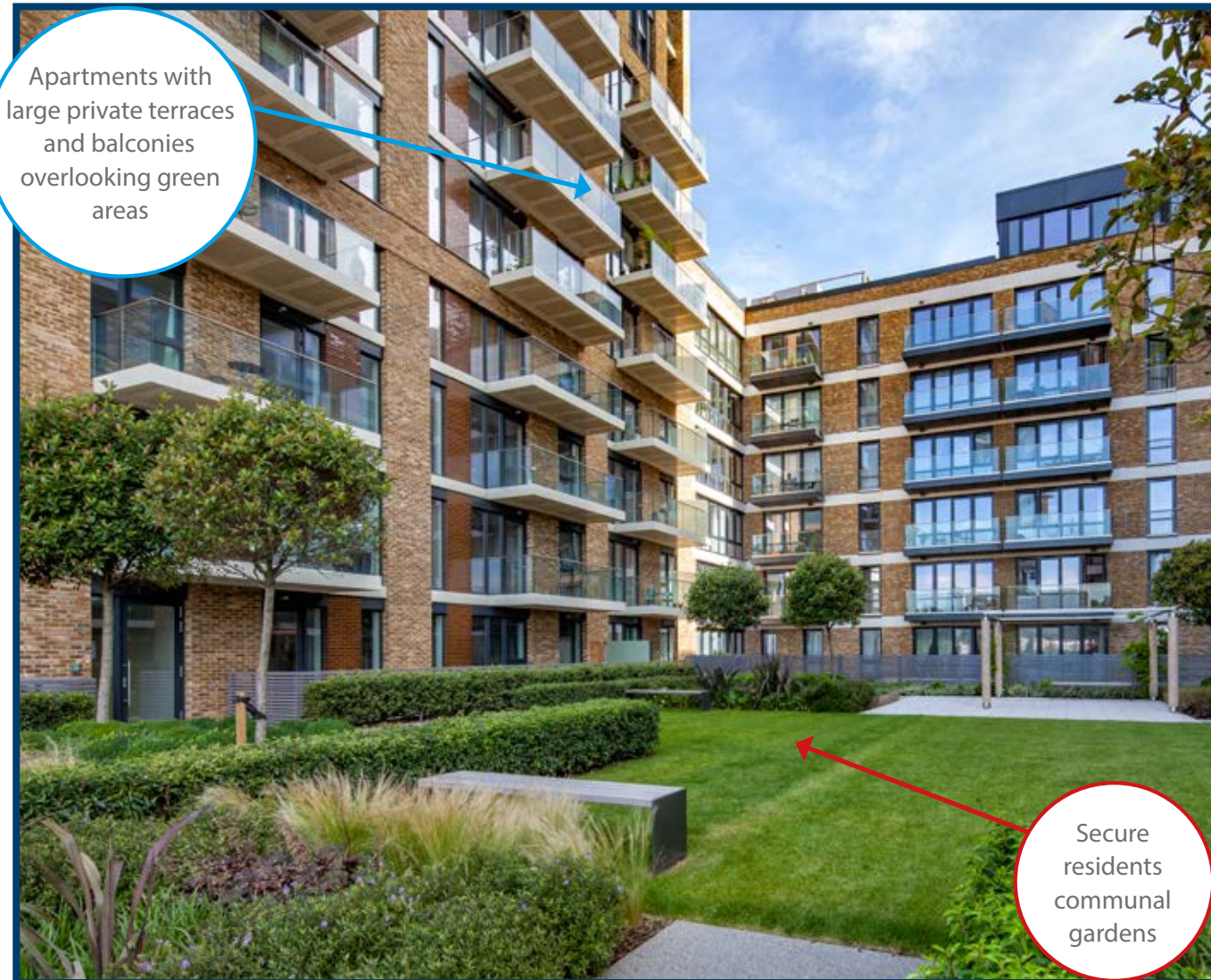
Scenario A Variation - Illustrative masterplan explained



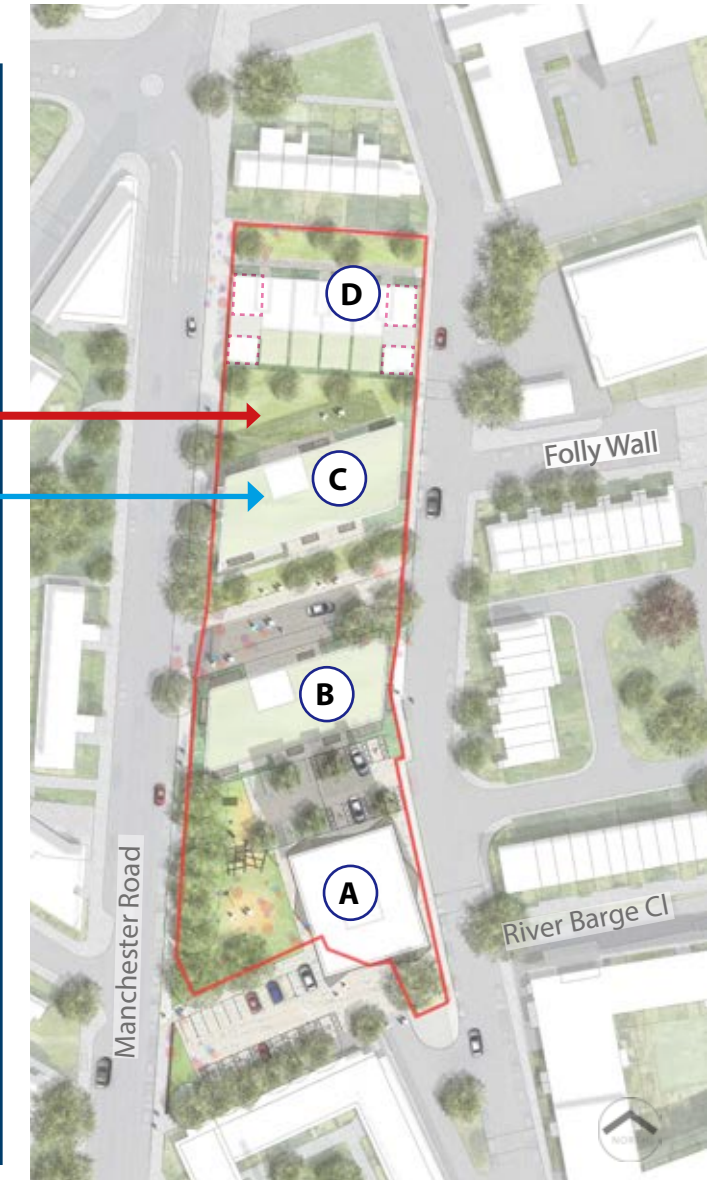
Diagram of stacked maisonettes



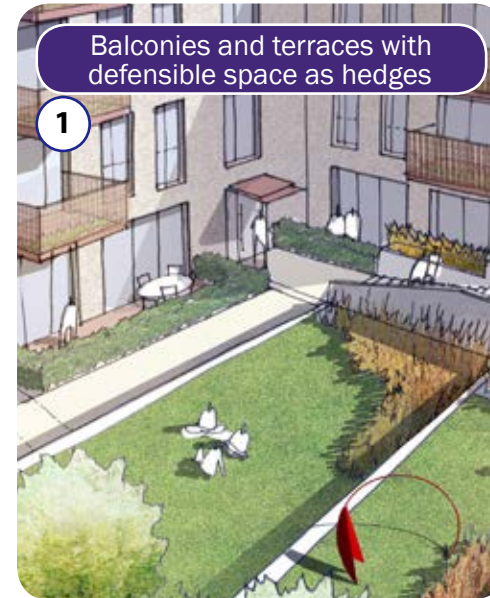
Scenario A Variation - Illustrative masterplan explained



Overlooking green areas



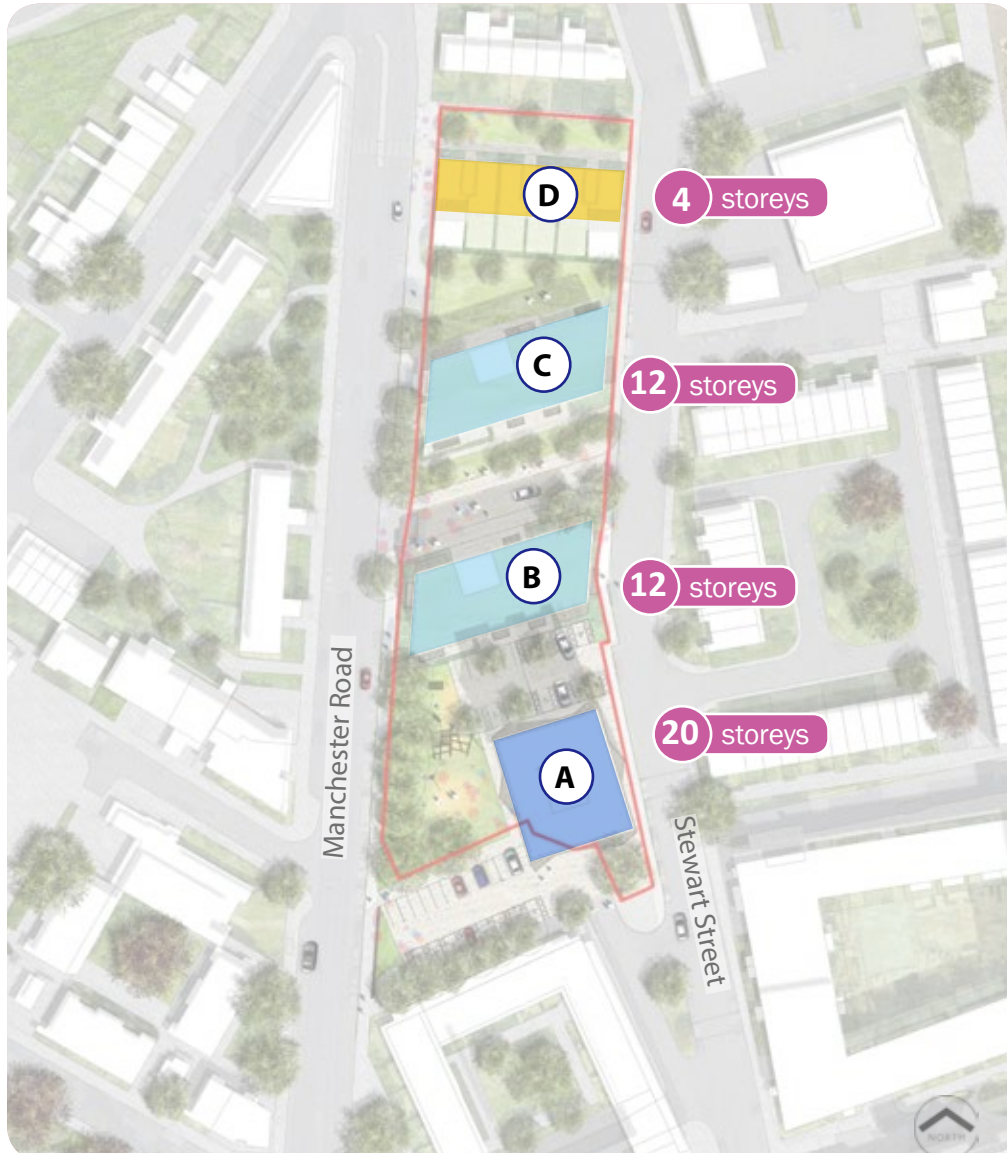
Scenario A Variation - Open space strategy



- Key**
- Open space/neighbourhood green
 - Communal courtyard/ back gardens
 - Indicative parking
 - Private amenity (balconies or terraces)
 - Defensible space
 - Kept mature tree edge
 - Proposed play

Scenario A Variation - Core Height strategy

Core height strategy will achieve approx. **280 units**:



Key

- 2 - 4 storeys
- 12 - 14 storeys
- 20 - 25 storeys

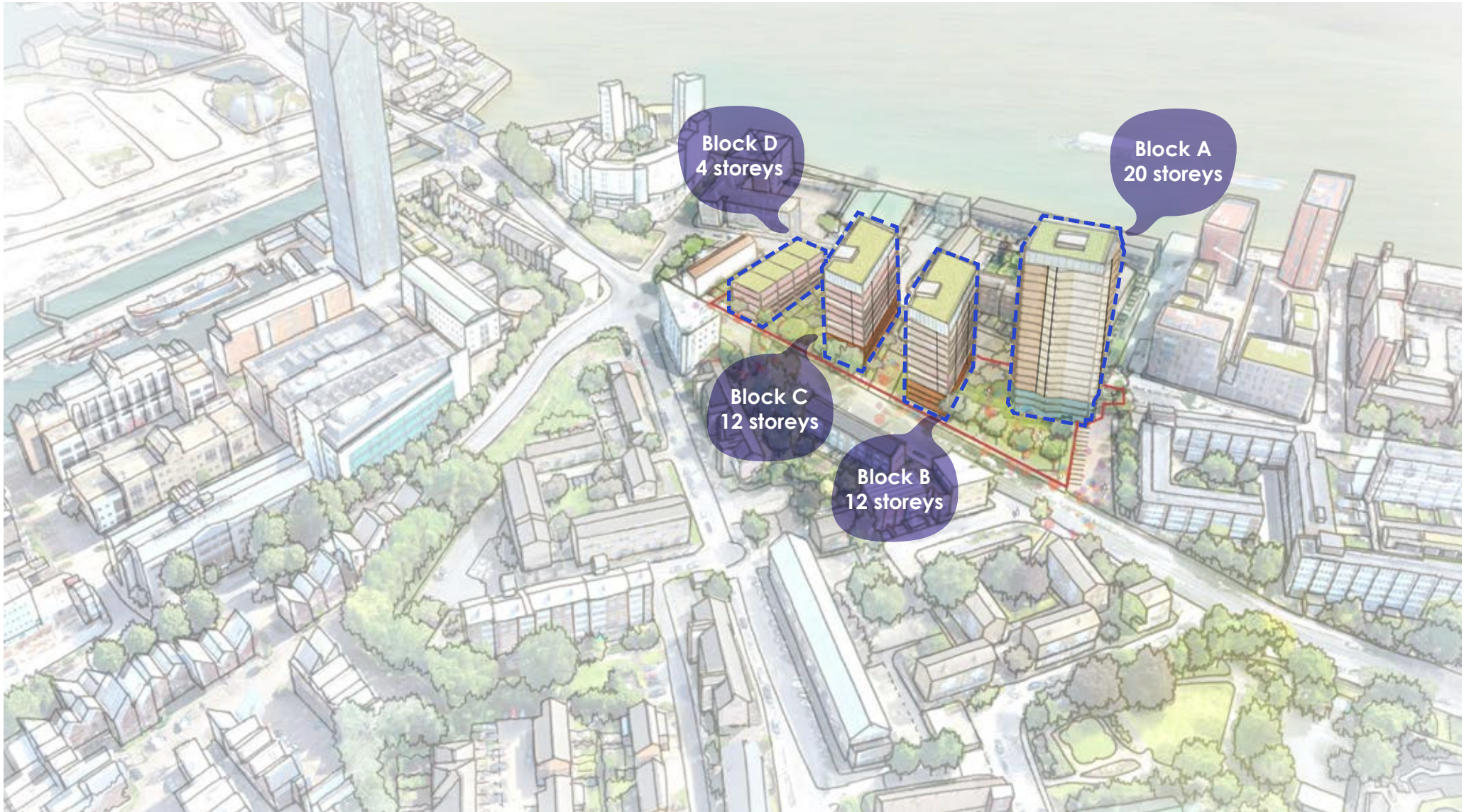
Scenario A Variation- Massing

Existing Alice Shepherd & Oak House:



Scenario A Variation - Massing

Core heights strategy will achieve **280 units**:



Scenario A - Intensified Height strategy

Intensified heights strategy will achieve approx. **350 units**:

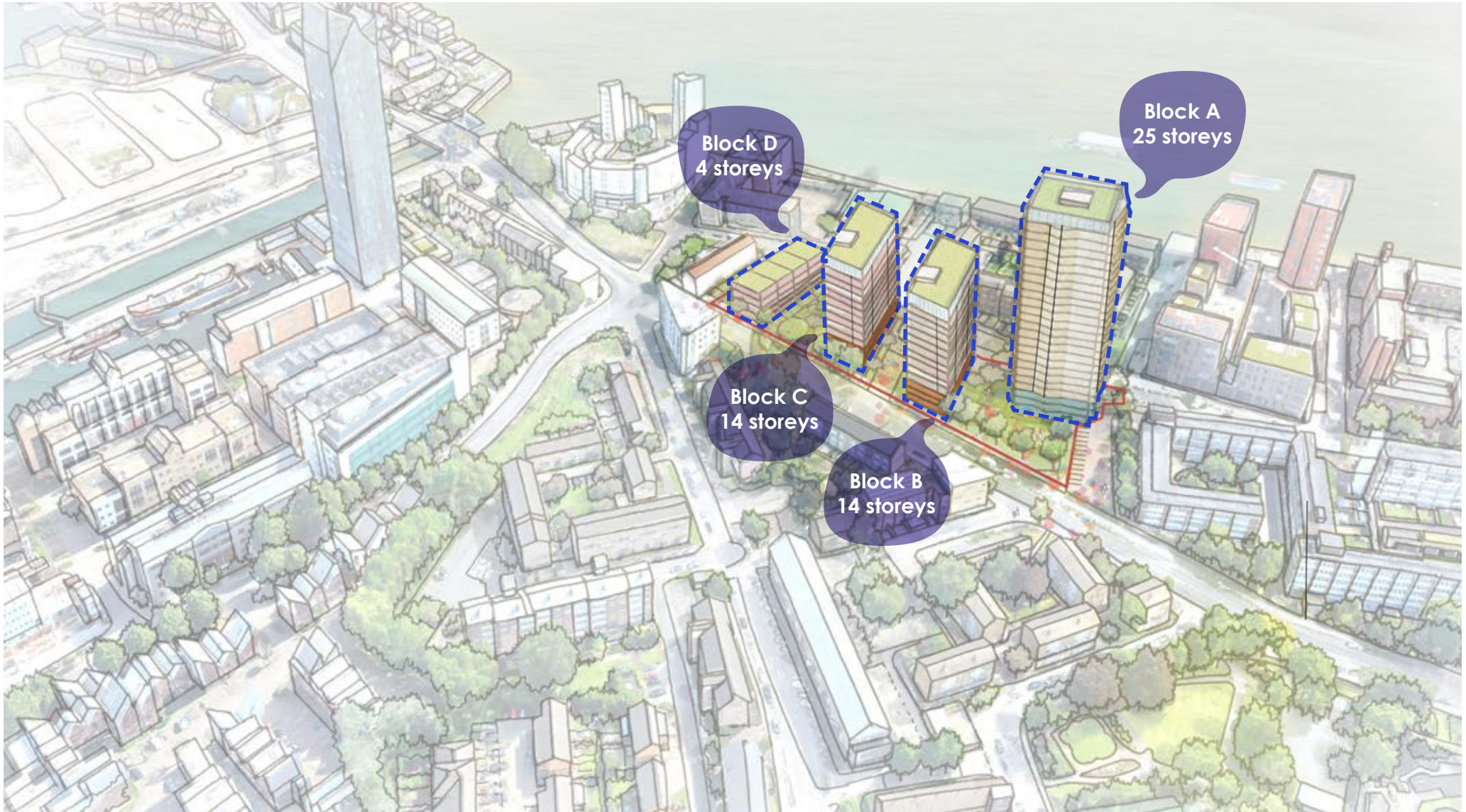


Key

- 2 - 4 storeys
- 12 - 14 storeys
- 20 - 25 storeys

Scenario A Variation - Massing

Intensified heights strategy will achieve approx. **350 units**:



Scenario A - Precedents



Creating traditional streets with tree planting



All homes to be overlooking green spaces



Quality homes with great views



Scenario A - Precedents



Creating traditional neighbourhood streets



All homes to have a balcony or terrace

Scenario A - Precedents

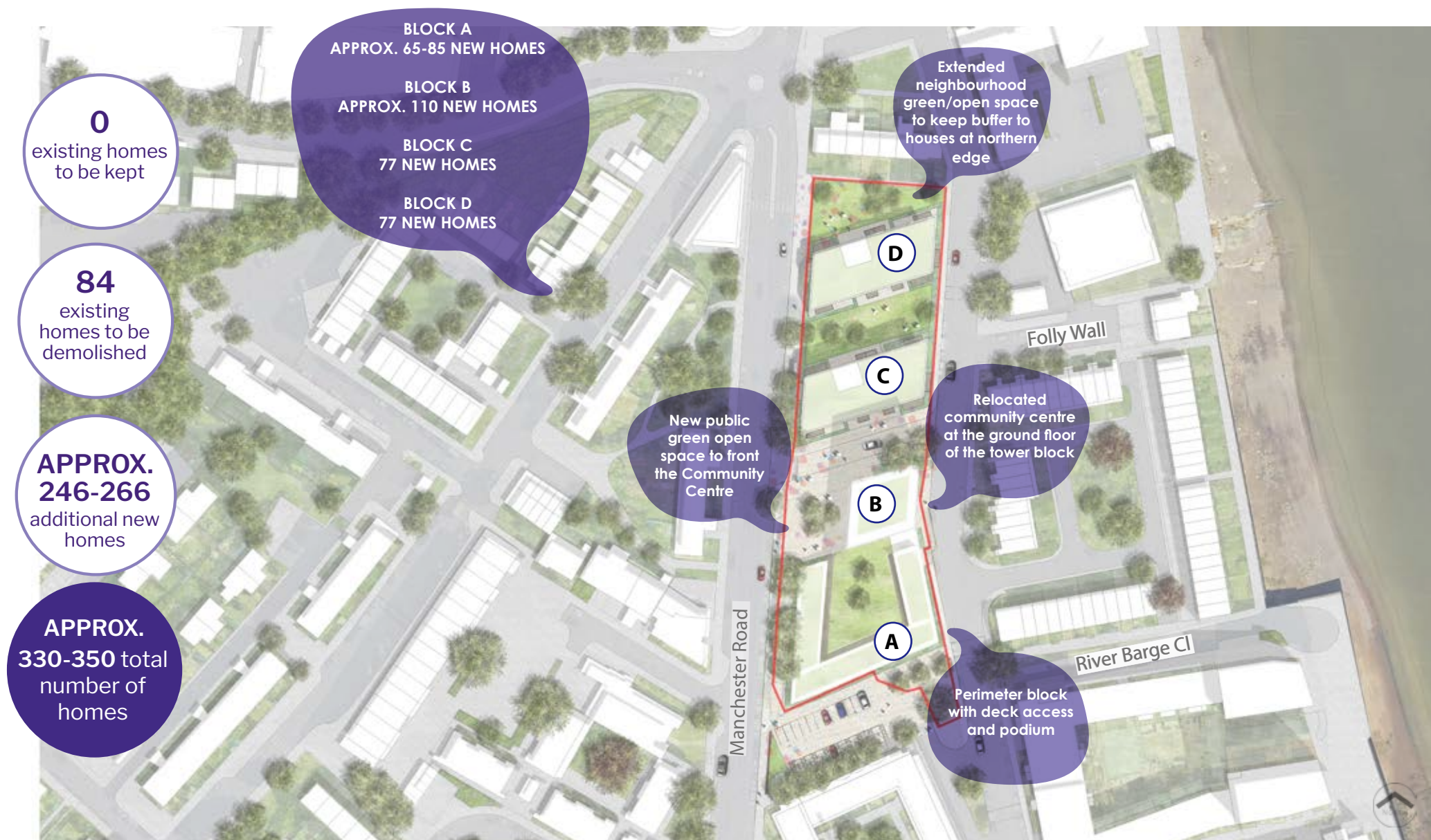


Green open spaces and courtyards



FULL REDEVELOPMENT SCENARIO B

Scenario B - illustrative masterplan



Note. The number for each of the blocks should be seen indicative based on number of floors/GIA. If the option is preferably further testing will be done.

Scenario B - illustrative masterplan explained



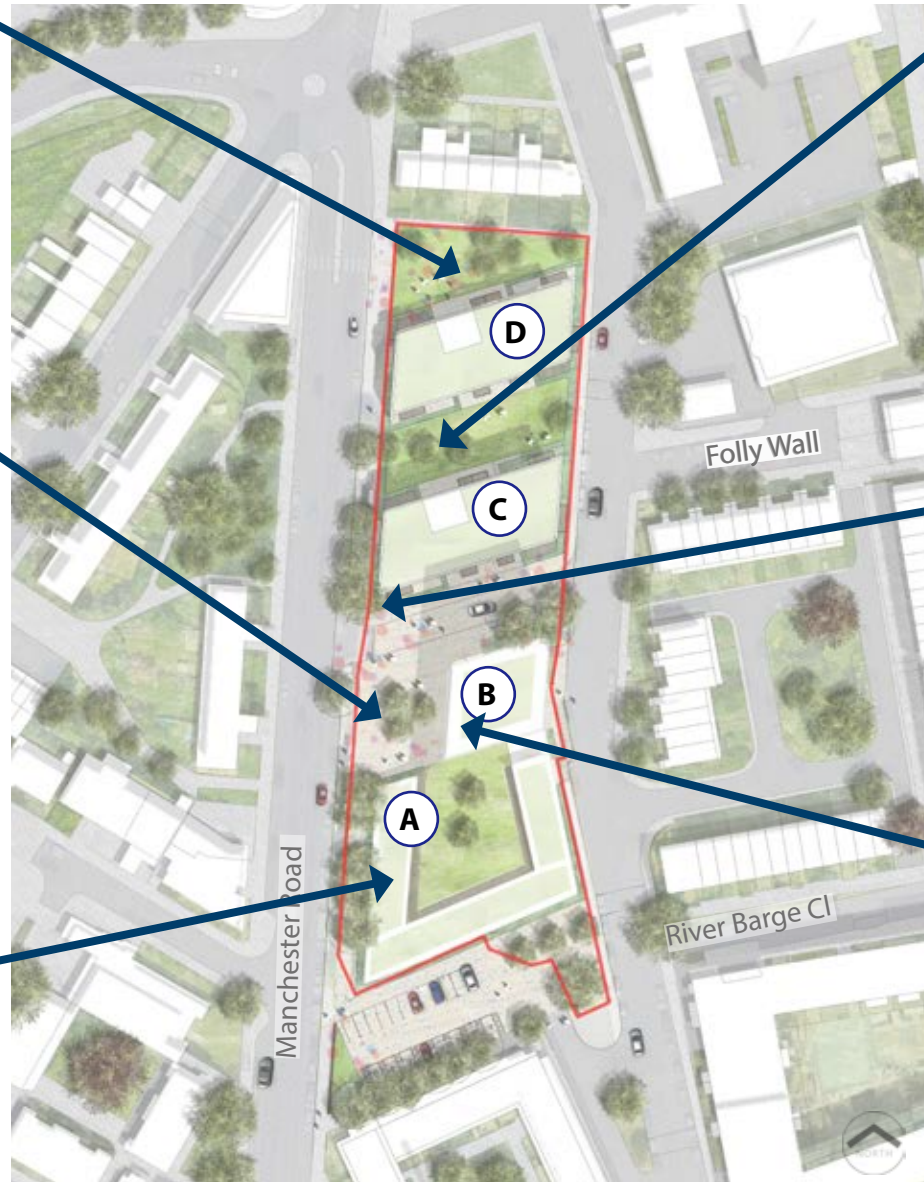
Residents only secure green communal garden area and play



New green square along Manchester Road in front of new Community Centre



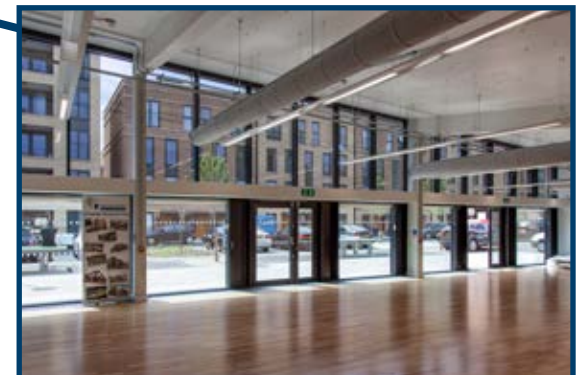
New perimeter block with homes and outside walkways



Residents only secure green communal garden area and play



New green street along Stewart Street



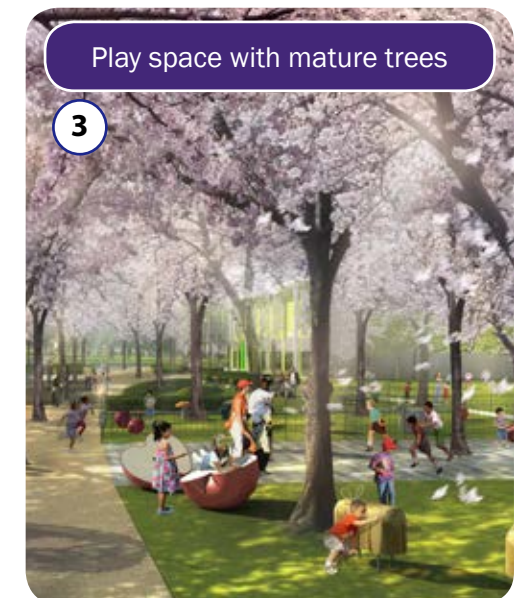
New community centre

Scenario B - Precedents



Illustrative sketch

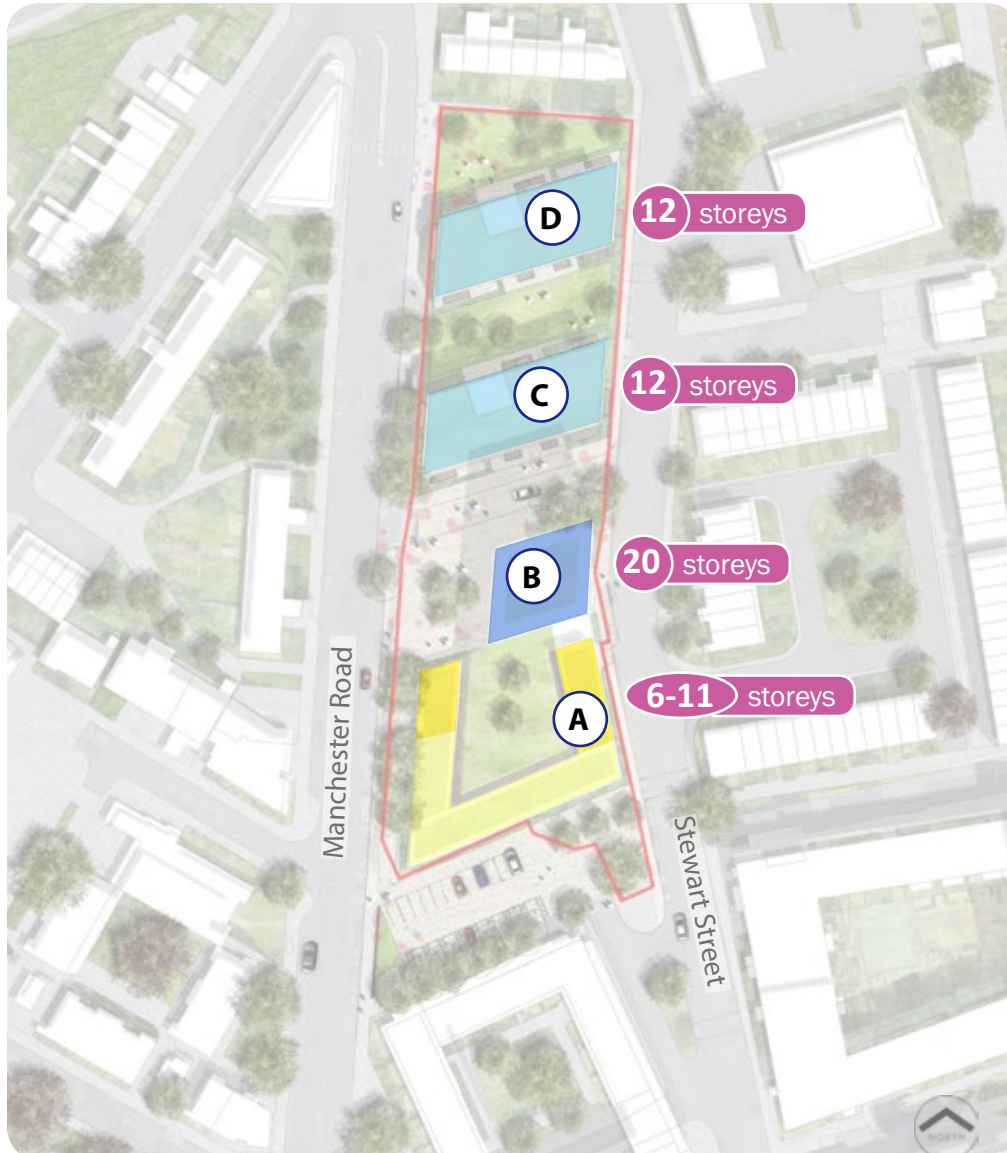
Scenario B - Open space strategy



- Key**
- Open space/neighbourhood green
 - Communal courtyard
 - Indicative parking
 - Private amenity (balconies or terraces)
 - Defensible space
 - Kept mature tree edge
 - Proposed play

Scenario B - Height strategy

Core heights strategy to achieve aprox. 330 - 350 units:



Key

- 6 - 7 storeys
- 9 - 11 storeys
- 12 - 14 storeys
- 20 - 25 storeys

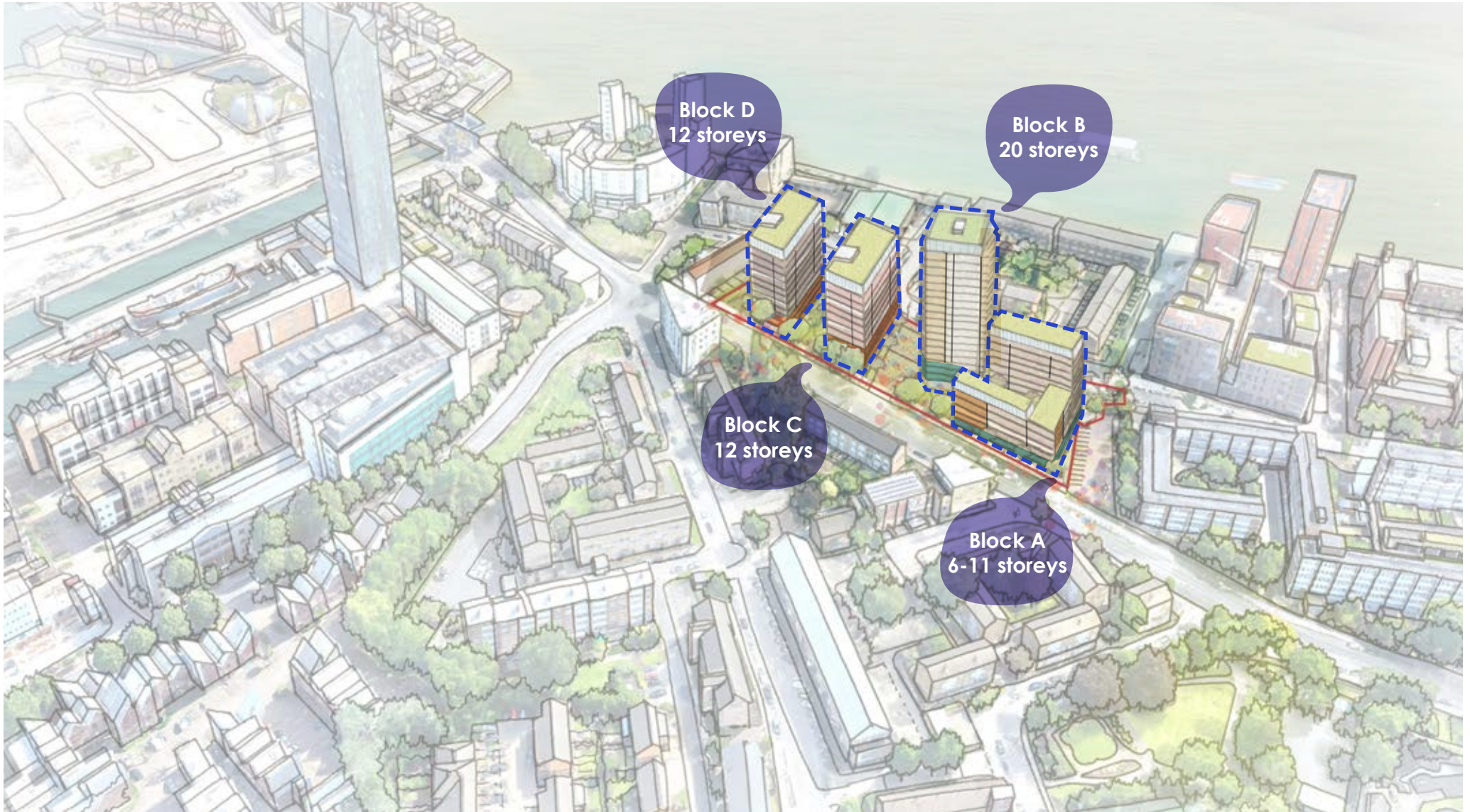
Scenario A Variation- Massing

Existing Alice Shepherd & Oak House:



Scenario B - Massing

Proposed Heights of this Scenario will achieve approx. 330-**350 units**:



Scenario B - Precedents



Deck access overlooking courtyard



Bright and secured deck access

Scenario B - Precedents



Deck access overlooking courtyard



Scenario B - Precedents

