

Kedge House, Starboard Way and Winch House

Residents' Consultation 2: Initial Options Feedback Summary Report January 2020



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DRAFT

Executive Summary

This report summarises the thoughts, ideas and concerns raised by the residents of Kedge House, Starboard Way and Winch House throughout the second round of consultation events concerning the future of the estate.

Following a review of the six options presented, residents offered their thoughts on the extent to which each option would achieve the objectives on their draft Residents' Brief. In general, residents were mostly in favour of the full regeneration option, while opinions on the remaining options somewhat varied.

When asked about Option 1 'business as usual', residents generally thought that it could not achieve their objectives. Some of the comments received indicated that the estate is outdated and needs regenerating, and that it is not enough to leave it in its current condition.

When asked about Option 2 'open space improvements', residents again generally thought that it could not achieve their objectives. Many commented that this does not benefit them as it is the buildings that are the problem. However, some did comment that some of the improvements shown in this option could be incorporated into any larger redevelopment.

When asked about Option 3 'refurbishment', residents generally thought that it could not achieve their objectives. Some liked the option, but many commented that it does not go far enough to solve the problems engrained in the buildings and that previous refurbishment schemes did not improve their quality of life.

When asked about Option 4 'infill', almost all residents thought that this could not achieve their objectives, with no respondents suggesting it could achieve them 'very well'. Many noted that the site already suffers from overcrowding and that any mix of old and new buildings would not sit well.

When asked about Option 5 'partial redevelopment', residents were somewhat split on their opinions. Some of the scenarios were supported by many – particularly those that included the demolition of Kedge House. Others were concerned that the approach was not consistent and that equal development is needed, and again that the mix of old and new buildings would not sit well.

When asked about Option 6 'full redevelopment', residents generally thought that it could achieve their objectives. While some do not like the disruption that this could cause, many were in favour of demolition across the site and commented that redevelopment would improve standards of living, help the community and that it "ticks all the boxes".

Introduction

Residents' Consultation Event 2: Developing options

Event dates

Barkantine Hall:

Thursday 5 December (4pm-7pm)

Saturday 7 December (11am-2pm)

Kedge House foyer mini event:

Thursday 12 December (9am – 4.30pm)

Residents who attended an event: 62

Number of households represented: 43

Follow up one to ones:

Tuesday 10 December to Friday 20 December

Number of households engaged in one to ones: 13

Total number of households in Kedge House, Starboard Way or Winch House: 71

Number of completed feedback forms: 54

(from 48 different households)

Total number of households who engaged: 54 (76%)

(attended either an event or one to one)

This report is a summary of the thoughts, ideas and concerns raised by residents during the second round of consultation events regarding the future of Kedge House, Starboard Way and Winch House.

The events included two exhibitions at the Barkantine Hall, a mini event in the Kedge House foyer, and a series of follow-up one-to-one meetings with residents. Residents were presented with a number of exhibition boards before being asked to communicate their thoughts via sticky notes and a questionnaire.

The first exhibition boards focussed on residents' feedback from the previous round of consultation events and how their comments and thoughts were incorporated into the options proposed. Feedback on the draft Residents' Brief was also shown, along with an updated version with some new objectives.

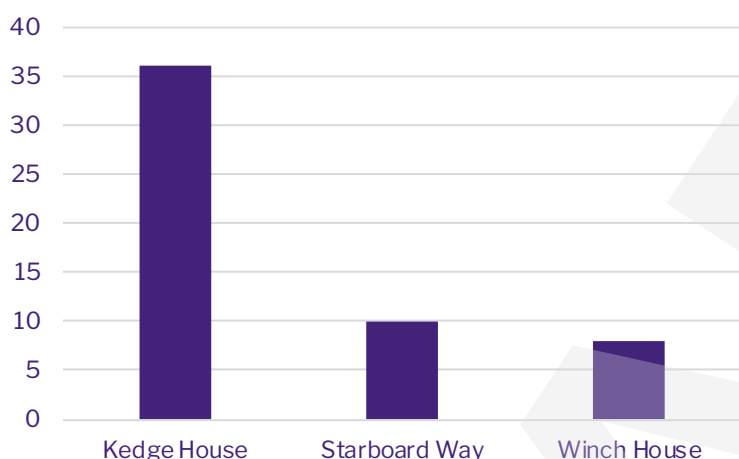
Following the feedback, the next two boards presented analysis of the local area and the estate. These were coupled with images and comments, highlighting some of the challenges and opportunities that they present.

The remaining boards presented a range of scenarios across the six options, with illustrative diagrams, precedent images and explanatory text. A review board sat alongside each option, which outlined PRP's appraisal of how well they responded to the draft Residents' Brief. Residents were asked to comment on each of the options and, using green and red stickers, highlight if they thought it could achieve the objectives in their draft Residents' Brief. Residents were also asked to complete feedback forms, which allowed them to write further comments about each of the options.

About you

The first part of the feedback form (see example at top of page 19) collected basic information. Of the 54 feedback forms completed, 36 were from Kedge House, 10 from Starboard Way and 8 from Winch House. In some cases, more than one resident from a single home completed a questionnaire.

“Where do you live?”

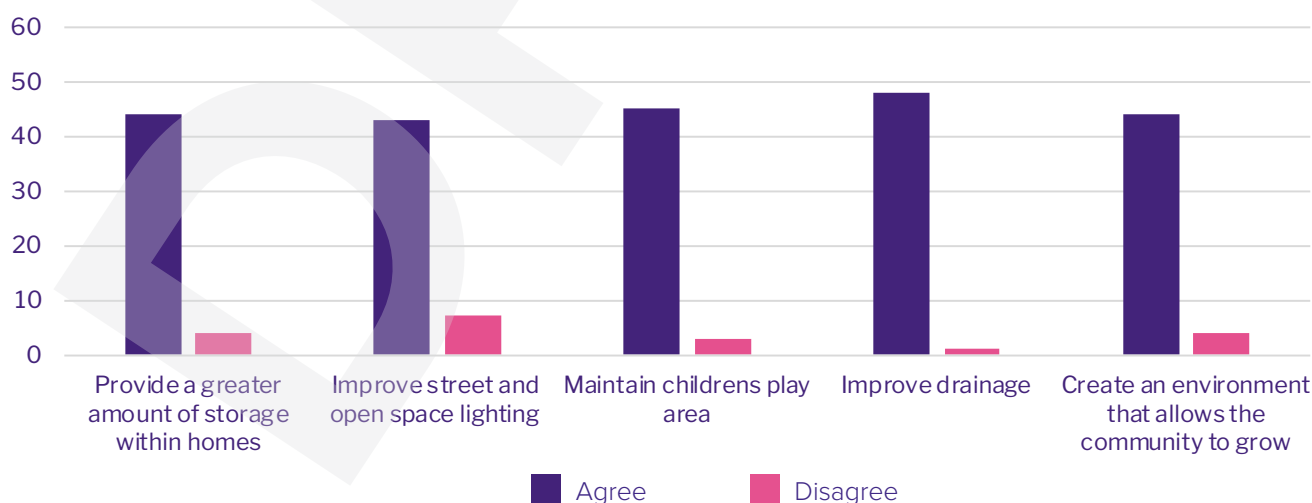


Your draft Residents' Brief

The next part of the feedback form asked residents to think about their draft Residents' Brief and the additional objectives that had proposed following the previous round of consultation. Respondents were given the opportunity to agree or disagree with these new objectives to help decide whether or not they should remain in the Residents' Brief.

Generally, there was agreement across all additions, with more than 40 respondents per objective agreeing that they should remain in the Residents' Brief and no more than seven disagreeing.

“We want to know your thoughts on these and whether they should remain in your Residents' Brief.”

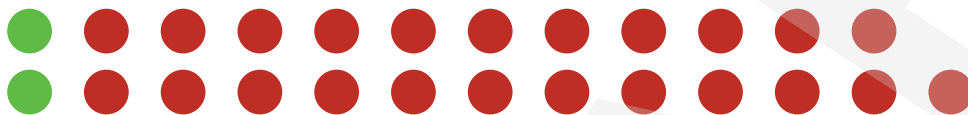


Initial options

The next section asked residents to think about each of the options that were presented on the boards and offer their opinions on how well each one would achieve the objectives on their draft Residents' Brief. Residents were invited to place green or red stickers on the boards to score each option positively or negatively respectively. Throughout the questionnaire respondents were asked to tick 'very well', 'quite well' or 'not very well' and write any additional comments, if necessary.

Option 1: Business as usual

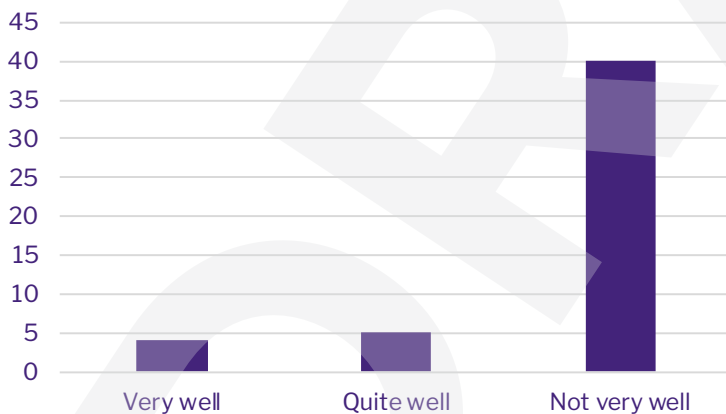
The 'business as usual' option considers no change to the estate other than routine maintenance and ad-hoc repairs. During the events, 23 residents scored with a red sticker against two green, highlighting that the majority of residents were not confident that this option would achieve their objectives.



"The character around us is changing - our estate is outdated"

"Ridiculous option - there are so many faults in Kedge House that everything would need to be changed"

Generally, questionnaire respondents also thought this option could not achieve the objectives on their draft Residents' Brief, with 40 people voting 'not very well'. Five people thought it could achieve the objectives 'quite well' while four people thought 'very well'.



"The Barkantine Estate needs regenerating. It needs to catch up to modern standards of living"

"Kedge house cannot be business as usual. Poor insulation, damp in walls, ceilings leaking, no water pressure and overall very poor layout and of structure"

"Does not help problems within building"

"Need repairs & fill in potholes so not enough to leave it as it is"

"Quite happy with flat as it is. Don't want to lose my garden - it makes me happy. Don't mind open plan or separate kitchen. Prefer inset balconies although not really thought about it."

Option 2: Open space improvements

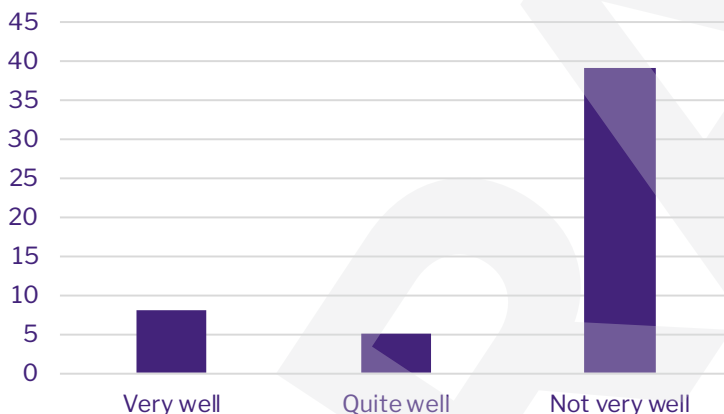
The 'open space improvements' option tests the benefits that could be achieved by making improvements to the external communal and public spaces across the estate. During the events 21 residents scored with a red sticker against five with green. This demonstrates that the majority of residents were not confident that this option would achieve their objectives, albeit with slightly less of a majority than the 'business as usual' option.



"Would like some of this as part of bigger redevelopment"

"This does not meet any of my requirements"

Generally, questionnaire respondents also thought this option would not fulfil their draft Residents' Brief objectives, with 39 people voting 'not very well'. Five people voted for 'quite well' while eight people voted for 'very well'.



"Properties need improvements so this option is not an option"

"This would achieve nothing. Residents have problems within their flats"

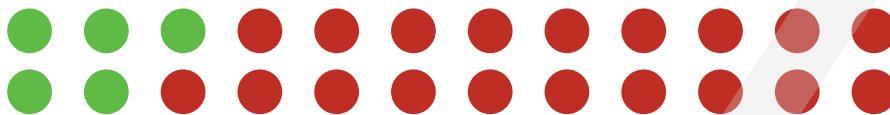
"It's the homes that need work to improve"

"Lighting needs improving. Fill in pot holes. Need to level out the pavements"

"Love the extra hedging especially to stop balls hitting my windows - greener environment"

Option 3: Refurbishment

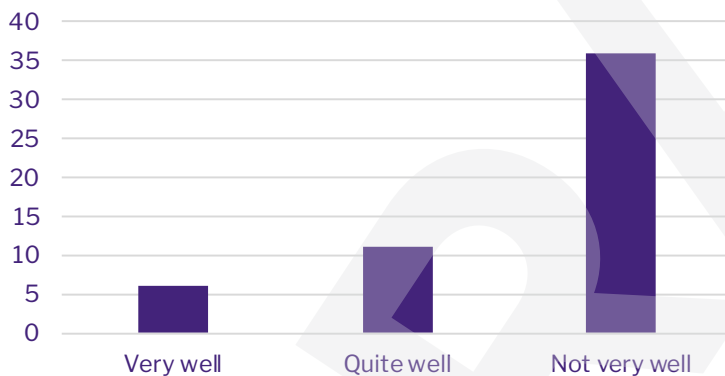
The 'refurbishment' option identifies ways to improve all the existing buildings via refurbishment, outlining three alternative standards that could be met: minimum standard, good practice and best practice. PRP's initial appraisal scored the best practice standard. During the events, 19 people voted with a red sticker while five voted green, demonstrating that the majority of respondents did not think this option could achieve the objectives in their draft Residents' Brief.



"Prefer the best practice scenario compared to A & B"

"Lots of leaks - will this address the leaks? This 3rd refurbishment already!"

Generally, the majority of questionnaire respondents also did not think that the refurbishment option could achieve their objectives, with 36 voting for 'not very well'. Meanwhile, 11 people voted for 'quite well' and 6 for very well.



"It doesn't go far enough to solve the problems & would cost too much"

"Too much work - disruptive to residents, noise, might not solve all the issues"

"Does not improve enough still same old building"

"It had happened before, unfortunately it did not help at all in improving the quality of living"

"Structure would still be the same. Block has had its day"

"Balconies would be nice"

"Favourite option - new windows, lower bills. But also want improved street lighting"

"I don't know how you can improve the dreadful Winch House through refurbishment. I can't somehow bring it to my imagination"

Option 4: Infill

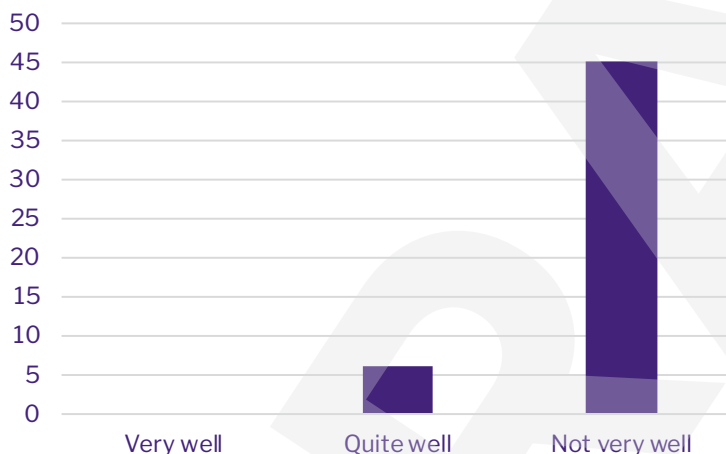
The infill option includes keeping all existing homes as they are and tests the provision of some new build homes in various open space areas of the site. During the events 22 people voted with a red sticker and none with a green, highlighting that no respondents had confidence that this could achieve their draft Residents' Brief objectives.



"What about existing residents - doesn't improve things for most people"

"Don't like this option - old & new do not mix"

Generally, the majority of questionnaire respondents also did not think that this option could achieve their objectives, with 45 voting 'not very well'. Six people voted 'quite well' while none voted for 'very well'.



"More crowding - concerned there is not enough space"

"Don't see how this would help"

"Don't like view being blocked but OK option if refurb of existing blocks"

"It is already quite a crowded area - new buildings make old buildings look worse. Doesn't solve any problems"

"Doesn't make sense - too cramped, not enough green"

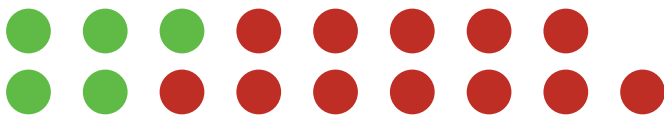
"Very bad idea, crowds the estate"

"More overcrowding, more houses, no benefit to me and my family. Parking issues already so this would make it harder"

"Shame to lose the parking for people who need it"

Option 5: Partial redevelopment

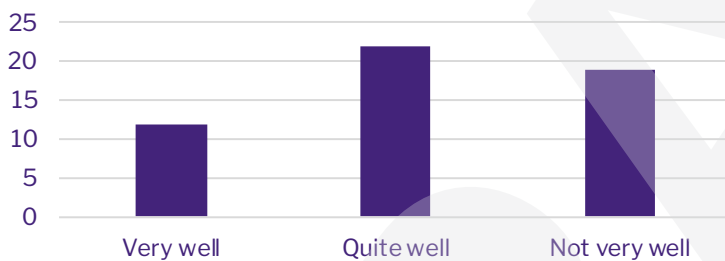
The partial redevelopment option includes four scenarios where some of the existing buildings can be demolished to provide space for new homes, while some buildings are retained. During the events, 12 people voted with a red sticker while five voted with green, demonstrating that more people thought that this option would not achieve their objectives than would.



"Like this scenario 1 & 2 because Kedge is not there"

"All options should have a gated community"

Questionnaire respondents had fairly split opinions on this option, with 12 people voting 'very well', 22 'quite well' and 19 'not very well'.



"Could be annoying having work going on for residents who are not being redeveloped. Also don't like mix of old and new"

"Scenario 2 seems to work well"

"Consistent approach needed, not one or the other"

"Won't suit everyone or address all concerns. New/old buildings won't suit the estate - equal redevelopment"

"Its acceptable as long as Kedge house is taken out"

"That could work but prefer full"

"This would cost a lot - I'd be happy if Winch was knocked down but expect other blocks would feel the same. Winch House needs to go"

"Need to use good quality materials or problems will come back. If it's cheaper to knock it down and start again then they should"

Option 6: Full redevelopment

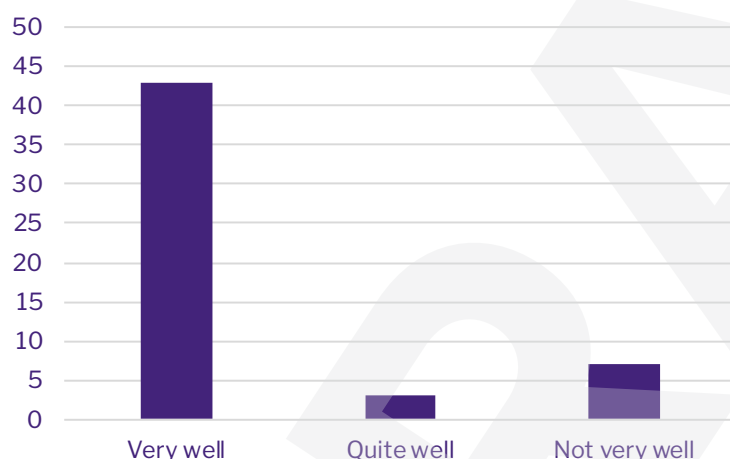
The full redevelopment options includes the demolition of all existing buildings and provision of new homes for all existing residents and some new residents. During the events three people voted with a red sticker while 24 voted with green, demonstrating that the majority of respondents were confident that this option could achieve the objectives on their draft Residents' Brief.



"No access from us to Westferry printers"

"Ticks all the boxes"

Generally, questionnaire respondents also thought that the 'full redevelopment' option could achieve the objectives on their draft Residents' Brief, with 43 people voting for 'very well'. Seven people voted for 'not very well' while three voted 'quite well'.



"Will definitely help community, less housing and in house problems"

"Like decant idea to new housing in Winch location"

"Go for it"

"Entrance to Kedge should be at the front and clearer"

"I want this option for Kedge to come down. Love roof top gardens like winter garden"

"Don't like it and don't want the upheaval. I've waited a long time for this home with garden. Want ground floor - not higher up"

"Preferred option for those who want to stay here. Problems could be resolved with this option"

"This is my preferred"

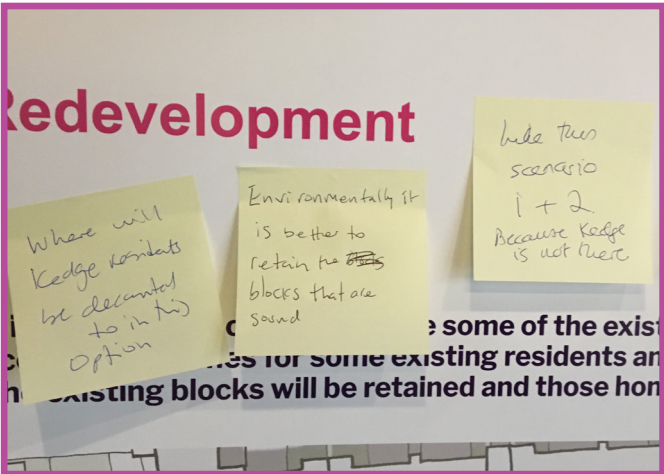
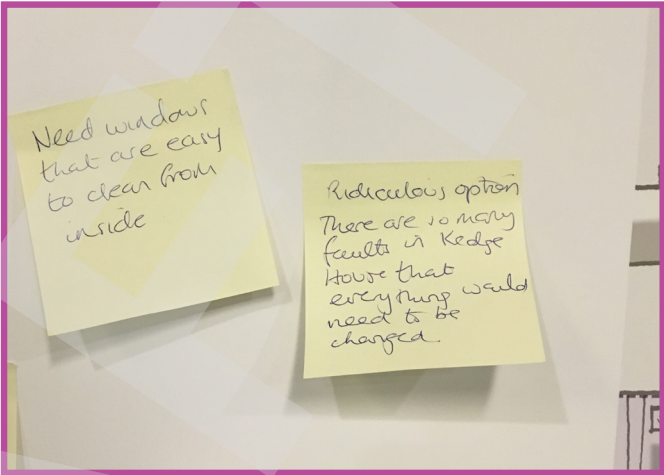
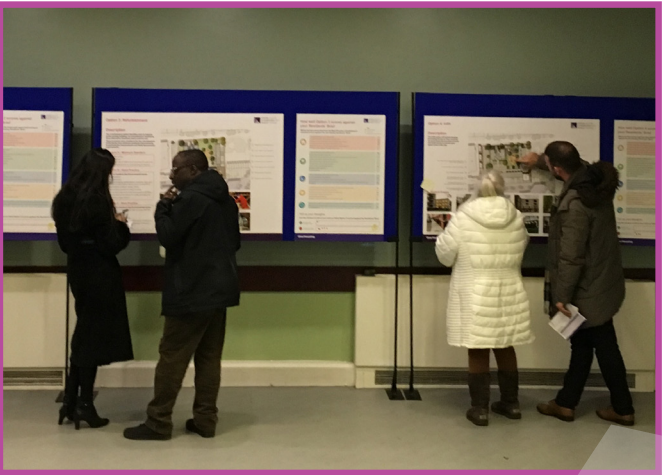
"Pull it all down - start again"

"I believe this is the most suitable and acceptable outcome"

"Makes more sense to have a whole new estate rather than a old block among new build as it will look unkept"

"This option can accommodate all requests of residents and improve our standard of living. At least after a hard days work you're not walking back in to a dump"

Event Photos



One Housing

- Provide more homes including more affordable homes
- Maintain current tenancy terms unless residents choose otherwise
- Provide a greater amount of storage within homes

Agree that storage is important

Better insulation & sound proofing

Balconies for all homes

Would like stable heat and hot water supply

- behaviour
- Improve sustainable energy efficiency
- Improve servicing and maintenance
- Improve water pressure in the blocks
- Improve street and space lighting
- Maintain children's play areas
- Improve drainage

Option 5: Partial Redevelopment

Description

The partial redevelopment option involves the demolition of some existing buildings and the construction of new buildings. This option aims to provide a mix of housing types and improve the overall quality of the development.

Scenario 1

Partial redevelopment Scenario 1 involves the demolition of Kedge House and the construction of new buildings. This option aims to provide a mix of housing types and improve the overall quality of the development.

Scenario 2

Partial redevelopment Scenario 2 involves the demolition of Starboard Way and the construction of new buildings. This option aims to provide a mix of housing types and improve the overall quality of the development.

Precedent images

Option 4: Infill

Description

The infill option will include keeping all existing homes as they currently are and it tests the provision of some new build homes in various open space areas of the site.

Precedent images

Scenario 2

Knock Kedge down

→ Could extend the homes at Winch as they have large gardens.

This option takes away too much from the site

Priority for residents should be maintained

Partial redevelopment



Option 6: Full redevelopment

Description

The full redevelopment option involves the demolition of all existing buildings and the construction of new buildings. This option aims to provide a mix of housing types and improve the overall quality of the development.

Precedent images

Event material: Exhibition boards

1

Hello & welcome

...to the second residents' exhibition for Kedge House, Starboard Way and Winch House options appraisal.

We are holding a number of different engagement events to help us understand your views and to share with you the potential future 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 Kedge House, Starboard Way and Winch 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.

How to stay in touch

One Housing Regeneration team: Alison White

07964 117 543 or 020 8201 4340

alison@onehousing.co.uk

One Housing Regeneration team: Mural Islam

07956 64320 or 020 8201 5138

myislam@onehousing.co.uk

The Independent Resident Advisor: Ray Coyle

0800 073 1052 (toll free)

raycoyle@opencommunities.org

Resident Advocate: Mike Tyrrell

07958 22414

mike@outgoingresidentsfrs.co.uk

RESIDENTS' EXHIBITION 1

Early engagement with residents

RESIDENTS' EXHIBITION 2

Engaging residents in a consultation

RESIDENTS' EXHIBITION 3

Engaging residents in a consultation

RESIDENTS' EXHIBITION 4

Engaging residents in a consultation

RESIDENTS' EXHIBITION 5

Engaging residents in a consultation

RESIDENTS' EXHIBITION 6

Engaging residents in a consultation

RESIDENTS' EXHIBITION 7

Engaging residents in a consultation

RESIDENTS' EXHIBITION 8

Engaging residents in a consultation

RESIDENTS' EXHIBITION 9

Engaging residents in a consultation

RESIDENTS' EXHIBITION 10

Engaging residents in a consultation

RESIDENTS' EXHIBITION 11

Engaging residents in a consultation

RESIDENTS' EXHIBITION 12

Engaging residents in a consultation

RESIDENTS' EXHIBITION 13

Engaging residents in a consultation

RESIDENTS' EXHIBITION 14

Engaging residents in a consultation

RESIDENTS' EXHIBITION 15

Engaging residents in a consultation

RESIDENTS' EXHIBITION 16

Engaging residents in a consultation

RESIDENTS' EXHIBITION 17

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RESIDENTS' EXHIBITION 18

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RESIDENTS' EXHIBITION 19

Engaging residents in a consultation

RESIDENTS' EXHIBITION 20

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RESIDENTS' EXHIBITION 21

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RESIDENTS' EXHIBITION 22

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RESIDENTS' EXHIBITION 23

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RESIDENTS' EXHIBITION 24

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RESIDENTS' EXHIBITION 25

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RESIDENTS' EXHIBITION 26

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RESIDENTS' EXHIBITION 27

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RESIDENTS' EXHIBITION 36

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RESIDENTS' EXHIBITION 37

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RESIDENTS' EXHIBITION 38

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RESIDENTS' EXHIBITION 39

Engaging residents in a consultation

RESIDENTS' EXHIBITION 40

Engaging residents in a consultation

RESIDENTS' EXHIBITION 41

Engaging residents in a consultation

2

Exhibition 1 Feedback

During the first exhibition we asked you think about what was important to you about your home, estate, streets and open space. The information below is a summary of comments from your post-it notes and feedback forms.

We asked you what was important about...



Your home

25 people said the size
10 people said security and safety
9 people said the location



Your estate

13 people said security and safety
11 people said green open space
11 people said car parking
11 people said the location



Your streets

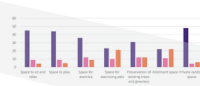
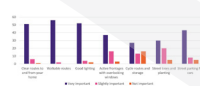
16 people said security and safety
9 people said parking for cars
8 people said sustainability



Your open spaces

15 people said having a children's play area
9 people said safety
7 people said having trees and greenery

We asked you to indicate how important the following were...



Some of your comments were...

Ensured any designs of new homes are of a good size
Considered improved layout of building entrances where possible
Ensured the design of any new homes included sufficient storage
Allowed for flexibility in design of new homes to offer separate kitchen/living spaces
Ensured any designs enhance safety and security
Maximised daylight and sunlight in any designs

Introduced bicycle parking to designs where possible
Have been flexible with designs to enable routes to Westferry Printworks or connect access
Improved parking layout where possible
Considered safety and security throughout designs

Considered ways of improving safety and security on streets and walkways
Maintained and improved parking layout where possible
Ensured walkable routes are maintained and enhanced
Considered ways of enhancing the existing sense of community across the estate

Maintained the provision of a children's play space
Considered ways of improving safety and security within open spaces
Maintained trees and greenery where possible and introduced new planting
Considered ways to activate the open space on the estate
Introduced private outdoor space in any new homes
Maintained a separate dog exercise area, where possible

How have we responded?

Ensured any designs of new homes are of a good size
Considered improved layout of building entrances where possible
Ensured the design of any new homes included sufficient storage
Allowed for flexibility in design of new homes to offer separate kitchen/living spaces
Ensured any designs enhance safety and security
Maximised daylight and sunlight in any designs

Introduced bicycle parking to designs where possible
Have been flexible with designs to enable routes to Westferry Printworks or connect access
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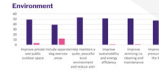
Maintained the provision of a children's play space
Considered ways of improving safety and security within open spaces
Maintained trees and greenery where possible and introduced new planting
Considered ways to activate the open space on the estate
Introduced private outdoor space in any new homes
Maintained a separate dog exercise area, where possible

3

Draft Residents' Brief

The purpose of a residents' brief is to set out the resident priorities for the estate. It can be used to hold One Housing and PRP architects to account and allows you to check which objectives are met for each development option. This section builds on the feedback received from the first exhibition and one to one engagement in response to the draft Residents' Brief.

As shown by the graphs above, residents generally agreed with the draft objectives.



We have taken your comments from the feedback forms and post-it notes on board and used them to propose some additional Residents' Brief objectives. These can be seen below in pink. Please tell us your thoughts.



Housing

- Ensure buildings are fit for modern living
- Provide homes that meet residents' housing needs
- Provide separate bedrooms for those currently living in bedsits
- Provide more homes including more affordable homes
- Maintain current tenancy terms unless residents choose otherwise
- Provide a greater amount of storage within homes



Environment

- Improve private and public outdoor space
- Include separate dog exercise areas
- Help maintain a quiet, peaceful local environment and reduce anti-social behaviour
- Improve sustainability and energy efficiency
- Improve servicing i.e. cleaning and maintenance
- Improve water pressure within the blocks
- Improve street and open space lighting
- Maintain children's play area
- Improve drainage



Accessibility

- Improve accessibility within and around all homes
- Improve availability of cycle storage
- Provide adequate car parking that meets current requirements
- Improve connections to surrounding communities



Well-being

- Provide housing and care options for elderly and those with specialist needs
- Allow communities to stay together if they wish
- Ensure any temporary moves are close to existing homes
- Provide more facilities for young people
- Improve health and wellbeing
- Create an environment that allows the community to grow



Economy

- Ensure the local community have access to employment and training opportunities arising from regeneration
- Provide new commercial facilities (shops, cafes, business space) for convenience of residents and to enable economic growth

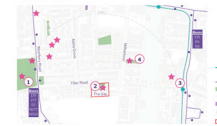
One Housing

4

Understanding your area

Open space, play and public transport

A variety of shops and community facilities are found within a five minute walk of the site. Further commercial and community facilities are proposed for the adjacent development at the Westferry Printworks. There is an opportunity to potentially link to the future facilities of the adjacent regeneration development.



Land uses

The existing site includes a mix of building heights (B1, B2, B3). The wider area includes a variety of building heights including some significant offices (O1, O2) along with industrial and the adjacent industrial development (Westferry Printworks). This offers the opportunity to introduce a range of building heights within the site, however any proposal of building above B1 should be subject to the neighbouring buildings along The Road.



Building heights

The existing site includes a mix of building heights (B1, B2, B3). The wider area includes a variety of building heights including some significant offices (O1, O2) along with industrial and the adjacent industrial development (Westferry Printworks). This offers the opportunity to introduce a range of building heights within the site, however any proposal of building above B1 should be subject to the neighbouring buildings along The Road.



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5

Understanding your estate

The diagram and images below show the existing condition of your estate and highlight some of the challenges and opportunities that it offers.



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6

Developing the options

What is an options appraisal?

An options appraisal is a structured process to explore the different options with you for improving your estate. We are working with you to develop a range of scenarios focussed around six options:

- Option 1: Business as usual
- Option 2: Open space improvements
- Option 3: Refurbishment
- Option 4: Infill
- Option 5: Partial redevelopment
- Option 6: Full redevelopment

We are currently exploring a range of scenarios within the six options as listed above and we want you to let us know your thoughts. As we progress through the options appraisal process we want to be in a position where we can narrow down these towards a preferred option or options.

Your views matter

We welcome your comments and ideas throughout the design process

Indicative timeline



One Housing

8

How well Option 1 scores against your Residents' Brief

Below we have presented how the initial business as usual option scores against the developing Residents' Brief

		Key
		X Not achieved
		✓ Achieved
		⚡ Potential to be achieved
🏠	Ensure buildings are fit for modern living	X
	Provide homes that meet residents' housing needs	X
	Provide separate bedrooms for those currently living in bedsits	X
	Provide more homes including more affordable homes	X
🌿	Maintain current tenancy terms unless residents choose otherwise	✓
	Provide a greater amount of storage within homes	X
	Improve private and public outdoor space	X
	Include separate dog exercise areas	✓
♿	Help maintain a quiet, peaceful local environment and reduce anti-social behaviour	X
	Improve sustainability and energy efficiency	X
	Improve servicing (e.g. cleaning and maintenance)	X
	Improve water pressures within the blocks	X
👤	Improve street and open space lighting	X
	Maintain children's play area	✓
	Improve drainage	X
	Improve accessibility within and around all homes	X
🚗	Improve availability of cycle storage	X
	Provide adequate car parking that meets current requirements	X
	Improve connections to surrounding communities, potentially including the new Printworks site once completed	X
	Provide housing and care options for elderly and those with specialist needs	X
🏡	Allow communities to stay together if they wish	✓
	Ensure any temporary moves are close to existing homes	X
	Provide more facilities for young people	X
	Improve health and wellbeing	X
🌱	Create an environment that allows the community to grow	X
	Ensure the local community has access to employment and training opportunities arising from regeneration	X
	Provide new commercial facilities (shops, cafes, business space) for convenience of residents and to enable economic growth	X
		X

Tell us your thoughts

Use the stickers to tell us how well you think Option 1 scores against the Residents' Brief

☒ Achieves the Residents' Brief
☐ Does not achieve the Residents' Brief

One Housing

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Option 1: Business as usual

Description

This option considers no change to the existing site condition and no new works will take place.

This means that the estates would continue to be managed and maintained in their current state.

It is important to note that routine maintenance and repairs would still be carried out and homes would be kept to a safe and secure standard.



Photos of the existing estate



One Housing

9

Option 2: Open Space improvements

Description

The open space improvements option tests what benefits could be achieved by making improvements to the external communal and public spaces across the estate.

This involves upgrades to things such as planting and paving, as well as arrangements for security and refuse. No alterations were proposed to any of the existing properties or private outdoor space of homes in this option.

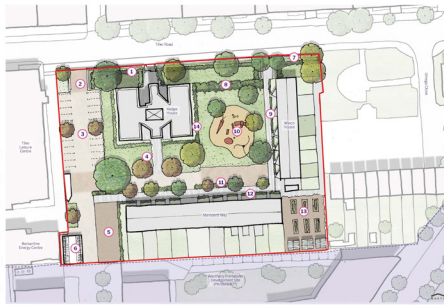
- 1 New hedge planting facing Tiller Road to gain a sense of enclosure and privacy
- 2 Improved entrance with new surfacing
- 3 New parking courtyard near entrance to allow for a more pedestrianised estate
- 4 Removal of large paved area and extension of lawn
- 5 Relocated larger dog exercise area
- 6 Introduction of sheltered bicycle parking

Precedent images



One Housing

KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE



- 7 Introduction of hedging to create green buffer between estate and Tiller Road
- 8 Hedging on the edge of the open space to improve privacy
- 9 Improved walkway with new surfacing and greening of front gardens
- 10 Enhanced play space
- 11 Introduction of planting to create buffer between walkway and shared surface
- 12 Improved walkway with new surfacing and greening of front gardens
- 13 Keep allotment space with improved facilities
- 14 Introduction of green buffer surrounding Kedge House

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How well Option 2 scores against your Residents' Brief

Below we have presented how the initial open space improvements option scores against the developing Residents' Brief

	Key	Not achieved	Achieved	Potential to be achieved
Ensure buildings are fit for modern living		X		
Provide homes that meet residents' housing needs		X		
Provide separate bedrooms for those currently living in bedsits		X		
Provide more homes including more affordable homes			✓	
Maintain current tenancy terms unless residents choose otherwise			✓	
Provide a greater amount of storage within homes		X		
Improve private and public outdoor space			✓	
Include separate dog exercise areas			✓	
Help maintain a quiet, peaceful local environment and reduce anti-social behaviour			✓	
Improve sustainability and energy efficiency			✓	
Improve servicing (i.e. cleaning and maintenance)			✓	
Improve water pressure within the blocks			✓	
Improve street and open space lighting			✓	
Maintain children's play area			✓	
Improve drainage			✓	
Improve accessibility within and around all homes			?	
Improve availability of cycle storage			✓	
Provide adequate car parking that meets current requirements			✓	
Improve connections to surrounding communities, potentially including the new Pineworks site once completed			✓	
Provide housing and care options for elderly and those with specialist needs		X		
Allow communities to stay together if they wish			✓	
Ensure any temporary moves are close to existing homes			✓	
Provide more facilities for young people		X		
Improve health and wellbeing			✓	
Create an environment that allows the community to grow			?	
Ensure the local community have access to employment and training opportunities arising from regeneration			X	
Provide new commercial facilities (shops, cafes, business spaces) for convenience of residents and to enable economic growth			X	

Tell us your thoughts

Use the stickers to tell us how well you think Option 2 scores against the Residents' Brief

☐ Achieves the Residents' Brief
☐ Does not achieve the Residents' Brief

One Housing

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Option 3: Refurbishment

Description

The refurbishment option identifies ways to improve all the existing buildings via refurbishment, identifying three alternative standards which could be met.

Three scenarios were considered for the refurbishment of the blocks from minimum standards improvements, to good practice improvements and finally best practice improvements.

Scenario A - Minimum Standard

- Draughtproofing
- Loft insulation
- Boiler upgrade (if boilers are more than 15 years old)
- Window replacement to triple glazing (if needed)

Scenario B - Good Practice

- Minimum standard, plus Environmental works:**
- Wall insulation
 - Floor insulation
 - Thermal bridging details (leaves insulation, door and window reveals, below-damp proof course (DPC))
 - Thermostatic radiator valves (TRVs)
 - Photovoltaics panels for single houses
 - Bolt-on balconies (with external support) in all flats
 - Improvement of bin stores for safety and security
 - Relocation of gas meters

Scenario C - Best Practice

- Good practice standard, plus Environmental works:**
- Mechanical ventilation with heat recovery (MVHR)
 - Passivhaus standards
 - Roof conversion
 - Smart controls for heating
 - Hybrid boiler systems: +solar thermal or +heat pump
 - Ground source heat pumps for groups of houses or blocks of flats
 - Add-on lifts in all flat buildings



KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE

- 1 Kedge House to be refurbished
- 2 Winch House to be refurbished
- 3 Starboard Way to be refurbished
- 4 Parking and access maintained
- 5 Open space and play area retained
- 6 Allotment space maintained
- 7 Dog exercise area maintained



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How well Option 3 scores against your Residents' Brief

Below we have presented how the Best Practice refurbishment scenario scores against the developing Residents' Brief

	Key	Not achieved	Achieved	Potential to be achieved
Ensure buildings are fit for modern living			✓	
Provide homes that meet residents' housing needs			✓	
Provide separate bedrooms for those currently living in bedsits			✓	
Provide more homes including more affordable homes			✓	
Maintain current tenancy terms unless residents choose otherwise			✓	
Provide a greater amount of storage within homes			✓	
Improve private and public outdoor space			✓	
Include separate dog exercise areas			✓	
Help maintain a quiet, peaceful local environment and reduce anti-social behaviour			✓	
Improve sustainability and energy efficiency			✓	
Improve servicing (i.e. cleaning and maintenance)			✓	
Improve water pressure within the blocks			✓	
Improve street and open space lighting			✓	
Maintain children's play area			✓	
Improve drainage			✓	
Improve accessibility within and around all homes			✓	
Improve availability of cycle storage			✓	
Provide adequate car parking that meets current requirements			✓	
Improve connections to surrounding communities, potentially including the new Pineworks site once completed			✓	
Provide housing and care options for elderly and those with specialist needs			✓	
Allow communities to stay together if they wish			✓	
Ensure any temporary moves are close to existing homes			✓	
Provide more facilities for young people			✓	
Improve health and wellbeing			✓	
Create an environment that allows the community to grow			✓	
Ensure the local community have access to employment and training opportunities arising from regeneration			✓	
Provide new commercial facilities (shops, cafes, business spaces) for convenience of residents and to enable economic growth			✓	

Tell us your thoughts

Use the stickers to tell us how well you think Option 3 scores against the Residents' Brief

☐ Achieves the Residents' Brief
☐ Does not achieve the Residents' Brief

One Housing

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Option 4: Infill

Description

The infill option will include keeping all existing homes as they currently are and it tests the provision of some new build homes in various open space areas of the site.



Precedent images



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How well Option 4 scores against your Residents' Brief

Below we have presented how the initial infill option scores against the developing Residents' Brief

	Key	Not achieved	Achieved	Potential to be achieved
Ensure buildings are fit for modern living	?			
Provide homes that meet residents' housing needs	?			
Provide separate bedrooms for those currently living in bedsits	X			
Provide more homes including more affordable homes	X			
Maintain current tenancy terms unless residents choose otherwise	?			
Provide a greater amount of storage within homes	X			
Improve private and public outdoor space	?			
Include separate dog exercise areas	?			
Help maintain a quiet, peaceful local environment and reduce anti-social behaviour	?			
Improve sustainability and energy efficiency	X			
Improve servicing (i.e. cleaning and maintenance)	X			
Improve water pressure within the blocks	X			
Improve street and open space lighting	?			
Maintain children's play area	X			
Improve drainage	X			
Improve accessibility within and around all homes	X			
Improve availability of cycle storage	?			
Provide adequate car parking that meets current requirements	?			
Improve connections to surrounding communities, potentially including the new Printworks site once completed	X			
Provide housing and care options for elderly and those with specialist needs	X			
Allow communities to stay together if they wish	X			
Ensure any temporary moves are close to existing homes	X			
Provide more facilities for young people	?			
Improve health and wellbeing	?			
Create an environment that allows the community to grow	?			
Ensure the local community has access to employment and training opportunities arising from regeneration	?			
Provide new commercial facilities (shops, cafes, business space) for convenience of residents and to enable economic growth	?			

Tell us your thoughts

Use the stickers to tell us how well you think Option 4 scores against the Residents' Brief

☐ Achieves the Residents' Brief
☐ Does not achieve the Residents' Brief

One Housing

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Option 5: Partial Redevelopment

Description

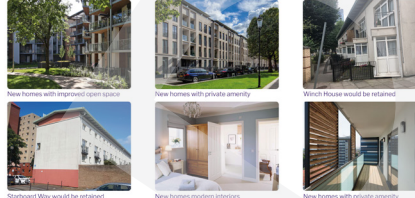
The partial redevelopment option includes four scenarios where some of the existing buildings can be demolished to provide space for new homes for some existing residents and some new residents. In this option some of the existing blocks will be retained and those homes will not be affected by the changes.

Scenario 1

Partial redevelopment
Scenario 1 involves the demolition of Kedge House whilst keeping Starboard Way and Winch House.



Precedent images



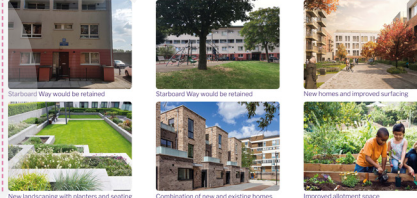
One Housing

Scenario 2

Partial redevelopment
Scenario 2 involves the demolition of Kedge House and Winch House whilst keeping Starboard Way.



Precedent images



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Option 5: Partial Redevelopment

Description

The partial redevelopment option includes four scenarios where some of the existing buildings can be demolished to provide space for new homes for some existing residents and some new residents. In this option some of the existing blocks will be retained and those homes will not be affected by the changes.

Scenario 3

Partial redevelopment Scenario 3 involves the demolition of Kedge House and Starboard Way whilst keeping Winch House.

- 1 New mixed housing with private side gardens
- 2 New apartment style homes with roof gardens
- 3 New stacked maisonette homes
- 4 Improved and relocated parking spaces
- 5 Retained dog exercise area
- 6 Improved open space and play area
- 7 Improved allotment space in the same location



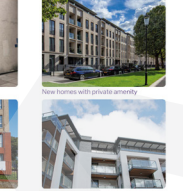
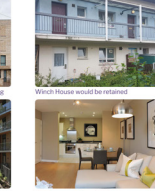
Scenario 4

Partial redevelopment Scenario 4 involves the demolition of Starboard Way whilst keeping Kedge House and Winch House.

- 1 New mixed housing with private side gardens
- 2 New stacked maisonette homes
- 3 Extended and improved open space and play area
- 4 Improved and relocated parking courtyard
- 5 Retained dog exercise area
- 6 Improved open space and play area
- 7 Improved allotment space in the same location



Precedent images



One Housing

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How well Option 5 scores against your Residents' Brief

Below we have presented how the initial partial redevelopment option scores against the developing Residents' Brief

	Key
	Not achieved
	Achieved
	Potential to be achieved
Ensure buildings are fit for modern living	?
Provide homes that meet residents' housing needs	?
Provide separate bedrooms for those currently living in bedsits	?
Provide more homes including more affordable homes	?
Maintain current tenancy terms unless residents choose otherwise	?
Provide a greater amount of storage within homes	?
Improve private and public outdoor space	?
Include separate dog exercise areas	?
Help maintain a quiet, peaceful local environment and reduce anti-social behaviour	?
Improve sustainability and energy efficiency	?
Improve servicing (i.e. cleaning and maintenance)	?
Improve water pressure within the blocks	?
Improve street and open space lighting	?
Maintain children's play area	?
Improve drainage	?
Improve accessibility within and around all homes	?
Improve availability of cycle storage	?
Provide adequate car parking that meets current requirements	?
Improve connections to surrounding communities, potentially including the new Pineworks site once completed	?
Provide housing and care options for elderly and those with specialist needs	?
Allow communities to stay together if they wish	?
Ensure any temporary moves are close to existing homes	?
Provide more facilities for young people	?
Improve health and wellbeing	?
Create an environment that allows the community to grow	?
Ensure the local community have access to employment and training opportunities arising from regeneration	?
Provide new commercial facilities (shops, cafes, business spaces) for convenience of residents and to enable economic growth	?

Tell us your thoughts

Use the stickers to tell us how well you think Option 5 scores against the Residents' Brief

☐ Achieves the Residents' Brief
☐ Does not achieve the Residents' Brief

One Housing

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Option 6: Full redevelopment

Description

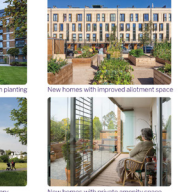
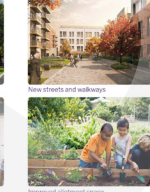
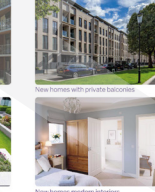
The full redevelopment option will include the demolition of all existing homes to provide quality new homes for all existing residents and additional homes for new residents, including new parking areas, play space, communal gardens, secure streets and private outdoor space for all new homes.

- 1 New planting along western edge of the site next to the leisure centre
- 2 Maintaining a similar vehicle/pedestrian access route to your existing estate, with new surfacing
- 3 Maintaining some trees to the north of the site against Tiler Road
- 4 New apartments with private green roof spaces
- 5 New improved parking for all existing residents
- 6 New location for the sub-station



- 7 High quality, larger homes with private outdoor space in the form of a garden, terrace or balcony that meet the current needs of all existing residents
- 8 Secure indoor cycle storage for all residents
- 9 New communal ground floor gardens
- 10 Relocating and enhancing allotment space
- 11 All homes will have step free access, including lifts
- 12 New secure and safe play areas
- 13 New apartments/maisonettes with dual aspect
- 14 New tree planting and landscaping, including a green buffer at the front of the estate next to Tiler Road
- 15 Improved secure pedestrian entrances from Tiler Road

Precedent images



One Housing

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How well Option 6 scores against your Residents' Brief

Below we have presented how the initial full redevelopment option scores against the developing Residents' Brief

	Key
	Not achieved
	Achieved
	Potential to be achieved
Ensure buildings are fit for modern living	?
Provide homes that meet residents' housing needs	?
Provide separate bedrooms for those currently living in bedsits	?
Provide more homes including more affordable homes	?
Maintain current tenancy terms unless residents choose otherwise	?
Provide a greater amount of storage within homes	?
Improve private and public outdoor space	?
Include separate dog exercise areas	?
Help maintain a quiet, peaceful local environment and reduce anti-social behaviour	?
Improve sustainability and energy efficiency	?
Improve servicing (i.e. cleaning and maintenance)	?
Improve water pressure within the blocks	?
Improve street and open space lighting	?
Maintain children's play area	?
Improve drainage	?
Improve accessibility within and around all homes	?
Improve availability of cycle storage	?
Provide adequate car parking that meets current requirements	?
Improve connections to surrounding communities, potentially including the new Pineworks site once completed	?
Provide housing and care options for elderly and those with specialist needs	?
Allow communities to stay together if they wish	?
Ensure any temporary moves are close to existing homes	?
Provide more facilities for young people	?
Improve health and wellbeing	?
Create an environment that allows the community to grow	?
Ensure the local community have access to employment and training opportunities arising from regeneration	?
Provide new commercial facilities (shops, cafes, business spaces) for convenience of residents and to enable economic growth	?

Tell us your thoughts

Use the stickers to tell us how well you think Option 6 scores against the Residents' Brief

☐ Achieves the Residents' Brief
☐ Does not achieve the Residents' Brief

One Housing

Event material: Feedback form

1

Feedback form

KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE

This questionnaire is a chance for us to record your views about your area and will help us understand what you think about your draft Residents' Brief and the initial draft options. We want to ensure all residents are fully and meaningfully involved in this process, therefore all feedback collected by questionnaires will shape the way forward and inform future events. We hope you can spare the time to take part. All responses are optional.

Have
your
say

About you

Name (optional): _____

Address (optional): _____

Where do you live? Kedge House ☐ Starboard Way ☐ Winch House ☐

Your preferred method of contact? email _____ tel/no _____

Your draft Residents' Brief

Using the feedback we received from you throughout the first round of consultation, we have added some objectives to your draft Residents' Brief. We want to know your thoughts on these and whether they should remain in your Residents' Brief.

Please ☒ if you agree and ☒ if you disagree....

- ☒ Provide a greater amount of storage within homes ☒
- ☒ Improve street and open space lighting ☒
- ☒ Maintain children's play area ☒
- ☒ Improve drainage ☒
- ☒ Create an environment that allows the community to grow ☒

Are there any other objectives you would like to be included in your Residents' Brief? _____

Initial options

It is important that you tell us what you think about each of the options and how well you think they achieve the objectives on your draft Residents' Brief.

Option 1: Business as usual

How well do you think this option overall achieves your Residents' Brief?

Very well ☐ Quite well ☐ Not very well ☐

What are your thoughts on this option? _____

2

KEDGE HOUSE
STARBOARD WAY
WINCH HOUSE

Option 2: Open space improvements

How well do you think this option overall achieves your Residents' Brief?

Very well ☐ Quite well ☐ Not very well ☐

What are your thoughts on this option? _____

Option 3: Refurbishment

How well do you think this option overall achieves your Residents' Brief?

Very well ☐ Quite well ☐ Not very well ☐

What are your thoughts on this option? _____

Option 4: Infill

How well do you think this option overall achieves your Residents' Brief?

Very well ☐ Quite well ☐ Not very well ☐

What are your thoughts on this option? _____

Option 5: Partial redevelopment

How well do you think this option overall achieves your Residents' Brief?

Very well ☐ Quite well ☐ Not very well ☐

What are your thoughts on this option? _____

Option 6: Full redevelopment

How well do you think this option overall achieves your Residents' Brief?

Very well ☐ Quite well ☐ Not very well ☐

What are your thoughts on this option? _____