



**ALICE SHEPHERD HOUSE**  
**OAK HOUSE**

## **Alice Shepherd House and Oak House**

Exhibition 5

January 2022

**One Housing**

# How to use this document

This is a virtual exhibition. Each page of the exhibition has a video clip which will explain the information and give you more detail on the options for your estate. The video clips can be viewed using the QR code on each page and the guide below shows you how to do this.

## If you are reading the booklet you received in the post

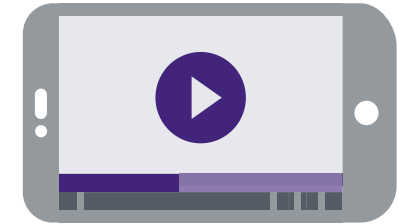
- 1 Look for the QR code on each page



- 2 iPhone/iPad users should open the Camera app, point it at the QR code, and follow the link to view the video clip. Android users should use the QR code scanner app, point it at the QR code, and follow the link to view the video clip. You may need to download the QR code scanner app.



- 3 Watch the video clip on your device



## If you are viewing the booklet online via your device

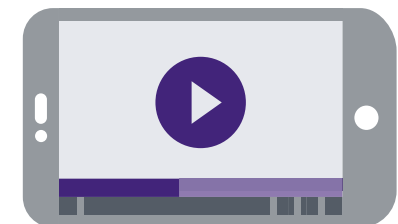
- 1 Look for the QR code on each page



- 2 Click on the QR code and follow the link to view the video clip



- 3 Watch the video clip on your device



# Hello & welcome

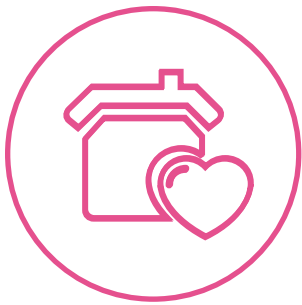
...to the fifth residents' exhibition event in the Alice Shepherd House and Oak House options appraisal.

Today we are looking at:

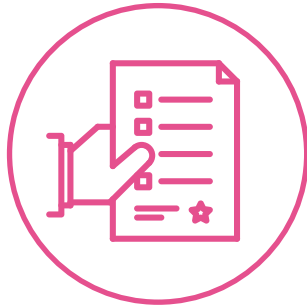
See the video for  
hello and welcome



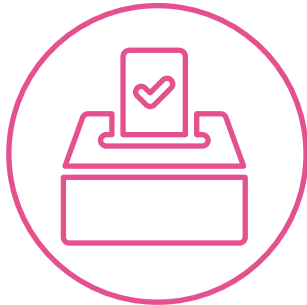
What you told us at  
the last exhibition and  
one-to-one meetings



A closer look at the  
design proposals for  
the full redevelopment  
option

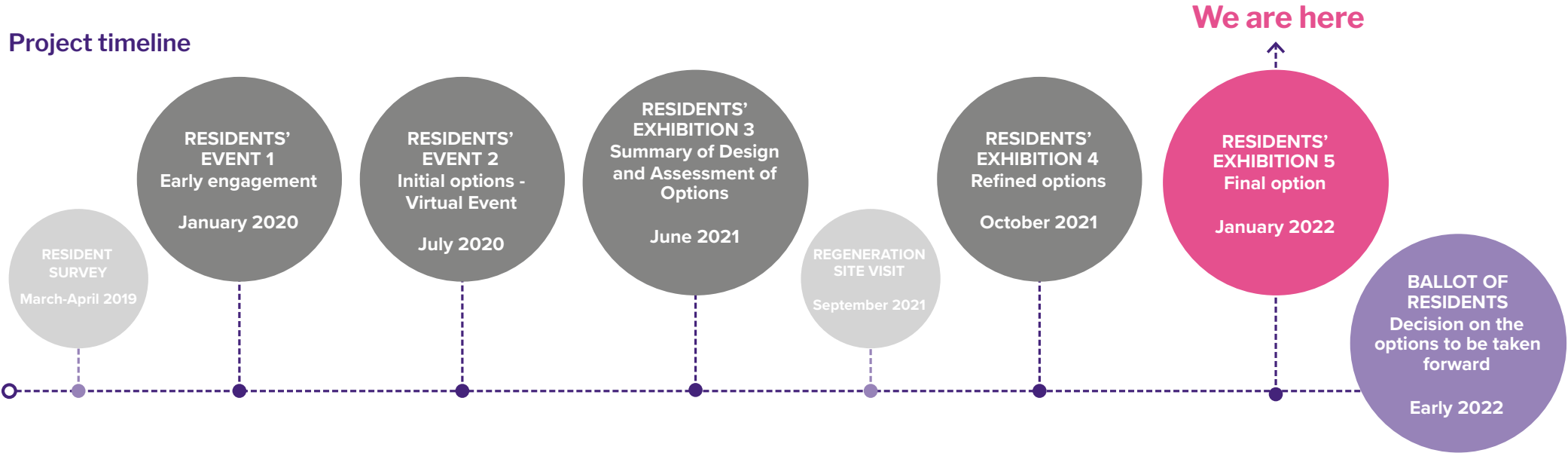


Key commitments  
from the landlord offer



Information on the  
ballot

## Project timeline



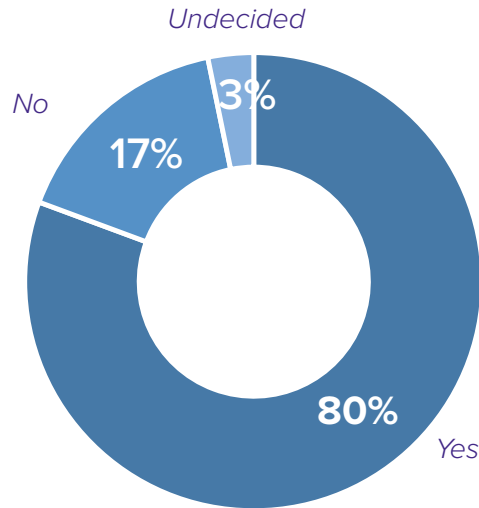


## Exhibition 4 Feedback

During the fourth round of consultation, we asked you if you were in support of the idea of regeneration and out of the viable development options which one you prefer. The information below is a summary of comments from your post-it notes, feedback forms and one-to-one meetings. You can see the full report on all the feedback we received at the last event and one-to-one meetings on our website.

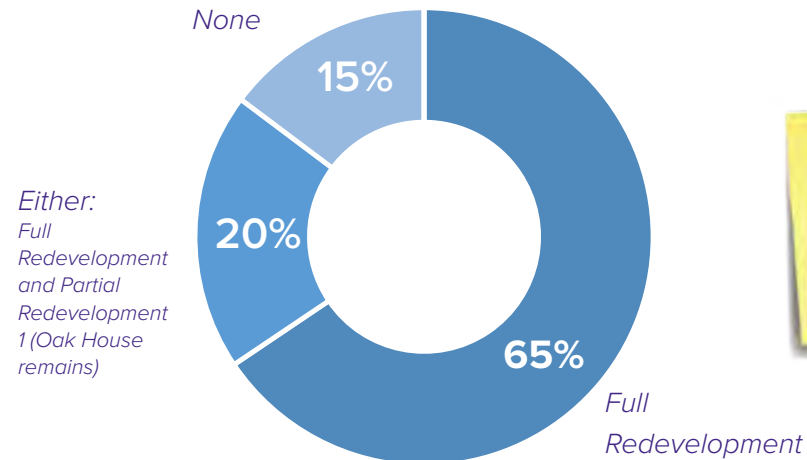
Link: <https://www.onehousing.co.uk/about-us/what-we-do/development-and-regeneration/isle-of-dogs>

### Do you support the idea of regeneration on Alice Shepherd House and Oak House?















All respondents: 61

### Out of the viable options which one do you prefer



All respondents: 61

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

- |  |   |   |
|--|---|---|
|  Retaining views to the river         |  Parking                         |  Preferences for separate or open-plan kitchen and living spaces |
|  Poor condition of existing buildings |  Deck-access block with landings |  Currently living in overcrowded homes                           |
|  Location of the community centre     |  Moving only once                |   |
|  Private outdoor space                |  Secure communal outdoor space   |   |
|  New balconies                        |  Privacy and overlooking         |   |

See the video for  
Exhibition  
4 Feedback



"Like the idea of outside space and maintaining river views"

"Full redevelopment of the site is best considering the amount of repair/ maintenance work required"

"Prefer full redevelopment as this will allow the Oak House site to be built first and make only one move into a new home."

"Building is outdated and too many issues. Needs replacing"

"Will not look nice with oak house remaining. Old building with no facilities and in poor condition"

"Like any that knocks down Oak House"

"Do not like the idea of change"

"Building is outdated and too many issues. Needs replacing"



See the video for Full Redevelopment Preferred Option

This option proposes the demolition of all 84 homes in the two existing blocks. The demolished homes are replaced along with 263 additional new homes, totalling 347 homes in the estate once the regeneration is completed. The homes are spread across 3-blocks - Block A, a 4-sided block (ranging in height from 2-storeys to 10-storeys) with communal landings overlooking the shared garden below, and Blocks B and C to the north (14 storeys and 16 storeys).



## Key information

- Block A is a deck access block with communal landings, similar to what Alice Shepherd House has now. All existing residents from Alice Shepherd House and Oak House would move into a new home in Block A
- In Block A the communal landings will overlook the central courtyard with a new and improved green open space and play area
- Block A has family size houses and maisonettes on the ground floor with gardens. All homes above the ground floor will have a private balcony, most of which will face towards the river
- This option makes a relatively small financial loss of £460,000. However we expect to be able to reduce this deficit through further design work so that the development breaks even
- Blocks B (16 storeys) and C (14 storeys) may have issues meeting the Council's planning guidance for this area. This will be discussed further with the Council in detailed design. The Council would prefer the taller blocks to be located on the northern end of the site where Alice Shepherd House is currently located

See the video for Preferred Option Strategies



## Proposed Heights



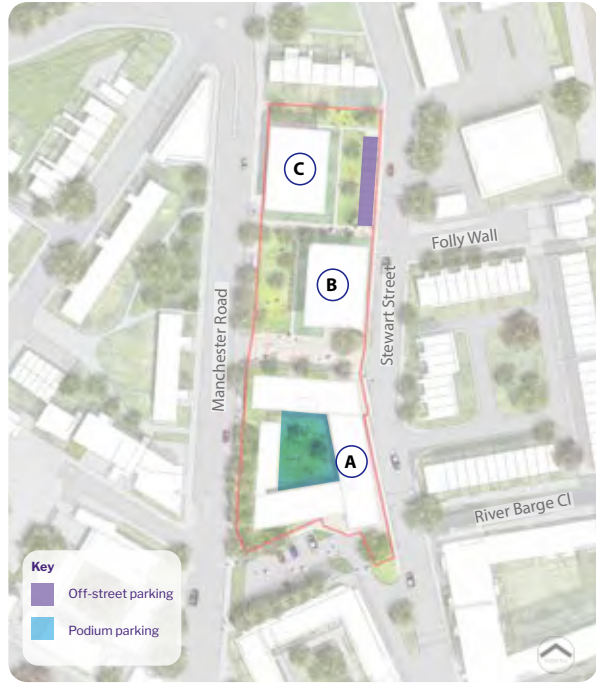
The option proposes 3-blocks - Block A, a 4-sided block (ranging in height from 2-storeys to 10-storeys) with communal landings overlooking the shared garden below, and Blocks B and C to the north (14 storeys and 16 storeys). The orientation of Block A allows better views to the river.

## Proposed Open Spaces



A series of different types of green spaces are proposed to create high quality communal areas for residents to enjoy, making the estate more green.

## Proposed Parking



Off-street parking is proposed next to Block C opposite the pumping station, and in a podium beneath Block A's buildings and courtyard garden.



# Illustrative Sketches



See the video for  
Illustrative Sketches

The sketches below aim to show what the blocks could look like. They show the staggering heights of the blocks, the communal landings for residents to access their homes which overlook the communal garden and the street below. Each home will have it's own private outside space and the sketches show the balconies and roof terrace gardens. The streets around the blocks are clearly defined with ground floor maisonettes and houses fronting onto the streets.





Drone panoramic shots have been taken from two locations to show the existing views from Alice Shepherd House at different storeys compared to the views from the proposed building located on the southern parcel where the community centre and Oak House are located.



See the video for Drone Photography

### Existing views to the river from Alice Shepherd House

Location point 1



Location point 2



### Views to the river from the proposed Block A

Location point 3



Location point 4

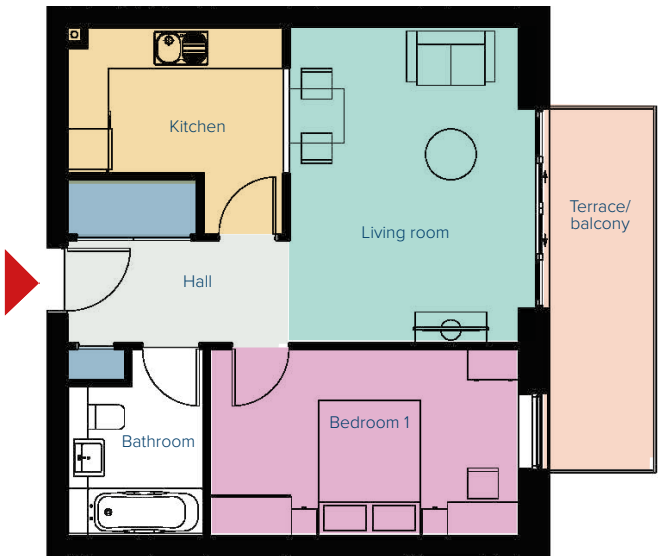




Our ambition is to create spacious, high-quality homes that are well-lit with natural daylight. All proposed new homes will meet the latest standards for the size of the homes, size of the rooms, storage space, and natural light. All homes will have their own private outside space as a balcony, roof terrace or ground floor garden. All homes will be designed to the latest standards for accessibility to take into account the needs of elderly and disabled residents and those households with prams, so that the new homes are suitable for residents both now and in the future.



See the video for existing and new homes booklet



\* Opposite are two examples of one-bedroom flat home layouts. Further examples for all home sizes and layouts can be found in Appendix 1 at the back of this booklet

The video will take you through your existing homes layouts and the new example layouts



New kitchens



Private balconies accessed from living spaces



Views and private outdoor spaces in new homes

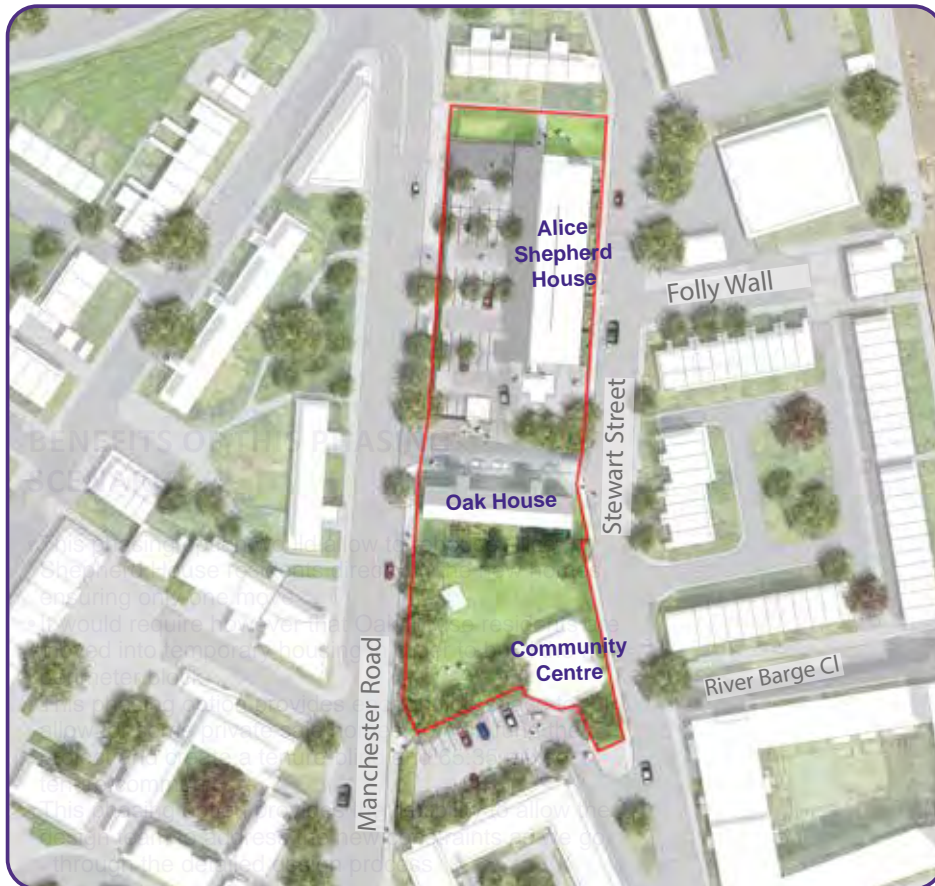
## Phases of the regeneration

1. Residents of Oak House will move away. This can be permanent if residents choose, or temporary if they wish to come back to a new home. Once empty, Oak House would be demolished.
2. The disused housing office building and the community centre behind Oak House would be demolished.
3. Block A would be constructed.
4. All existing resident households from Alice Shepherd House and those from Oak House who are in temporary housing will move into a new home in Block A.
5. Alice Shepherd House is now empty and can be demolished.
6. Block B and Block C will be constructed.

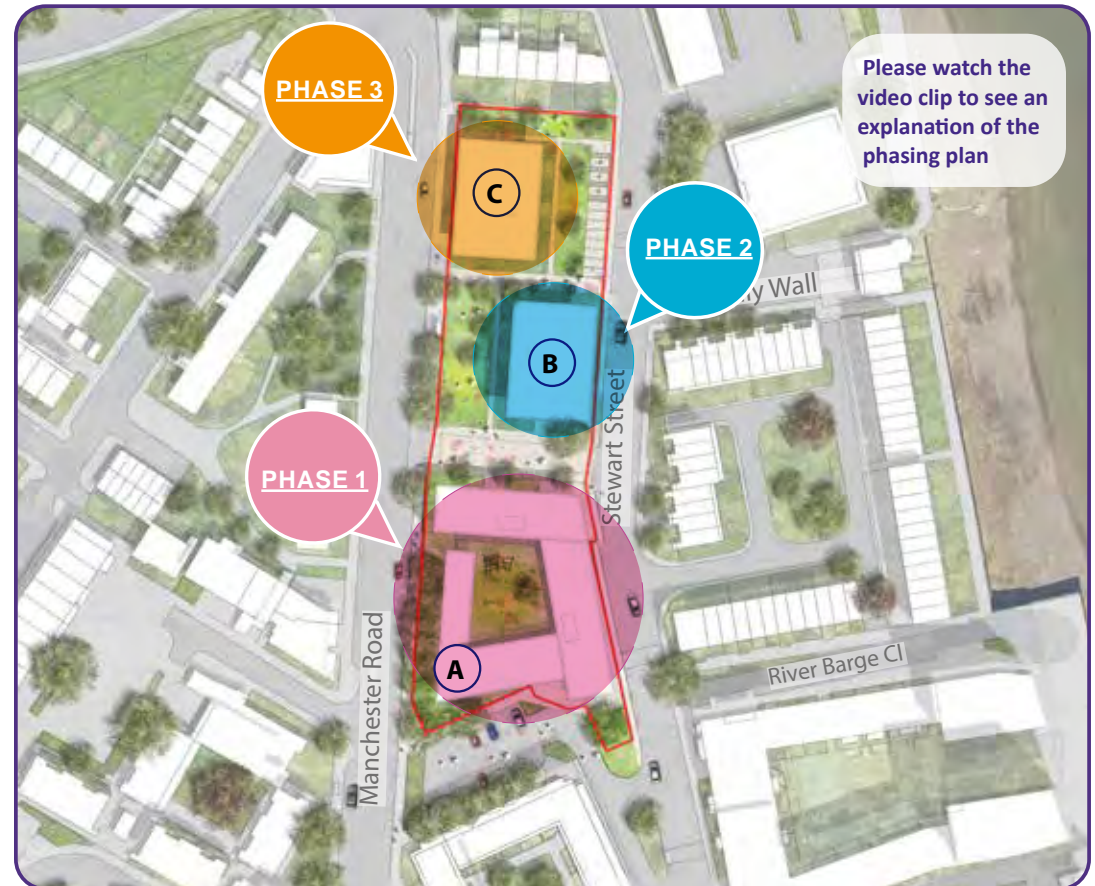


See the video for  
Decant Strategy

### Existing estate:



### Proposed development:







## 1. A new home for every One Housing tenant and resident leaseholder if you want to return

We will offer you a home in the new development which meets your housing needs and budget. You will have your own private outdoor space.



## 2. Help when moving and extra support for those who need it

We will arrange and pay for the removal company to transport your belongings to your new home. We will provide extra support with packing to those who need it such as elderly residents or those with support needs. We will arrange and pay for the disconnection of appliances and services in your old home and the new connections in your new home. We will cover the costs of any other reasonable moving expenses.



## 3. We will minimise disruption

We will make every effort to minimise disruption to you and your household.



## 4. Ongoing consultation and communication

We will consult you on proposals for the new development throughout the process, using a range of methods so you can influence things in the ways that best suit you.



## 5. Provision of parking

Resident car owners who currently have a permit to park on the street or in the car park will be able to continue to do so in the new development.



## 6. A commitment to quality

All new homes will be built to the latest standards and building regulations. They will be at least as big as your current home, and have a private outside space.



## 7. Your rent will stay the same

If you rent your home from One Housing then your rent will not increase once you return to your new home in the new development, unless you move to a home with more bedrooms.



## 8. Your tenancy will stay the same

If you rent your home from One Housing then your tenancy rights will be the same as they are now when you return to your new home in the new development.



## 9. A permanent move away only if you want it

If you prefer to move away permanently, we will support you to find a new home.



## 10. You will receive compensation

We will pay tenants a 'home loss' payment of £7100. We will pay leaseholders a 'home loss' payment of up to 10% of the value of your property. (Compensation amounts are set by law, the numbers stated are as of December 2021). We will also cover reasonable costs incurred as a result of moving.



## 11. A fair and flexible offer to leaseholders

We will offer both resident and non-resident leaseholders the option to sell your homes to us at an independently verified price. Resident leaseholders will be able to buy a property in the new development and will be able to take an equity loan option if they cannot afford to buy a home outright. We will discuss any additional circumstance with each leaseholder and provide all the support we can.



See the video for the  
Landlord Offer

At the end of the options appraisal there will be a ballot where you, the residents, will vote to tell us if you want to go forward with the preferred option for the regeneration of Alice Shepherd House and Oak House. We are aiming to hold the ballot in early 2022.

- Before the ballot, you will be sent the Landlord's offer booklet setting out the regeneration proposals. You will have at least two weeks to read the booklet.
- A couple of weeks later voting will open and will remain open for at least three weeks. You can choose to vote by post, by telephone, or online.
- You will be asked a simple question in the ballot - 'Are you in favour of the regeneration proposal included in the landlords offer?' You will be able to vote 'Yes' or 'No'.



See the video for the ballot

### What is in the landlords offer?



The Landlords' offer document will set out two things to consider when casting your vote in the ballot.

Firstly, there will be drawings showing the current proposed designs for the new blocks and estate, example home layouts, and estimated numbers of new homes.

Secondly, there will also be a more detailed explanation of the 'Key commitments' from the previous page, which set out how residents will be treated through the regeneration by One Housing.

### What would a yes vote mean?



One Housing will continue to develop the current designs and get them ready to make an application for planning permission to the Council. There will be ongoing consultation with residents to ensure they are involved in developing the designs, and we would expect it to take about 12 months to get from ballot to submitting a planning application.

### What would a no vote mean?



We will continue with our 'business as usual' management and maintenance. Day-to-day repairs to the blocks and estate will continue, as will the usual scheduled works such as kitchen and bathroom replacements, windows, doors and other major works when they become due. One Housing would consult with residents to fully understand why they voted 'no'. Depending on this feedback a decision would be taken on whether to revise the Landlord offer and go to vote again, or to cancel the project completely.

### Who gets to vote?



Only households in Alice Shepherd House and Oak House can take part in the ballot, and all voters must be over 16 years old. The Greater London Authority have stated that the following people get to vote in a regeneration ballot:

- All secure or assured tenants named on the tenancy agreement.
- All leaseholders named on the lease that have been living in the property at least twelve months prior to the ballot.
- Anyone else living on the estate who has been on the housing register for the last 12 months prior to a ballot.

In accordance with the GLA guidance, Tenants of leaseholders cannot vote, unless they have been on the Council's housing register for 12 months prior to the ballot. Non-resident leaseholders or buy to let landlords do not get a vote either.

### Who carries out the ballot?



An independent company must carry out the ballot and they will be appointed closer to the time.

They will be responsible for voter registration, organising the ballot and counting the results.

The result of the ballot will be based only on the votes of those residents who actually voted.



### Feedback

Thank you for taking part in this exhibition. We would really like to know your thoughts about what you have seen. You can do this by clicking using this QR code to give us your feedback. Alternatively you can call Emma or Mynul from the One Housing Regeneration Team.

**One Housing Regeneration team:**  
**Mynul Islam**

07966 643120 or 020 8821 5138  
 myislam@onehousing.co.uk

**Emma Leigh Price**

07768776036 or 020 8821 5169  
 eprice@onehousing.co.uk

See the video for  
 Feedback and  
 Summary



Follow link to give us  
 your feedback



### Independent advice

If you would like some independent advice you can contact your Independent Residents' Advisor and your Residents' Advocate.

**The Independent Resident Advisor:**  
**Lee Page**

0800 073 1619 (freephone)  
 aliceshopoakhouse@tpas.org.uk

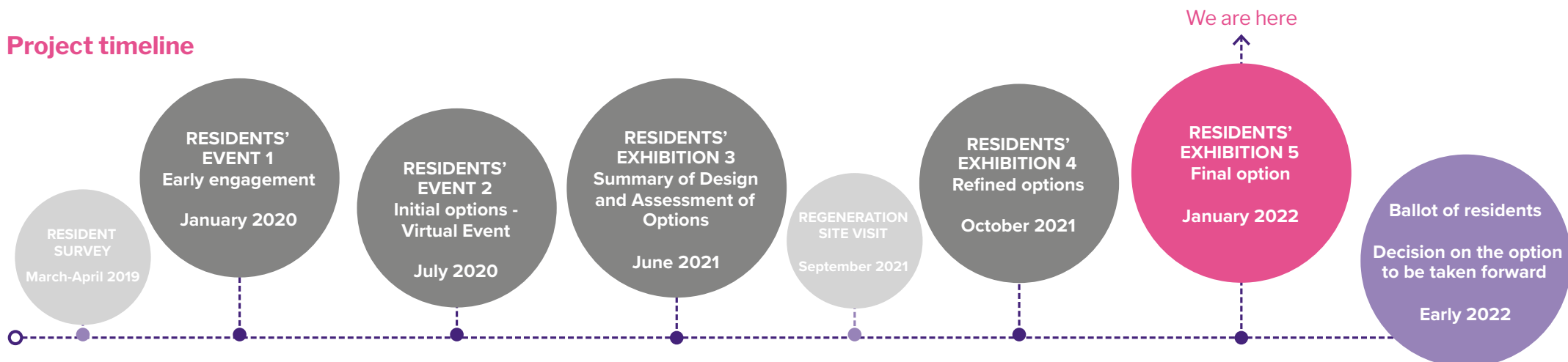
**Resident Advocate:**  
**Mike Tyrrell**

07958 225416  
 mike@puttingresidentsfirst.co.uk

### Additional information

If you would like to see more information about how your feedback from the last event has informed the objectives and Residents' Brief please turn to the turquoise section at the back of this booklet. If you would like to see more information about how the existing building and local area have informed PRP Architects' designs for the options please turn to the blue section at the back of this booklet

### Project timeline





**ALICE SHEPHERD HOUSE**  
**OAK HOUSE**



**One Housing**





**ALICE SHEPHERD HOUSE**  
**OAK HOUSE**



See the video for existing and  
new homes booklet

## **Alice Shepherd House and Oak House**

Appendix 1: Existing and new homes booklet

January 2022

**One Housing**

An aerial, high-angle photograph of a city neighborhood, likely in San Francisco given the architecture and street layout. The image shows a mix of residential and commercial buildings, including a prominent curved building in the upper left and several multi-story structures. Streets are visible, along with some greenery and a body of water in the upper right. The entire image is faded to a light gray tone, serving as a background for the text.

# COMPARISON OF EXISTING HOME LAYOUTS AND PROPOSED HOME LAYOUTS

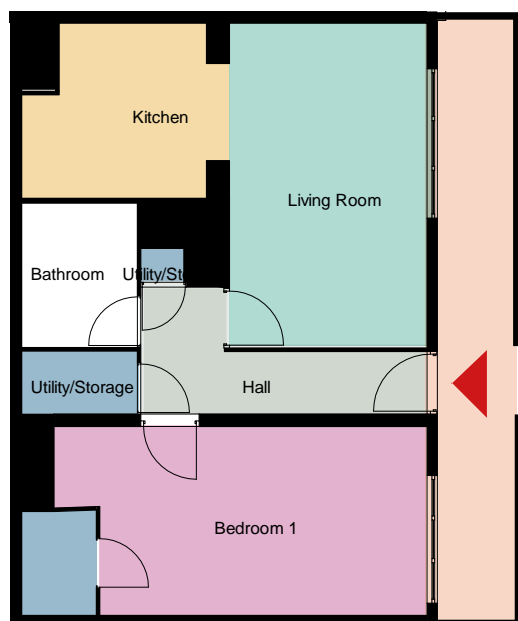


# EXISTING HOMES – CURRENT LAYOUTS – 1-BEDROOM HOME

One Housing

\* Please note that the plans are not to scale

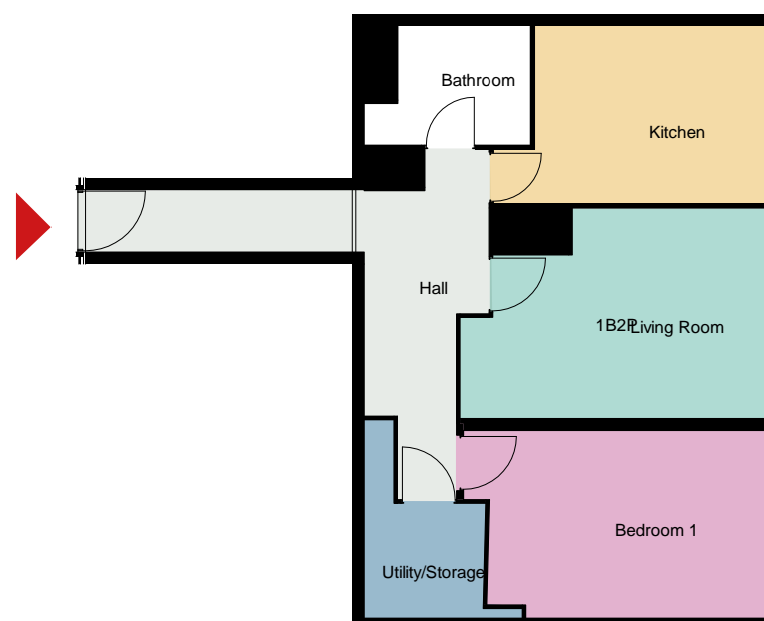
Alice Shepherd House 1-bedroom flat (ground floor)



Total Area = 49.7m<sup>2</sup>

Living space: 13.7m <sup>2</sup>	Hall: 4.9m <sup>2</sup>
Kitchen: 6.3m <sup>2</sup>	Storage: 1.8m <sup>2</sup>
Bedroom: 15.3m <sup>2</sup>	Front garden: 9m <sup>2</sup>
Bathroom: 3.4m <sup>2</sup>	

Alice Shepherd House 1-bedroom flat (6th floor)



Total Area = 53.5m<sup>2</sup>

Living space: 12m <sup>2</sup>	Hall: 10.3m <sup>2</sup>
Kitchen: 9.2m <sup>2</sup>	Storage: 3.5m <sup>2</sup>
Bedroom: 11.2m <sup>2</sup>	
Bathroom: 3.6m <sup>2</sup>	

London space standards = 50m<sup>2</sup>

\*Please note the 'Total Area' refers to the entire floor space of the property including the internal walls.

# NEW HOMES – EXAMPLE LAYOUTS – 1-BEDROOM HOME

One Housing

\* Please note that the example plans are not to scale

## Proposed 1-Bedroom flat example layout

Example 1



Total Area = 50m<sup>2</sup> (+Terrace/balcony 5m<sup>2</sup>)

Living space: 13m <sup>2</sup>	Hall: 6.5m <sup>2</sup>
Kitchen: 10.4m <sup>2</sup>	Storage: 2.5m <sup>2</sup>
Bedroom: 12m <sup>2</sup>	Terrace: 5m <sup>2</sup>
Bathroom: 4.4m <sup>2</sup>	

Example 2



Total Area = 50.5m<sup>2</sup> (+Terrace/balcony 5m<sup>2</sup>)

Living space: 11.7m <sup>2</sup>	Hall: 6.1m <sup>2</sup>
Kitchen: 10.4m <sup>2</sup>	Utility: 1.5m <sup>2</sup>
Bedroom: 12m <sup>2</sup>	Storage: 2.5m <sup>2</sup>
Bathroom: 4.4m <sup>2</sup>	Terrace: 5m <sup>2</sup>

London space standards = 50m<sup>2</sup>

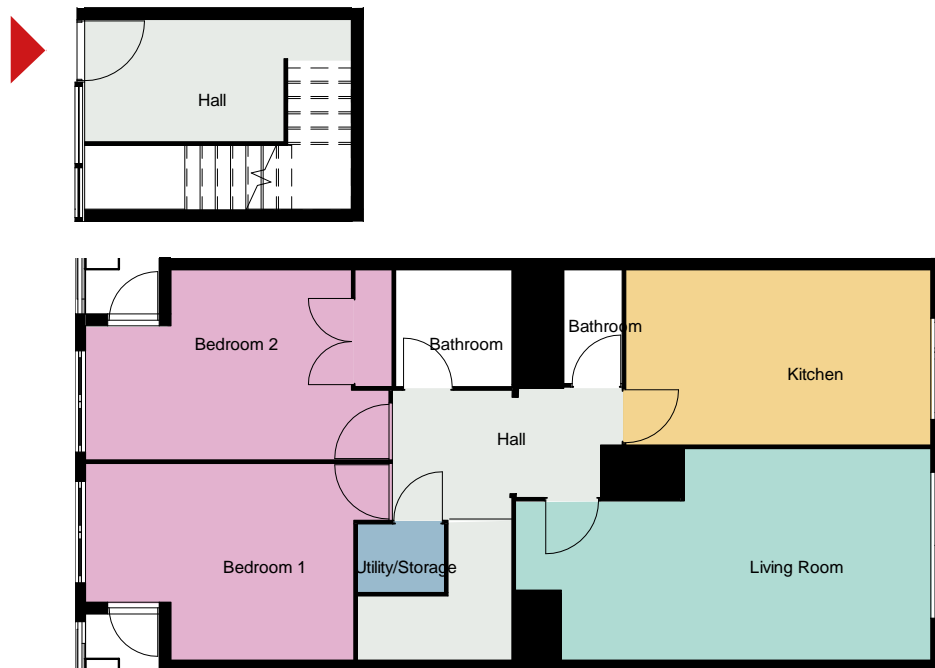
\*Please note the 'Total Area' refers to the entire floor space of the property including the internal walls.

# EXISTING HOMES – CURRENT LAYOUTS – 2-BEDROOM HOME

One Housing

\* Please note that the plans are not to scale

Alice Shepherd House 2-bedroom maisonette (Layout 1)



Living space: 15.6m <sup>2</sup>	Bathroom: 2.9m <sup>2</sup>
Kitchen: 11m <sup>2</sup>	Toilet: 2.2m <sup>2</sup>
Bedroom 1: 9.8m <sup>2</sup>	Hall: 15.4m <sup>2</sup>
Bedroom 2: 10.9m <sup>2</sup>	Storage: 1.3m <sup>2</sup>

Upper level = 10.5m<sup>2</sup>  
Lower level = 66.4m<sup>2</sup>  
Total Area = 76.9m<sup>2</sup>

Alice Shepherd House 2-bedroom maisonette (Layout 2)



Living space: 13.7m <sup>2</sup>	Bathroom 1: 2.9m <sup>2</sup>
Kitchen: 6.3m <sup>2</sup>	Toilet: 2.2m <sup>2</sup>
Bedroom 1: 10.9m <sup>2</sup>	Hall: 14.1m <sup>2</sup>
Bedroom 2: 8.8m <sup>2</sup>	Storage: 3.3m <sup>2</sup>

Upper level = 10.5m<sup>2</sup>  
Lower level = 66.4m<sup>2</sup>  
Total Area = 76.9m<sup>2</sup>

London space standards = 70m<sup>2</sup>

\*Please note the 'Total Area' refers to the entire floor space of the property including the internal walls.



# EXISTING HOMES – CURRENT LAYOUTS – 2-BEDROOM HOME

One Housing

\* Please note that the plans are not to scale

Oak House 2-bedroom flat (Layout 1)



Total Area = 58.8m<sup>2</sup>

London space standards = 70 m<sup>2</sup>

Living space: 15.6m <sup>2</sup>	Bathroom: 3.5m <sup>2</sup>
Kitchen: 7.1m <sup>2</sup>	Toilet: 2.2m <sup>2</sup>
Bedroom 1: 13.5m <sup>2</sup>	Hall: 3.2m <sup>2</sup>
Bedroom 2: 10.4m <sup>2</sup>	Storage: 1.2m <sup>2</sup>
	Garden: 8.9m <sup>2</sup>

Oak House 2-bedroom flat (Layout 2)



Total Area = 58.8m<sup>2</sup>

London space standards = 70 m<sup>2</sup>

Living space: 15.6m <sup>2</sup>	Bathroom: 3.5m <sup>2</sup>
Kitchen: 7.1m <sup>2</sup>	Toilet: 2.2m <sup>2</sup>
Bedroom 1: 13.5m <sup>2</sup>	Hall: 3.2m <sup>2</sup>
Bedroom 2: 10.4m <sup>2</sup>	Storage: 1.2m <sup>2</sup>
	Balcony: 2.5m <sup>2</sup>

London space standards = 70m<sup>2</sup>

\*Please note the 'Total Area' refers to the entire floor space of the property including the internal walls.

# NEW HOMES – EXAMPLE LAYOUTS – 2-BEDROOM HOME

One Housing

\* Please note that the example plans are not to scale

## Proposed 2-Bedroom flat example layout

Total Area = 74m<sup>2</sup> (+Terrace/balcony 7m<sup>2</sup>)

London space standards = 70 m<sup>2</sup>

- Living space: 16m<sup>2</sup>
- Kitchen: 12m<sup>2</sup>
- Bedroom: 12m<sup>2</sup>
- Bedroom 2: 12m<sup>2</sup>
- Bathroom: 4.4m<sup>2</sup>
- Toilet: 2.7m<sup>2</sup>
- Hall: 8.5 m<sup>2</sup>
- Storage: 2.5m<sup>2</sup>
- Terrace: 7m<sup>2</sup>



London space standards = 70m<sup>2</sup>

\*Please note the 'Total Area' refers to the entire floor space of the property including the internal walls.

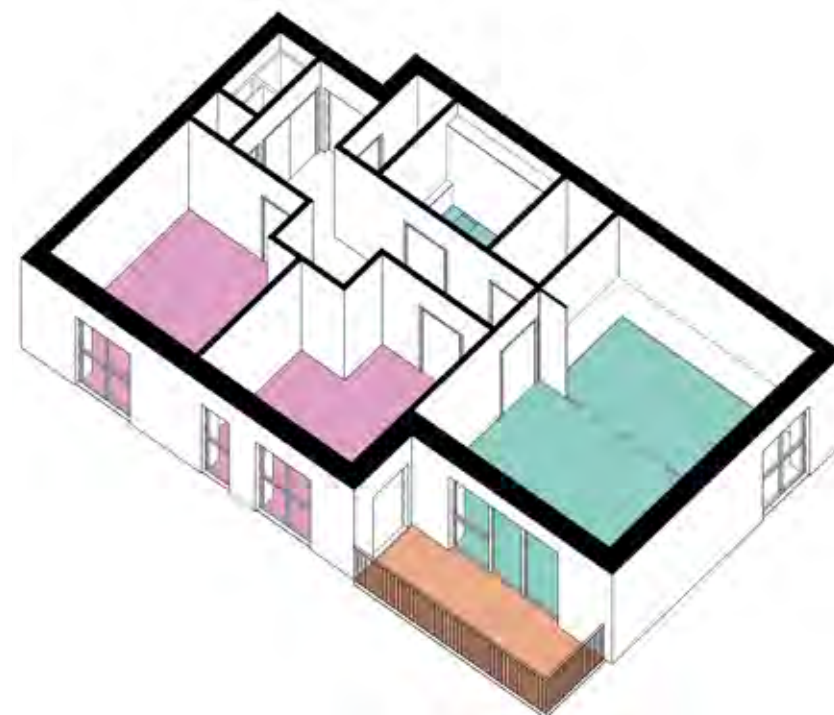
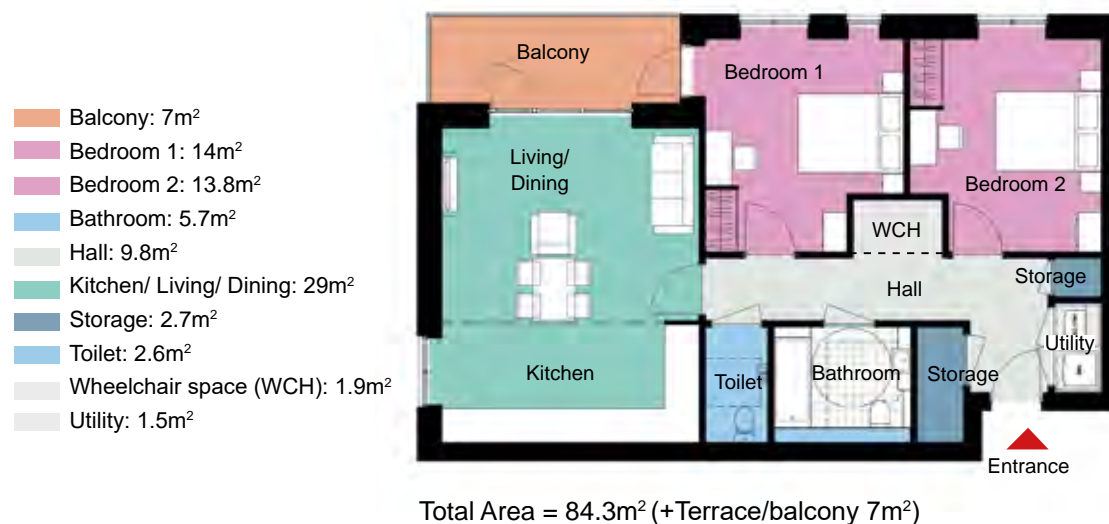


# NEW HOMES – EXAMPLE LAYOUTS – 2-BEDROOM HOME

One Housing

\* Please note that the example plans are not to scale

## Proposed 2-Bedroom wheelchair flat example layout



\*Please note the 'Total Area' refers to the entire floor space of the property including the internal walls.

## Example images



NOTE: THESE ARE EXAMPLE IMAGES THAT ILLUSTRATE SIMILAR SPATIAL ARRANGEMENTS TO THE EXAMPLE LAYOUTS. INTERNAL AND EXTERNAL FINISHES ARE SUBJECT TO FURTHER DESIGN STAGES

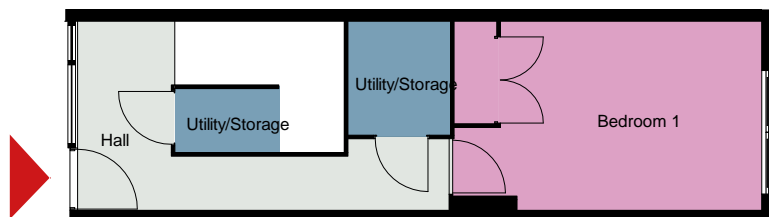
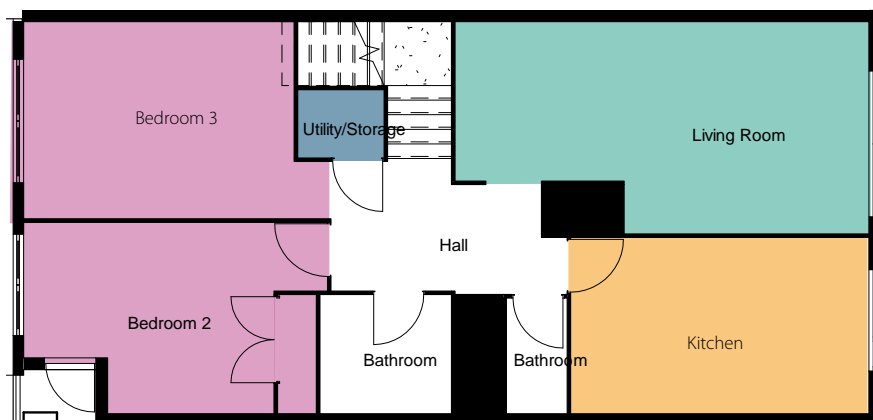


# EXISTING HOMES – CURRENT LAYOUTS – 3-BEDROOM HOME

One Housing

\* Please note that the plans are not to scale

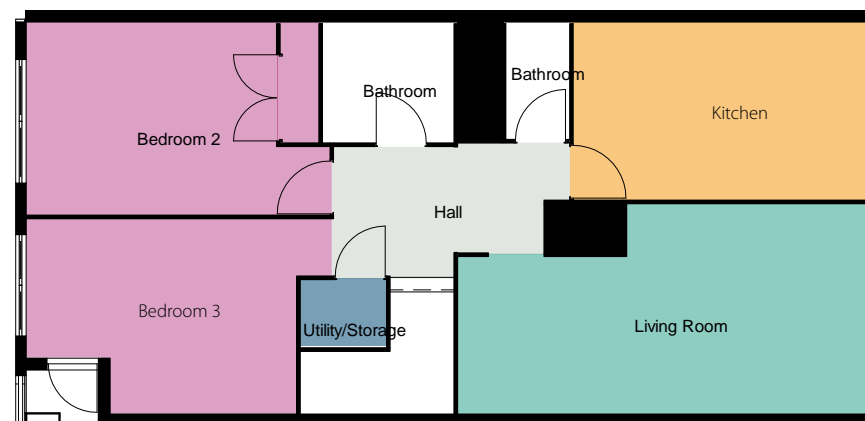
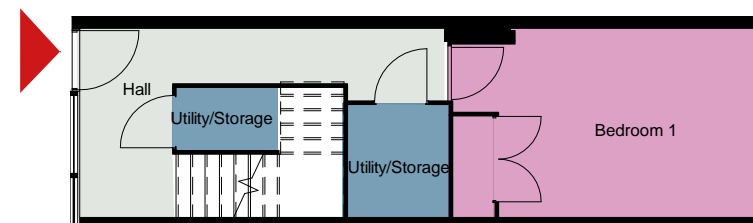
Alice Shepherd House 3-bedroom maisonette (Layout 1)



Living space: 16.4m <sup>2</sup>	Kitchen: 9.7m <sup>2</sup>
Bedroom 1: 11.9m <sup>2</sup>	Bathroom: 3.2m <sup>2</sup>
Bedroom 2: 10.8m <sup>2</sup>	Toilet: 1.5m <sup>2</sup>
Bedroom 3: 11.5m <sup>2</sup>	Hall: 16.9m <sup>2</sup>
	Storage: 4m <sup>2</sup>

Total Area = 94.5m<sup>2</sup>

Alice Shepherd House 3-bedroom maisonette (Layout 2)



Living space: 16.4m <sup>2</sup>	Kitchen: 9.7m <sup>2</sup>
Bedroom 1: 1.9m <sup>2</sup>	Bathroom: 3.2m <sup>2</sup>
Bedroom 2: 11.8m <sup>2</sup>	Toilet: 1.5m <sup>2</sup>
Bedroom 3: 10.5m <sup>2</sup>	Hall: 16.9m <sup>2</sup>
	Storage: 5.3m <sup>2</sup>

Total Area = 94.5m<sup>2</sup>

London space standards = 95m<sup>2</sup>

\*Please note the 'Total Area' refers to the entire floor space of the property including the internal walls.

# NEW HOMES – EXAMPLE LAYOUTS – 3-BEDROOM HOME

One Housing

\* Please note that the example plans are not to scale

## Proposed 3-Bedroom flat example layout 1



Living space: 19m <sup>2</sup>	Bathroom: 4.4m <sup>2</sup>
Kitchen: 13.2m <sup>2</sup>	Toilet: 2.1m <sup>2</sup>
Bedroom 1: 14.2m <sup>2</sup>	Hall: 10.6m <sup>2</sup>
Bedroom 2: 11.6m <sup>2</sup>	Utility: 1.6m <sup>2</sup>
Bedroom 3: 11.6m <sup>2</sup>	Storage: 3.4m <sup>2</sup>
	Terrace: 9m <sup>2</sup>

Total Area = 95.8m<sup>2</sup> (+Terrace/balcony 9m<sup>2</sup>)

London space standards = 95m<sup>2</sup>

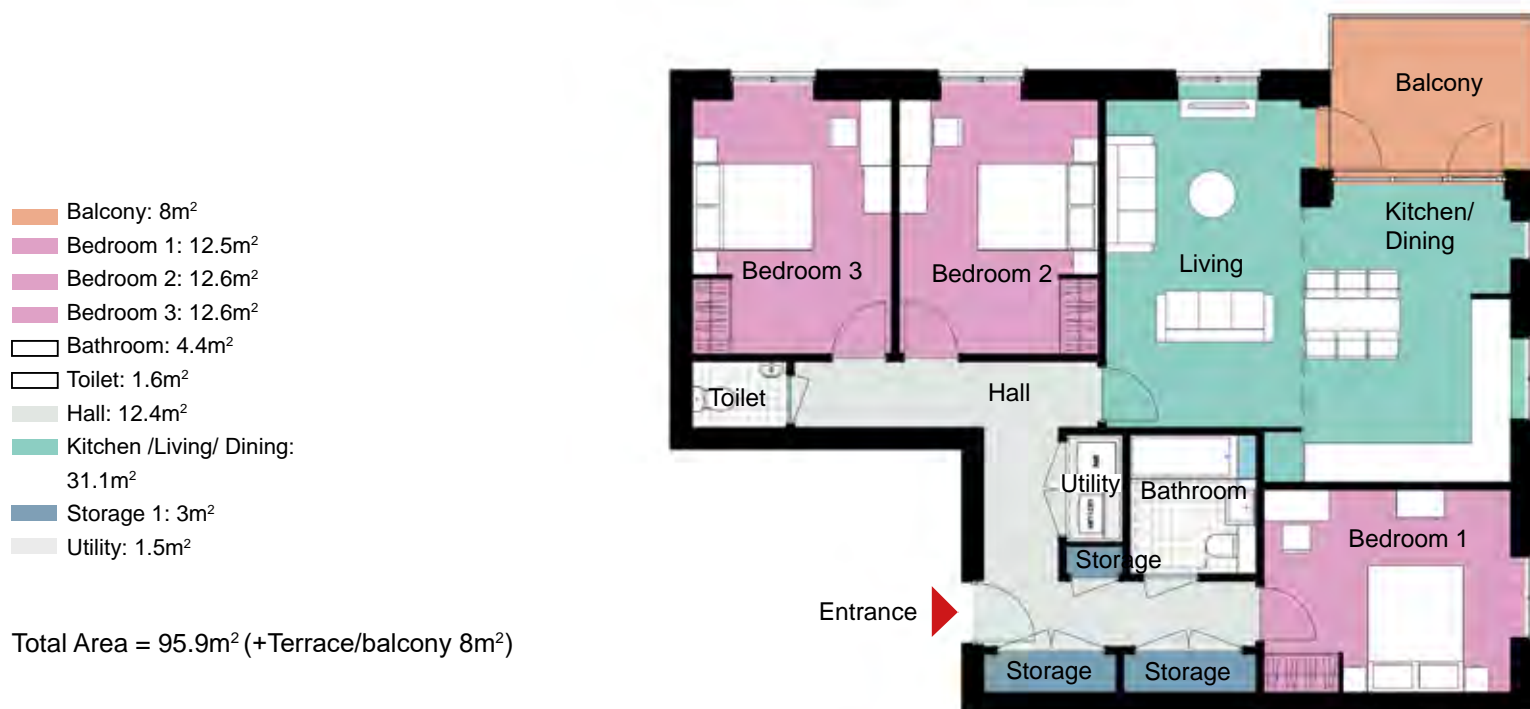
\*Please note the 'Total Area' refers to the entire floor space of the property including the internal walls.

# NEW HOMES – EXAMPLE LAYOUTS – 3-BEDROOM HOME

One Housing

\* Please note that the example plans are not to scale

## Proposed 3-Bedroom flat example layout 2



London space standards = 95m<sup>2</sup>

\*Please note the 'Total Area' refers to the entire floor space of the property including the internal walls.



## Example images



NOTE: THESE ARE EXAMPLE IMAGES THAT ILLUSTRATE SIMILAR SPATIAL ARRANGEMENTS TO THE EXAMPLE LAYOUTS. INTERNAL AND EXTERNAL FINISHES ARE SUBJECT TO FURTHER DESIGN STAGES

# NEW HOMES – EXAMPLE LAYOUTS – 3-BEDROOM HOME

One Housing

\* Please note that the example plans are not to scale

## Proposed 3-Bedroom maisonette example layout

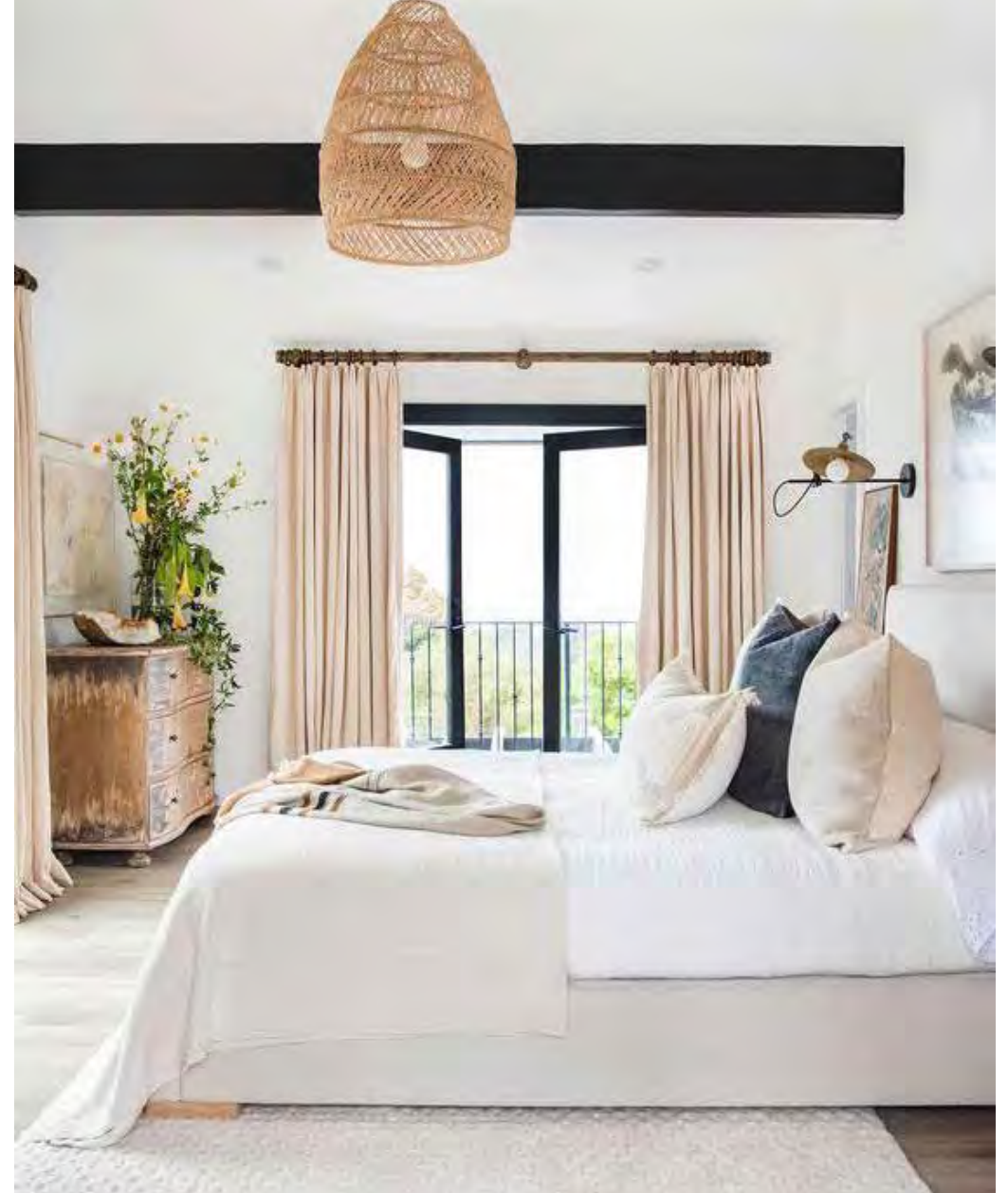


London space standards = 102m<sup>2</sup>

\*Please note the 'Total Area' refers to the entire floor space of the property including the internal walls.



## Example images



NOTE: THESE ARE EXAMPLE IMAGES THAT ILLUSTRATE SIMILAR SPATIAL ARRANGEMENTS TO THE EXAMPLE LAYOUTS. INTERNAL AND EXTERNAL FINISHES ARE SUBJECT TO FURTHER DESIGN STAGES



## Example images



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## Example images



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**ALICE SHEPHERD HOUSE**  
**OAK HOUSE**



See the video for existing and  
new homes booklet



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See the video for Appendix 2

## **Alice Shepherd House and Oak House**

Appendix 2 : How the options have been assessed and options not taken forward

January 2022



**One Housing**

# How the options have been assessed

Each option has been assessed across four key areas including largely on the way in which it performs against your Residents' Brief.

1. Residents' Brief
2. Financial viability
3. Sustainability
4. Buildability and planning permission

## 1. Residents' Brief

Performance against agreed objectives as set by residents:

- Housing
- Environment
- Accessibility
- Well-being
- Economy

## 2. Financial viability

- Cost of all building and improvement works proposed
- For a scheme to be financially viable the value generated must be greater than the costs

## 3. Sustainability

- Energy efficient homes (lower bills)
- Enhanced health and well-being of residents
- Homes that meet residents' needs

## 4. Buildability and planning permission

- Do the proposed improvements meet planning requirements - Tower Hamlets and London wide policy?
- Impacts from construction
- Programme of delivery



# Options not taken forward

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

Key

✓

Achievable

✓

Potentially achievable with further testing

✗

Not achievable

Partial Redevelopment Scenario 1A



Viability gap - £ 3.18m

Viability ✗ Residents ✗ Design ✓

feedback Planning ✗

Partial Redevelopment Scenario 2A



Viability gap - £3.50m

Viability ✗ Residents ✗ Design ✓

feedback Planning ✓

Partial Redevelopment Scenario 2C



Viability gap - £7.10m

Viability ✗ Residents ✗ Design ✓

feedback Planning ✓

Full Redevelopment B



Viability gap - £1.60m

Viability ✗ Residents ✓ Design ✓

feedback Planning ✓

Partial Redevelopment Scenario 1B



Viability gap - £3.44m

Viability ✗ Residents ✗ Design ✓

feedback Planning ✓

Partial Redevelopment Scenario 2B



Viability gap - £3.77m

Viability ✗ Residents ✗ Design ✓

feedback Planning ✓

Full Redevelopment A



Viability gap - £1.05m

Viability ✗ Residents ✗ Design ✓

feedback Planning ✓

Additional Full Redevelopment Option



Viability gap - £2.44m

Viability ✗ Residents ✓ Design ✓

feedback Planning ✗





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[See the video for Appendix 2](#)



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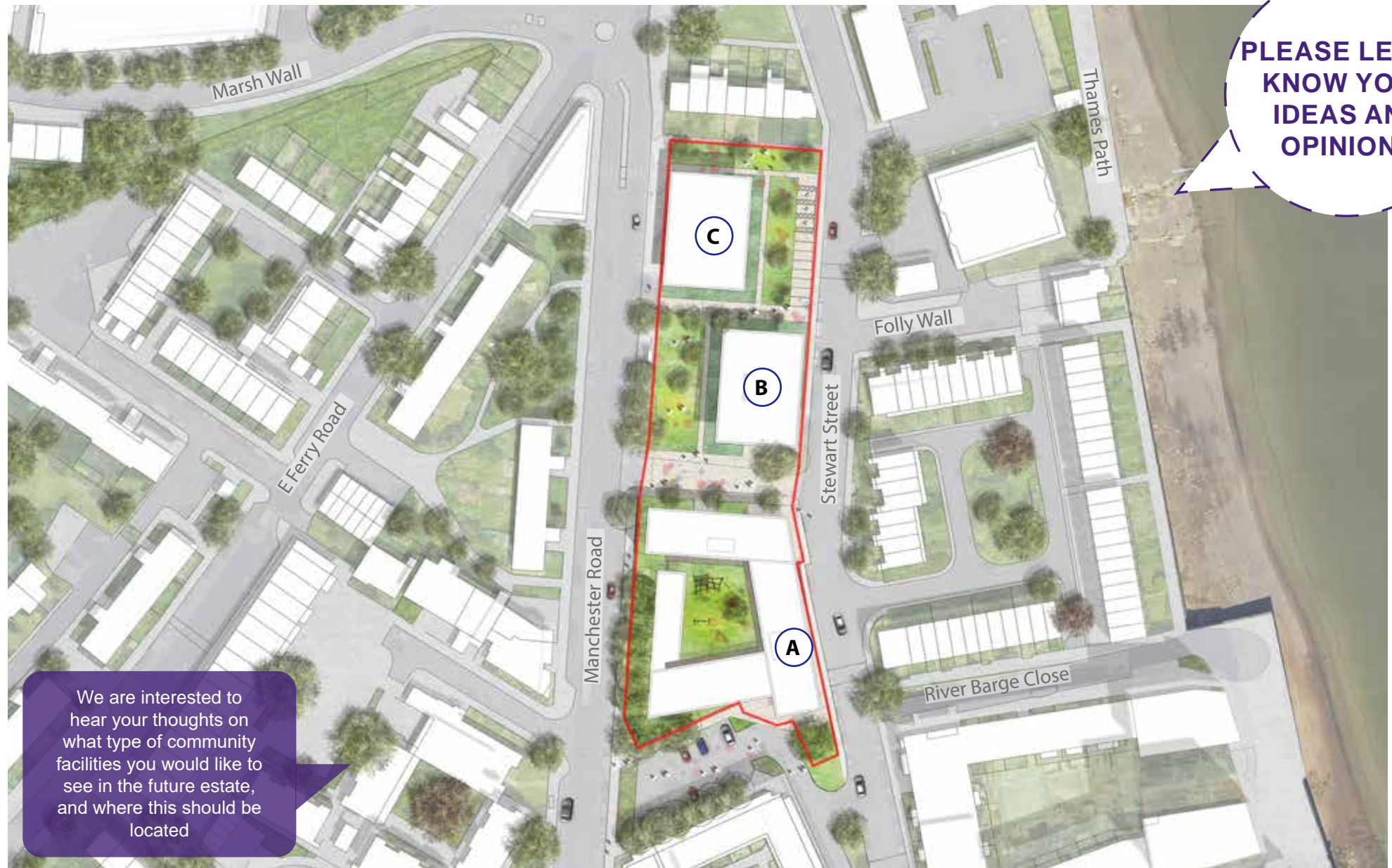
**ALICE SHEPHERD HOUSE**  
**OAK HOUSE**

## **Alice Shepherd House and Oak House**

Appendix 3: Community facilities  
January 2022

**One Housing**





PLEASE LET US  
KNOW YOUR  
IDEAS AND  
OPINIONS

We are interested to hear your thoughts on what type of community facilities you would like to see in the future estate, and where this should be located





















**ALICE SHEPHERD HOUSE**  
**OAK HOUSE**



See the video for Appendix 4  
Drone Photography

# **Alice Shepherd House and Oak House**

## Appendix 4 : Drone Photography Booklet

January 2022

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Drone panoramic shots have been taken from two locations to show the existing views from Alice Shepherd House at different storeys compared to the views from the proposed Block A which will be located on the current site of the existing community centre and Oak House.

## Existing views to the river from Alice Shepherd House

Location point 1



Location point 2



## Views to the river from the proposed Block A

Location point 3

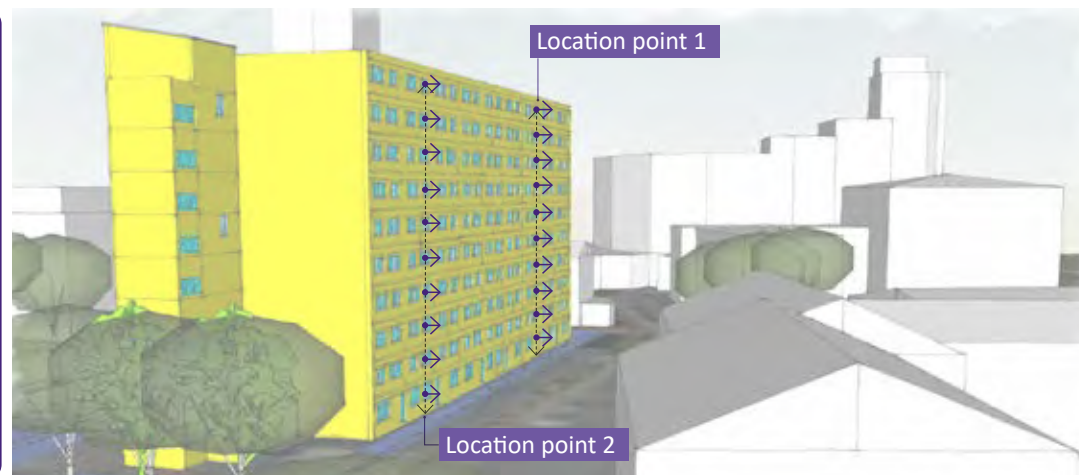
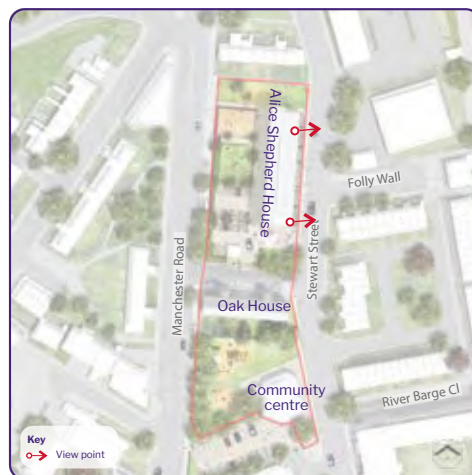


Location point 4



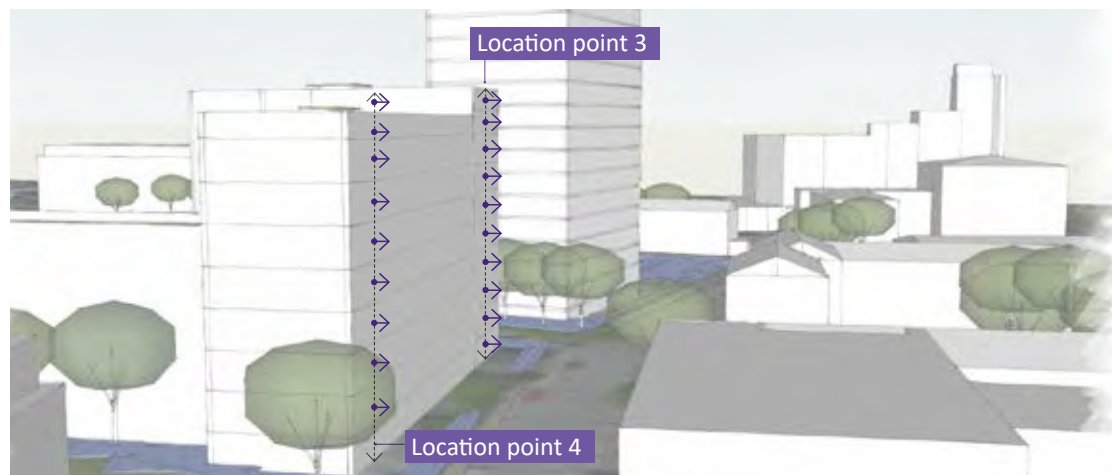
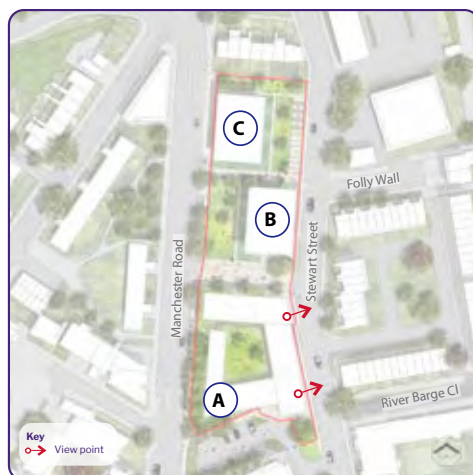
## Existing views to the river from Alice Shepherd House

Drone panoramic pictures taken in front of Alice Shepherd House to show the views to the river from existing flats.



## Views to the river from the proposed Block A which will be located on the current site of the existing community centre and Oak House

Drone panoramic pictures taken from where the Community Centre is currently located to show what the potential proposed views to the river from Block A would look like.





## Existing views to the river from Alice Shepherd House



View from the north end of Alice Shepherd House - 1st storey:



View from the north end of Alice Shepherd House - 2nd storey:





## Existing views to the river from Alice Shepherd House

View from the north end of Alice Shepherd House - 3rd storey:



View from the north end of Alice Shepherd House - 4th storey:



View from the north end of Alice Shepherd House - 5th storey:





## Existing views to the river from Alice Shepherd House

View from the north end of Alice Shepherd House - 6th storey:



View from the north end of Alice Shepherd House - 7th storey:



View from the north end of Alice Shepherd House - 8th storey:





## Existing views to the river from Alice Shepherd House

View from the north end of Alice Shepherd House - 9th storey:



View from the north end of Alice Shepherd House - 10th storey:



## Existing views to the river from Alice Shepherd House

View from the south end of Alice Shepherd House - 1st storey:



View from the south end of Alice Shepherd House - 2nd storey:





## Existing views to the river from Alice Shepherd House

View from the south end of Alice Shepherd House - 3rd storey:



View from the south end of Alice Shepherd House - 4th storey:



View from the south end of Alice Shepherd House - 5th storey:





## Existing views to the river from Alice Shepherd House

View from the south end of Alice Shepherd House - 6th storey:



View from the south end of Alice Shepherd House - 7th storey:



View from the south end of Alice Shepherd House - 8th storey:





## Existing views to the river from Alice Shepherd House

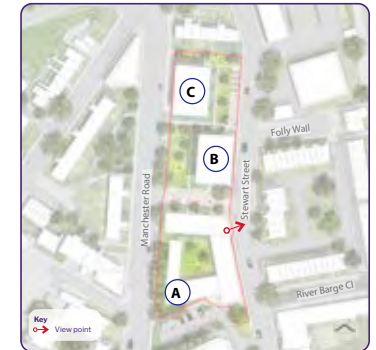
View from the south end of Alice Shepherd House - 9th storey:



View from the south end of Alice Shepherd House - 10th storey:



**Views from the proposed Block A which will be located on the current site of the existing community centre and Oak House**



Views from the north end of proposed Block A (site of the current community centre & Oak House) - 1st storey:



Views from the north end of proposed Block A (site of the current community centre & Oak House) - 2nd storey:





## Views from the proposed Block A which will be located on the current site of the existing community centre and Oak House

Views from the north end of proposed Block A (site of the current community centre & Oak House) - 1sr storey:



Views from the north end of proposed Block A (site of the current community centre & Oak House) - 4th storey:



Views from the north end of proposed Block A (site of the current community centre & Oak House) - 5th storey:





## Views from the proposed Block A which will be located on the current site of the existing community centre and Oak House

Views from the north end of proposed Block A (site of the current community centre & Oak House) - 6th storey:



Views from the north end of proposed Block A (site of the current community centre & Oak House) - 7th storey:



Views from the north end of proposed Block A (site of the current community centre & Oak House) - 8th storey:





**Views from the proposed Block A which will be located on the current site of the existing community centre and Oak House**

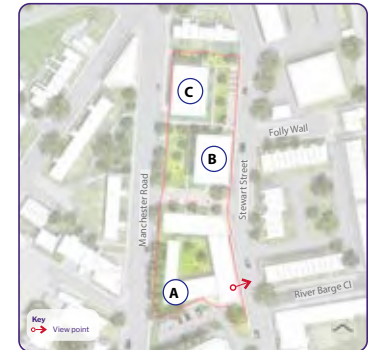
Views from the north end of proposed Block A (site of the current community centre & Oak House)- 9th storey:



Views from the north end of proposed Block A (site of the current community centre & Oak House) - 10th storey:



**Views from the proposed Block A which will be located on the current site of the existing community centre and Oak House**



Views from the south end of proposed Block A (site of the current community centre & Oak House) - 1st storey:



Views from the south end of proposed Block A (site of the current community centre & Oak House) - 2nd storey:





## Views from the proposed Block A which will be located on the current site of the existing community centre and Oak House

Views from the south end of proposed Block A (site of the current community centre & Oak House) - 3rd storey:



Views from the south end of proposed Block A (site of the current community centre & Oak House) - 4th storey:



Views from the south end of proposed Block A (site of the current community centre & Oak House) - 5th storey:





## Views from the proposed Block A which will be located on the current site of the existing community centre and Oak House

Views from the south end of proposed Block A (site of the current community centre & Oak House) - 6th storey:



Views from the south end of proposed Block A (site of the current community centre & Oak House) - 7th storey:



Views from the south end of proposed Block A (site of the current community centre & Oak House) - 8th storey:





**Views from the proposed Block A which will be located on the current site of the existing community centre and Oak House**

Views from the south end of proposed Block A (site of the current community centre & Oak House) - 9th storey:



Views from the south end of proposed Block A (site of the current community centre & Oak House) - 10th storey:







**ALICE SHEPHERD HOUSE**  
**OAK HOUSE**



See the video for Appendix 4  
Drone Photography



**One Housing**