

Welcome

Welcome to this July event to share the emerging regeneration proposals for Alice Shepherd and Oak House

Here's a summary of what you told us at the December 2024 consultation:

**Shared landings
to keep the
neighbourly feel**

**Community centre
must feel safe and
secure**

**Play areas for
all ages**

**Tenure-blind,
accessible, well-
designed homes**

**Maintain parking
for existing
residents**

**More greenery
and less noise
pollution**

The Ballot Scheme

What has changed since the ballot and why:

**Changes to
fire safety
including two
staircases in
buildings taller
than 18m**

**Changes to
planning
policy**

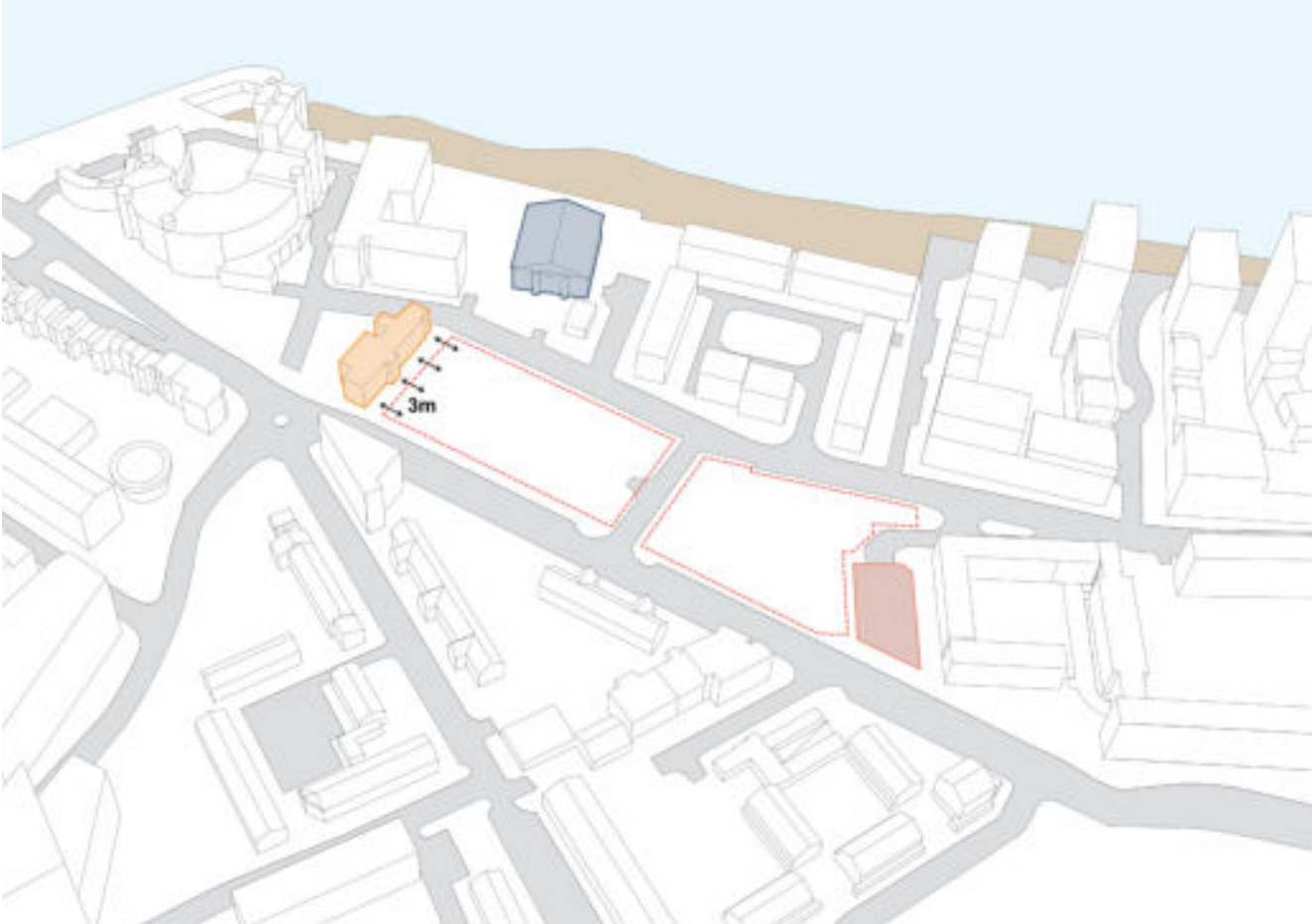
**Other
building
regulation
changes**

**Site surveys
inc. Ecology,
ground
conditions,
trees**

Photos will be taken today. Let staff know if you'd prefer not to be in them.

The Emerging Design

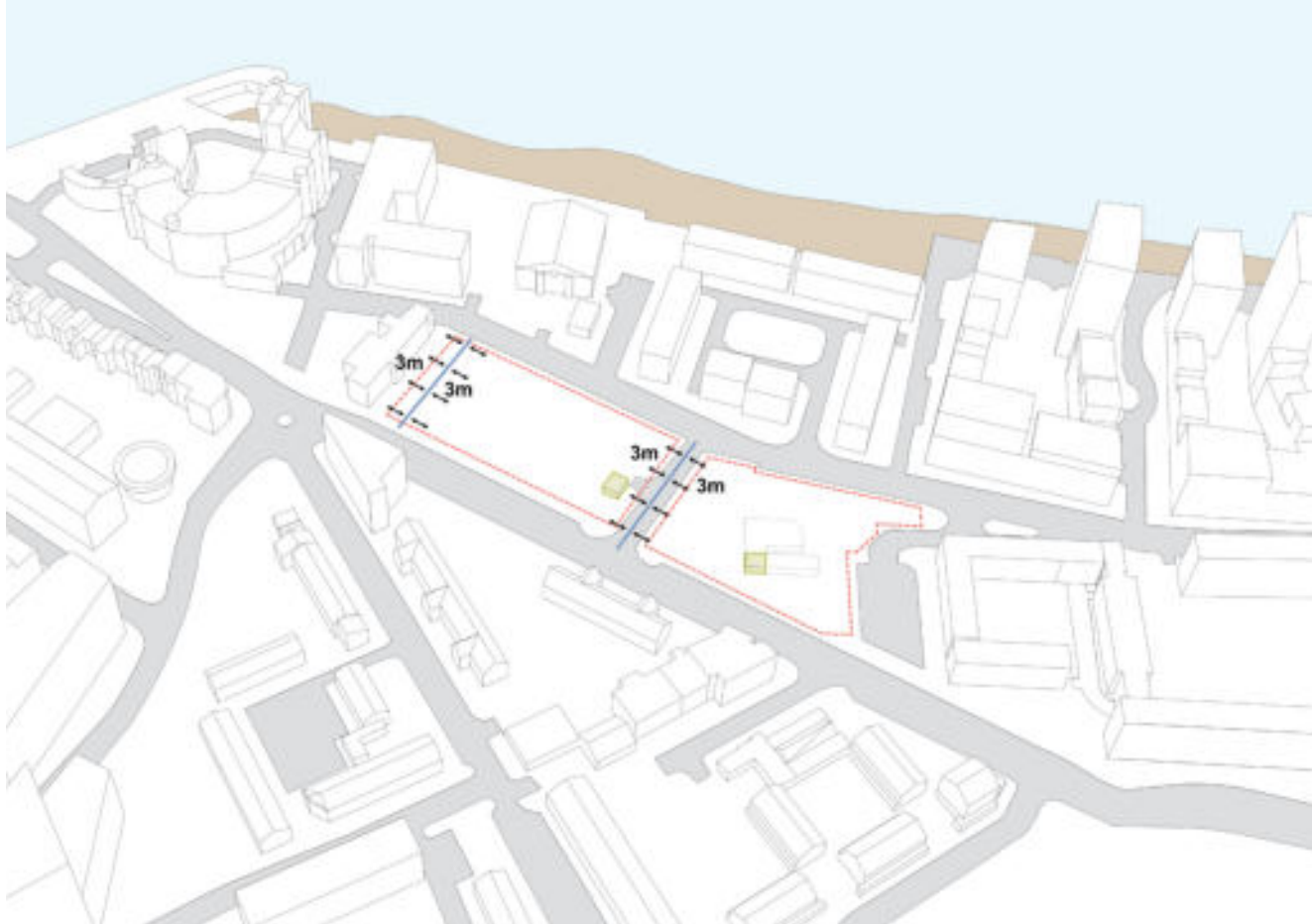
Understanding the Constraints



Considering relationship to neighbouring buildings



Aiming to retain the existing mature trees



Being mindful of underground services such as water sewers

Keeping the Community Together



Opportunities for tree retention, better walking routes and a growing community.



Once Oak House is empty we can start building a new building in this location to allow the community to move together in one move

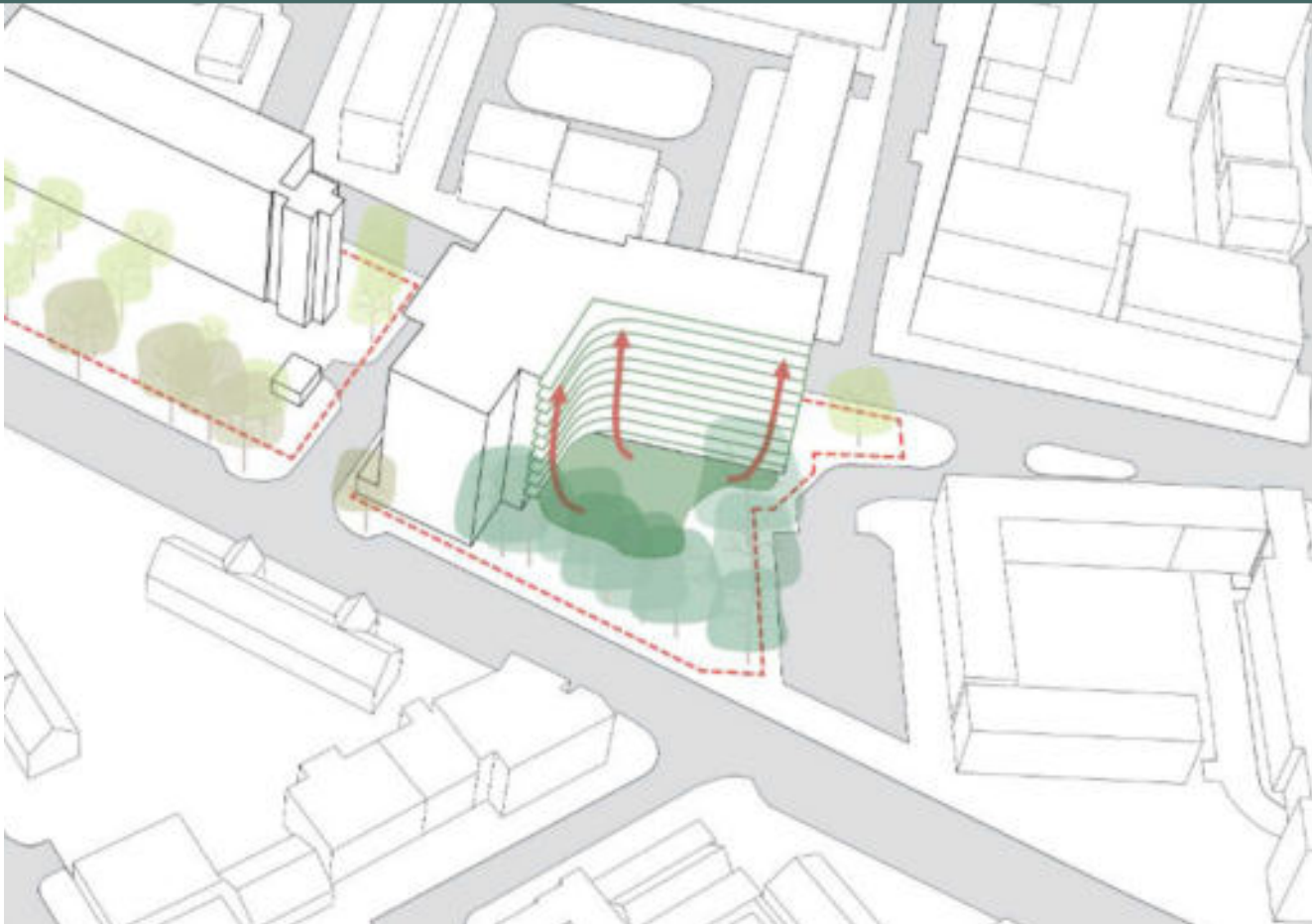


The Oak House site is quite large. All Alice Shepherd and Oak House residents will be able to move here, keeping the community together

Responding to the Residents Needs



The ground floor will have a new community space and a generous courtyard with play space surrounded by the mature trees



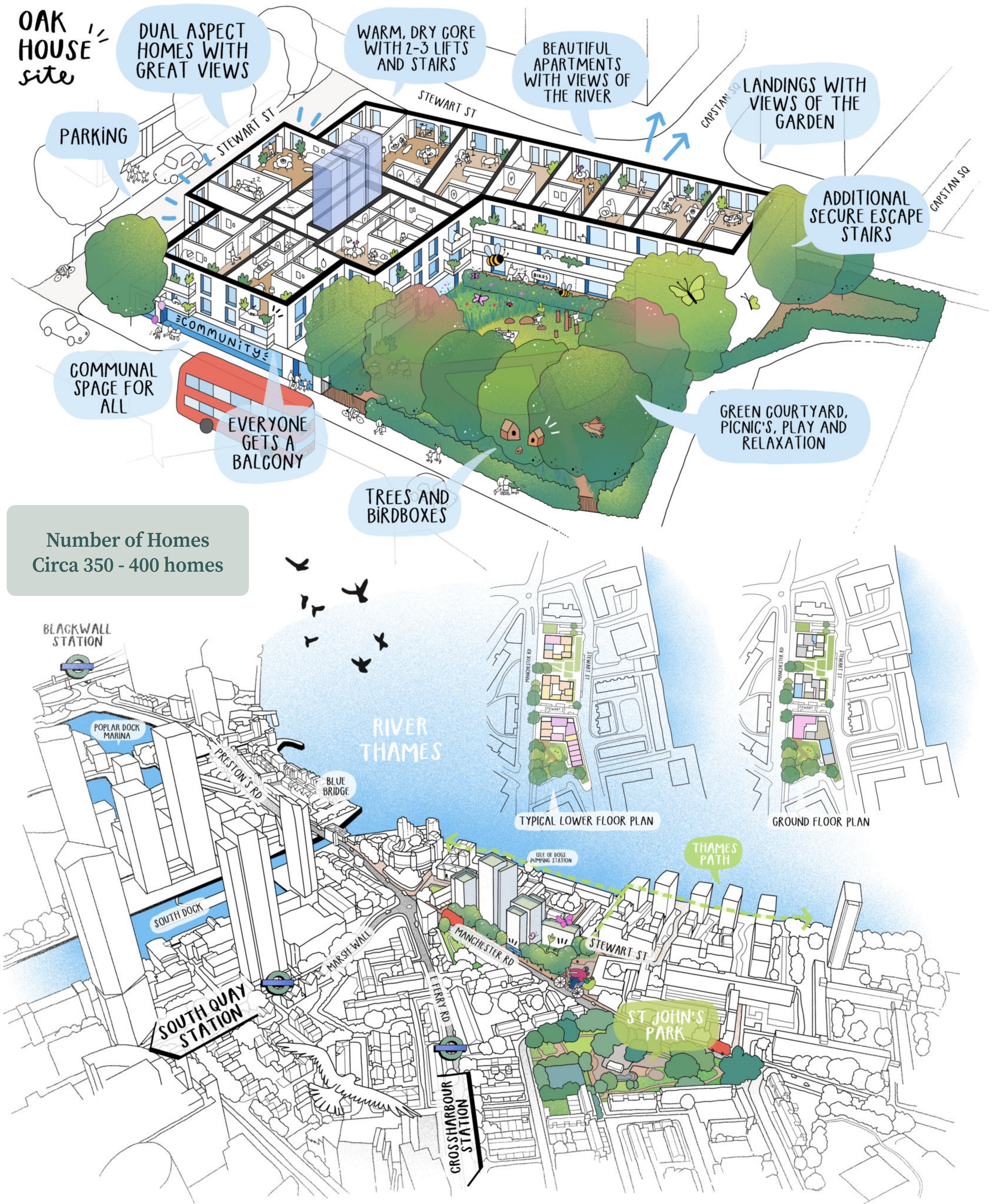
Landings will be included at lower floors to overlook the communal garden



Additional height will create more homes and fantastic views towards the river and the city

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Vision



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Landscape Ideas

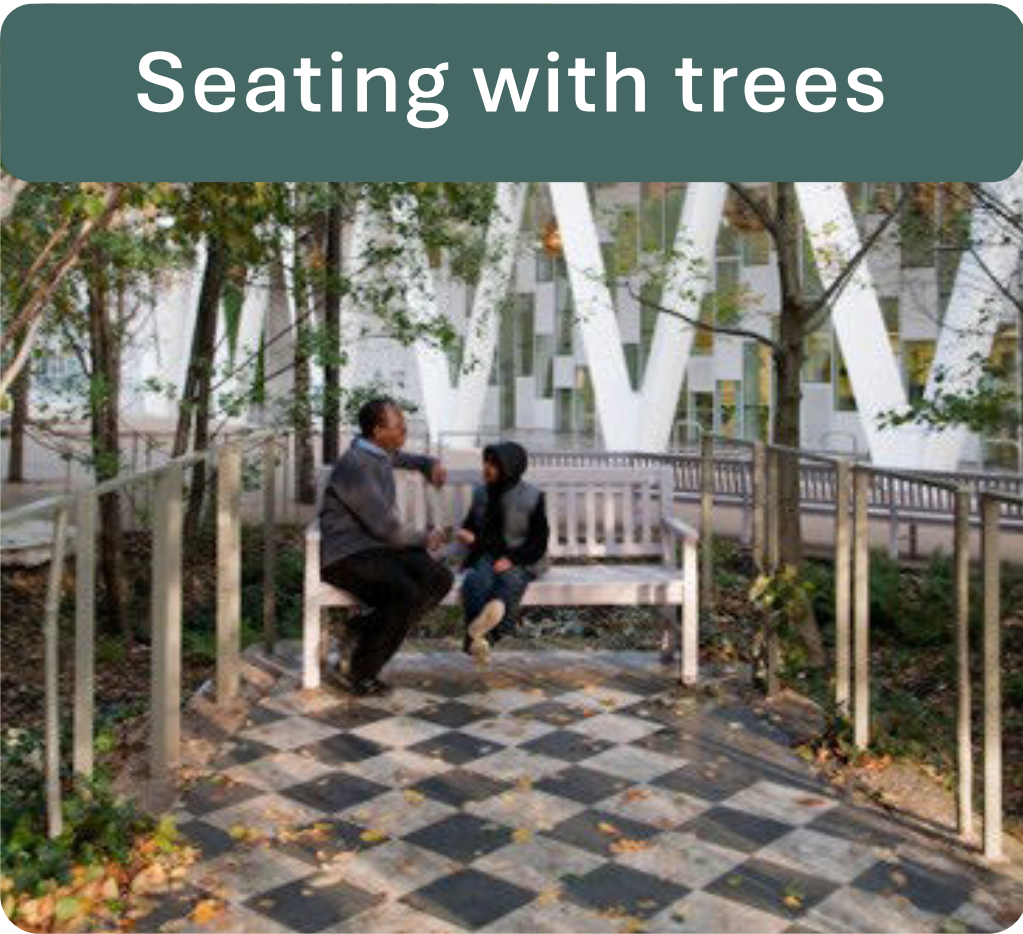
We are looking at courtyard ideas and would like to know which option you prefer...



Oak House site - Inward Facing amenity
A quieter, green play area surrounded by trees, with space for play, seating, and possibly communal gardening. The design could reflect the area's historic shipyards.



Oak House site - Outward Facing amenity
A more open, welcoming space with a central play feature and the community centre facing onto it.



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Your new home

The journey to your new home



Outside Spaces

A place to
gather, to play
or just relax

New trees and
planting

Landscape-led
with less cars
but retaining
parking for
existing
residents

Purpose built
community
space within
the heart of
site

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Your new home

The journey to your new home



Communal Spaces

Warm internal
lobbies and open
landings lead you to
your home

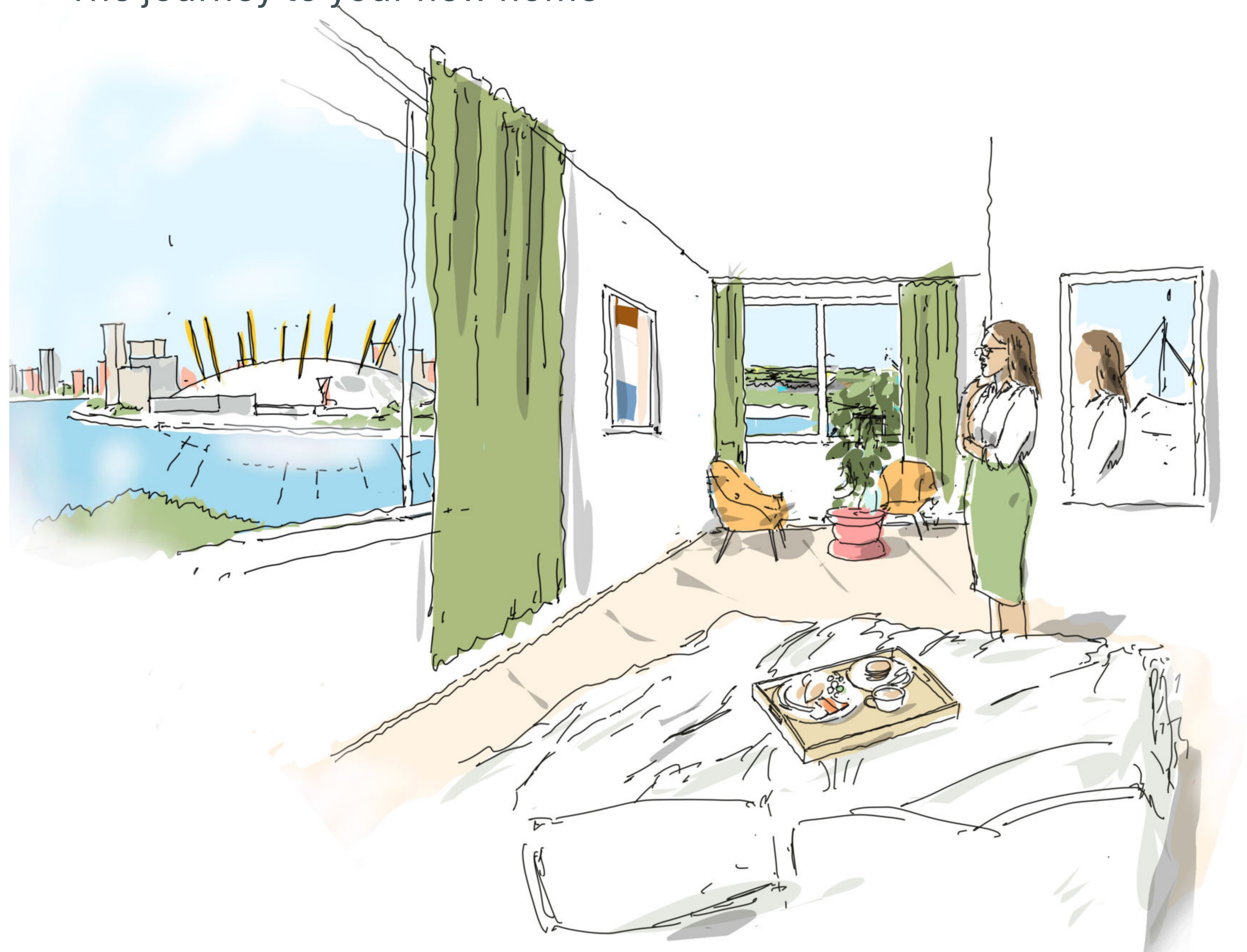
All homes will
have balconies
providing private
space

Overlooking and
connecting to the
resident gardens

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Your new home

The journey to your new home



The Home

Views towards the River Thames and Canary Wharf










Opportunities for dual aspect landing accessed homes or within a taller tower

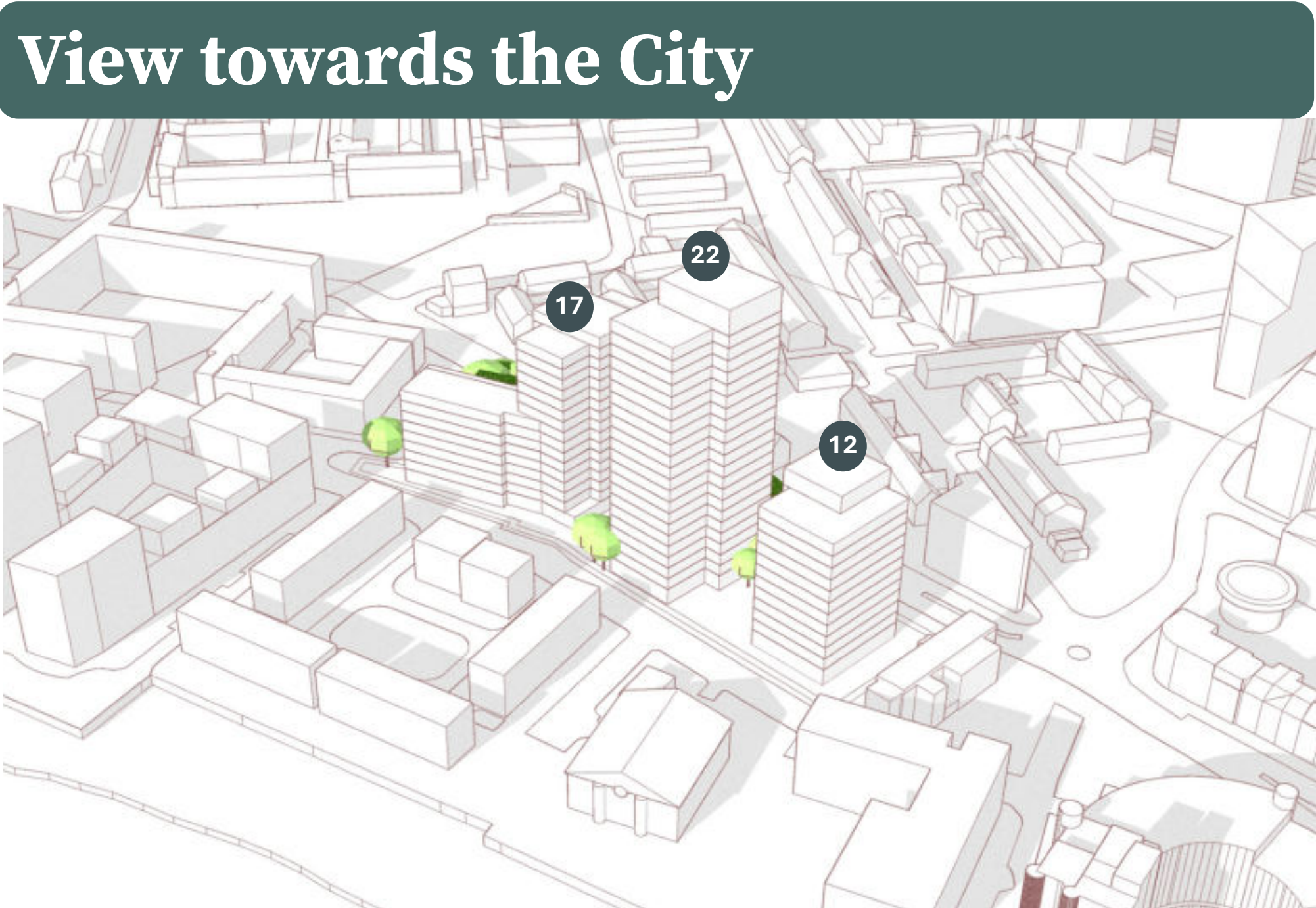
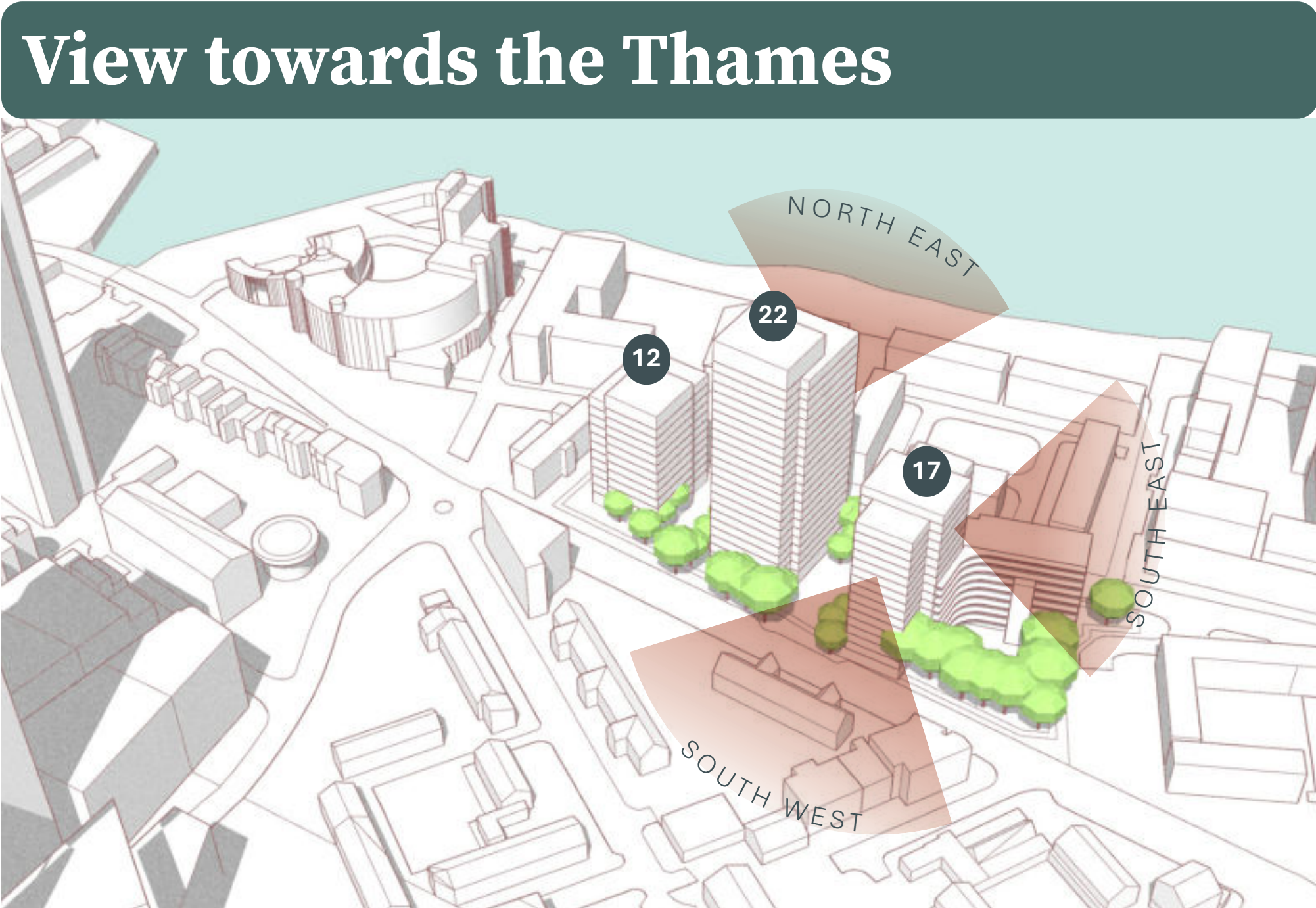
Homes that will meet latest standards in space, design, energy and efficiency

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Massing and Views

Panoramas:

	North East Views	South West Views	South East Views
5th floor			
7th floor			
15th floor			



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When will this happen?

Timeline:



Tell us your thoughts here:

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We want your ideas..

We'd like to hear your feedback about:

**Emerging design and
working towards the
key Landlord offer
commitments**

Landscape ideas

**The community
centre**

**When will this
happen**

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Working towards commitments

We are working towards the landlord offer commitments and here is an update on how things are going...

**Design Principles
Established at the Ballot**

- Maintain community feel of the area
- Consider the surroundings
- Provide homes for the Isle of Dogs
- Create usable outdoor spaces
- Design high quality homes

The Landlord Offer

- The landlord offer is split into 51 items, which all fall into key themes.
- Below, we have summarised how the emerging design is starting to meet those promises.

Where we are:

Private outdoor space ✓	High quality homes built to the latest standards ✓	Retention of existing car parking spaces ✓	Communal amenity ✓
Lift big enough to move furniture ✓	Mixture of open plan and separate living rooms/ kitchens ✓	Dual Aspect homes ✓	Balconies designed to fire regulations ✓
Safe and secure spaces ✓	Emergency lighting system ✓	Tenure blind homes ✓	Sufficient daylight and sunlight within homes ✓

What we are working to:

Understanding service charge and keeping these to a minimum	Understanding what size home everyone needs. Housing surveys being finalised to understand household needs	Internal Layout of Your Home	Resident Entrances
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