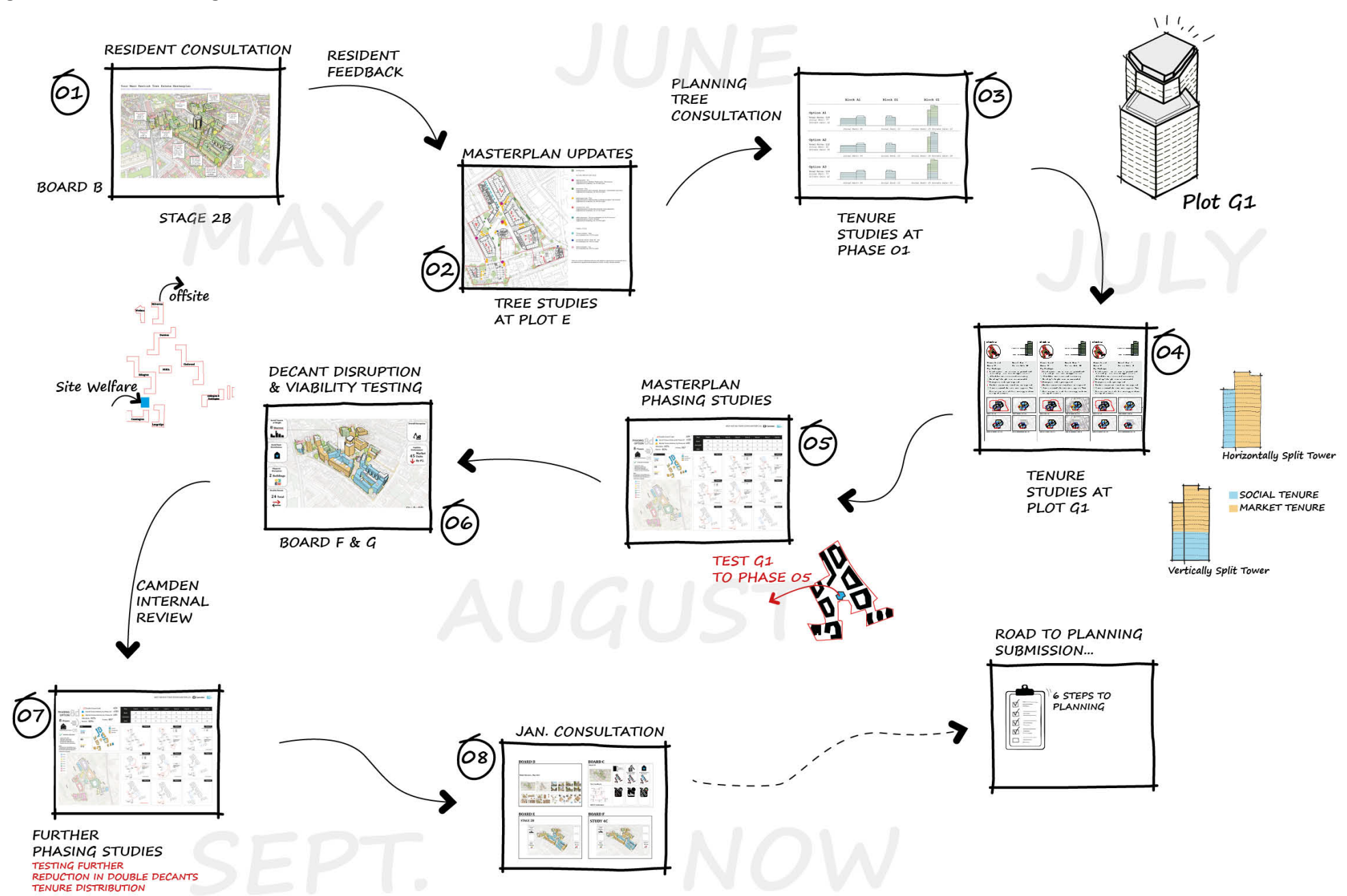


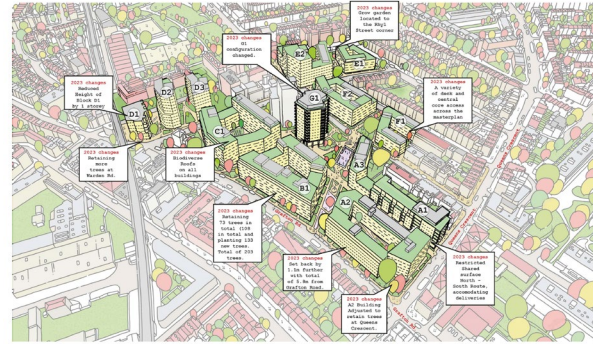
# The journey since May..



# Where We were... May 2023

## Your West Kentish Town Estate Masterplan

With key changes to masterplan incorporating feedback from the local community



## The Masterplan



## The Masterplan



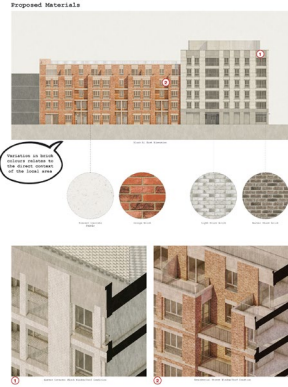
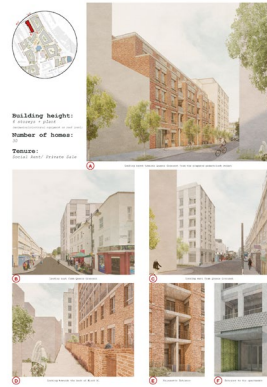
## A GREEN MART



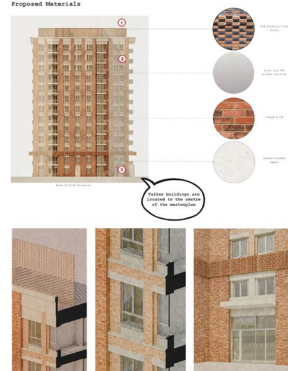
## A GREEN MART



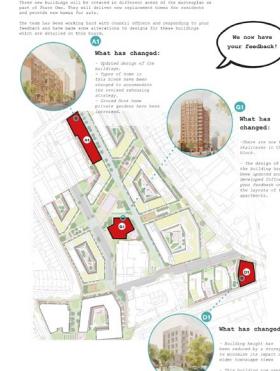
## Block A1 Proposal



## Block G1 Proposal



## Phase 1



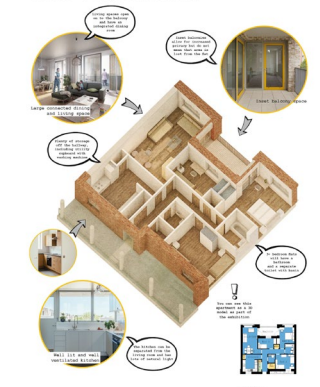
## Block G1 - 1 Bed/2 Person Apartment



## Block G1 - 2 Bed/4 Person Apartment

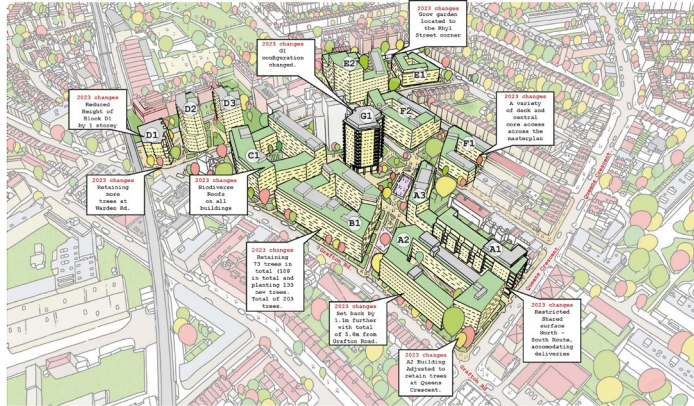


## Block A1 - 3 Bed/5 Person Apartment

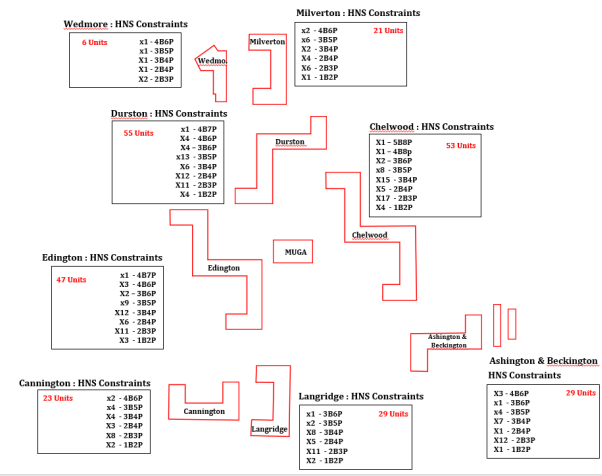




# Resident Feedback & WKTE Challenges



## Your Feedback...



## WKTE Challenges

Placing Social Tenants at Height...

Disruption of Phase 01 Construction

Distribution of Social Rent Tenure

Existing Site Constraints...

- Existing Buildings in Occupation
- Limited Vacant Space/Land
- Irregular Shaped Existing Buildings
- Restricted Site Access
- Existing Trees

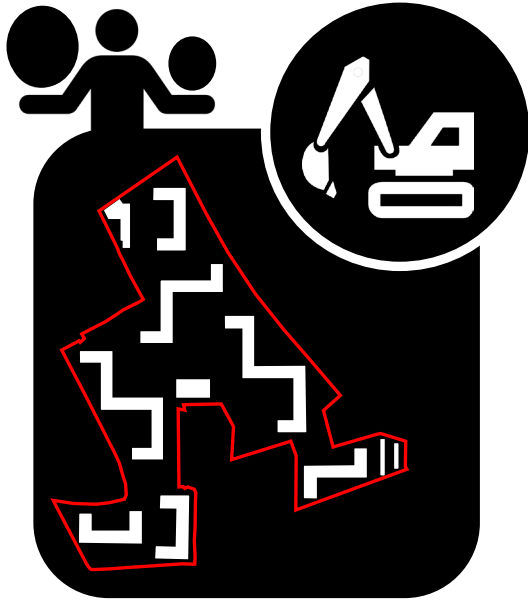
Planning Challenges...

- London View Framework - Height Parameters
- West Kentish & Inkerman Conservation Areas
- Daylight & Sunlight Performance for the Homes
- Good Open Space - Policy

Challenges to Deliver the Homes...

- Rehouse Residents as fast as possible
- Provision of homes to be financially viable
- 263 Residents to be Rehoused
- Large Family Homes
- Limit Disruption to Residents

# WKTE Challenges



**Existing Buildings in Occupation**

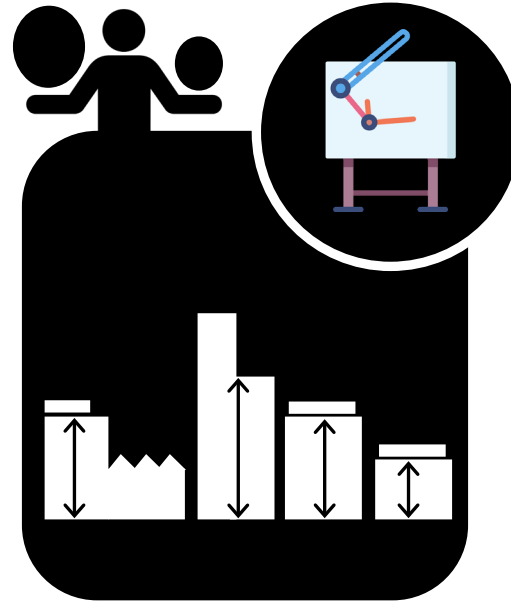
**Limited Vacant Space/Land**

**Irregular Shaped Existing Buildings**

**Restricted Site Access**

**Existing Trees**

**Site & Logistics**



**London View Framework – Height Parameters**

**West Kentish & Inkerman Conservation Areas**

**Daylight & Sunlight Performance for the Homes**

**Good Open Space – Camden Policy**

**Height & Massing**



**Rehouse Residents as fast as possible**

**Provision of Homes to be Financially Viable**

**263 Residents to be Rehoused**

**Large Family Homes**

**Limit Disruption to Residents**

**Viability & Phasing**



# Decisions Weighing up the Benefits in Each Case



## Benefits

- Low Double Decant
- All Current Residents Rehoused by Phase 06
- Reduced Disruption Post Phase 01

## Trade-Offs

- Disruption in Phase 01
- Social Rent at Height



Stage 2B (May Scheme)

## Changes from Stage 2B

- Social Rented Homes **NOT** at Height
- Residents Rehoused by **Phase 06**
- **Wider** Distribution of Social Rented Homes

## Trade-Offs

- High Double Decant
- Reduced Disruption after Phase 03



Study 4C

## Changes from Stage 2B

- **Low** Double Decant
- Social Rent **NOT** at Height
- Residents Rehoused by **Phase 06**

## Trade-Offs

- Reduced Disruption after Phase 03



Study 8D

# Benefits

Overall Disruption  
Reduced Disruption  
Post Phase 01



Financial Viability

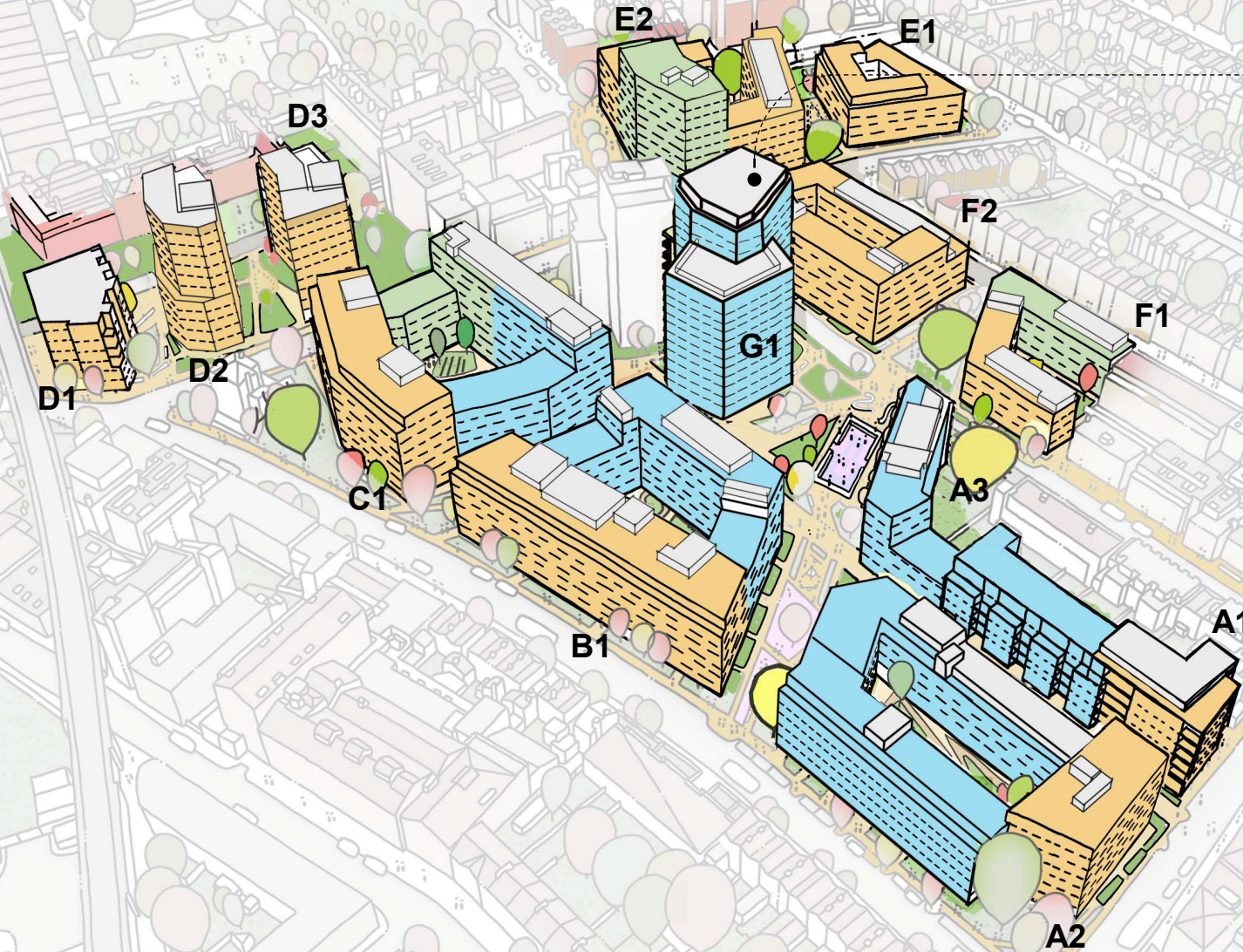
Market  
**120 Units**  
By P2.

Double Decant

**35 Total**



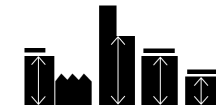
## STAGE 2B



# Trade-Offs

Social Tenure  
at Height

**14 Storeys**



Social Rent  
Distribution



Phase 01  
Disruption  
**3 Buildings**  
A1/D1/G1



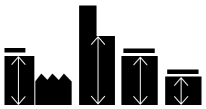
- Social Rent
- Intermediate
- Private Sale



## Benefits

Private Sale  
at Height

**14** Storeys



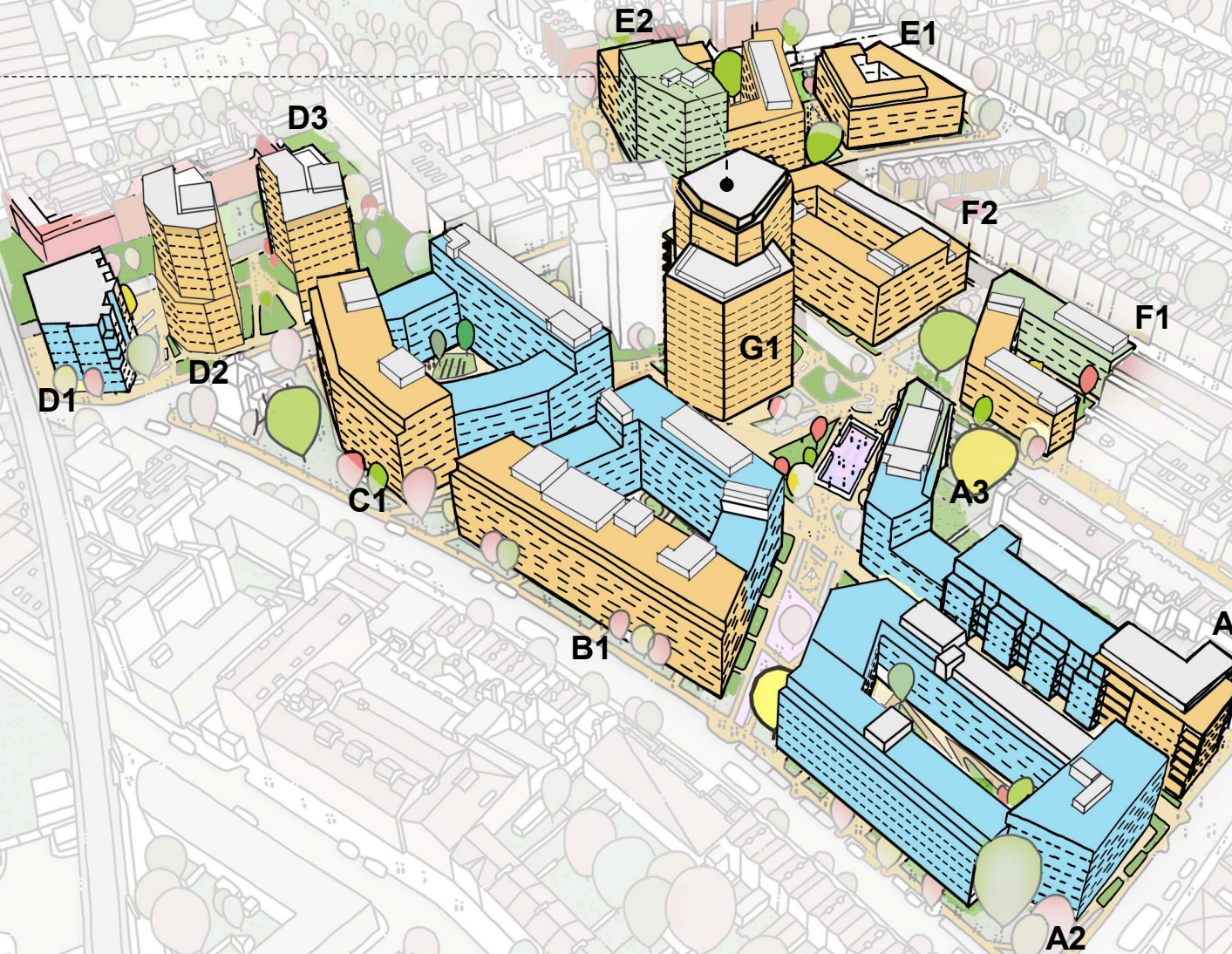
Social Rent  
Distribution



Phase 01  
Less Disruption  
**2** Buildings  
A1/D1



**Study 4C**



## Trade-Offs

Overall Disruption  
Reduced Disruption in  
Phase 1/ Reduced  
Disruption  
After Phase 03



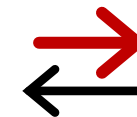
Financial Viability

Market  
**60** Units  
↓ By P2.



Double Decant

**64** Total



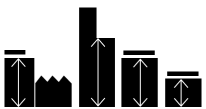
 Social Rent  
 Intermediate  
 Private Sale



## Benefits

Private Sale  
at Height

14 Storeys



Social Rent  
Distribution

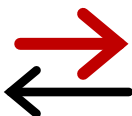


Phase 01 Less  
Disruption  
2 Buildings  
A1/D1



Double Decant

24 Total



## Trade-Offs

Overall Disruption  
Reduced Disruption in  
Phase 1/ Reduced  
Disruption  
After Phase 03



Financial Viability

Market  
45 Units  
↓ By P2.



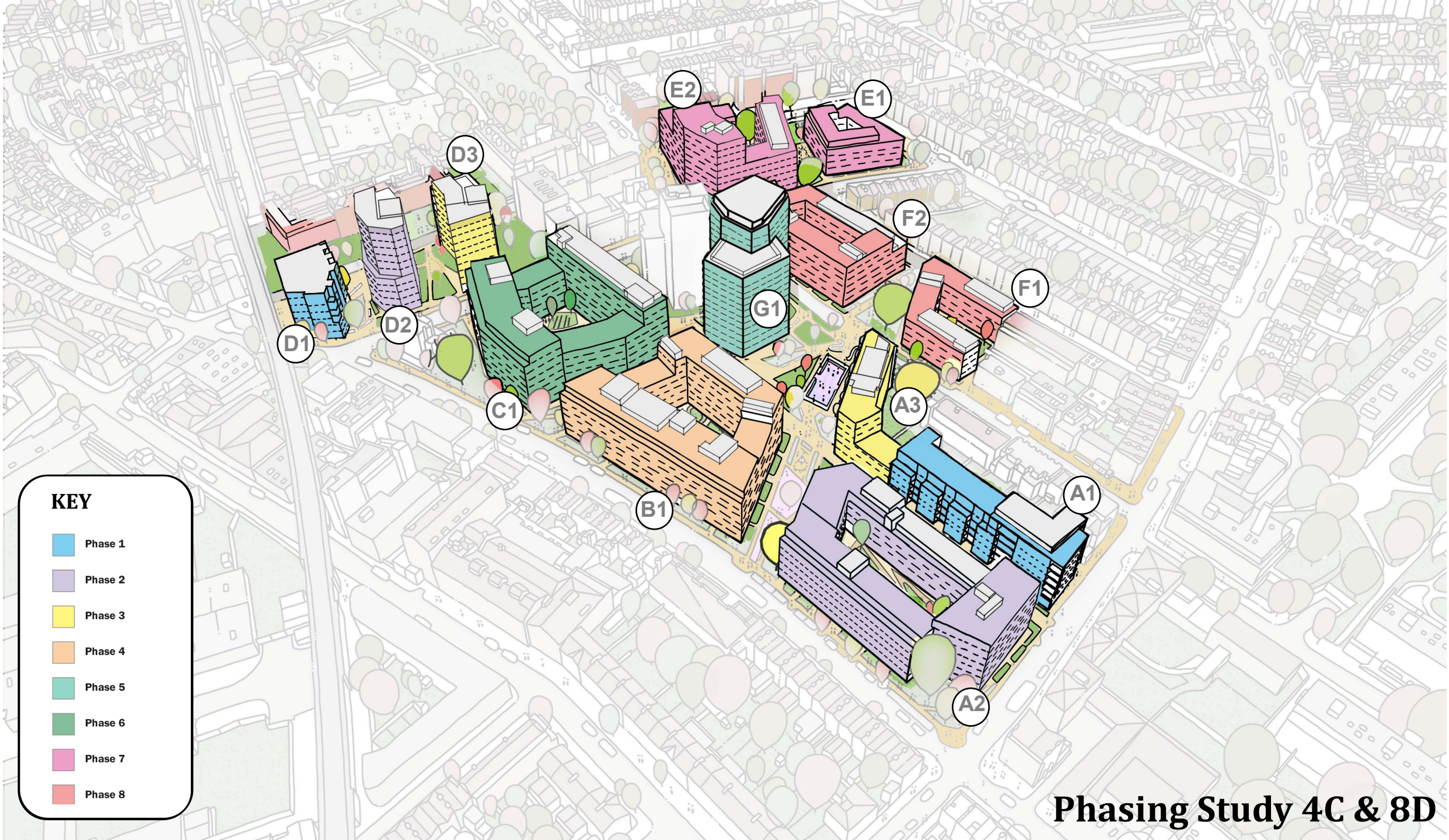
Social Rent  
Intermediate  
Private Sale



A legend with three colored squares: a blue square for 'Social Rent', a green square for 'Intermediate', and an orange square for 'Private Sale'.

Study 8D





**KEY**

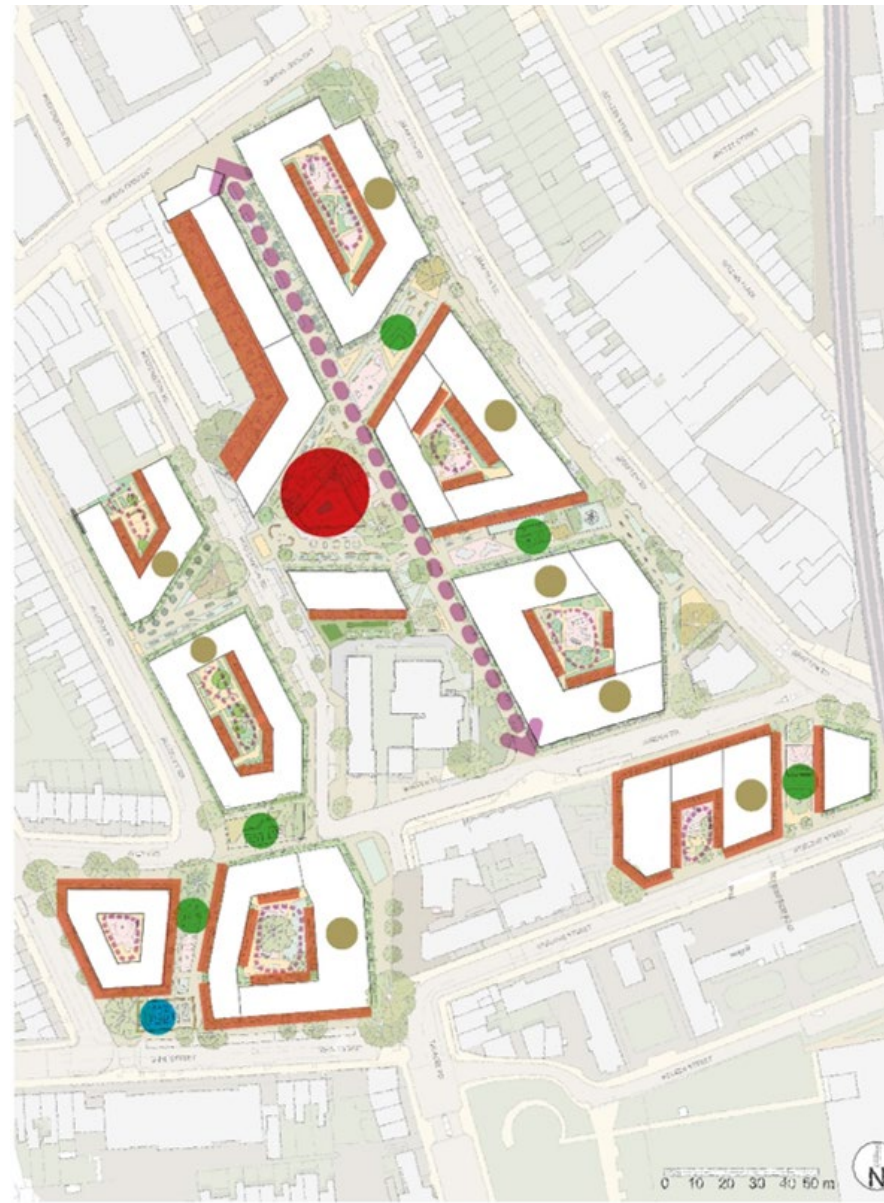
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6
- Phase 7
- Phase 8

**Phasing Study 4C & 8D**



# Masterplan Principles: A Landscape Led Masterplan

## Open Space and Play Space



Existing trees



Trees removed



Proposed routes



Main + secondary public spaces



Proposed building footprints

### KEY

- Existing trees
- Vehicular link
- Pedestrian link
- Main public space
- Secondary public space
- Proposed buildings

## Tenure Distribution

Social Tenure around the Heart of the Masterplan to benefit from enhanced Landscaping





# Existing

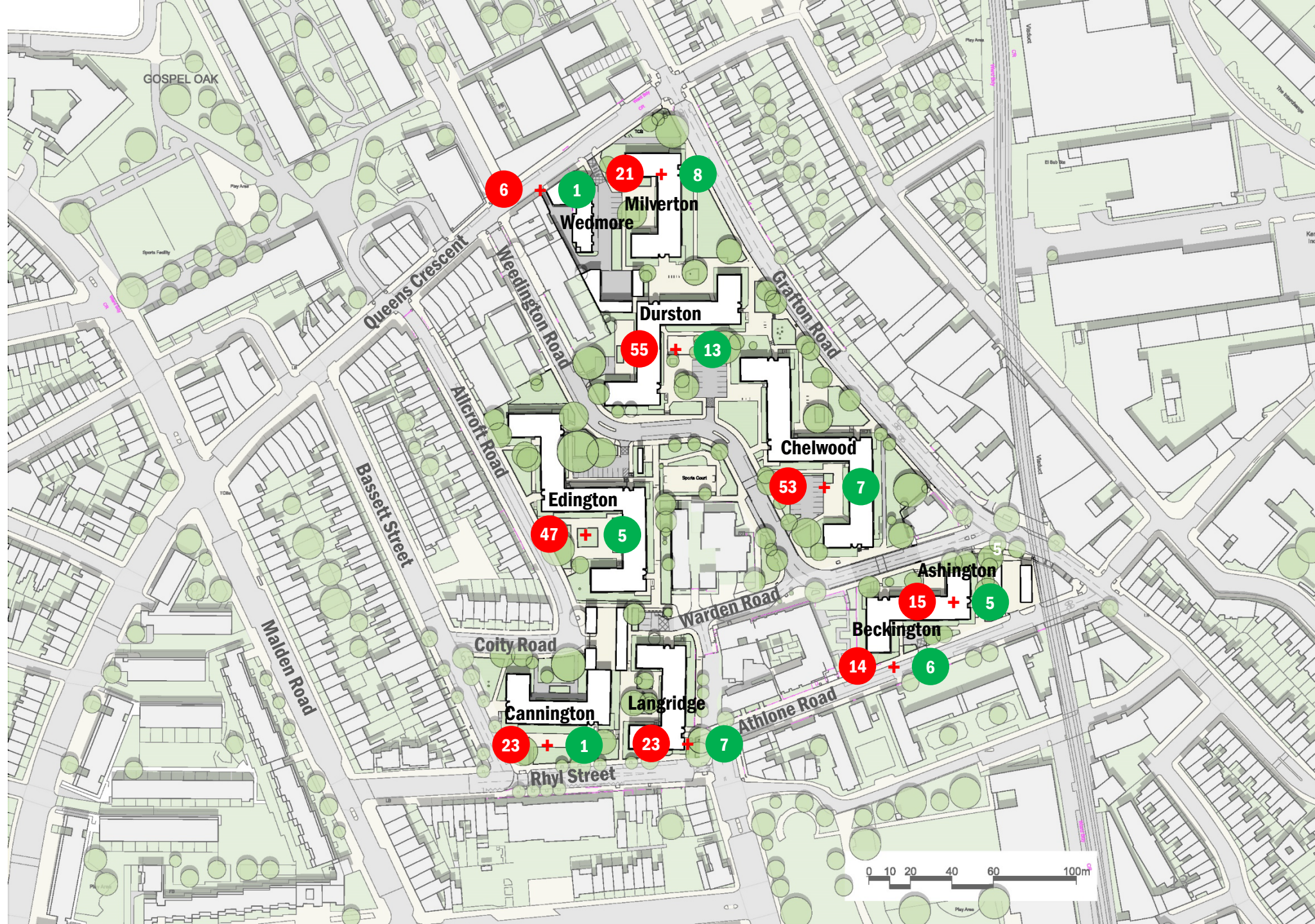


TENANT UNIT NO. FOR  
DECANT  
TOTAL = 263



LEASEHOLDER NO. FOR  
DECANT  
TOTAL = 53

TOTAL = 316 Resident



# Existing Estate

## Housing Need. Nov.22

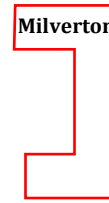
### Wedmore : HNS Constraints

<b>6 Units</b>	x1 - 4B6P
	x1 - 3B5P
	X1 - 3B4P
	X1 - 2B4P
	X2 - 2B3P



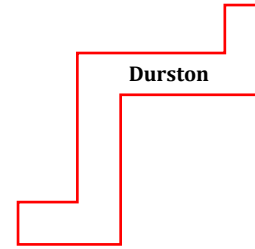
### Milverton : HNS Constraints

x2 - 4B6P	<b>21 Units</b>
x6 - 3B5P	
X2 - 3B4P	
X4 - 2B4P	
X6 - 2B3P	
X1 - 1B2P	



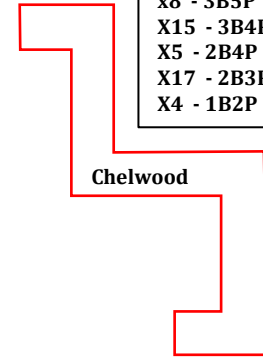
### Durston : HNS Constraints

<b>55 Units</b>	x1 - 4B7P
	X4 - 4B6P
	X4 - 3B6P
	x13 - 3B5P
	X6 - 3B4P
	X12 - 2B4P
	X11 - 2B3P
	X4 - 1B2P



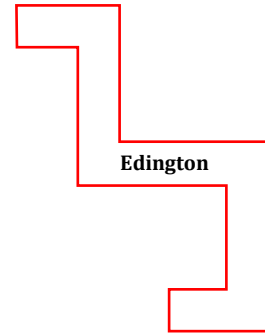
### Chelwood : HNS Constraints

X1 - 5B8P	<b>53 Units</b>
X1 - 4B8p	
X2 - 3B6P	
x8 - 3B5P	
X15 - 3B4P	
X5 - 2B4P	
X17 - 2B3P	
X4 - 1B2P	



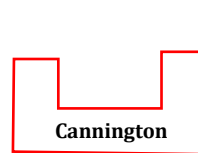
### Edington : HNS Constraints

<b>47 Units</b>	x1 - 4B7P
	X3 - 4B6P
	X2 - 3B6P
	x9 - 3B5P
	X12 - 3B4P
	X6 - 2B4P
	X11 - 2B3P
	X3 - 1B2P



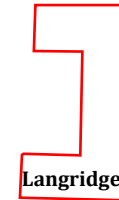
### Cannington : HNS Constraints

<b>23 Units</b>	x2 - 4B6P
	x4 - 3B5P
	X4 - 3B4P
	X3 - 2B4P
	X8 - 2B3P
	X2 - 1B2P



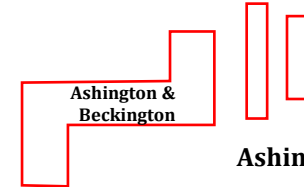
### Langridge : HNS Constraints

x1 - 3B6P	<b>29 Units</b>
x2 - 3B5P	
X8 - 3B4P	
X5 - 2B4P	
X11 - 2B3P	
X2 - 1B2P	



### Ashington & Beckington HNS Constraints

X3 - 4B6P	<b>29 Units</b>
x1 - 3B6P	
x4 - 3B5P	
X7 - 3B4P	
X1 - 2B4P	
X12 - 2B3P	
X1 - 1B2P	





# Open Space



## Communal space

- enclosed spaces by means of buildings, gates or planted boundaries;
- restricted access for residents living in the plot



## Public space

- open to WKTE residents, neighbours and visitors



## Private space

- accessed exclusively by the tenants or owners of the dwellings;
- defensible boundary eg. low walls and railings, planted strips;
- could have gated access directly into communal gardens



## KEY

- Central public open space
  - wide connections
  - group seating
  - arrival point
  - physical activities and youth spaces
- Communal courtyards
  - sociable seating
  - small scale green spaces
  - young children play space
- Pocket public square
  - lush planting
  - play spaces
- Communal growing space
- Communal roof space
- Central pedestrian spine
- ▨ Private amenity space



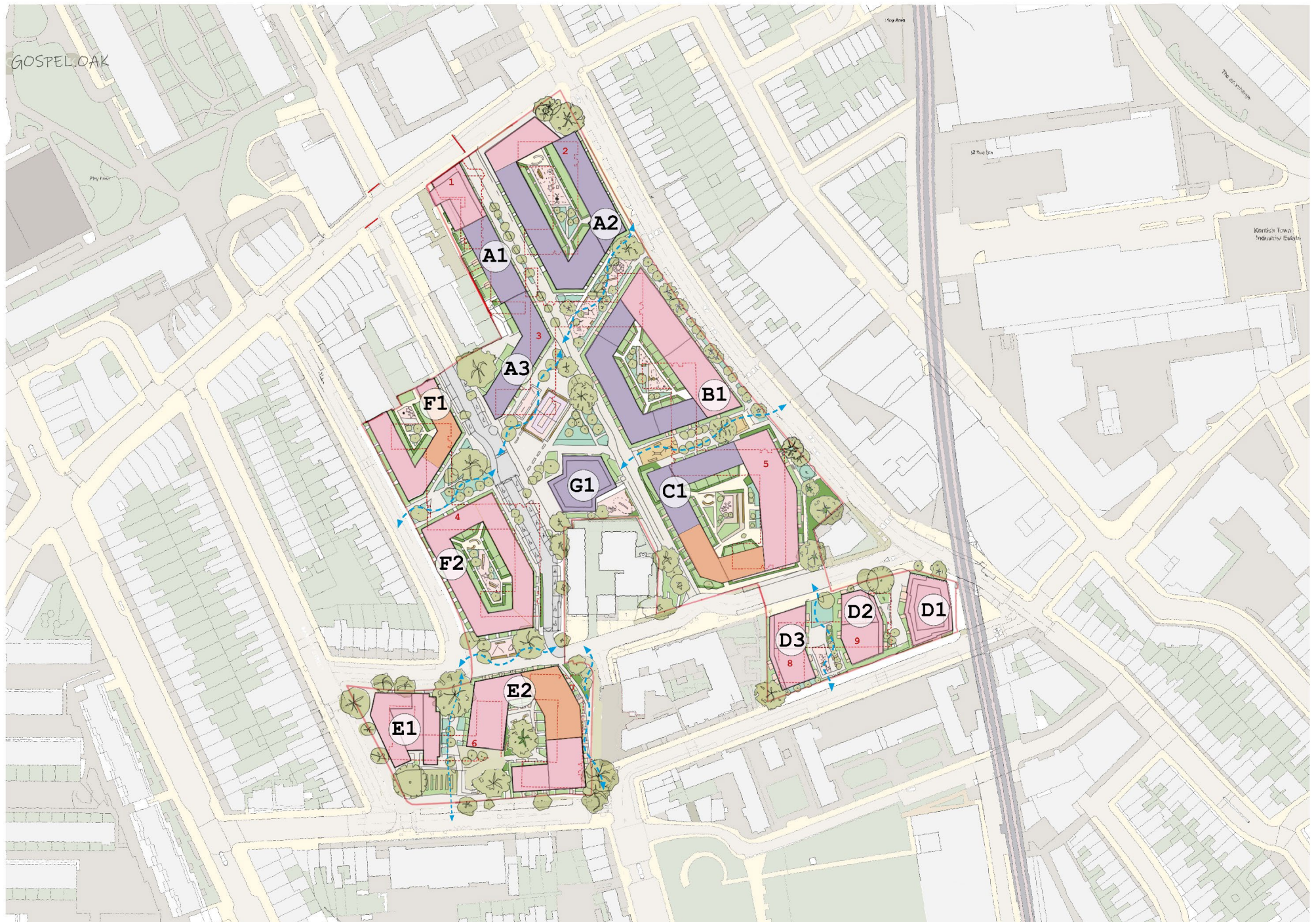
0 10 20 30 40 50 m





# Stage 2B

Social towards  
The Central Space



- 1 Wedmore
- 2 Milverton
- 3 Durston
- 4 Edington
- 5 Chelwood
- 6 Cannington
- 7 Langridge
- 8 Beckington
- 9 Ashington

## KEY

- Social
- Intermediate
- Private



# STEPS TO PLANNING....

