



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

# Alice Shepherd House and Oak House

Exhibition 2

July 2020

**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

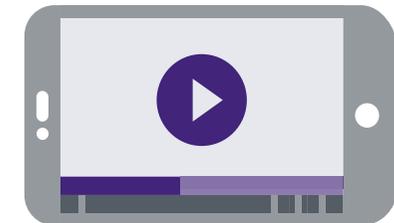


## If you are viewing the booklet online via your device

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

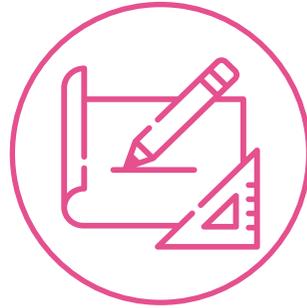
...to the second residents' exhibition event in the Alice Shepherd House and Oak House options appraisal.

Today we are looking at:

See the video for hello and welcome



What you told us at the last exhibition



Draft options for change



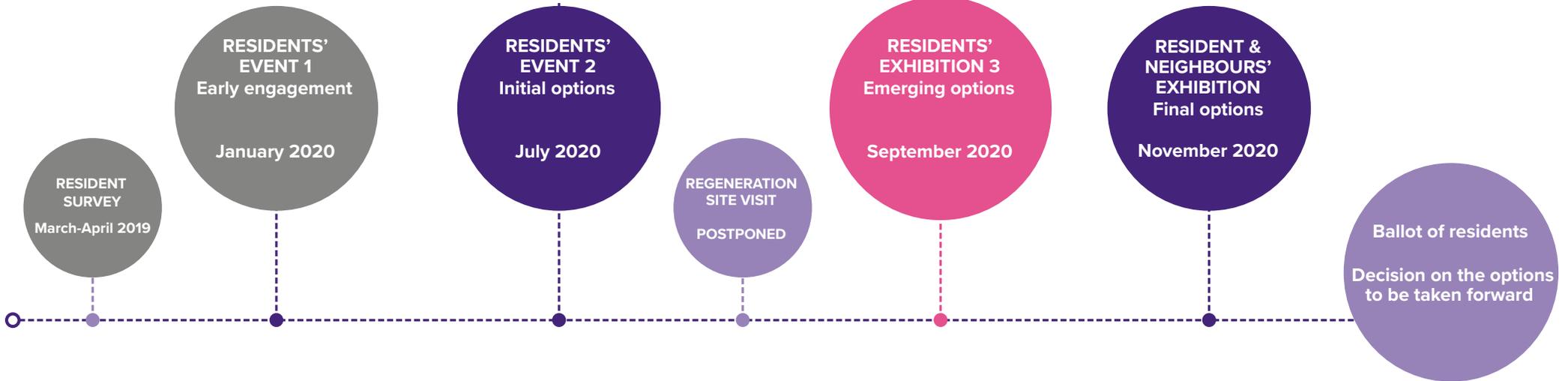
Understanding your estate



Your updated Residents' Brief

## Project timeline

We are here



# Exhibition 1 Feedback

During the first round of regeneration consultation, 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. You can see the full report on all the feedback we received at the last event and one-to-one meetings by click [here](#)

See the video for  
Exhibition  
1 Feedback



We asked you to indicate what was important about...

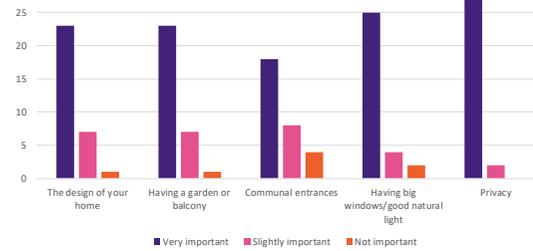
You said...

We asked you to tell us how important these are to you...



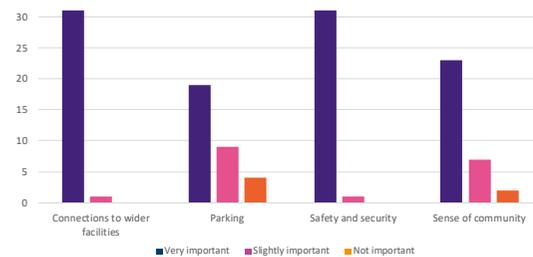
## Your home

- 18 people said space and size
- 6 people said views
- 5 people said storage
- 5 people said comfortable spaces



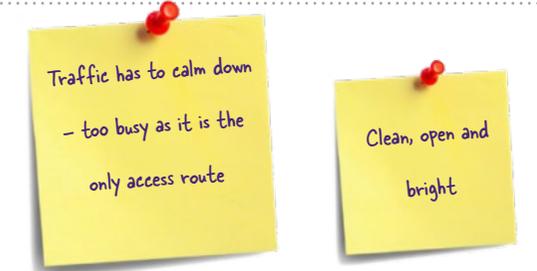
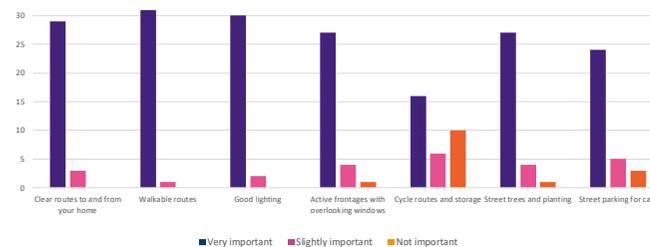
## Your estate

- 11 people said local amenity
- 8 people said safety and security
- 8 people said location
- 8 people said sense of community



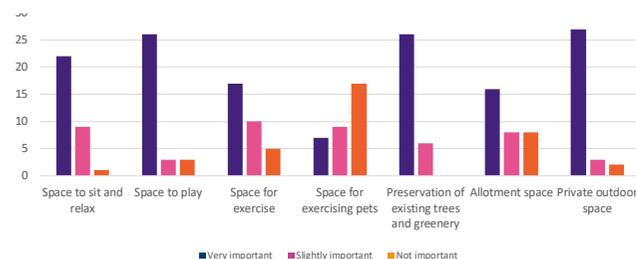
## Your streets

- 15 people said safety and security
- 8 people said walkability
- 8 people said access to parking



## Your open spaces

- 10 people said kids play area
- 9 people said open green area
- 5 people said trees/greenery



# Option 1: Business as usual

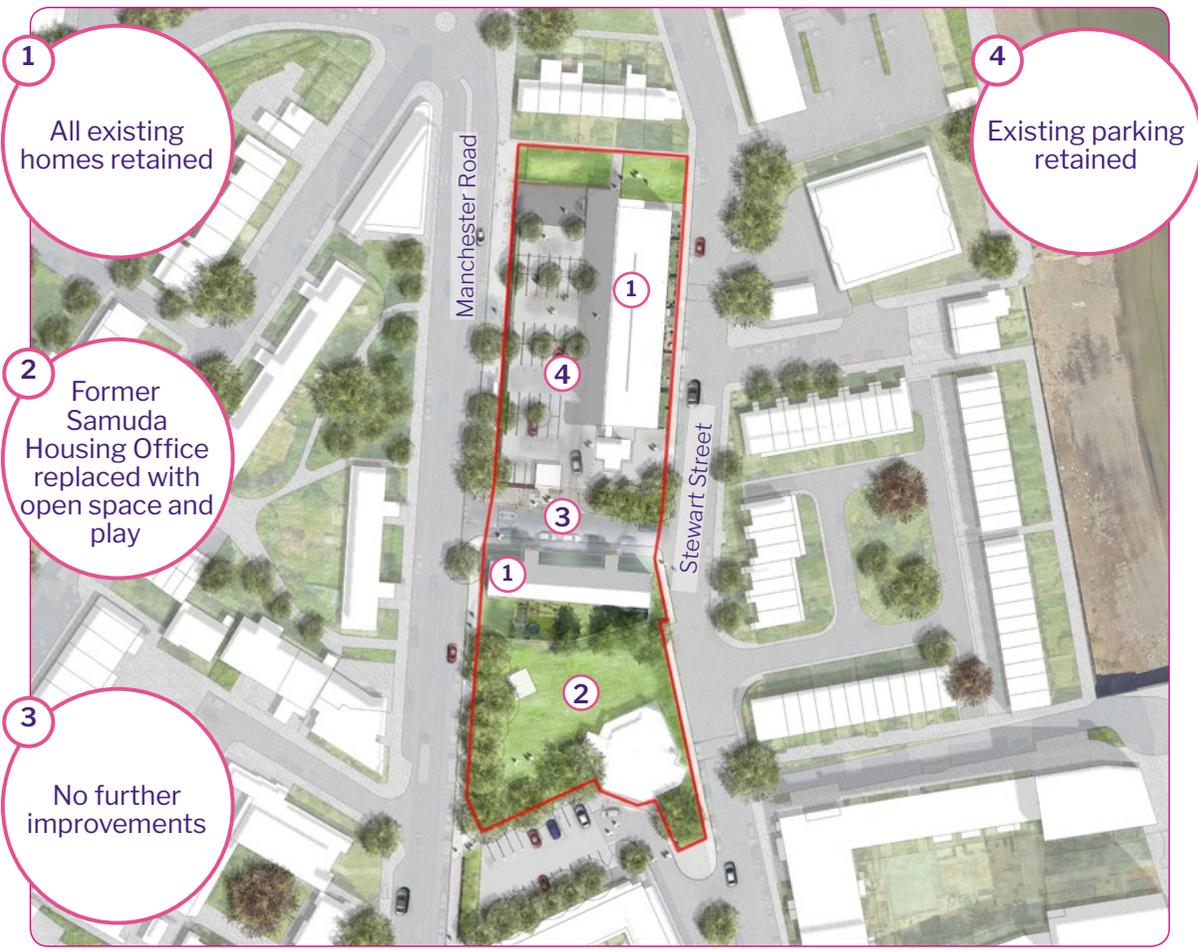


See the video for Business as usual

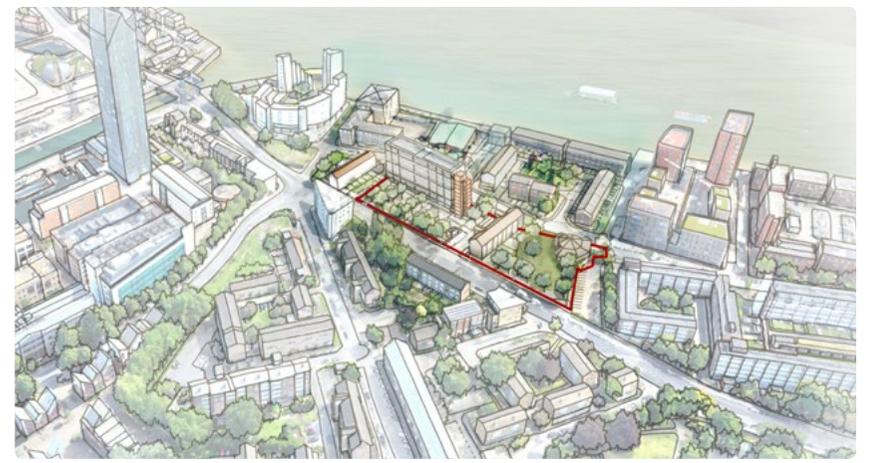
In this option Alice Shepherd House and Oak House would remain as they are, with routine repairs and maintenance by One Housing continuing to be carried out.

The former Samuda Housing Office behind Oak House would be demolished and replaced with an improved open green space which would include a play area for younger children. The existing community centre will remain as it is.

Plan showing the existing site



3D aerial view



# Option 2: Open space improvements

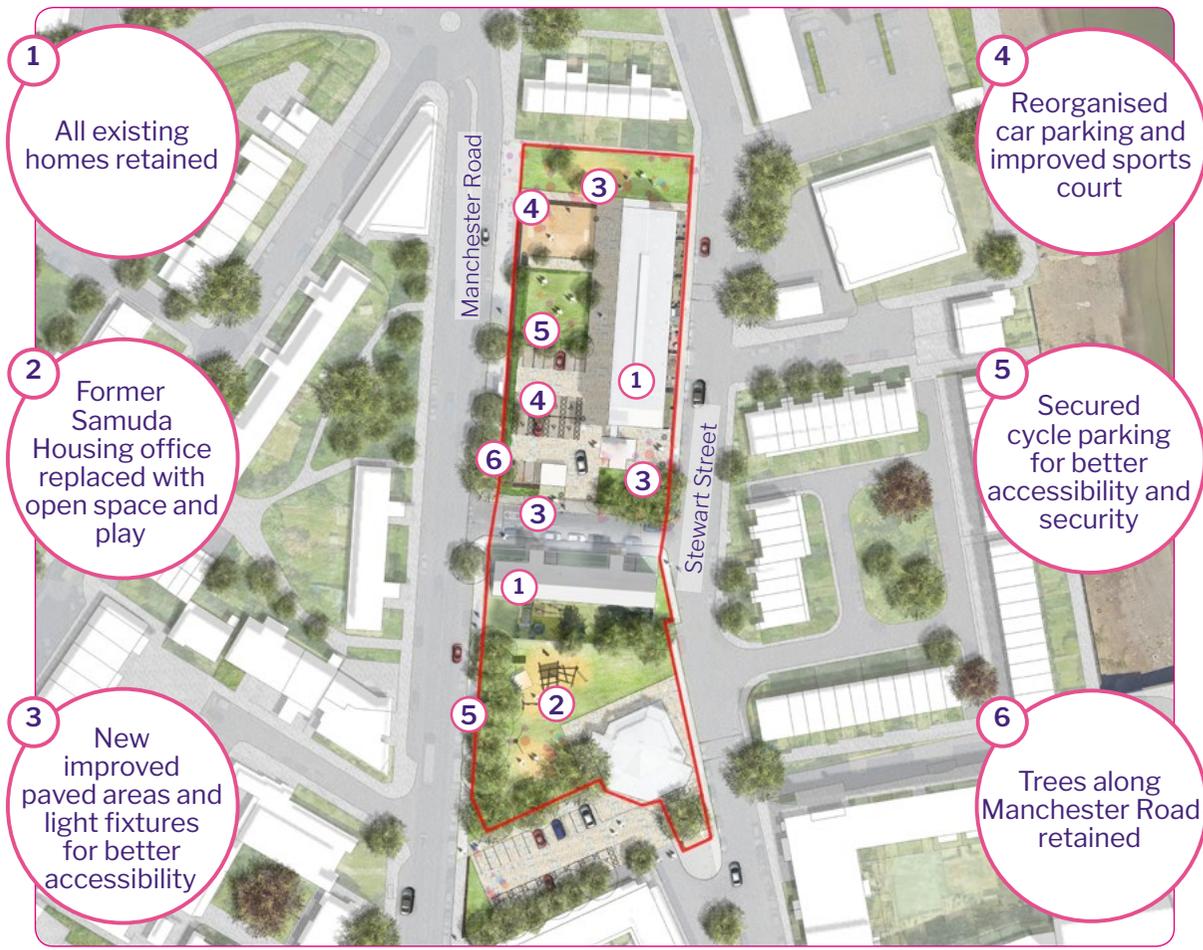
This option looks at improvements to the outdoor communal and public spaces on the estate, such as paving, planting and lighting, as well as improvements to security and refuse.

The former Samuda Housing Office behind Oak House would be demolished and replaced with an improved open green space which would include a play area for younger children. The existing community centre will remain as it is.



See the video for Open Space Improvements

## Plan showing the proposed improvements



## 3D aerial view



## Street view sketch



# Option 3: Refurbishment



See the video for Refurbishments

This option looks at what improvements can be made to Alice Shepherd House and Oak House through refurbishment and repair works. It does not include any change to the open space and external communal areas, except the demolition of the former Samuda Housing office behind Oak House which would be replaced with an improved open green space. The existing community centre will remain as it is:

### 1-Refurbishment level 1

- Boiler and water pump upgrade
- Improvements to refuse chutes
- CCTV upgrades
- Improved communal lighting

### 2- Refurbishment level 2

As level 1 but also includes:

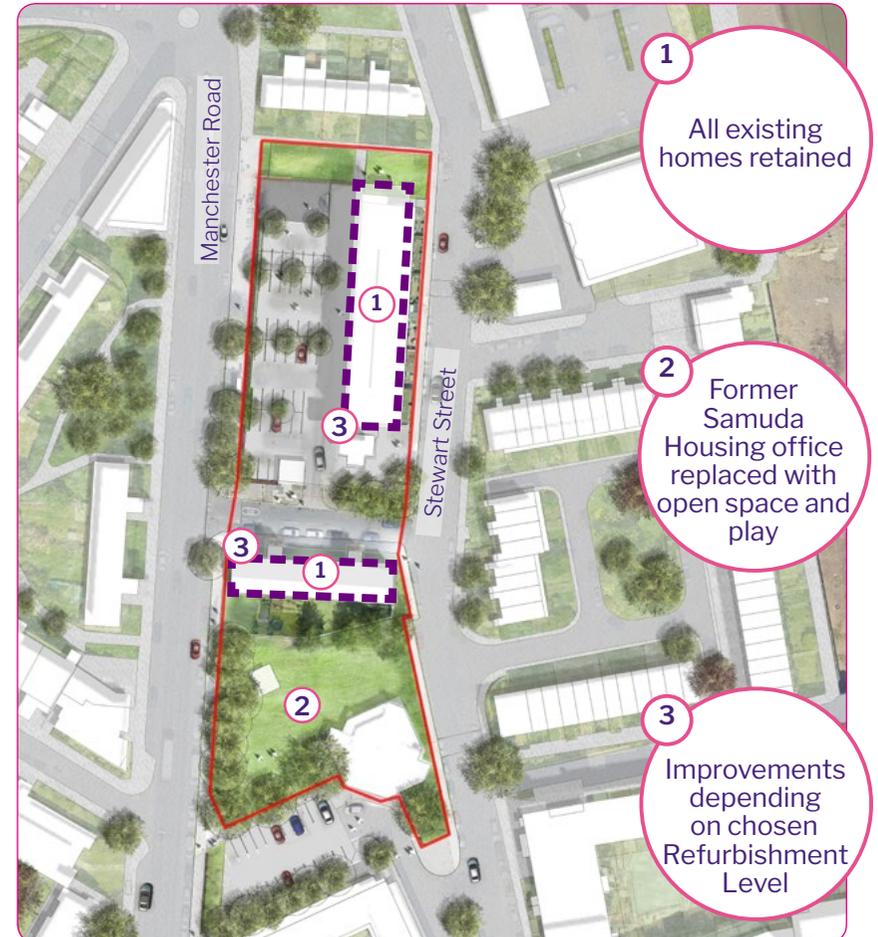
- Bolt on balconies installed to all flats where possible
- Thermostatic radiator valves installed within flats
- Solar panels installed if possible
- Improved to bin and cycle stores
- Possible conversion of unused garages in Alice Shepherd House into cycle store or other resident storage

### 3- Refurbishment level 3

As level 2 but also includes

- Kitchen and bathroom renovations
- Improved energy efficiency through smart controls for heating installed in flats, floor and external wall insulation if required and mechanical ventilation
- Upgrades to lifts if required

### Plan showing the proposed improvements



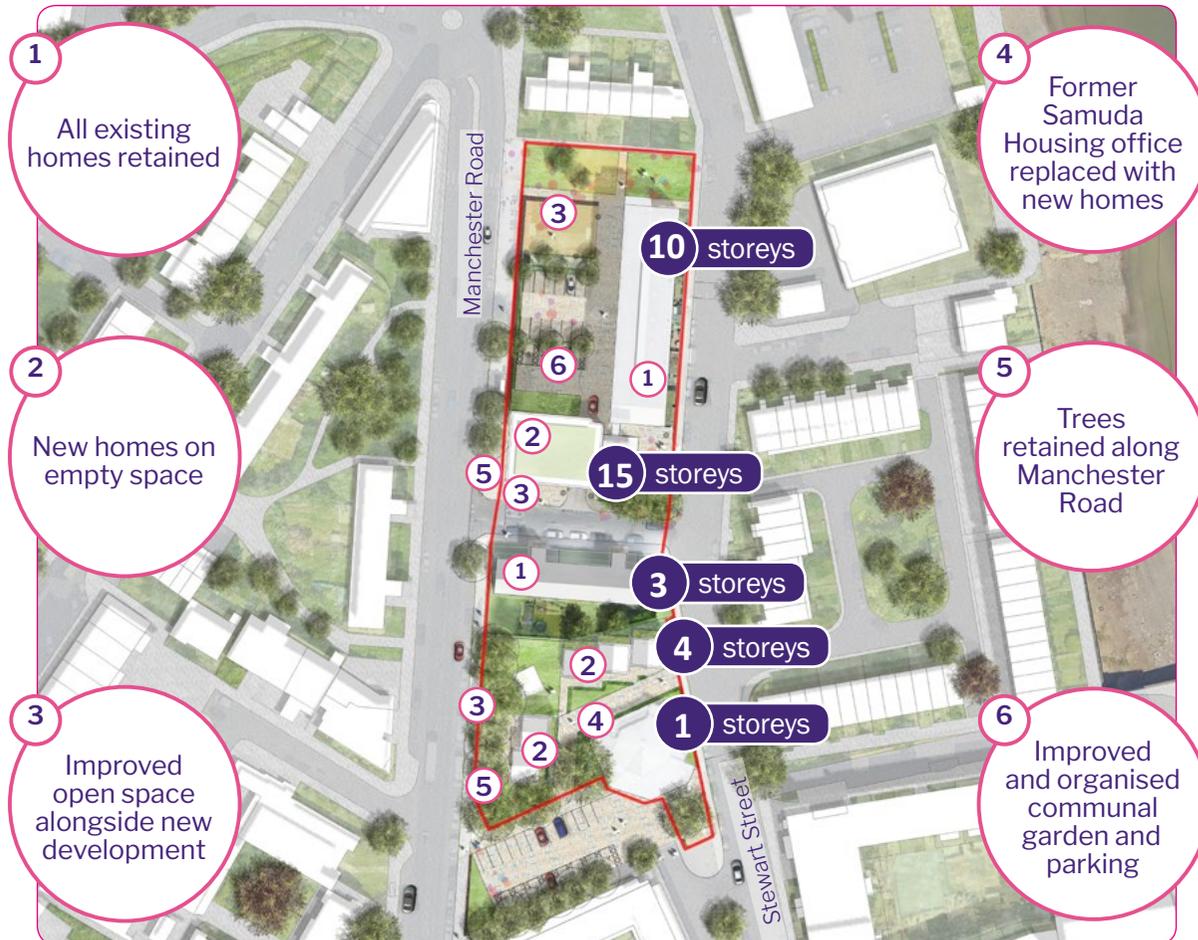
# Option 4: Infill (Scenario 1)



See the video for Infill Scenario 1

This option looks at building new homes on empty areas of the site, while retaining all the existing homes. This would include a new 15-storey slim building on the corner of Manchester Road and Stewart Street. The existing community centre will remain as it is. The former Samuda Housing office would be demolished and replaced with a new 'Close' of 3-4 storey houses between Oak House and the existing Community Centre. Alice Shepherd House and Oak House would remain as they are with no improvements or change. In this option 61 new homes would be constructed and all 84 existing homes would be retained meaning that once the regeneration is completed there would be 145 homes in total.

## Plan showing the proposed improvements



## 3D aerial view



## Street view sketch



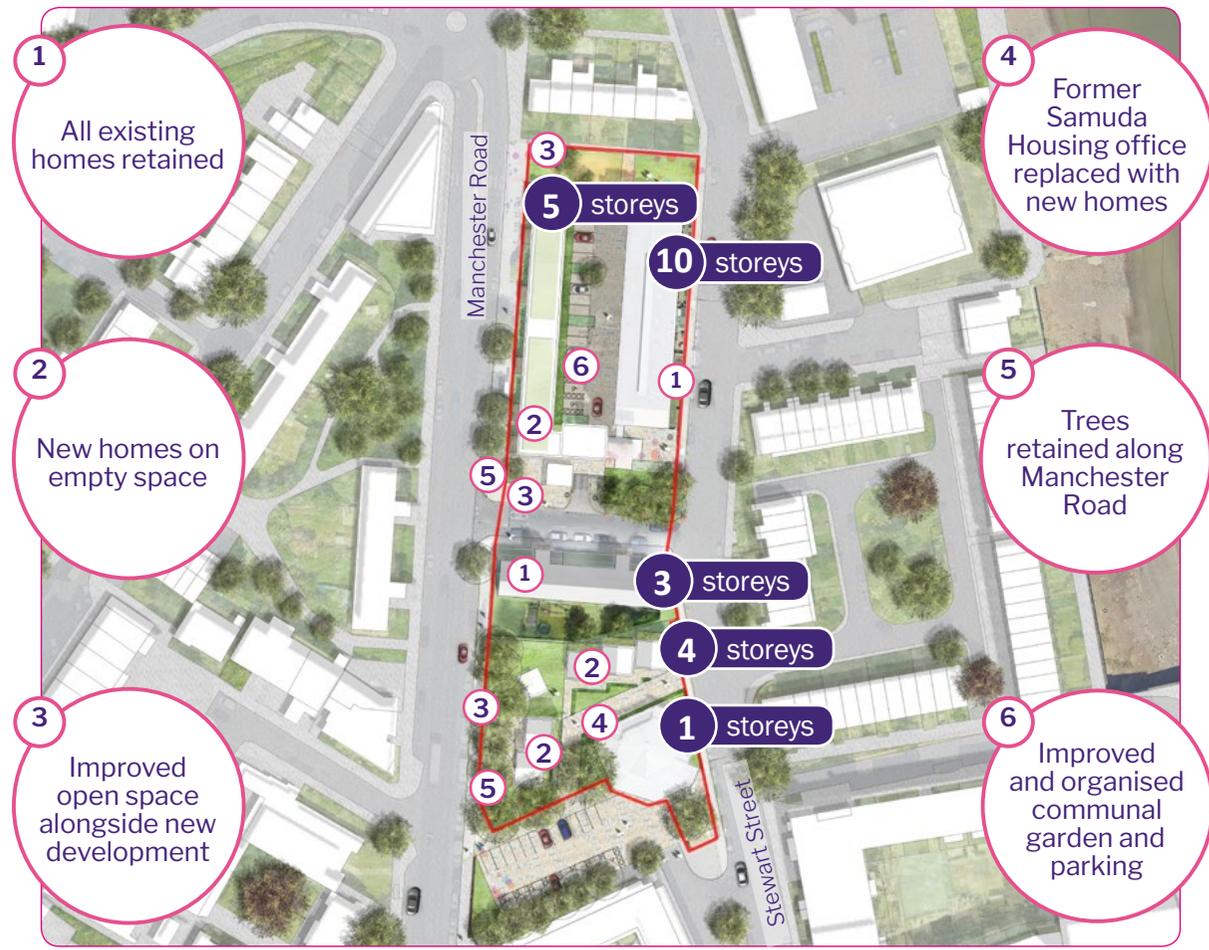
# Option 4: Infill (Scenario 2)



See the video for Infill Scenario 2

This option looks at building new homes on empty areas of the site, while retaining all the existing homes. This would include a new 5-storey block along Manchester Road. The existing community centre will remain as it is. The former Samuda Housing office would be demolished and replaced with a new 'Close' of 3-4 storey houses between Oak House and the existing Community Centre. Alice Shepherd House and Oak House would remain as they are with no improvements or change. In this option 34 new homes would be constructed and all 84 existing homes would be retained meaning that once the regeneration is completed there would be 118 homes in total.

## Plan showing the proposed improvements



## 3D aerial view



## Street view sketch



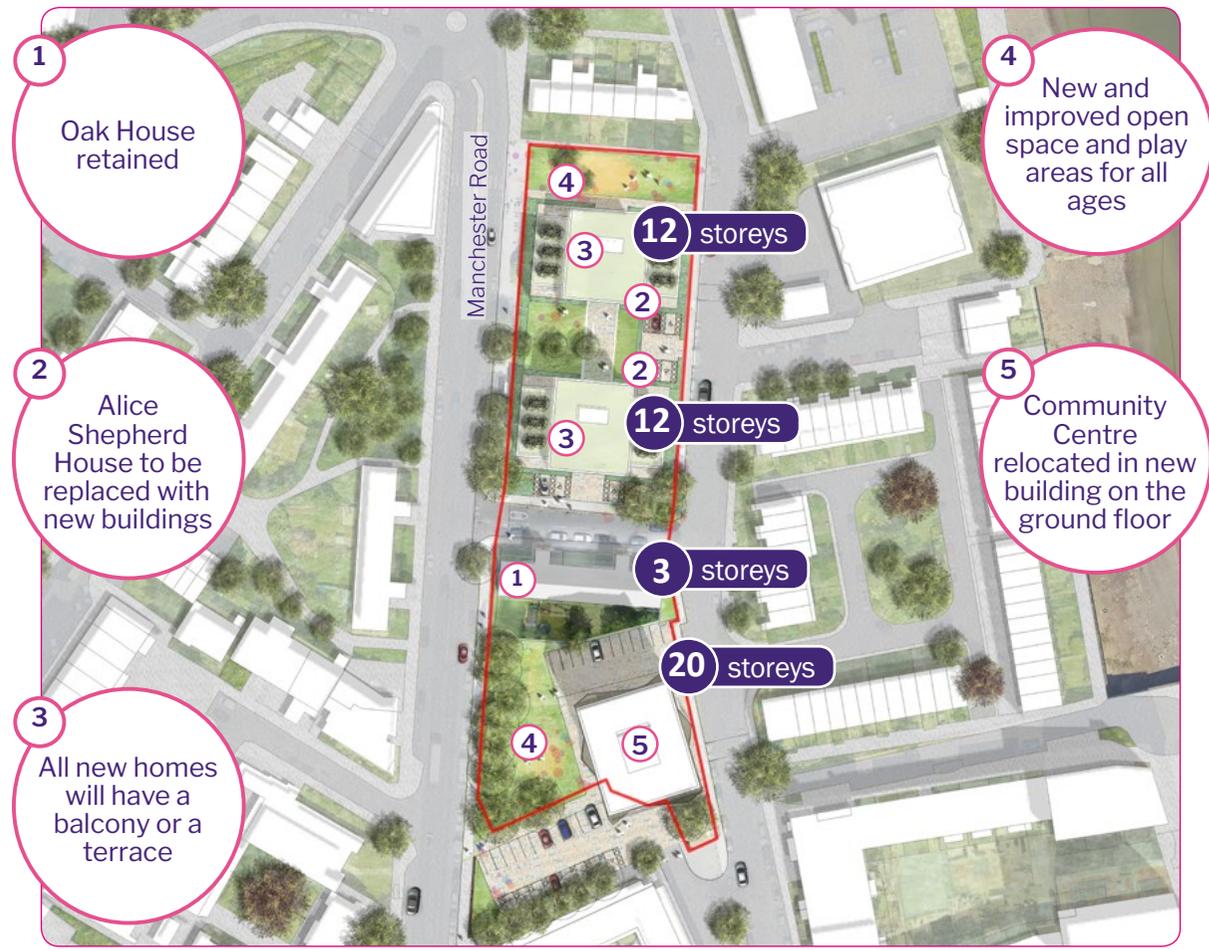
# Option 5: Partial redevelopment (Scenario 1)



See the video for Partial redevelopment Scenario 1

In this option Alice Shepherd House is demolished and replaced by two 12-storey buildings. Oak House is retained with no change. The former Samuda Housing office and the existing Community Centre would be demolished and replaced with a new 20-storey building, with new community centre facilities on the ground floor. All new homes would have a balcony, garden or a terrace. There will be new public open spaces and play areas appropriate for all ages. There would be 193 new homes in the new blocks and the 12 homes in Oak House would be retained, so once the regeneration is completed there would be a total of 268 homes.

## Plan showing the proposed improvements



## 3D aerial view



## Street view sketch



# Option 5: Partial redevelopment (Scenario 2)

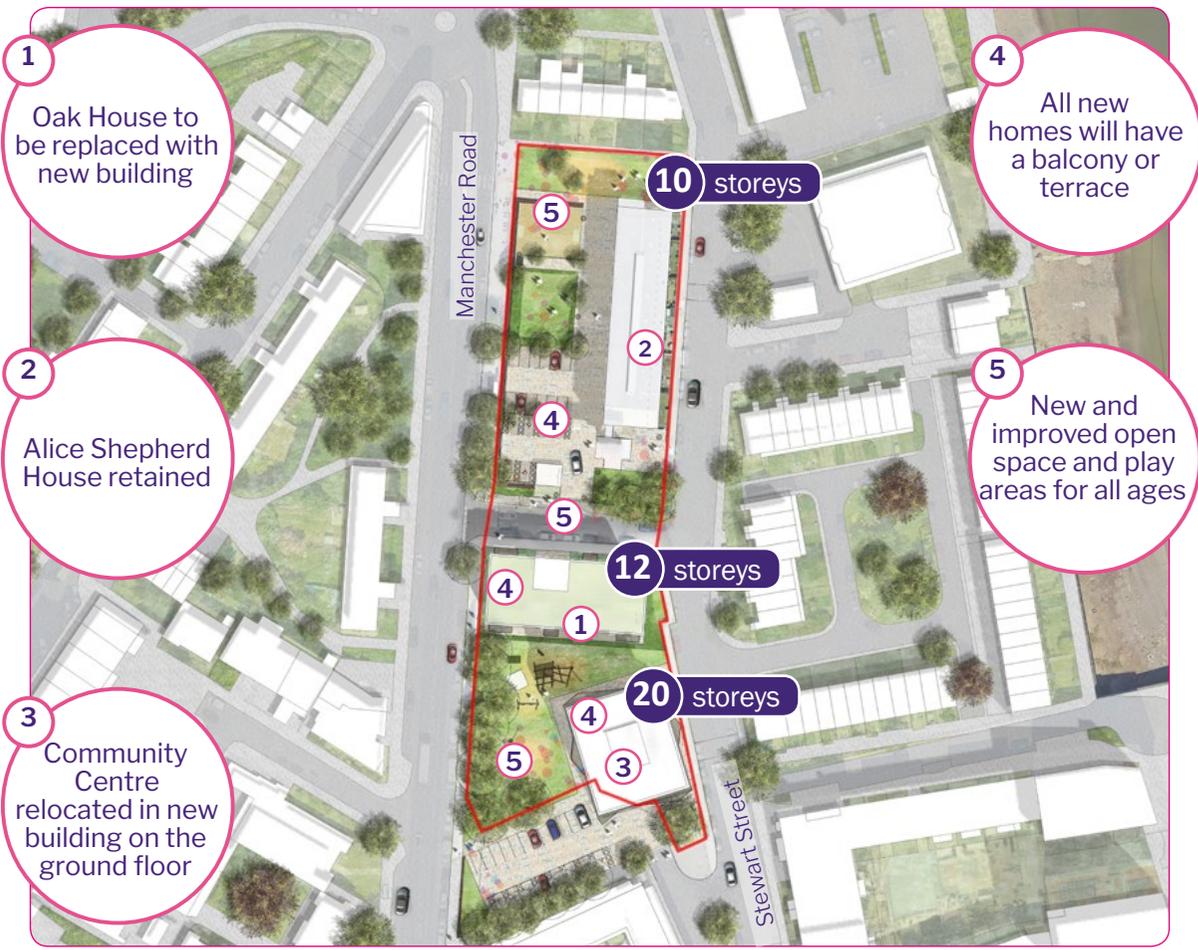


See the video for  
Partial redevelopment  
Scenario 2

In this option Oak House is demolished and replaced by a 12-storey building. Alice Shepherd House is retained with no change. The former Samuda Housing office and the existing Community Centre would be demolished and replaced with a new 20-storey building, with new community centre facilities on the ground floor.

There would be 179 new homes in the new blocks and the 72 homes in Alice Shepherd House would be retained, so once the regeneration is completed there would be a total of 263 homes on the site.

## Plan showing the proposed improvements



## 3D aerial view



## Street view sketch



# Option 6: Full redevelopment

This option proposes the demolition of both Alice Shepherd House and Oak House, as well as the former Samuda Housing office and the existing community centre.

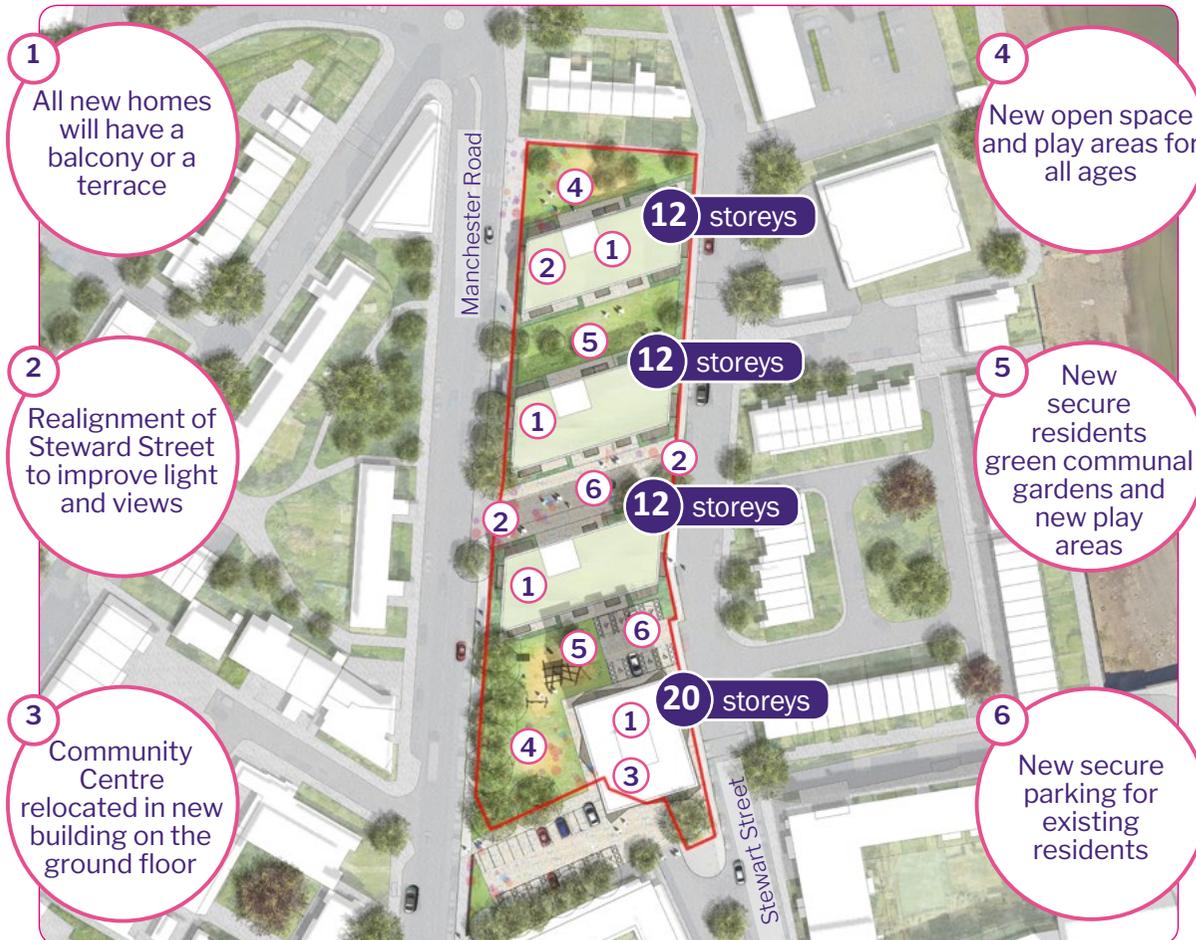
These would be replaced with two 12-storey buildings located on the former Alice Shepherd house, one 12-storey building on the site of Oak House, and a 20-storey building on the site of the existing community centre.

Once the regeneration is completed there would be 344 homes on the estate.



See the video for Full redevelopment

## Plan showing the proposed improvements



## 3D aerial view



## Street view sketch



## 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.

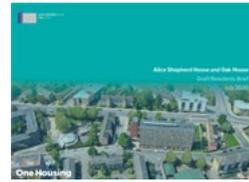
**The Independent Resident Advisor:**  
**Lee Page**  
0800 073 1619 (freephone)  
aliceshepoakhouse@tpas.org.uk

**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 or how the existing building and local area have informed PRP Architects' designs for the options please click on these icons

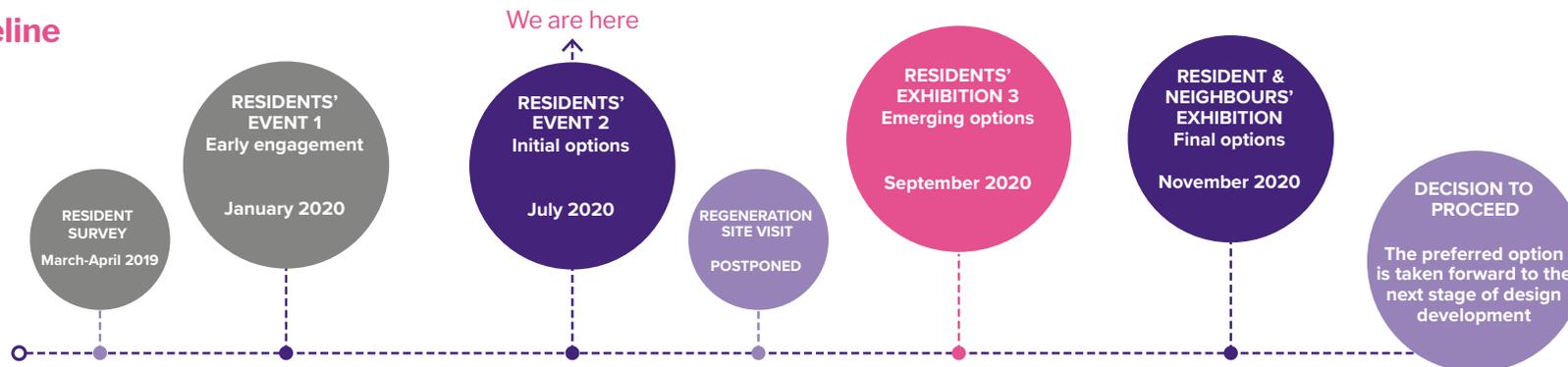
Click on the icon  
to read the Draft  
Residents Brief

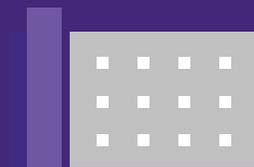


Click on the icon  
to read 'Understanding  
your area'



## Project timeline





**ALICE SHEPHERD** HOUSE

**OAK** HOUSE