

Alice Shepherd House and Oak House

Residents' Exhibition Workshop Event 3
Feedback Summary Report
August 2021



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What is this report and what are the findings?

One Housing and PRP architects have been working with residents of Alice Shepherd House and Oak House to consider options for the future of the blocks. Two rounds of exhibition events were held in 2020. The first exhibition events were held in person in the Samuda Community Centre in January 2020 and covered an introduction to the options appraisal process and the design and regeneration team, and discussion to build on the feedback from the 'Getting to know you surveys' which asked about what residents like and dislike about their homes, estate and neighbourhood. The second exhibition events was over the summer of 2020 and was held remotely due to the Covid pandemic through posted booklets, phone interviews and online feedback. Residents were presented the different designs for the regeneration options along with some analysis work on each option looking at factors such the financial assessment, planning risk and community benefits.

The third event, held on the 8th and 12th of June, was held in person in front of Alice Shepherd House in the games court under a large marquee. Exhibition panels were displayed in main exhibition areas in addition to the workshop spaces, which were divided into three small marquees outside the exhibition space. Residents were asked to state which options they were in support of and comment on why they felt this way, as well as provide comments and feedback at the workshop tables on the design of the open spaces, buildings and homes. This report provides a summary of the feedback that residents provided on what was presented in the exhibition and discussed at the workshop tables.

In general, Full Redevelopment was the option that most residents were in support of, followed by the Refurbishment option. Some residents were also in favour of the Open Space Improvements option and Partial options. The Infill options were least supported.

Purpose of the event:

- *Discuss and go through the options appraisal process*
- *Present all design option to residents*
- *Present design possibilities for each option*
- *Invite residents to participate in a series of design workshop with the design team*

Feedback Techniques:

- *Exhibition boards*
- *Workshop tables*
- *Sticky notes*
- *Feedback forms*
- *Conversation with the design and regeneration team*

Introduction

Residents' Consultation - Event 3

Exhibition and workshop events held at the Alice Shepherd House games court

- Tuesday 8 June (2pm - 8pm)
- Saturday 12 June (11am - 2pm)

Number of households that attended the exhibition and workshop events: 29

One-to-one meetings carried out in residents' homes, at One Housings' office or over phone

Monday 21 June - Friday 16 July

Number of households who took part in a one-to-one meeting: 50

Total number of households who took part in this consultation: 59 out of 75 (79%)*

Alice Shepherd House: 49

Oak House: 10

* Please note - There are 84 homes within the two blocks, 9 of which are owned by non-resident leaseholders who have been contacted separately as part of this consultation. Therefore the figures shown here are out of a possible 75 homes. Some residents took part in both the events and a one-to-one meeting – their engagement and feedback has only been counted once in the overall total

This report is a summary of the comments, ideas and concerns raised by residents during the third round of consultation events regarding the future of Alice Shepherd House and Oak House. This third round of consultation included two exhibition workshop events followed by one to one meetings arranged between residents and the One Housing regeneration team. This allowed residents to discuss and go through the options appraisal process as well as participate in a series of design workshop with the design team, encouraging engagement and participation with the local community.

The event was set between two areas, the exhibition space where residents were presented a summary of the different options presented at the last event and an introduction to the design themes for each of the options, covering private/ shared open space and parking, buildings and internal home layouts. The second part of the event was set up into three workshop spaces each covering the design themes, in which residents were presented with a number of boards showing plans and sketches of each option as well as example images of the potential designs and interventions. Residents were encouraged to participate in the design of the open spaces, buildings and homes of their preferred options to discuss their thoughts and concerns with members of the design team and highlight the things they liked and disliked in the designs.

During the five week engagement period, representatives from One Housing contacted residents and were available to talk through options and answer any questions that they had in relation to any of the engagement material. Representatives were also able to fill in the feedback forms on behalf of any residents.



Feedback form results

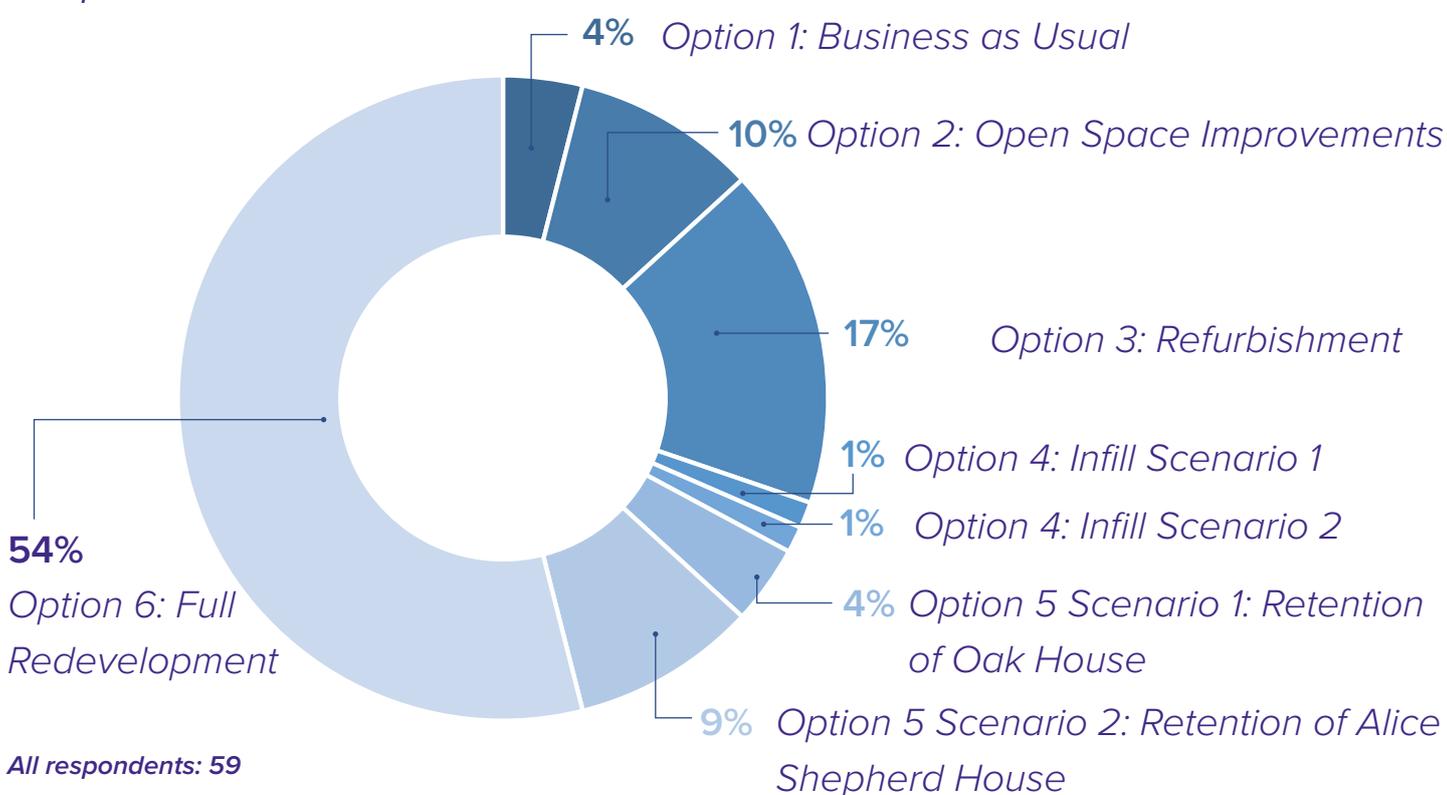
What option(s) would you support?

Following review of the options, all respondents were asked firstly to consider which of the options they were in support of. Respondents could simply tick as many boxes as they thought appropriate. The results show that Full Redevelopment was supported by 54% of respondents and Refurbishment was supported by 17% of respondents. Partial Redevelopment options, Infill options, Open Space Improvements and Business as Usual options were all supported by less than 10% of respondents.

Which options are you in support of? (tick all that apply)

**Data from returned feedback forms*

All respondents



Respondents were then given the opportunity to leave comments in relation to the options they supported. The below text provides a summary, but a full list of comments can be found in the appendices.

Full Redevelopment

Many of the respondents were in favour of the full redevelopment option due to the issues with the current Alice Shepherd House being too old and not fit for modern living, suffering from problems of drainage, leaks and damp. Residents highlighted that access to private amenity, views and light are of great importance to them. A number of residents mentioned they like the idea of a perimeter block with communal open space within. Concerns were around parking provision and safety as well as privacy, heights, and right to light.

Refurbishment

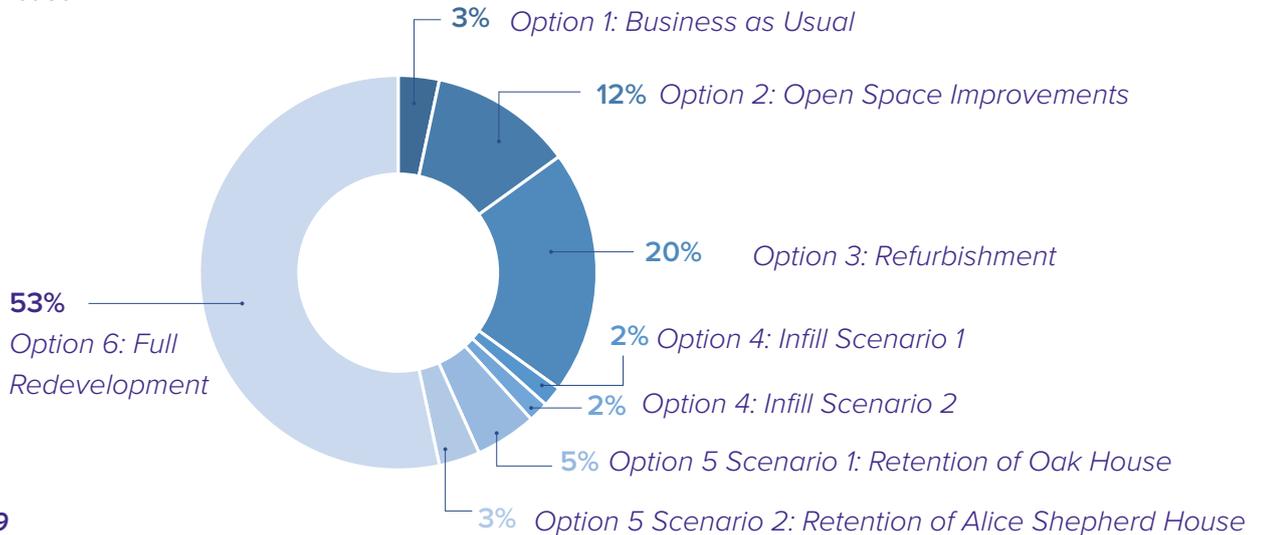
The second most favoured option amongst residents was refurbishment, many highlighting the area would need the highest level of refurbishment to tackle the existing issues of the blocks, suggesting these need a new water tank, plumbing system and double glazing. Residents mentioned they like their existing homes and the area and want it to remain as it is with improvements to the existing blocks.

**Full record of comments received on feedback forms can be found in the appendices categorised between Alice Shepherd House residents and Oak House residents*

The following pie charts and summarised comments provide the breakdown between feedback collected from Alice Shepherd House residents and those from Oak House residents from the completed feedback forms.

Alice Shepherd House

**Data from returned feedback forms*

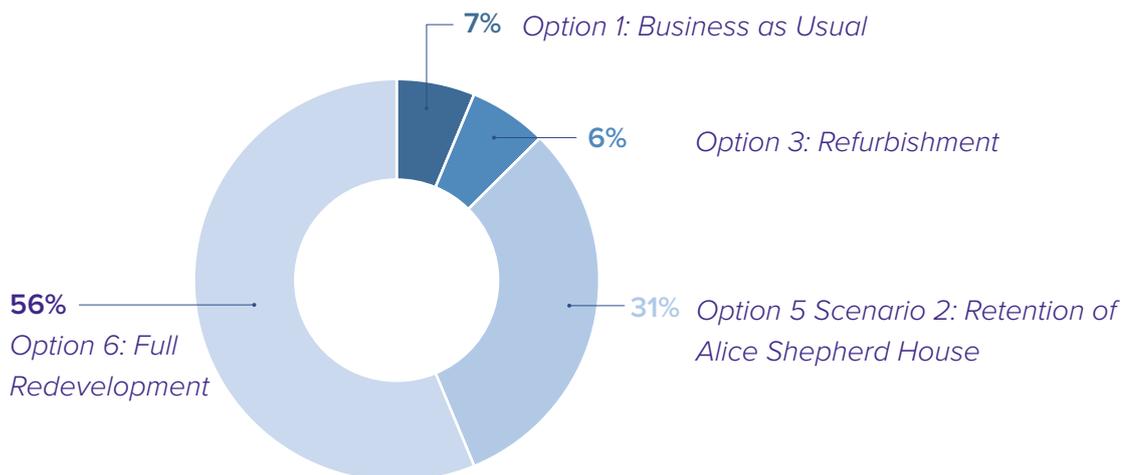


Respondents: 49

Numerous Alice Shepherd House residents highlighted the issues with the property in the feedback forms with 15 comments on issues faced such as damp, mould, ventilation, drainage glazing, boilers, leaks, water tank and fire exits; 10 comments noted that the building is old and not fit to purpose, and 7 comments noted they are living in overcrowded properties. 12 respondents noted that they are happy with their current home. 11 respondents noted they like the idea of having new private amenity space, 9 respondents noted they like the idea of having a new flat and 3 respondents noted that they like the proposal of a perimeter block. Concerns from residents were around parking, views, antisocial behaviour, space between buildings, right to light, privacy and density.

Oak House

**Data from returned feedback forms*



Respondents: 10

Oak House residents also stressed in their feedback forms the existing issues with the property, with 4 comments referring to issues such as blockages, water pressure, damp, mould, and the absence of a lift, 4 respondents also noted they are living in overcrowded flats. 4 respondents noted that issues with the property will still remain with options 1,2 and 3. 2 respondents noted that they are happy with their home. Respondents noted the possibilities of making better use of outside open space, creating a well lit space with better bin facilities, providing a community centre (activities for older children) and like the idea of having private amenity space. Concerns from residents were around right to light and density of the proposals.

**Full record of comments received on feedback forms can be found in the appendices categorised between Alice Shepherd House residents and Oak House residents*

Summary of design options

Summary of exhibition comments

Residents were asked and encouraged to leave feedback and comments on the boards at the consultation events. 34 comments were collected on the Summary of Design Options boards. Majority of comments (8 comments) were on Option 3 Refurbishment, with 5 comments in favour and 3 not in favour; followed by Option 6 Full redevelopment, with 3 comment in favour of the option and 4 not in favour. For Option 4 Infill, 1 comment was in favour and 4 not in favour. 2 Comments were not in favour of Option 1 Business as usual, while 1 comment was in favour. 3 comments were registered in favour of Option 2 Open Space Improvement with none not in favour; and lastly for Option 5, 3 comments were not in favour.

Summary of Design Options

During the second consultation event held in June 2020 we showed you the different regeneration options and asked you what you thought about the options, which you were in support of and which you were not in support of, and why. Here is a summary of the six different options:

Option 1: Business as usual



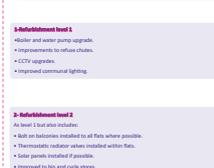
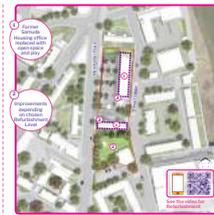
Summary of Issues



Option 2: Open space improvements



Option 3: Refurbishment



- 1- Refurbishment level 1**
 - Elevator and water pump upgrades
 - Improvements to street clutter
 - CCTV upgrades
 - Improved communal lighting
- 2- Refurbishment level 2**
 - As level 1 but also includes:
 - All air ballrooms replaced to all flats where possible
 - Thermally insulating external walls (where possible)
 - 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:
 - Kitchens 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

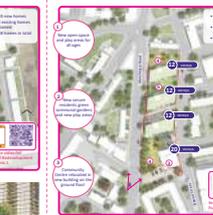
Option 4: Infill Scenario 1



Option 5: Partial redevelopment scenario 1



Option 6: Full redevelopment



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Comments collected from sticky notes on exhibition boards:

"No partial a waste of time and money"

"no infill"

"Please demolish, too many leaks and too cold"

"I like the social multi-generational character of the Isle of dogs"

"I like full redevelopment this building is too old"

"No infill, no refurbishment, new redevelopment"

"Do not like (Option 6) due to loss of light and sunlight"

*Full record of comments received on sticky notes at the exhibition events can be found in the appendices categorised by event date and exhibition board number

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



Option 1: Business as Usual



- Residents like their local area
- Residents like their homes
- Importance of their view to the river
- Other residents highlighted that things cannot stay as it is due to the issues with the existing estate
- Noting that the current building of ASH is old and outdated



Option 2: Open Space Improvements



- Greening the car park area
- Like the estate as it is



Option 3: Refurbishment



- Residents like their homes but stressed that the estate needs to be refurbished to address its numerous issues (boiler, water pressure, glazing, water tank, kitchens and bathrooms)
- A number of residents noted that refurbishment will not address the fundamental issues of the estate



Option 4: Infill



- Numerous residents noted they did not like this option



Option 5: Partial Redevelopment



- One resident noted the potential to redevelop Oak House and the space behind as it is currently a 'dead area'



Option 6: Full Redevelopment



- Residents voting for this option like the idea of having a new building
- Like the idea of having balconies and private open space
- Like the open spaces
- Some noted they liked the idea of a perimeter block
- Parking areas need to be considered
- Concerned about the space between buildings, right to light and privacy

**Full record of comments received on feedback forms can be found in the appendices categorised between Alice Shepherd House residents and Oak House residents*



Open space & parking workshop results

Residents were invited to take part in workshop activities around three different design themes. The open space and parking workshop explored the different possibilities for each of the design options. A1 boards highlighted the design options and open space and parking treatment of each. These were supported by numerous example image boards illustrating the different types of spaces and uses that could be possible for the different options. Residents were asked to take part in the workshop by highlighting key priorities and concerns, marking with stickers the things they like and didn't like and take the conversation from the exhibition further with the design team.



Workshop key findings from residents feedback and comments collected at workshop tables:

Respondents were given the opportunity to actively participate in the workshop highlighting on the plan and example images their ideas and comments, what they liked and didn't like as well as their concerns.

Residents were in favour of having improved open green and play spaces for children as they have noted that these are lacking currently, and have suggested to have a mix of tranquil and more active spaces, a small water feature for children to play with, and a separate dog area. Improving the biodiversity and creating green spaces with lots of planting that can provide a space for the birds in the area was well received. A number of residents voiced their favour for podium parking spaces in order to ensure parking spaces and have green open areas above. The main concerns were around parking spaces and anti-social behaviour in new open spaces highlighting the need to ensure that spaces are well overlooked and taken care of. Residents were in favour of having residents only secure courtyards in order to ensure that the spaces are for the community and well kept.

89 comments collected at the open space workshop table

In favour:

-  *More greenery and planting*
-  *Encouraging biodiversity and diverse natural environments*
-  *Suggested having small water features to enhance the environment*
-  *Secure residents only courtyards*
-  *New community centre with some outdoor spill out space*
-  *Play spaces for children*
-  *Podium parking*

Concerns:

-  *Antisocial behaviour taking place in the new open spaces - ensure low planting to secure overlooking and mindful positioning of seating spaces to ensure antisocial behaviour is discouraged*
-  *Avoid large public open spaces that will encourage other people from the neighbourhood in*
-  *Parking - residents are concerned about losing parking spaces as there is a shortage in the area*
-  *Separate dog area to ensure dogs are not using the open spaces*
-  *Maintenance and costing*
-  *Retain large mature trees in the site*



**Full record of comments received on sticky notes at the workshop tables can be found in the appendices categorised by workshop table theme and topic*



Buildings workshop results

Residents were invited to take part in workshop activities around three different design themes. The buildings workshop explored the different possibilities around heights, materials and block typologies for each of the design options. A1 boards highlighted the different building treatments and options for each relevant option. These were supported by numerous example image boards illustrating the different building typologies, balconies, materiality and heights possibilities. Residents were asked to take part in the workshop by highlighting key priorities and concerns, marking with stickers the things they like and didn't like and take the conversation from the exhibition further with the design team.



Workshop key findings from residents feedback and comments collected at workshop tables:

Respondents were given the opportunity to actively participate in the workshop highlighting on the plan and example images their ideas and comments, what they liked and didn't like as well as their concerns.

Residents were in favour of using brick and natural materials such as stone and exploring the possibilities of having roof amenities. A number of residents were in favour of the deck access typology in order to keep the community spirit that is present in Alice Shepherd House. Residents main concerns were around views, maintaining their views to the river and ensuring that they have open views and are not looking into other peoples homes. Sunlight and daylight was also a key concern and ensuring that these are maximised in the new design options. A number of people highlighted that they like the balconies and private amenity space and ensuring these spaces are safe and secure for children. Most residents were in favour of having a new community centre with community facilities for residents to gather, host events and exercise, highlighting the need for a multi-purpose space.

60 comments collected at the buildings workshop table

In favour:

-  *Brick, traditional, stone, natural materials*
-  *Balconies and private open spaces for residents*
-  *Roof amenities*
-  *Having a community facility/ multi-purpose space for the community to gather and use for events, gym, cafe*
-  *Deck access block*

Concerns:

-  *Views to the river - residents want to ensure that they keep their open views and are not looking into other people's flats*
-  *Maximising sunlight and daylight*
-  *Ensuring safe, childproof balconies*
-  *Fire safety*
-  *Density and heights*
-  *Privacy*

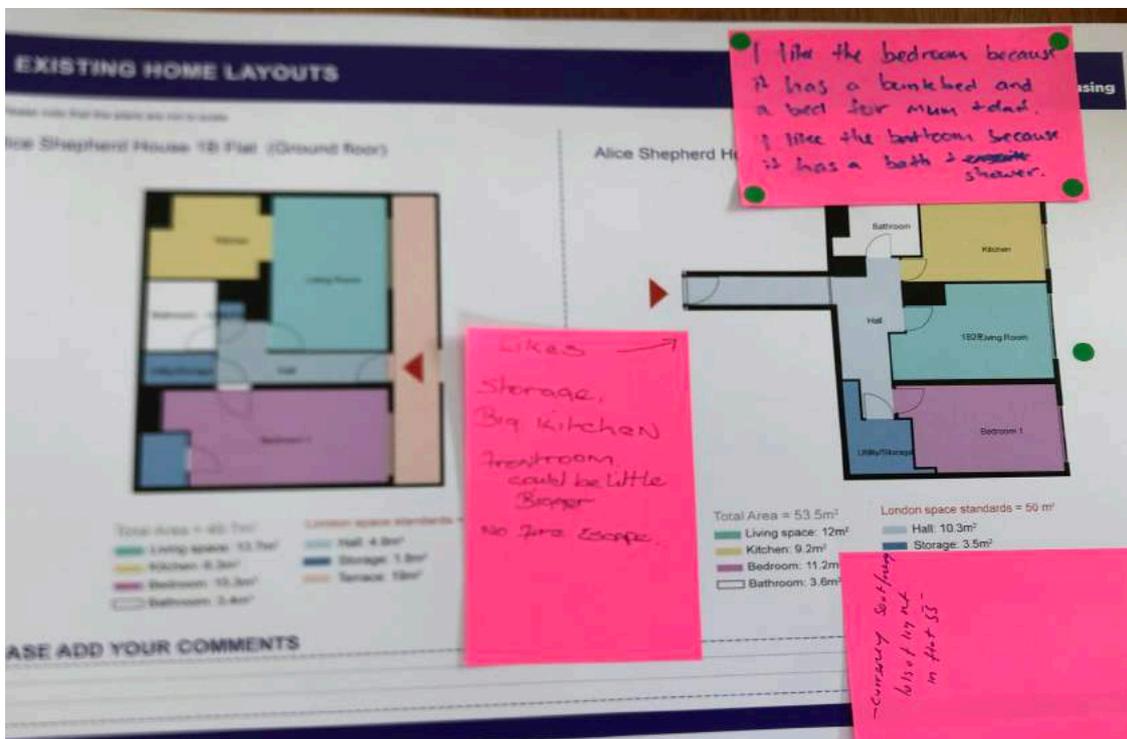


**Full record of comments received on sticky notes at the workshop tables can be found in the appendices categorised by workshop table theme and topic*



Homes workshop results

Residents were invited to take part in workshop activities around three different design themes. The homes workshop showed residents their existing home layouts and possible example new layouts in order to compare these and highlight key priorities and concerns. A number of A3 booklets showed existing and new layouts with example images of new home layouts. Residents were asked to take part in the workshop by highlighting key priorities and concerns, marking with stickers the things they like and didn't like and take the conversation from the exhibition further with the design team.



Workshop key findings from residents feedback and comments collected at workshop tables:

Respondents were given the opportunity to actively participate in the workshop highlighting on the plan and example images their ideas and comments, what they liked and didn't like as well as their concerns.

Residents highlighted they like the size of their current bedrooms and kitchens as well as the availability of storage space, issues noted were mainly around noise, leaking and bad water pressure in Alice Shepherd House. A number of residents highlighted they prefer separate kitchens and living spaces. Some residents noted they liked the big windows in the example images.

40 comments collected at the homes workshop table

Likes:

-  Residents like their current flats for their good sized rooms, kitchens and storage space
-  Most residents prefer separate kitchen and living spaces
-  Large windows that bring in a lot of light into the flats
-  Residents like their views to the river

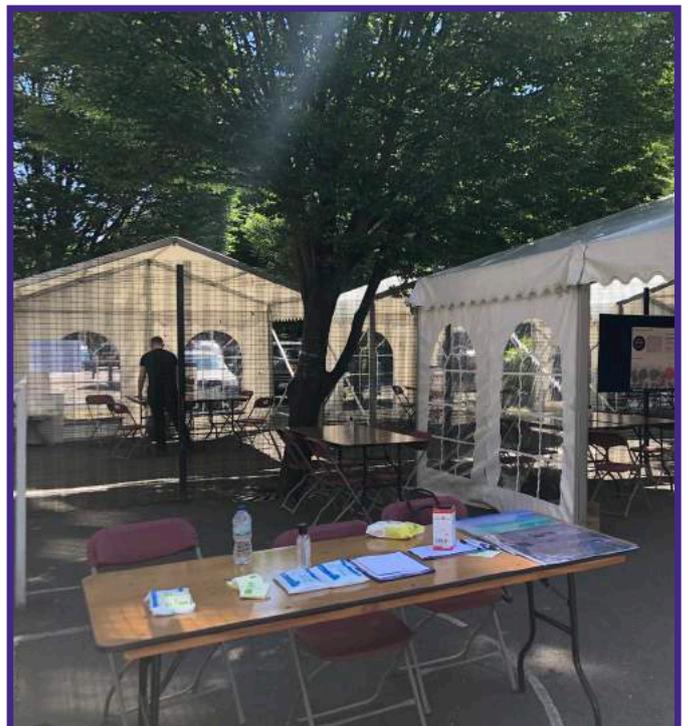
Concerns:

-  Their current homes suffer from noise, leaks and water pressure
-  Ensure noise insulation
-  Accessibility for wheelchair users



*Full record of comments received on sticky notes at the workshop tables can be found in the appendices categorised by workshop table theme and topic

Appendix 1: Event pictures





Panel 5

Developing the Options

What is an options appraisal?

An options appraisal is a structured process to explore the different options which you have for improving your estate. You are working with you to develop a range of scenarios focused around the 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 options appraisal process. As we progress through the options appraisal process we want to be in a position where we can narrow down the options towards a preferred option or options.



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How will each option be assessed?

Each option will be assessed largely on the way in which it performs against your Resident's Brief. How well these plus some other criteria will need to be considered when assessing options. Therefore we propose assessing each option score four key areas:

- 1. Resident's Brief**
 - 1. Financial Viability
 - 2. Sustainability
 - 3. Affordability
- 2. Financial Viability**
 - Performance against agreed objectives as set by residents.
 - Financial viability
 - Cost of all building and improvement works proposed
 - Is it affordable?
- 3. Sustainability**
 - Energy efficient homes (lower bills)
 - Enhanced health and wellbeing of residents
 - Homes that meet residents' needs
- 4. Affordability**
 - Do the proposed improvements meet planning requirements?
 - Programme of delivery



One Housing

Assessment Criteria

The assessment of each option has been completed by an independent company called SCW. It is their job to check that any proposed plans can be afforded by One Housing, how it benefits the local community, and whether the Council are likely to approve it.

Each option has been scored against four criteria:

1. Resident's Brief

- Each improvement option is scored on how well it meets the objectives from the Resident's Brief. These are summarised in changes you have said you would like to see through the improvement project. You can see more information about the Resident's Brief using the QR code below.
- Each option is scored against these 12 - 15 (1 is a better) the score is calculated into a score to enable the ranking of the options can easily be compared to the other options.

2. Financial Viability

- Each improvement option is scored on how well it meets the objectives from the Resident's Brief. These are summarised in changes you have said you would like to see through the improvement project. You can see more information about the Resident's Brief using the QR code below.
- Each option is scored against these 12 - 15 (1 is a better) the score is calculated into a score to enable the ranking of the options can easily be compared to the other options.

3. Sustainability

- Each improvement option is scored on how well it meets the objectives from the Resident's Brief. These are summarised in changes you have said you would like to see through the improvement project. You can see more information about the Resident's Brief using the QR code below.
- Each option is scored against these 12 - 15 (1 is a better) the score is calculated into a score to enable the ranking of the options can easily be compared to the other options.

4. Affordability

- Each improvement option is scored on how well it meets the objectives from the Resident's Brief. These are summarised in changes you have said you would like to see through the improvement project. You can see more information about the Resident's Brief using the QR code below.
- Each option is scored against these 12 - 15 (1 is a better) the score is calculated into a score to enable the ranking of the options can easily be compared to the other options.

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Viability Improvements

The table below presents the opportunities to improve viability for each of the options:

	SDV	VIABILITY GAP	OPPORTUNITIES TO IMPROVE VIABILITY
Option 1: Business as usual	N/A	VIABILITY GAP	None
Option 2: Open space improvements	N/A	VIABILITY GAP	None
Option 3: Refurbishment	N/A	VIABILITY GAP	None
Option 4: Infill	N/A	VIABILITY GAP	None
Option 5: Partial redevelopment	VIABILITY GAP	VIABILITY GAP	Change tenure mix, Improve build/energy efficiency, Increase density
Option 6: Full redevelopment	VIABILITY GAP	VIABILITY GAP	Change tenure mix, Improve build/energy efficiency, Increase the area, Increase density



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Panel 6

Outside space – shared and private

The different design proposal should help to create places that facilitate healthy, happy and inclusive communities. In the different options we have considered a variety of outdoor space options, which spaces which people can socialise, play and take physical exercise and areas that are dedicated to food growing and health. Open and green spaces play an important role in wellbeing.

Here is a summary of the six different options:

Option 1 Business as usual



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Option 2 Open Space Improvements



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Option 3 Refurbishment



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Option 4 Infill



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Option 5 Partial redevelopment



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Option 6 Full redevelopment



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Panel 7

Outside Space - Shared and Private

The design options explore different types of intervention in the communal and private open spaces. From paving and planting improvements to the design of new spaces, communal and private open spaces are very important and should be considered as to be functional, active and appropriate to your needs.



Option 1 Business as usual & Option 2 Open Space Improvements



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Option 3 Refurbishment



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Option 4 Infill



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Option 5 Partial redevelopment



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Option 6 Full redevelopment



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Residents' Exhibition Workshop

Panel 8

Parking

On-street parking



Providing an appropriate level of car parking is considered in all options and it is important that parking arrangements incorporate good design for the layout, landscaping and lighting of parking. On-street parking should be user friendly and not interfere with the public open spaces or access adjacent to the parking area.

This parking can be found on options 2, 4, 5 and 6



Secure communal courtyard parking



Small parking courtyards have been considered as they provide flexibility, improved safety and overlooking.

This parking can be found on options 5 and 6



Podium parking



Podium Parking means parking at ground level that is sheltered under a building. This parking option has been considered in the partial and the full redevelopment options.

This parking can be found on options 5 and 6



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Panel 9

Buildings



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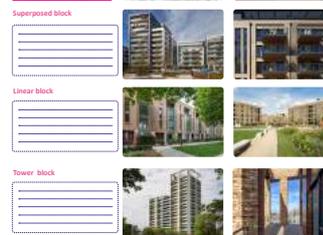
Buildings - Option 4 Infill



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Panel 10

Buildings - Option 5 Partial redevelopment



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Buildings - Option 6 Full redevelopment



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Panel 11

Homes

Any new homes proposed will follow national space standards and housing standards which will ensure that the new homes are carefully designed to optimise layout and comfort for residents. Daylight, sunlight, views, and improved accessibility will be fully integrated with the design process as we move forward. On this board, you'll see some example images of how new homes can look like. Our ambition is to create spacious, high-quality homes that are well lit with natural daylight and all flats will have their own balcony or a terrace.

Option 4 Infill



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Homes

Option 5 Partial redevelopment



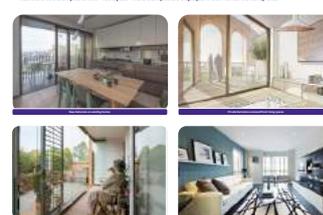
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Homes

Option 6 Full redevelopment



* Above are two examples of 1B3P flat layout - More examples are displayed in the Homes Workshop area



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Panel 12

How to stay in touch



Join the conversation
Shape the future of your neighbourhood

The information, example images, figures and assessments presented in this exhibition are a work in progress and the options designs are only draft. No decisions have yet been made and there is still a lot for us all to consider together and discuss. In addition to residents' feedback we will also speak to the council and wider local community to understand their views on proposals for change.

Please contact us if you have any questions or feedback:

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Next Steps

Project timeline



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Appendix 3: Workshop material

Open spaces & Parking Workshop

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OUTSIDE SPACES & PARKING WORKSHOP



www.onehousing.co.uk

DESIGN YOUR OPEN SPACE - OPTION 2 OPEN SPACE IMPROVEMENTS



www.onehousing.co.uk

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DESIGN YOUR OPEN SPACE - OPTION 3 INFILL SCENARIOS



www.onehousing.co.uk

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DESIGN YOUR OPEN SPACE - OPTION 5 PARTIAL REDEVELOPMENT SCENARIOS



www.onehousing.co.uk

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DESIGN YOUR OPEN SPACE - OPTION 6 FULL REDEVELOPMENT



www.onehousing.co.uk

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<p style="font-size: x-small;">EXAMPLE IMAGES - PUBLIC SPACE</p> 	<p style="font-size: x-small;">EXAMPLE IMAGES - FOOD</p> 	<p style="font-size: x-small;">EXAMPLE IMAGES - OUTDOOR GYM & PLAY</p> 
<p style="font-size: x-small;">EXAMPLE IMAGES - PUBLIC OPEN SPACE ACTIVITY</p> 	<p style="font-size: x-small;">EXAMPLE IMAGES - PLANTING</p> 	<p style="font-size: x-small;">EXAMPLE IMAGES - PARKING</p> 
<p style="font-size: x-small;">EXAMPLE IMAGES - BIODIVERSITY</p> 	<p style="font-size: x-small;">EXAMPLE IMAGES - HEALTH & WELLBEING</p> 	

Buildings Workshop

One Housing

BUILDINGS

DESIGN YOUR BUILDINGS - OPTION 3 INFILL SCENARIOS

One Housing

DESIGN YOUR BUILDINGS - OPTION 5 PARTIAL REDEVELOPMENT SCENARIOS

One Housing

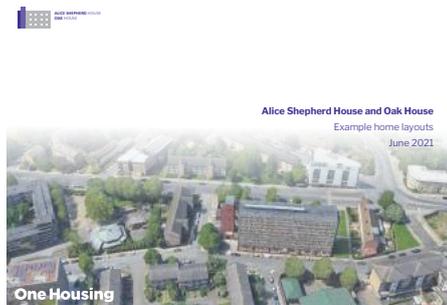
DESIGN YOUR BUILDINGS - OPTION 6 FULL DEVELOPMENT

One Housing

<p>EXAMPLE IMAGES - BUILDINGS</p>	<p>EXAMPLE IMAGES - SECURE PARKING</p>	<p>EXAMPLE IMAGES - DECK ACCESS</p>	<p>EXAMPLE IMAGES - TALLER BLOCKS</p>
<p>EXAMPLE IMAGES - DECK ACCESS</p>	<p>EXAMPLE IMAGES - BUILDING TYPES</p>	<p>EXAMPLE IMAGES - BUILDING TYPES</p>	<p>EXAMPLE IMAGES - COMMUNITY CENTRE</p>
<p>EXAMPLE IMAGES - BUILDING TYPES</p>	<p>EXAMPLE IMAGES - TALLER BLOCKS</p>	<p>EXAMPLE IMAGES - TALLER BLOCKS</p>	

Residents' Exhibition Workshop

Homes Workshop



EXISTING HOME LAYOUTS One Housing

Please note that the example plans are not to scale.

Alice Shepherd House 18 Flat (Ground floor)

- Total Area = 45.7sqm
- Living space 13.9sqm
- Kitchen 6.9sqm
- Bathroom 3.4sqm
- Hall 2.8sqm
- Storage 1.8sqm
- Terrace 1.6sqm

Alice Shepherd House 18 Flat (8th floor)

- Total Area = 55.7sqm
- Living space 15.9sqm
- Kitchen 8.9sqm
- Bathroom 3.4sqm
- Hall 3.8sqm
- Storage 1.5sqm
- Terrace 1.8sqm

PLEASE ADD YOUR COMMENTS

EXISTING HOME LAYOUTS One Housing

Please note that the example plans are not to scale.

Alice Shepherd House 28 Duplex (Lower Level)

- Living space 16.6sqm
- Kitchen 7.6sqm
- Bathroom 1.8sqm
- Bathroom 2.3sqm
- Hall 3.4sqm
- Storage 1.3sqm
- Upper level = 10.5sqm
- Lower level = 55.2sqm
- Total Area = 10.5sqm
- Living space 12.9sqm
- Kitchen 7.1sqm
- Bathroom 1.5sqm
- Bathroom 2.1sqm
- Hall 2.8sqm
- Storage 1.4sqm
- Upper level = 10.5sqm
- Lower level = 55.2sqm
- Total Area = 10.5sqm
- Living space 12.9sqm
- Kitchen 7.1sqm
- Bathroom 1.5sqm
- Bathroom 2.1sqm
- Hall 2.8sqm
- Storage 1.4sqm

Oak House 28 Flat (Ground floor)

- Total Area = 55.2sqm
- Living space 15.9sqm
- Kitchen 7.1sqm
- Bathroom 1.5sqm
- Bathroom 2.1sqm
- Hall 2.8sqm
- Storage 1.4sqm
- Upper level = 10.5sqm
- Lower level = 55.2sqm
- Total Area = 10.5sqm
- Living space 12.9sqm
- Kitchen 7.1sqm
- Bathroom 1.5sqm
- Bathroom 2.1sqm
- Hall 2.8sqm
- Storage 1.4sqm

PLEASE ADD YOUR COMMENTS

EXISTING HOME LAYOUTS One Housing

Please note that the example plans are not to scale.

Alice Shepherd House 28 Duplex (Ground floor)

- Upper level = 55.4sqm
- Lower level = 10.5sqm
- Total Area = 10.5sqm
- Living space 12.9sqm
- Kitchen 7.1sqm
- Bathroom 1.5sqm
- Bathroom 2.1sqm
- Hall 2.8sqm
- Storage 1.4sqm

PLEASE ADD YOUR COMMENTS

EXISTING HOME LAYOUTS One Housing

Please note that the example plans are not to scale.

Alice Shepherd House 38 Duplex (Upper level)

- Living space 16.6sqm
- Kitchen 7.6sqm
- Bathroom 1.8sqm
- Bathroom 2.3sqm
- Hall 3.4sqm
- Storage 1.3sqm
- Upper level = 10.5sqm
- Lower level = 55.2sqm
- Total Area = 10.5sqm
- Living space 12.9sqm
- Kitchen 7.1sqm
- Bathroom 1.5sqm
- Bathroom 2.1sqm
- Hall 2.8sqm
- Storage 1.4sqm

Alice Shepherd House 38 Duplex (Lower Level)

- Living space 16.6sqm
- Kitchen 7.6sqm
- Bathroom 1.8sqm
- Bathroom 2.3sqm
- Hall 3.4sqm
- Storage 1.3sqm
- Upper level = 10.5sqm
- Lower level = 55.2sqm
- Total Area = 10.5sqm
- Living space 12.9sqm
- Kitchen 7.1sqm
- Bathroom 1.5sqm
- Bathroom 2.1sqm
- Hall 2.8sqm
- Storage 1.4sqm

PLEASE ADD YOUR COMMENTS



18 FLAT - EXAMPLE HOME LAYOUTS One Housing

Please note that the example plans are not to scale.

18F Flat Example Layout

Example 1

- Total Area = 52.0sqm
- Living space 13.9sqm
- Kitchen 6.9sqm
- Bathroom 3.4sqm
- Hall 2.8sqm
- Storage 1.8sqm
- Terrace 1.6sqm

Example 2

- Total Area = 55.2sqm
- Living space 15.9sqm
- Kitchen 7.1sqm
- Bathroom 1.5sqm
- Bathroom 2.1sqm
- Hall 2.8sqm
- Storage 1.4sqm

PLEASE ADD YOUR COMMENTS



28 FLAT - EXAMPLE HOME LAYOUTS One Housing

Please note that the example plans are not to scale.

sample of new home layout

- Total Area = 71.0sqm
- Living space 15.9sqm
- Kitchen 7.1sqm
- Bathroom 1.5sqm
- Bathroom 2.1sqm
- Hall 2.8sqm
- Storage 1.4sqm
- Terrace 1.8sqm

PLEASE ADD YOUR COMMENTS



284P WHEELCHAIR EXAMPLE LAYOUTS One Housing

Please note that the example plans are not to scale.

284P Wheelchair Flat

- Bathroom 7.6sqm
- Bathroom 1.8sqm
- Bathroom 2.3sqm
- Hall 3.4sqm
- Storage 1.3sqm
- Living space 12.9sqm
- Kitchen 7.1sqm
- Bathroom 1.5sqm
- Bathroom 2.1sqm
- Hall 2.8sqm
- Storage 1.4sqm
- Terrace 1.6sqm

PLEASE ADD YOUR COMMENTS

sample images



3B FLAT - EXAMPLE HOME LAYOUTS One Housing

sample 1 - 3BSP Flat



*PLEASE ADD YOUR COMMENTS

3B FLAT EXAMPLE LAYOUTS One Housing

sample 2 - 3BSP Flat



*PLEASE ADD YOUR COMMENTS

3B DUPLEX EXISTING & EXAMPLE HOME LAYOUTS One Housing

3BSP Duplex - Example layout



*PLEASE ADD YOUR COMMENTS

sample images



sample images



sample images



sample images



sample images



sample images



sample images



Appendix 4: Feedback form

Feedback form



This questionnaire is a chance for us to record your views about your area and will help us understand what you think about the emerging options. All feedback collected will shape the way forward and inform future events. All responses are optional.

About you*

Name (optional): _____

Address (optional): _____

Where do you live? Alice Shepherd House Oak House Other

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

What option(s) would you support?

Business as usual Infill (Scenario 2)

Open Space Improvements Partial Redevelopment (Scenario 1)

Refurbishment Partial Redevelopment (Scenario 2)

Infill (Scenario 1) Full Redevelopment

*Your personal details will be kept safe and secure, only used by us, or those who work with us, and will not be shared with anyone else **One Housing**

Please leave your comments:



One Housing

Appendix 5: Detailed Feedback recording

Feedback form respondent comments

Full record of comments received on feedback forms is categorised between Alice Shepherd House residents and Oak House residents

What option(s) would you support?

Alice Shepherd residents

- Full Redevelopment - Personal outdoor space. Communal Space. Parking. Housing needs met (bedrooms) *Notting Hill Genesis tenant
- Options 2,3 and 6 - Very impressed with exhibition. Loved the mood boards especially outdoor space and buildings
- I am happy with infill option 1 - If I was still rehoused in the local area with parking, as I don't want to move my children's school
- Infill (Scenario 1) & Partial Redevelopment - I will like a house please
- Full Redevelopment - Underground car park. Ground floor play area. Would like mosque facilities. Suitable room sizes & balcony
- Full Redevelopment - We want a new building
- Business as usual & Open Space Improvements - Being a resident for 18 years I like how the estate works and that we have residential parking considering you can't get any on the streets due to all the new builds that have gone up and I liked having the pitch to play on as a kid and the kids now days get to use it and it's close to the house so parents aren't worried while the kids are out.
- Full Redevelopment
- Open Space Improvements & Refurbishment
- Full Redevelopment - Any option where our needs and new build are met and provided.
- Full Redevelopment - Overcrowded and would like a suitable sized new home.
- Full redevelopment - Please get rid of the infill options. Podium parking is a must. Great to see some pictures and designs.
- Building is old and does not seem to work. Like the area - refurbish if you can fix the problems or build new buildings to deal with the current issues but would like to remain in the area. Like the idea of staying locally and in tower hamlets. Like the idea of balconies and private space. Full redevelopment is preferred option if nothing else then refurbishment.
- Likes the idea of the a new flat for her family. Husband is housebound, and has health issues. Stairs in the flat are unsuitable to their needs. cannot move around easily. Needs some outside space - like the idea of a garden or balcony. concerns about like for like, would they still be entitled to a two bedroom. Will be entitled to a two bed on medical grounds. Liked the event being on site at Alice Shepherd House.

Residents' Exhibition Workshop

Feedback form respondent comments

What option(s) would you support?

Alice Shepherd residents

- Like the idea of perimeter block. other options for full redevelopment look crowded. Do not like partial or infill. Parking areas need to be defined so they are safe, dangerous to have multi use space i.e. parking and walkways. Outside spaces doesn't benefit people - or their living situation do not like refurbishment as the fundamental issues are still there. Stack issues and damp.
- Space and light in the new building. Privacy in new building, like the idea of a balcony - outdoor space. Like the idea of a new buildings. Full redevelopment is ideal - lots of problems with the buildings - refurbishment will not address all the issues i.e. mould, asbestos, cracks things need to be done - cannot leave as is. Buildings are old and outdated - everyone facing numerous issues Building needs a lot of love and a major change.
- Mould in the flat, property is old and outdated. Likes the idea of balconies and private outdoor space. Current design of flats i.e. windows opening too much and not being able to put furniture elsewhere means its unsafe for children. You like the idea of full regeneration and a new flat - suitable to housing need - 2 bedrooms. Overcrowded currently. Likes the idea of a new building.
- Enjoys the view but would like to see redevelopment. Family are in the modern area so would like to move closer to family there if redevelopment did go ahead, has multiple disabilities so feels being above ground would not be an option in any new home.
- Was concerned about space between buildings and right to light. Like designs, especially balconies and open/closed plans like modernising to suit Canary Wharf area. Parking is very important, all new designs should incorporate parking. Liked open spaces/ green areas is there potential to create leisure facilities on site? gyms/ swimming pools etc.
- Like to see full redevelopment as overcrowded having 3 children herself and her husband in a 2bed, family would gain most from the redevelopment option providing a better standard of living and more space for her family.
- Need more space because of older children. Like the idea of a new flat - any option that includes ASH. Due to health concerns would prefer a lower floor. Lifts aren't reliable at all. Would prefer everything new and had enough of the building - been there 18 years. Building is not fit for purpose pipework and plumbing is old. Loves the idea of a private balcony.
- Unhappy with the state of repair of her home and is also overcrowded and would like to see the full redevelopment option as says there is so much disrepair and feels OHG are looking out for themselves. Feels the regeneration process is taking too long. Also concerned with the fact there is no fire escapes on the higher floors.
- Family are happy in home and location but does say the property has issues that needs addressing, he has had 3 surveys relating to changing the boiler and the water tank - has no water pressure which main valve to property is not working so cannot shut the water down to carry out repairs. Would like the block to be refurbished but says any work would need to be carried out properly.
- Resident likes the view but feels the block is old and dated, the inside of the home is the first priority to be safe & comfortable. Mentioned fire exits are restricted and is concerned about that. Would like the idea of some private outside space, also there are loud noises that come from the block such as roof doors slamming and her bedroom is badly positioned as is under the balcony above. Has very bad water pressure in home which is a huge problem, also HW is affected as comes from the water tank which is limited.- Would like to see full redevelopment go ahead.
- Family are happy in Alice Shepherd house as everything is local, but they are overcrowded having two sons and one daughter plus them in a 2bed. They will be sad to leave the block as they are settled but understand that the only options that would best suit their housing need would be for Alice Shepherd house to be rebuilt. And so would like to see either partial opt 1 or full redevelopment. They are also currently bidding but would really like to stay in the same location as they are now.

Feedback form respondent comments

What option(s) would you support?

Alice Shepherd residents

- Family have lived there a long time and are happy with the area but would like to see Refurbishment as the block is now showing sign of wear and has leaks and drainage issues. Hw is also an issue to bath or shower so would like to see the highest level of refurbishment to ASH part of this choice is because they feel that the process itself is taking too long and refurbishment would happen quicker.
- Parking - should be retained for existing residents. Like the property but many issues. Dislike open plan new units. Doesn't work for larger families with children. Like river views. Don't like infill. Happy where she is but there is a lot of issues of the buildings - i.e. water pressure and hot baths. Refurbishment is preferred option - boiler replacement - water pressure to be fixed if possible. Windows could do with replacing. Moved into flat March 2020.
- Resident had two Independent surveyor through RTB said the outside materials were not designed to last more than 35yrs so stopped RTB following this information he felt that it is not viable to keep the building as they are due to Asbestos,electrics and maintenance works needing repeated works. Block is not an energy efficient build and feels it would be better to start again.
- Felt that Oak House and area behind were 'dead' areas and would be happy to see redevelopment there but very keen that Alice Shepherd House remains. Felt that Alice Shepherd House was a strong build (fireproof).
- No comment on options as yet as resident feels the current blocks are not being looked after correctly. Still has works which she says were shoddy and is awaiting resolve such as leak of main stack into her cupboard, Communication needs to be much better in relation between contractors namely Kier and OHG to residents as not being made fully aware of works or timelines and safety is also an issue as scaffold is not netted and external drilling also internal drilling through walls and ceilings to carry out vent works and fire alarms and asbestos is present in homes. Resident is concerned about quality of any works and safety as what she has seen, she is very worried so has hired a Private surveyor who has listed many errors in repairs which will be submitted to OHG in hope of rectifying. Disappointed and feels that residents will lose all trust with OHG including regeneration if things do not change.
- Block is dated and old and has 3 bed with 5 ppl x3 adult boys at home which he feels family would benefit from the regeneration of Alice Shepherd house by either an extra room or them getting help with own homes. Therefore, he would be in favour of full redevelopment option 6 - Exhibition boards received.
- Resident would like to see the full level 3 of refurbishment to ASO, say she loves her current home and is very happy there.
- Resident would like to see the maximum refurbishment option ahead on Alice Shepherd House. Happy in current home and the area, she actually grew up in the flats so is settled and familiar with area and neighbours.
- Prefers full redevelopment as the chosen option. Happy to work on designs if chosen option but happy with the open plan kitchen/living area as long as both are big enough (not galley kitchen).
- Preference was for open space improvements - greening the car park area etc. Issues with the drainage from the flat which appears to be very slow
- Prefers full redevelopment as the chosen option. Some concerns around open balcony at the front of property. Likes this but can be difficult with disruptive/noisy neighbours. Not keen on moving into a flat higher than her current one as doesn't handle heights well. Not against some elements of the infill proposal but overall more keen on full redevelopment.
- The blocks are old and damp and he would like to see full redevelopment to the building He feels the block is at a point where it is unviable to maintain but if the vote was for refurbishment, he would like to see the maximum of level of refurbishment undertaken.

Residents' Exhibition Workshop

Feedback form respondent comments

What option(s) would you support?

Alice Shepherd residents

- Like the idea of new buildings for residents, want the whole area regenerated. Building is outdated. Don't like the ideas of walkways - noisy. Building is not suitable for modern living. ASB in building is an issue, layout and design does not help this.
- Prefers improvements to the open spaces although has identified issues with the current windows in the block and believes they need to be upgraded to double glazing as the current windows are obsolete and One Housing can't find parts to repair them. He described a history of a persistent leak to his flat which resulted in him having had to move out for a period of several months in order to allow for repairs to be completed. He identified issues around car parking as being a problem for any new development and has been on the list for garage in the block for a number of years.
- Would like to see the full regeneration and likes the idea of a new home with some private outside space for the children. Current home is in good order, repair wise has had a few leaks but is generally content, would like to just be updated when things are actually happening but il advised we do need to consult at each step of the way and she was happy with that.
- Resident concerned about play area in close proximity to flats and noise and would prefer if play areas are further away from any new home or designs, is not happy with flats design and layout as noisy and drainage issues. Would like a like for like space in a new home, as rooms are generous but would like some private amenity space. Family would like to stay on the estate though as transport links are good and local amenities are very good. States also she is aware lots of new buildings are very hot and this is something she would not like. Maisonette type would be nice but not scattered windows on both sides as now,and would prefer non open plan kitchen.
- Resident is happy with property and neighbours ,would like to see refurbishments including new water tank as he has had a leak from this previously but overall he is settled and content with current block and home.
- Likes the idea of Infill and this is because he is happy in his current home but likes the idea of additional homes being provided to those who need housing.
- No comment on options as yet as resident feels the current blocks are not being looked after correctly.

Non residents

- I don't have a view about which scheme - I do though have a number of concerns about height, mass, Stewart Street access to Manchester Road due to increased traffic, open space, density, sheer size especially when looking at plans for the rest of the Samuda Estate.

Feedback form respondent comments

What option(s) would you support?

Oak House residents

- Full Redevelopment - Full Redevelopment is the option I would like. Just need to make sure it's fair to all residents especially those that are happy. I think here are many benefits to fully redevelop for all residents including those who are happy where they are.
- Lived in Oak House over 20yrs and is happy in the property so first option would be for level 3 of refurbishment to Oak House, however resident is not closed to the option of the redevelopment of Oak House but would like to retain a garden in any new home.
- Most on favour of options where Oak house is redeveloped, this is as the building is now dated and showing signs of wear. Family is also overcrowded with 3 children in one room so, redevelopment of Oak House will address her families housing need best. also the buildings will not look out of place as lots of neighbouring newer buildings popping up.
- Works have taken place before but issues with the flats still remain. Blockages etc. Needs a new flat which is suitable in size for her family. Refurbishment would still leave them overcrowded. internal issues will still remain with refurbishment/ business as usual and outside space improvement options. no lift in the building - stairs are difficult to manoeuvre due to health concerns. Like the area - full redevelopment would benefit them as they would like to stay in the same area. Like community feel of the small buildings - would prefer a smaller block. feels more secure and safe and the building is cleaner as its small/ easy to maintain.
- Keeping old buildings will not look good current building has issues - damp. Only full redevelopment would be beneficial. Surrounding areas have been rebuilt and Oak should too. Do not support other options.
- Likes options where Oak house is demolished - option 5 version 2 or 6 full redevelopment lots of issues with the building. Like the wrap around garden. Mould condensation and damp in buildings. Like the idea of being bought out.
- Like full regen - gardens and balconies in new buildings. Outside space could be used better. Lot of benefit to be had from improving the entire estate. Option 1 and 2 are pointless. Option 6 would benefit the family the most.
- Like any that knocks down Oak House. Lots of damp issues in the current block and the refurbishment and the like wont fix this. Areas should well lit. Better bin facilities. Potentially fob access for refuse areas would be good no keys/ locks. Other options don't address their needs. Housing need isn't currently met - require larger flat. Any new build should address health needs and be accessible for residents. Refurb/ infill will not benefit. Like the idea of large balconies. Better open play areas - youth centre for older kids. Like the idea of community spaces.
- Do not like demolition options. Do not want anything to happen - previously had refurbishment/ works did not resolve problems and came with high cost. No issues in flat. Happy where you are. Old housing office could be used for properties or park here instead.
- Like big windows - lots of light. All rooms should have windows. Full redevelopment will improve look and feel of the area. but must include good sized windows and have good water pressure. Currently has poor water pressure - if you could fix this that would be ok. But do really like full redevelopment. Concerned about the number of buildings.

Residents' Exhibition Workshop

Exhibition sticky notes / Tuesday 8th of June

Full record of comments received on sticky notes at the exhibition events is categorised by event date and exhibition board number

Summary of Design options: Board 7 and 8

- Option 1: No
- Option 1: Leave as it!
- Option 1: Please demolish, too many leaks, too cold. Give everyone a new parking space in the same area
- Option 2: Like parks
- Option 2: Like the social - multi-generational character of the isle of dogs
- Option 3: No refurb
- Option 3: Bolt-on balcony on refurbishment doesn't feel safe
- Option 3: Like refurbishment
- Option 3: Yes refurb - give it a lick of paint
- Option 4: Can we combine infill and refurbishment
- Option 4: No infill
- Option 4 Scenario 2: I don't like this - it will block light and view
- Option 4 Scenario 2: I don't want to look at another block
- Option 5 Scenario 1: Oak House resident, I don't like this option as the skyscraper will block light and view. I would like house to be redeveloped
- Option 5: No partial, a waste of time and money
- Option 6: Do not like this!
- Option 6: Do people realise that we'll go from 72 flats to over 300 flats - over 1000 tenants!
- Option 6: No infill, no refurbishment - new development
- Option 6: I like full redevelopment this building is too old
- Option 6: Redevelopment
- Option 6: This block is self sufficient for the next 20 years?!
- Have problems with boilers and radiators heating
- I have the oldest boiler ever
- Want to keep the buildings and refurbish inside and improve outside
- Satellite goes off often ' not very good signal
- I'm a leaseholder and I'd like to be bought out, not shared ownership



Exhibition sticky notes / Tuesday 8th of June

Viability Improvements: Board 11

- I am concerned to increase the density
- Denser environments maybe not pleasant for children - less safe. Concentrate on better open spaces

Outside space - shared and private: Board 12 & 13

- Option 2: It is important to keep the area clean
- Option 2: New landscaped open spaces - we need to keep and maintain the community spirit especially for the younger
- Option 3: Samuda centre is currently a missed opportunity
- Option 3: Raised planters - love flowers
- Option 3: Raised planters - Not gated open for all
- Option 3: Raised planters - More biodiversity to help the birds and bees
- Option 4: New landscaped play areas - Good for grandchildren
- Option 4: New landscaped play areas - Like nice play areas
- Option 5: Like rooftop gardens
- Option 5: Like roof gardens
- Option 5: Safety is very important
- Option 5: Fruit trees and green spaces
- Option 5: It is nice to have more children play and soft buildscape
- Option 6: Opportunity to create working station in the community centre
- Option 6: A community centre with lots of activity will be beautiful
- Option 6: Prefer low buildings to be honest. However like more tall building for the community centre. Please open to all for coffee shop, yoga and baby classes
- Option 6: Create spaces and provide opportunities for people to mix
- Option 6: More play areas
- Option 6: I like the roof gardens or green roof
- Option 6: Worries about noise - music levels
- Option 6: Gym for residents



Outside space - shared and private: Board 14 & 15

- Option 3: Water pressure is ridiculous/terrible
- Option 3: Like private balcony + gardens. Only worry child safety
- Option 5: Love winter gardens
- Option 6: I prefer inset balconies no on-bolt don't feel safe
- Option 6: Area wide enough for push chairs and wheelchair users
- Option 6: I would like to have a balcony
- Option 6: Fresh air & outside space very important. I like these. I love plants!
- Option 6: Roof terrace. This is my ideal living state, however I have a child LOL!



Residents' Exhibition Workshop

Exhibition sticky notes / Tuesday 8th of June

Parking: Board 16 & 17

- None of these blocks can be car free zone it won't work
- Separate car parking walking areas for safety of pedestrians and children
- Parking courtyards - Downs scale limited car spaces
- Bins for communal areas - people will use rather than litter
- Podium parking - Parking is really important and we want to be reprovided
- Parking is a must. Podium parking should be in the table as this is a big benefit for residents
- Podium parking - under green parking is important



Buildings, Options 1, 2 & 3 : Board 18

- Water access for caretakers and maintenance- cleaners buildings
- Alice Shepherd house needs balconies and change of colour
- Building is ok but there are no outdoor spaces for children areas to play
- Improving the estate and open spaces
- The layout of Alice Shepherd House means that when one person has a problem the others do as well
- Separate dogs area definitely. People don't always piece up the dog poo. Private only for residents
- Separate dog area and bins
- Separate dog walking areas & bin
- No bedroom underneath walkways - noise pollution
- Would prefer smaller blocks or at least one small block somewhere on the estate for oak house residents as we are already in small buildings

Buildings, Options 4: Board 19

- Too much information - Let's choose on less options - Infill to go!
- Do not want to look into other peoples homes
- No tower
- Infill should be removed from these options as no one wants it
- Don't mind towers but not too high - up to 10 storeys



Exhibition sticky notes / Tuesday 8th of June

Buildings, Options 5: Board 20

- A mix of external and internal balconies
- Like the open outdoor spine in tower block balcony
- Linear blocks low heights
- Tower blocks - I don't like super tall buildings - not friendly

Buildings, Options 6: Board 21

- Balconies should face the river
- River views
- Like lots of light/sunlight and river view are very important
- Looks like no privacy
- Prefer courtyard and perimeter style buildings
- I like the full redevelopment as long as I stay in the area
- Quality worries me - build something that will last
- Perimeter block - How is ASB/ noise going to be minimised in options like this
- Love this perimeter block
- I like the deck access block
- Its really nice to keep the community centre we need spaces for young people
- Tower block picture 1 - I don't like this brick prefer a more traditional pattern



Homes: Boards 22,23 & 24

- View from balcony should be open and spacious. No shared balconies
- Prefer separate living/kitchen. Current living room a little small could be bigger
- I don't like open plan living/kitchen
- I don't like my home to be split in two levels
- Very important to have balconies
- I like the view from my flat
- Current bedroom sizes are good size
- One floor no stairs. Separate & toilet

Next Steps: Board 25

- It's a nice programme and good to keep residents involved



Residents' Exhibition Workshop

Exhibition sticky notes / Saturday 12th of June

Summary of Design options: Board 7 and 8

- Option 3: Would like refurb, block is nice but want new fittings
- Option 5 Scenario 2: No advantage to Alice Shepherd House residents
- Option 6: Increase traffic - only access to nearby areas
- Option 6: Stewart Street has always been quiet. High density proposed - how will neighbouring residents be affected?
- Option 6: Massive increase in density

Outside Space - Shared and Private: Board 12 & 13

- Option 5: Important to see how the spaces will feel with the increase of density
- Option 6: Like communal gardens and new play areas
- Option 6: potential for private play areas
- Option 6: CCTV in the outside areas
- I like the idea of communal gardens
- Design play and open space facilities
- Playground areas for the children
- Outside space

Outside Space - Shared and Private: Board 14 & 15

- I like the winter garden
- Important for everyone to have their own balcony

Parking: Board 16 & 17

- I like this idea of podium parking

Buildings, Option 6: Board 18 - 21

- Heights need to be tested further



Workshop sticky notes

Full record of comments received on sticky notes at the workshop tables is categorised by workshop table theme and topic

Open Space Workshop

Option 2:

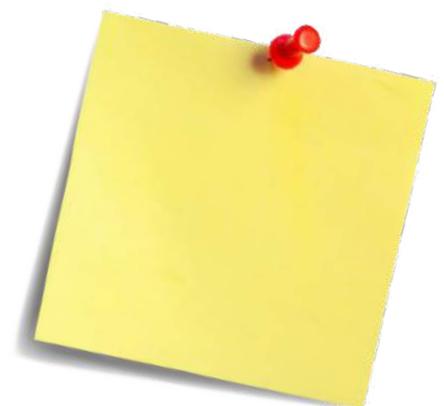
- I don't think it should stay as it is
- Parking is really hard to find in the area - decreasing parking spaces on the estate is problematic
- The building is rubbish and it would benefit everyone to have it rebuilt completely. Would want to stay in the area, this is my main concern
- Retain mature trees in front of Oak House
- Lots of birds around Oak house/community centre - so would be nice to have some natural space/biodiverse space around there
- Basketball court is the main space for children - making it more friendly would be nice
- Retarmacing the space
- Image 3 - Don't like the 50/60s material in the material, space needs more trees, biodiversity and more levels
- Some greenery and spaces for the children
- Better use of the space that is not being used
- Why not develop the community centre - if the land is there why not develop that and leave us in our houses - no need for anyone to move
- At least as it is there aren't any problems in upkeep and maintenance

Option 4:

- Image 1 - More bushes and green
- Water features would be great
- Image 3 - green wall to attract birds
- More green and different areas
- More green and different areas
- Image 6 - wouldn't work here, don't like the concrete

Option 5:

- Image 1 - I like the different areas/spaces
- A dog area
- Image 2 - I like the large trees, maybe more planting
- Low level planting that avoid obstruction to views
- Image 3 - dog poo by minus
- Don't want people hanging out drinking
- I like the community centre open to all for yoga and events for children
- Concerned with maintenance and costing



Residents' Exhibition Workshop

Workshop sticky notes

- Squatters currently breaking into the Samuda Centre
- More water features
- Image 4 - I like the courtyard
- Mindful of seating areas as people will come in and cause ASB
- We need a community Centre
- More activities for the youth



Option 6:

- Having a mix of different types of seating
- Community centre - for different generations: coffee mornings with the elderly, outside spaces for children
- Secure spaces for children where I can look from my window
- Image 2 - I like the seating, informal seating
- Concerned of antisocial behaviour, I live in Oak House and there is lots of ASB happening behind our gardens
- Image 3 - having a different spaces: quiet ones and more interactive ones
- Community space for residents only don't want everyone from surrounding to come
- Having a community group to look after the green and open spaces
- Mixing generations at the community centre
- Community centre - collective classes and baby classes. Space with natural light
- Divide spaces by: play, relaxation, gathering: community food/lunch space
- I like the full regeneration option
- More spaces for kids
- A small water feature
- Community centre - multi purpose space: gym and events space for children parties
- Private open space is a priority
- Space just for residents
- Image 6 - bigger trees , like the play structures
- Image 5 - I like this, more planting and biodiversity: lavender, thyme. The more plants the better
- Having a mix of green tranquil open spaces and spaces for children to play and run around
- The samuda centre used to host a lot of activities: girls club, karate
- The samuda centre is not being used so we can all benefit from its redevelopment
- Concerned about parking. Like the podium parking
- Want Full redevelopment



Workshop sticky notes

Parking:

- I like the podium parking
- Like podium parking
- Image 6 On-street parking - Could have more trees, space for littering
- Better use of parking, would be nice to have something but not essential as this means upkeep

Planting:

- Lots of green and trees
- Lots of planting
- Fruit trees and bushes
- Image 2 - I like the layering and natural materials
- Cherry blossoms
- More water features - a water pump for kids to play with

Biodiversity:

- Rustic natural green space
- Bird feeders
- Away from private garden possibly
- Water feature to connect to the river

Public realm:

- Having places to sit, reminds me of south bank, Liverpool street and kings cross
- Getting a mixture of people

Health & wellbeing:

- I love the community areas
- Activities for children & teenagers
- Spaces to hang out outside
- Planting areas for children to learn about vegetable growing and nature

Open space activity:

- Bingo space for the elderly
- Knitting club
- Flexible spaces to play & community activities public open spaces
- The only concern is public liability



Residents' Exhibition Workshop

Workshop sticky notes

Podium:

- Natural decking
- Planting
- Growing areas for residents

Outdoor gym & play:

- Keeps children entertained
- More green plants and trees
- Play spaces for residents only - secure areas
- Outdoor/indoor gym would be nice
- Swimming pool in community centre with membership for residents
- Spaces for families to use
- Would be nice to have spaces for kids to play

Buildings Workshop

Option 6:

- Stones, natural material
- Cherry trees, season planting
- Flexibility within the open spaces for residents
- Views from home
- Daylight quality
- Safe window design
- Safe balcony / terraces
- Secure courtyard is good for residents only
- Brick + stone
- I want my view to the river
- Sunlight to the blocks
- Maximise views
- Maximise sunlight
- Roof amenity
- Open views
- Plants
- Nice
- Prefer options 5 or 6 - where Alice Shepherd house is redeveloped
- Secure balconies



Workshop sticky notes

Option 6:

- Like brick buildings
- Spaces to learn about nature
- Sand pit/ play areas
- Water play
- Art in open spaces
- Colour within spaces
- Open spaces for residents
- Quiet areas to relax, enjoy sitting
- Water features play
- Sensory garden
- Mental health
- Community together
- More variety and more green
- I'm a nearby resident and like the idea of change and new buildings within the site - seems like any improvements would be good but full option is probably best



Community Centre:

- Precedent images
- Mixed generations
- Community facilities
- Multi-use/play areas
- Convenience shop
- Multi use space
- Sitting/resting areas outside community centre
- Just a space to be lined for community use: classes, parties
- Café
- Bingo
- Variety of activities



Residents' Exhibition Workshop

Workshop sticky notes

Building types:

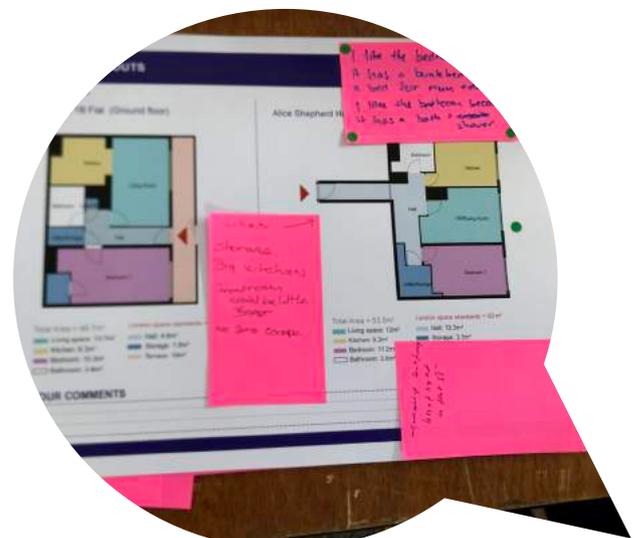
- Brick is good and stone
- Natural materials
- Separate landings
- Cigarette buds thrown off deck access
- Potentially private gardens for ground floor areas
- Fire proof
- fire exits
- fire safety
- Better play areas
- Space for residents only secure
- Less homes along landings/deck
- More natural colours (texture bricks)
- Safety along deck railings
- Explore options that optimise the daylight/sunlight following the sun path - testing sunlight
- For us the deck access creates noise and disturbance so we prefer no deck access
- Child proof! Balconies are great but need to be childproof



Homes Workshop

Existing home layouts:

- I like the bedroom because it has a bunk bed and a bed for mum and dad. I like the bathroom because it has a bath and shower
- Like the storage and big kitchen
- Front room could be bigger
- No fire escape
- Currently south facing - lots of light in flat 55
- I like the bathroom
- Bad water pressure - hard to take a shower
- Spacious kitchen really nice
- Noise insulation
- Noise in bedroom from corridor above
- Fire escape is really bad - cant open it
- Storage very good
- Not enough power points
- Like bedroom because it is big!



Workshop sticky notes

Example layouts:

- I would be happy with en suite
- Good to have separation between kitchen and living
- Lots of storage
- Kitchen shut of from living room
- Kitchen similar size to Alice Shepherd House
- Wide doors for wheelchair visitors
- Husband is 6.2 - high ceilings are a must
- Make closed corridors
- Deck access - community spirit
- Kitchen window
- Door to living room to close off
- Sliding doors are a good idea for children proofing
- Noise - thick wall and ceilings please



Precedent images:

- Image 1: Larger cooker space
- Image 2: I like the bedroom because it has a cosy bed
- Image 3: Childproof? Kids could climb
- Image 3: Private balcony
- Image 3: No screen to neighbours
- Image 3: Love this - privacy and open for air and light
- Image 4: Big windows & lots of light
- Image 4: Big windows & lots of light
- Image 5: No open plan
- Image 8: Love light/sunlight - Floor to ceiling window
- Image 10: Like the folding seat on the shower
- Image 24: Like the greenery and flower
- Image 24: Very green - allotment space
- Image 24: Love this as a podium garden
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Feedback Summary Report
August 2021