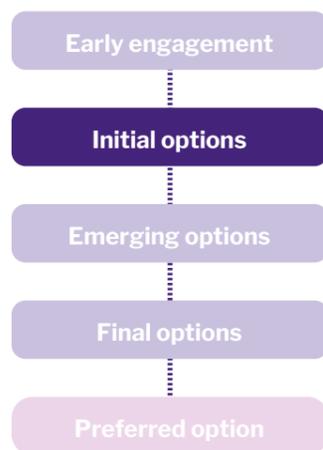


## Initial options Design options

This was the second stage of design development where the aim was to present high-level designs for each option and gather comments and feedback on the general approaches.



After careful consideration a total of nine scenarios were developed under the six umbrella options. This included four partial redevelopment scenarios, involving various approaches in relation to demolition and retention of the existing blocks.

All nine scenarios were shown to residents at the second round of exhibitions. They were presented at a relatively high-level, with a sketched plan, precedent images and supporting information shown for each option.

All options where Kedge House was not demolished included the refurbishment of the block with substantial structural works to be carried out.

### Option 1: Business as usual

This option considered ongoing management and maintenance of the estate, as well as Starboard Way and Winch House. Kedge House would be refurbished with substantial structural works to rectify the known issues.



### Option 2: Environmental improvements

The initial open space improvements option tested what benefits could be achieved by making improvements to the external communal and public spaces across the estate.

This involves upgrades to things such as planting and paving, as well as arrangements for security and refuse. No alterations were proposed to any of the existing properties or private outdoor space of homes in this option.



## Initial options Design options

### Option 3: Refurbishment

The initial refurbishment option identified ways to improve all the existing buildings via refurbishment, identifying three alternative standards which could be met.

Three scenarios were considered for the refurbishment of the blocks from minimum standards improvements, to good practice improvements and finally best practice improvements.



### Option 4: Infill

The initial infill option included keeping all existing homes as they currently are and testing the provision of some new build homes in various open space areas of the estate.



### Option 5: Partial redevelopment (Scenario 1)

The first initial partial redevelopment option included the demolition of Kedge House, whilst retaining Starboard Way and Winch House. A replacement block would be built on the site of Kedge House and some infill homes would be built elsewhere across the estate.



### Option 5: Partial redevelopment (Scenario 2)

The second initial partial redevelopment option included the demolition of Kedge House and Winch House whilst retaining Starboard Way. Replacement blocks would be built on the site of Kedge House and Winch House and some infill homes would be built elsewhere across the estate.



## Initial options

### Design options

#### Option 5: Partial redevelopment (Scenario 3)

The third initial partial redevelopment option included the demolition of Kedge House and Starboard Way, whilst retaining Winch House. A replacement block would be built on the sites of Kedge House and Starboard Way, while some infill homes would be built elsewhere across the estate.



#### Option 5: Partial redevelopment (Scenario 4)

The fourth initial partial redevelopment option included the demolition of Starboard Way whilst retaining Kedge House and Starboard Way. A replacement block would be built on the site of Starboard Way and some infill homes would be built elsewhere across the estate.



#### Option 6: Full redevelopment

The initial full redevelopment option included the demolition of all blocks and construction of 4 new blocks across the estate. These were three north-south linear blocks to the front of the site a long block along the southern boundary.



## Initial options

### Assessment of options

#### Initial scoring against Residents' Brief

Each option was appraised using the objectives as set out in the draft Residents' Brief. At this stage the partial redevelopment scenarios were grouped and assessed as a single option. Each of the objectives were given a score using one of three criteria to indicate the level to which they could be achieved:

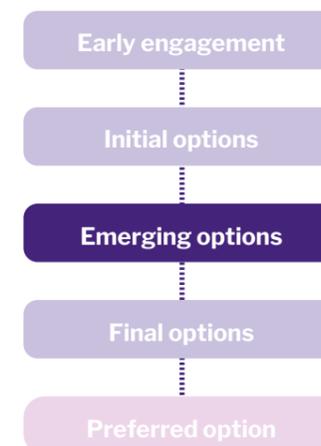
- X** Not achieved
- ✓** Achieved
- ?** Potential to be achieved

		Option 1: Business as usual	Option 2: Open space improvements	Option 3: Refurbishment	Option 4: Infill	Option 5: Partial redevelopment	Option 6: Full redevelopment
<b>Housing</b> 	Ensure buildings are fit for modern living	X	X	?	?	?	✓
	Provide homes that meet residents' housing needs	X	X	X	?	?	✓
	Provide separate bedrooms for those currently living in bedsits	X	X	X	X	X	✓
	Provide more homes including more affordable homes	X	X	X	?	?	✓
	Maintain current tenancy terms unless residents choose otherwise	✓	✓	✓	✓	✓	✓
Provide a greater amount of storage within homes	X	X	?	X	?	✓	
<b>Environment</b> 	Improve private and public outdoor space	X	✓	X	?	?	✓
	Include separate dog exercise areas	✓	✓	✓	?	?	✓
	Help maintain a quiet, peaceful local environment and reduce anti-social behaviour	X	?	?	?	?	✓
	Improve sustainability and energy efficiency	X	X	✓	X	?	✓
	Improve servicing i.e. cleaning and maintenance	X	X	✓	X	?	✓
	Improve water pressure within the blocks	X	X	?	X	X	✓
	Improve street and open space lighting	X	✓	X	?	✓	✓
Maintain children's play area	✓	✓	✓	✓	✓	✓	
Improve drainage	X	X	?	X	X	✓	
<b>Accessibility</b> 	Improve accessibility within and around all homes	X	?	?	X	X	✓
	Improve availability of cycle storage	X	✓	X	X	?	✓
	Provide adequate car parking that meets current requirements	X	✓	?	?	?	✓
	Improve connections to surrounding communities, potentially including the new Printworks site once completed	X	?	X	X	?	✓
<b>Well-being</b> 	Provide housing and care options for elderly and those with specialist needs	X	X	X	X	?	✓
	Allow communities to stay together if they wish	✓	✓	✓	X	?	✓
	Ensure any temporary moves are close to existing homes	X	X	X	X	?	✓
	Provide more facilities for young people	X	X	X	X	?	✓
	Improve health and well-being	X	?	✓	?	?	✓
Create an environment that allows the community to grow	X	X	X	?	?	✓	
<b>Economy</b> 	Ensure the local community have access to employment and training opportunities arising from regeneration	X	X	?	?	?	✓
	Provide new commercial facilities (shops, cafés, business space) for convenience of residents and to enable economic growth	X	X	X	?	?	✓



## Emerging options

This was the third stage of design development where the aim was to present detailed designs for each option and gather comments and feedback on the general approach, details and assessment results.



The Initial Option designs were developed further alongside comments received from the Residents to produce the Emerging Options. The nine scenarios were then issued to SQW to undergo assessment as per the criteria within the four categories. This included an appraisal of the following:

- Business as usual scenario including necessary refurbishment works on Kedge House
- Refurbishment scenario with schedule of works
- All design options including necessary refurbishment works on Kedge House, where necessary

All options and scenarios were then presented to residents during the third round of exhibitions. Each scenario was presented with a masterplan, illustrative visuals and design strategies alongside an accommodation schedule and scoring summary.

The accommodation schedules provided the following information:

- Retained homes
- New reprovided homes
- New private homes
- Additional affordable homes (affordable rent and intermediate)
- Total homes

The assessments for each options were presented individually, with a summary table provided at the end for comparison. The options were assessed using a number of criteria within four categories; these are detailed below:

### 1. Residents' Brief

- Each regeneration option is scored on how well it meets the agreed objectives from residents
- Each objective is scored from 0 to 5 (0 = fails / 5 = achieves)
- The maximum combined score possible is 110

### 2. Financial viability

- Each regeneration option is checked to be sure that One Housing can afford to do the work proposed.
- If an option costs less than the 'business as usual' option then it is potentially viable. The lower the deficit the more deliverable the scheme will be; if the option generates a positive output then this means the scheme is most likely viable.
- If an option costs more than the 'business as usual' option then it is unviable.
- If an option costs around the same as the 'Business as usual' option then we can look at ways it can be changed to improve its viability.

### 3. Economic benefits

- Each regeneration option could have other benefits to the local area and community in addition to improving existing homes and providing new ones.
- These could include local jobs and apprenticeships during construction.
- Options that include the construction of new homes will also be required to make a payment to the Council, to be used for wider community benefits.

### 4. Implementation

- This section checks the option against the planning & construction guidelines from both the Council and the Government. It takes into account the following:
- Phasing: how many residents will need to be temporarily re-housed off-site? The more off site moves, the more difficult the project.
- Programme: The Council will expect disturbance to be as little as possible.
- Buildability: how technically difficult is it to build the option?
- Planning: is the option likely to get planning permission?
- Each aspect is rated as:

- Red (significant risk)
- Amber (moderate risk)
- Green (low risk)

## Emerging options

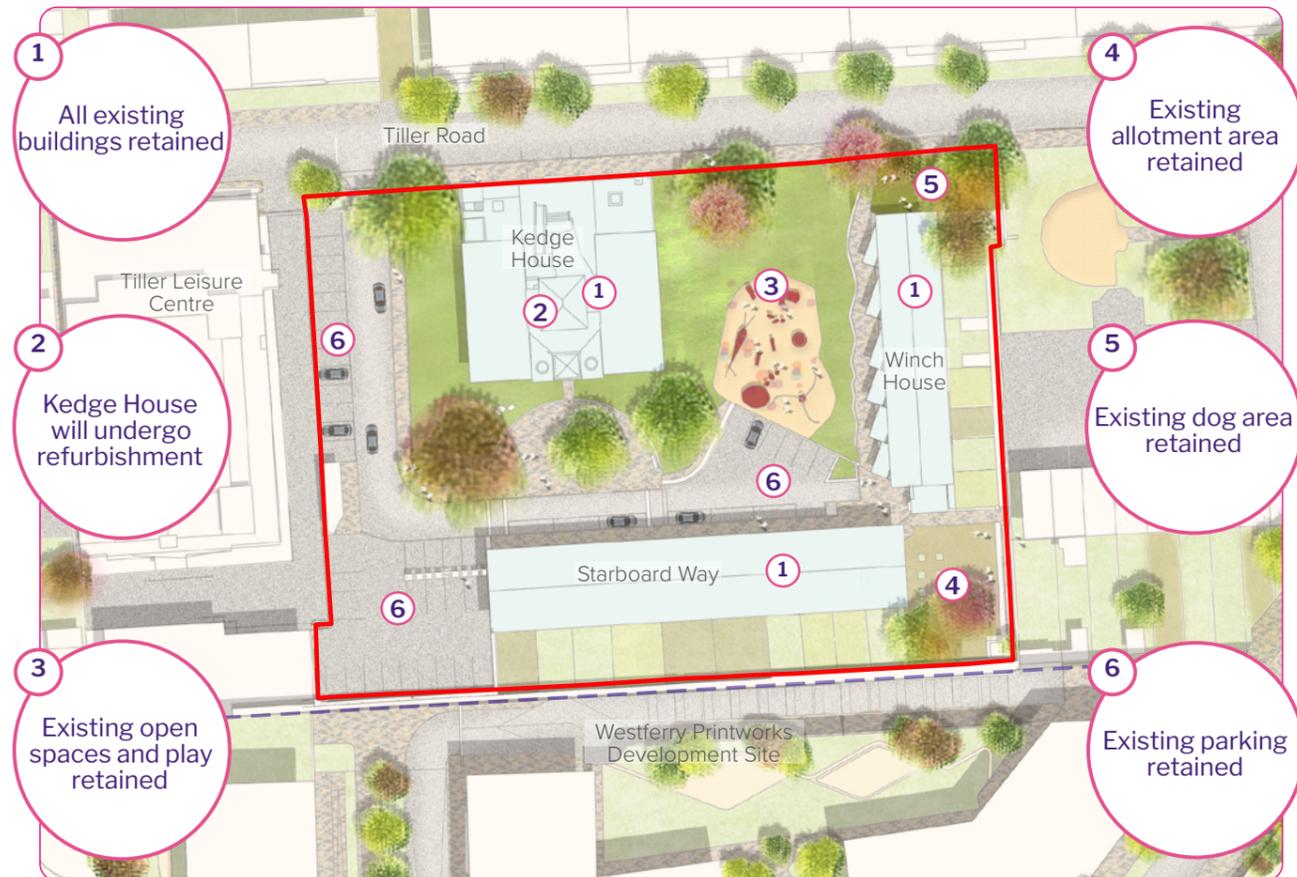
### Option 1: Business as usual Option design

#### Overview

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

Major refurbishment work to Kedge House is included to bring the building up to modern standards.

#### Illustrative masterplan



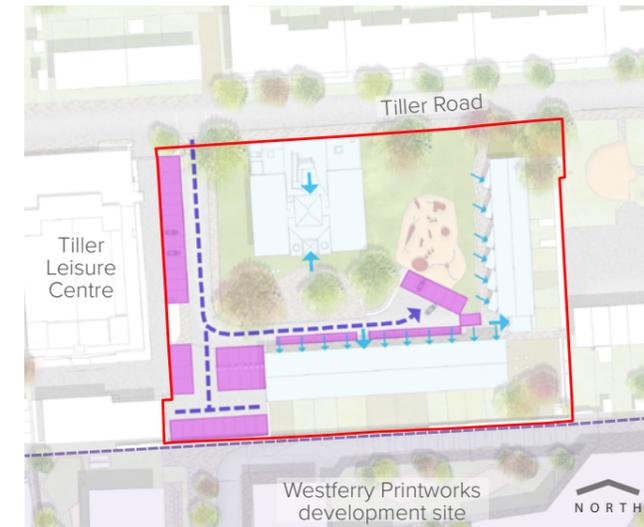
## Emerging options

### Option 1: Business as usual Option design

#### Design strategies

The following diagrams present the design strategies for this option, including: vehicle circulation across the estate; car parking provision; private and communal entrances to homes; open space and play facilities; and building heights.

#### Movement and access



**Key** - -> Vehicle access  
 - -> Secure access to homes  
 ■ Resident parking  
 ■ Existing building

#### Open space and play



**Key** ■ Resident green areas  
 ■ Green landscaping  
 ■ Resident play areas  
 ■ Allotments  
 ■ Dog walk area

#### Heights

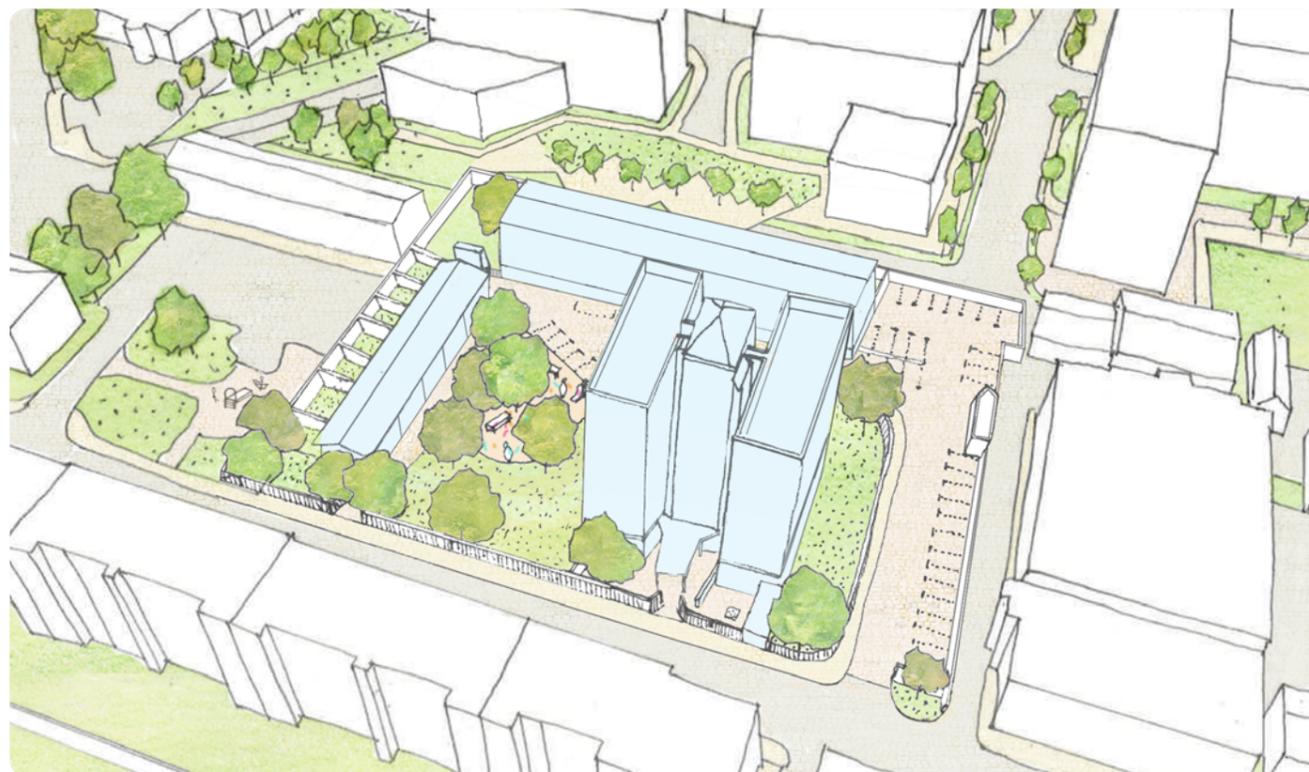


**Key** ■ 9-10 storeys  
 ■ 3-4 storeys  
 ■ 1-2 storeys

## Emerging options

### Option 1: Business as usual

#### Illustrative 3D aerial view



### Site images



Existing Starboard Way frontage



Existing play area and Winch House frontage



Existing play area and Starboard Way frontage



Existing entrance to Kedge House along Tiller Road



Existing vehicle route with parking



Existing vehicle parking area

## Emerging options

### Option 1: Business as usual

#### Assessment of option

#### Accommodation schedule



#### Summary of assessment results

##### 1. Residents' Brief

- In this option all residents would retain their current home and so the needs of residents who are overcrowded is not addressed.
- Starboard Way and Winch House are not refurbished so issues in these blocks are not addressed, such as drafts.
- There are no improvements to make the homes easier to access and move around in for those who are elderly, disabled, or have young children.
- There are no improvements to the communal outdoor space and car park.

Assessment: 40/110

##### 2. Financial viability

- Overall, this option makes a financial loss of -£33.2 million.
- In this option Kedge House is retained and the refurbishment works to bring the building up to modern standards will cost £32.7 million.
- There are no new homes being built to offset these costs so there is no way to improve the financial performance of this option.

Assessment: Completely unviable

##### 3. Economic benefits

- As there are no new homes being built the Council would not require any financial contributions for community benefits and improvements.
- 12 local people are estimated to be employed for completing this option.

Assessment: ✓

##### 4. Implementation

- The refurbishment of Kedge House would be hugely disruptive to existing residents as all households would need to move away from the block for 2-3 years or more.
- It will take many months to find suitable temporary homes for all the households to move into while the works take place.
- The refurbished homes in Kedge House would be smaller as the strengthening work will mean lower ceilings and thicker walls, but would have new kitchen, bathroom, windows etc and have balconies added.
- As there are no new buildings being constructed planning permission from the Council will probably not be required so if it's chosen this option should be easy to implement.

Assessment:

Phasing ■ Programme ■ Buildability ■ Planning ■

## Emerging options

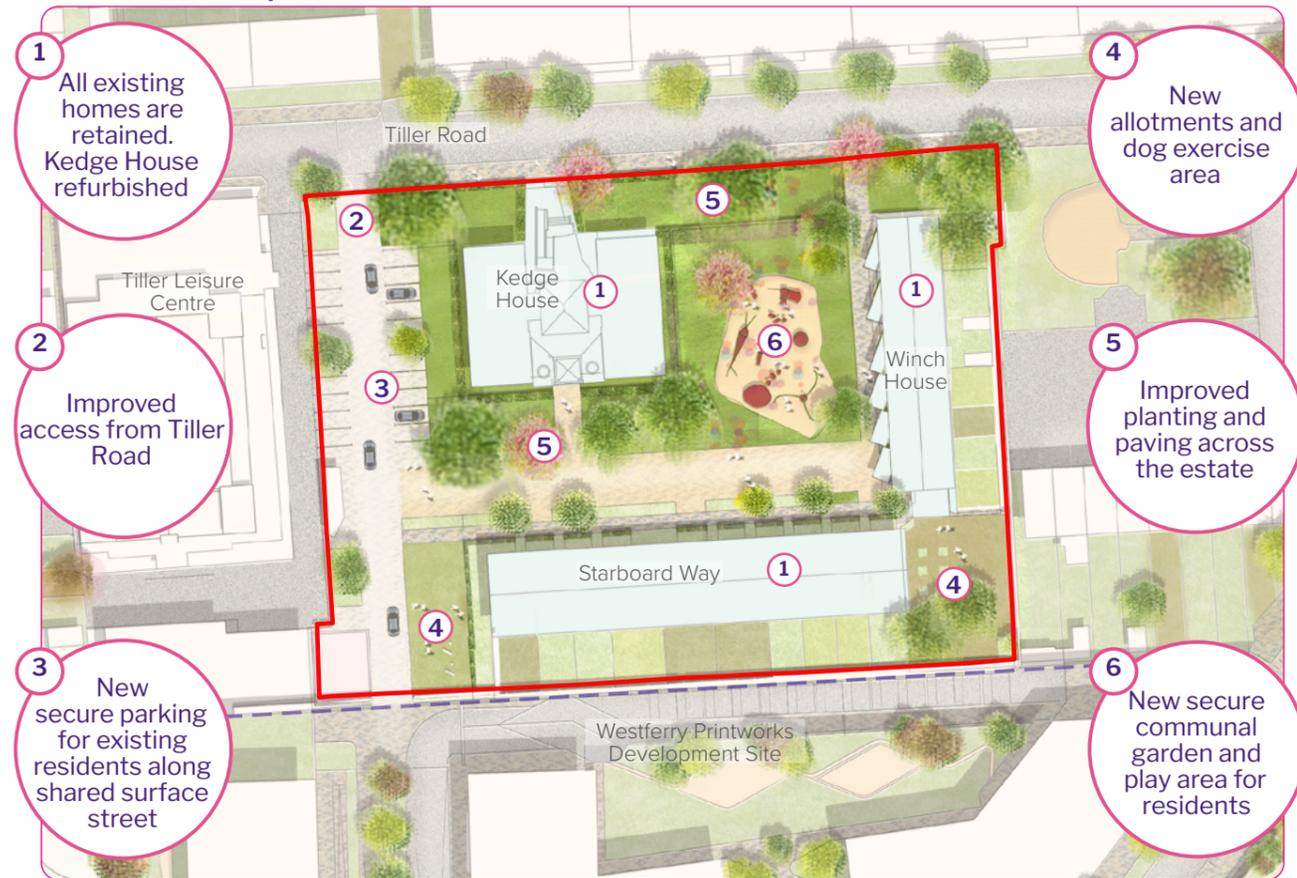
### Option 2: Open space improvements Option design

#### Overview

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.

Major refurbishment work to Kedge House is included to bring the building up to modern standards.

#### Illustrative masterplan



New play areas



New play areas for residents only



New outdoor play and fitness equipment

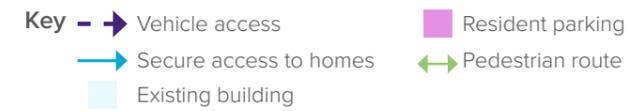
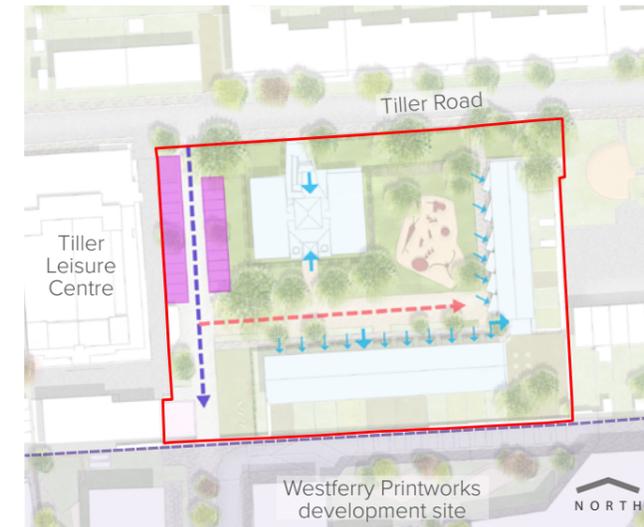
## Emerging options

### Option 2: Open space improvements Option design

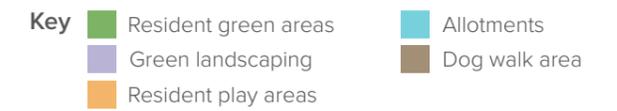
#### Design strategies

The following diagrams present the design strategies for this option, including: vehicle circulation across the estate; car parking provision; private and communal entrances to homes; open space and play facilities; and building heights.

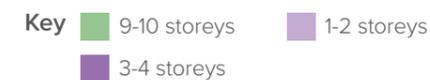
#### Movement and access



#### Open space and play



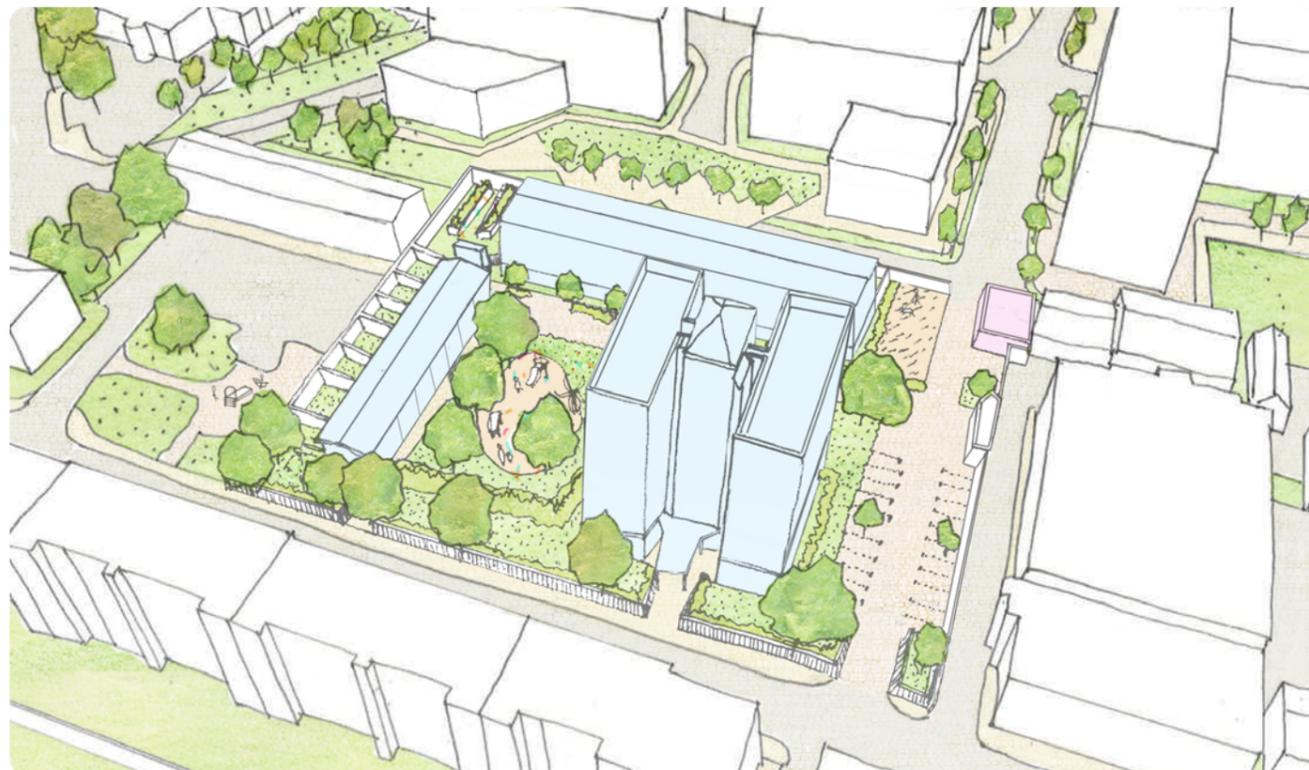
#### Heights



## Emerging options

### Option 2: Open space improvements

#### Illustrative 3D aerial view



#### Illustrative street view sketch



## Emerging options

### Option 2: Open space improvements Assessment of option

#### Accommodation schedule



#### Summary of assessment results

##### 1. Residents' Brief

- In this option all residents would retain their current home and so the needs of residents who are overcrowded is not addressed.
- Starboard Way and Winch House are not refurbished so issues in these blocks are not addressed, such as drafts.
- There are no improvements to make the homes easier to access and move around in for those who are elderly, disabled, or have young children.
- There are improvements to the communal outdoor space and car park area which is something residents have asked for.

Assessment: 61/110

##### 2. Financial viability

- Overall, this option makes a financial loss of -£33.9 million.
- In this option Kedge House is retained and the refurbishment works to bring the building up to modern standards will cost £32.7 million.
- There are no new homes being built to offset these costs so there is no way to improve the financial performance of this option.

Assessment: Completely unviable

##### 3. Economic benefits

- As there are no new homes being built the Council would not require any financial contributions for community benefits and improvements.
- 12 local people are estimated to be employed for completing this option.

Assessment: ✓

##### 4. Implementation

- The refurbishment of Kedge House would be hugely disruptive to existing residents as all households would need to move away from the block for 2-3 years or more.
- It will take many months to find suitable temporary homes for all the households to move into while the works take place.
- The refurbished homes in Kedge House would be smaller as the strengthening work will mean lower ceilings and thicker walls, but would have new kitchen, bathroom, windows etc and have balconies added.
- As there are no new buildings being constructed planning permission from the Council will probably not be required so if it's chosen this option should be easy to implement.

Assessment:

Phasing ■ Programme ■ Buildability ■ Planning ■

## Emerging options

### Option 3: Refurbishment

#### Option design

#### Overview

This option aims to improve all three existing blocks through a range of refurbishment and repair works. This option considers only improvements to the buildings and not to the surrounding open space and external communal areas.

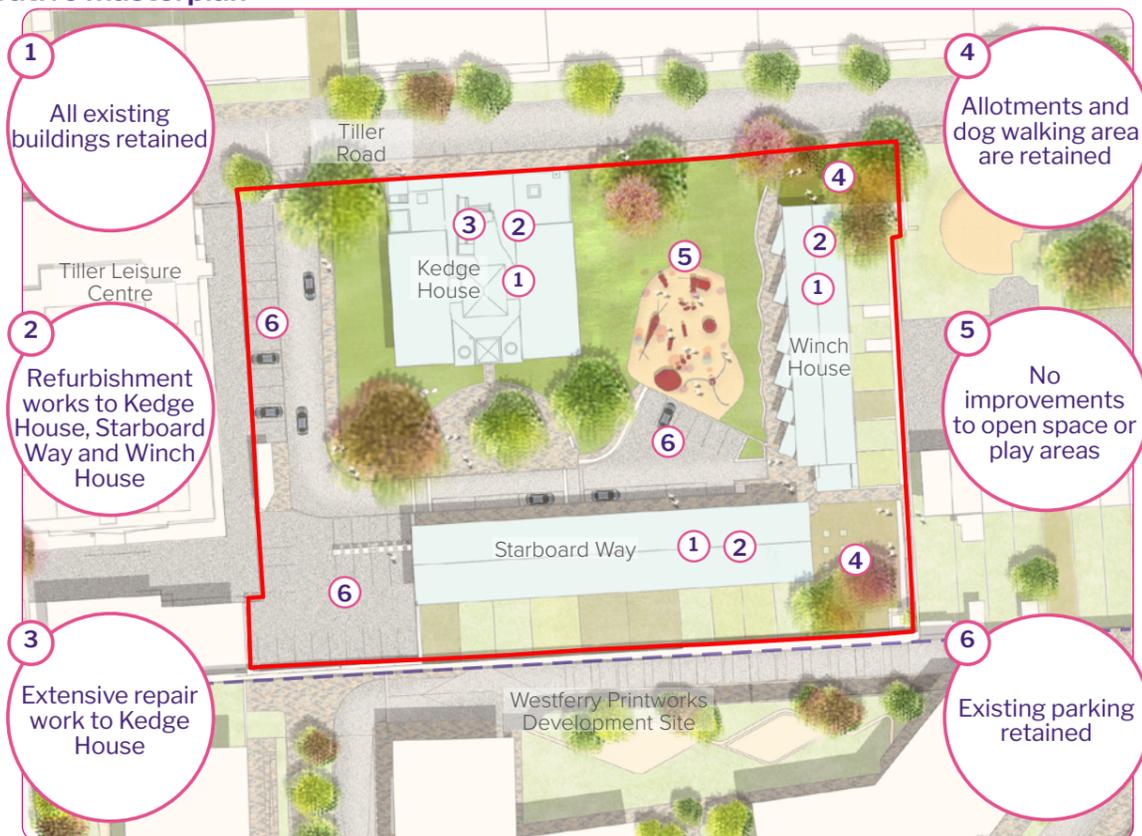
As well as the items listed below, Kedge House would also need the major structural work following recommendations from the structural survey.

#### Refurbishment schedule

The level of refurbishment would be tailored to each block depending on what it needs but would include –

- Installation of new external wall insulation and redecorate façades
- Redecoration of communal stairways, entrances and walkways and provide new flooring and entrance mats
- Addition of sprinklers to the common areas and install new fire alarms
- Introduction of controlled access to communal areas
- Enhancement of loft insulation/roofing
- Improvement of bin stores for safety and security
- Improvement of water pressure where possible
- To the One Housing owned homes (if you are a renting social housing tenant) we would install new flooring and ceilings, new kitchens and bathrooms, thermostatic radiator valves (TRVs) and smart controls for heating, new windows, and improved draught-proofing

#### Illustrative masterplan



## Emerging options

### Option 3: Refurbishment

#### Option design

#### Design strategies

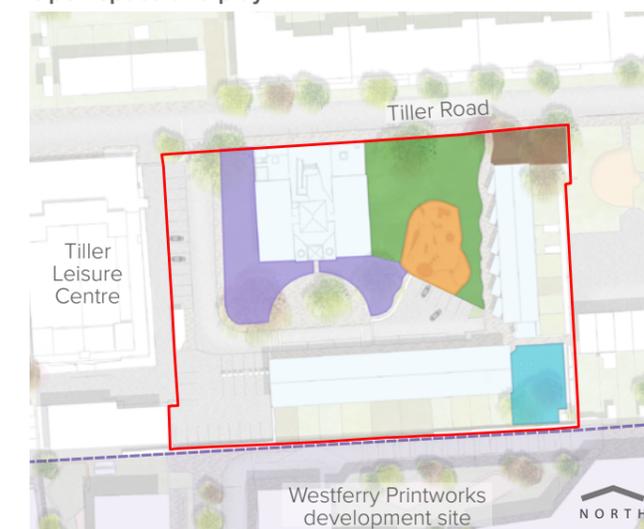
The following diagrams present the design strategies for this option, including: vehicle circulation across the estate; car parking provision; private and communal entrances to homes; open space and play facilities; and building heights.

#### Movement and access



- Key**
- Vehicle access
  - Secure access to homes
  - Resident parking
  - Existing building

#### Open space and play



- Key**
- Resident green areas
  - Green landscaping
  - Resident play areas
  - Allotments
  - Dog walk area

#### Heights



- Key**
- 9-10 storeys
  - 3-4 storeys
  - 1-2 storeys