

# BELLAMY CLOSE - BYNG STREET



## Welcome to our consultation event this evening

Hello and welcome to our fourth resident meeting about the future of Bellamy Close & Byng Street. We would like to thank you all for attending our previous three meetings in July 2018, September 2018 and February 2019 and for your ongoing involvement.

At the last meeting we showed you our initial proposal that we had already discussed with the planners at Tower Hamlets

We also showed you:

- Illustrative block plans
- House and apartment plans
- Comments that the planners made
- Initial ideas on the appearance of the new buildings
- An update by FEC of their progress on Alpha Square development
- The beginnings of a Residents' Charter

We showed you sketches of initial ideas and asked for you to tell us what you thought about them.

Today we would like to continue the conversation and show you what we have been working on since our last meeting. We will show you some further designs and give feedback on our recent pre-planning meeting with Tower Hamlets.

We hope this gives you an insight into the work we are currently doing and we ask you to please share your thoughts with us so we can make sure the plans we are developing meet your expectations.



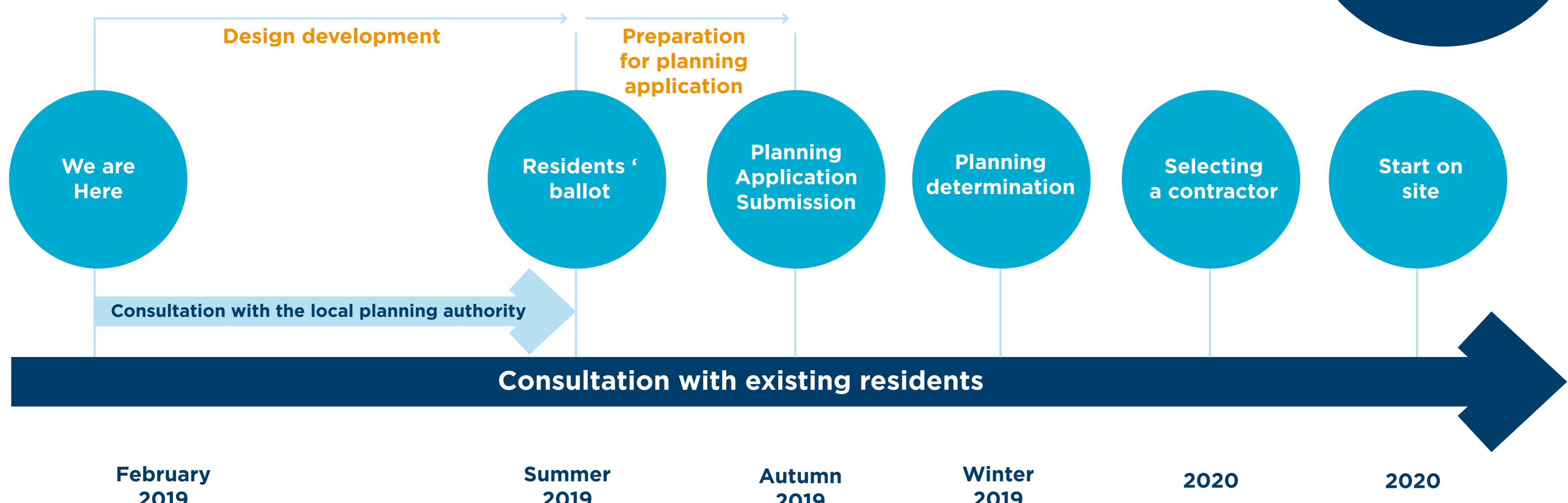
WELCOME

### Contact us

If you want to find out more call Onome Ogholo on 0207 428 5581.

[oogholo@onehousing.co.uk](mailto:oogholo@onehousing.co.uk)

### Indicative Timeline

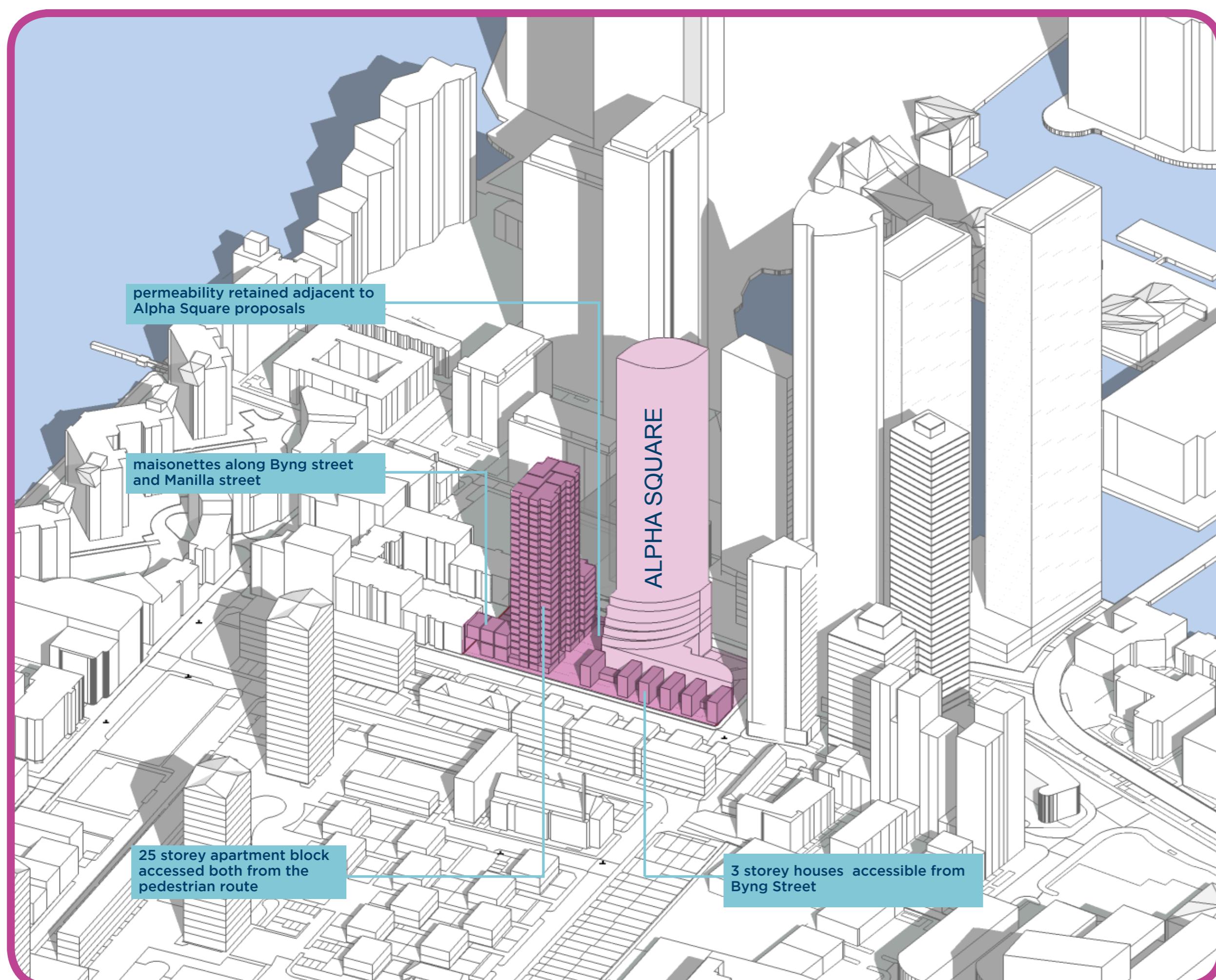


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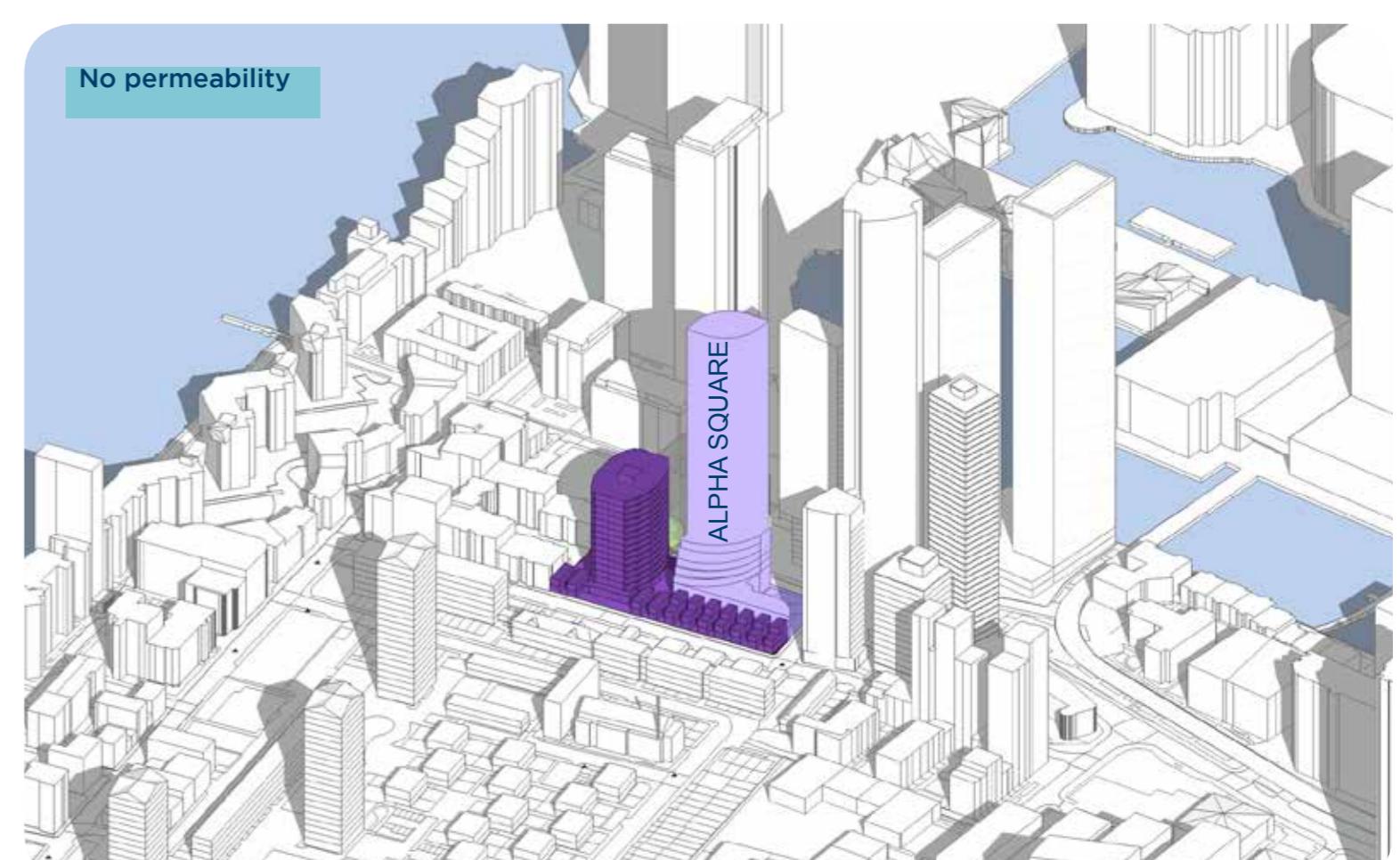


## Planning consultation

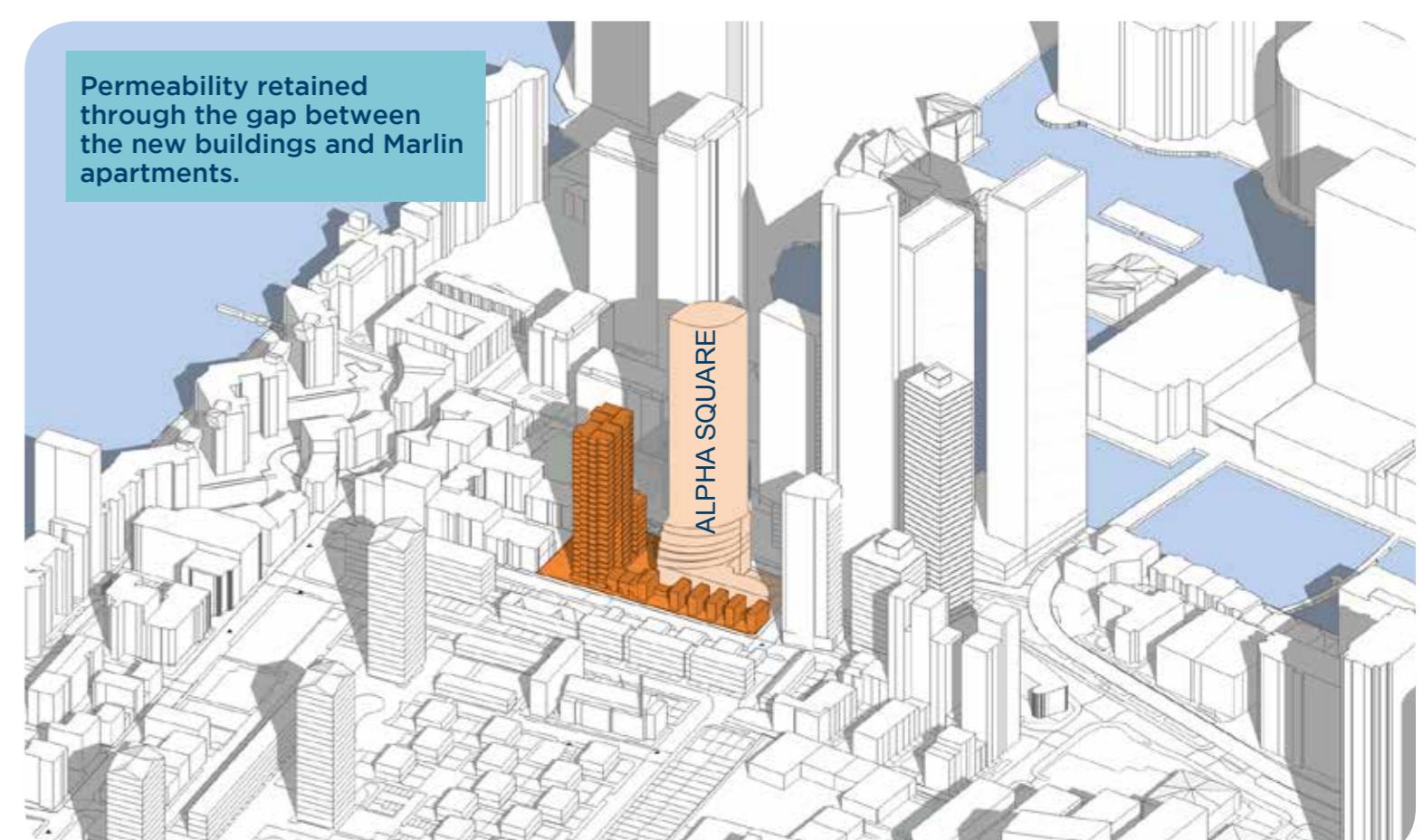
We met the Tower Hamlets' planning officers on 15th May 2019 and showed them three options. We have developed the preferred option further. This was also the preferred option of the Resident Steering Group and One Housing.



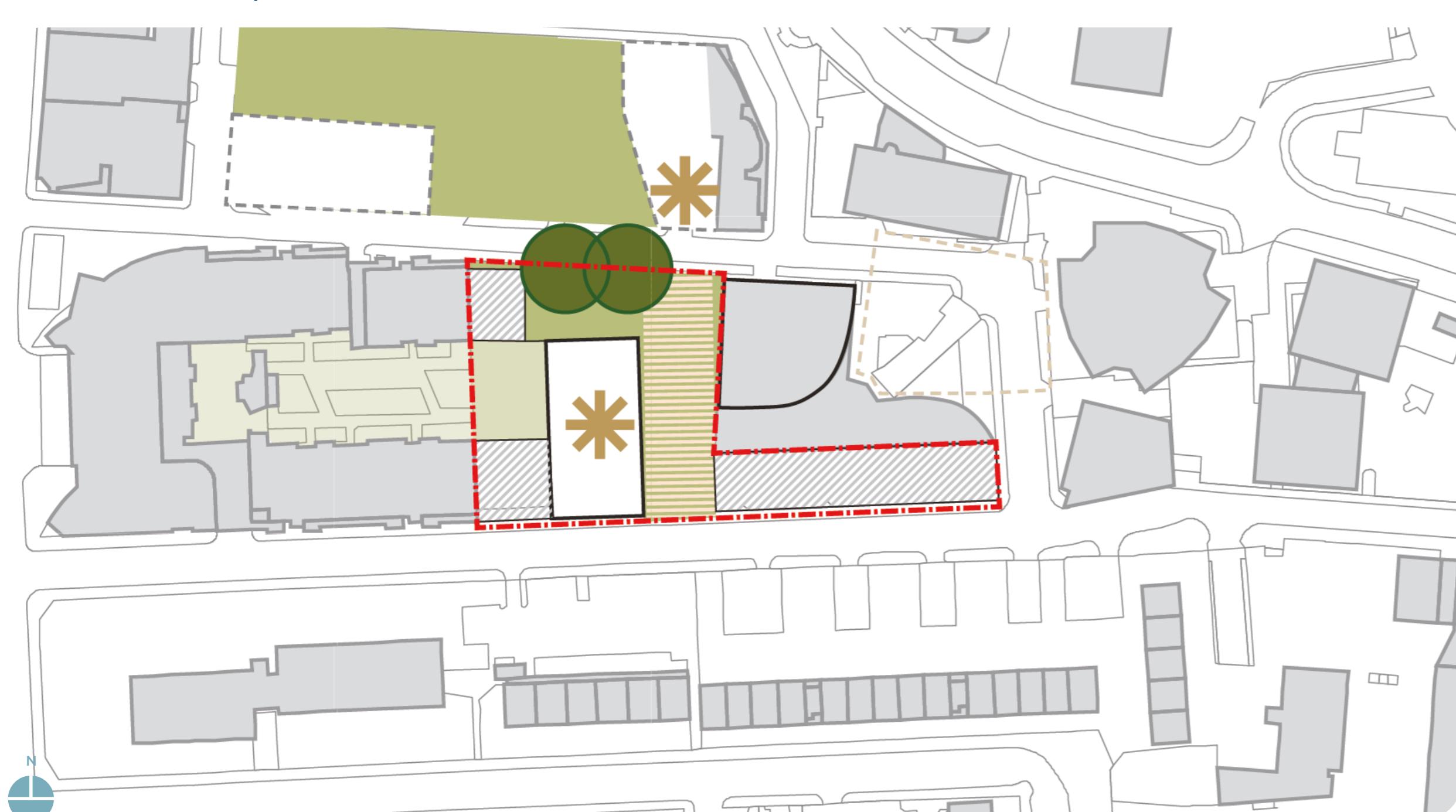
Aerial view of option 3 showed to the planning officers. This option was the preferred that the officers asked us to develop further



Aerial view of option 1 showed to the planning officers



Aerial view of option 2 showed to the planning officers



### Feedback from Tower Hamlets:

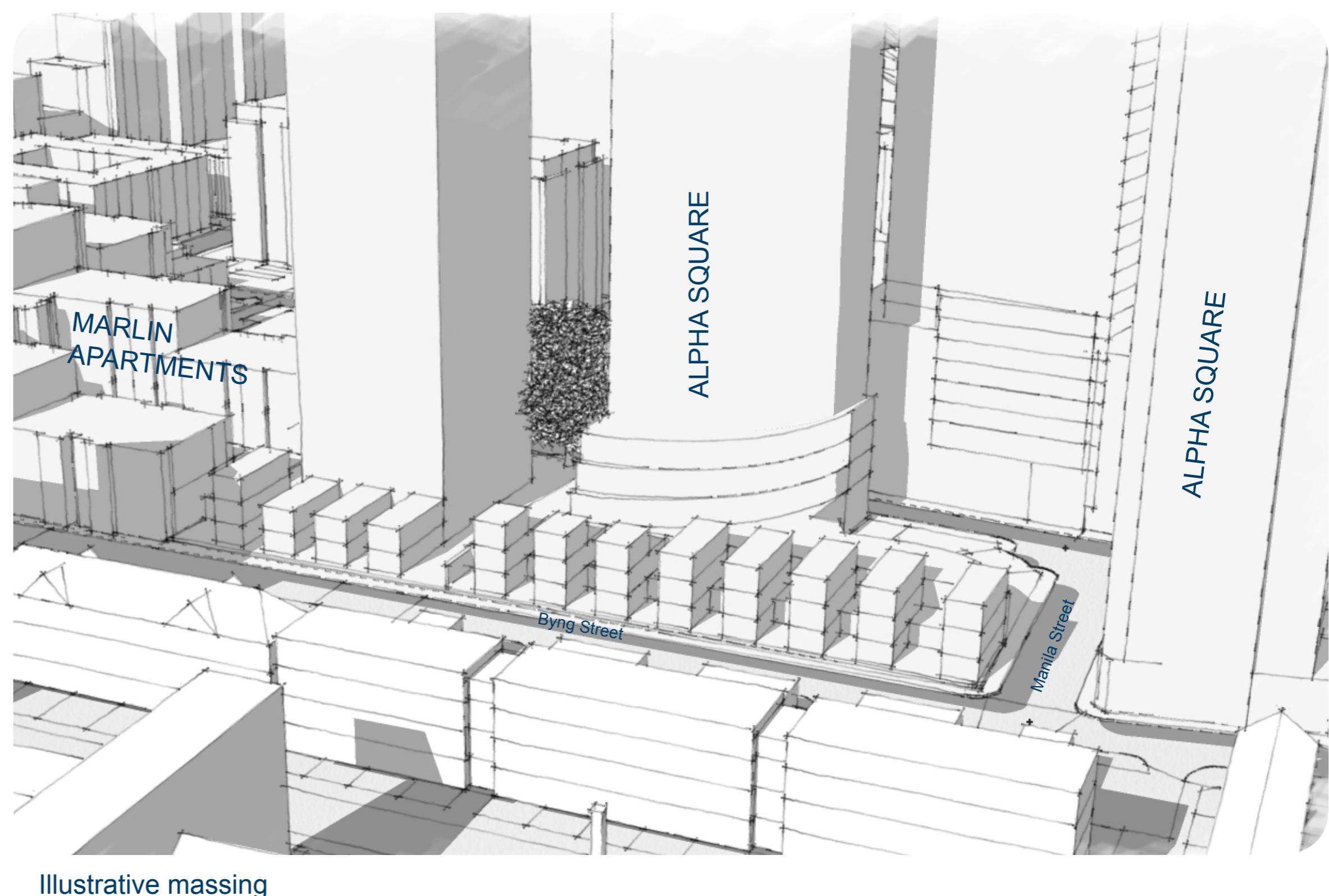
- Option 3 was the preferred option as it allowed a gap between the proposed new buildings on Bellamy Close and the Alpha Square tower.
- The proposal for townhouses on Byng Street seems appropriate
- The planners would like to see more detail on the design of the path between Byng Street and Manilla Street
- They would also like to see more detailed plans of the apartment block, the houses and the apartments
- More detail of the impact of our design to the neighbouring properties should be provided
- A strategy to accommodate children's play facilities should be prepared

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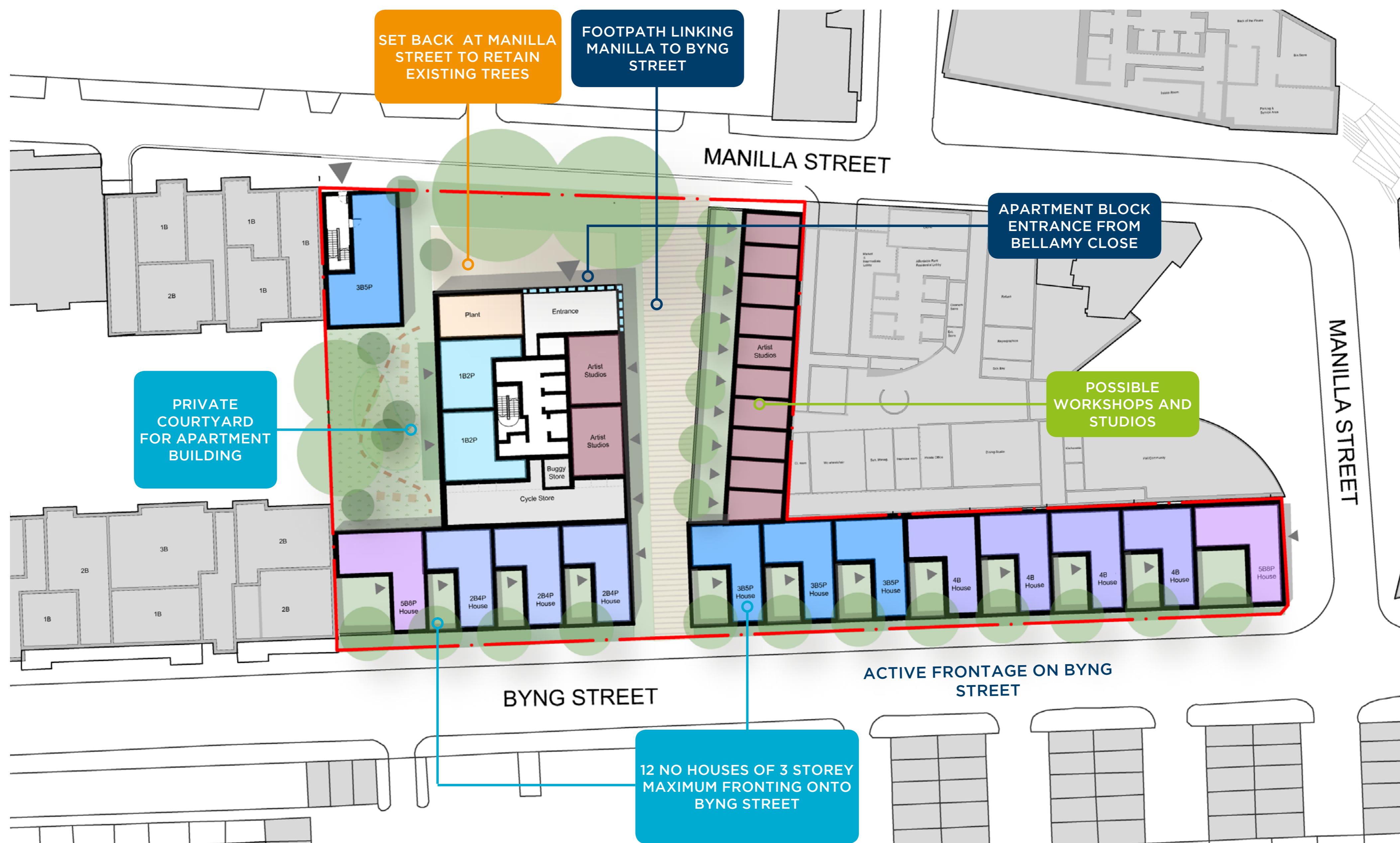


## The proposal

Using some feedback from the planning officers and in consultation with the Residents' Steering Group we have developed our proposals further.



Illustrative massing



Illustrative ground floor plan of our proposal

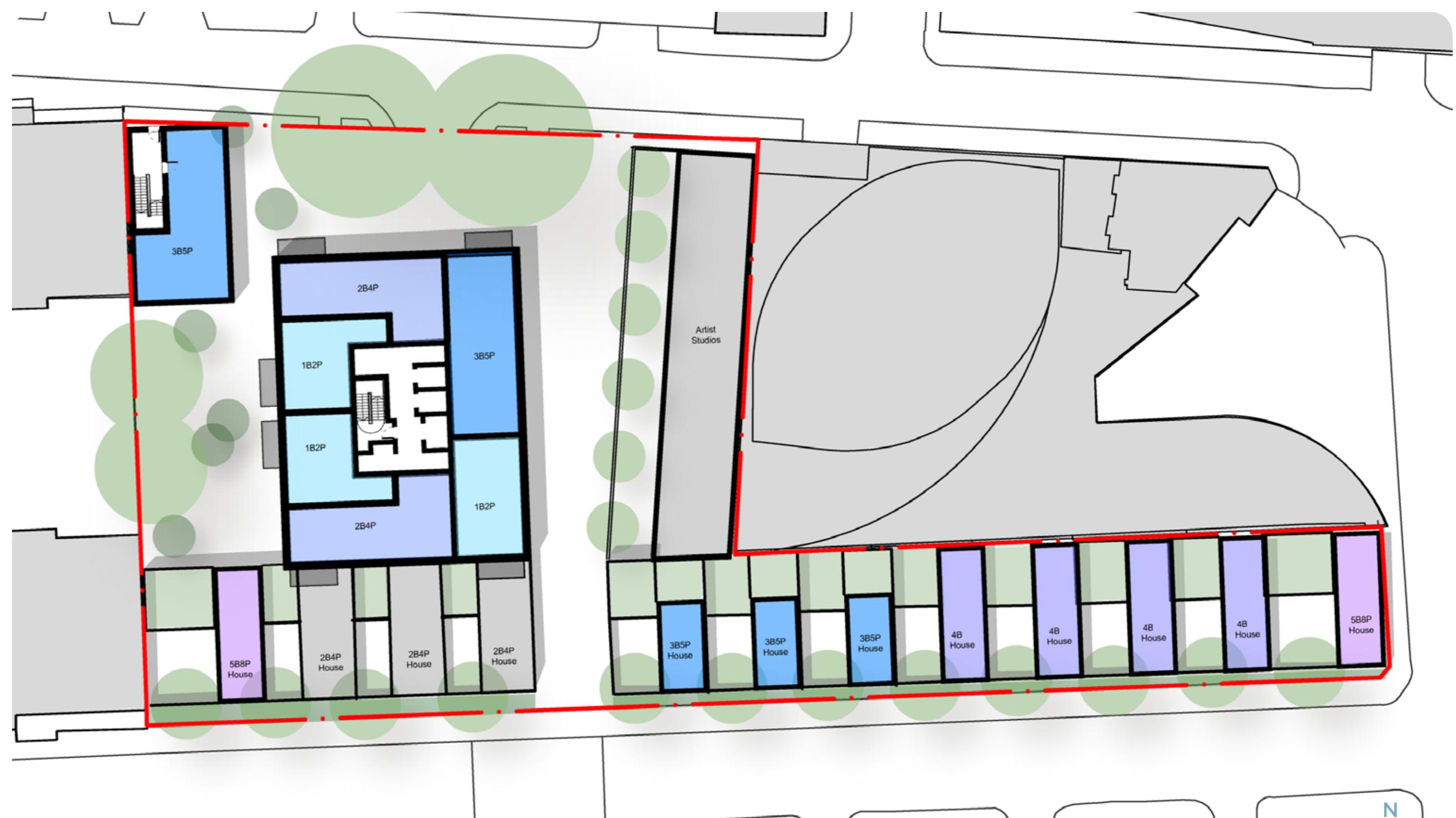
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# BELLAMY CLOSE - BYNG STREET



The new  
Homes

The proposal  
includes apartments  
and houses.



Illustrative typical floor plan

- 1 bedroom
- 2 bedroom
- 3 bedroom
- 4 bedroom houses
- 5 bedroom houses

Illustrative 1 bed apartment



Illustrative 2 bed apartment

Illustrative 3 bed house



Illustrative 2 bed house

Illustrative 4 bed house

# BELLAMY CLOSE - BYNG STREET



The new  
Homes

Our proposals aim to provide 12 new houses with a mix of 2 bedroom, 3 bedroom, 4 bedroom and 5 bedroom properties



Signal Houses by AHMM architects



Artist's Impression of houses fronting onto Byng Street



Moray Mews by Peter Barber architects

Illustrative 5 bed house

# BELLAMY CLOSE - BYNG STREET



## Resident Steering Group

A steering group formed by residents of Bellamy Close and Byng Street together with representatives of One Housing and Communities first meets every two weeks to discuss design and housing management matters.

SINCE 26TH MARCH 2019 THE MEMBERS OF THE RESIDENT STEERING GROUP HAVE BEEN MEETING EVERY FORTNIGHT WITH ONE HOUSING AND COMMUNITIES FIRST, THE INDEPENDENT RESIDENT ADVISOR, TO DISCUSS THE REGENERATION PROPOSALS FOR BELLAMY CLOSE & BYNG STREET.

We need to discourage antisocial behaviour through the design

Where will the car parking be?

Gardens and private outside space should be provided

Homes should have adequate daylight, ventilation and sound insulation

Areas covered at these meetings include:

### RESIDENTS CHARTER

The group have looked what should be included in a Resident Charter and have looked at charters from other schemes. This includes looking at tenancy rights, rents and service charges, Home loss payment and moving expenses, rehousing and temporary moves, consultation, support for vulnerable residents. A draft charter has been produced.

### DESIGN

HTA Design, the architects, have attended steering group meetings and presented the group with illustrative design options. The advantages and disadvantages of each option have been fully discussed and explained. Steering group members also raised their own concerns such as the need for properties with good sound insulation and housing management to reduce concerns about potential noise and anti-social behaviour.

Meetings with One Housing included discussing key areas of the London Housing Design Guide and how the proposed new scheme will meet these standards

### FECI

Representatives from FECI and their demolition contractors met with the Steering Group and gave a presentation to try to address any concerns. The areas discussed covered: communication and contact during the works, timing of the works, noise and dust creation, vehicle movements, potential damage to existing homes, opportunities for local jobs on the project and the final uses when the scheme is complete.

# BELLAMY CLOSE - BYNG STREET



## Residents' Charter

The Charter is an important document drawn up with resident representatives to reassure you by setting out clear and transparent commitments to all assured and secure tenants living in Bellamy Close and Byng Street if planning permission is granted. This is a summary of our key commitments.

### 1. NEW HOMES:

If you have said that you want to return to Bellamy Close and Byng Street after redevelopment, we will offer you a brand-new home in the new scheme. You will have your own private outdoor space - houses will have a garden and flats will have a balcony.

### 2. MOVING AWAY PERMANENTLY:

If you would prefer to move away from Bellamy Close and Byng Street permanently we will support you to secure a permanent home from our existing properties, or to a property owned by another landlord. This may be in Tower Hamlets or may be in another area.

### 3. MOVING AWAY TEMPORARILY:

If you move away from Bellamy Close and Byng Street temporarily, and then return when the new homes are complete, we will support you to secure a temporary move to one of our existing properties, or to a property owned by another landlord in a location which is suitable to your family needs.

### 4. YOUR RENT:

Your rent will not go up if you move back to one of the new homes after the redevelopment, unless you move to a larger home. Rents will also stay the same during the temporary move away from the estate while the work is carried out.

(Note: if you permanently move away to a home outside the regeneration scheme, you will have to pay the rent that your new landlord charges for the home.)

### 5. YOUR TENANCY:

Your tenancy and rights will be the same when you return to your new home as they are now.

(Note: if you permanently move away to a home let by another landlord you will still have a secure or assured tenancy, but some details in your new tenancy agreement may be different from One Housing's own agreement.)

### 6. COMPENSATION:

We will pay you compensation and costs to cover the disturbance of moving.

### 7. DISRUPTION:

We will make every effort to keep disruption to a minimum.

### 8. CONSULTATION:

We will consult you on proposals for the new development throughout the process, using a range of methods so you can influence things in ways that best suit you.

### 9. QUALITY:

All new homes will be built to the latest standards; as set out in the London Housing Supplementary Planning Guidance (SPG) and current Building Regulations, all homes will be energy efficient.

### 10. SUPPORT:

We will provide extra help for older residents or those with support needs

### 11. HOME IMPROVEMENTS:

If you have made improvements to your home, you may be able to claim for costs incurred.

### 12. PARKING:

Tenants who currently have a parking permit will be able to continue parking locally when they return after the redevelopment.