

Welcome to our drop-in event



Source: Google, Data SIO, NOAA, U.S. Navy, NGA, GEBCO

What’s happened so far?

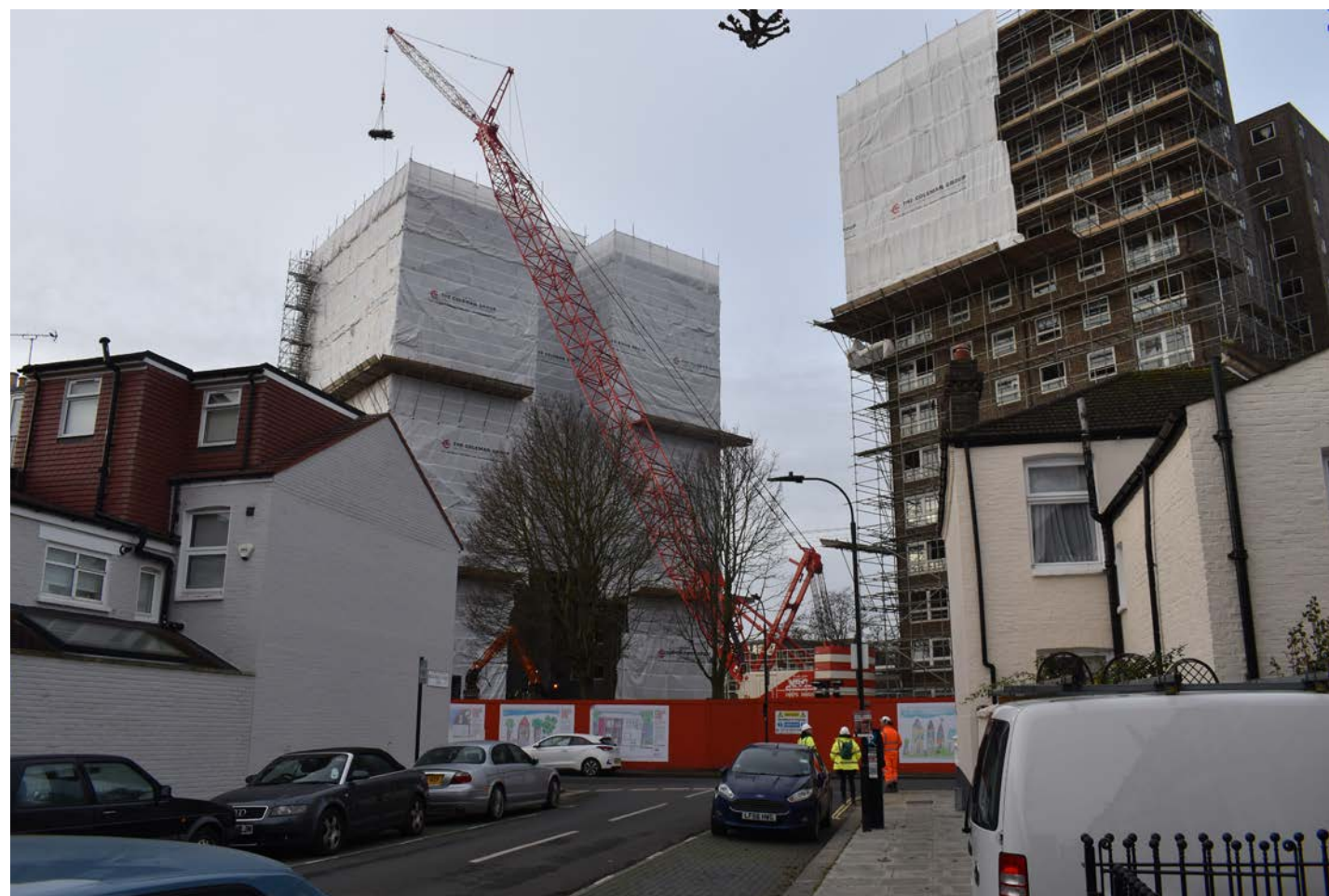
Project Background

- In February 2019, the council carried out extensive structural surveys of Hartopp and Lannoy Points.
- These surveys identified health and safety issues with the two tower blocks.
- Residents were then consulted on proposals to either refurbish or demolish the blocks.
- Residents voted in favour of demolishing the blocks due to the significant cost associated with refurbishment.
- All residents have moved to new homes within the borough – many locally.
- In May 2020, the council’s demolition contractor took control of the site for the demolition of the existing blocks.

What’s happening now?

The council has committed to replacing the demolished Hartopp and Lannoy Points with high quality new homes - most of these will be affordable.

Before we submit a planning application later in the year, we want to work with the community to understand local issues and preferences so that it can inform our designs.



Project aims



Deliver high-quality new homes for the Aintree Estate



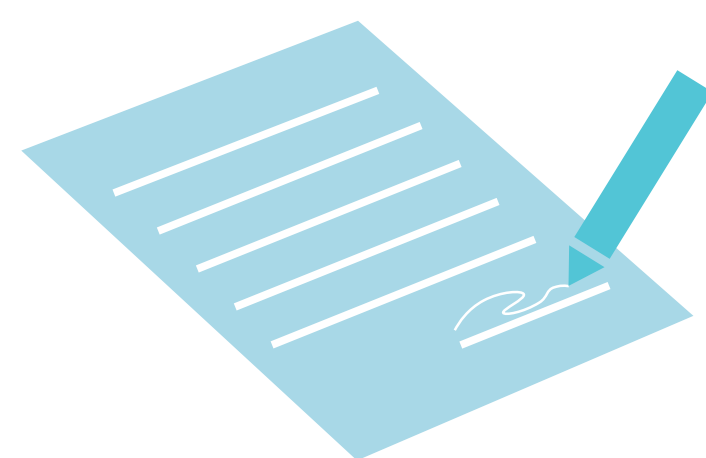
At least 50% of the new homes to be affordable



An environmentally sustainable development



Support thriving neighbourhoods and provide high-quality spaces



Be self-financing to protect the council’s budget

New homes

Why do the council need to build more homes?

A key aim is to replace all the existing flats now being demolished with new homes of much higher standards of accommodation and environmental design.

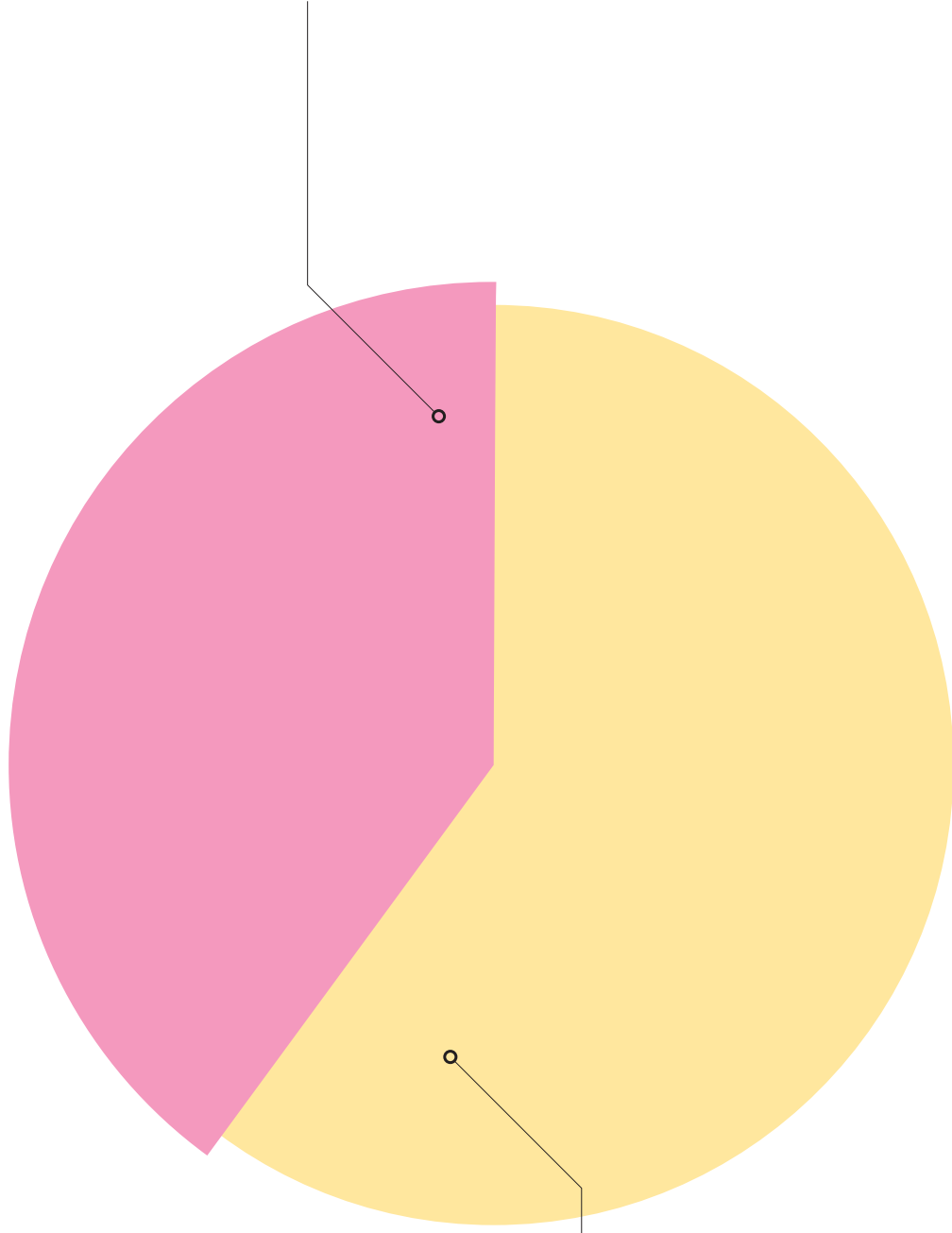


We would provide three types of affordable housing:

- 1. London Affordable Rent (LAR)** is for residents on the Borough's housing waiting list who are on lower incomes.
- 2. London Living Rent (LLR)** offers local residents on average incomes a lower rent.
- 3. London Shared Ownership (LSO)** allows local people the chance to buy a share in a new home and pay rent.

Tenure Split

London Living Rent (LLR) & London Shared Ownership (LSO)



London Affordable Rent (LAR)

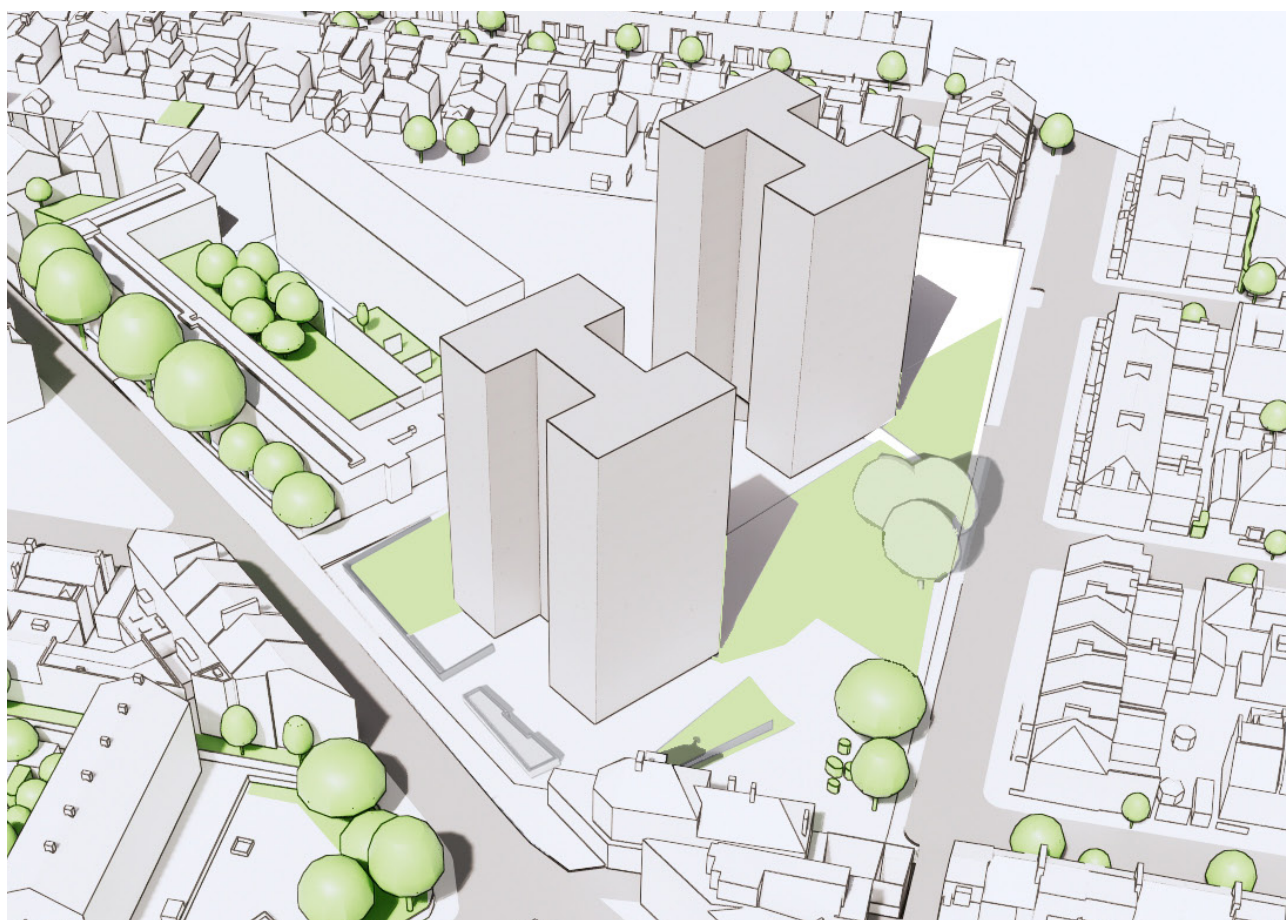
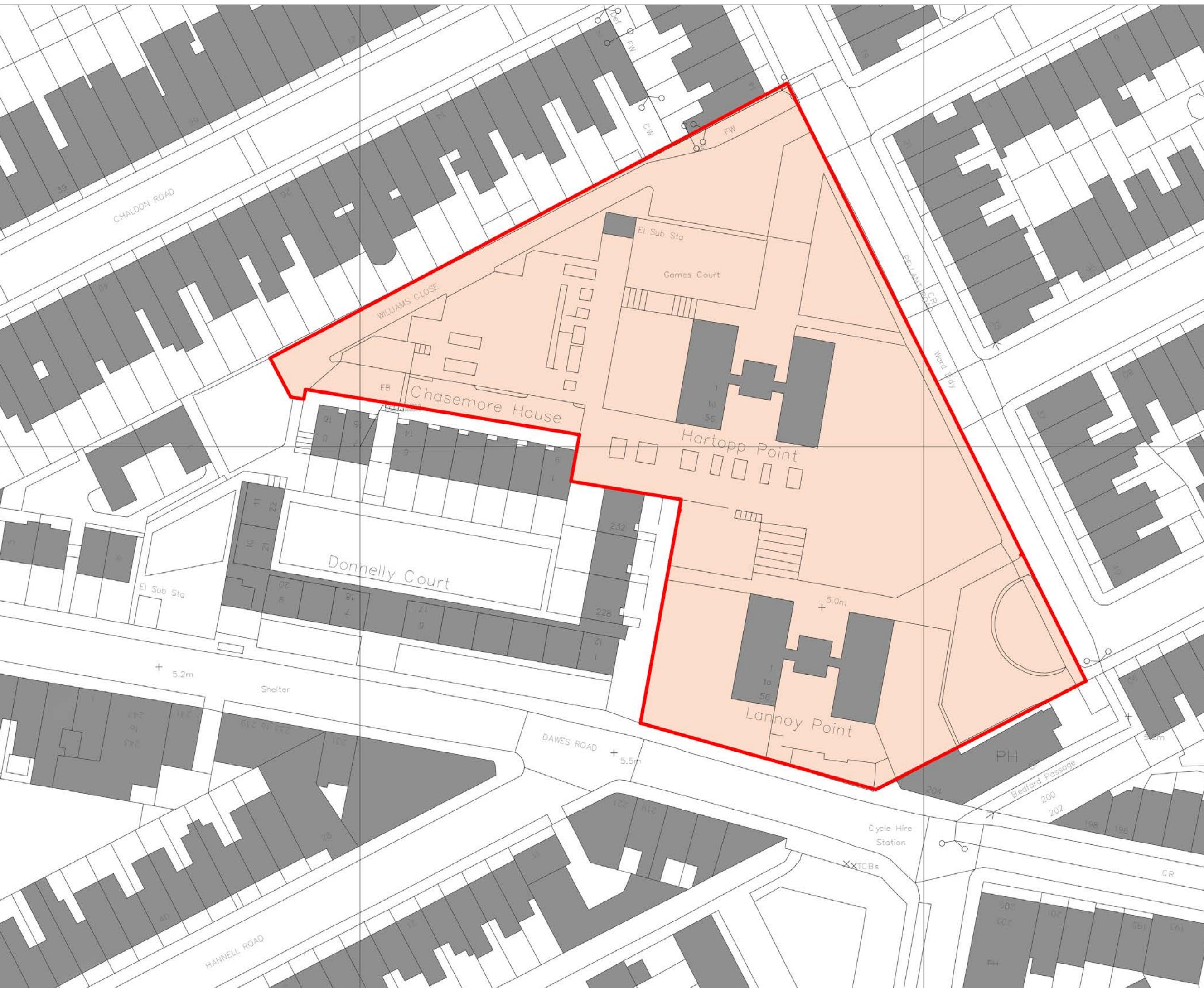
How many new homes will be built?

Hartopp and Lannoy Points were home to 112 flats. The council is looking to replace these homes and build more to help meet the borough's housing need.

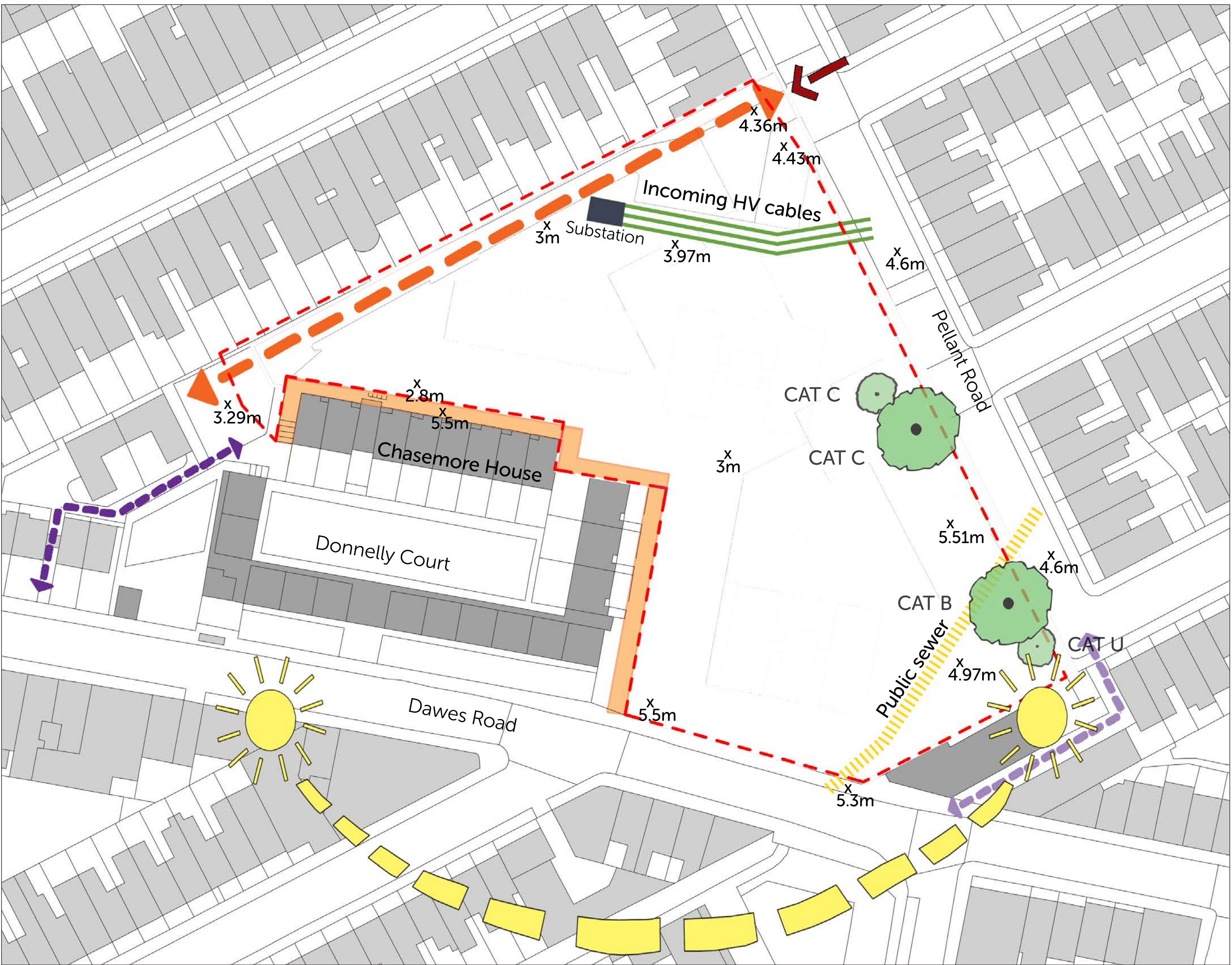
The number of new flats to be built is not fixed yet, but the current designs deliver approximately **130 high-quality new homes**.

Developing new ideas for the site

Previous site context



Site development considerations – combined



Key

- Site Boundary
- Entrance
- Primary vehicle access
- Access controlled pedestrian walkway
- Sun path
- Walkway
- Pedestrian walkway
- Access to garages
- Retained trees post demolition CAT - indicates tree quality assessment.
 - CAT B - tree of moderate quality.
 - CAT C - tree of low quality.
 - CAT U - tree can not realistically be retained.

Proposed site layout developed with the Residents Steering Group

- 1 - The inclusion of a number of pedestrian access points into the site, leading to a central open area which could be enjoyed by the wider community.
- 2 - The new residential buildings would be focused around this green space.
- 3 - There would be more than one residential building.
- 4 - This central green space could serve as a hub for residents and could include play equipment and outdoor gym equipment.
- 5 - The retention of Williams Close as the access road for vehicles.

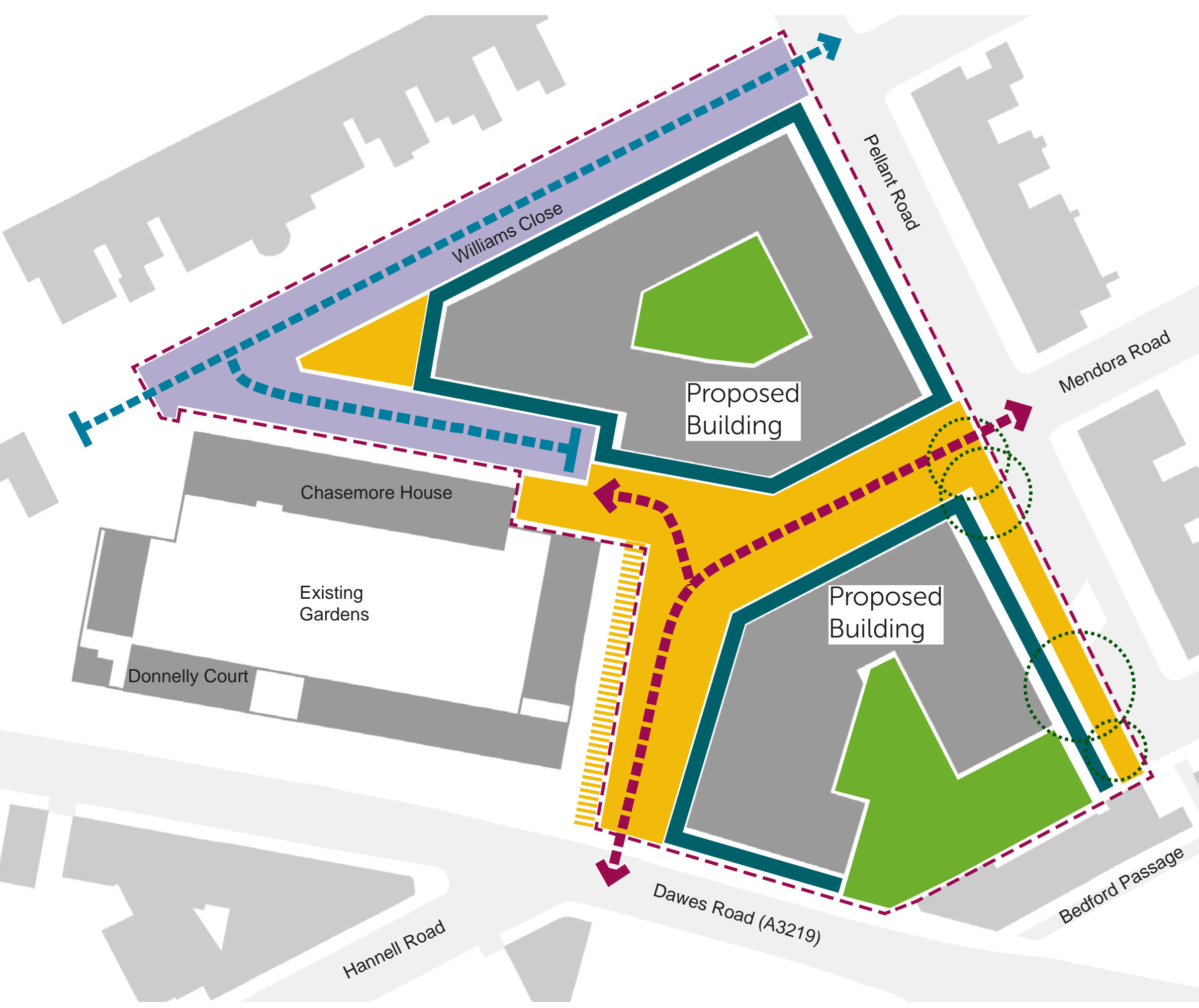
Key

- Pedestrian routes
- Vehicle routes
- Entrances
- Planting
- Proposed building
- Green space



Landscaping and open space ideas

Different types of open space



Streets and Parking Courts



Communal Courtyards

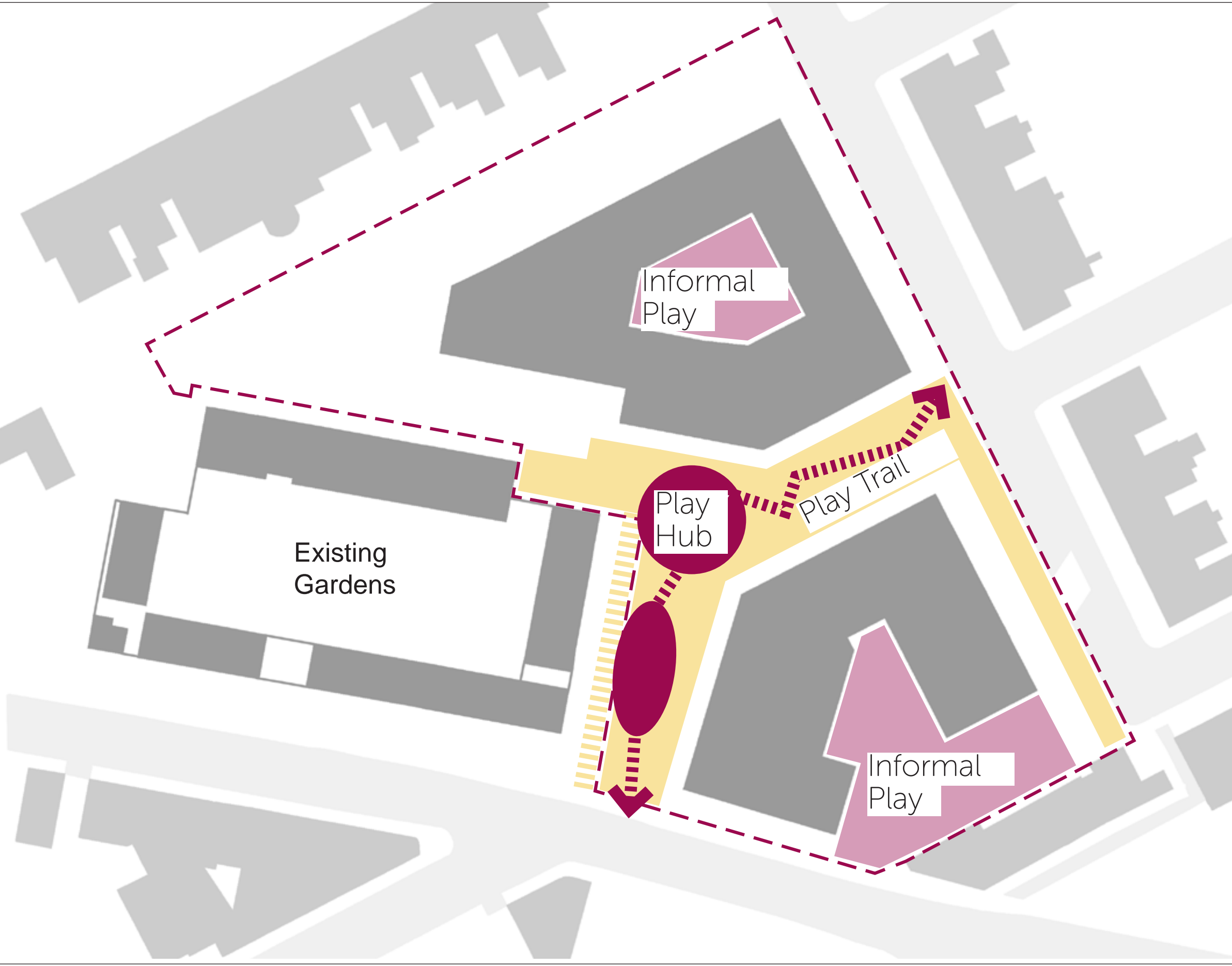
Types of Space

- Vehicle access - parking and servicing
- Pedestrianised open space
- Private communal courtyards
- Private terraces and planting
- Vehicle Routes with separate pedestrian footway
- Pedestrian / cycle routes



Pedestrianised Public Space

Play and recreation space



Public Space

- Play trail with level changes
- Integrated equipment which allows children to swing, slide and climb
- Seating areas & shelter
- Table tennis and exercise equipment



Communal Courtyards

- Informal inclusive Play Space
- Climbing objects
- Explorer path
- Small pieces of fixed equipment
- Seating for carers



Trees and planting



Other Green Features

- Boundary planting – hedges
- Shrubs and perennial planting to courtyards and public realm
- Living roofs to new buildings
- Bat and bird boxes
- Bug hotels
- Climbers to blank boundary walls.



Specimen Tree Planting

Smaller Flowering Species

Existing Tree Groups

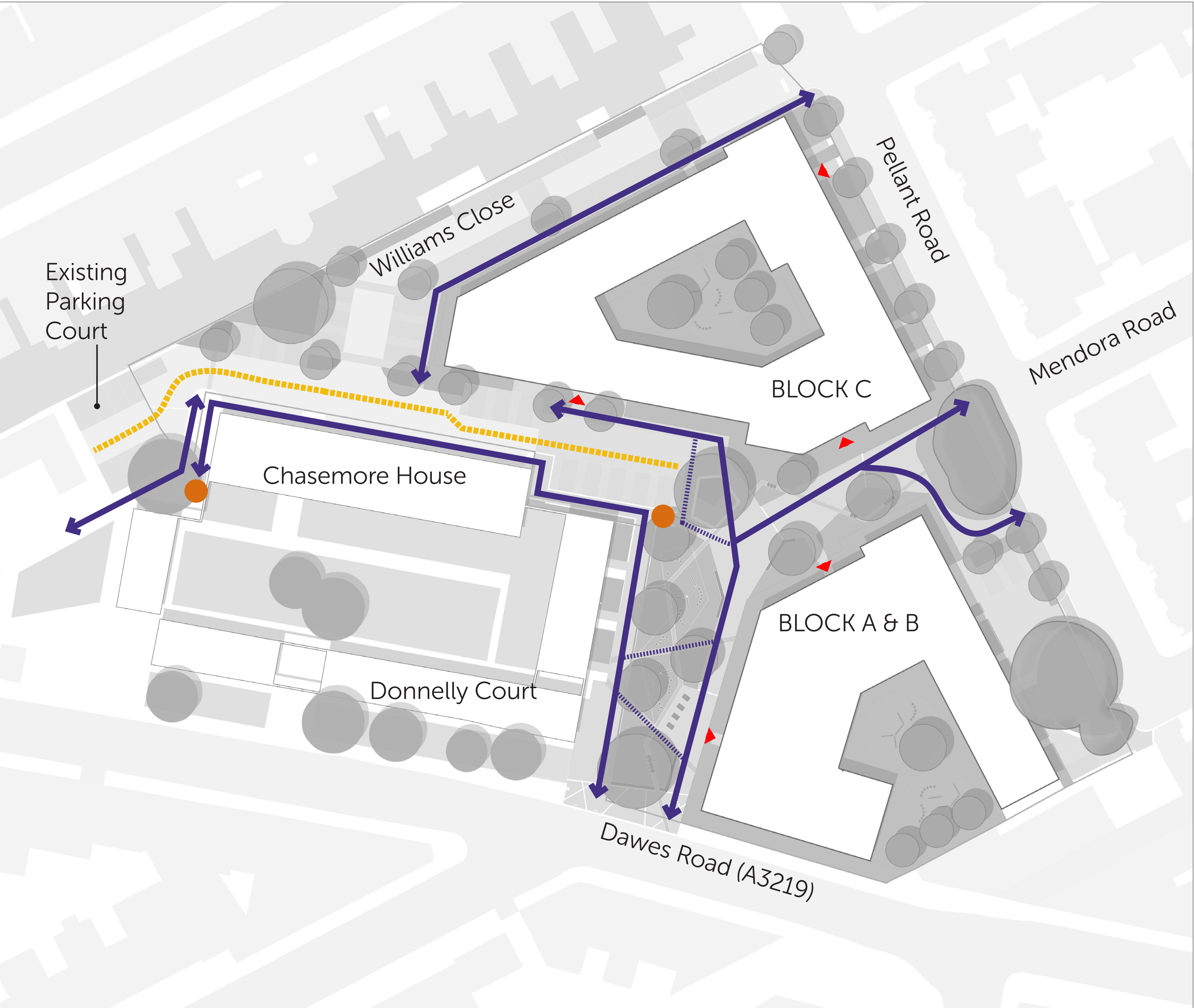
Proposed Landscape Concept Plan



- 1 - Williams Close.
- 2 - Parking Courtyard.
- 3 - Pedestrian Route.
- 4 - Communal Courtyards.
- 5 - Private Space.
- 6 - Street Tree Planting.
- 7 - Retention of Existing Trees.
- 8 - Access to Chasemore House.
- 9 - Access to Donnelly Court.
- 10 - Specimen Tree Planting.
- 11 - Parking Expansion Area.

Access and Parking

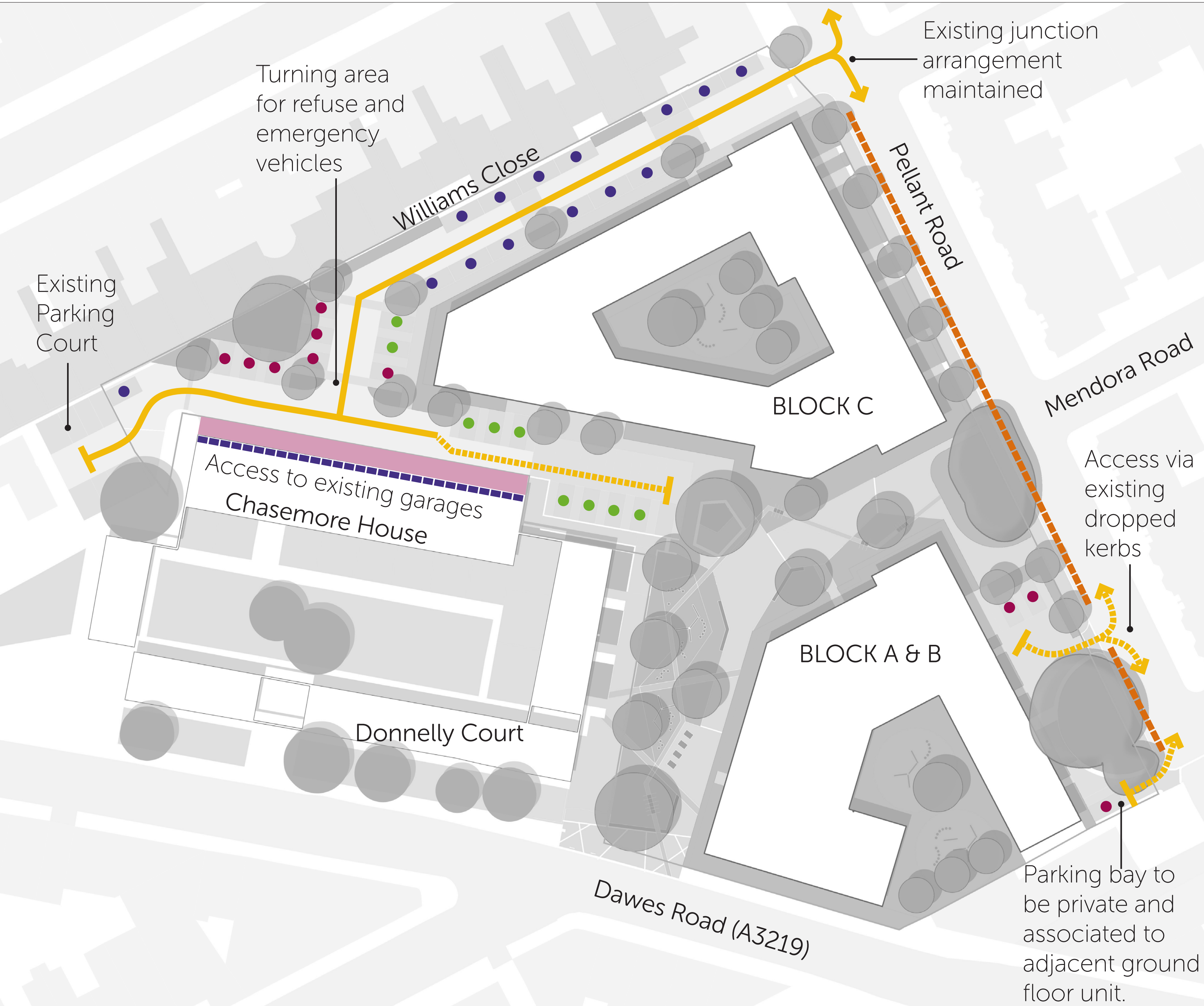
Accessibility Strategy



Key

- Dedicated pedestrian route
- Secondary pedestrian route
- Shared surface to parking court
- Core entrances
- Stepped/step free/ramped access (existing and proposed)

Parking and movement strategy



Parking Summary

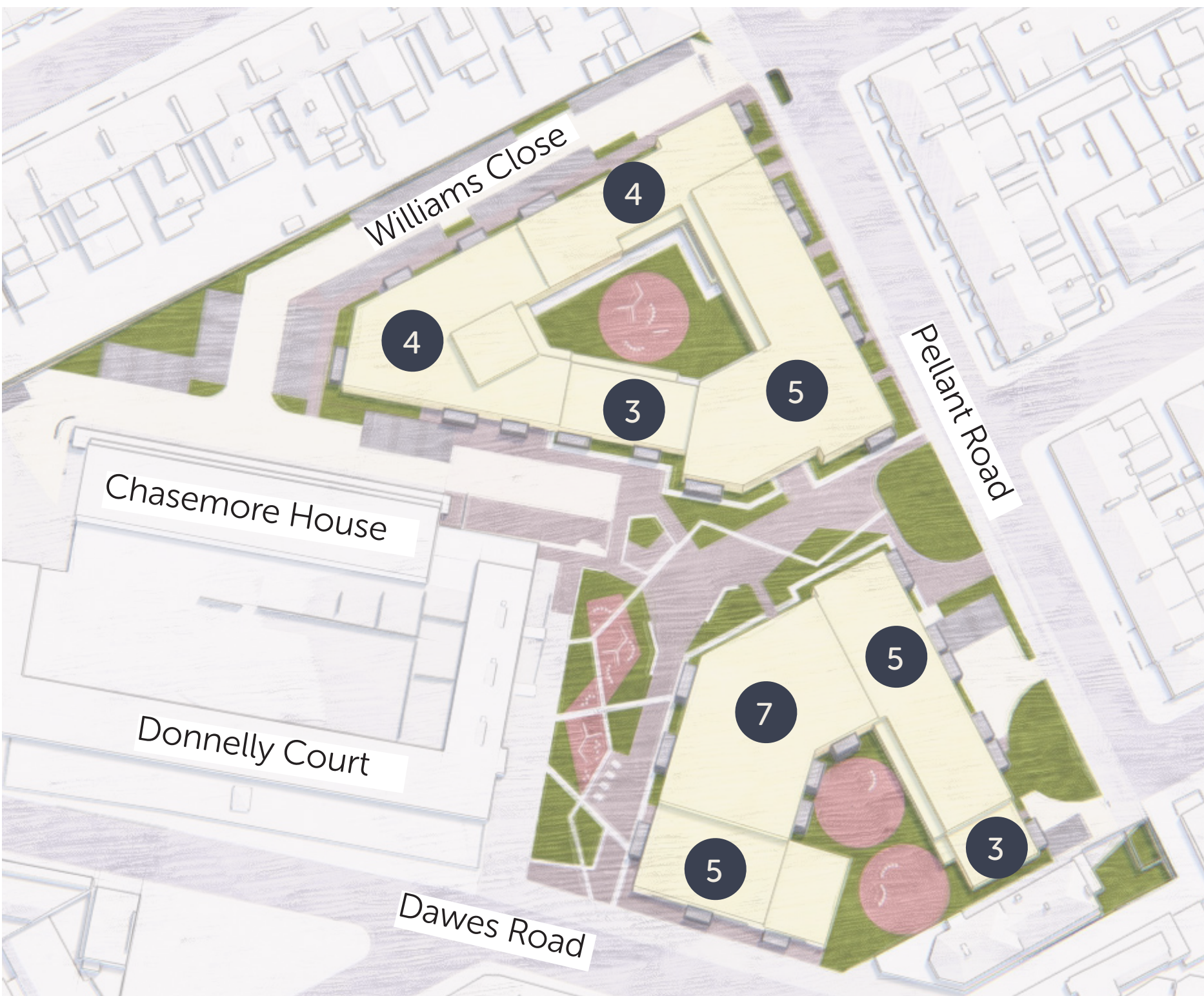
- The proposed development would be car-free, except for blue-badge disabled owners.
- New residents would not be able to apply for a parking permit for the surrounding streets.
- Some existing car parking spaces on the site which are currently used by the wider Aintree Estate may be re-provided on the site.
- The current designs provide approximately 20 car parking spaces, with the possibility of a further 7 blue-badge spaces if required.

Key

- Vehicle Access (All Vehicles)
- Vehicle Access (Cars and Vans)
- Standard Parking Bays (14)
- Wheelchair Accessible Parking Bays (10)
- Wheelchair Accessible Expansion Bays (9)
- Existing on-street parking bays
- Existing garage access below
- Chasemore House
- Reduced headroom (Height below deck approx 2.1m)

Proposed building heights

Storey heights in circles



Heights against previous towers



Please note these drawings show an illustrative massing model only. The colour of the new buildings will not be yellow, and the detailed designs are still to be developed.

Alternative site arrangement

Option A - Retain existing trees



Storey heights in circles

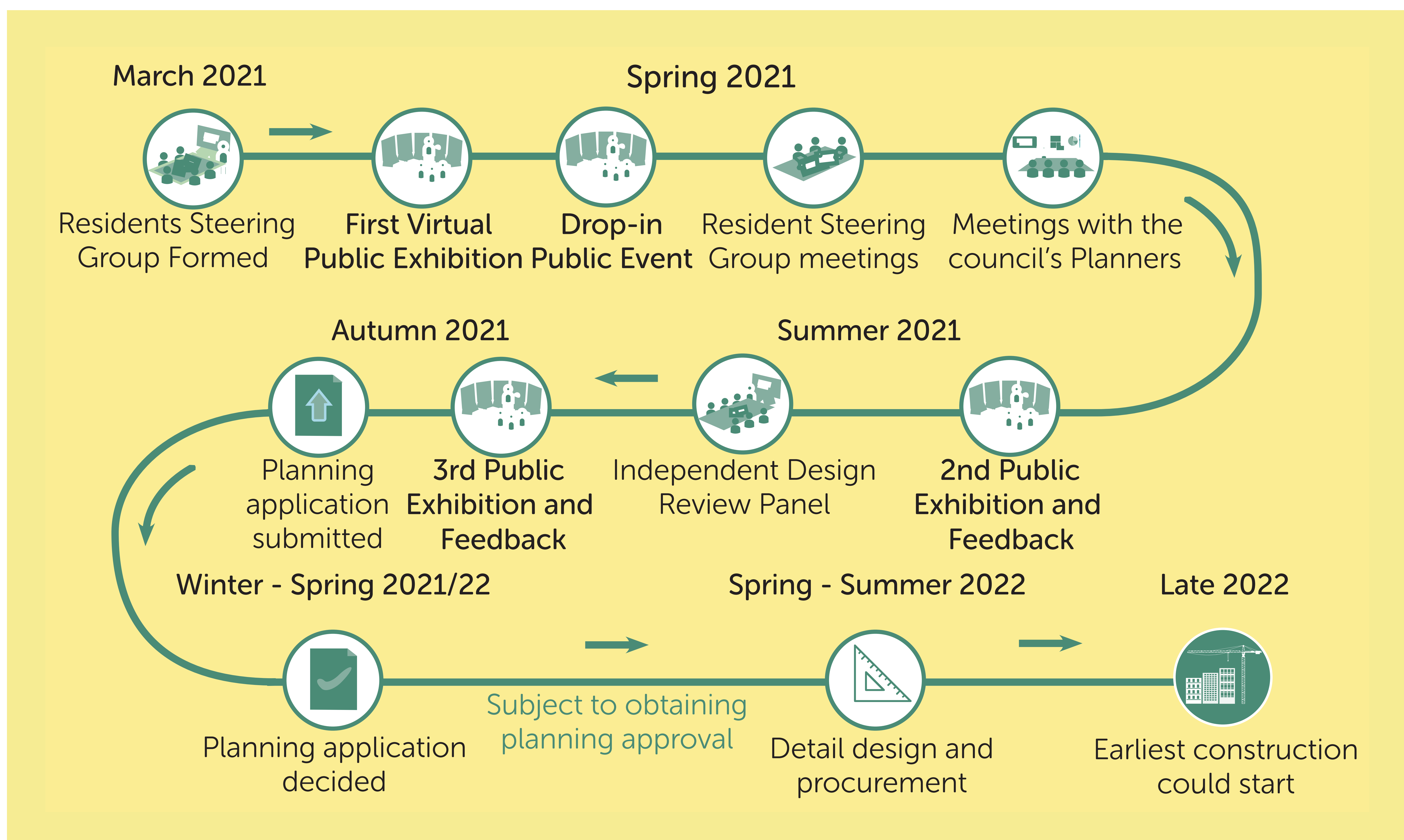
Option B - Better street scene, broader communal open space



Storey heights in circles

Next steps

Project timeline



Aintree Estate Residents Steering Group

- The site of the former tower blocks is part of the Aintree Estate and the new homes we build there offer the opportunity to meet local housing needs.
- In February 2021, the Council wrote to residents of the Aintree Estate and invited them to participate in a Resident Steering Group.
- In March 2021, interested residents formed the Resident Steering Group.

Please tell us your views – Please complete our feedback survey on commonplace – <http://aintreeestate.commonplace.is/>

If you have any questions or want to join our mailing list please get in touch with us at aintreeestate@newmanfrancis.org or telephone us on **0800 644 6040**.

You can also visit our website for further information – www.lbhf.gov.uk/housing/hartopp-point-and-lannoy-point