

Andover Estate – regeneration

November 2016

Our final design proposals for building new homes and improving the landscaping and the environment within the Andover Estate

Find out how our designs for new homes and environmental improvements in Phase 1 have moved on before we submit our planning application

Come along to our consultation drop-in event on:

28 November 2016 from 4 – 7pm at 54 Corker Walk, N7 7RH

Where are we now?

Thank you to everyone who responded to our questionnaires and came along to the drop in sessions at 54 Corker Walk this summer. We really enjoyed discussing our plans with you and hearing all your ideas to improve them. We learned a lot! The last questionnaire we issued in October 2016 was about:

- the Walks,
- gates and
- the use of the green spaces within the walks.

Security and gates

We asked for your thoughts on the gates and fences around the courtyards for the Walks:

You told us that you would like the gates to remain as they are important for security, but that the gates look unfriendly and could be more welcoming. The gates also allow people to jump over them and create spaces for criminals to hide from the police. You also told us that the gates and courtyards need better signposting to make moving around the estate easier, and that the maintenance needs to be improved.

Following your feedback, we will keep the existing gates around the Walks but will improve the quality of the material to make them more attractive to look at. We will also provide better signage so that people visiting the estate know exactly where they are. We will install lighting solutions which will deter groups of people from congregating in the walks by using pathway lighting and remove lamp-posts, and introduce plant boxes and play equipment. We will also work with the police and other parts of the council to find ways to reduce the number of people who are able to jump over the fences and come into the courtyards/walks.



View of proposed play and residents growing area to the new family houses adjacent the Old Andover

When we first considered where to build new homes on the Andover we looked at areas which were not being used very well, e.g.

- former Sue Davis Football Pitch,
- area next to the Animal Hospital and
- garages under some of the blocks which have been empty for long periods of time.

When we consulted residents about these areas they agreed that they were suitable but also asked us to consider building on the grassed areas on Durham Road.

Consulting residents have helped us to come up with 7 locations around the Andover where we be able to build new homes as long as we receive planning permission.

As well as new homes we also asked residents how they thought we could improve:

- landscaping
- roads and
- play equipment on the estate.

We hope you will be pleased with the proposals we have produced.

The Phase 1 proposals – new homes

We are proposing to build about 60 new homes which will consist of flats and houses. This includes converting the garages and the 1 beds at 25 – 32 Corker Walk into larger family homes.

Residents who live in the flats at the rear of the garages will either move to other homes if they are tenants or receive the market value of their home to help them with a move to another property if they are leaseholders.

You will see from our proposals on the following page that there are seven locations around the estate where we intend to build new homes. These are:

- **Site B** situated next to the Animal Hospital – 11 new flats
- **Site B2** converting the garages and ground floor properties (25 – 32 Corker Walk), – 7 new flats
- **Sites C, D and E** on the edge of Durham Road – 24 new flats
- **Site F** at the end of Berkeley Walk – 8 new flats
- **Site J** the old plant nursery/Sue Davis football pitch – 13 new houses



New landscaping and environmental improvements

We also propose to:

- Make landscaping and environmental improvements to the estate which will begin at Seven Sisters Road and continue up to Moray Road.
- Plant new trees and introduce new planting schemes.
- Provide new lighting known as Smart lighting which provides lighting, contains CCTV cameras and gives access the internet using Wi Fi.
- Upgrade the play equipment in the play spaces near to Corker Walk.
- Create plant boxes for residents interested in growing food and/ or flowers within some of the 'Walks'.
- Change the lighting from overhead to pathway lighting to discourage people from congregating late into the night.

We can't introduce these changes in all of the courtyards/Walks within Phase 1 but expect that over time we will be able to provide these improvements.



View of proposed indicative landscape improvements to the dedicated play space along Corker Walk

How we have consulted and responded to your feedback

We have responded positively to suggestions made by residents and believe your suggestions and our ideas have created benefits for all residents living on the Andover Estate. Many of your suggestions have been given to us through consultation.

Consultation has included:

- A residents' steering group which has met every six weeks since September 2015.
- Presentations and attendance at consultation events by the Council's Capital Projects Team who are responsible for dealing with:
 - Damp and condensation;
 - Installing new kitchens and bathrooms;
 - Waterproofing the walkways on the first floor.
- Two consultation events where residents have had the chance to meet members of the project team involved in designing and planning the new homes;
- Drop-in sessions at 54 Corker Walk for 3 months where residents were able to come and see the model of the estate including where the new buildings will be situated;
- Door knocking around the estate on two weekends over the summer.

How we dealt with the written feedback we got from residents

We asked:

Have we chosen the right location to build new houses and to improve?

You replied:

We received a mixed response to this with approximately half of residents who responded to this question stating 'yes' the right location had been chosen, and half responding 'no'.

We asked:

What can we do to make these locations better? And are there other locations you would like us to consider instead?

You said:

Some residents said they would like the council to develop new housing on other sites. Some of the locations suggested are not within the Andover Estate or within the council's ownership. However, some of the sites suggested by residents are now part of the council's proposals, for instance the small areas of grass along Durham Road.

Other suggestions included the complete redevelopment of the Andover Estate. We looked very carefully at this suggestion and decided that demolishing 1065 homes would be:

- too expensive
- cause too much disruption for residents
- possibly lead to the break-up of the Andover Community

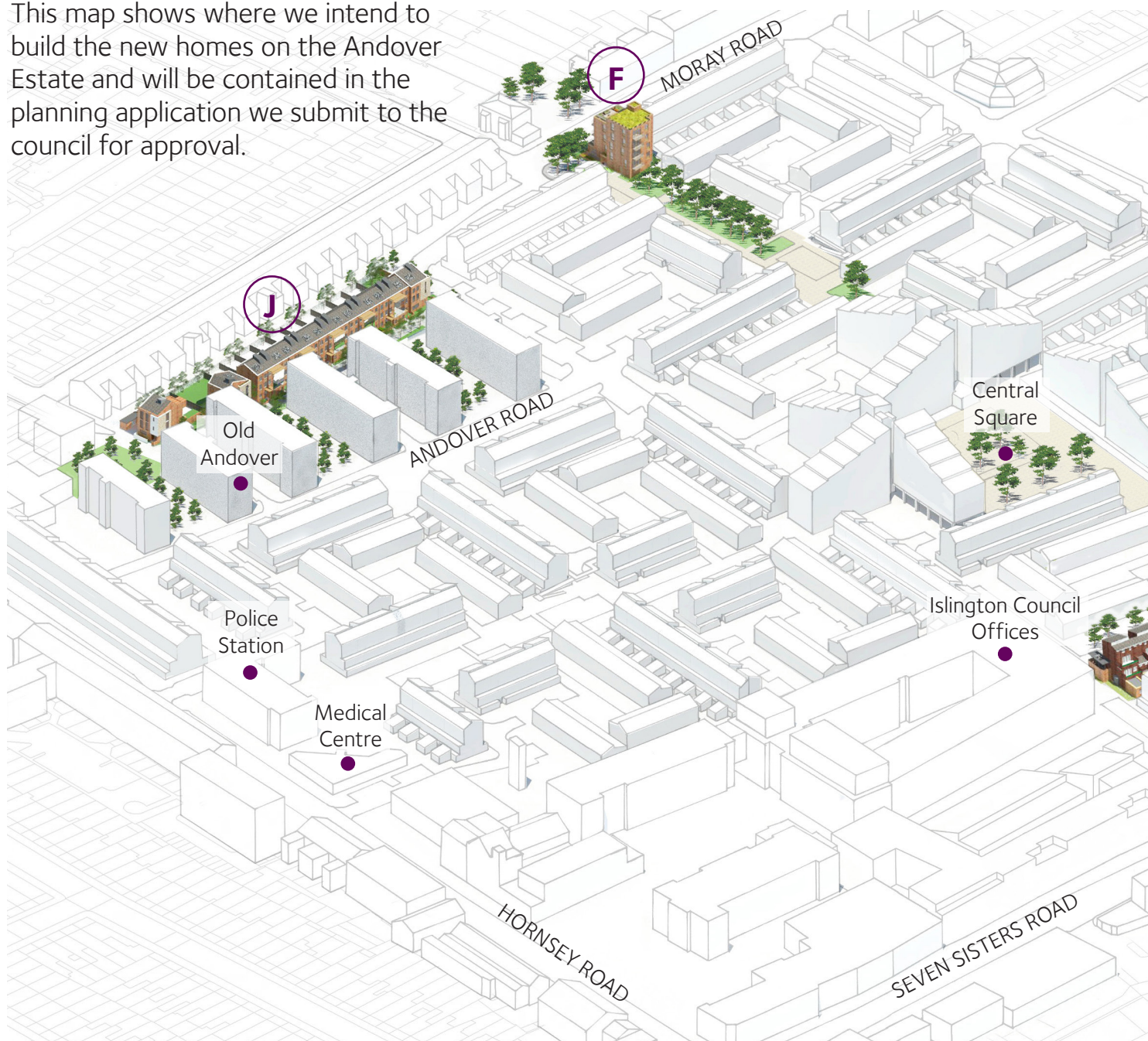
Instead we decided that it would be better to build new homes and convert/demolish others in different areas around the estate in different phases. We are starting with Phase 1 and hope to continue to deliver another 3 phases in the future. This will depend on the council having the money to do so.

Have we chosen the right locations to build new houses and to improve?



Our proposals

This map shows where we intend to build the new homes on the Andover Estate and will be contained in the planning application we submit to the council for approval.



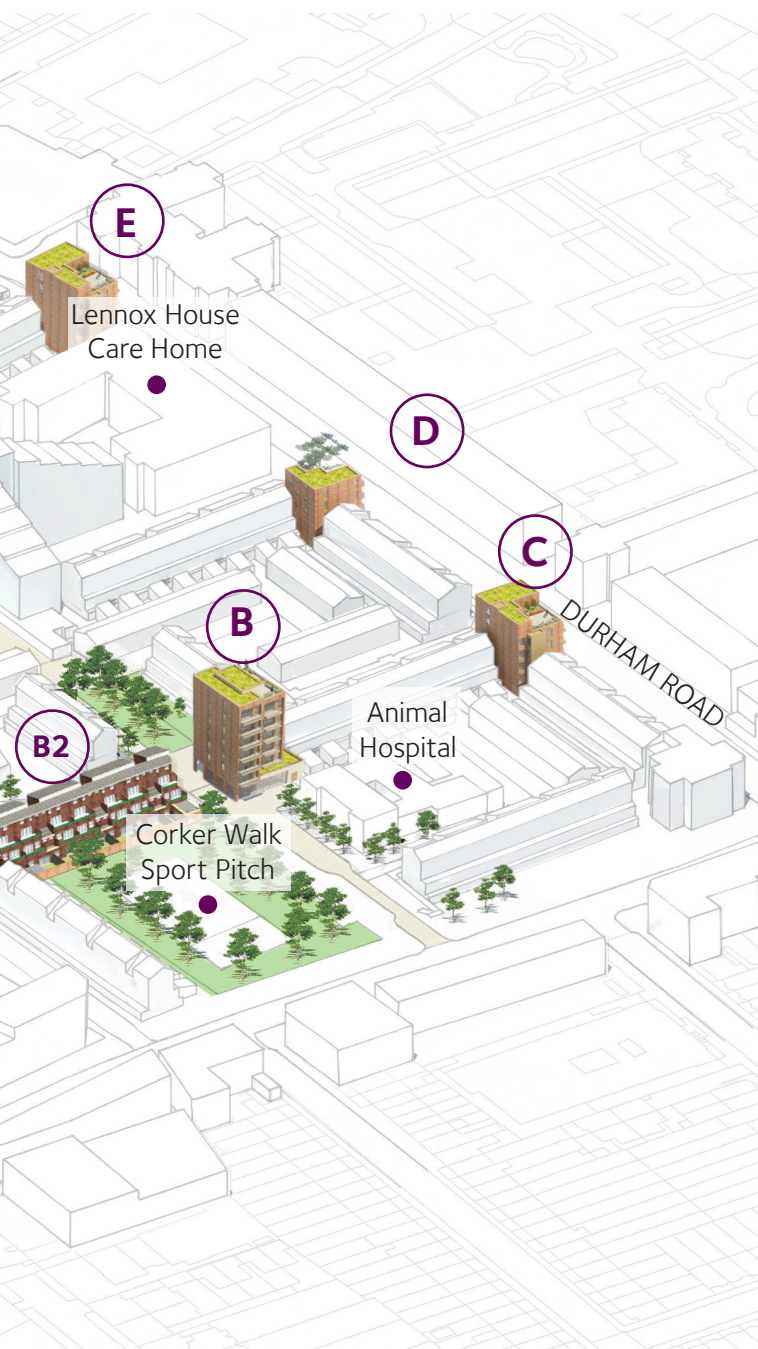
View of proposed garage conversion with new landscaping



View of proposed apartment block at the corner of Roth Walk and Sonderburg Road



View of proposed apartment block on Durham Road

**B**

Corner of Roth Walk and Sonderburg Road – We propose building a new block of flats with ground floor community space.

B2

Corker Walk – We propose turning the garages and underused spaces into flats while improving access to upper floors.

C

Corner of Roth Walk and Durham Road – We propose building a new block of flats with a new entrance into Roth Walk courtyard.

D

Corner of Selden Walk and Durham Road – We propose building a new block of flats.

E

Corner of Allerton Walk and Durham Road – We propose building a new block of flats with a new entrance into Allerton Walk courtyard.

F

Corner of Berkeley Walk and Moray Road – We propose building a new block of flats.

J

Old Sue Davis football pitch near Old Andover – We propose building a new terrace of 13 three bedroom houses and opening up green spaces.



Apartment block on



Proposed block of flats on Durham Road with new entrance into existing courtyard



View of new family houses by Old Andover

Suggestions for improving your estate

The concerns raised by residents were:

- How the new homes and landscaping improvements would affect their daily lives or cause disruption;
- Whether the new homes would affect the safety and increase crime;
- Whether new homes or sorting out maintenance issues within the blocks should be the priority;
- Making sure green space is improved and/or increased;
- Keeping a sense of openness within the estate and;
- Making sure the new buildings does not remove daylight to existing resident's homes.



View of proposed landscape improvements to Sonderburg Road

This is how we intend to deal with them

The contractors we choose to build new homes and make improvements on our estates have to:

Tell us in detail before they begin work how they will ensure that noise, dust and deliveries will be kept to a minimum. We will closely monitor how well all contractors are performing whilst they complete work for us. If we have any concerns about how the building works are being managed we let the contractor know that they have to take steps to put things right.

We will manage safety and crime before and after the new homes have been built by working closely with the police about concerns where crime takes place, and taking measures to prevent crime, such as installing CCTV cameras. We will also introduce secure access such as door-entry systems, to some of the existing buildings and all of the new ones we build.

We will improve the quality of the green and play spaces around the estate for residents to use by:

- Installing plants and trees which are robust and colourful
- Provide raised beds where residents can plant food and flowers where we can
- Replace play equipment in the small play area next to the Corker Walk Square, create play on the way within the routes residents take to move about the estate and install new play equipment in one of the walks.

Keeping a sense of openness on the estate:

- As we have designed the new homes we have taken steps to ensure that new buildings do not encroach on the existing buildings;
- We have made sure that we have created landscaping and gardens around the new buildings so that they have their own space.

Safeguarding light into existing buildings

- We have to demonstrate to the council's planning department that we have taken steps to avoid a loss of light to existing buildings.



View of proposed landscape improvements to Corker Walk

What is going to happen next?

The consultation event on the 28 November 2016 will be the final opportunity to tell us what you think about our designs before we submit it for planning

We present our findings and get your feedback:

We will discuss our findings and proposals with residents at the consultation event, and get their comments. Residents will also be invited to provide written feedback when invited to do so by the council's planning department once the planning application has been submitted.

January 2017

We hope to submit our planning application in January 2017 to the council's Planning Department. You will be able to comment on the Planning Application once it is live on our website.

April/May 2017

The planning application is considered by the council's Planning Committee who decides if the new homes should receive planning approval or not.

July/August 2017

We expect the building work to start if the new homes get planning approval.

Spring 2019

Phase 1 of the new homes development is completed.



Do you have any questions or concerns?

Get in touch

Do you need this information in another language or reading format such as Braille, large print, audio or Easy Read? Please contact 020 7527 2000.

To find out more information please contact:

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