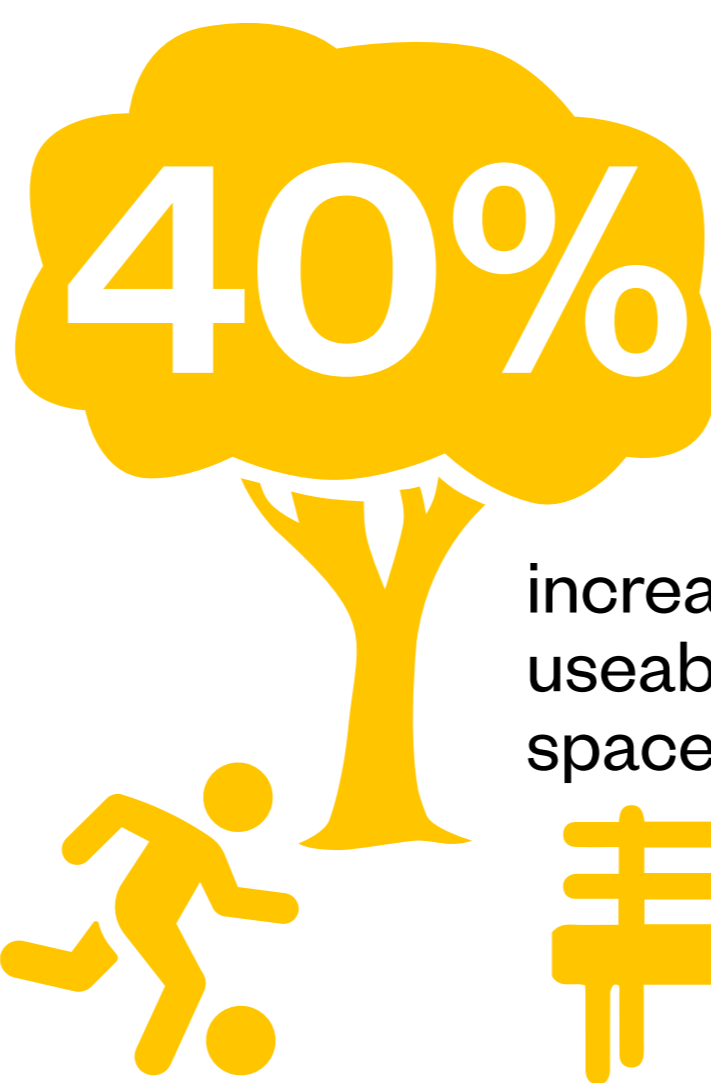


Achilles Estate Design Proposals

282

new homes

minimum 50% of the new homes will be affordable and minimum 35% of the new homes will be for social rent



increase in useable external space



Approx

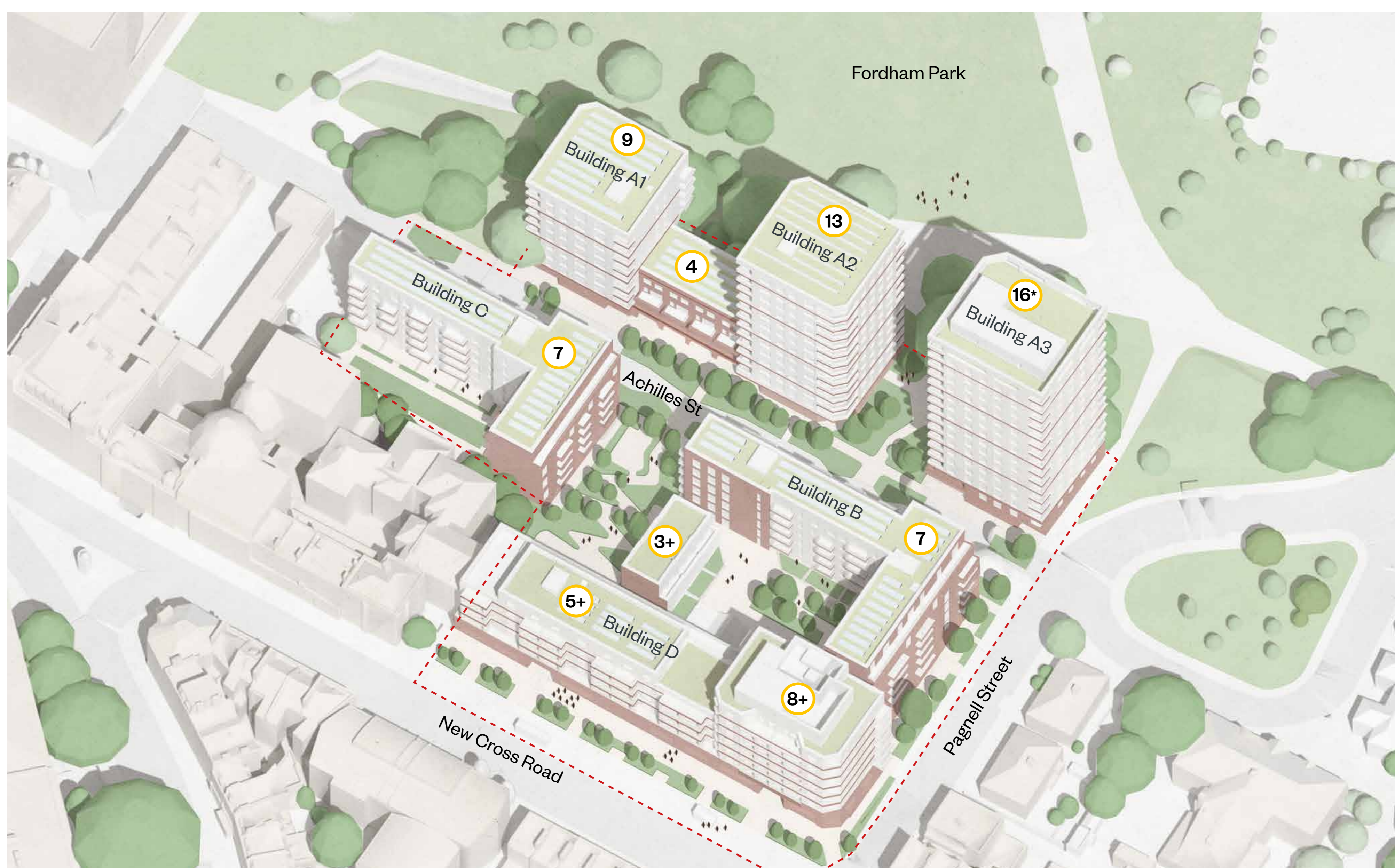
40%

of social homes will be family sized



New commercial space

provided along New Cross Road and Pagnell Street



Proposed Storey Heights

○ Number of Storeys



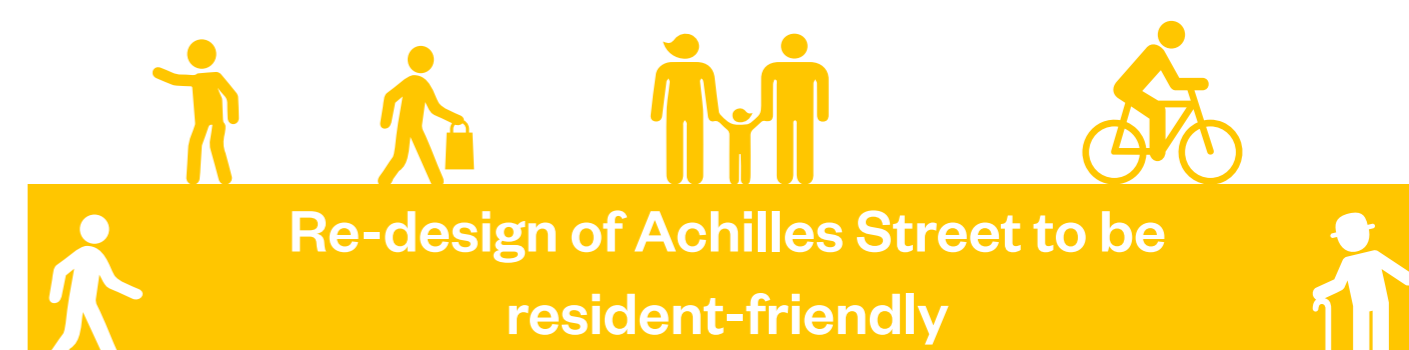
resident car parking spaces as per commitment to existing residents at the time of the estate wide wide ballot ballot in 2019



secure built-in cycle spaces

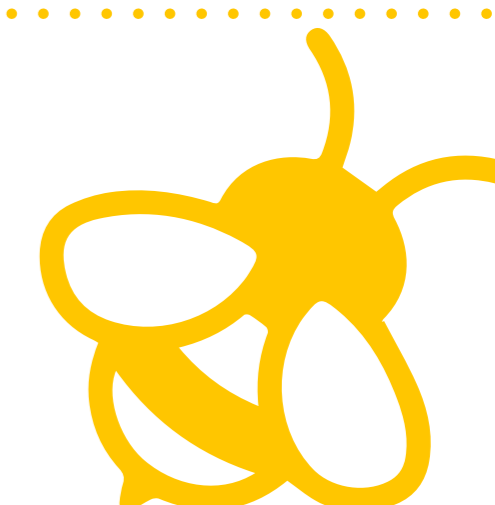


Dedicated built-in refuse and recycling stores



Re-design of Achilles Street to be resident-friendly

increased biodiverse landscape



Achilles Estate Character Areas

4

Achilles Street



3

Park Edge



5

Courtyards



1

High Street



2

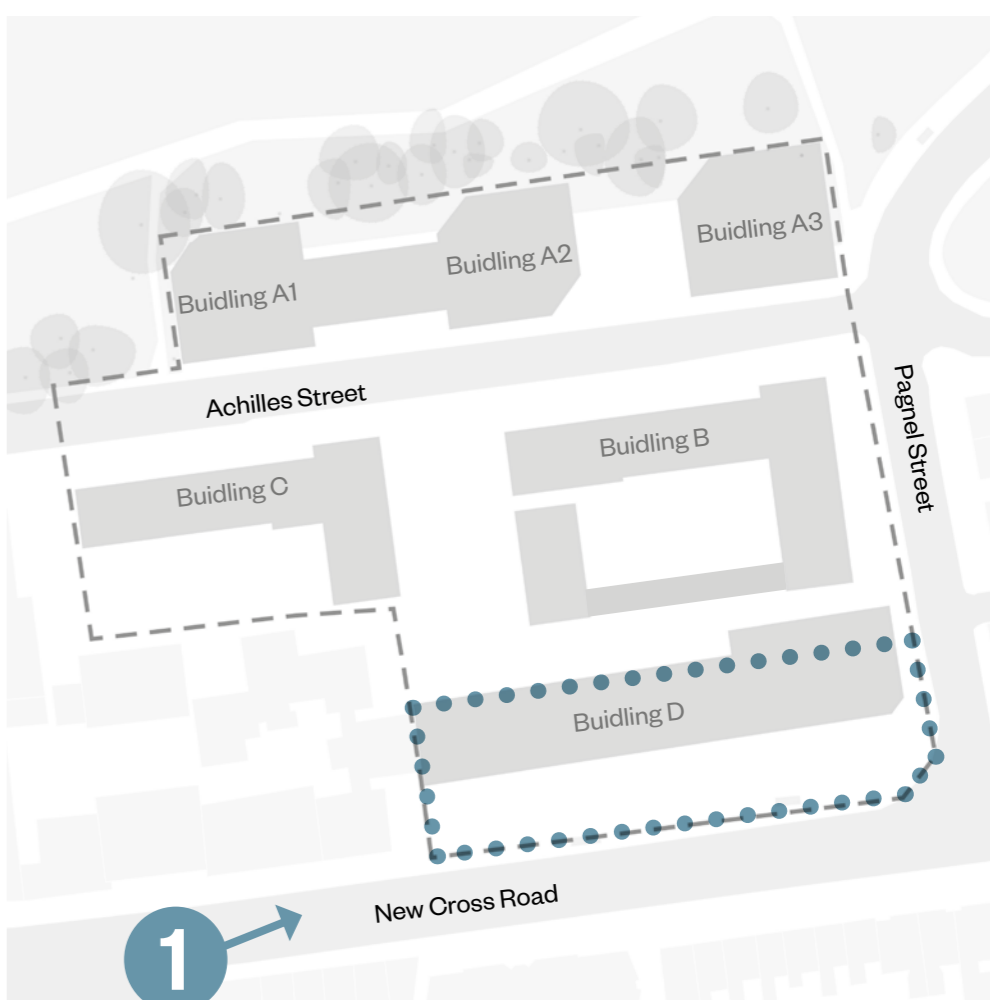
Pagnell Street



Character Area 1: High Street



Artist's impression of high street along New Cross Road



New Cross Road:
public realm adjacent
to high street with linear
medium-rise residential

- ① On street residential entrances
- ② Improved planting and trees
- ③ High quality, durable street furniture
- ④ New retail units to allow for shops and cafes

“One thing I want to keep is the shops. Once again community. A lot of people, I've known these people for ages and being able to go to the Laundrette, going to the cafe, these are the things people have always done.”

Precedent images

Architecture



Façade composition provides privacy/ protection towards New Cross Road
Maccleanor Lavington - South Gardens

Landscape



Built-in seating and opportunities for quiet moments along a very busy road.
Grant associates - University of Sheffield

Materials



Example of Yellow brick used



Red brick



Tile samples



Mellow yellow brick

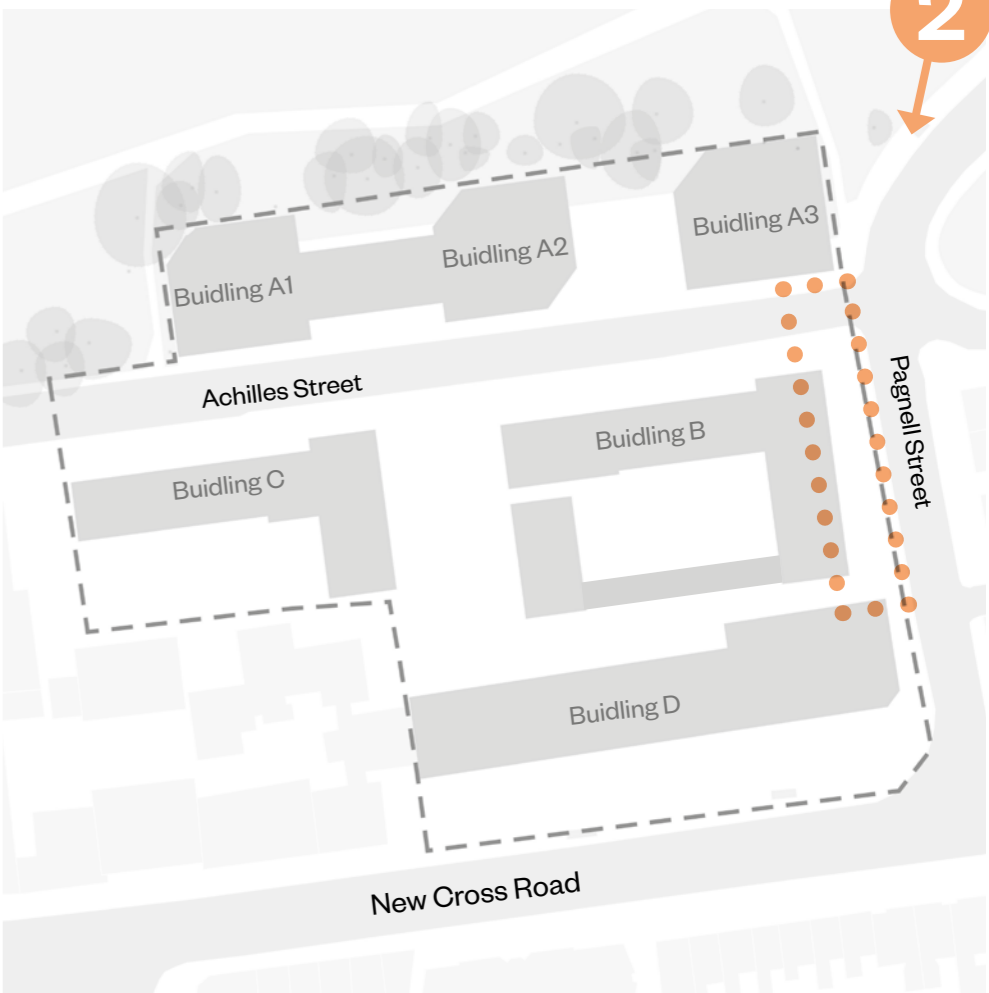


Tile samples

Character Area 2: Pagnell Street



Artist's impression of Pagnell Street



Pagnell Street: public realm adjacent to main road with linear medium-rise residential

- 1 Entrance to service road
- 2 New trees and planting
- 3 Makers spaces activating street level
- 4 Improved public realm from New Cross Road to Fordham Park

I'd hope to see more community on the estate, being with people that live here, people that don't live here. Just having a general conversation, I think, since COVID that been the hardest issue.

Precedent images

Architecture



Hierarchy of facade. Strengthening the presence on the street at ground and gradually reducing in scale on the upper levels.
Chipperfield - 1119 Jane St

Landscape



Workspaces opening out onto the street.
Farah Huxley - Fish Island

Materials



Example of White brick used
Rhodes House Oxford



Red brick White concrete

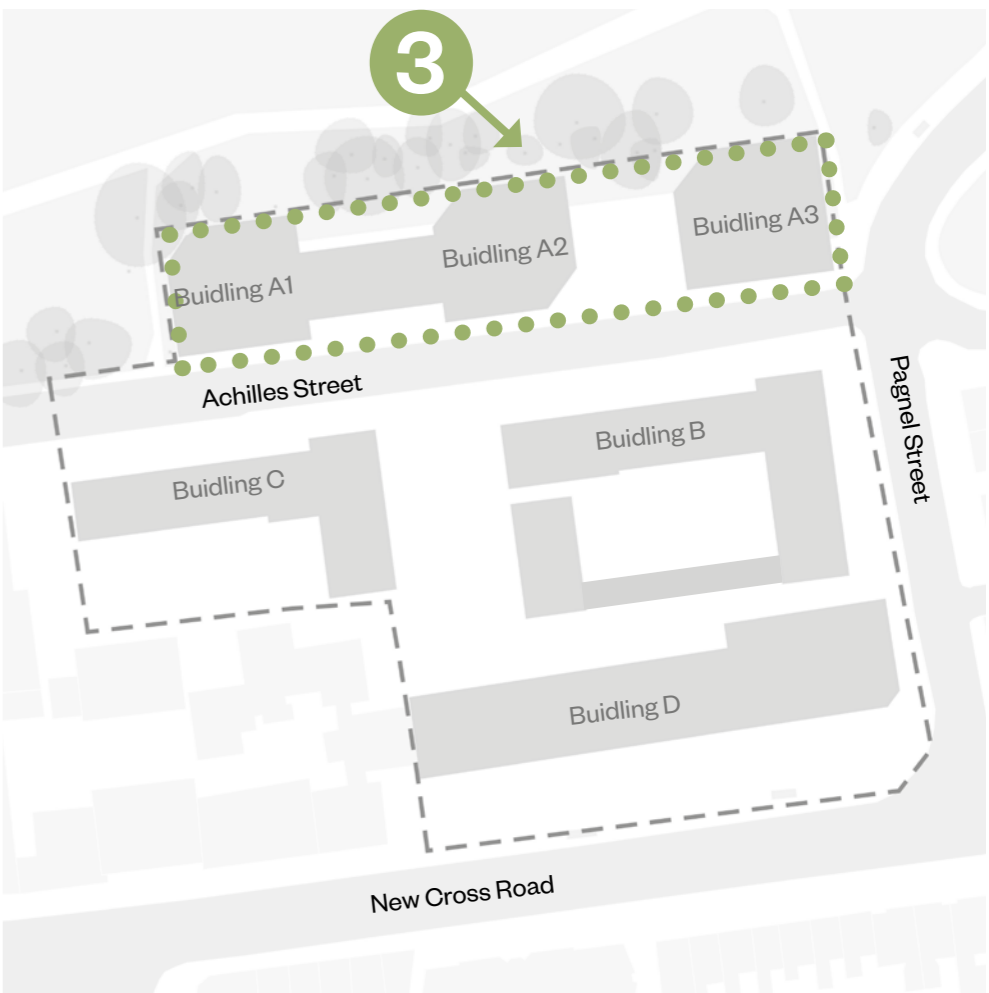


White brick Red concrete

Character Area 3: Park Edge



Artist's impression of public space near Fordham Park



Park Edge: public open spaces connected to Fordham Park with low to high-rise residential

- 1 Natural play trails (e.g. stepping stones and logs)
- 2 New residential link to Fordham Park
- 3 Entrances to homes activate the public space
- 4 Balconies overlooking the link to Fordham Park

“I like the balcony simply because everyone’s front door is there. During COVID you didn’t get to go anywhere, the most of you got of outside space was outside your balcony.”

Precedent images

Architecture



A - Deck access with windows overlooking open green space.
Mole Architects - Eddington
B - Corner balconies
Chipperfield and KCA - Hoxton Press

Landscape



Seating and planting in a small planted square.

Materials



Example of White brick used Rhodes House Oxford



Red brick



White concrete



White brick

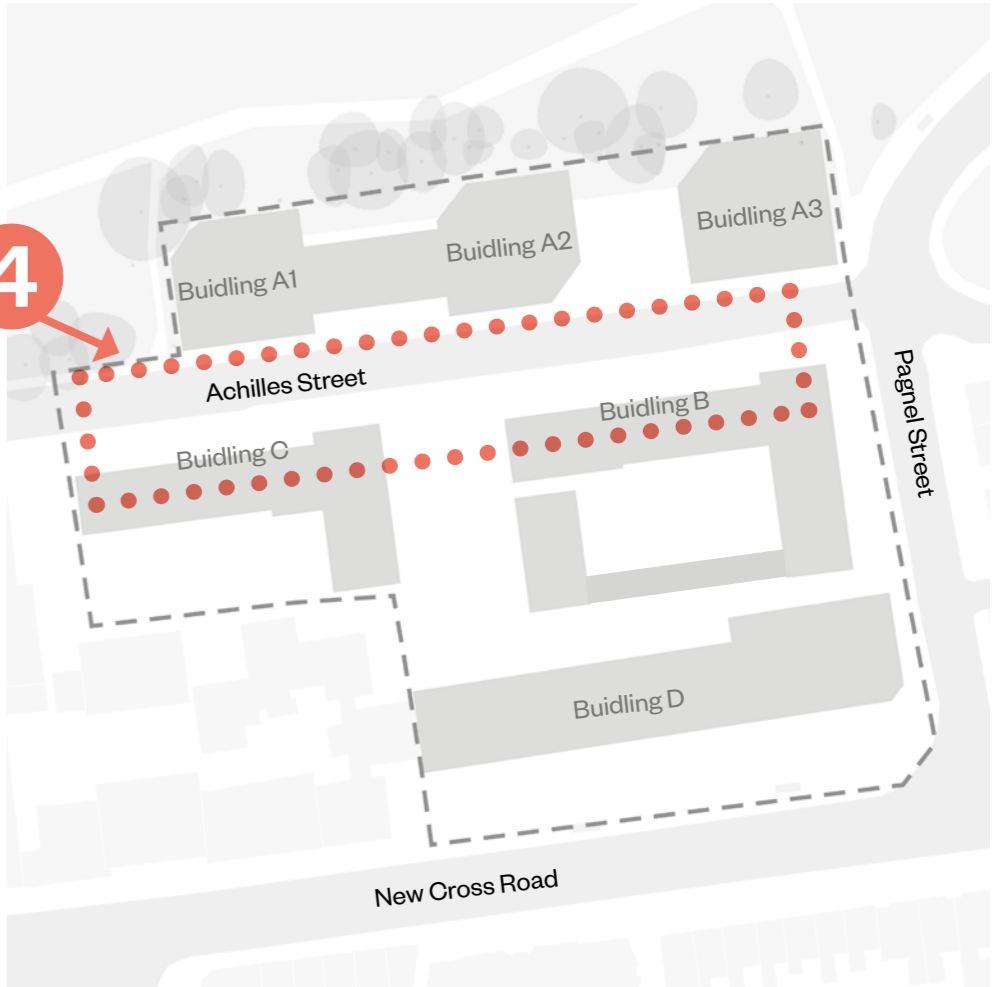


Red concrete

Character Area 4: Achilles Street



Artist's impression of Achilles Street



Achilles Street: a high quality, greened street that prioritises pedestrian movement with low to high rise residential

- 1 New trees planted along the street
- 2 safe and legible road crossing
- 3 front doors to homes on street
- 4 defensible planting to front gardens
- 5 Wide unobstructed footpaths for pedestrian access

“This is our kitchen, it really makes our house, this is probably the place we spend the most time. it is the happy part of the house.”

Precedent images

Architecture



A - Front garden and entrance with corner window
Mikhail Riches
B - Private entrance on street with gates and planting
Levitt Bernstein - Vaudeville Court

Landscape



Entrances to Homes and shared surfaces with planting
Peabody

Materials



Example of Red brick used



Red brick White concrete

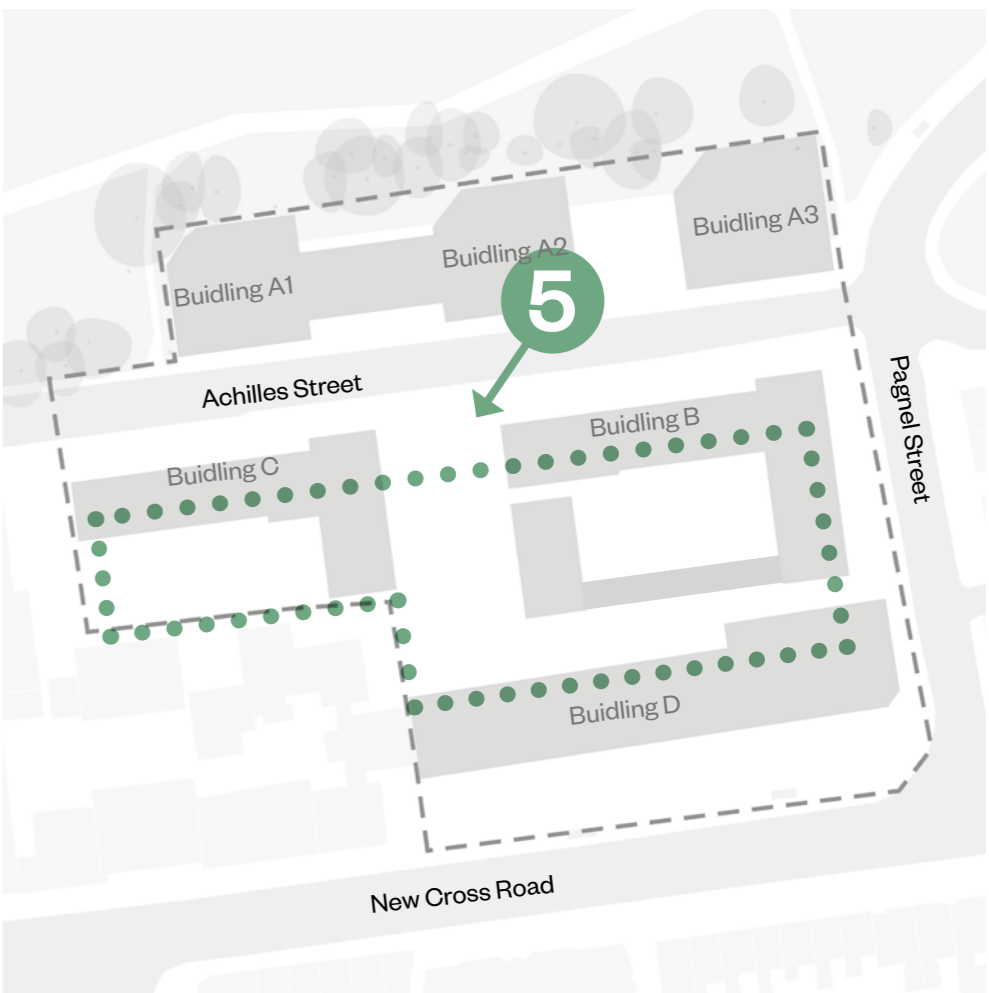


White brick Red concrete

Character Area 5: Courtyards



Artist's impression of public courtyard



Courtyards: high quality, amenity spaces with low to medium rise residential

- ① residential entrances
- ② play spaces
- ③ informal meeting points
- ④ amenity spaces well overlooked

There's not many children on the estate anymore. I'd rather this climbing frame is not there the next time. We would have a swing. No matter how old you are where you're from, everyone likes to swing!

Precedent images

Architecture



Courtyard with varying heights and passive surveillance.
Maccleanor Lavington - Potters Edge

Landscape



Simple landscape elements with dual functions and play and access.
Espace Libre - Urban Park Jesse Owens



Steps and ramps



Red brick



White concrete



White brick



Red concrete

Achilles Estate Commercial Spaces

Proposed Non-Residential Uses

- The new development proposes a variety of new non-residential uses
- We are locating this along New Cross Road and Pagnell Street
- These new non-residential uses will help to create active street frontages across the proposal

- Commercial
- Entrances



Macrenor Lavington - Canada Water



Turner Works - Peckham Levels Studios



Turner Works - Hackney Bridge



Turner Works - Gallery / Cafe Hackney Wick



Proposed Sketch Ground Floor Plan

- 1 Active commercial store fronts: A reinvigorated retail offering with opportunities to dwell, dine and socialise.
- 2 A variety of commercial uses: Affordable and commercial workspaces - That will provide a continuous place for residents and entrepreneurs to meet, develop and contribute to the community.
- 3 Community cohesion opportunities: places where residents and the wider community can talk, share, and relax.



Artist's impression of Makers Yard

Achilles Estate Design Proposals

You said:

Retain shops on New Cross Road.



Add more trees on New Cross Road.



Balconies should face the park not the road.



The streets should be safer and well lit.



Add more affordable housing.



Add better play spaces for children on the estate.



Improve access around the estate including improving the crossing from the park over Pagnell Street to the underpass.



We have:

Ensured the shops are kept on New Cross Road and created new makers' spaces on Pagnell Street to liven that edge.

Proposed planting including trees along New Cross Road, as well as kept the existing trees by the bus stops.

Provided balconies facing the park wherever possible.

Designed the buildings and spaces between them to have clear sight lines, overlooking and good street lighting.

Designed a scheme that maximises affordable housing.

Created high quality play spaces with informal meeting points throughout the scheme.

Designed a new safe crossing place on Achilles Street and improve the crossing of Pagnell Street toward the underpass.

Proposed Parking, Access and Refuse Strategies

Parking

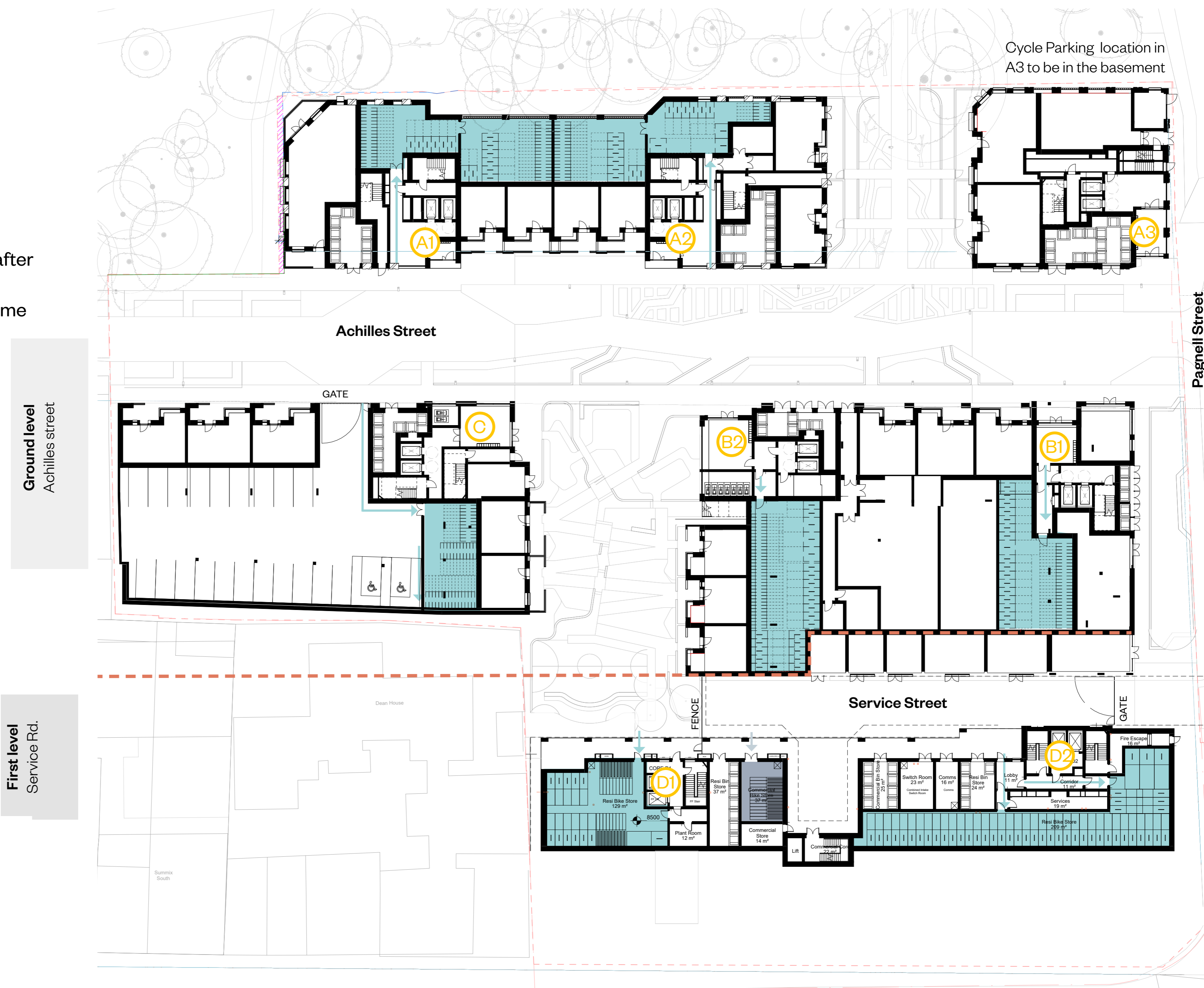
- Re-provision of parking for residents who were eligible to vote at the time of the ballot
- Other than the re-provision, the scheme will be car free.
- 8 wheelchair bays located on Achilles Street in close proximity to the wheelchair homes in the decant.
- 2 wheelchair bays and 20 standard parking bays in car park behind Building C.



Cycle Parking

- London Plan Standards
- Long-stay cycle storage:
- 1 space for 1B1P
 - 1.5 spaces for 1B2P
 - 2 spaces for all other dwellings
- Short-stay cycle storage:
- 2 spaces for 5-40 dwellings
 - 1 space per 40 dwellings thereafter

- Proposals based on current scheme requires 526 bike spaces:
- 518 long stay
 - 8 short stay spaces
 - 25% Sheffield stands
 - 70% double stack stands
 - 5% accessible

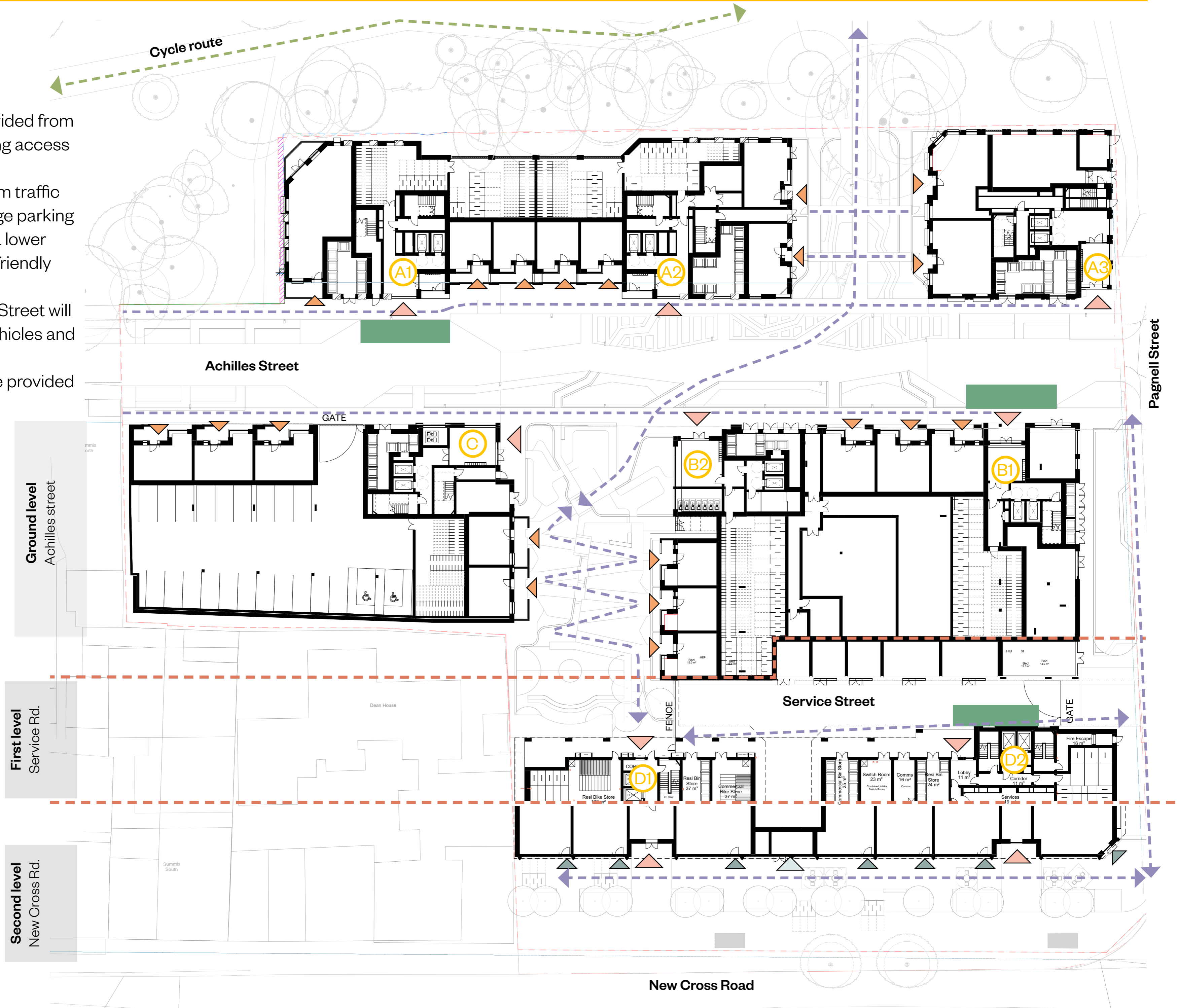


Proposed Parking, Access and Refuse Strategies

Access

- Access to the site will be provided from Achilles Street and the existing access off Pagnell Street.
- Achilles Street will benefit from traffic calming, formalised blue badge parking and loading bays, to provide a lower speed, pedestrian and cycle friendly environment.
- Existing access from Pagnell Street will also accommodate refuse vehicles and a loading bay.
- Pedestrian access will also be provided from New Cross Road.

- ▶ Commercial entrance
- ▶ Commercial core
- ▶ Private entrance
- ▶ Residential core
- ↔ Pedestrian route
- ↔ Cycle route
- Loading bays



Refuse

- Lewisham requirements:
- 250L per home in cores
 - 1100L general refuse bins in cores
 - 1280L recycling bins in cores
 - 240L recycling bins in front gardens
 - 180L refuse bins in front gardens

- Bins in front gardens
- Residential Bin Stores
- Commercial Bin Stores



Proposed Phasing and Tenure Mix

The project brief includes a landlord offer to reprovide homes for eligible residents on the estate. Therefore the mix includes 'Social Decant' homes for the social rent tenants and 'Shared Equity' homes for residents currently on the estate that will be reprovided.

The Landlord Offer commits to a minimum 35% of new homes to be for social rent and a minimum 50% of new homes will be affordable.

All Social Rent Decants and Shared Equity homes for resident leaseholders will be provided for in Phase 1A (Block A3) and Phase 1B (Blocks A1 and A2).

Key

- 1A

 Phase 1A - demolition of garages and construction of A3, Residents of Azalea House move to the A3 tower.
- 1B

 Phase 1B - demolition of Azalea House and construction of A1 and A2 for new units and remaining decant residents.
- 2

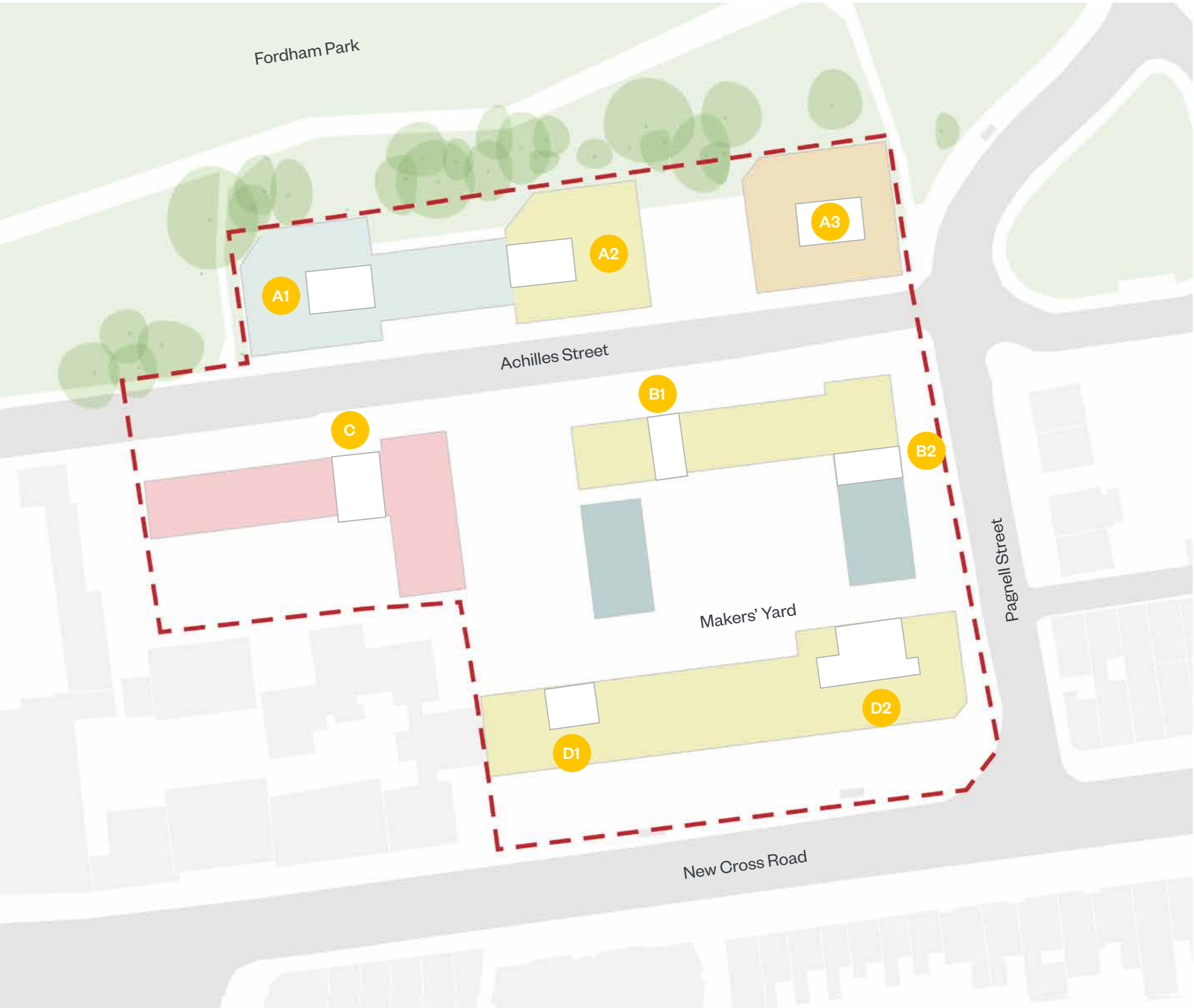
 Phase 2 - demolition of Fenton House, Austin House and 363 New Cross Road. Construction of blocks B, C, D to provide new units.
- Existing buildings



Phasing diagram showing existing and proposed buildings

Key

- Private
- Social Decant/ Social Rent
- Social Rent
- Social Decant/ Social Rent/ Share Equity
- Shared Ownership



Tenure diagram showing proposed buildings