

CHESTERFIELD BOROUGH COUNCIL
**LONDON BOROUGHS ESTATE,
BARROW HILL:
MASTERPLANNING REPORT**

ENVIRONMENTAL IMPROVEMENTS SCHEME

10TH DECEMBER 2014



London Boroughs Estate, Barrow Hill

Masterplanning Report

10th December 2014

Notice

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Contents

Section	Page
1.0 Introduction	4
Background	4
Study Area	5
2.0 Analysis	6
Site Survey	6
Desk Top Study	7
Site Appraisal	8
Opportunities	11
3.0 Consultation	15
Public Consultation Stage 1	15
Public Consultation Stage 2	17
Public Consultation Stage 3	18
Other Consultation	18
4.0 Masterplan	21
Landscape Masterplan	21
5.0 Environmental Improvements	24
Description of Proposals	24
Environmental Improvements to Pathways	25
Environmental improvements to private access paths & courts	28
Environmental improvements to create shared surface streets & courtyards	30
Environmental improvements to green space	34
Environmental improvements to gardens & boundaries	35
Other Environmental Improvement Items	36
Facilitating the Environmental Improvement Works	37
6.0 Cost Estimates	40
Environmental Improvements	40
Sources of potential funding	41
7.0 Summary	43
Summary of proposals	43



Appendix 1- Landscape Masterplan

Appendix 2- Environmental Improvement Landscape Proposals

Appendix 3- Consultation

Appendix 4- Site Analysis

Appendix 5- Indicitive Cost Estimates

1.0 Introduction

Background

1.1 Eamonn Byrne Landscape Architecture (EBLA) was appointed by Chesterfield Borough Council to undertake the design of an environmental improvements scheme for London Boroughs Estate, Barrow Hill.

The appointment consists of two consultancy work phases:

- Phase 1: masterplan for the site including presenting the findings in a masterplanning report;
- Phase 2: the detailed design and project management of the delivery of the environmental improvement works.



Figure 1. Woodford Way, London Boroughs Estate, Barrow Hill

1.2 This report is concerned with Phase 1 and presents the results of this consultancy work phase.

1.3 The objectives of the Phase 1 study include the following:

- Desktop and fieldwork studies to identify existing conditions;
- Site appraisal including identification of opportunities;
- Consultation with residents and others with an interest in the area;
- To develop a detailed masterplan for the site identifying the required environmental improvement works;
- To identify links with other masterplans completed in the surrounding area;

- Costing of the proposed environmental improvement works;
- Identification of potential options for raising capital to pay for the improvement works.

Study Area

- 1.4 The extent of the study area is shown on Landscape Masterplan drawing (CO-LP-0-01-Landscape Masterplan, refer to appendix). The study area is divided into two distinct areas. Area 1: Environmental Improvements is the site for the proposed environmental improvements scheme and Area 2: Future Development Site has been identified as a future development area due to the capacity for this site to facilitate new infill development.

2.0 Analysis

Site Survey

2.1 Fieldwork studies were undertaken during summer 2014, to assess the existing site conditions and to identify improvement opportunities.



Figure 2. Aerial Image, London Boroughs Estate, Barrow Hill (Source: Google)

2.2 A detailed topographical survey of the site was undertaken during August 2014. The topographical survey provides an accurate baseline record of the existing site arrangement including building layout, site boundaries, paths, roads, tree locations, visible services and site levels. An Existing Conditions Plan (FE-LP-0-01-Analysis-Ex Conditions-Rev-0), which illustrates the existing site conditions of the topographical survey within context of an OS Base, is attached in the appendix.



Figure 3. Existing Conditions Plan

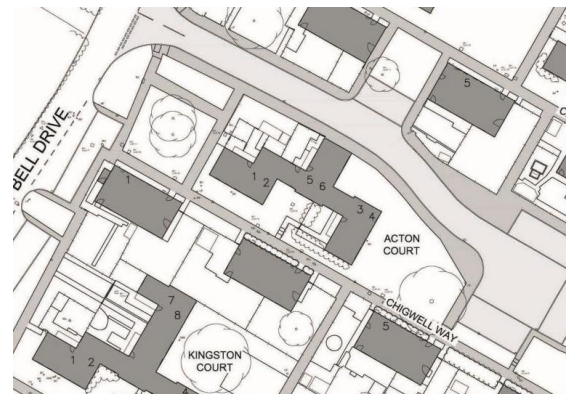


Figure 4. Existing Conditions Plan, Enlargement

Desk Top Study

2.3 Desktop studies were undertaken of data relevant to the site and included the following sources of information:

- Aerial maps of the site and surrounding area;
- Envirocheck Data Sheets including historical mapping, site sensitivity mapping and sensitive land use mapping;
- Historical photographs of the site;
- Details of land ownership provided by Chesterfield Borough Council including list of right to buy properties and Council owned property;
- Details of property types provided by Chesterfield Borough Council;
- Location and extent of adopted highways provided by Derbyshire County Council;
- Details of public lighting provided by Derbyshire County Council;
- Development Plan documents;
- Utility mapping, showing locations of statutory undertakers apparatus within the site;
- Coal Authority report and mapping;
- Staveley Works Area Masterplan; and
- Staveley Town Centre Masterplan;
- Enabling Works, Barrow Hill, Chesterfield, Option Report, URS/ Scott Wilson.
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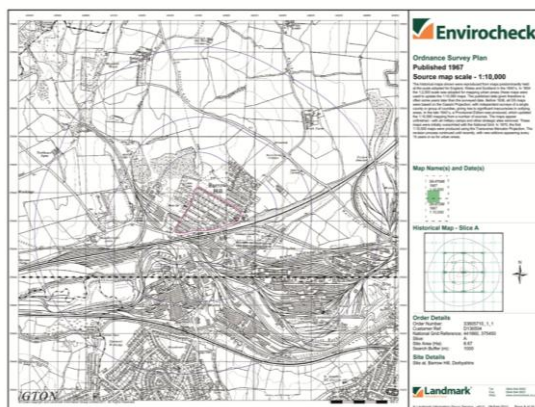


Figure 5. Historical map: 1967 OS Plan (Source: Envirocheck)

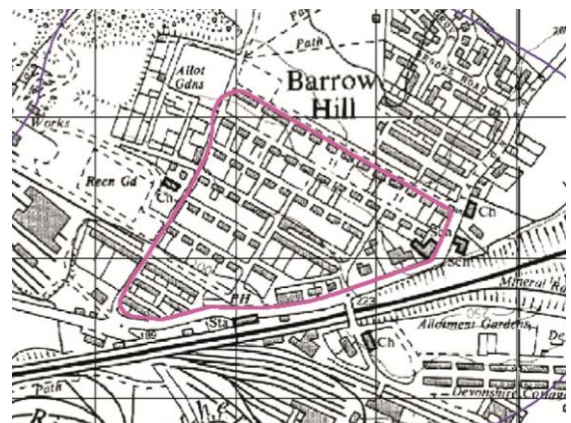


Figure 6. Historical map: 1967 OS Plan, Enlargement (Source: Envirocheck)

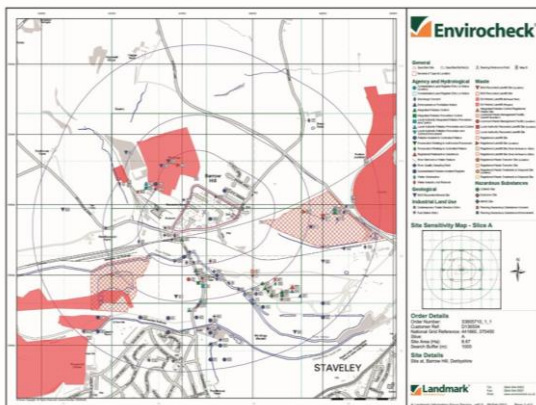


Figure 7. Site Sensitivity Plan (Source: Envirocheck)

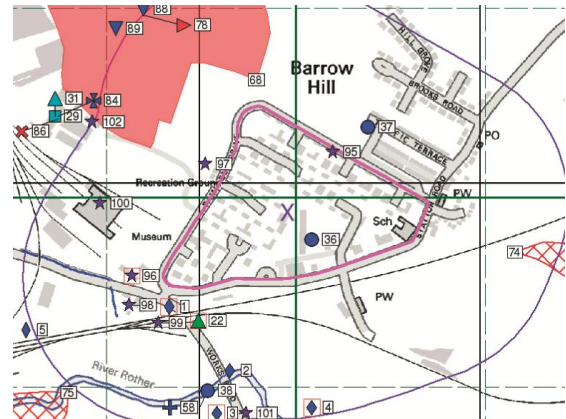


Figure 8. Site Sensitivity Plan, Enlargement (Source: Envirocheck)

Site Appraisal

2.4 EBLA carried out a site appraisal of London Borough's Estate with an emphasis on the site conditions and issues that can be enhanced and resolved through Environmental Improvements, namely: Pathways; pedestrian circulation; private access & courts; roads; vehicular circulation; car parking; green space; gardens and boundaries. In addition to these conditions, which shall be discussed in detail, there are other contributing conditions that effect the estate and have been addressed in the masterplan and environmental improvement proposals such as site location, topography, geology and soils, and vegetation.



Figure 9. Site Appraisal Plan

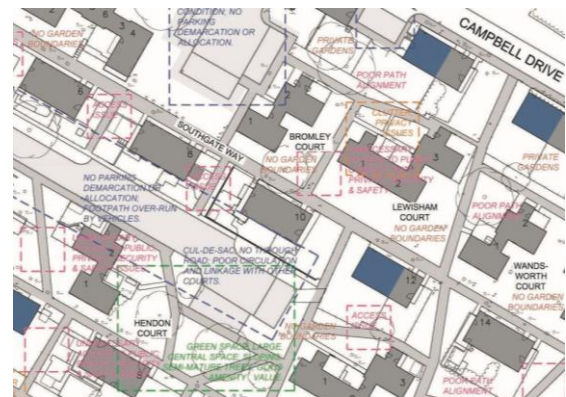


Figure 10. Site Appraisal Plan, Enlargement

2.5 A Site Appraisal Analysis Plan (FE-LP-1-01-Analysis-Site Appraisal Plan) which illustrates our appraisal of the existing site conditions is attached in the appendix.

2.6 The site's location and topography means that the estate benefits from a south facing aspect and expansive views. However, its topography also includes some steep slopes and the need for retention, particularly to the north of the estate. Steep slopes and soil conditions (clay soil or sub-soil) contribute to increased water runoff, particularly during heavy rainfall events, causing localised flooding. There is minimal vegetation cover other than trees in the estate. There are no tree preservation orders for any trees in the estate.

Many mature trees in the site are in need of tree maintenance care such as selective pruning, crown lift and crown reduction to prolong their lifespan, enhance their shape and reduce shade.

Roads, Vehicular Circulation & Car Parking

- 2.7 There is currently poor vehicular access and circulation throughout the estate which impacts residents, emergency services, visitors and deliveries. A major factor in this poor vehicular circulation is that there are no through roads within the estate and all road access, from Campbell Drive and Station Road, into the estate end in cul-de-sacs and do not link the various courts. This has also resulted in these cul-de-sacs becoming congested with parked cars. There is poor distribution and provision of parking throughout the estate. Some areas have a surplus of parking spaces whilst others are under supplied.



Figure 11. Road Access to Hendon Court



Figure 12. Dulwich Court & Micham Court

- 2.8 The site's roads and footpath surfaces are in poor condition, asphalt has worn away in places and footpath paving has shifted and heaved. There is no consistent footpath and drop kerb treatment to the estate or along Campbell Drive. There is poor drop kerb provision within access roads and cul-de-sacs which impacts on the pedestrian accessibility of the estate particularly for elderly residents and visitors and those with limited mobility.

- 2.9 Legibility of the site layout and visual linkage between areas and courts is poor in some areas of the estate which impacts on orientation within the site and perceived safety of access routes.

Pathways & Pedestrian Circulation

- 2.10 The estate currently has permeable circulation for residents, however, it has a poor circulation structure and hierarchy making for a confusing layout for residents, visitors, emergency services and deliveries. The path network is at odds with the architecture and access to buildings. Pedestrian circulation is too permeable in some places leading to loss of privacy for residents, particularly where linking paths run past the sides of the semi-detached houses on Southgate Way, Woodford Way, Chelmsford Way, Chigwell Way and Romford Way. There is no need or benefit for so many linking paths, many of which are narrow, not overlooked and feel insecure/ unsafe and compromise resident's privacy.



Figure 13. Romford Way



Figure 14. Path linking Chigwell Way with Romford Way

- 2.11 Path conditions are generally poor with poor alignment, paving shifting and heave making them a hazard for pedestrians, particularly the elderly and those with limited mobility. In many locations the paths are too close to houses which also impacts on residents' privacy.

Private Access Paths & Courts

- 2.12 There is a poor layout / arrangement of private access paths and relationship with pathways and houses. Private access paths are in poor condition with flag paving showing signs of shift and heave, making them a hazard to residents and visitors.



Figure 15. Paddington Court



Figure 16. Lewisham Court

- 2.13 There is no consistent or equitable division of courts among residents. The private and semi-private shared courts have a "hotch-potch" arrangement of boundary treatments and surface materials which gives them a cluttered appearance. There is poor allocation / distribution of usable utility space for residents, particularly those living in shared flats. There is limited or poor privacy for residents using semi-private courts.

Green Space

- 2.14 There is currently ample green space provision within the estate, however, there is poor provision of usable green space for play, passive recreation or relaxation e.g. little or no play equipment, seating or ornamental planting. Existing green space in the estate consists predominantly of undefined, sterile grass areas between buildings which lack defined ownership or usability. The estate does not have any play areas, the nearest play area is north of the site along Station Road.



Figure 17. Green Space at Sidcup Court



Figure 18. Green Space at Acton Court

- 2.15 Maintenance and diversity of green space in the estate is poor and impacts negatively on the character of London Boroughs Estate. There is little ornamental or tree planting. There is no visible maintenance for the trees.

Gardens and Boundaries

- 2.16 Semi-detached block houses have an allocation of gardens with defined boundaries, this gives privacy and ownership to residents. Housing blocks to south of site (e.g. Fulham Court and Catford Court) also have defined gardens with boundaries. However, the majority of housing courts do not have defined gardens with boundary treatments, therefore have reduced privacy and no sense of ownership of surrounding land. Privacy is further compromised by the close proximity of paths to housing in some areas.



Figure 19. Back gardens at Woodford Way



Figure 20. Undefined gardens at Richmond Court

- 2.17 The wide variety of boundary treatments within the estate, for example walls, timber, concrete panels etc visually degrades the area and does not look permanent or of high quality. This varied boundary treatment is a major contributing factor in the estate looking cluttered and untidy.

Opportunities

- 2.18 Whilst the site appraisal highlights many issues and poor site conditions within London Boroughs Estate there are many opportunities within the site, many of which can address these issues and enhance the site conditions. A Site Opportunities Analysis Plan (FE-LP-1-02-Analysis-Opportunities Plan) which illustrates opportunities for the estate is attached in the appendix.



Figure 21. Site Opportunities Plan

2.19 The key opportunities for the site include opportunities to resolve issues with and enhance the following: Pathways; pedestrian circulation; private access & courts; roads; vehicular circulation; car parking; green space; gardens and boundaries.

Roads, Vehicular Circulation & Car Parking

2.20 Key Opportunities:

- Connection of access roads within the estate: to connect/ link courts and housing;
- Improved visual connection; improve structure and legibility of access in the estate;
- Better provision/ distribution of car parking;
- Improve the visual appearance of streets and roads including Campbell Drive;
- Shared surface areas / streets (Homezones) within the estate to provide better pedestrian access and usable space beside houses.

Pathways & Pedestrian Circulation

2.21 Key Opportunities:

- To rationalise circulation/ structure of path networks which will improve path alignments and relationship with roads, streets, buildings, green space and gardens; and improved privacy to gardens;

- To close some linking paths between main routes: which will enhance privacy to houses and courts; emphasis on main pathways; remove narrow unsafe paths; reduce unnecessary path infrastructure and maintenance requirements;
- Improve surface /paving of paths: which will improve visual appearance; and safer walking surface for pedestrians.

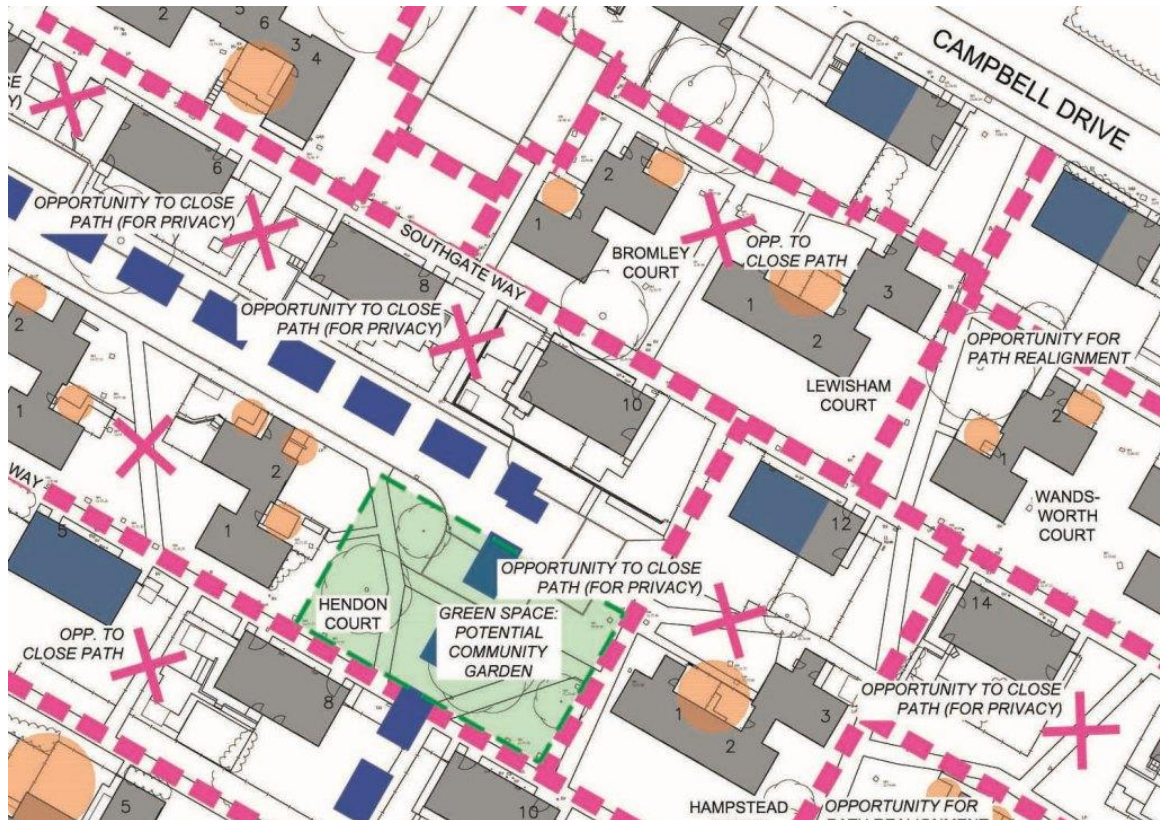


Figure 22. Site Opportunities Plan, Enlargement

Private Access Paths & Courts

2.22 Key Opportunities:

- Rationalise access from streets and pathways to houses; which will reduce the amount of unnecessary paths; provide more direct access; and privatise access;
- Provide boundary treatments to privatise access paths, fenced/ gated access for residents;
- Re-surface access paths (consistent materials/ treatment);
- Enlarge and enhance, where possible, private courts;
- Divide courts equitably amongst residents with appropriate screens/ boundary treatments;
- New surfacing/ paving to private courts;
- Garden boundaries to enhance privacy of courts.

Green Space

2.23 Key Opportunities:

- To reduce public green space and allocate more green space to private gardens; which will provide more useable private space for residents; enhance privacy of houses and gardens; reduce amount of unusable green space;
- Retain more usable green space in key areas to enhance existing/ retained green space by creating community green spaces to cater for passive recreation and relaxation, community gatherings, and informal play;
- MUGA to Sidcup Court to provide play opportunities for children of all ages within the estate;
- Improved maintenance.

Gardens and Boundaries

2.24 Key Opportunities:

- Opportunity to create private and semi-private gardens for all residents through appropriate boundary treatments;
- Create defensible private garden space for residents;
- Reinforce a new rationalized structure of pathways and streetscape network; enhanced visual appearance of courts and estate;
- Close off some paths to create gardens and enhance privacy of houses.

3.0 Consultation

3.1 Public Consultation to date has taken place over two stages held in July and November 2014. The events have been attended by residents of both London Boroughs Estate and Barrow Hill. The results of the drop in sessions are summarised below and the full reports are also included in the appendix.



Figure 23. Public Consultation, Barrow Hill Methodist Church, 29th November 2014

Public Consultation Stage 1

- 3.2 The purpose of the first stage of consultation was to gain an understanding of what attendees liked or disliked about the area and what the priorities for the improvements should be. These comments would then inform the concept design stage.
- 3.3 Public consultation stage 1, was held between 10am and 6.30pm on the 16th July 2014 at Duewell Court, London Boroughs Estate, Barrow Hill.



Figure 24. Public Consultation, Duewell Court, 16th July 2014

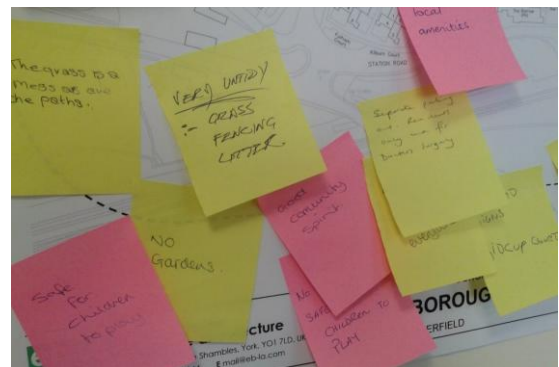


Figure 25. "Likes & Dislikes" comments, Public Consultation, Duewell Court, 16th July 2014

3.4 In total 31 people participated in the drop in session and provided comments. 30 of the 31 who participated were residents of the Estate.

Methods

3.5 Prior to the event all residents of the Estate were sent leaflets by Chesterfield Borough Council notifying them of the details of the drop in session event.

3.6 The methodology for the drop in session was structured into 3 clearly defined steps.

3.7 Step 1- Attendees were encouraged to fill in a form confirming their name and address, which would also entitle them to be entered into a small prize draw.

3.8 Step 2- Attendees were asked to describe what they liked or disliked about the Estate, by writing their comments on a pink note (likes) or a yellow note (dislikes) and then placing these comments on a plan of the Estate.

3.9 Step 3- Attendees were also asked to indicate what the priorities for the improvements should be, by choosing in order of 2 preferences out of 5 available options. The 5 options to choose from were; roads/ car parking, paths, boundaries, open green spaces and other priorities (as raised by the individual attendee).

Results

3.10 The comments with the highest frequency of likes included, friendly people (3) and good community spirit (2).

3.11 The comment with the highest frequency of dislikes (10) referred to the overall poor maintenance to the Estate, including the grass areas, paths being weedy, rubbish and litter. The next highest frequency of dislikes (7) was the lack of gardens or defined defensible space to individual dwellings. Car parking provision received 6 dislikes. Poor public transport provision had 5 dislikes, and poor condition of paths received 4 dislikes.

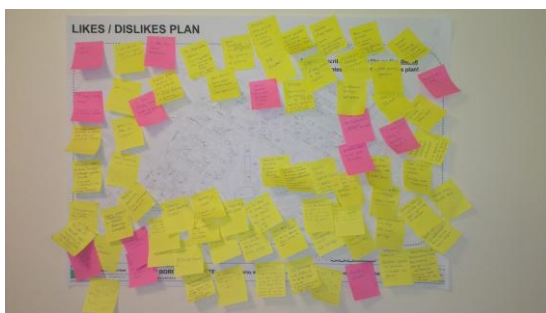


Figure 26. Consultation Stage 1 Results- Likes & Dislikes Plan



Figure 27. Consultation Stage 1 Results- Improvement Priorities Plan

- 3.12 Overall the most important priority for the respondents were for improvement works to Paths which scored 37.5% of first preference votes and 26.32% of second preference votes.
- 3.13 The second most important priority overall for the respondents were for improvement works to Boundaries which scored 33.33% of first preference votes and 26.32% of second preference votes.
- 3.14 The third most important priority for the respondents was improvement works to Roads and Car Parking at 25% of first preference votes and 15.78% of second preference votes.

Public Consultation Stage 2

- 3.15 The purpose of the second stage consultation was to receive feedback regarding the concept design proposals from residents and the public.
- 3.16 Public consultation stage 2, was held between 10am and 2pm on the 29th November 2014 at Barrow Hill Methodist Church.



Figure 28. Public Consultation, Barrow Hill Methodist Church, 29th November 2014



Figure 29. Public Consultation, Barrow Hill Methodist Church, 29th November 2014

- 3.17 In total 24 people participated in the drop in session and provided comments. 23 of the 24 who participated were residents of the Estate. Of those who participated 6 had also attended the previous Drop in Session Round 1.

Methods

- 3.18 Prior to the event all residents of the Estate were sent leaflets by Chesterfield Borough Council notifying them of the details of the drop in session event.
- 3.19 The methodology for the drop in session was structured into 3 clearly defined steps.
- 3.20 Step 1-Attendees were encouraged to fill in a form confirming their name and address, which would also entitle them to be entered into a small prize draw.
- 3.21 Step 2- Attendees were given time to study the proposal display sheets and also to ask questions from members of EBLA and Housing Services.
- 3.22 Step 3- After attendees had taken time to understand the proposals and ask questions. Attendees were asked some feedback questions as follows; Overall are you happy with

the proposals? Can you tell us if there is anything within the proposals you particularly like or dislike?

Results

- 3.23 All the participants that commented (23 out of 24) at the drop in session said they would be happy with the proposals in general.
- 3.24 The comments with the highest frequency of likes included, proposed fencing to gardens (7) and improved road access and circulation (5) and improved car parking (3).
- 3.25 The comment with the highest frequency of dislikes (2) referred to potential loss of small areas of garden to accommodate the proposals.
- 3.26 The participants also raised other comments related to the proposals, many of these comments related to Campbell Drive, and the potential impact of adjacent land use changes to the west of the site and whether they would cause a negative impact to the Estate.
- 3.27 In total 24 people participated in the drop in session and provided comments. 23 of the 24 who participated were residents of the Estate. Of those who participated 6 had also attended the previous Drop in Session Round 1. Therefore the total of people reached in the two drop in sessions to date totals 48 individuals.

Public Consultation Stage 3

- 3.28 Further consultation will be required with residents of the estate. For right to buy properties detailed one to one engagement will be required to gain agreement to facilitate works to the boundaries of their properties. Tenants would need to be kept informed of the progress of the project and informed of the effect of the works upon their dwellings and property. Once the area of the first phase of works is agreed, then those residents and tenants affected by the proposals within the first phase will require further consultation, through a combination of individual liaison and with display boards of the proposal drawings also made available for public inspection.

Other Consultation

Chesterfield Borough Council

- 3.29 Within Chesterfield Borough Council the following departments have been consulted regarding the proposals; Planning Service (including Paul Staniforth, Development Management & Conservation Manager and Steve Perry, Tree Officer). Housing Services (including Housing Officers Carly Robins, Bob Molloy and Ranger Lee Allcock). Councillors representing the local area also attended the public consultation stages.
- 3.30 Paul Staniforth, Planning Service commented about the proposals as follows; 'one of the main issues to be resolved concerns parking provision where currently a large amount of sporadic street parking occurs. I support the removal of the end on parking to Campbell Drive and replacement with parallel parking and the introduction of more parking within

the estate which is better located to the dwellings. I also support the better connectivity where existing cul de sac arrangements are connected together to provide internal integration'. He went on to say that 'the estate has some attractive and mature landscaping and this should be retained where possible. I note the introduction of new tree planting and landscaping opportunities which is welcomed. I note from my site visit that many of the properties have 6 foot timber fences up against the footways and the scheme appears to illustrate the provision of a green edge along such boundaries. Whereas I have no issue with the softening and greening of the public domain I assume there will be a complementary management scheme to ensure the many narrow strips of grass are maintained and do not become neglected edges. This issue will either make or break the scheme in my view.'

Derbyshire County Council

- 3.31 Derbyshire County Council, Highways were contacted during the site survey stage to determine which highways are currently adopted and also what public lighting is under their management. Further consultation meetings with Derbyshire County Council Highways will be undertaken.

Derbyshire Constabulary

- 3.32 Derbyshire Constabulary were consulted, both the local police Sergeant Colin McNulty, and Rob Drury Crime Prevention Design Adviser (North), for Derbyshire Constabulary.
- 3.33 Sergeant Colin McNulty, Staveley Safer Neighbourhood Team was contacted to confirm if they had any data available on crime figures for the area. Sergeant Colin McNulty confirmed he had spoken to the Officers for the area and the only issue they have is kids congregating in the car park at DUEWELL COURT. He said there were no specific crime figures available specifically for the estate, the closest data being Whittington and Barrowhill which would not be a true reflection. The only issues they have on the estate are as a result of the residents and not the environment. Every so often we have a disturbance involving neighbours, we go in sort it out and it is calm for months.
- 3.34 Rob Drury, Crime Prevention Design Adviser (North), Community Safety - Corporate Services, Derbyshire Constabulary, Safer Derbyshire, provided valuable design advice during a walk round the site on 2nd September 2014. He advised that fencing open space areas into defensible garden spaces for example would make residents feel safer, he advised on cutting down on the number of alley ways and keeping routes with as open a feel as possible. He recommended making the parking provision better and allocating spaces closer to housing, and was in favour of a shared surface design approach.

Derbyshire Fire & Rescue

- 3.35 As the scheme develops Derbyshire Fire and Rescue will also be consulted regarding the proposals.



Figure 30. Site Visit with Neighbourhood Officer.

4.0 Masterplan

Landscape Masterplan

4.1 Based on the findings of our analysis and public consultation (Public Consultation Stage 1) EBLA have produced a Landscape Masterplan (CO-LP-0-01-Landscape Masterplan, refer to appendix) which illustrates proposals for environmental improvements and future development opportunities for the entire London Boroughs Estate.



Figure 31. Landscape Masterplan

4.2 Key features of the Landscape Masterplan include:

- Environmental improvements to London Boroughs Estate comprising: path network throughout estate; private access paths and courts adjacent to houses; road access and links between courts; shared surface streets & courtyards; green space and tree planting; and gardens and boundaries;
- Future development option for Duewell Court and Main Car Park, including: potential infill housing development; new shared streetscape at Duewell Court; and enhanced entrance and main car park area adjacent to the Surgery.
- Future pedestrian linkage with Staveley Works Area Masterplan;
- Future entrance improvements at junction of Station Road, Whittington Road and Campbell Drive;
- Improved streetscape to Campbell Drive;

- Future enhanced Recreation Ground;
- Future linkage with recreation footpath to north-west of the site; and
- Future linkage and enhanced play area to north of Campbell Drive.



Figure 32. Landscape Masterplan, Enlargement

4.3 This landscape masterplan represents a vision for how the estate can be enhanced and developed in the coming years as regeneration and development money becomes available to Chesterfield Borough Council. A breakdown of costs for the masterplan and its components are discussed in the Cost Estimates section as are our recommendations for implementation.



Figure 33. Landscape Proposals- Illustrative View

- 4.4 The main components of the landscape masterplan are the environmental improvement proposals for which there is an initial allocated budget and programme for implementation. These environmental improvement proposals are described in more detail in the next section.

5.0 Environmental Improvements

Description of Proposals

- 5.1 The environmental improvements to London Boroughs Estate that are to be implemented in the short to medium term have been fully illustrated and described in the Environmental Improvements Landscape Plan (CO-LP-1-01, refer to appendix) and associated Environmental Improvement Type Plans: Pathways (CO-LP-2-01, refer to appendix); Streets (CO-LP-2-02, refer to appendix); Green Space (CO-LP-2-03, refer to appendix); and Gardens (CO-LP-2-04, refer to appendix).



Figure 34. Environmental Improvements- Landscape Plan

- 5.2 EBLA propose various types of environmental improvements to the London Boroughs Estate which can be broadly classified into the following types of improvement:

- Pathways;
- Private access paths and courts;
- Shared surface streets & courtyards;
- Green space and tree planting;
- Gardens and boundaries.



Figure 35. Landscape Proposals- Illustrative View

5.3 These environmental improvements aim to enhance the estate and address many of the issues highlighted during site analysis and consultation. The details of the improvement types and their benefits to the community are described below.

Environmental Improvements to Pathways

5.4 It is proposed to demolish the existing path network and replace with a new, rationalised network of pathways that will enhance pedestrian circulation, comfort, safety and residents' privacy. Works will include path realignments, widening, closures of some links, and new paving. The paths will be 2m wide and surfaced with durable bound surfacing such as asphalt or resin bonded surfacing. The proposed path network will have grass verges (0.5-1m wide between path edge and garden boundaries) where possible for extra space and security.



Figure 36. Environmental Improvements- Pathways Plan

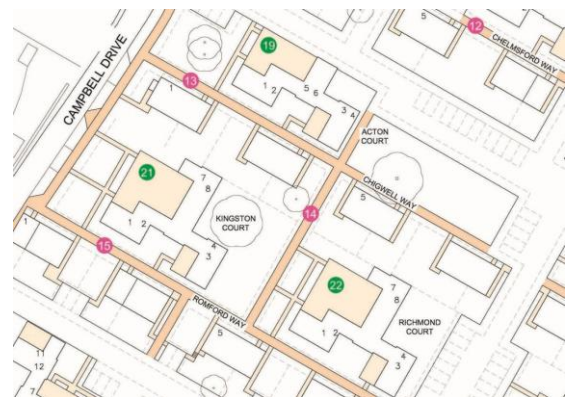


Figure 37. Environmental Improvements- Pathways Plan, Enlargement

5.5 Specific notes and proposed sections of new pathway are illustrated in the Environmental Improvement Type: Pathways Plan (CO-LP-2-01, refer to appendix), path improvements include:

- Sidcup to Chelsea Court: new path section linking to Campbell Drive; upgrade existing path; path realignments; closure of some path links to Campbell Drive and Southgate way; 1m grass verge where possible;
- Footpath along Campbell Drive: new section of path along roadside with grass verge;
- Southgate way: upgrade and realignment of existing path; closure of some path links to Campbell Drive; 1m+ grass verge;
- Path link between Campbell Drive & Southgate Way: upgrade and realignment of existing path; 0.5-1m grass verge;
- Chelsea Court to Sidcup Court: upgrade and realignment of existing path; closure of some path links to Campbell Drive and Southgate Way; 1m grass verge where possible;
- Path link between Southgate Way & Woodford way: upgrade and realignment of existing path; 0.5-1m grass verge;
- Path link between Southgate Way & Woodford way: upgrade and realignment of existing path; 0.5-1m grass verge;
- Hampstead Court to Willesden Court: upgrade and realignment of existing path; new ramped section to join new connecting path to Southgate Way; 1-3.5m grass verge;
- Path link between Southgate Way & Woodford Way: new ramped path section to replace existing steps;
- Woodford Way: upgrade and realignment of existing path; closure (to public) of existing link at Woolwich Court; 0.5-1.5m grass verge;
- Paddington Court to Cricklewood Court: upgrade and realignment of existing path; closure of (2 no.) Path links to Woodford Way (for privacy); 1-2.5m grass verge;
- Chelmsford Way: upgrade and realignment of existing path; closure of path link (1 no.) To Woodford Way; 1-2.5m grass verge;
- Chigwell Way: upgrade and realignment of existing path; closure of path link (1 no.) to Ealing Court (for privacy & future dev.); 0.5-2.5m grass verge;
- Path link between Chigwell Way & Romford Way: upgrade and realignment of existing path; 1m grass verge;
- Romford Way: upgrade and realignment of existing path; closure of path links (2 no.) to Dulwich Court & Greenwich Court (for privacy); 0.5-2.5m grass verge;
- Path link at surgery: upgrade and realignment of existing path;
- Path link between Romford Way & Dulwich Court: upgrade and realignment of existing path; 1m grass verge (where possible);

- Footpath along Campbell Drive: upgrade and realignment of footpath as part of streetscape improvements; new car parking bays; and new grass verge with tree planting;
- Pathways at Micham, Balham, Catford, Fulham, Kilburn and Neasden Courts: upgrade and realignment of existing paths; grass verges where possible;
- Footpath along station road: upgrade and realignment of existing footpath to follow roadside kerb.



Figure 38. Landscape Proposals- Illustrative View

5.6 To facilitate and improve the path network as well as enhance residents' privacy it is proposed to close and/or privatise several under-used or inappropriate sections of public path.

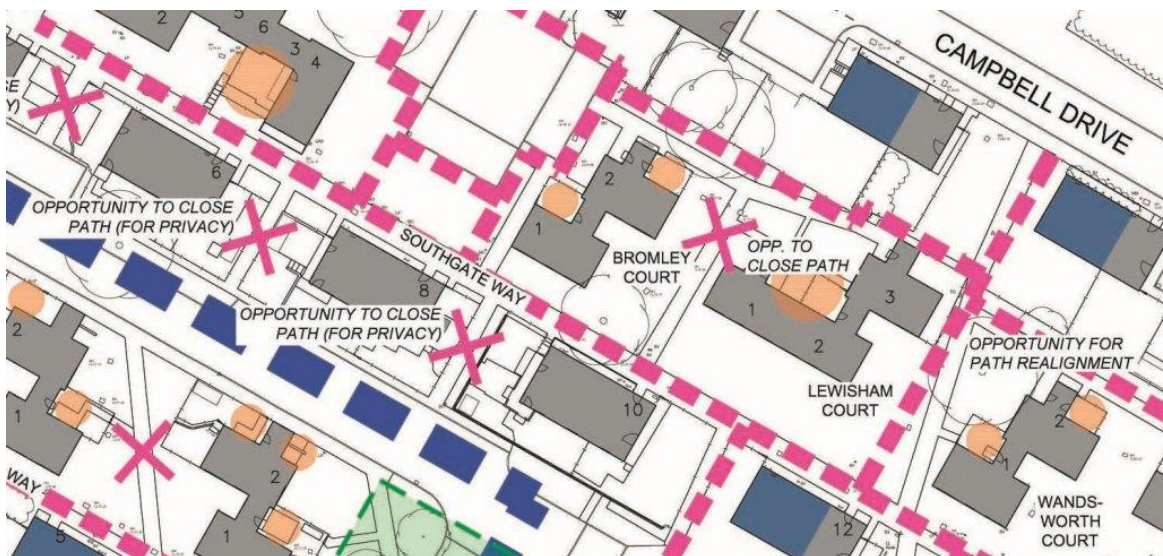


Figure 39. Site Opportunities Plan, Enlargement (Illustrating opportunities for path closures)

5.7 Path closures (closed to public) are illustrated in the Environmental Improvement Type: Gardens Plan (CO-LP-2-04, refer to appendix) and include:

- Campbell Drive - Sidcup Court: incorporated into garden;
- Bromley Court - Southgate Way: private access path incorporated into garden;
- Southall Court - Southgate Way: private access path incorporated into garden;
- Campbell Drive - Brentford Way: incorporated into garden;
- Brentford Way - Southgate Way: private access path incorporated into garden;
- Wilesden Court - Southgate way: ramped path closed and replaced;
- Wilesden Court - Southgate way: steps & path closed;
- Southgate Way – Kensington Court: incorporated into garden;
- Southgate Way – Hendon Court: incorporated into garden;
- Southgate Way – Woolwich Court: incorporated into garden;
- Southgate Way – Stepney Court: incorporated into garden;
- Stepney Ct -Woodford Way-Hendon Ct: Access path incorporated into garden;
- Woolwich Ct-Woodford Way-Hendon Ct: Access path incorporated into garden;
- Woodford Way – Paddington Court: incorporated into garden;
- Woodford Way – Cricklewood Court: incorporated into garden;
- Woodford Way – Duewell Court: incorporated into garden;
- Chelmsford Way – Acton Court: incorporated into garden;
- Chelmsford Way - Acton Court: incorporated into garden;
- Acton Court - Chigwell Way: private access path incorporated into garden;
- Romford Way – Dulwich Court: incorporated into garden;
- Romford Way – Greenwich Court: incorporated into garden;
- Romford Way – Greenwich Court: incorporated into garden;

Environmental improvements to private access paths & courts

- 5.8 New private access paths and private courts adjacent to houses will provide enhanced access and utility space for residents. All access paths will be within new private fenced-off garden areas. Private courts will be divided and screened for private use by residents. All paths (1m wide) and courts will be paved with unit block paving.



Figure 40. Landscape Proposals- Illustrative View

5.9 Improved private access paths and courts include:

- Sidcup Court: new & upgraded paths; upgraded and enlarged courts;
- Bromley Court: upgrade of existing paths & courts;
- Lewisham Court: new & upgraded existing paths; upgrade of existing courts;
- Wandsworth Court: upgrade of existing paths & courts;
- Northolt Court: upgrade of existing paths & courts;
- Southall Court: upgrade of existing paths & courts;
- Brentford Court: new & upgraded existing paths; upgrade of existing courts;
- Harrow Court: new & upgraded existing paths; upgrade of existing courts;
- Chelsea Court: upgrade of existing paths & courts;
- Camberwell Court: upgrade of existing paths & courts;
- Stepney Court: new & upgraded existing paths; upgrade of existing courts;
- Woolwich Court: new & upgraded existing paths; upgrade of existing courts;
- Hendon Court: new & upgraded existing paths; upgrade of existing courts;
- Hampstead Court: new paths; upgrade of existing courts;
- Kensington Court: upgrade of existing paths & courts;
- Willesden Court: upgrade of existing paths & courts;
- Paddington Court: new & upgraded paths; upgraded and enlarged courts;
- Cricklewood Court: new & upgraded paths; upgraded and enlarged courts;
- Acton Court: new & upgraded existing paths; upgraded and enlarged courts;

- Ealing Court: new paths; upgraded and enlarged courts;
- Kingston Court: new paths; upgraded and enlarged courts;
- Richmond Court: new paths; upgraded and enlarged courts;
- Chiswick Court: new paths; upgraded and enlarged courts;
- Dulwich Court: new paths; upgraded and enlarged courts;
- Greenwich Court: new paths; upgraded and enlarged courts.

Environmental improvements to create shared surface streets & courtyards

5.10 Shared surface residential streets, also known as “homezones” are where people and vehicles share the space. This is often achieved by removing features such as kerbs, road surface markings and traffic signs. New shared streets and courtyards are proposed throughout the estate as well as new linking access roads between courts and existing roads. These shared streets, illustrated in the Environmental Improvement Type: Streets Plan (CO-LP-2-02, refer to appendix), will enhance access, circulation, space and parking opportunities for people and cars.



Figure 41. Environmental Improvements- Streets Plan



Figure 42. Environmental Improvements- Streets Plan, Enlargement

5.11 New proposed streets will connect Hendon Court, Cricklewood Court, Acton Court and Greenwich Court, enhancing access and circulation to and from Campbell Drive and Station Road. These streets and courtyards will provide more usable paved space for residents, community gatherings and informal play.



Figure 43. Landscape Proposals- Illustrative View

5.12 New shared surface streets and courtyards include:

- Courtyard at Sidcup Court: new space with car parking (15 spaces) for Sidcup Court & Southgate Way;
- Sidcup Court & Bromley Court courtyard: upgrade of existing access and car parking to shared surface;
- Northolt Court & Southall Court courtyard: upgrade of existing to shared surface;
- Chelsea Court & Camberwell Court courtyard: upgrade of existing to shared surface;
- Street at Woolwich Court & Hendon Court: existing street, with access from Campbell Drive, upgraded to shared surface. 4m carriageway with car parking (21 spaces) and footpaths (2m) on both sides. Junction upgrade at Campbell Drive;
- Street and courtyard at Hendon Court: paved courtyard space to compliment adjoining green space. Parking (6 spaces);
- Willesden Court & Woodford Way courtyard: existing car park upgraded to shared surface with parking (29 spaces) for Southgate Way, Kensington & Willesden Courts and Woodford way;
- Street at Cricklewood Court & Chelmsford Way: new street connecting Hendon Court with Acton Court. 4m carriageway with footpaths (2m) on both sides;
- Courtyard at Paddington Court & Cricklewood Court: new space, accessed from street at Acton Court with parking (9 spaces);
- Street at Acton Court & Ealing Court: upgrade of existing street with shared surface 4m carriageway with car parking (18 spaces) and footpaths (2m) on both sides. Junction upgrade at Campbell Drive;

- Street and courtyard at Chiswick Court & Richmond Court: new street connecting Acton Court with Greenwich Court and station road. 4-6m carriageway with car parking (14 spaces) and footpaths (2m) on both sides;
- Street at Dulwich Court & Greenwich Court: new street connecting Campbell Drive with Greenwich Court and station road as well as courts to the north. 4.8m carriageway with car parking (14 spaces) and footpaths (2m) on both sides. Junction upgrade at Campbell Drive;
- Street from Neasdon Court to Greenwich Court: upgrade of existing street with shared surface and connections with other courts. 4.8-6m carriageway with car parking (17 spaces) and footpaths (2m) on both sides. Junction upgrade at station road;
- Street/courtyard from Micham Court to Catford Court: upgrade and extension of existing car parking. 4-6m carriageway with car parking (24 spaces) and footpaths (2m) on both sides. Junction upgrade at Campbell Drive.



Figure 44. Landscape Proposals- Illustrative View

Environmental Improvements to Campbell Drive Streetscape & On-street Parking

- 5.13 Streetscape improvements to Campbell Drive, as illustrated in the Environmental Improvements Landscape Plan (CO-LP-1-01, refer to appendix), will include new footpaths, grass verges, tree planting, parallel car parking bays and way finding signage.



Figure 45. Landscape Proposals- Illustrative View

- 5.14 It is proposed that the existing on-street car parking bays beside houses on Campbell Drive (north) to be re-surfaced. New junctions and pedestrian footpath drop kerb crossing points are proposed along Campbell Drive. A new footpath alignment and grass verge with tree planting is proposed along the length of Campbell Drive from Station Road/Whittington Road junction northwards. All existing on-street car parking along Campbell Drive (west) will be replaced with parallel car parking bays (17 no. Spaces).



Figure 46. Landscape Proposals- Illustrative View

- 5.15 These improvements will enhance the character of Campbell Drive and the boundaries and entrances to the overall estate as well as providing enhanced parking opportunities and pedestrian access along the this road.

Environmental improvements to green space

- 5.16 Public green space has been reduced so as to create private garden spaces for residents. The remaining green space, as illustrated in the Environmental Improvement Type: Green Space Plan (CO-LP-2-03, refer to appendix), will consist of grass verges along streets, roads and paths, as well as usable spaces at Southgate way, Stepney Court, Hendon Court and Acton Court.



Figure 47. Environmental Improvements- Green Space Plan



Figure 48. Environmental Improvements- Green Space Plan, Enlargement

- 5.17 There is potential for community gardens, seating and ornamental planting in these enhanced green spaces. A Multi-Use Games Area (MUGA) is proposed for the green space at Southgate Way and Campbell Drive. This will provide safe and secure play facilities for children of all ages within the estate.



Figure 49. Landscape Proposals- Illustrative View

- 5.18 Tree planting is proposed to roads, streets, courtyards and green spaces. Trees will enhance these environments and contribute to the overall “greening” of the estate.
- 5.19 Enhanced, accessible and usable green spaces and “greener” streets and courtyards will enhance the overall character of the estate and offer recreation, social, relaxation and

play opportunities to all residents. These spaces have the potential to become an integral component in the regeneration of the estate and be at the heart of the community.



Figure 50. Landscape Proposals- Illustrative View

Environmental improvements to gardens & boundaries

5.20 New garden boundaries are proposed to enclose private and semi-private gardens for all residents. The Environmental Improvement Type: Gardens Plan (CO-LP-2-04, refer to appendix) illustrates the creation of these gardens and types of boundary treatments used to enclose them.



Figure 51. Environmental Improvements- Gardens & Boundaries Plan

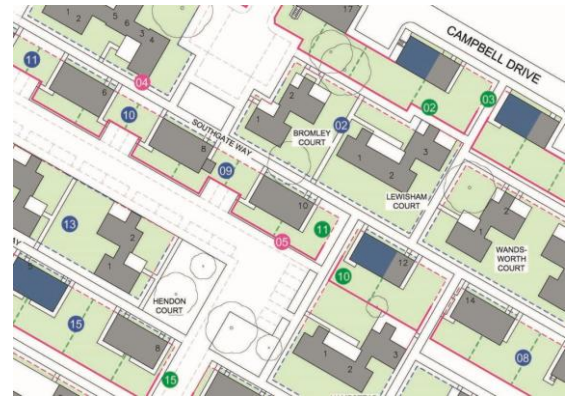


Figure 52. Environmental Improvements- Gardens & Boundaries Plan, Enlargement

5.21 These gardens will be private, secure and usable spaces for residents to enjoy. Whilst all semi-private gardens will continue to be accessed by Chesterfield Borough Council for garden maintenance, there is also an opportunity for residents to take ownership of these spaces.



Figure 53. Landscape Proposals- Illustrative View

5.22 Four types of garden boundaries are proposed, varying in height and visibility (e.g. Open fences or solid walls), to cater for front gardens, sides, back gardens and dividing garden screens:

- Garden Boundary A: 1.0m height; transparent, e.g. Low wall with metal fence railings;
- Garden Boundary B: 1.8m height; transparent, e.g. Low wall with high metal fence railings;
- Garden Boundary C: 1.8m height; solid, e.g. High wall;
- Garden Boundary D: 1.8m height; Solid, e.g. High screen.



Figure 54. Landscape Proposals- Illustrative View

Other Environmental Improvement Items

5.23 In addition to the broad types of improvement work outlined above there are various other improvement elements that are proposed (included in cost estimates) as part of our environmental improvement proposals, these include:

- Public Lighting: New lighting scheme to entire estate (excluding Campbell Drive and Duewell Court);
- Signage & Site Furniture: Way finding / orientation signage, bollards, litter bins and seating;
- Landscape Maintenance: Minimum 12 months landscape maintenance-grass cutting, tree pruning, litter/ leaf collection proposed.

5.24 The above items of work will compliment the broader improvement works described previously and help enhance the estate and make it a safer and more accessible place for residents to live and visitors to visit. Improved lighting and signage in particular will make the estate safer at night and easier for emergency services and deliveries to access and navigate.

Facilitating the Environmental Improvement Works

5.25 In order for the site and the community to facilitate and accommodate the proposed environmental improvement works there are various factors and site conditions that need to be considered and further consultations and agreements that need to take place including:

- Site clearance & Demolition required;
- Closure of public paths (as outlined previously);
- Retaining structures required;
- Properties & boundaries affected by proposals;
- Planning process & statutory consultations;
- Public consultation (Stage 3).

5.26 It is proposed to demolish and remove from site all existing conditions affected by the proposals, such as paths and paving flags, kerbing, walling and fences so as to clear the site in preparation for the environmental improvement works. The proposed improvements will take into account existing services and utilities and where necessary include new service covers where they are affected.

5.27 Retaining structures and boundary walls will be necessary at various locations in the site to retain existing slopes and proposed works, as illustrated in the Environmental Improvement Type: Gardens Plan(CO-LP-2-04, refer to appendix). Retaining structures will include:

- Retaining walls to back gardens at Campbell Drive;
- Retaining walls to Back gardens at Campbell Drive;
- Retaining walls to Harrow Court;
- Retaining walls to Sidcup Court;

- Retaining walls to Back gardens at Southgate way;
- Retaining walls to Pathway at car parking courtyard at wilesden Court;
- Retaining walls to Pathway at car parking courtyard at Wilesden Court;
- Retaining walls to Back gardens at Chelmsford way.

5.28 Several properties and their existing boundaries are affected by our environmental improvement proposals, as illustrated in the Environmental Improvement Type: Gardens Plan (CO-LP-2-04, refer to appendix).

Existing properties & boundaries affected:

- No.1 & 2 Campbell Drive (private/Right to Buy property);
- No. 21 Campbell Drive (rental);
- No.23 Campbell Drive (private/Right to Buy property);
- No.39, 41 & 43 Campbell Drive (rental);
- No.45 Campbell Drive (rental);
- No.47 Campbell Drive (private/Right to Buy property);
- No.24 Southgate Way (private/Right to Buy property);
- No.22 Southgate Way (private/Right to Buy property);
- No.21 Southgate Way (rental);
- No.11 Southgate Way (private/Right to Buy property);
- No.10 Southgate Way (rental);
- No.1 Woodford Way (private/Right to Buy property);
- No. 4 Woodford Way (private/Right to Buy property);
- No.5 Woodford Way (private/Right to Buy property);
- No.8 Woodford Way (rental);
- No.10 Woodford Way (rental);
- No.10 Chelmsford Way (rental);
- No.8 Chelmsford Way (private/Right to Buy property);
- No.6 & 7 Chelmsford Way (rental);
- No. 1 Chelmsford Way (private/Right to Buy property);
- No. 1 Chigwell Way (rental);
- No.5 Chigwell Way (rental);
- No.8 Chigwell Way (rental);

- No.9 & 10 Chigwell Way (rental);
- No.2 & 3 Romford Way (rental);
- No.4, 5 & 6 Romford Way (private/Right to Buy property);
- No.7 & 8 Romford Way (private/Right to Buy property);
- No.9 & 10 Romford Way (rental);
- No.3 Catford Court (private/Right to Buy property);
- No.2 Micham Court (private/Right to Buy property);
- No.2 & 3 Kilburn Court (private/Right to Buy property).

5.29 The majority of the above affected properties are affected by the proposed new path network and new streets improvements to the estate. In such cases existing property boundaries have been shifted and/or realigned and replaced with new high quality property boundary treatments. All impacts on existing houses and property boundaries have been minimised and interventions made only where it will greatly benefit the overall layout and character of the estate.

6.0 Cost Estimates

6.1 Indicative cost estimates of the proposals were carried out by 70five Quantity Surveying Ltd. The cost to undertake the works to Area 1: Environmental Improvements would be £4,595,508.00. The cost to undertake works to Area 2: Future Development would be £2,906,218. A full breakdown of the costs for the areas is included in the appendix. The boundary of the areas is illustrated on Landscape Masterplan (CO-LP-0-01-Landscape Masterplan, refer to appendix).

Environmental Improvements

6.2 The summary of the costs for the Area 1: Environmental Improvements to the Estate are shown in Table 1 below. The full breakdown of the costs and exclusions are included in the appendix.

Table 1: Summary of cost estimates for Environmental Improvements

Item	Description	Total £
1	Demolition and Site Clearance	349,952.00
2	Pathways	302,668.00
3	Private Paths & Courts	346,520.00
4	Shared Surface Streets & Courtyards inc. On-street Parking to Campbell Drive	1,031,940.00
5	Soft landscaping to green space and gardens and tree planting	269,969.10
6	Garden boundaries	1,174,024.00
7	MUGA pitch	200,000
8	Signage and site furniture	80,000.00
9	Public lighting	200,000.00
10	Landscape maintenance- 12 months	41,021.10
	Base Cost	3,996,094.20
	Add Contractors preliminaries 10%	399609.42
	Add Contingency 5%	199804.71
	Total (excludes VAT)	£4,595,508.33

6.3 The currently available budget of £1.2 million for the environmental improvements would not be sufficient to complete all of the works in one phase. It is therefore recommended that the works are phased so the works can be completed in full over a number of potential future funding rounds. The site area for the Environmental Improvements is 59,000m², the current available budget would allow pro rata for one quarter of the site area to be completed as a first phase.

Sources of potential funding

6.4 Listed below are potential sources of additional funding for improvements to the external spaces. Each funding source would need to be contacted to confirm potential eligibility.

- **Biffaward-Biffa Award** is a multi-million pound fund which awards grants to community and environmental projects across the UK. The fund's money comes from landfill tax credits donated by Biffa Group Limited.

<http://www.biffa-award.org/>

- **Big Lottery-Awards for All-** Awards for All gives groups an easy way to get small Lottery grants of between £300 and £10,000.

http://www.biglotteryfund.org.uk/prog_a4a_eng

- **Big Lottery-Reaching Communities-** Reaching Communities funding is for projects that help people and communities most in need. Grants are available from £10,000, upwards and funding can last for up to 5 years. For funding over £500,000 they must be contacted before application to discuss why a larger project is appropriate. There is no upper limit for total project costs.

http://www.biglotteryfund.org.uk/prog_reaching_communities

- **Community First Funding-** An £80m government-funded initiative that will run for four years, until March 2015.

<http://cdf.org.uk/web/guest/community-first>

- **Community Land Trust (CLT) Funding-** The Community Land Trust Fund is a specialist fund to support the development of community-led affordable housing projects in England and Wales. It supports emerging and established Community Land Trusts (CLTs) to form and build permanently affordable housing to benefit their local communities.

<http://www.communitylandtrusts.org.uk/home>

- **European Funding Programmes-** A searchable database of 450 EU and other European funding sources for projects of all kinds.

<http://www.welcomeurope.com/list-european-funds.html>

- **Grow Wild-** Grow Wild is awarding of £1,000 to £4,000 to community groups that want to bring people together to transform a communal space by sowing and growing native plants.

<https://www.growwilduk.com/get-funding/>

- **Heritage Lottery Fund-Parks for People-** Grants to predominantly regenerate parks and green space. Has been used to regenerate housing green space of heritage value.

<http://www.hlf.org.uk/looking-funding/our-grant-programmes/parks-people>

- **Landfill Communities Fund (LCF)-** Grants of £25,000-£40,000, however, in certain circumstances £100,000 can be obtained. LCF support aims to enhance external space and protect natural habitats and improve community halls.

<http://www.entrust.org.uk/>

- **LIFE+-** the EU's main fund for supporting environmental projects.

<http://ec.europa.eu/environment/life/funding/lifeplus.htm>

- **Peoples Health Trust-** Grants programme to fund eligible health related projects in local areas. The programme aims to help local communities live longer healthier lives by supporting projects that tackle the early causes of ill health.

<http://www.peopleshealthtrust.org.uk/>

- **Power to Change-** Power to Change is a new initiative which will invest up to £150 million to support the development of sustainable community-led enterprises across England.

<http://www.biglotteryfund.org.uk/powertochange>

- **SITA-** Support for community and environmental improvement projects through the Landfill Communities Fund.

<http://www.sitatrust.org.uk/>

- **WREN-** Supports community, heritage and environmental projects close to landfill sites.

<http://www.wren.org.uk/>

7.0 Summary

Summary of proposals

- 7.1 EBLA have produced a Landscape Masterplan (CO-LP-0-01-Landscape Masterplan, refer to appendix) which illustrates proposals for environmental improvements and future development opportunities for the entire London Boroughs Estate.



Figure 55. Landscape Proposals- Illustrative View

Landscape Masterplan

- 7.2 Key features of the Landscape Masterplan include:

- Environmental improvements to London Boroughs Estate comprising: path network throughout estate; private access paths and courts adjacent to houses; road access and links between courts; shared surface streets & courtyards; green space and tree planting; and gardens and boundaries;
- Future development option for Duewell Court and Main Car Park, including: potential infill housing development; new shared streetscape at Duewell Court; and enhanced entrance and main car park area adjacent to the Surgery.
- Future pedestrian linkage with Staveley Works Area Masterplan;
- Future entrance improvements at junction of Station Road, Whittington Road and Campbell Drive;
- Improved streetscape to Campbell Drive;
- Future enhanced Recreation Ground;
- Future linkage with recreation footpath to north-west of the site; and
- Future linkage and enhanced play area to north of Campbell Drive.

7.3 The main components of the landscape masterplan are the environmental improvement proposals for which there is an initial allocated budget and programme for implementation.

Environmental Improvements

7.4 The environmental improvements, are to be implemented in the short to medium term have been fully illustrated and described in the Environmental Improvements Landscape Plan (CO-LP-1-01, refer to appendix) and associated Environmental Improvement Type Plans: Pathways (CO-LP-2-01, refer to appendix); Streets (CO-LP-2-02, refer to appendix); Green Space (CO-LP-2-03, refer to appendix); and Gardens (CO-LP-2-04, refer to appendix).



Figure 56. Landscape Proposals- Illustrative View

7.5 EBLA propose various types of environmental improvements to the London Boroughs Estate which can be broadly classified into the following types of improvement:

- Pathways;
- Private access paths and courts;
- Shared surface streets & courtyards;
- Green space and tree planting;
- Gardens and boundaries.

7.6 These environmental improvements aim to enhance the estate and address many of the issues highlighted during site analysis and consultation.

Cost Estimates

7.7 Indicative cost estimates of the proposals were carried out. The cost to undertake the works to Area 1: Environmental Improvements would be £4,595,508.00. The cost to undertake works to Area 2: Future Development would be £2,906,218. A full breakdown of the costs for the areas is included in the appendix. The boundary of the areas is

illustrated on Landscape Masterplan (CO-LP-0-01-Landscape Masterplan, refer to appendix).

- 7.8 The currently available budget of £1.2 million for the environmental improvements would not be sufficient to complete all of the works in one phase. It is therefore recommended that the works are phased so the works can be completed in full over a number of potential future funding rounds. The site area for the Environmental Improvements is 59,000m², the current available budget would allow pro rata for one quarter of the site area to be completed as a first phase.

Consultation

- 7.9 Further consultation will be required with residents of the estate. For right to buy properties detailed one to one engagement will be required to gain agreement to facilitate works to the boundaries of their properties. Tenants would need to be kept informed of the progress of the project and informed of the effect of the works upon their dwellings and property. Once the area of the first phase of works is agreed, then those residents and tenants affected by the proposals within the first phase will require further consultation, through a combination of individual liaison and with display boards of the proposal drawings also made available for public inspection.