

THE RESIDENTS' BRIEF: FIRST DRAFT

HIGH LEVEL ELEMENTS

- Discuss the number of moves and possibility to move back to the original Knight's Walk part of the estate
- Bin stores should be secure and discreet so they are not in plain view
- Avoid parking becoming a large visual feature of the open space (but retain existing parking provision)
- Capture some of the heritage and memory of the existing Knight's Walk




ENVIRONMENTAL PERFORMANCE

- Explore green technology and sustainable buildings




EDGES

- Maintain Knight's Walk and Kempford Road as public routes
- Focus height on Kennington Lane
- Step back the buildings so that the edge along Knight's Walk is not too high
- Lower buildings towards the centre of Knight's Walk and Kempford Road in response to retained bungalows
- Maintain quiet walking and cycling routes through the estate
- The central walkway of the estate to feel peaceful and not overlooked




OPEN SPACE & LANDSCAPE DESIGN

- Consider maintenance of open spaces and communal landscapes from an early stage
- Design vehicle access to prevent people from fly-tipping
- Provide open, green public spaces and planting that are lovely to look at even if not used
- Public routes to be well lit for safety and designed to not be easily vandalised
- Communal spaces to be designed with distinct zones for different users
- Provide seating in areas that will be well overlooked in order to avoid antisocial behaviour
- Unsafe alleyway beside Section House not to be retained
- Friendly, welcoming atmosphere
- Paving stones small, safe to walk and less likely to crack
- Keep some of the older trees and integrate into the new landscape



OUTSIDE YOUR HOME

- A piece of private space outside front doors so that they don't open straight onto public space
- Design to avoid motor cyclists riding through estate without the use of unsightly barriers
- Avoid communal spaces and balconies feeling very exposed by being overlooked
- High quality brick buildings
- A safe crossing point on Kennington Lane from Knight's Walk
- Using well defined planting to mark entrances
- Corridors and atriums to feel light, clean and secure with some planting
- Entrance area for ground floor flats to feel private, not overlooked and have enough space away from neighbouring buildings
- Main street entrance to feel secure despite being on a main road



INSIDE YOUR HOME

- Light from the outside but not too large windows or too much glazing
- Ensure windows can be easily cleaned
- Separate kitchen and living spaces and the ability to choose fittings
- Kitchen large enough to fit a table
- Keep light and privacy to retained bungalows
- Secure balconies that are large enough to sit in and have plants



KEY DECISIONS: EXPLANATION



HIGH LEVEL ELEMENTS

RIBA stage

Additional uses - Residents can provide a list of what uses they feel are required on the estate and the size and location of these.	1-2
Phasing - Residents will be involved in phasing discussions and influence the strategy. The final phasing plan will need to take into account a number of issues including access for construction and decant.	1-2
Servicing - Bin and cycle storage types and locations will be discussed but will also need to take into account current guidance.	2-3
Parking - Aim to maintain the current levels of parking on the estate.	2-3
Contractors - Residents will be involved in selecting the contractors who build their new homes and the other new homes on Knight's Walk.	4-6
Operational and Services - Residents will be involved and consulted on the best ways of managing and maintaining new homes. Residents will also be able to influence decisions for things they would like in the communal areas.	4-6
Density - A minimum number of homes will be needed to ensure the scheme is viable. This will be based on the London Supplementary Plan which is planning guidance set by the Mayor.	1-2
Tenure - The mix will ensure a viable business plan and have residents feedback in mind.	1-2
Home Size + Room Size - These will be designed to meet the nationally described space standards and Mayor of London Supplementary Planning Guidance	2-3



ENVIRONMENTAL PERFORMANCE

Sustainable Energy - Knight's Walk REP members can suggest preferences with regards to solar panels, insulation and ways of heating and cooling new homes, that are sustainable and reduce costs to residents. Thermal insulation will meet building regulations.	1-2
Heating - An energy strategy is being produced in order to get the best deal for the scheme as a whole. Residents will be able to feed into this process.	2-3



EDGES

Connection to Surroundings - Residents can feedback on important walking, cycling and, if relevant vehicle, routes through the estate.	1-2
Building Heights - This is linked to planning policy, density and open space. We will need to take into consideration surrounding properties, space and streets. An approach will need to be agreed with both Knight's Walk residents and neighbours.	1-2



OPEN SPACE AND LANDSCAPE DESIGN

Types of open space + Daylight in Public space - Residents can influence the types of open spaces created, how they are overlooked and the character they have.	2-3
External Lighting - Residents can give feedback on the quality and type of external lighting.	4-6
Food Growing - Detail of the open space such as food growing areas and resting areas .	4-6
Public art and heritage - Potential for community artwork within the environmental works.	1-2
Block layouts - This will be discussed and take into consideration things such as where a good location for family housing might be.	1-2
Trees - The Council's Tree Officer will agree which trees are kept	1-2



OUTSIDE YOUR HOME

Entrances - Residents can influence the types of entrances the new scheme has, how they are shared and how they are accessed	1-2
Safety of Community - Residents can influence how the buildings are designed so that the new homes feel safe for existing residents and new residents.	1-2
Type of Private open space - Private and communal outdoor space will be designed meet the nationally described space standards and mayor of London Supplementary Planning Guidance	2-3
Character and Appearance - Residents will be consulted about the look and feel of the new buildings and how these relate to the rest of the estate and the surrounding area	2-3
Materials and Finishes - At the detailed design stage residents will have influence over the type of materials and finishes used externally. Taking into account planning policy, cost and construction methods.	4-6



INSIDE YOUR HOME

Flat layouts - Residents can help influence the overall layouts of the new homes and can state an individual preference on certain elements, like whether they would like an open plan or separate kitchen.	1-2
Range of Finishes and Fittings - The Knight's Walk REP will be involved in shortlisting the selection of flooring, kitchen and bathroom finishes that residents can choose from for their new home.	2-3
Bathrooms Kitchens and Finishes - During the detailed design stage, the new homes will be allocated off plan (before they are built). Residents will then be invited to choose their kitchen and bathroom finishes within a selected range	4-6
Daylight inside homes - Residents can give feedback on the light quality that they would like but the homes will need to meet Building Regulations.	1-2

Residents' Influence

Influenced by Policy, Residents & Neighbours

Influence by Policy