



Nottingham Housing

AREA WIDE MASTERPLAN



COMMUNITY SPINE

Pedestrian and cycle focused streets linking many facilities across the neighbourhood - shops, schools, community facilities and public open spaces

NEW SMALL BUSINESS SPACE

Employment and retail facilities, places to gather and sit

NEW LOCAL CENTRE

Medical centre, retail, community facilities and public open space. The heart of the neighbourhood

POCKET PARKS

Local parks with space for dog walking

ALBANY ROAD

A calmed route alongside the park edge

NEIGHBOURHOOD PARKS

New neighbourhood parks with seating, trees, play facilities and outdoor gyms

GREEN LINKS

Tree lined streets connecting existing and proposed areas of public open space

THURLOW STREET

The main street through the neighbourhood to Burgess Park and public transport route

WESTMORELAND SQUARE

Enlarged and completed - a new public square

GREEN LINKS

WE WANT TO DEVELOP A MASTERPLAN THAT BRINGS THE ASPIRATIONS OF THE AAP TO LIFE



THE VISION & DESIGN PRINCIPLES



BUILDING ON THE AYLESBURY AREA ACTION PLAN (AAAP) ASPIRATIONS

STITCHING IN AND OUT

To create a seamless piece of city, without boundary, that is connected to the surrounding Walworth area; removing physical and psychological barriers.



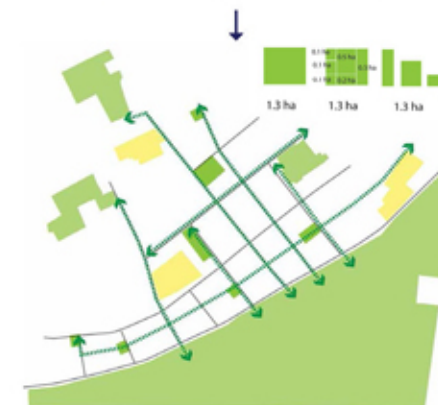
AAAP APPROACH TO OPEN SPACE



Three Green Fingers - providing high quality local open space that link Burgess Park with the rest of the AAP area



Exploring how trees define the regeneration area



Exploring redistributing the green fingers into local parks and open spaces



IS IT POSSIBLE FOR EVERYONE TO LOOK OUT ONTO WELL DESIGNED OPEN GREEN SPACE?

AAAP APPROACH TO NEIGHBOURHOODS



The Aylesbury Area will be a well-connected and vibrant urban neighbourhood based around well-designed and safe streets and a regenerated city park



Exploring other parkside neighbourhoods in London



Exploring typical London neighbourhood streets



COULD THERE BE SMALLER LOCAL NEIGHBOURHOODS THAT LINK UP WITH SURROUNDING WALWORTH?

AAAP APPROACH TO NEW HOMES



A variety of housing types will help create a more balanced community and a richer urban environment than the existing estate, and will enable better integration with the surrounding low-rise high quality residential areas



Exploring redistributing different house types



HOUSES WITH BACK GARDENS



LOW RISE FLATS & MAISONNETTES



TALLER BLOCKS WITH FLATS & MAISONNETTES

Exploring a range of homes to meet the needs of all residents



CAN THE NEW NEIGHBOURHOOD STITCH SEAMLESSLY INTO THE SURROUNDING AREA?

FIRST DEVELOPMENT - SITE 1B/1C

EXPLORING OPEN SPACES





Nottingham Housing

HOMES FOR ALL



Type 1
Separate kitchen



Type 2
Semi-separate kitchen



Type 3
Combined kitchen/dining/living

FLEXIBLE FLATS
WITH ADAPTABLE INTERNAL LAYOUTS TO SUIT DIFFERENT NEEDS



ACCESSIBLE FLATS
ADAPTABLE FLATS TO ACCOMMODATE A WHEELCHAIR OR OTHER NEEDS



FLATS WITH A VIEW
OVERLOOKING A LOCAL PARK WITH NEARBY PLAY FACILITIES



BURGESS PARK >

SPACIOUS FAMILY HOMES
LARGE FAMILY HOUSES WITH PRIVATE GARDENS PERFECT AS THE KIDS GET OLDER NEEDING LOTS OF SPACE



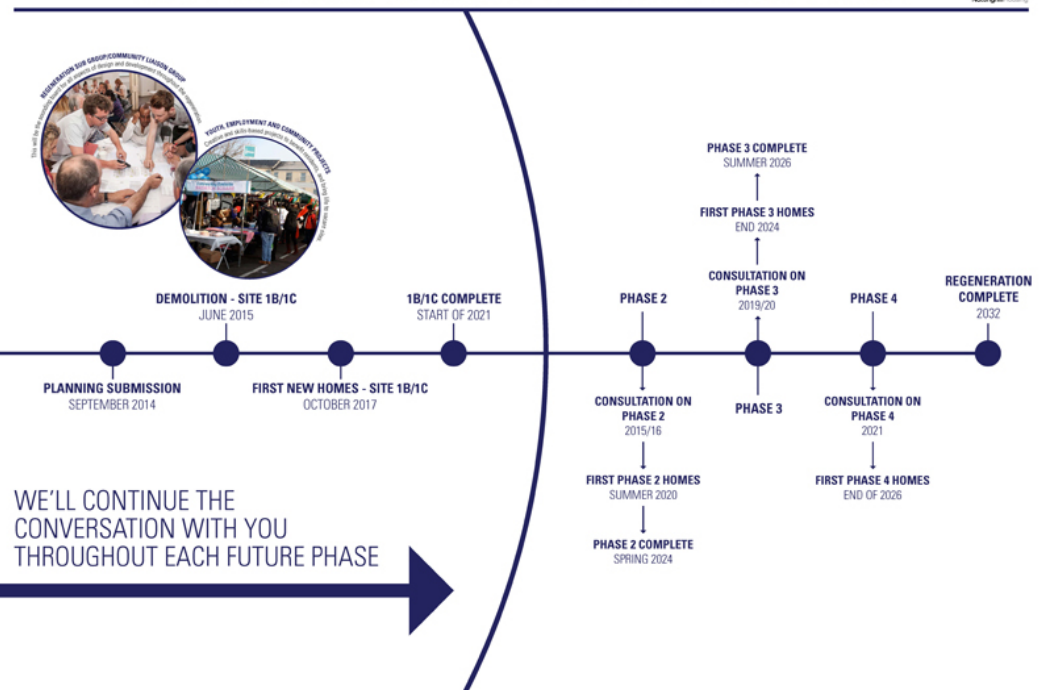
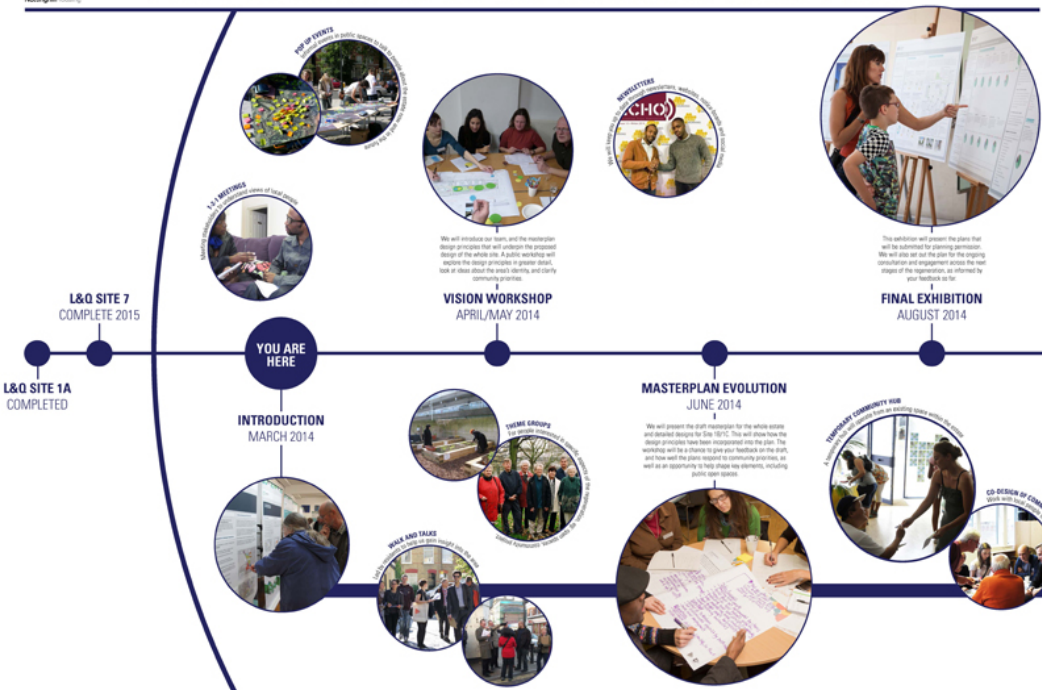
FAMILY HOMES WITH LOTS OF STORAGE
MAISONNETTES WITH A GARDEN. PERFECT FOR GROWING VEGETABLES AND EATING OUTDOORS

WE'LL BE EXPLORING A RANGE OF HOMES SO EVERYONE CAN LOVE WHERE THEY LIVE





AYLESBURY REGENERATION TIMELINE



NOTTING HILL HOUSING



NottingHillHousing

OUR GOAL IS TO ENSURE THAT OUR RESIDENTS LOVE WHERE THEY LIVE!

ABOUT US

Notting Hill Housing is a passionate and progressive organisation, providing all kinds of homes and services for all kinds of people; from homeless families to first time buyers.

WHAT TYPE?

We design homes to meet residents' needs throughout their lifetime, providing a range of accommodation and tenure types to suit everyone.

We provide rented homes for people nominated through their Council who can live independently.

Our Shared Ownership homes (part rent – part buy) range from studio flats to four-bedroom houses.

We also provide supported accommodation and support services to help more vulnerable residents live in safe, comfortable homes and maintain independent lives in their community.

HOW MANY?
We own and manage over 27,000 homes housing nearly 60,000 people



WHERE?

We work in 30 London boroughs



SUSTAINABLE COMMUNITIES

Providing our residents with a lovely home in a great, vibrant neighbourhood is only the beginning. We help people move on to the next level and to realise their potential.

We deliver:

- employment and training programmes
- volunteering and mentoring opportunities
- youth development projects

DESIGN & QUALITY

We aim to provide great quality flexible homes that look good, feel comfortable to live in and are low cost for residents to run.

Our residents have told us what is important to them:

- Safety and security
- Sound insulation
- Size and storage
- Good quality open spaces
- Privacy

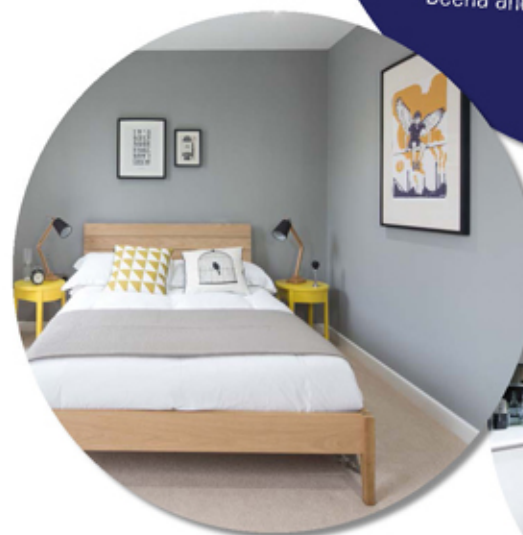
And as a landlord we expect the designs to:

- Minimise the cost of future repair and maintenance
- Minimise the operating cost to residents
- Maximise the value of the homes we build

Notting Hill Housing creates inclusive neighbourhoods which complement and positively enhance the surrounding areas so that they become places where residents want to live by choice.

"When we first looked around the property, what really struck us was its size. Compared to other properties we had looked at, the rooms were huge, with lots of space for a dining table and entertaining, which will be perfect for when we have friends over to visit."

Beena and Sonal Sheth, Impress - Stockwell



INVOLVING RESIDENTS IN REGENERATION

We are committed to resident and community engagement. It's an ongoing conversation in which residents can:

- Meet the architects and discuss the design of new homes
- Have a say in what the public spaces around homes will look like
- Talk to us about what sort of home they need and get help moving
- Talk to the design team and with the contractor when works start
- Discuss the details that matter about the home they will move into – choose the kitchen units, wall paint colours etc.



WHAT IT'S LIKE BEING A NOTTING HILL HOUSING TENANT

Personalised and good value service:

- Housing Officers deal with just 150 tenants, and discuss/answer queries on repairs, rents, estate services and moving home
- Rents are set by an agreed formula
- Service charges pay only for the services that are received

Ongoing involvement in managing homes and neighbourhoods by joining:

- A focus group, looking at improving how we communicate with residents or how open green spaces are managed
- A working party looking at setting priorities for the improvement of the services we provide
- A local scrutiny panel to ensure that our policies and services are right for the local area



INTERVIEW WITH... HAFSA MUHAMMED

What made you apply to become a Local Scrutiny Panel member?

I wanted to be the eyes and ears of residents and monitor how Notting Hill Housing offers services to residents. I wanted to be able to scrutinise Notting Hill Housing's policies and procedures and learn how they shape their decisions in the way the services are delivered.

Have you been involved in any other resident involvement activities?

Yes, I am a Resident Monitor and a member of the Communications Panel and Design Group.

What, do you think, are the benefits of being part of a Local Scrutiny Panel?

It allows me to engage with both staff and residents, to discuss and share ideas with other members of the panel that so that we can communicate better with Notting Hill Housing and challenge any policy or procedure which are not serving the residents well.

Do you recommend other residents get involved?

Yes, and I have been telling other residents about it.

Any other comments?

I think a panel like the Local Scrutiny Panel makes residents feel valued and appreciated, especially when their input is shaping the way Notting Hill Housing delivers its services and changes things for the good of all concerned.

TRAINING AND LOCAL JOBS

We understand that building communities is not just about developing new homes. We have one of the largest construction training and local job initiatives in London, that creates long lasting benefits in the places we work.

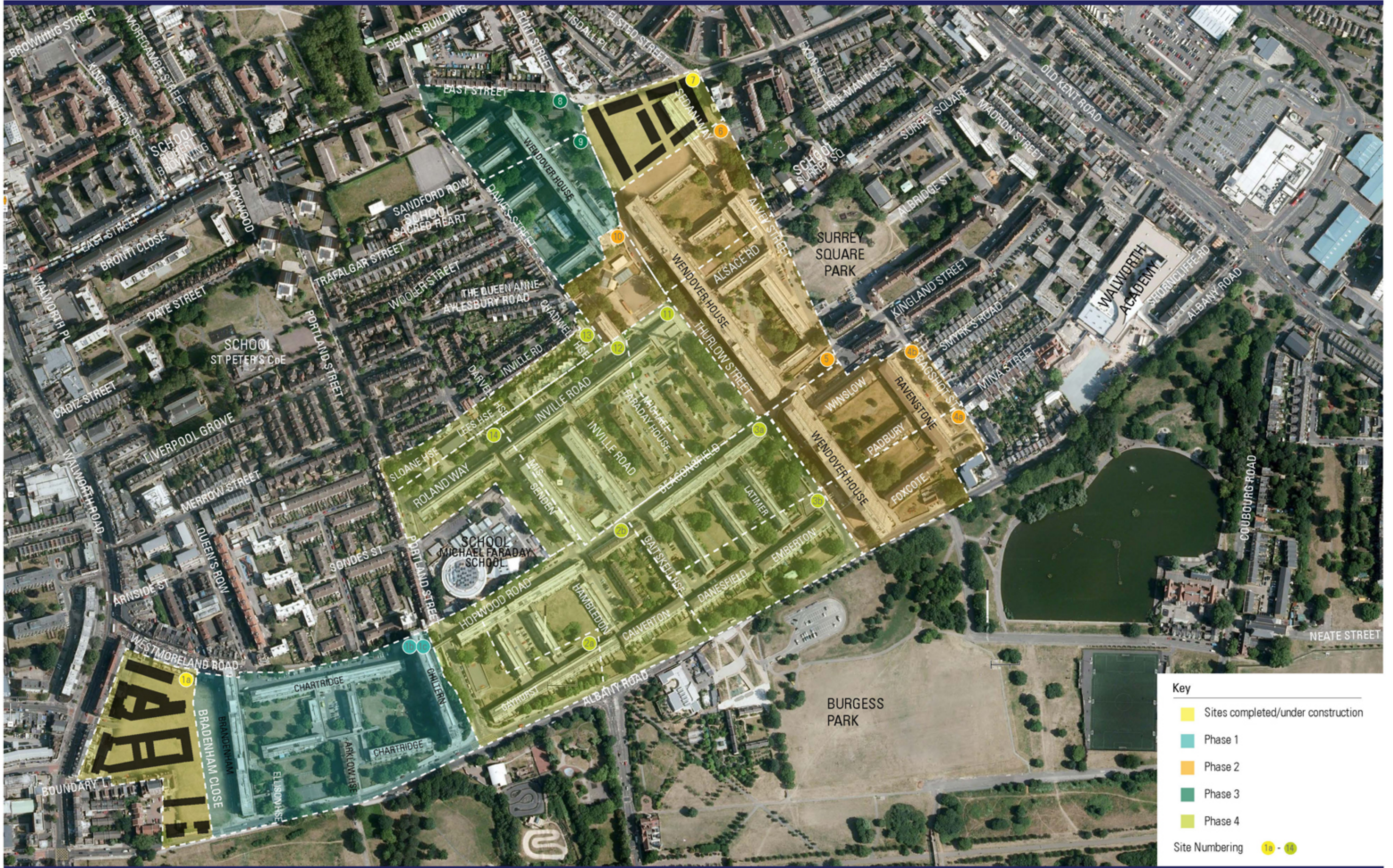
We also deliver personal development and employment support to young people, and provide a wide variety of apprenticeship opportunities.

"I'm taking an NVQ and City and Guilds courses together. It's important to have your papers if you are going to get on. But you need the experience too. I'm lucky – I have had lots of time on various sites but my friends who didn't join the scheme and passed their qualifications last year are still looking for placements."

Kurt Panyandy, Trainee Electrician



DEMOLITION/CONSTRUCTION PHASING



Key

- Sites completed/under construction
- Phase 1
- Phase 2
- Phase 3
- Phase 4

Site Numbering 1a - 1b