

WELCOME



NottinghillHousing

Hello and welcome to this exhibition about the redevelopment of Manor Place Depot. On display here today are a number of information panels which set out the final proposed scheme for the site. We will submit a planning application to Southwark Council following this exhibition.

Members of the project team are on hand to help if you should have any questions or comments. We would like to take this opportunity to thank the very many of you who have participated so constructively in the consultation process to date.

About Notting Hill Housing

Notting Hill Housing is a large, well established social enterprise founded 50 years ago. Our purpose is to provide affordable housing for Londoners. We are motivated by the positive impact that good quality housing has on people's lives and we think that providing a home for people and their families is something to be proud of. Notting Hill Housing offers many different types of housing, but with one common goal – providing better homes. Homes that are affordable, comfortable to live in and well maintained. We make this happen by building quality homes, being a good and fair landlord and – importantly – doing the things that matter to our customers. We work right across London, making our Capital a more diverse and affordable place to live.

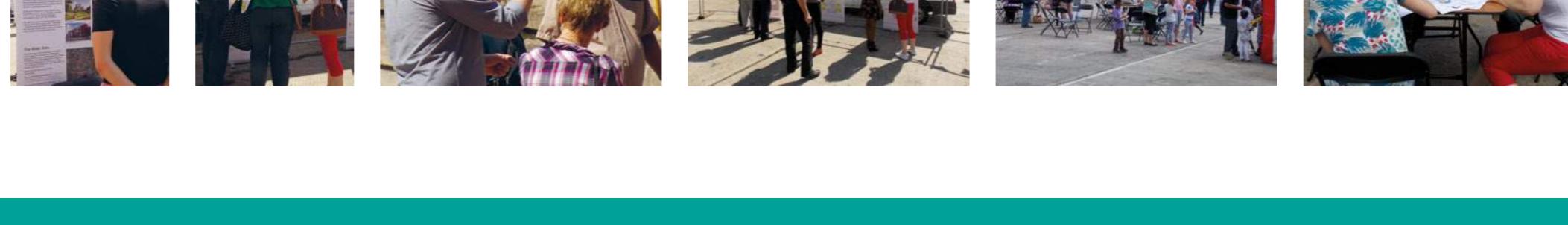
The value of your feedback

Notting Hill Housing takes consultation with the local community and stakeholders very seriously. The Manor Place Depot scheme you see here today has benefitted from substantial engagement over a period of several months. We strongly believe that this level of consultation has delivered a strong scheme, which responds well to the local character of the area.



Consultation to date:

June 2014 – First public exhibition showing early concepts and design considerations
August 2014 – Open Day on site at Manor Place Depot
September 2014 – Meeting with Southwark Council cabinet members
November 2014 – Update meeting with immediate neighbours to the site
February – Final scheme exhibition
Ongoing engagement – Walworth Society and other community groups, ward councillors



Scheme Timeline:

Early 2015: Planning application submitted to Southwark Council
Summer 2015: Southwark Council expected to return a decision on planning application
End 2015 / Early 2016: Construction scheduled to start on site
Late Summer/Early Autumn 2018: Construction complete on Manor Place Depot site

OVERVIEW



Artist's impressions

The scheme proposes that Manor Place Depot will be transformed into a residential-led, mixed use development, combining a mix of homes with commercial opportunities and new public spaces.

Taking account of the local context, buildings on the site range from between 2-7 storeys in height, with the taller blocks located in the middle of the site along the viaduct.



- 270 residential homes with a mix of market, intermediate and affordable homes
- 37% affordable housing
- Commercial space, created within underutilised existing buildings and within the railway arches
- Retention of the listed heritage structures 33 Manor Place and Pool Building, for residential and commercial uses respectively
- Retention of 17-21 Manor Place façade and structure
- High quality public spaces with a coherent and well planned landscape strategy
- Delivering high sustainability standards across the site. Aspiration for BREEAM Very Good and Code for Sustainable Homes Level 4
- Primary pedestrian and cycle route along viaduct with restricted vehicle access across the site



MANOR PLACE DEPOT

PUBLIC REALM AND LANDSCAPE



Notting Hill Housing proposes a landscape plan that prioritises pedestrian and cycle access throughout the site.

Notting Hill Housing has also conducted an audit of available play space in the surrounding area. We propose including three distinct areas of play space to cater for future Manor Place Depot residents.



Artist's impressions

MANOR PLACE DEPOT

HOUSING MIX



Artist's Impressions

Housing Mix

Notting Hill Housing proposing a mixture of 1, 2 and 3-bedroom flats. Our proposed housing mix has been informed by current planning policy, analysis of local need and viability on the mix of homes.

Notting Hill Housing proposes to build 270 residential homes:

- 170 Market Homes (inc 15 wheelchair-accessible homes)
- 56 Intermediate Homes (Shared Ownership, inc 6 wheelchair-accessible homes)
- 35 Affordable Rent Homes (inc 6 wheelchair-adapted homes)
- 9 Social Rent Family Homes (inc 2 wheelchair adapted homes)

Shared Ownership

We are proposing to include shared ownership properties where interested buyers would be able to buy a share of a property that is affordable – usually between 25% and 40% – and buyers would then pay Notting Hill Housing a rent at a level below market value on the rest.

Notting Hill Housing helps prospective buyers to work out what share they can afford to buy so that they won't be stretched financially. The aim is for shared ownership property owners to buy further shares of their home as and when they can afford to.

Sustainability

Sustainability is of the upmost importance and will help ensure that the highest environmental and living standards are achieved throughout.

THE AIM

- Simple approach to sustainability
- Compliance with London Plan 2011
- Compliance with Part L 2010 (latest edition)
- Code for Sustainable Homes Level 4

VIABILITY

- Our proposals have been considered with regards to the long-term viability for Notting Hill Housing
- We have calculated the housing mix with viability in mind, ensuring that any development and ongoing management will be funded in the long term
- Notting Hill Housing will have a long-term interest in the development and intends to remain the freeholder

Rented Homes

In co-operation with Southwark Council, Notting Hill Housing has proposed a mix of rents that offer the most amount of choice to local residents.

AFFORDABLE RENT

- Affordable rented 1 and 2 bedroom homes will have rents set at around 60% of local market rents.

SOCIAL RENT

- Larger rented 3 bedroom family homes will have rents set at social rent levels (up to 50% of local market rents).

Open Market

- Notting Hill Housing will offer a range of housing options to those who are able to afford properties on the open market.
- Notting Hill Housing often offers purchasers the opportunity to buy their as offering market rental properties for those who prefer to rent, rather than buy their homes.



MANOR PLACE DEPOT

ROUTES AND ACCESS

Cycle & Pedestrian Access



Restricted Vehicular Access



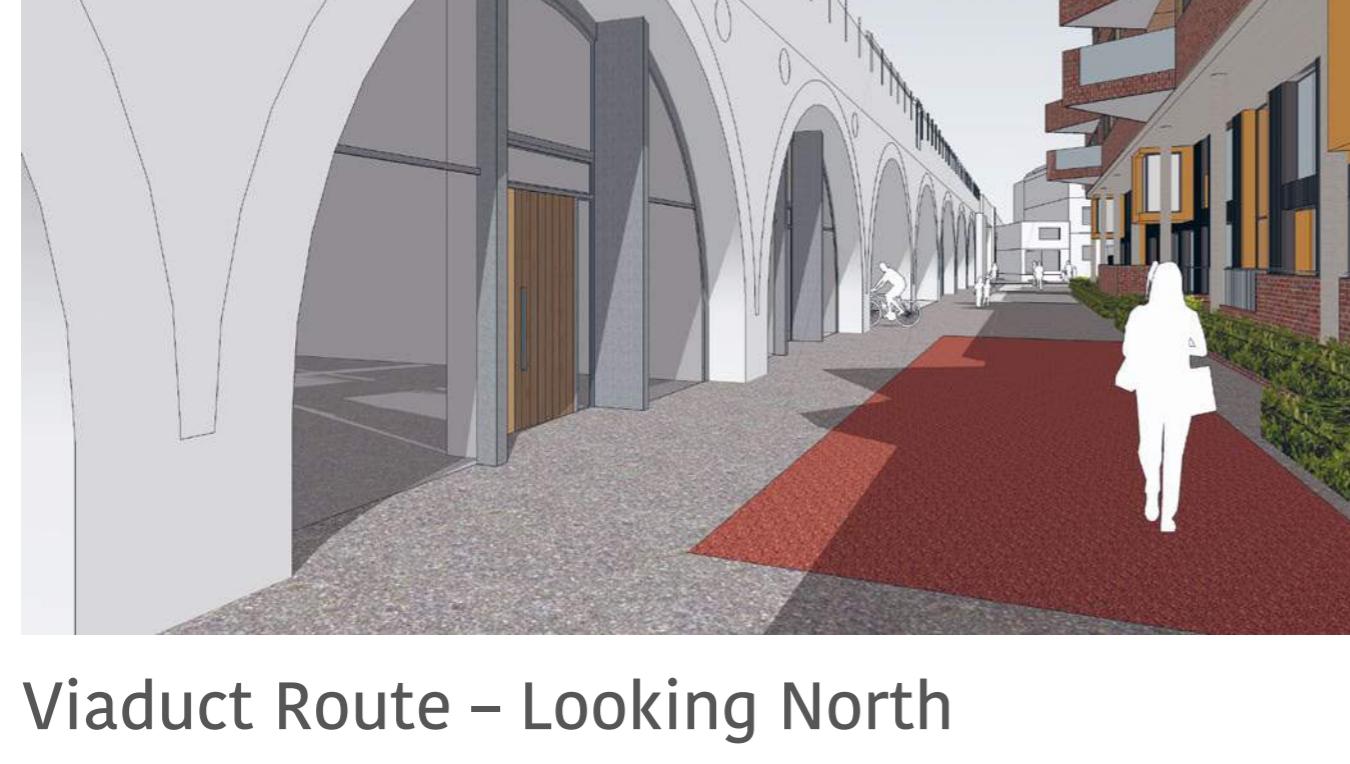
Servicing Strategy



Resident Disabled Car Access



- Following consultation, greater priority has been given for pedestrian and cycle access
- The viaduct now forms a primary route through the site for pedestrians & cyclists
- The viaduct provides a dedicated route for servicing of commercial arches and for the collection of residential refuse
- This route will be regulated with retractable bollards
- Parking provision for wheelchair-accessible affordable homes on Occupation Rd

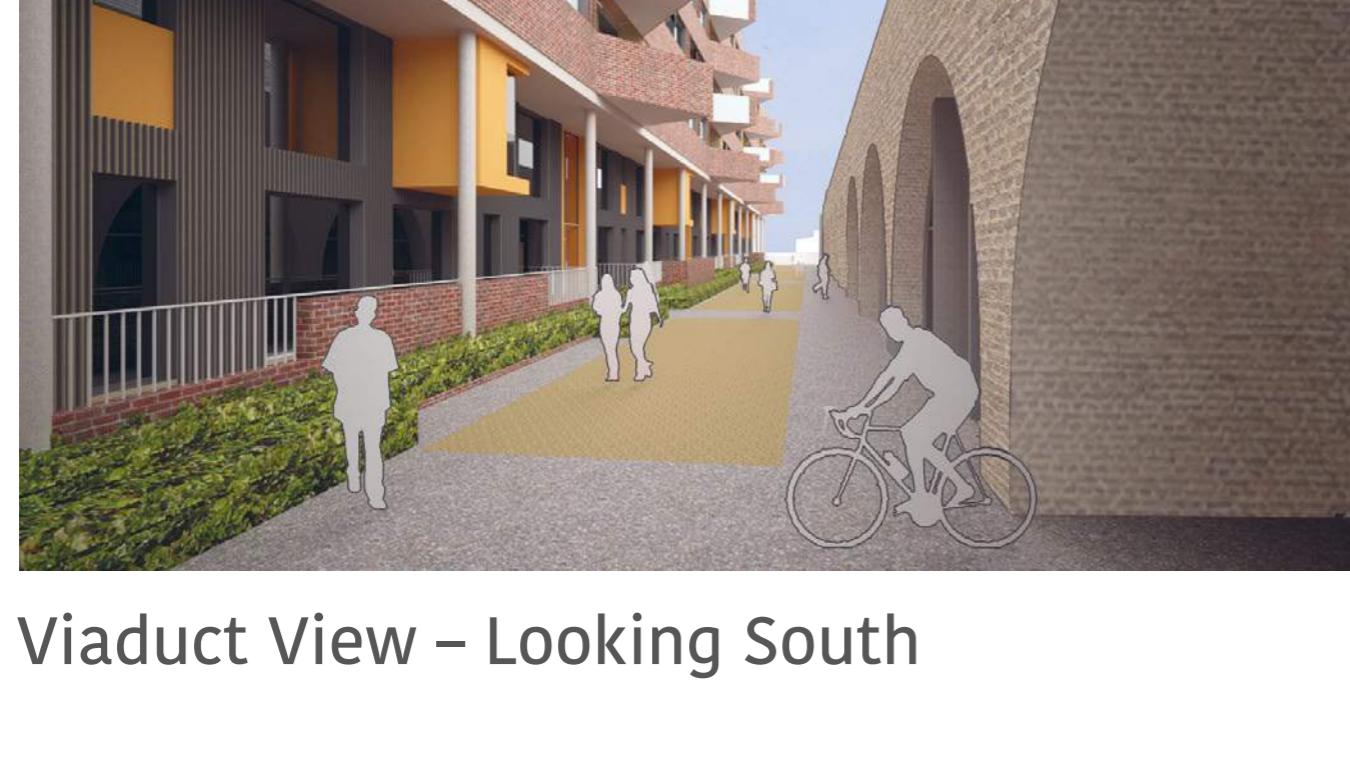


Viaduct Route – Looking North



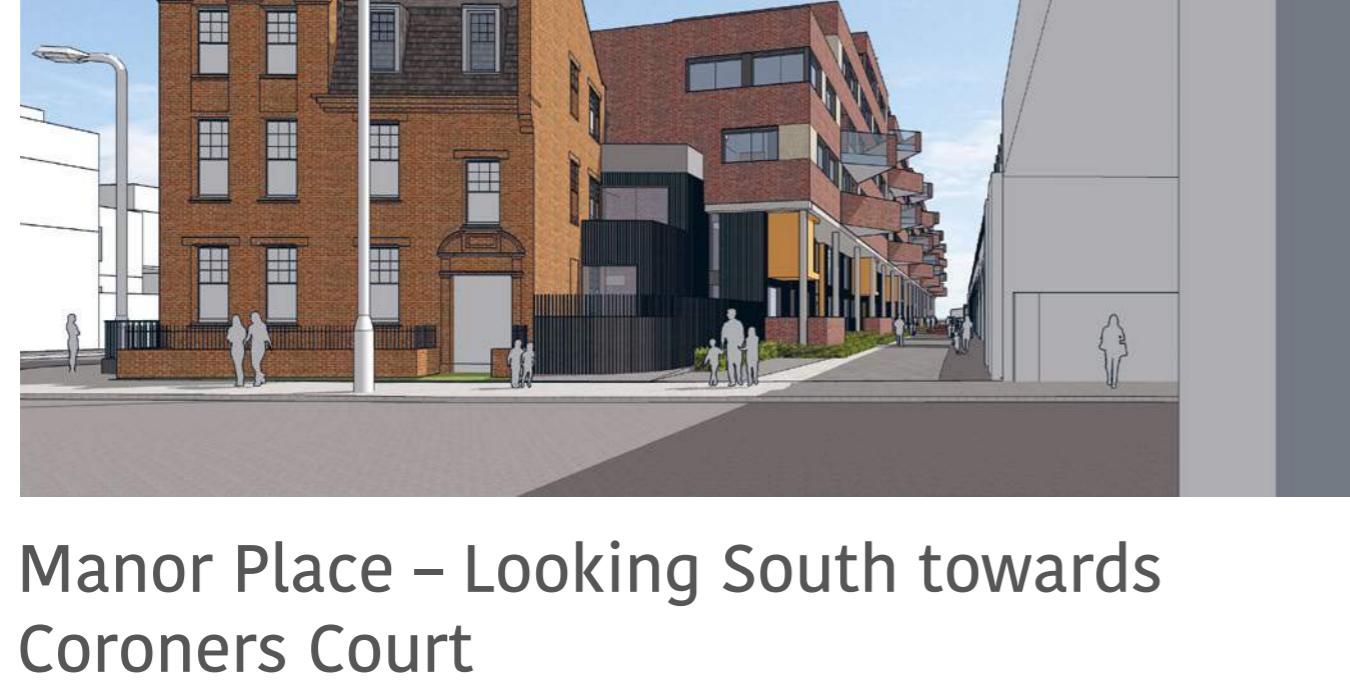
Artist's impressions

Entrance View Through Arches



Viaduct View – Looking South

Manor Place – North West Entrance



Manor Place – Looking South towards Coroners Court

Penrose Street Looking North

MANOR PLACE DEPOT

COMMERCIAL USE

Notting Hill Housing proposes to:

- Renovate a selection of the disused railway arches
- Transform the arches to encourage complimentary business uses
- Cater for small businesses – office/light industrial businesses such as studio/flexible working spaces, suitable for small, independent operators
- Activate the easterly access route along the viaduct
- Refurbish the interior of the Pool Building for office/light industrial studio space, suitable for small-to-medium businesses
- Utilise the remaining railway arches for refuse and bicycle storage



Commercial and Residential Use

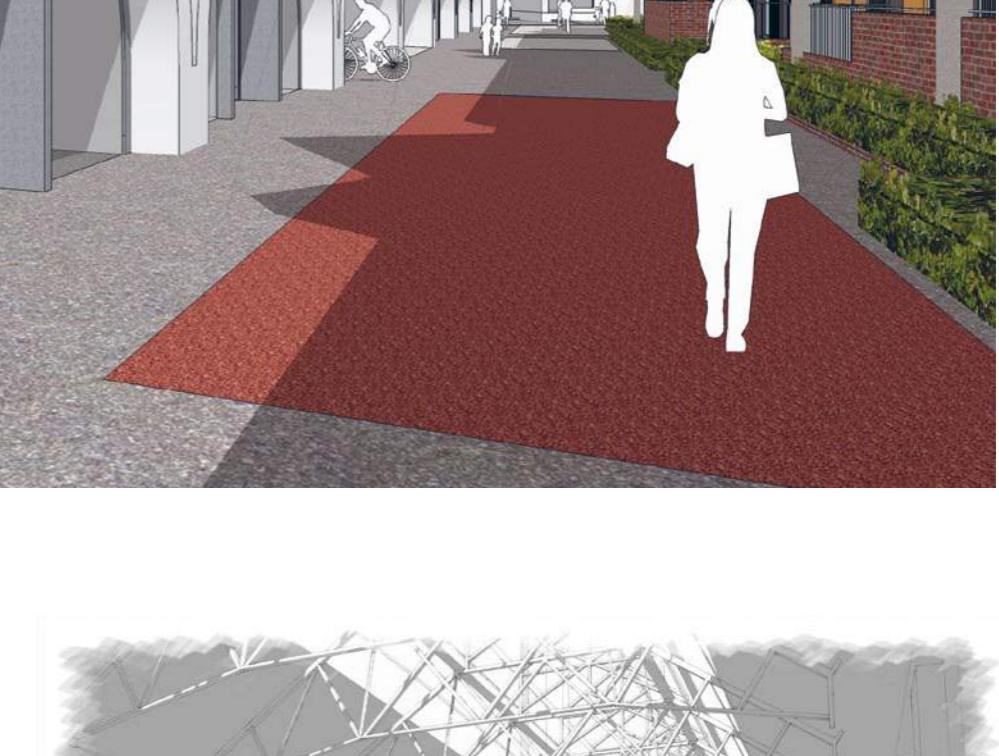


Two Way
One Way
No Access Beyond
Controlled Access (Bollards)
No Way Through

Servicing Strategy

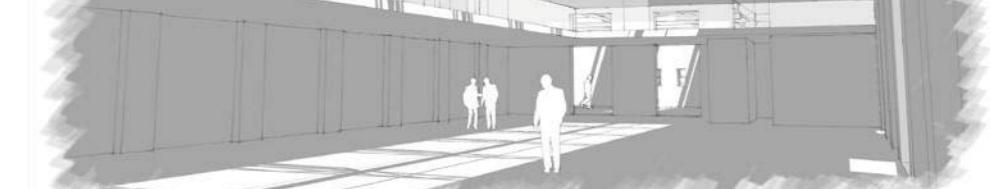


Artist's impressions



Pool Building Interior

Western Courtyard Facing Pool Building



Western Courtyard Facing Pool Building



Western Courtyard Facing Pool Building



Western Courtyard Facing Pool Building



Western Courtyard Facing Pool Building



Western Courtyard Facing Pool Building



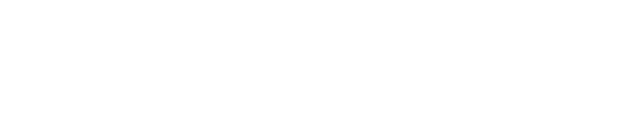
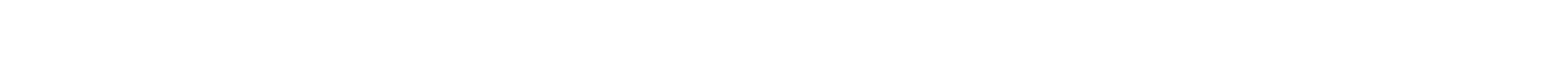
Western Courtyard Facing Pool Building



Western Courtyard Facing Pool Building



Western Courtyard Facing Pool Building



Western Courtyard Facing Pool Building



Western Courtyard Facing Pool Building

CHARACTER AREAS



The Courtyard

- The western side of the site has been designed to be sympathetic to the existing listed heritage buildings
- The main western block sits in a courtyard formation
- Amenity space for all residents will face the Pool Building, with additional amenity space to the rear of the courtyard block



Western Courtyard Facing Pool Building



Artist's Impressions

View from Manor Place – Facing Listed Building and Courtyard



MANOR PLACE DEPOT

CHARACTER AREAS



The Viaduct

- The north-west viaduct lane has been designed to be the primary pedestrian and cycle route through the site
- Three open arches form a distinct link between the eastern and western sides of the development
- The adjacent linear residential block has been designed in response to the viaduct
- The archway businesses and residential block create an attractive and lively mews lane



Manor Place Facing Coroners Court



Artist's Impressions

Penrose Street

- A new community street has been designed, linking Occupation Road with Penrose Street
- The new housing block provides an enhanced frontage onto Penrose Street
- A new resident amenity courtyard sits behind the block



Penrose Street Entrance Facing North



Penrose Street Facing Viaduct Mews

MANOR PLACE DEPOT

THANK YOU

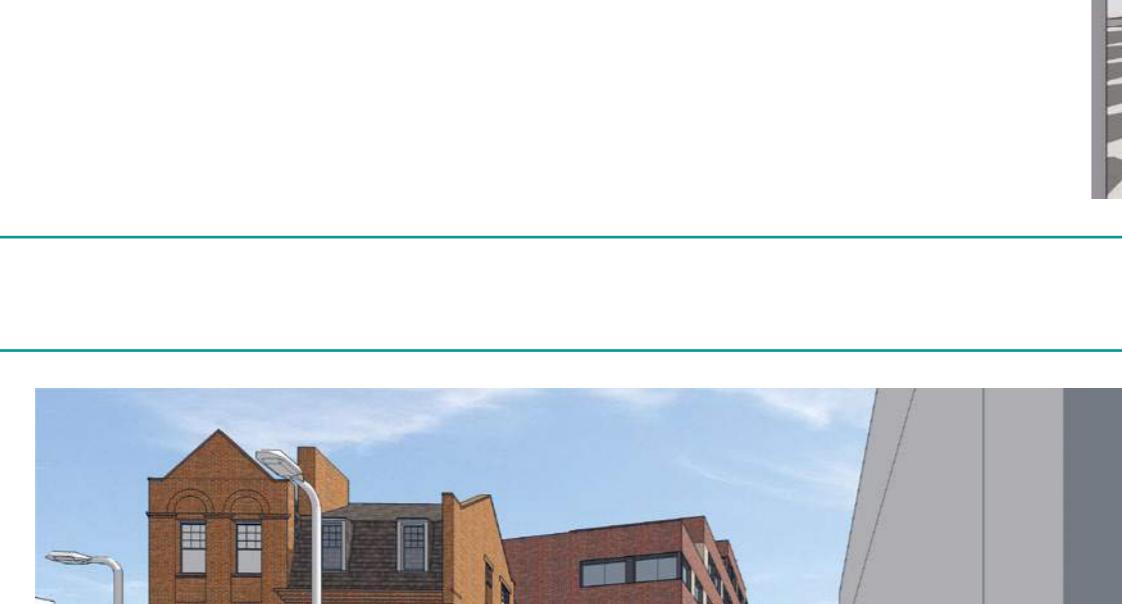
Thank you for visiting the Manor Place Depot Public Exhibition and for your participation throughout the consultation process. Your involvement has shaped the scheme you see here today. We strongly believe that the project has been enhanced by the contribution you have made. If you have any questions, please enquire with a member of the project team who will be happy to help you.



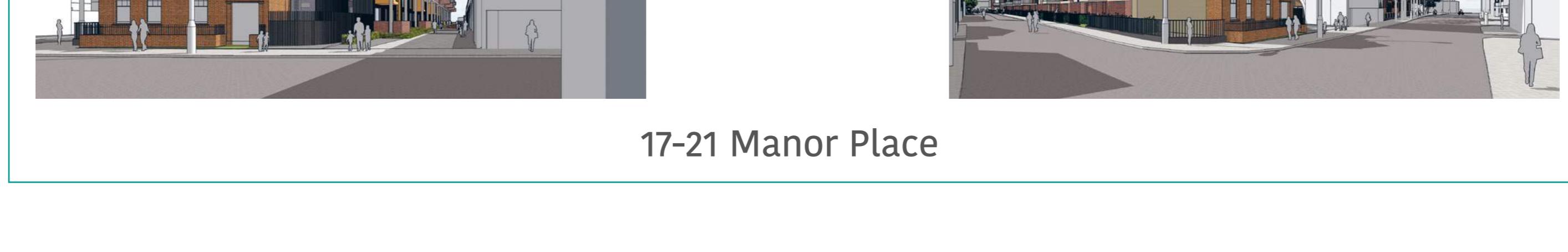
Western Side Courtyard



Western Side Block
and Courtyard



17-21 Manor Place

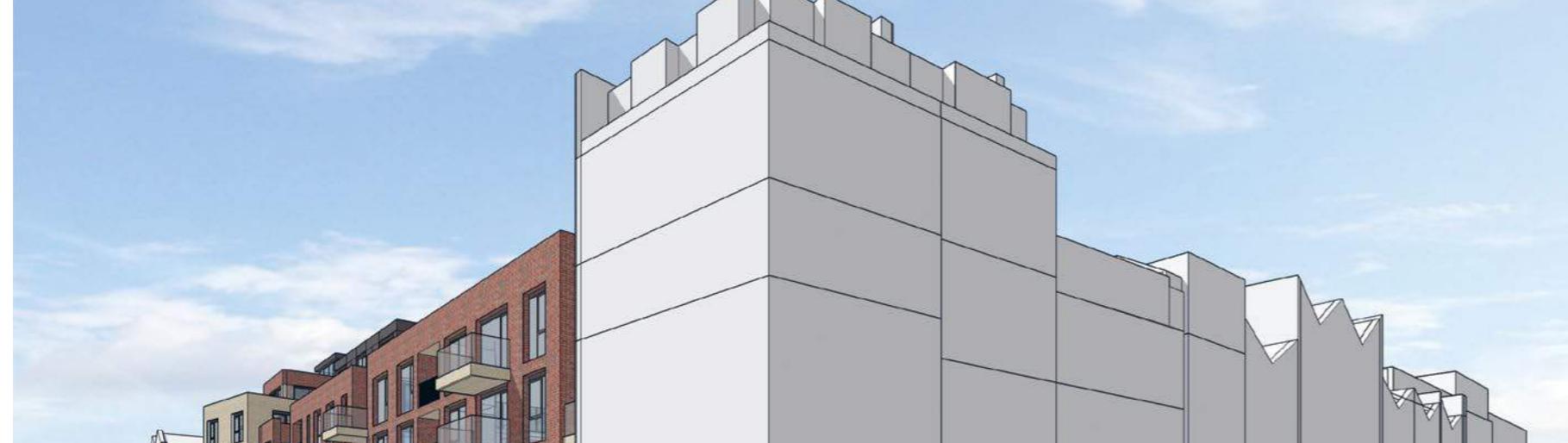


MANOR PLACE DEPOT

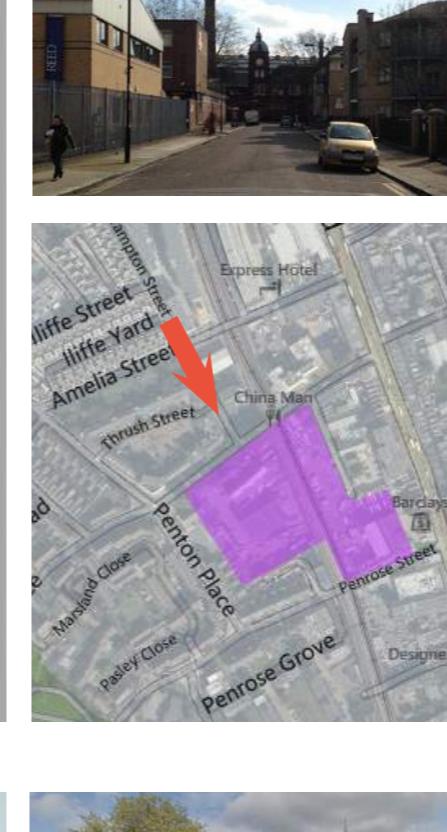
NEXT STEPS

Scheme Timeline:

Early 2015: Planning application submitted to Southwark Council
Summer 2015: Southwark Council expected to return a decision on planning application
End 2015 / Early 2016: Construction scheduled to start on site
Late Summer/Early Autumn 2018: Construction complete on Manor Place Depot site



Penrose Street –
Walworth Road Junction



Key Massing View –
Crampton St



Key Massing View –
Manor Place /
Penton Place Junction



East Viaduct Elevation



Occupation Road Elevation

MANOR PLACE DEPOT