

## DRAFT RESIDENTS' BRIEF FOR KNIGHTS WALK



## COMMENTS:

### HIGH LEVEL ELEMENTS

Discuss the number of moves and possibility to move back to the original Knight's Walk part of the estate

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Bin stores should be secure and discreet so they are not in plain view and only accessible by Knight's Walk residents.

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Avoid parking becoming a large visual feature of the open space (but retain existing parking provision)

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Capture some of the heritage and memory of the existing Knight's Walk

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Design access to prevent people from fly-tipping

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### ENVIRONMENTAL PERFORMANCE

Explore green technology and sustainable buildings

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### EDGES

Maintain Knight's Walk and Kempford Road as public routes

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Focus height on Kennington Lane

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Step back the buildings so that the edge along Knight's Walk is not too high

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Lower buildings towards the centre of Knight's Walk and Kempford Road in response to retained bungalows to create a village feel

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Maintain quiet walking and cycling routes through the estate

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The central walkway of the estate to feel peaceful and not overlooked

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### OPEN SPACE & LANDSCAPE DESIGN

Consider maintenance of open spaces, communal landscapes from an early stage

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Provide open, green public spaces and planting that are lovely to look at even if not used

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Consider lighting strategy across the whole estate including safety, location, hours and preventing vandalism.

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Communal spaces to be designed with distinct zones for different users

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Provide seating in areas that will be well overlooked in order to avoid antisocial behaviour

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Unsafe alleyway beside Section House not to be retained

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Friendly, welcoming atmosphere to keep the 'village feel'

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Paving stones small, safe to walk and less likely to crack

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Keep some of the older trees and integrate into the new landscape

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### OUTSIDE YOUR HOME

A piece of private space outside front doors so that they don't open straight onto public space

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Spacing in between front doors so both residents can access their flats at the same time

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Design to avoid motor cyclists riding through estate without the use of unsightly barriers

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Avoid communal spaces and balconies feeling very exposed by being overlooked

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High quality brick buildings

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Using well defined planting to mark entrances

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Corridors and atriums to feel light, clean and secure with some planting

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Entrance area for ground floor flats to feel private, not overlooked and have enough space away from neighbouring buildings. Also to be well maintained

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Main street entrance to feel secure despite being on a main road

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### INSIDE YOUR HOME

Light from the outside but not too large windows or too much glazing

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Ensure windows can be easily cleaned

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Possibility for existing residents to have a separate kitchen and living room spaces and the ability to choose fittings

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Kitchen or lounge large enough to fit a table

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Keep light and privacy to retained bungalows

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Secure balconies that are large enough to sit in and have plants

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Consider provisions for sheltered housing in new homes such as wiring for a warden call facility or grouping blocks of specific residents

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# KEY DECISIONS: EXPLANATION



HIGH LEVEL ELEMENTS		RIBA stage
<b>Additional uses</b> - Residents can provide a list of what uses they feel are required on the estate and the size and location of these.		1-2
<b>Phasing</b> - 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
<b>Servicing</b> - Bin and cycle storage types and locations will be discussed but will also need to take into account current guidance.		2-3
<b>Parking</b> - Aim to maintain the current levels of parking on the estate.		2-3
<b>Contractors</b> - Residents will be involved in selecting the contractors who build their new homes and the other new homes on Knight's Walk.		4-6
<b>Operational and Services</b> - 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
<b>Density</b> - 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
<b>Tenure</b> - The mix will ensure a viable business plan and have residents feedback in mind.		1-2
<b>Home Size + Room Size</b> - These will be designed to meet the nationally described space standards and Mayor of London Supplementary Planning Guidance		2-3



ENVIRONMENTAL PERFORMANCE		
<b>Sustainable Energy</b> - 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
<b>Heating</b> - 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		
<b>Connection to Surroundings</b> - Residents can feedback on important walking, cycling and, if relevant vehicle, routes through the estate.		1-2
<b>Building Heights</b> - 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		
<b>Types of open space + Daylight in Public space</b> - Residents can influence the types of open spaces created, how they are overlooked and the character they have.		2-3
<b>External Lighting</b> - Residents can give feedback on the quality and type of external lighting.		4-6
<b>Food Growing</b> - Detail of the open space such as food growing areas and resting areas .		4-6
<b>Public art and heritage</b> - Potential for community artwork within the environmental works.		1-2
<b>Block layouts</b> - This will be discussed and take into consideration things such as where a good location for family housing might be.		1-2
<b>Trees</b> - The Council's Tree Officer will agree which trees are kept		1-2



OUTSIDE YOUR HOME		
<b>Entrances</b> - Residents can influence the types of entrances the new scheme has, how they are shared and how they are accessed		1-2
<b>Safety of Community</b> - Residents can influence how the buildings are designed so that the new homes feel safe for existing residents and new residents.		1-2
<b>Type of Private open space</b> - Private and communal outdoor space will be designed meet the nationally described space standards and mayor of London Supplementary Planning Guidance		2-3
<b>Character and Appearance</b> - 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
<b>Materials and Finishes</b> - 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		
<b>Flat layouts</b> - 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
<b>Range of Finishes and Fittings</b> - 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
<b>Bathrooms Kitchens and Finishes</b> - 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
<b>Daylight inside homes</b> - 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