

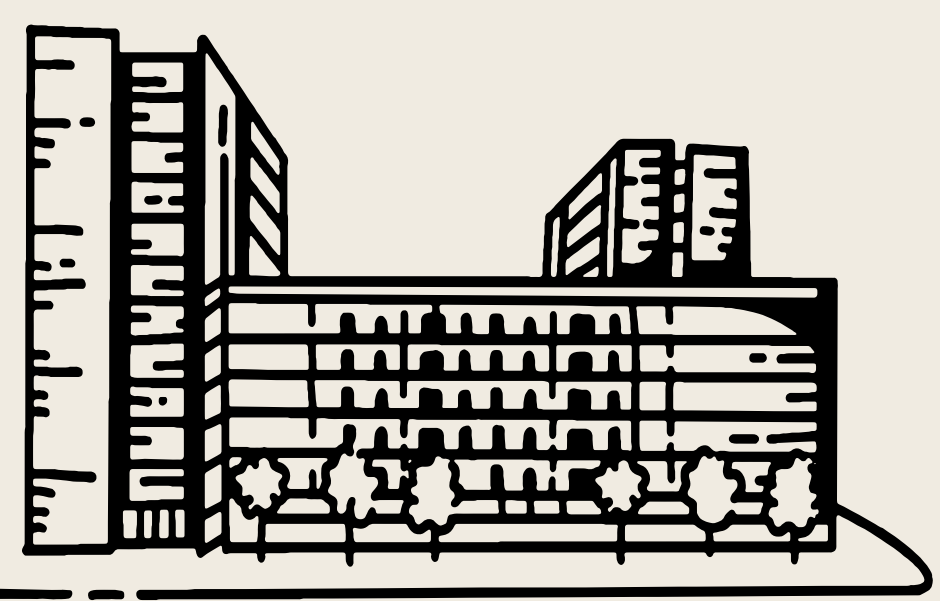
OUR UPDATED PROPOSALS FOR BLACKBIRD YARD

We have reflected on the feedback we received during our consultation in December 2021.

We have updated our proposals to reduce the height of the building and the number of apartments, while increasing parking provision and maintaining our commitment to provide affordable homes.



VIEW TO PARRS WOOD LANE



December 2021 Proposals

95 new homes
Seven storey building
20% affordable homes
27 parking spaces (**28%** provision)
95 cycle spaces
36 new trees
Ground-floor **community** space

Updated Proposals

75 new homes
Six storey building
20% affordable homes
33 parking spaces (**44%** provision)
75 cycle spaces
39 new trees
Ground-floor **community** space



VIEW FROM KINGSWAY

A BUILDING WHICH SITS COMFORTABLY WITHIN ITS SURROUNDINGS

In response to consultation comments around the massing of our proposal, we have reduced the height of the building to ensure it echoes the height of the neighbouring residential development.



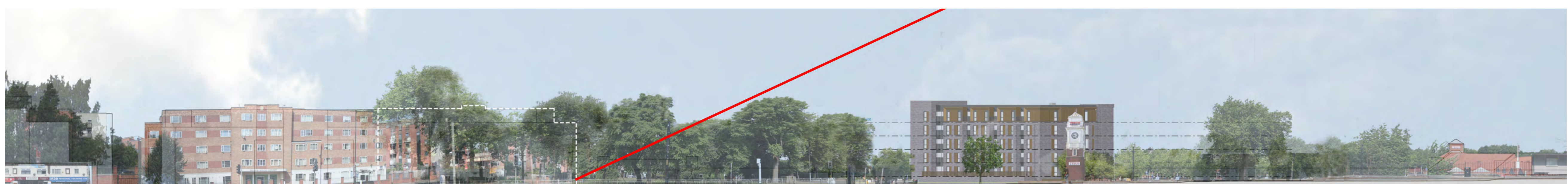
VIEW ACROSS TESCO CAR PARK

This brownfield site is a highly sustainable location for a new residential development, reducing the need to build on greenfield land and supporting the ambition to deliver walkable neighbourhoods.

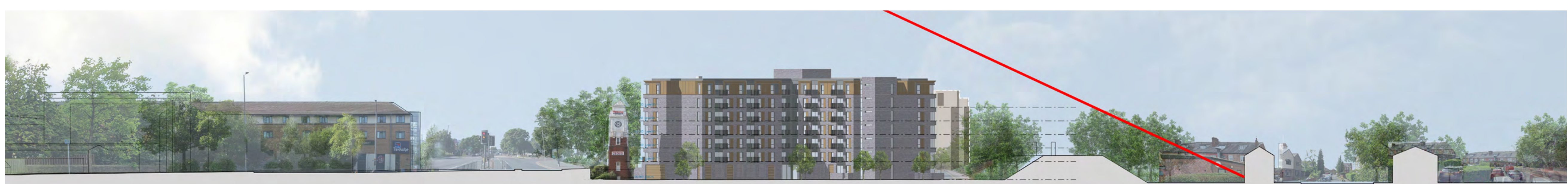
Now at six storeys in height, and reducing the number of apartments by a fifth, the building is proposed to be laid out in an L-shape, with a grey brick as the predominant material. Key sustainability measures include an all-electric energy strategy to align with future decarbonisation of the grid, as well as photovoltaic panels on the roof to provide a renewable source of electricity.



SITE ELEVATION PREVIOUS PROPOSAL



SITE ELEVATION UPDATED PROPOSAL



SITE ELEVATION PREVIOUS PROPOSAL



SITE ELEVATION UPDATED PROPOSAL

HIGH QUALITY NEW HOMES AND COMMUNITY SPACE

Our updated plans include 75 spacious, well designed apartments and a flexible community space on the ground floor of the building.



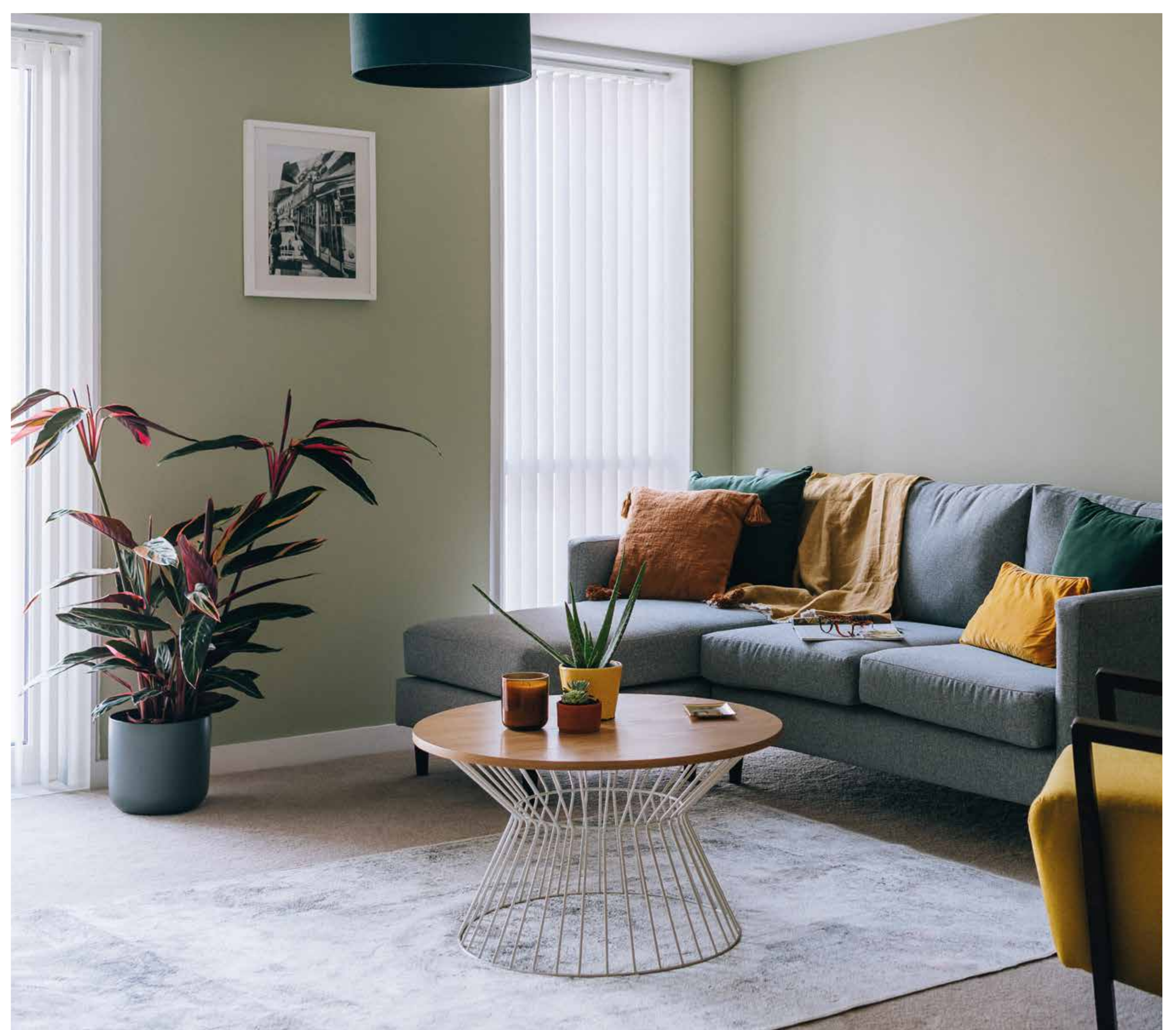
PROPOSED UPPER FLOOR PLAN

Homes

Each apartment will have its own private balcony or terrace. All of the kitchens will be fitted out with integrated appliances and the bedrooms all have built in wardrobes. The two bed apartments have been designed with sharers in mind with equal sized ensuite bedrooms.

25 one-bedroom apartments

50 two-bedroom apartments



Flexible community space

Based on initial discussions with the local community, we understand the importance of creating a place to meet and gather. Therefore, the scheme will include a dedicated community space.

The space will be available to residents, community members and local businesses on a flexible basis. The development will become a community hub, shaped by local residents.

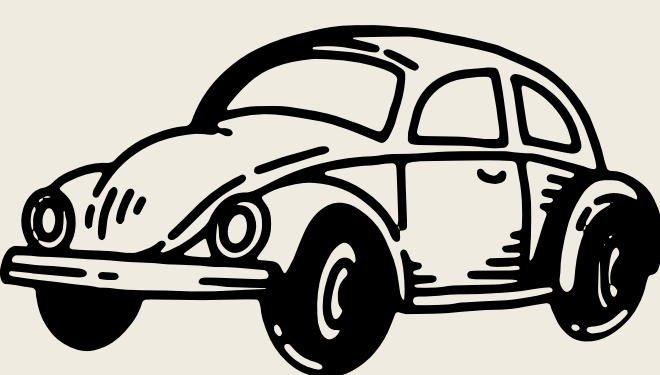


LANDSCAPE AND PARKING PROPOSALS

Our updated scheme provides an enhanced landscape design as well as an increased level of car parking provision, responding directly to comments we received during last year’s consultation.



GROUND FLOOR AND LANDSCAPE PROPOSALS PLAN



Parking

Our updated ground floor plan has enabled us to provide more car parking spaces within the scheme: 24 internal spaces and 9 external spaces. The 33 car parking spaces in total, which includes 1 car club space and 2 visitor spaces, now equates to 44% parking provision, compared to 28% in the previous version of our scheme. Further increasing the provision on-site, the updated proposals also include 3 internal motorcycle spaces and 12 external visitor cycle spaces.



Landscape design

The core focus of the landscape proposals is to maximise tree planting and green space in order to improve biodiversity, provide sustainable drainage solutions, and create great spaces for people to enjoy.

In order to enable the building work, the removal of 21 small/medium trees in the car park is required. We are proposing to replace these with 39 new trees around the site and over 370m² of ornamental planting, as well as 38m of native hedgerow. Through this we’re improving the street scene, and creating a softer, more biodiverse landscape.



LANDSCAPE PROPOSALS PRECEDENT IMAGES TO SHOW OUR ASPIRATION FOR THE LANDSCAPED AREAS WITHIN THE SCHEME