

# Our proposal

Last year we were considering a full redevelopment of the site which would include replacing both buildings on the site to create:

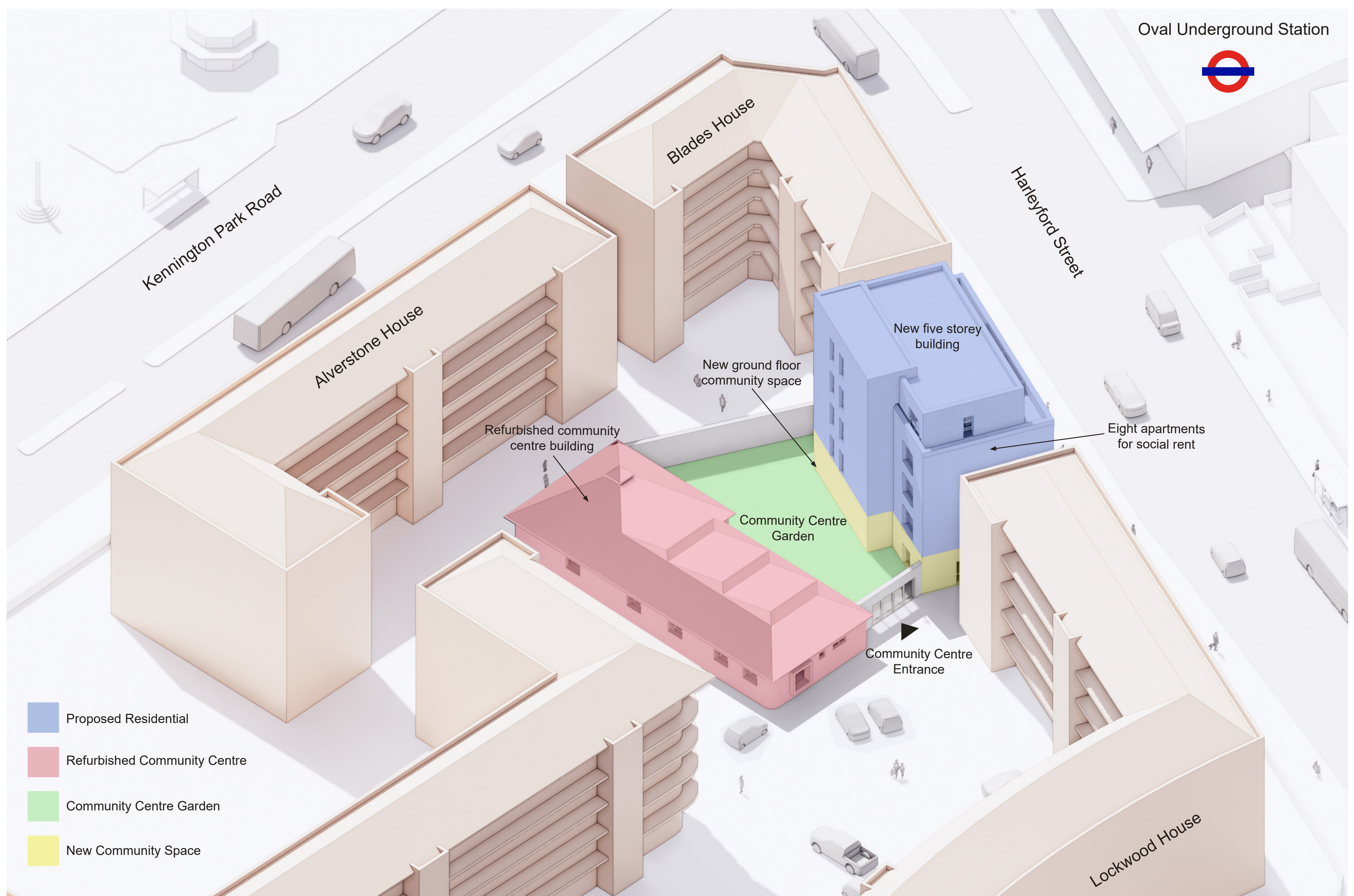
- A 6-storey building
- New community centre
- New community garden
- 15 new apartments.

Since then, we have spoken to the KPCC Trustees, residents, and users of the community centre to get feedback and understand what would be best for the site.

We have now revised the scheme in response to this feedback.

## Our proposal:

- Refurbish and extend the current building to improve the quality of the facilities and to make the building more energy efficient
- Replace 8a Harleyford Street with a new community space
- Build eight new apartments for social rent
- Improve the community centre garden.



Aerial view of the community centre proposal



# Community centre plans



## Our proposal for the community centre includes :

- Refurbishing the building to make it more energy efficient.
- Extending the community centre to create a larger "second" room to allow more than one user group to hire the centre.
- Installing new toilets and sinks
- Upgrading and enlarging the kitchen
- Creating a new "picture" window to create views out to the wider estate.

- Removing the storage cupboard in the hall to create a more usable space.
- Creating more storage in the garden.
- Removing the tall wall and fence dividing the outdoor space to create one garden.
- Building a new ground floor commercial & community space, which is single storey so accessible to all.
- Connecting both buildings by a covered walkway along the garden.



# Our proposal

## Sustainable buildings

Making this development fit for the long-term is key to our design. All aspects of the scheme will be highly efficient and ensure high standards of sustainability.

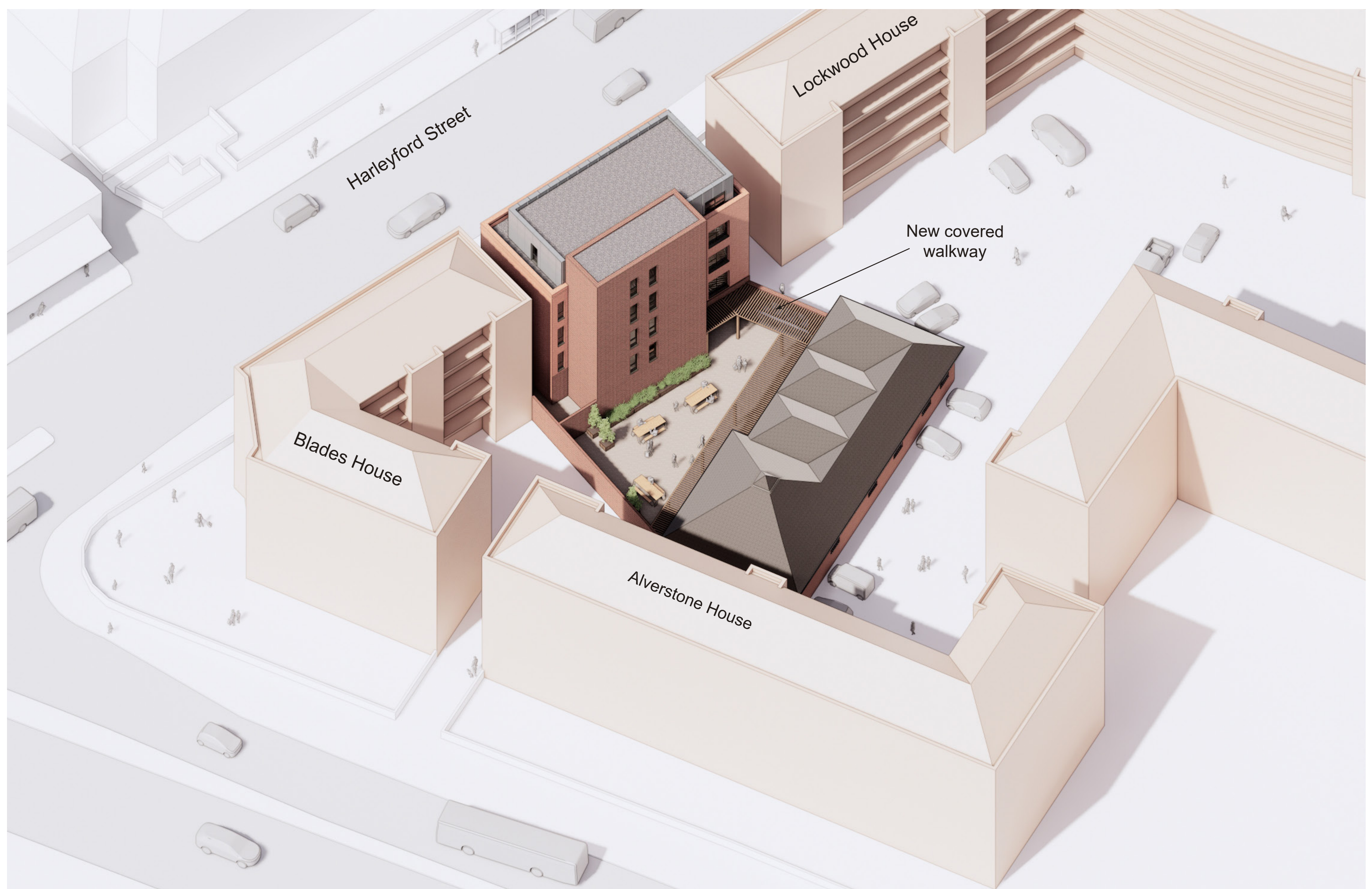
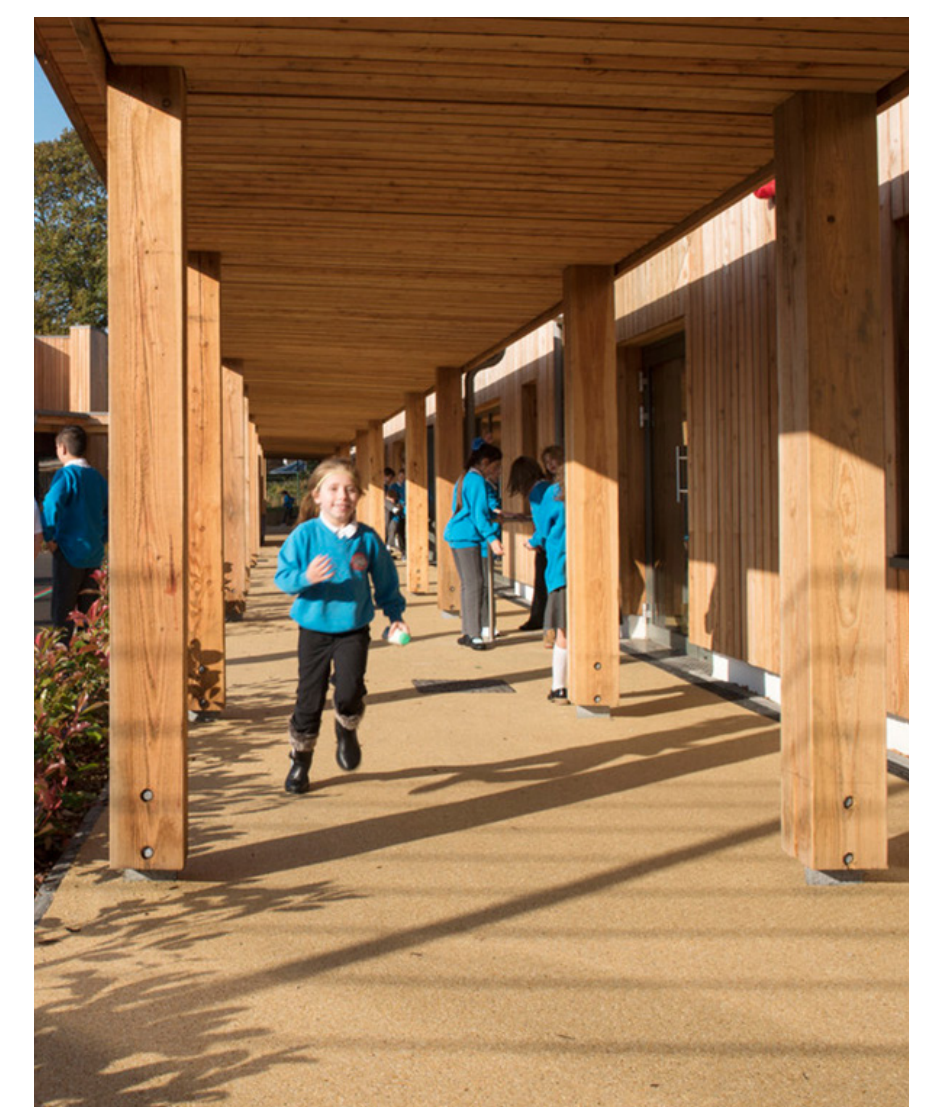
The current community centre building is an EPC E. We want to improve this to achieve at least an EPC B. This will reduce the amount of energy the centre needs to use and reduce bills meaning more money can go into community activities.

We are still working with our design team to understand what the best solution is. This could be a combination of upgrading the thermal performance of the external walls through additional insulation, upgraded heating system and/or new double or triple glazing.

## Biodiversity

We want to make ecological improvements and promote biodiversity.

We plan to re-landscape the courtyard garden with new plants and species to promote biodiversity and encourage existing and new wildlife throughout the site. We will also keep the plants which have been planted by the community.



Aerial view of the community centre



# New homes

One of our main aims at Hyde is to build more affordable homes where they are most needed. Ensuring we are making the best use of the land and buildings we already own is one way we can do this.

As part of our proposals, we plan to build eight new social rent apartments.

This will include:

**6 x 2-bedroom apartments**

**2 x 1-bedroom apartments.**

Our preference is to offer these homes to Kennington Park Estate residents first, however, we need to work with the council during the planning process to agree this approach.

The new homes will:

- Meet an energy performance rating of EPC A. We will also target operational Net Zero, so residents have very low energy bills.
- Be accessible by lift
- Have private balconies
- Benefit from dual aspect
- Have dedicated cycle & bin storage



Proposed plan of the new social rent homes