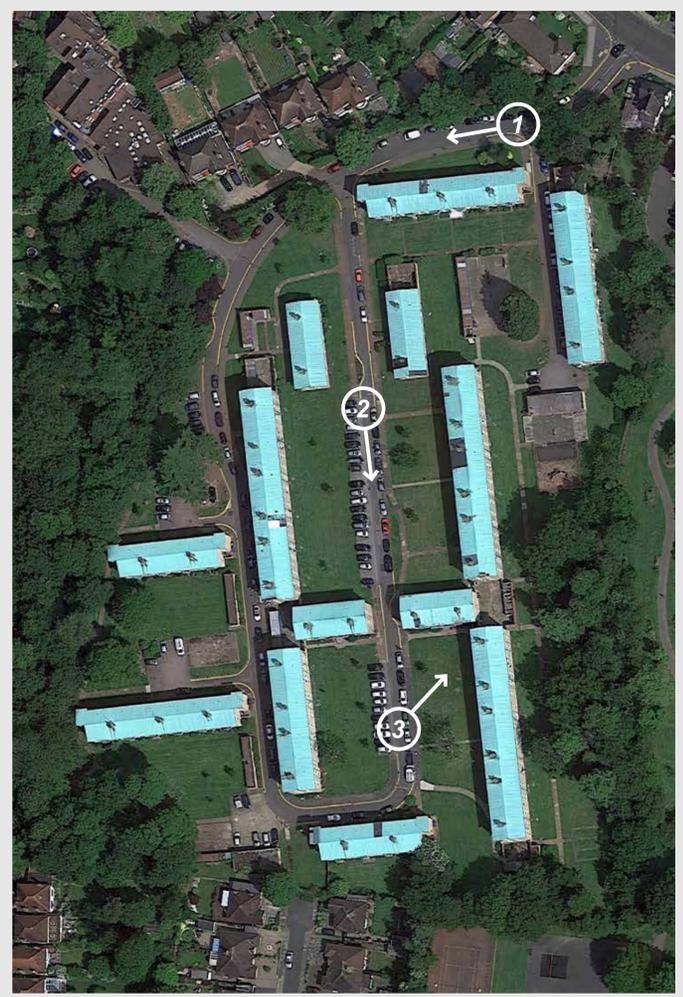


01 EXISTING LAYOUT

1 Storey Structure	4 Storey Structure	Play Area	Current Site Vista	Accessible Route	Vehicular Garage
2 Storey Structure	Green Space	Pinner Gardens	Current External Vista	Bin/Pram Store	Vehicular Access
3 Storey Structure	Hardstand	Site Boundary	No Through Route	Principle Access	

Current Site

- 180 Dwellings
- 13 Residential Blocks
- Play Spaces
- Storage Spaces
- Various Hard Standings
- Landscape Spaces



The adjacent diagrammatic demonstrates the current structural heights of the estate and surrounding context. We can identify pre-existing hardstands and immediate green space isolated within the site boundary. The study also denotes the principle permeability of the site and external public green space surrounding the site boundary (Pinner Village Gardens). Please note the drawing is not to scale (NTS).

02 WHEN WE MET LAST

 Proposed Sites	 Proposed Parking
 Pocket Park	 Site Boundary
 Additional Landscaping	 Site Entrance

Potential Locations For New Homes:

Site 1:
Up to 4/5 storey block of flats. 11 Units.

Site 2:
Up to 6/7 storey block of flats. 20 Units.

Site 3:
1/1.5 storey houses/bungalows. 3 Units

New Play/Amenity Area:

Site 4:
We believe that the site would be a good place for a 'pocket park' to provide an informal play area and seating.

Improved Landscaping:

Site 5/6/7:
Potential for additional lawns, landscaping and seating and drying areas.

Parking Options Within Pinner Estate:

The newly proposed developments will displace some existing residential parking spaces.

We believe that it would be beneficial to re-design parking to provide more parking spaces for the new homes. These are shown in blue shading.

Total Additional Parking = 34 new bays.



- Last Time We Saw You The Following Was Proposed:**
- 34 New Dwellings Over Three Sites Proposed
 - 34 New Parking Spaces Proposed
 - Improve Existing Parking Surfaces
 - New Park Area
 - Enhance Existing Green Spaces Where Practical

- You Raised Concern With:**
- Parking at Peak Times
 - Possibility of Anti Social Behaviour In Park
 - Height and Mass of Proposed Buildings
 - Loss of Trees
 - Consideration of Flood Risk

Over the following boards we have tried to address the key points that you have raised. The project is developing and you still have a say to how we can improve the proposal further.

03 PROPOSAL SCHEME 1

North Site:

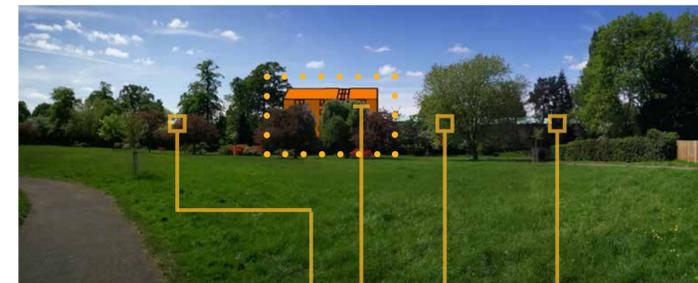
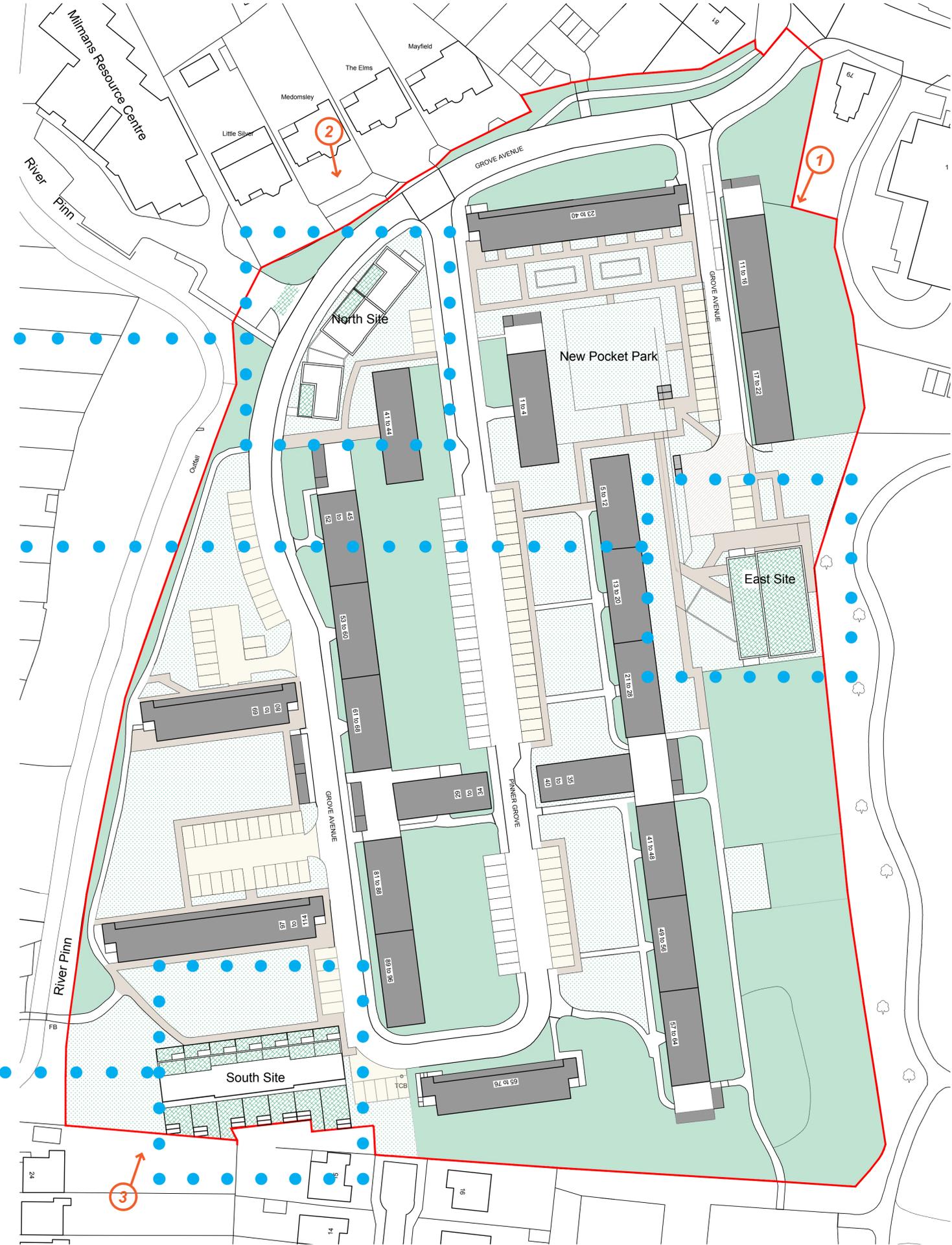
- Bungalow
- 3 x 1B/2P Bungalow
- Total = 3 Units

East Site:

- 4-6 Storey Flat Block
- 9 x 1B/2P Flat
- 1 x 2B/3P Flat
- 4 x 2B/4P Flat
- 5 x 3B/4P Flat
- Total = 19 Dwellings

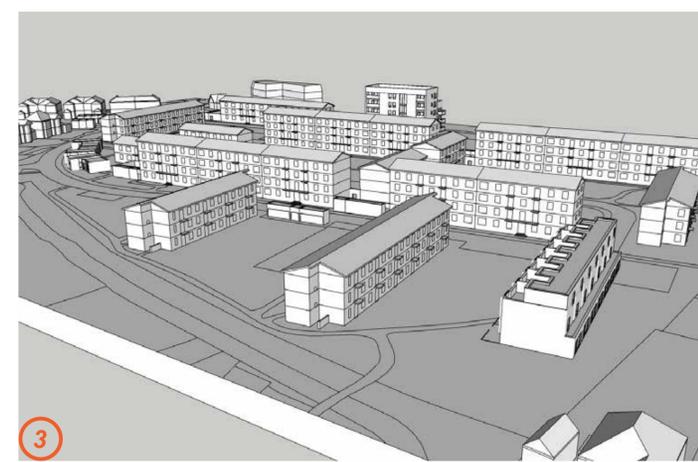
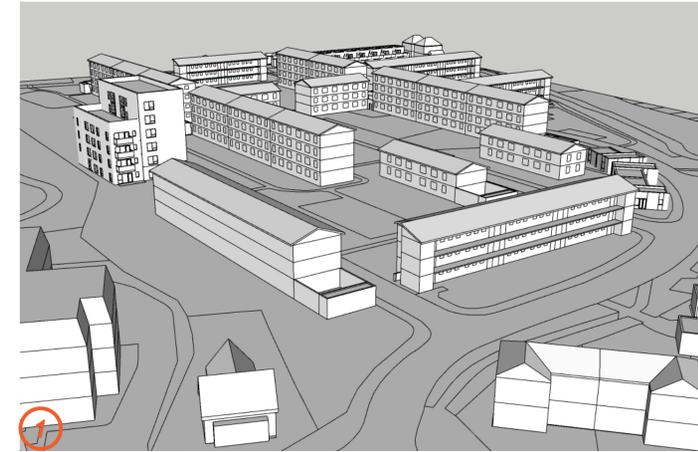
South Site:

- 3 Storey Townhouses
- 3 x 4B/6P Townhouse
- 4 x 3B/6P Townhouse
- Total = 7 Dwellings



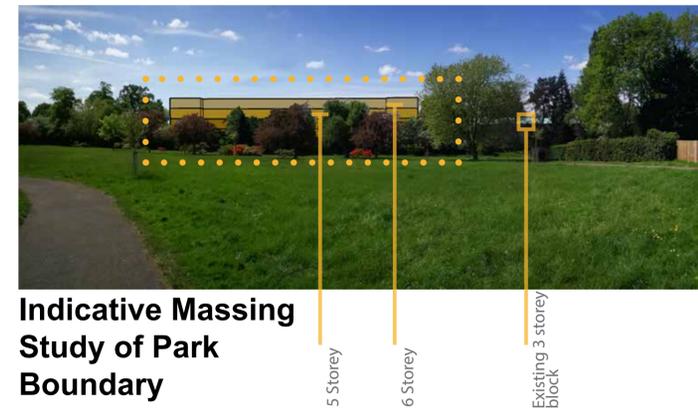
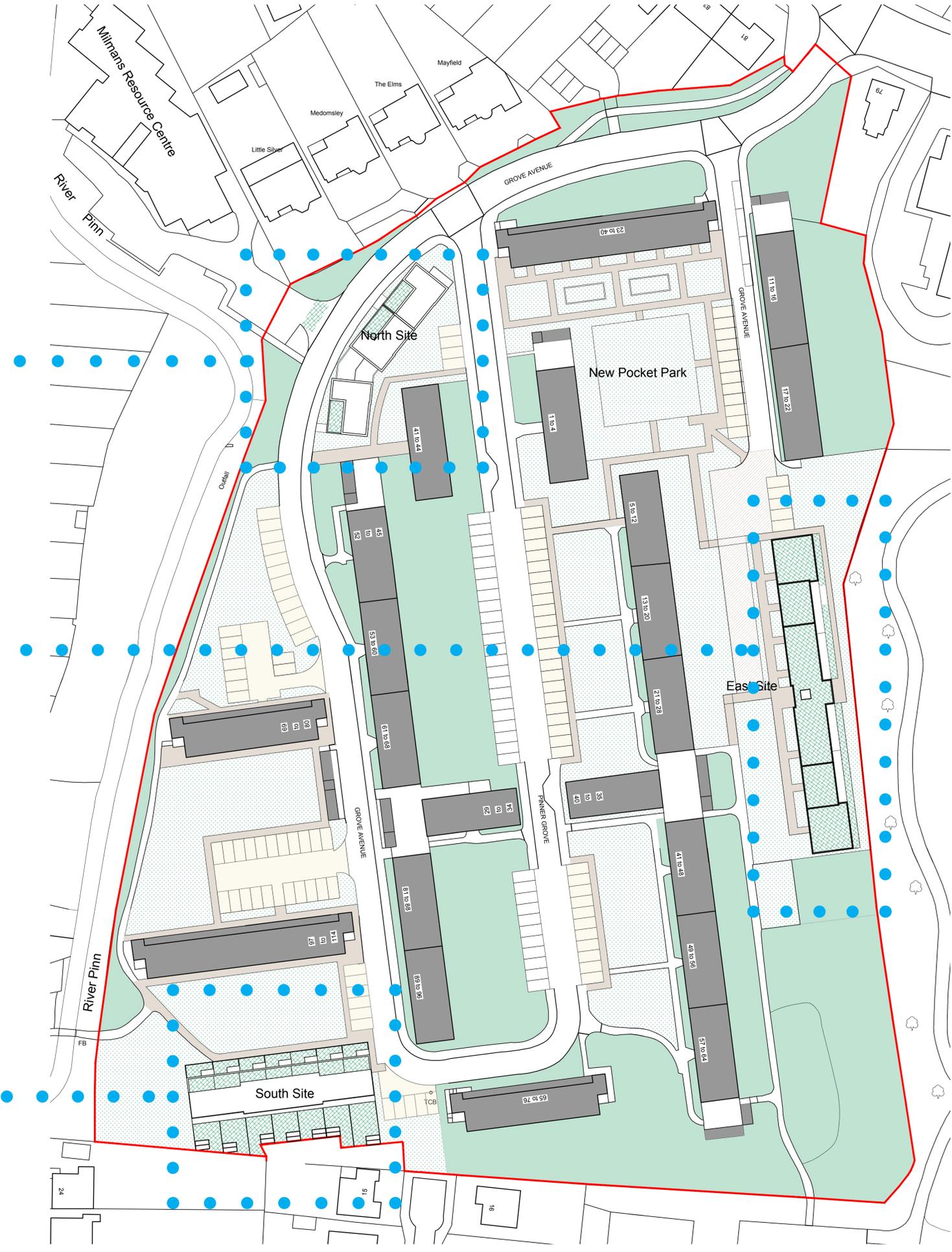
Indicative Massing Study of Park Boundary

- Existing 4 storey block
- Proposed 6 storey block
- Existing 4 storey block
- Existing 3 storey block



04 PROPOSAL SCHEME 2

- North Site:**
 - Bungalow
 - 3 x 1B/2P Bungalow
 - Total = 3 Units
- East Site:**
 - 3-6 Storey Flat Block
 - 12 x 1B/2P Flat
 - 15 x 2B/4P Flat
 - Total = 27 Dwellings
- South Site:**
 - Three Storey Townhouses
 - 3 x 4B/6P Townhouse
 - 4 x 3B/6P Townhouse
 - Total = 7 Dwellings

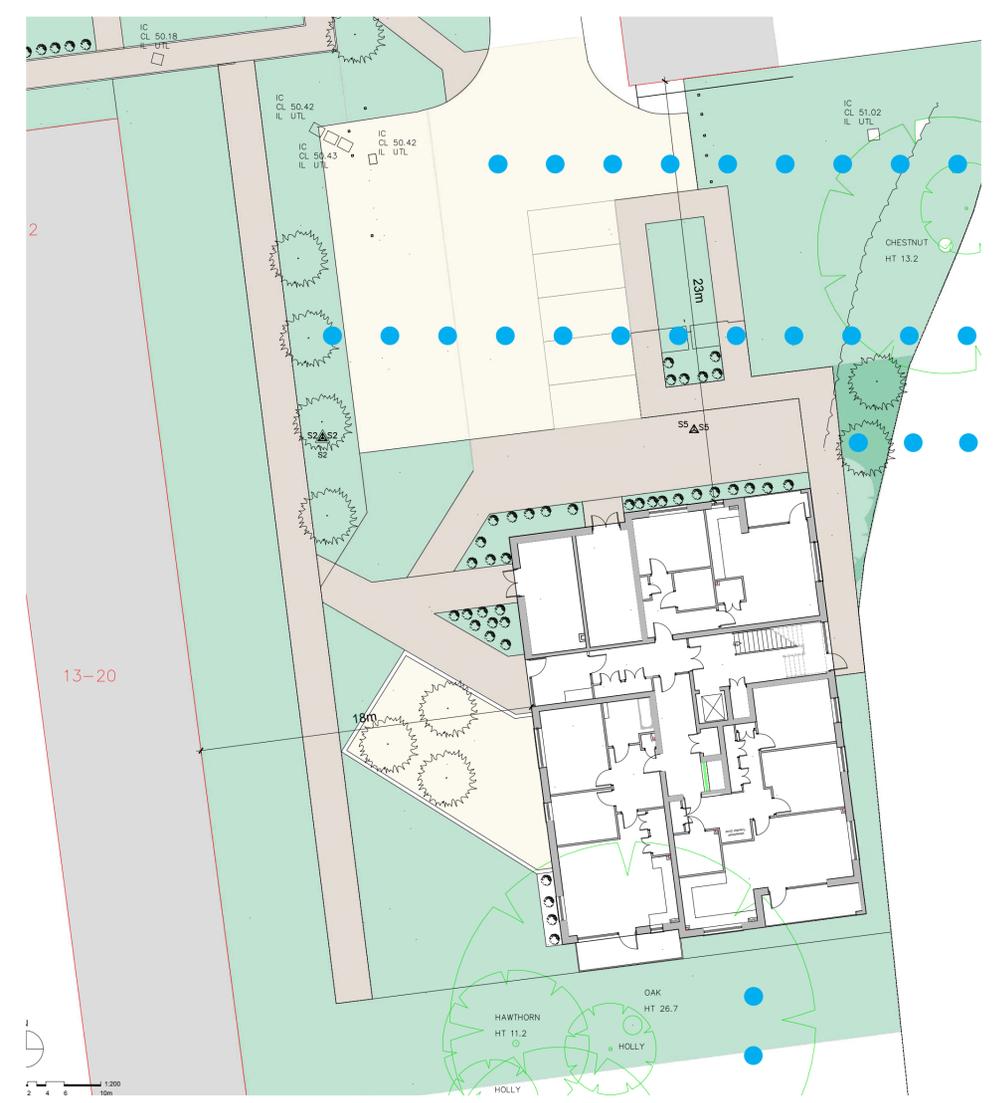


Indicative Massing Study of Park Boundary

- Existing Building
- Existing Bay Parking
- New Landscaping & Paths
- New Bay Parking
- Home Zone
- Dedicated Amenity Space

05 EAST SITE SCHEME 1

EAST SITE SCHEME 2



'Home Zone' areas to create buffers between old and new buildings. Provides a pedestrian friendly environment.

Improved landscape between old and new blocks

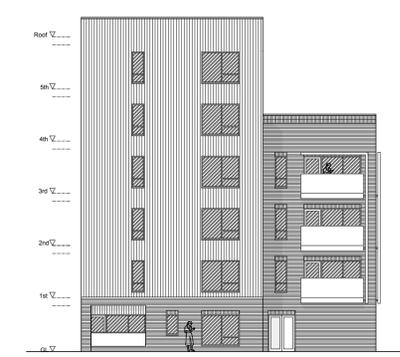
Where possible retain existing flora and fauna



Home Zone Concept

Home Zone concept. Key design features include level carriageways and shared surfaces. Alongside other landscaping and traffic calming measures, these serve to slow down vehicles, open up road space and create a place suitable for social uses in which the driver feels like a guest

Where possible retain trees with canopy management put into place.



East Site North (side) Elevation



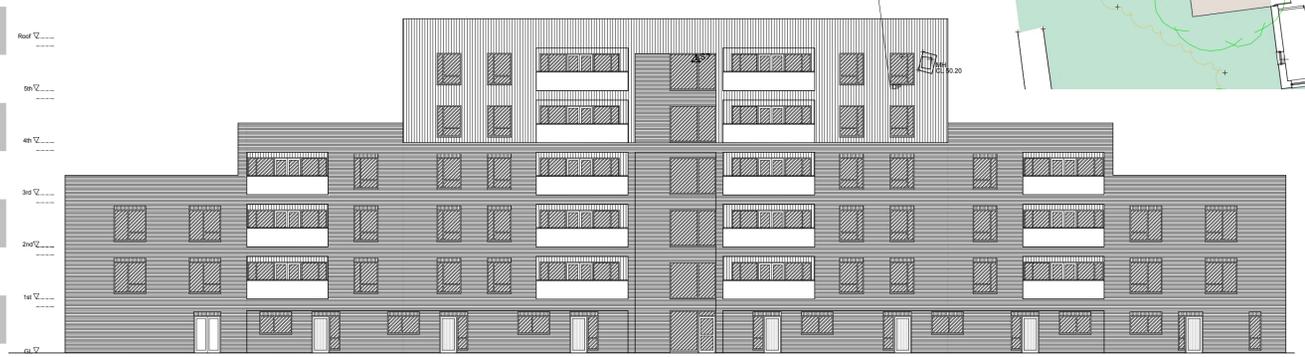
East Site West (front) Elevation

'Home Zone'

Extensive landscape improvements



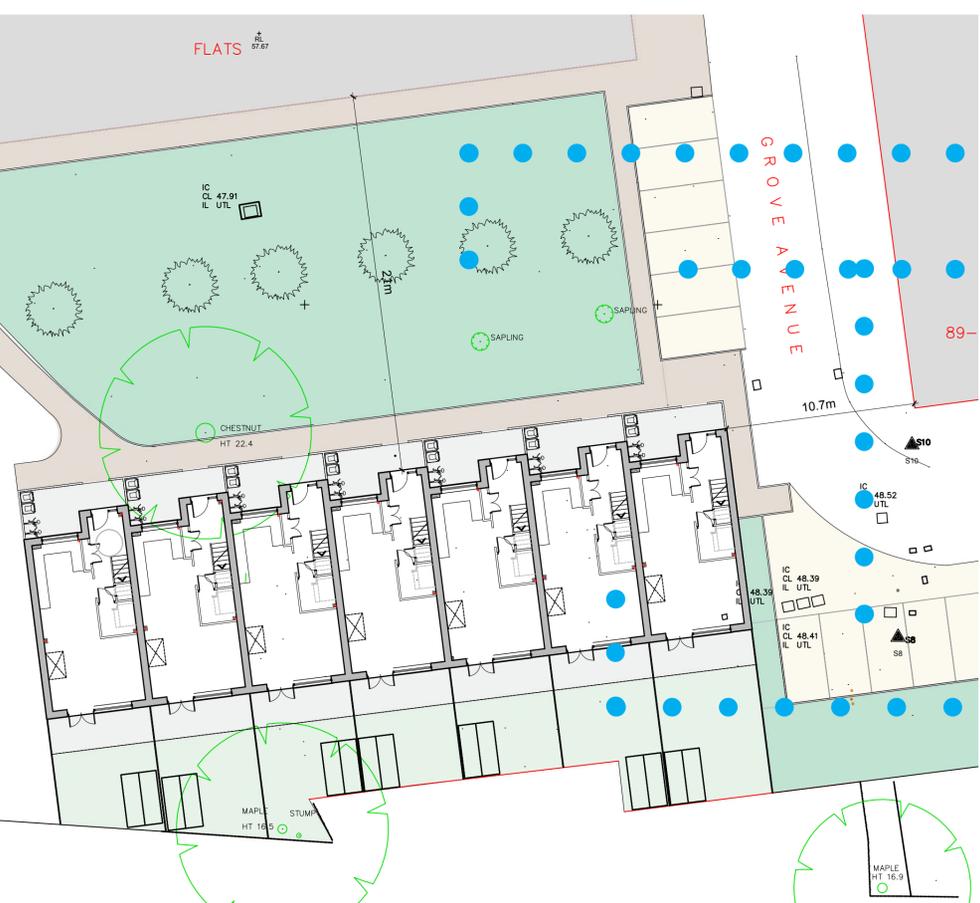
Mass of building stepped to reduce impact on adjacent dwellings



East Site West (front) Elevation

06 SOUTH SITE

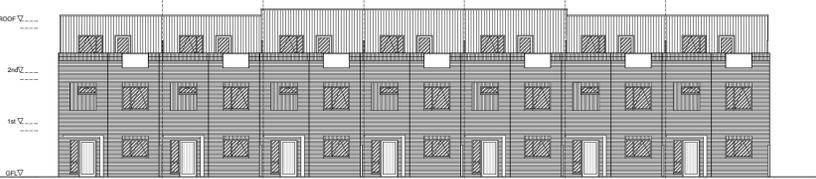
NORTH SITE



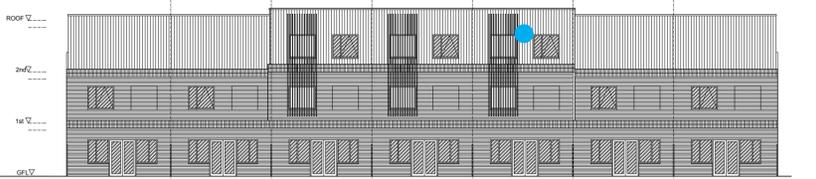
- Improved Landscape
- Off Street Parking
- Townhouses set back at high level



South facing elevation designed to mitigate over looking issues by diffusing views from windows through the use of fins or louvers



South Site North (front) Elevation



South Site South (rear) Elevation

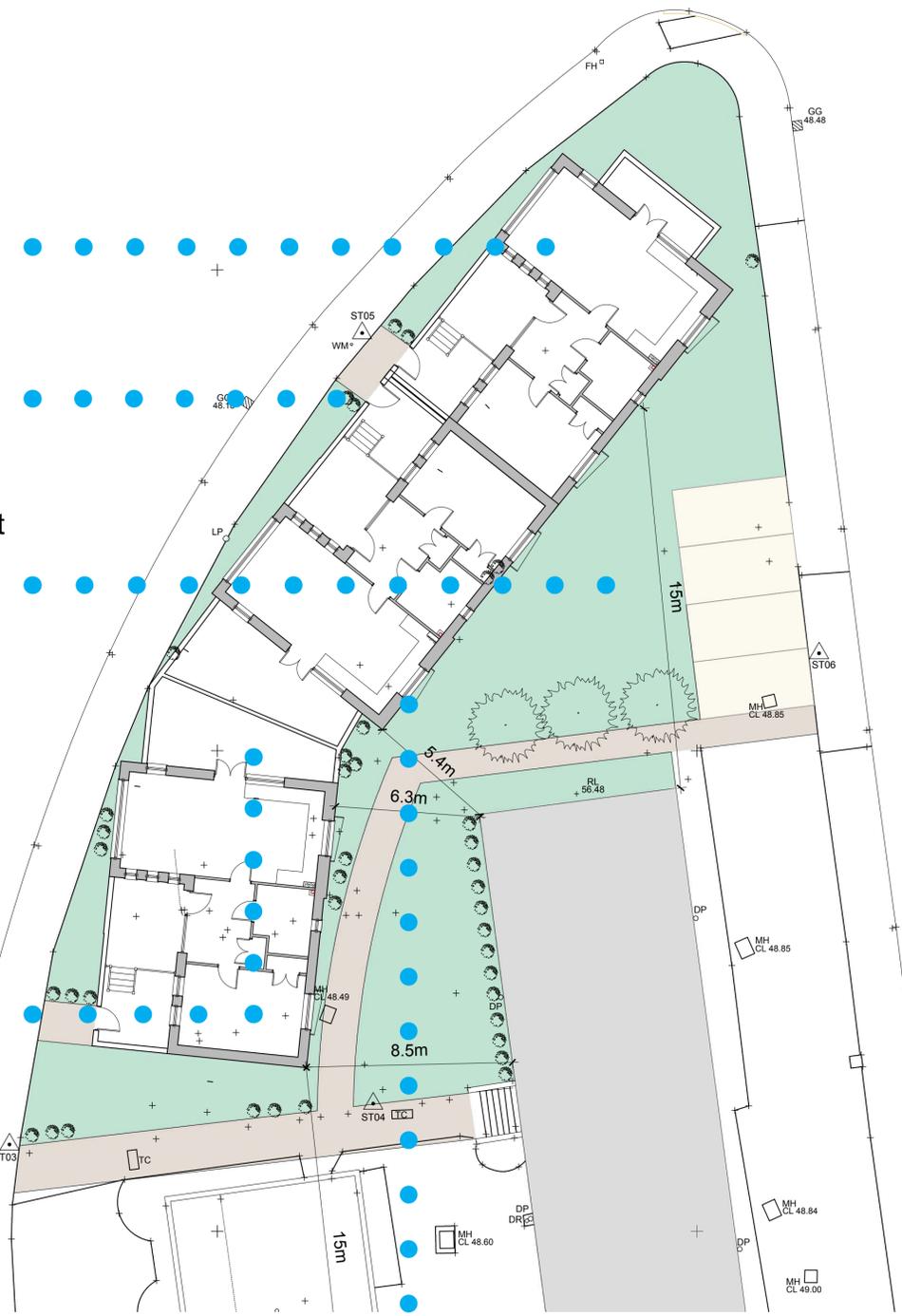
Bungalows on north site set out to turn the corner.

Street fronts softened with landscaping also enhancing habitat

Enhanced landscaping adjacent the proposed bungalows. Trees and saplings will be incorporated

Each bungalow has dedicated private amenity

Windows on east elevations to be diffused are angled to reduce over looking and maintain levels of privacy



07 SITE PARKING

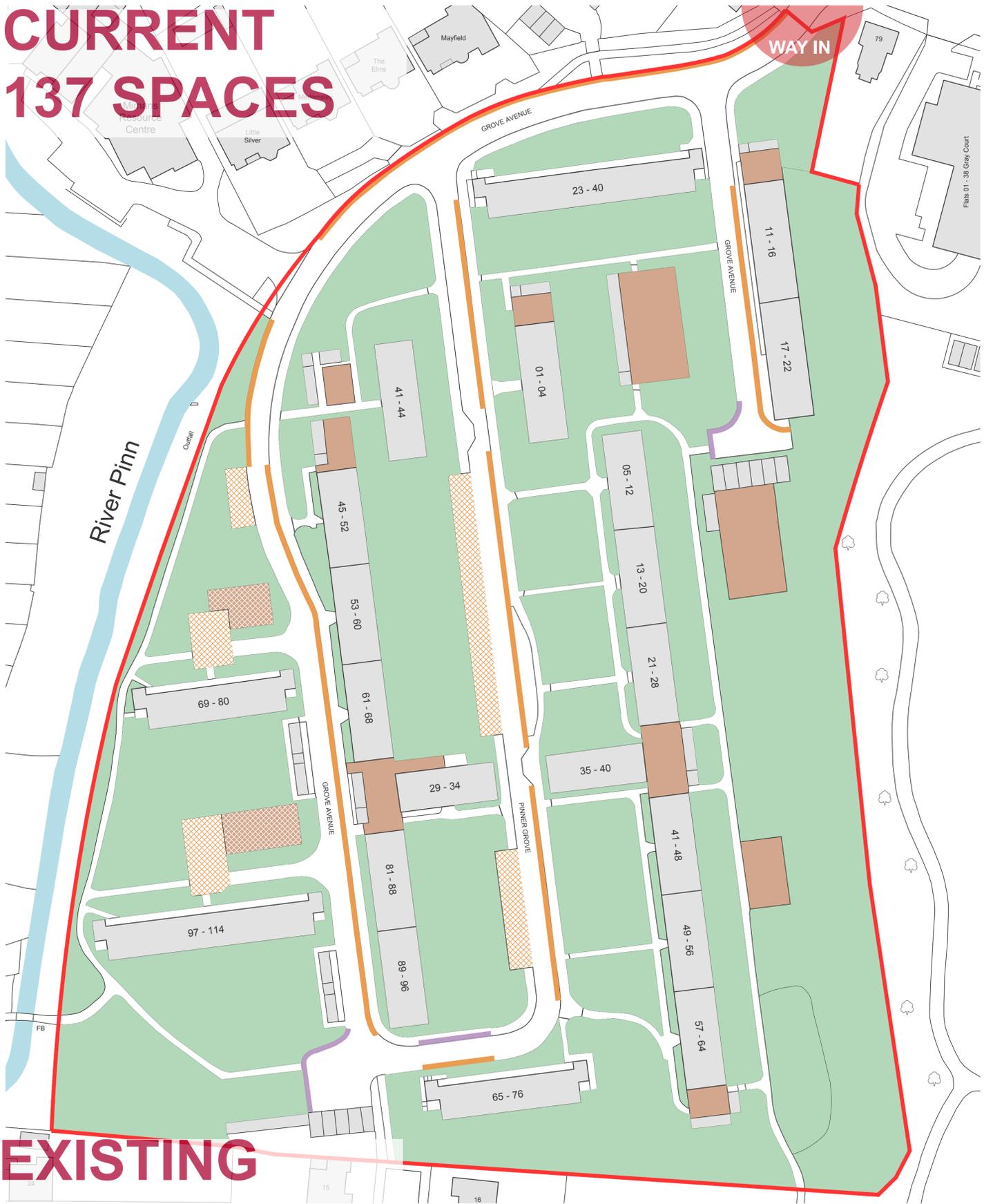
-  Informal Parking
-  Roadside Parking
-  Parking Bays

EXISTING
 Total Number of Dwellings = 180
 Existing Number of Parking Spaces = 137
 Ratio = 0.76 Spaces per Dwelling

PROPOSED
 Total Number of Dwellings = 211
 Existing Number of Parking Spaces = 191
 Ratio = 0.9 Spaces per Dwelling

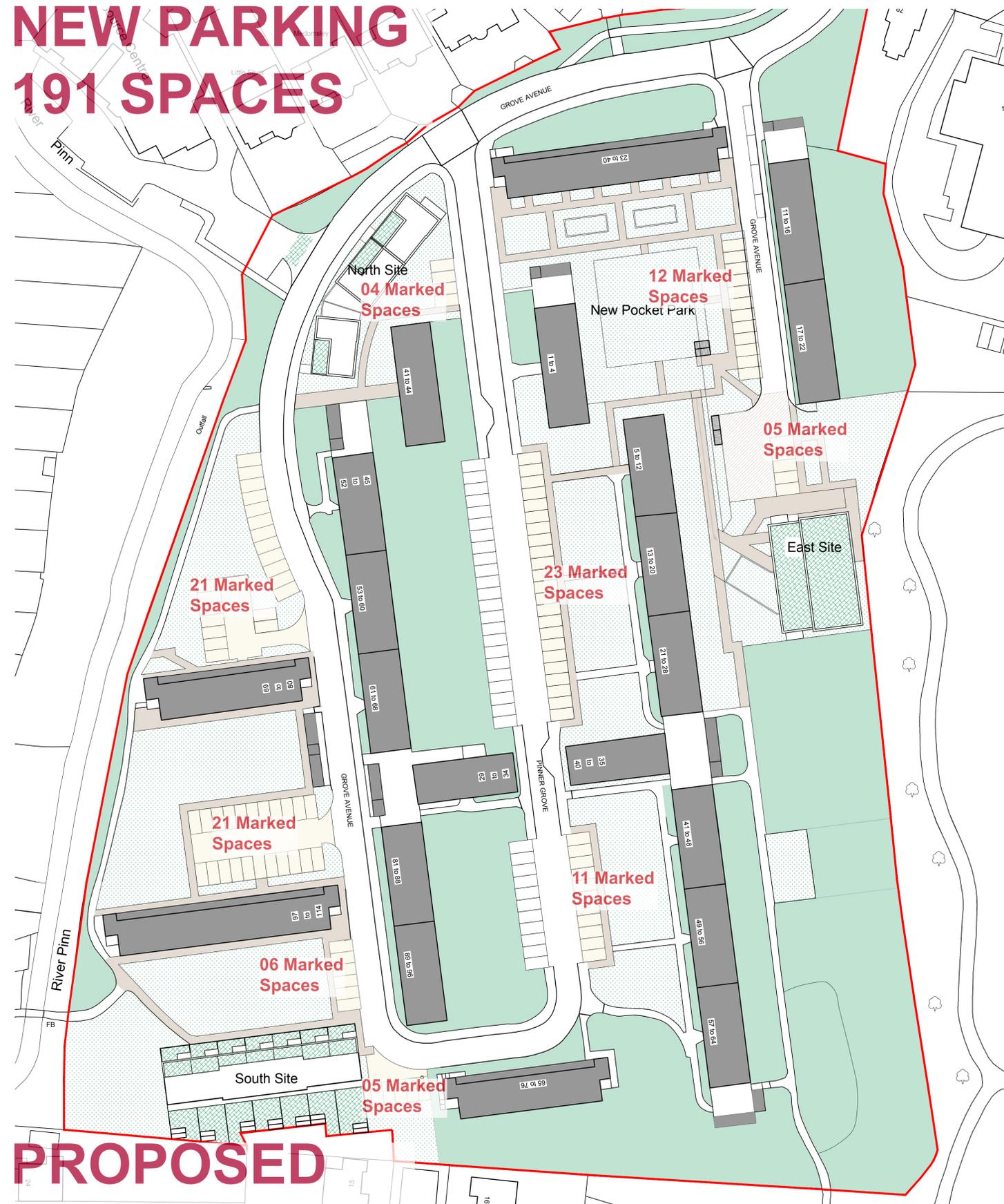
- Existing Off Street Parking Formalised to Maximise Potential
- New Marked Bays to Reduce Street Parking to Give Space to Narrow Roads
- Street Parking Still Utilised

CURRENT 137 SPACES



EXISTING

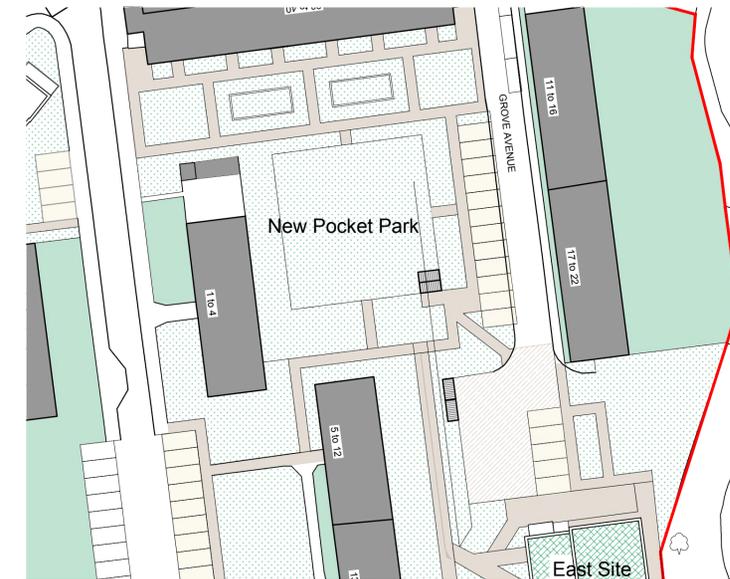
NEW PARKING 191 SPACES



PROPOSED

08 IMPROVEMENTS

PRECEDENTS



Pocket Park Concept

Pocket Park Features

A Pocket Park is a European concept aimed at bringing park-like features to urban areas such as towns and cities.

These are usually small and bespoke and designed to fit in unexpected areas such as car parking spaces. A Pocket Park is effectively a scaled down version of a park, incorporating a number of key features such as cycle parking, seating, planters, trees and flowers.



Site Storage

Refuse Collection Points

Between the blocks are storage sheds, these areas are typically run down with some of the structures beyond repair. These areas could be re-purposed into the landscape.

Across the estate there are a number of bin store locations, some are open to the amenity. The intention is to review all of these spaces to tidy and enhance the environment.