

# January Workshop Event Feedback Report

27th and 29th January 2024



**JUNIPER CRESCENT**

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## Executive Summary

Following the last exhibition events in September 2023, where residents had the opportunity to actively discuss with the design team the evolved masterplan, we invited residents to attend Workshop Events in January 2024. These events comprised of drop-in workshop sessions which allowed residents to work through the material presented with the team and explore the home layouts and landscape elements in more detail. This report provides a summary of the feedback provided by residents during the January Workshop Events. The events were held at the Salvation Army Venue on Haverstock Hill on Saturday 27<sup>th</sup> and Monday 29<sup>th</sup> January 2024.

The purpose of the 'January Workshop Events' was to provide residents the opportunity to actively discuss with the design team the home layouts and detailed landscape elements of the masterplan for Juniper Crescent and provide their feedback. In addition to setting out the next steps in the process, moving and rehousing support, future events and how residents can get involved in this journey.

The findings from this report will be used by the JV and the design team to inform the project's development, supplemented by continued engagement with the residents.



### Purpose of the Event

- Residents' key priorities and feedback from the September exhibition events
- Present the example home layouts and landscape elements to residents and collect their feedback
- Invite residents to future events and collect feedback on what they would like to see at these events
- Invite residents to join the Estate Board

### Feedback Techniques

- Exhibition banners
- Sticky notes
- Conversations with the JV, design team and Independent Advisors
- Sticker workshop activities

## INTRODUCTION

### JANUARY WORKSHOP EVENT

**Workshop dates:**

Saturday 27<sup>th</sup> January (10am - 1pm)

Monday 29<sup>th</sup> January (4pm - 7pm)

**No. of resident households who attended the events: 8**

\*Please note that some residents may not have registered at the events

This report summarises the feedback received by residents of Juniper Crescent during the January Workshop engagement events. This included two workshops attended by members from the One Housing, Countryside and PRP Architects team, as well as the Independent Advisors from Communities First. Residents were taken through the material to introduce them to the home layouts, landscape & open spaces, next steps and future events. Residents were encouraged to leave feedback on what they would like to see at future events as well as any general concerns.

Residents were invited to attend workshop events held at the Salvation Army venue on Saturday 27<sup>th</sup> January and Monday 29<sup>th</sup> January 2024. Residents were asked to note all of their comments and ideas on post-it notes; asking them what they thought of the evolved masterplan, the proposed open spaces and home layouts.

Responses gathered from the post-it notes and general feedback have been analysed, categorised and summarised within this feedback report. Where possible, all feedback has been considered and responded to in the ongoing design of the emerging masterplan, in addition to the engagement process and management.



## Summary of Workshop Feedback

### Key findings from comments collected at the workshop events

Residents were able to actively participate in the workshop event and work through all material presented with members of the design team. Respondents highlighted their key priorities and concerns on the future of Juniper Crescent.

These focused on the following: open spaces, home layouts, play & fitness, spaces for pets and adaptability of homes.

 The key priorities and concerns expressed by the residents are highlighted below:

-  Housing needs
-  Bright and spacious homes
-  Safety and security of open spaces
-  Growing spaces
-  Adaptability of homes
-  Community hub
-  Low maintenance planting
-  Separate outside area for dogs



# Landscape Activity Results

Residents were presented with a variety of precedent images which were categorised by: planting, street furniture and play features. Residents were asked to place a green sticker next to images they liked and red stickers next to any images that they disliked. The most popular precedent images and word stickers for each category have been presented below.

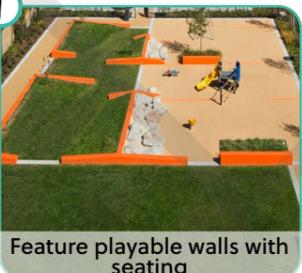
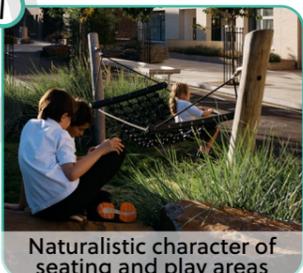
## Which types of planting do you like?

Most liked

<p>1</p>  <p><b>Edible Landscape</b> 6 Green Stickers 0 Red Stickers</p>	<p>2</p>  <p><b>Native Trees</b> 5 Green Stickers 0 Red Stickers</p>	<p>3</p>  <p><b>Amenity lawn</b> 4 Green Stickers 0 Red Stickers</p>
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## Which types of street furniture do you like?

Most liked

<p>1</p>  <p><b>Feature playable walls with seating</b> 3 Green Stickers 0 Red Stickers</p>	<p>1</p>  <p><b>Naturalistic character of seating and play areas</b> 3 Green Stickers 0 Red Stickers</p>	<p>2</p>  <p><b>Pixel Wall</b> 3 Green Stickers 1 Red Sticker</p>	<p>2</p>  <p><b>Smart Benches</b> 3 Green Stickers 1 Red Sticker</p>
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## Which types of play features do you like?

Most liked

<p>1</p>  <p><b>Basketball hoop area</b> 6 Green Stickers 0 Red Stickers</p>	<p>2</p>  <p><b>Multi-use play tower</b> 5 Green Stickers 0 Red Stickers</p>	<p>3</p>  <p><b>Courtyard spaces with door-step play areas</b> 3 Green Stickers 0 Red Stickers</p>	<p>3</p>  <p><b>Fully inclusive gathering places</b> 3 Green Stickers 0 Red Stickers</p>
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Comments and suggestions received about the landscape and open spaces:  
A full list of comments received can be found in Appendix 4.

Good the edible trees but someone has to take care of them so the fruits don't fall and rot

Growing/allotments for education - activity in the community hub can grow/maintain

Giant checkerboard - like a pixel wall where everyone can join in

Nice lawn area for pic-nics/community gatherings

Linear benches look boring - need more interesting seating

Small dog park for dogs to play and it doesn't interfere with the children's play area

Promote healthy lifestyle

Allotments - I want to grow

Don't like play trail - pets can hide behind

We need to think about our well-being

Winter is very cold - how do we get children outside we need indoor activity space

## Home Layouts Activity Results

Residents were shown a booklet with example home layouts. Residents were asked to share their opinions and feedback for the appropriate home layout.

Residents were also handed a profile card with lifestyle questions so that we were able to better understand how each individual use their homes.

The feedback from these activities is summarised below.

### What are your top priorities?

- Ground floor flat
- Increased storage
- Noise insulation between rooms
- Brighter spaces/more daylight
- Need to be adaptable to change of needs
- Space for planting and growing
- Not facing the railway
- Privacy between homes
- I would like to have views of the Roundhouse

### What do you like about the home layouts?

- 3B6P Duplex: Porch/entrance to the duplex
- 2B4P Flat: Dual aspect living room
- 2B4P Flat: Size of the garden space
- 2B4P Flat: Flexibility to open up the kitchen & living
- 2B4P Flat: Spacious balcony layout
- 2B4P Flat: Amount of desk space
- 3B6P Duplex: Living/kitchen/dining facing the terrace
- 3B6P Duplex: Having part of the garden sheltered
- 3B6P Duplex: Balcony access from bedrooms

### What are your queries about the home layouts?

- 4B8P Duplex: I don't want people on top of me throwing litter out of the window
- General: What if I move in and I don't like it?
- 2B4P Flat: I would prefer the bedrooms to be further apart
- 3B6P Duplex: Can this layout be wheelchair adaptable as my needs may change?
- 3B6P Duplex: I prefer movable panels between the kitchen/dining or to have no wall at all



# Estate Board

**A BIG THANK YOU to everyone that came to the January Workshop Events wanting to find out more about joining the Estate Board.**

## What is the latest on the Estate Board?

We are very pleased that 17 residents have already expressed interest in joining the Estate Board and 1 further resident expressed interest in joining at the September Events.

We need a diverse mix of residents who have lived on the estate for a number of years, newer residents, residents from phase 1 and 2; as well as residents that have moved and will be returning to Juniper Crescent. This will ensure that your Estate Board is representative of Juniper Crescent.

## What will the role of the Estate Board be?

The Estate Board will make sure that residents' views and ideas are at the heart of the masterplanning process, working collaboratively with the JV (One Housing and Countryside) and the Architects to develop a community vision for the estate.

There is an exciting opportunity for the Estate Board to oversee the Community Chest for residents of Juniper Crescent, ensuring that residents' benefit from the social value initiatives.

## Can I still join?

It's not too late to join. If you are a Juniper Crescent resident, passionate about your community and want to be part of an exciting new group to look at the future plans for Juniper Crescent, please come forward.

## How can I join or find out more?

If you are interested in finding out more, or would like an informal chat, please contact Raj Mondair from One Housing or Ian Simpson from Communities First.

**Raj Mondair**

✉ rmandair@riverside.co.uk  
☎ 07554 113283

**Ian Simpson**

✉ isimpson@communitiesfirst.uk.com  
☎ 07740 611817

# Appendix 1: Exhibition Banners

**HELLO AND WELCOME!**

Welcome to today's exhibition event! We hope you are well!

We are here today to build on the vision for the future Juniper Crescent with you.

Following the last event in September 2023, where we explored many aspects of the evolved masterplan; today we will present your feedback and more detailed information on home layouts and the landscape and open spaces.

The updated programme on Banner 6 presents our next events, please come along and get involved!

**WHAT WILL BE DISCUSSED AT TODAY'S EVENT?**

- Your key priorities and feedback from previous events
- The shared vision
- Your new open spaces
- Home layouts
- How to get involved and future events
- Next steps

**PLEASE COME ALONG AND GET INVOLVED!**

**MEET THE TEAM...**

- ONE HOUSING** (part of Riverside) Registered Housing Provider. A housing association and not-for-profit organisation with a strong social purpose. One Housing is a part of Riverside Group Limited and offers a wide range of housing options including homes for social rent in partnership with local authorities.
- COUNTRYSIDE** Development Partner. UK's leading mixed-tenure developer, bringing together modern and efficient delivery methods to create sustainable communities where people love to live.
- PRP** Architecture, Masterplanning & Landscape Architecture. Design led team with 60 years experience in community led housing regeneration developments in the UK and across London.
- CONNECT** Public and Stakeholder Engagement. Community and stakeholder consultation experts to deliver our wider public and stakeholder engagement.
- COMMUNITIES FIRST** Independent Tenant Advisor (ITA). Selected by tenants representatives at the start of the redevelopment process to help improve discussions between residents and One Housing, and provide confidential advice and support tenants.

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**JUNIPER CRESCENT**

**YOUR VIEWS**

**THE COLLABORATIVE JOURNEY**

Following the last workshop events in July 2023, where residents had the opportunity to actively discuss with the design team the initial design principles of the proposal for Juniper Crescent, we invited residents to attend Exhibition Events in September 2023.

The purpose of the 'September Exhibition Events' was to provide residents the opportunity to discuss with the design team the design evolution of the masterplan for Juniper Crescent and provide their feedback. In addition to setting out the next steps in the process, moving and rehousing support, future events and how residents can get involved in this journey.

**FEEDBACK FROM THE SEPTEMBER EXHIBITION EVENTS**

**YOUR KEY PRIORITIES**

- Service charges
- Building heights and stepped massing
- Housing needs
- Tenure mix
- Phasing and construction
- Safety and security of open spaces
- Masterplan evolution
- Traffic and congestion

**YOU TOLD US**

What do you think about the evolving masterplan?

Like 57% Dislike 43%

What do you think about the proposed communal open spaces?

Most Popular: Communal Gardens Local Popular: Multifunctional Spaces

Civic Landscape

What do you think about the following heritage features and building materials?

Most Popular: Murals Local Popular: Dark Red Brick

Grey Brick

**YOUR COMMENTS AND FEEDBACK**

- I like the prominent colour brick and artwork
- The layout needs to be aligned
- I like the idea of local art to become part of the design
- I really liked the stepping topology of the building
- I really like the new open space - it feels more open
- I like the shape of the special moment building - interesting work
- Noticed new developments recently and these brick colours really stand out

**PLEASE JOIN US AND GET INVOLVED!**

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**JUNIPER CRESCENT**

## KEY UPDATES

### WE ARE COMMITTED TO SUPPORTING YOU

We want your journey to a new home to be a success, and we are committed to supporting you both financially and by working with you every step of the way. You will be given the help and support you need with all moves; whether you want to stay on the estate, move to another home in Juniper Crescent, or leave Juniper Crescent, we will support you.

The dedicated One Housing regeneration team will help arrange everything from packers, movers and handy people.

Please see the A1 Rehousing Process Board for more information on the bidding, shortlisting and viewing process.

### MOVING & REGISTRATIONS

- 36 ADULT CHILDREN REGISTERED
- 13 ADULT CHILDREN HAVE ACCEPTED PROPERTIES
- 24 HOUSEHOLDS HAVE MOVED

PLEASE ASK A MEMBER OF THE TEAM TODAY IF YOU HAVE ANY QUESTIONS!

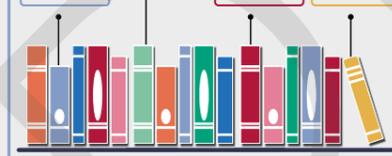
### UPCOMING DESIGN FREEZE & DOCUMENTS TO BE PRODUCED

The 'design freeze' is a key point in the project journey when the final design is approved. After this point, the below reports, plans and documents can all be produced.

A set of documents, plans and drawings will be produced to accompany the detailed planning application. This collection of information will provide details on the proposed development including: landscape and open space strategy, building heights, number of homes and their layout, car and cycle parking, access strategy, architectural quality and material palette.

- DESIGN & ACCESS STATEMENT**  
A document which outlines the key design principles and strategies that have informed the proposals, including the arrangement of buildings and open spaces, proposed heights, parking, access, servicing, materials, etc.
- PLANS AND DRAWINGS**  
A collection of drawings which illustrate indicative landscape proposals, home layouts, building plans, elevations and sections.
- TECHNICAL REPORTS**  
A collection of technical reports outlining how the proposed development will ensure a high quality living environment will be produced by specialist consultants.
- PLANNING STATEMENT**  
Identifies the need for a proposed development within the context of the site. This statement also highlights how the proposed development accords with relevant planning policies.

- Indicative list of technical reports to be produced:**
- Sustainability and Energy Statement
  - Planning Statement
  - Daylight, Sunlight and Overheading Assessment
  - Air Quality Statement
  - Noise and Vibration Assessment
  - Transport Statement
  - Statement of Community Involvement
  - Flood Risk Assessment and Drainage Strategy
  - Townscape and Visual Impact Assessment
  - Overheating Assessment
  - Ecology Statement
  - Financial Viability Statement
  - Fire Statement
  - Wind and Microclimate Assessment



## A SHARED VISION

The vision for the new Juniper Crescent neighbourhood is a shared one. You have helped us to understand what type of place Juniper Crescent should become and what it needs to achieve to be a success. You have told us that this shared vision should consider Juniper Crescent as a neighbourhood in its own right. A corner of Camden that is sheltered from the hustle and bustle but has its own distinctive feel.

The shared vision presented to you today is about building high-quality modern homes set in a vibrant green neighbourhood with beautiful spaces designed to provide a variety of vibrant spaces for people to socialise and relax.

### THE MASTERPLAN



### AERIAL VIEW OF THE MASTERPLAN VISION



## TODAY'S ACTIVITIES

Today we have prepared 2 workshop tables, each with a different activity which should take around 5-10 minutes to complete. The aim is to rotate around the tables to take part in all activities.

PLEASE JOIN US AND GET INVOLVED!

### KEY THEMES

- LANDSCAPE & OPEN SPACES**
- HOME LAYOUTS**

- 1** Come explore with us the proposed open spaces and public areas!
- 2** Come and take a look at the proposed home layouts and let us know what you think!

### TABLE 1 INSTRUCTIONS

- 1 There are 3x A3 sheets with precedent images for the different key landscape elements on the masterplan. Please place a green sticker to highlight which precedent images you like and a red sticker for any images you dislike.

### TABLE 2 INSTRUCTIONS

- 1 Please fill in your profile card with brief information about you and your household, so that we can better understand your lifestyle and personal needs.
- 2 Take a look at the booklet which contains different types of example home layouts for the proposed flats and duplexes. Precedent images and annotations have been used so that you can envision how your new home could look and feel. Please write down your opinions and feedback under the home layouts.

## FUTURE EVENTS AND PROGRAMME

### JOIN US TO COLLABORATIVELY DESIGN THE FUTURE OF JUNIPER CRESCENT

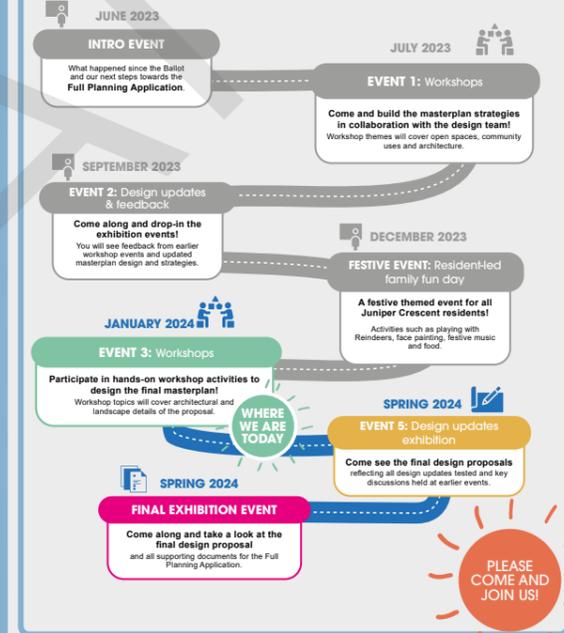
A big thank you to everyone who joined us at our previous events last year, we gained valuable feedback from you and we hope that everyone found these events useful and informative.

As we work our way towards planning submission for Juniper Crescent in Spring 2024, we would like to invite you to a series of engagement events to collaboratively design the proposals for Juniper Crescent.

We would like to invite you to a wide variety of events so that you can get involved throughout the planning application process. These will take place in the form of drop-in exhibitions and design feedback events. Below, an indicative programme timeline provides a summary of the key next engagement events.



### PROGRAMME



## NEXT STEPS

### WHAT HAPPENS NEXT?

Following this workshop event, we will continue refining the masterplan and will be communicating with you regarding the upcoming design engagement events.

We invite you to take an active role in designing the future of Juniper Crescent with our design team.



### HOW WOULD YOU LIKE TO BE KEPT INFORMED AND INVOLVED IN THE FUTURE?

**KEEP INFORMED AND GET INVOLVED!**

- Drop-in exhibition events
- Workshop activities
- Newsletters
- Noticeboard posters
- Coffee mornings
- 1-2-1 meetings
- WhatsApp group
- Email
- Website

PLEASE USE THE STICKY NOTES PROVIDED TO LET US KNOW HOW YOU WOULD LIKE TO BE INFORMED.

### WOULD YOU LIKE TO JOIN THE ESTATE BOARD?

As part of the regeneration, we have set up a Juniper Crescent Estate Board for the new development, consisting of residents, One Housing, Countryside and the project team.

- AN OPPORTUNITY TO BE INVOLVED IN THE ONGOING MANAGEMENT OF THE ESTATE
- BE PART OF A FORUM AND HELP US DEVELOP THE ENGAGEMENT PROGRAMME
- ESTABLISH LOCAL PRIORITIES AND DEVELOP IDEAS
- PLAY A KEY ROLE IN MONITORING OUR COMMITMENTS

### SPEAK TO THE TEAM



The board meet on the first Tuesday of every month, with flexibility to increase or decrease frequency when needed.

The next meeting is **Tuesday 6th February, 18:30 - 19:30** at Castlehaven Community Association!

If you would like a 1:1 consultation, please speak to Jay Simpson and the Communities First team.

Many members of the team are on hand today and are available to answer any questions that you may have.

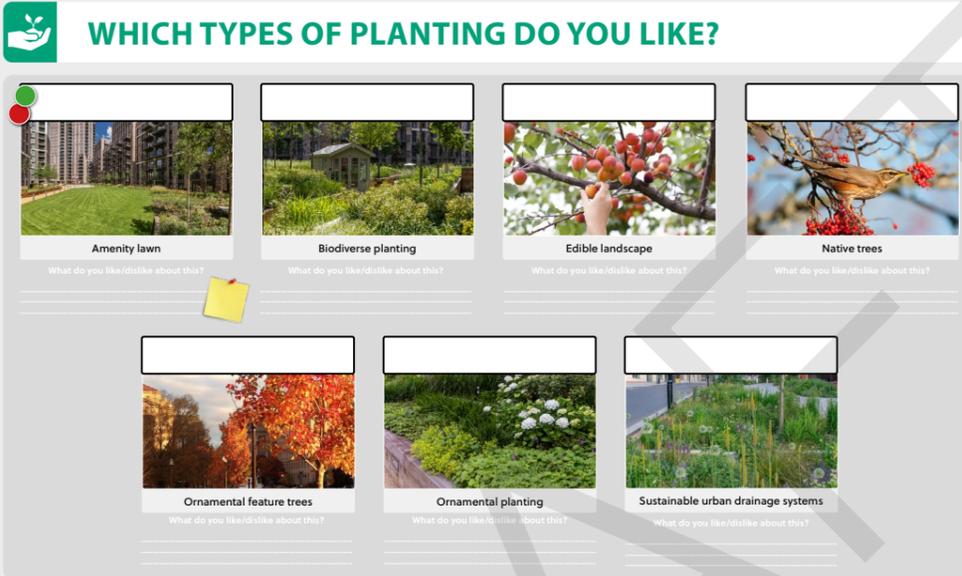
**JOIN THE ESTATE BOARD!**

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**JUNIPER CRESCENT**

## Appendix 2: Landscape Workshop Activity

### WHICH TYPES OF PLANTING DO YOU LIKE?



Activity board for planting preferences with seven categories and sticky notes for feedback:

- Amenity lawn
- Biodiverse planting
- Edible landscape
- Native trees
- Ornamental feature trees
- Ornamental planting
- Sustainable urban drainage systems

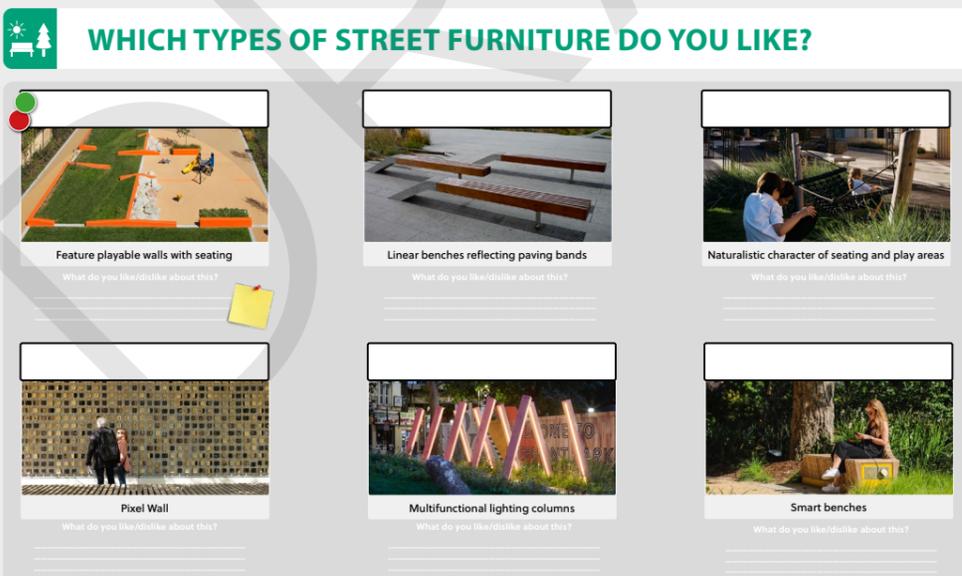
Image credits:

- PRP Scheme
- PRP Scheme
- https://i.pinimg.com
- https://2.grnd.mirror.co.uk
- https://www.itsa.com
- PRP Scheme
- https://www.designweek.org.uk

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### WHICH TYPES OF STREET FURNITURE DO YOU LIKE?



Activity board for street furniture preferences with six categories and sticky notes for feedback:

- Feature playable walls with seating
- Linear benches reflecting paving bands
- Naturalistic character of seating and play areas
- Pixel Wall
- Multifunctional lighting columns
- Smart benches

Image credits:

- PRP Scheme
- Alford Place
- High Line
- King's Crescent
- Queen Elizabeth Olympic Park
- The Meadow at Elephant Park

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## Appendix 3: Home Layouts Workshop Activity

### Profile Cards

### WHICH TYPES OF PLAY FEATURES DO YOU LIKE?

**Image credits:**  
 1. Gascoigne Park - Turkington Martin  
 2. PRP Scheme  
 3. PRP Scheme  
 4. https://www.easthropeschool.com  
 5. https://www.martinstone.co.uk  
 6. Ravensbourne University London  
 7. Lulu Studio

**Logos:** CommunitiesFirst, PRP, One Housing, Riverside, Countryside Partnerships

**JUNIPER CRESCENT**

### MY PROFILE

**What is your name?**  
 .....

**How many people are in your household?**  
 .....

**What is your age range?**

0-13  30-39  60-69   
 13-19  40-49  70+   
 20-29  50-59

**What type of home do you currently live in?**

1 Bed Flat  3 Bed House   
 2 Bed Flat  4 Bed House

**Have your priorities changed since the ballot?** Yes  No

**What are your top 3 priorities for your new home?**  
 Please rate your top 3 (with 1 being your highest priority)

Increased storage space   
 Working from home facilities   
 Noise insulation between rooms   
 Brighter spaces/more daylight   
 Other .....

### MY HOME

**What are your top 3 priorities for your garden/balcony?**  
 Please rate your top 3 (with 1 being your highest priority)

Views across London   
 Space to socialise   
 Space for planting and growing   
 Privacy between homes   
 Other .....

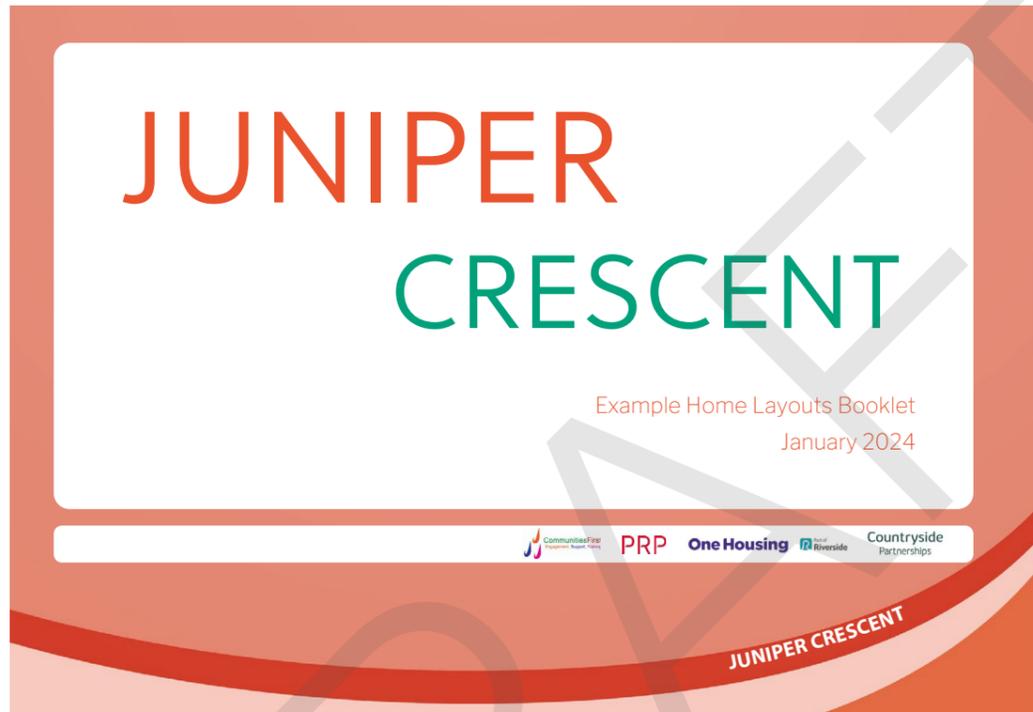
**Where do you spend the most time?**

Kitchen  Living room   
 Bedroom  Bathroom   
 Other .....

**What do you like to do at home?**

Study/work  Relax   
 Cook  Exercise   
 Other .....

**Are there any other priorities which should be considered in relation to the design of your home?**  
 .....  
 .....



CONTENTS

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2 bedroom, 3 person flat (upper floor)	5
2 bedroom, 4 person flat (upper floor)	6
3 bedroom, 6 person flat (upper floor)	7
3 bedroom, 6 person multigenerational (upper level)	8
4 bedroom, 6 person flat (upper level)	9
<b>Duplex Example Layouts</b>	<b>10</b>
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2 bedroom, 4 person duplex (upper level)	12
3 bedroom, 6 person duplex (ground floor)	13
3 bedroom, 6 person duplex (upper floor)	14
4 bedroom, 8 person duplex (ground floor)	15
4 bedroom, 8 person duplex (upper floor)	16
5 bedroom, 8 person duplex (ground floor)	17

# FLATS

1 BEDROOM FLAT - EXAMPLE HOME LAYOUT

\* Please note that the example plans are not to scale

1 bedroom, 2 person flat (upper floor)



London space standards: 50 m2

\* If you live in a flat with a garden you will be offered a flat with an enhanced private amenity.

PLEASE ADD YOUR COMMENTS

No home will be smaller than existing properties.

For all design variations and information about your existing property contact the Regeneration team. This drawing illustrates internal layout and private amenity for this type of property. The exact configuration is subject to planning and further engagement with Juniper Crescent residents.

## 2 BEDROOM FLAT - EXAMPLE HOME LAYOUT

\* Please note that the example plans are not to scale

2 bedroom, 3 person flat (upper floor)



London space standards: 61 m2

\* If you live in a flat with a garden you will be offered a flat with an enhanced private amenity.

PLEASE ADD YOUR COMMENTS

PRP One Housing Countryside Partnerships

No home will be smaller than existing properties.

For all design variations and information about your existing property contact the Regeneration team. This drawing illustrates internal layout and private amenity for this type of property. The exact configuration is subject to planning and further engagement with Juniper Crescent residents.

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## 3 BEDROOM FLAT - EXAMPLE HOME LAYOUT

\* Please note that the example plans are not to scale

3 bedroom, 6 person flat (upper floor)



London space standards: 95 m2

PLEASE ADD YOUR COMMENTS

PRP One Housing Countryside Partnerships

No home will be smaller than existing properties.

For all design variations and information about your existing property contact the Regeneration team. This drawing illustrates internal layout and private amenity for this type of property. The exact configuration is subject to planning and further engagement with Juniper Crescent residents.

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## 2 BEDROOM FLAT - EXAMPLE HOME LAYOUT

\* Please note that the example plans are not to scale

2 bedroom, 3 person flat (upper floor)



London space standards: 61 m2

\* If you live in a flat with a garden you will be offered a flat with an enhanced private amenity.

PLEASE ADD YOUR COMMENTS

PRP One Housing Countryside Partnerships

No home will be smaller than existing properties.

For all design variations and information about your existing property contact the Regeneration team. This drawing illustrates internal layout and private amenity for this type of property. The exact configuration is subject to planning and further engagement with Juniper Crescent residents.

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## 3 BEDROOM FLAT - EXAMPLE HOME LAYOUT

\* Please note that the example plans are not to scale

3 bedroom, 6 person multigenerational flat (upper level)



London space standards: 95 m2

PLEASE ADD YOUR COMMENTS

PRP One Housing Countryside Partnerships

No home will be smaller than existing properties.

For all design variations and information about your existing property contact the Regeneration team. This drawing illustrates internal layout and private amenity for this type of property. The exact configuration is subject to planning and further engagement with Juniper Crescent residents.

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## 4 BEDROOM FLAT EXAMPLE LAYOUT

\* Please note that the example plans are not to scale

4 bedroom, 6 person flat (upper level)



London space standards: 99 m2

PLEASE ADD YOUR COMMENTS

No home will be smaller than existing properties.

For all design variations and information about your existing property contact the Regeneration team. This drawing illustrates internal layout and private amenity for this type of property. The exact configuration is subject to planning and further engagement with Juniper Crescent residents.

PRP One Housing Countryside

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## 2 BEDROOM DUPLEX EXAMPLE LAYOUT

\* Please note that the example plans are not to scale

2 bedroom, 4 person duplex (ground floor)  
London space standards: 79 m2



Lower floor

Garden area  
20-25 m²



Upper floor

PLEASE ADD YOUR COMMENTS

No home will be smaller than existing properties.

For all design variations and information about your existing property contact the Regeneration team. This drawing illustrates internal layout and private amenity for this type of property. The exact configuration is subject to planning and further engagement with Juniper Crescent residents.

PRP One Housing Countryside

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## 2 BEDROOM DUPLEX EXAMPLE LAYOUT

\* Please note that the example plans are not to scale

2 bedroom, 4 person duplex (upper floor)  
London space standards: 79 m2

No home will be smaller than existing properties.

For all design variations and information about your existing property contact the Regeneration team. This drawing illustrates internal layout and private amenity for this type of property. The exact configuration is subject to planning and further engagement with Juniper Crescent residents.

PLEASE ADD YOUR COMMENTS



Lower floor

Terrace area  
20-25 m²



Upper floor

PRP One Housing Countryside

12

# DUPLEXES

10

### 3 BEDROOM DUPLEX EXAMPLE LAYOUT

\* Please note that the example plans are not to scale

3 bedroom, 6 person duplex (ground floor)  
London space standards: 102 m<sup>2</sup>

No home will be smaller than existing properties.

For all design variations and information about your existing property contact the Regeneration team. This drawing illustrates internal layout and private amenity for this type of property. The exact configuration is subject to planning and further engagement with Juniper Crescent residents.

PLEASE ADD YOUR COMMENTS



### 4B DUPLEX EXAMPLE LAYOUT

\* Please note that the example plans are not to scale

4 bedroom, 8 person duplex (ground floor)  
London space standards: 124 m<sup>2</sup>



PLEASE ADD YOUR COMMENTS

### 3 BEDROOM DUPLEX EXAMPLE LAYOUT

\* Please note that the example plans are not to scale

3 bedroom, 6 person duplex (upper floor)  
London space standards: 102 m<sup>2</sup>



PLEASE ADD YOUR COMMENTS

No home will be smaller than existing properties.  
For all design variations and information about your existing property contact the Regeneration team. This drawing illustrates internal layout and private amenity for this type of property. The exact configuration is subject to planning and further engagement with Juniper Crescent residents.

### 4B DUPLEX EXAMPLE LAYOUT

\* Please note that the example plans are not to scale

4 bedroom, 8 person duplex (upper floor)  
London space standards: 124 m<sup>2</sup>

No home will be smaller than existing properties.

For all design variations and information about your existing property contact the Regeneration team. This drawing illustrates internal layout and private amenity for this type of property. The exact configuration is subject to planning and further engagement with Juniper Crescent residents.

PLEASE ADD YOUR COMMENTS



**5B DUPLEX EXAMPLE LAYOUT**

\* Please note that the example plans are not to scale

5 bedroom, 8 person duplex (Ground Floor)  
London space standards: 128 m<sup>2</sup>

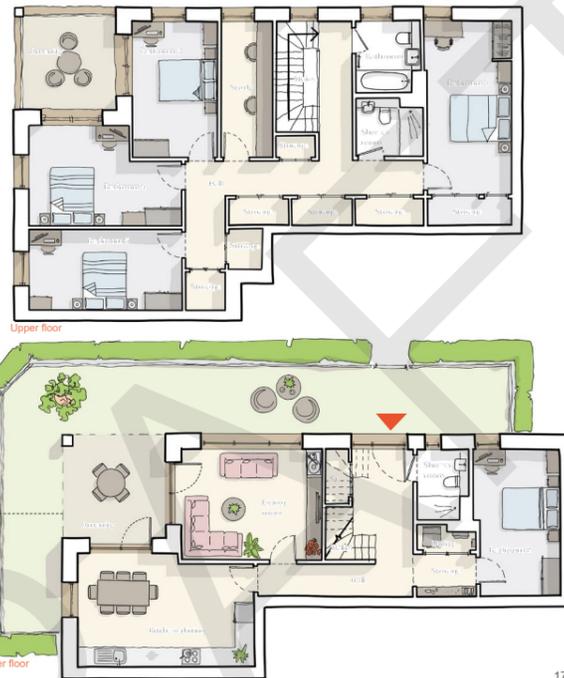
**PLEASE ADD YOUR COMMENTS**

Empty dashed-line box for comments.

**No home will be smaller than existing properties.**

For all design variations and information about your existing property contact the Regeneration team. This drawing illustrates internal layout and private amenity for this type of property. The exact configuration is subject to planning and further engagement with Juniper Crescent residents.

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**Appendix 4: Event Pictures**



## Appendix 5: Post-It Note Comments

### Workshop activity sticky notes

Full record of comments received on sticky notes on the display banners

#### Landscape & Open Spaces

- Good the edible trees but someone has to take care of them so the fruits don't fall and rot
- Growing/allotments for education - activity in the community hub can grow/maintain
- Outdoor fitness equipment - I like the idea
- Giant checkerboard - like a pixel wall where everyone can join in
- Nice lawn area for pic-nics/community gatherings
- Linear benches look boring - need more interesting seating
- Table-tennis - could there be a built-in chess board on the table?  
Or a multi-purpose table where you can pull up chairs and play different games and do arts and crafts.  
It should be located near the community hub.
- Small dog park for dogs to play and it doesn't interfere with the children's play area
- I like evergreens - mixture of trees and plants, low maintenance
- The estate board can discuss who runs the community hub on the new estate
- Find out what St Georges have that we don't and vice versa so that we can share facilities
- We need to think about our well-being
- Promote healthy lifestyle
- Allotments - I want to grow
- Winter is very cold - how do we get children outside we need indoor activity space
- Make sure that all green spaces are usable - people will be allowed to use
- Currently dogs use all the play areas. I would like a clear boundary between the areas for pets and children
- Growing vegetables
- Don't like play trail - pets can hide behind
- The main thing is to focus on children - adults don't like that they are standing around in blocks. Activities keep them entertained
- Parents can use outdoor gyms while children aren't playing
- Trees are nice if they are away from the gardens - all the leaves fall into our gardens
- Don't like smart benches - attracts the public and it's not safe



#### Home Layouts

- 4B8P Duplex  
I don't want people on top of me throwing litter out of the window  
I prefer to be where there are 5 levels not 8  
I have my own wardrobe for the main bedroom
- 2B4P Duplex Ground Floor  
I have a ground floor preference.  
Not facing the railway
- 2B4P Flat  
I prefer the resident offer 2B4P flat  
I like that the bedrooms were further apart  
Queried about having the two bedrooms on either side of the living room  
Liked the new balcony layout, more spacious and providing access to living and one of the bedrooms  
Liked both living and one of the bedrooms being dual aspect  
Liked the flexibility to open up the kitchen and living room  
Liked the about of desk space in the kitchen and living room, as well as in both bedrooms
- 3B6P Duplex Upper Floor  
I like it  
Happy with the layout especially with the LDK flexibility facing the terrace and the bathroom windows  
Asked if it would be possible to have movable panels between the kitchen/dining or to have no wall at all
- 3B6P Duplex Ground Floor  
Very happy with the entrance portico and about having now a balcony at the first level too, with access from two bedrooms  
Queried about the width of the doors and whether this layout can be wheelchair adaptable.  
Queried what would happen if her needs/circumstances were to change  
Happy about the size of her new garden, mentioned it is nice to be included a sheltered area/portico
- General  
I like the idea of an entrance porch which is shaded by the balcony above  
Peoples needs may change in the next few years  
I like the idea of the porch/entrance to the duplex  
I really like the size of the garden space  
What if I move in and I don't like it?  
If my situation changes - homes need to be adaptable to change of needs.  
There is a potential I will need a wheelchair accessible home  
I would like to have views of the Roundhouse as my current home does



## Appendix 6: Rehousing Board

### REHOUSING PROCESS

Before new homes can be built, all residents in Phase 1 (Nos 45 to 120 Juniper Crescent) must be rehoused successfully by October 2025. This averages to 2 to 3 households moving a month.

#### THE BIDDING PROCESS

For those assured tenants who are registered, you can view properties on Home Connections.

- Please read the advertisement carefully before bidding on a property. In some cases, the regeneration team may have further information about the property.
- Check you are happy with the location, floor level, whether there is a lift, number of bedrooms and size of the property.
- If you have a disability, please note any comments in the advertisement regarding access, such as entrance steps or whether the property has a lift.
- You can bid for more than one property, but you will only offered one property at a time.

#### SHORTLISTING

One Housing updated its local letting plan following the successful Juniper Crescent ballot in December 2022 so households going through regeneration can be awarded the highest priority.

- Band 1 status has been given to Phase 1 households (Nos 45 to 120 Juniper Crescent)
- Band 2 status has been given to Phase 2 households (Nos 1 to 44 Juniper Crescent)

If more than one household expresses an interest in a property, priority will be given by:

- Medical need
- Permanent move (not returning to Juniper Crescent)
- Overcrowding
- Time held on an One Housing tenancy.

If more than one adult child expresses an interest in a property, priority will be given by:

- Overcrowding
- Ability to afford to live independently
- Remaining household to move permanently (not requested a double decant)

#### VIEWINGS

We will short-list up to two households to view each property. If you are shortlisted, then we will contact you by phone or email to arrange a viewing.

- Viewings are at short notice, so it is very important that we have your correct contact details. If your contact details have changed please contact the Regeneration Team.
- Properties are advertised when we receive notice, so may have people living in it so please do not approach the property until invited to view.
- There may still be works being done to the property to make it ready for letting when you attend a viewing.
- Although there is no penalty for turning down a property after viewing it, please consider it very carefully before refusing. If you change your mind later it may be too late, as the property will have been offered to someone else who wanted it.

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One Housing Regeneration team members were on hand to answer any questions and concerns around the rehousing process.

Independent Advisors were also available for anyone that wanted 1-2-1 confidential advice.

