

# 1 ACTON GARDENS PHASES 9.3, 9.5 and 9.6

## WELCOME

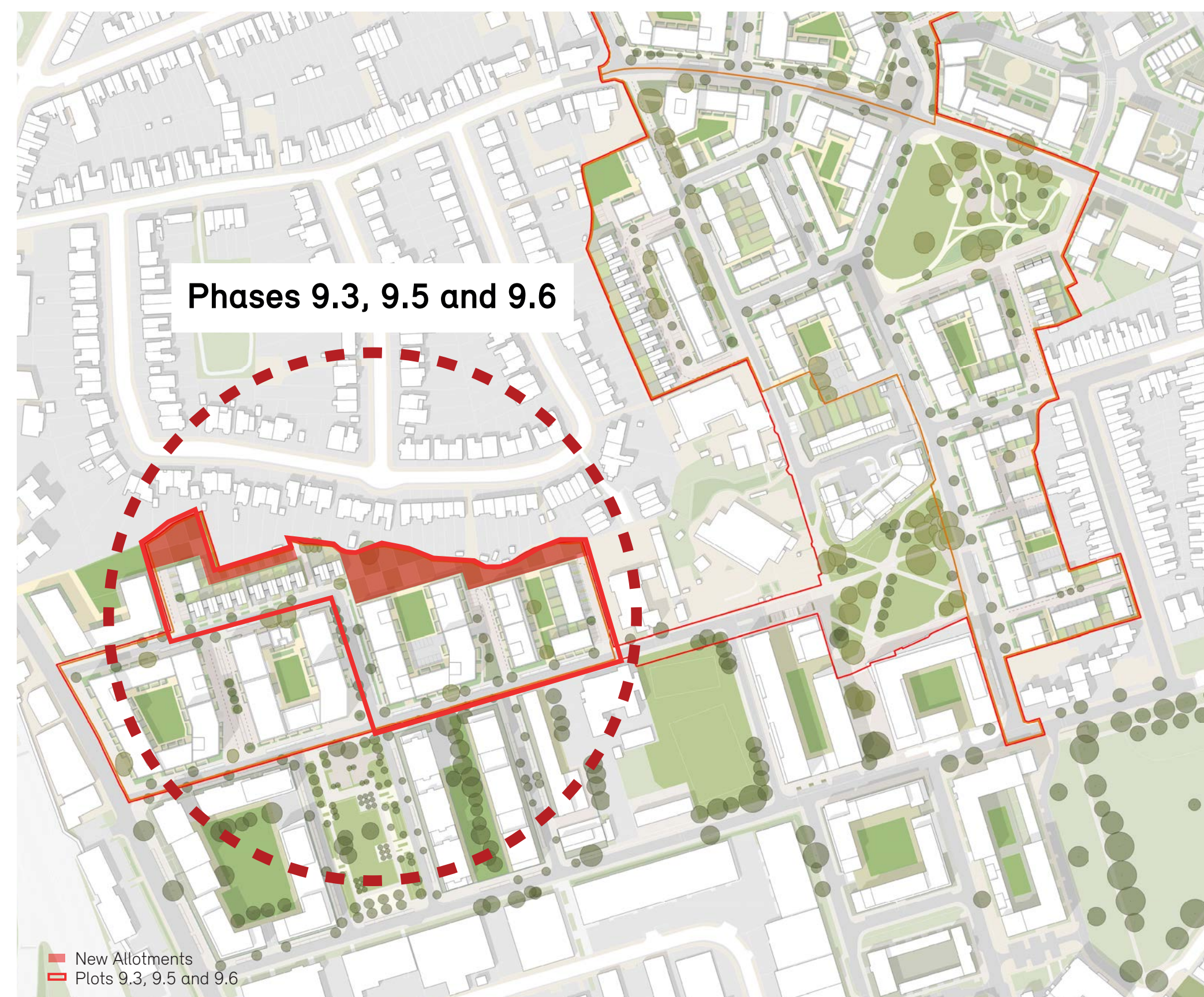
### The Brief

Welcome to our public consultation. The architects Pollard Thomas Edwards are designing several new buildings for Acton Gardens Phases 9.3, 9.5 and 9.6 which respond to the parameters and guidelines consented as part of the 2018 approved Hybrid Outline Application which revised the remaining area of the Acton Gardens Masterplan.

These blocks, placed along Osborne and Enfield Road, next to the recently constructed Phases 9.1 and 9.2, represent the next piece of Acton Gardens.

Members of the development team are available to answer any questions and talk you through the proposal via the online presentation. we welcome your feedback and comments or queries you may have.

We look forward to meeting you all.



Phases 9.3, 9.5 and 9.6  
Location in the consented revised masterplan



Phases 9.3, 9.5 and 9.6  
Site Plan



# 2 ACTON GARDENS PHASES 9.3, 9.5 and 9.6

## CONSENTED REVISED MASTERPLAN



Phases 9.3, 9.5 and 9.6  
Location

### Development Plots



- Key**  
(note: see guides for further clarification and definitions)
- Outline Planning Application Line Boundary
  - Open Space
  - Allotments
  - Internal Plot Edge with Flexible Direction
  - Land Parcel
  - Development Plot
  - Courtyard within Plot
  - Through route to be determined at detailed design

### Access and Circulation



- Key**  
(note: see guides for further clarification and definitions)
- Outline Planning Application Line Boundary
  - Open Space
  - Allotments
  - Direction and Limit of Deviation of Zone of Flexibility
  - Land Parcel
  - Zone of Flexibility
  - Through route to be determined at detailed design
  - Proposed Primary Connection
  - Proposed Secondary Connection
  - Proposed Tertiary Connection
  - Existing Primary Connection
  - Existing Secondary Connection
  - Existing Tertiary Connection

### Building Heights



- Key**  
(note: see guides for further clarification and definitions)
- Outline Planning Application Line Boundary
  - Open Space
  - Allotments
  - Development Plot
  - Approximate existing site level (meters)
  - Courtyard
  - Potential Building Subdivisions
  - 0-3 Storeys (max. AGL 12.60m)
  - 4-6 Storeys (max. AGL 24.15m)
  - 7-9 Storeys (max. AGL 34.05m)
  - 10-12 Storeys (max. AGL 43.95m)
  - 13-15 Storeys (max. AGL 53.85m)
  - 16-20 Storeys (max. AGL 70.35m)



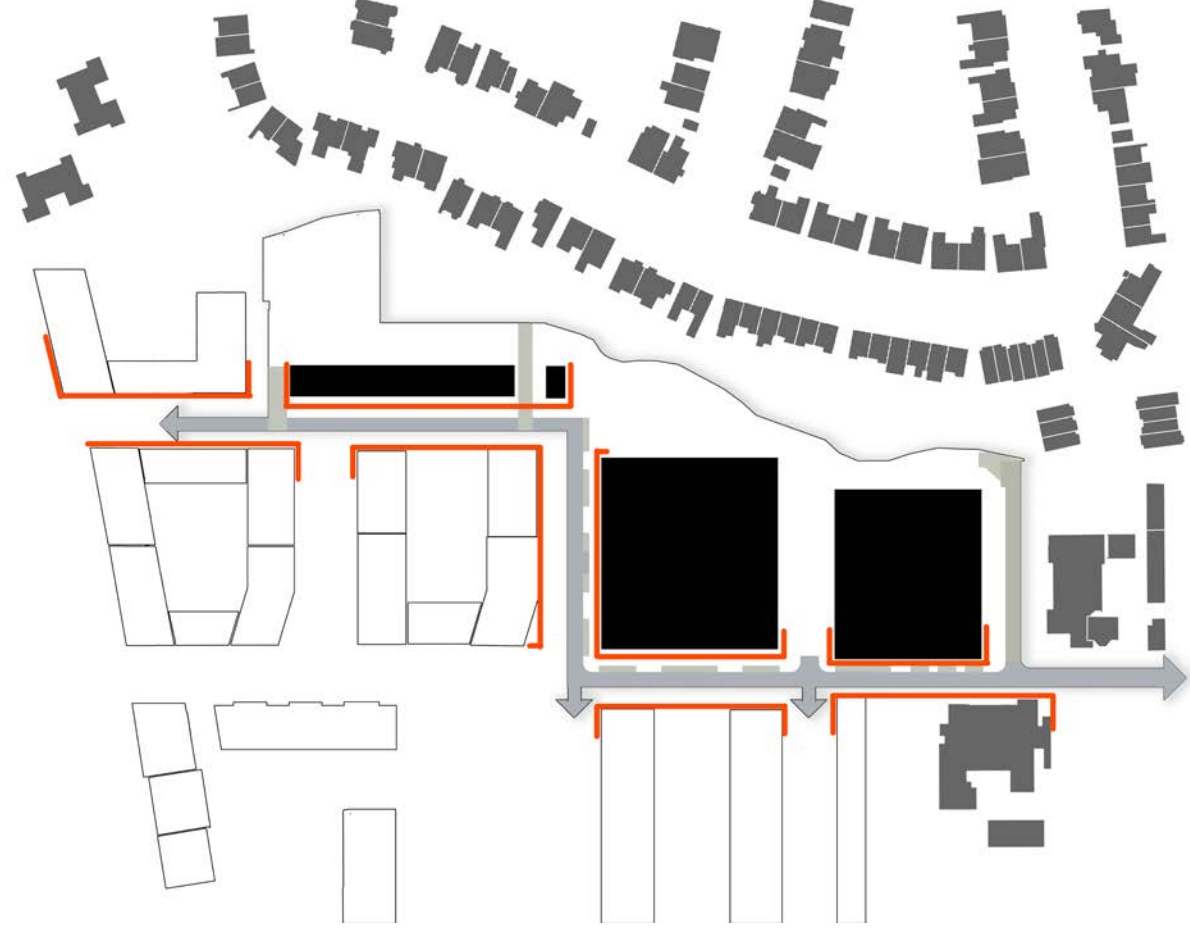
# 3 ACTON GARDENS PHASES 9.3, 9.5 and 9.6

## THE PROPOSAL

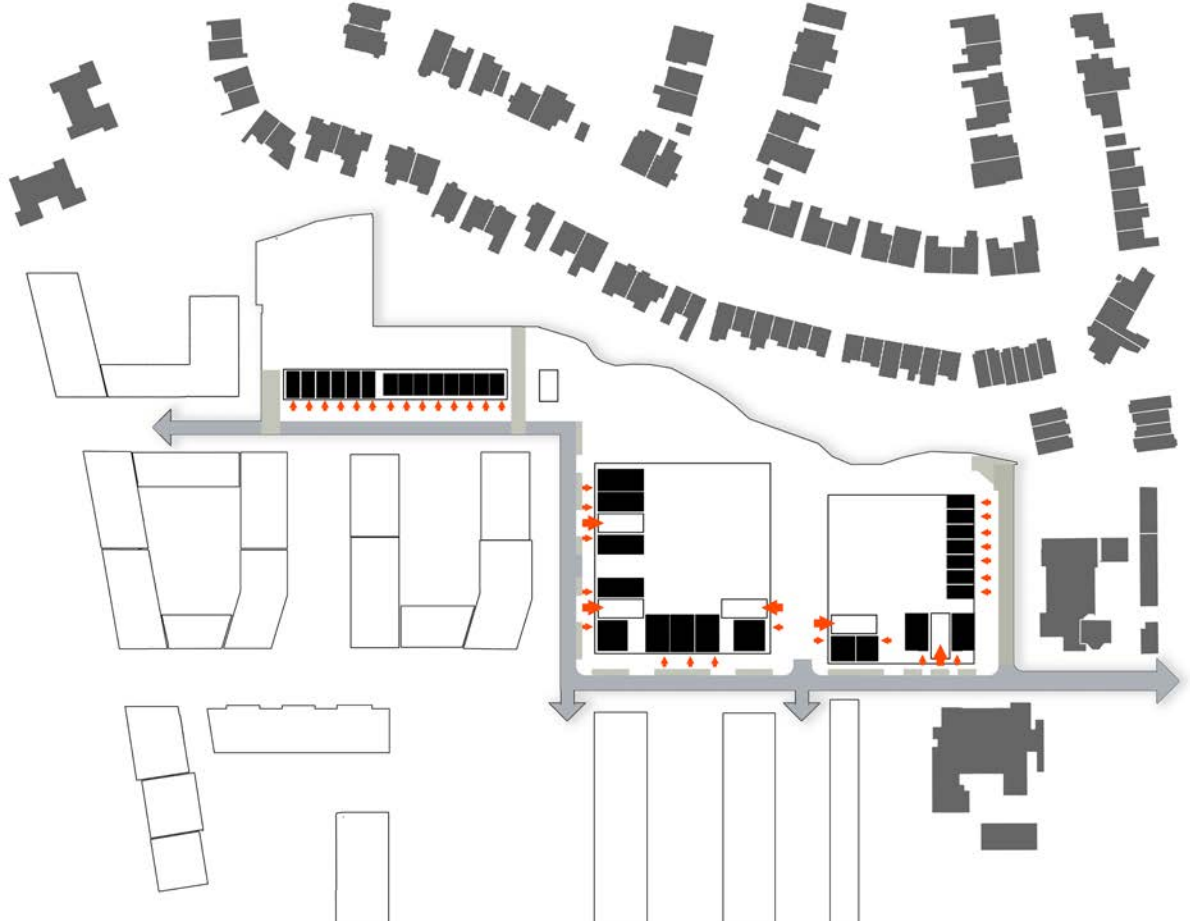
### Site principles

#### Plans

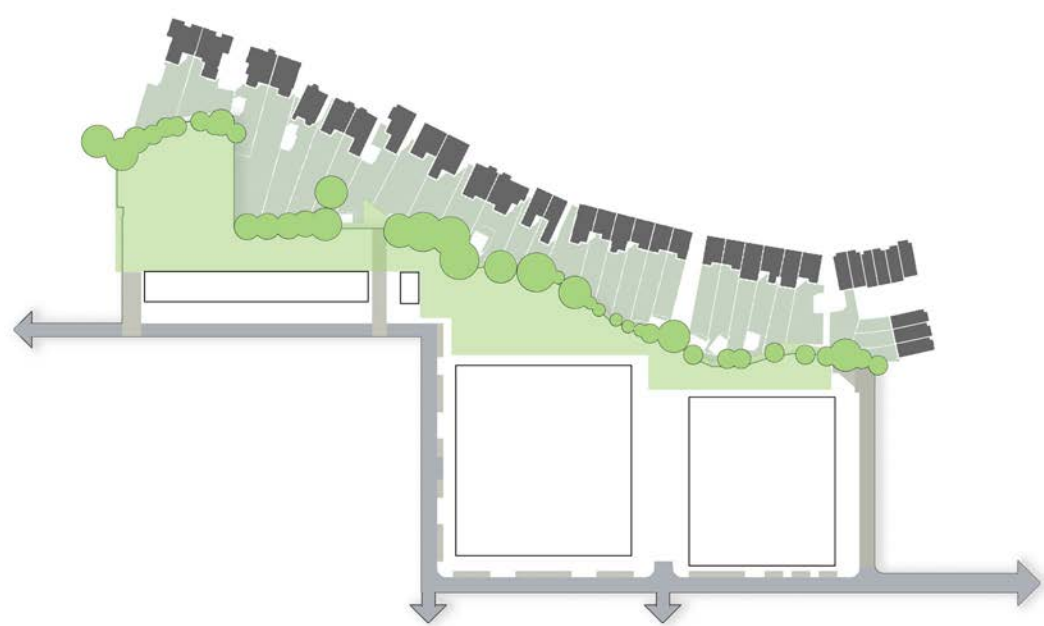
1. Complete the urban blocks of the masterplan



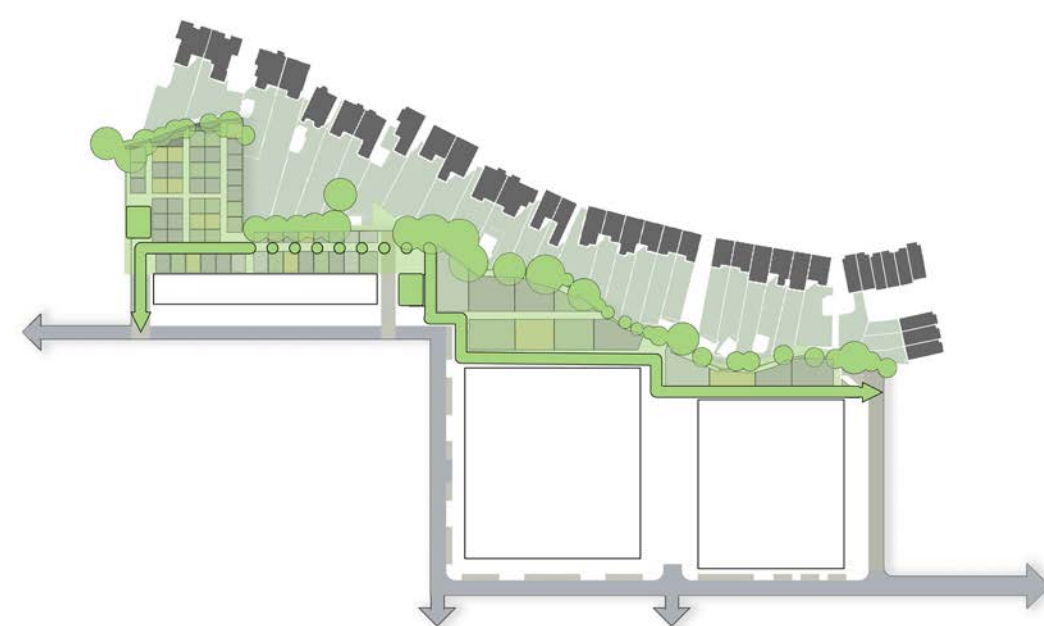
2. Create active frontages and front doors onto streetscape



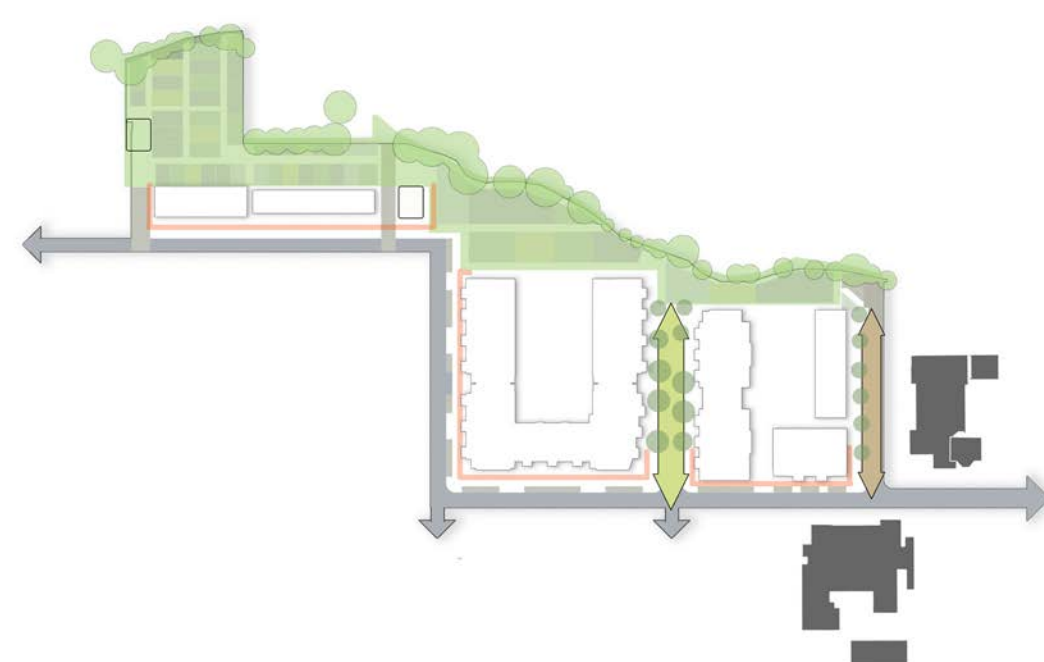
3. Retain and enhance green edge with conservation area to the north



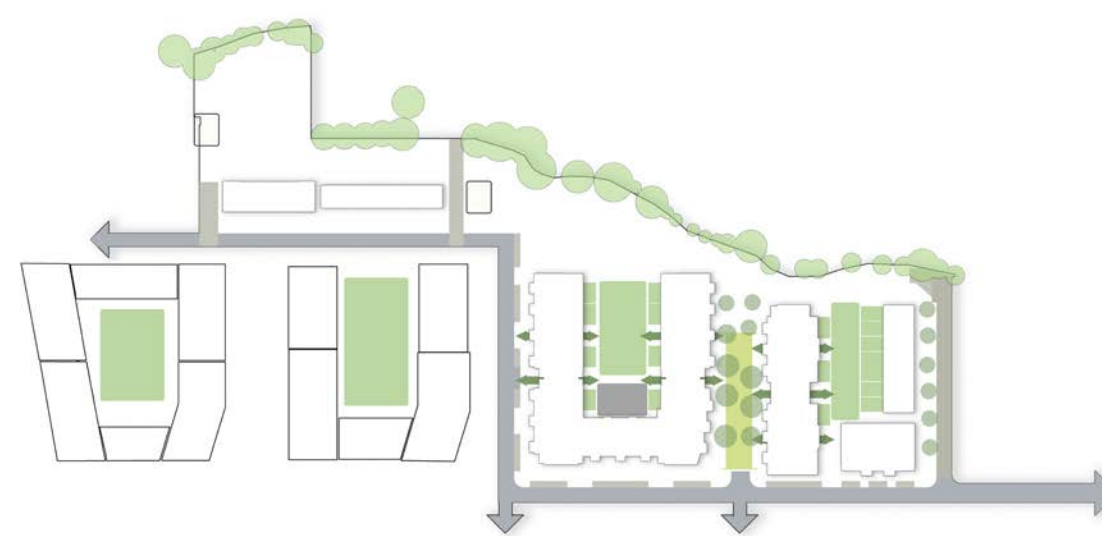
4. Relocate and connect the 'allotment edge'



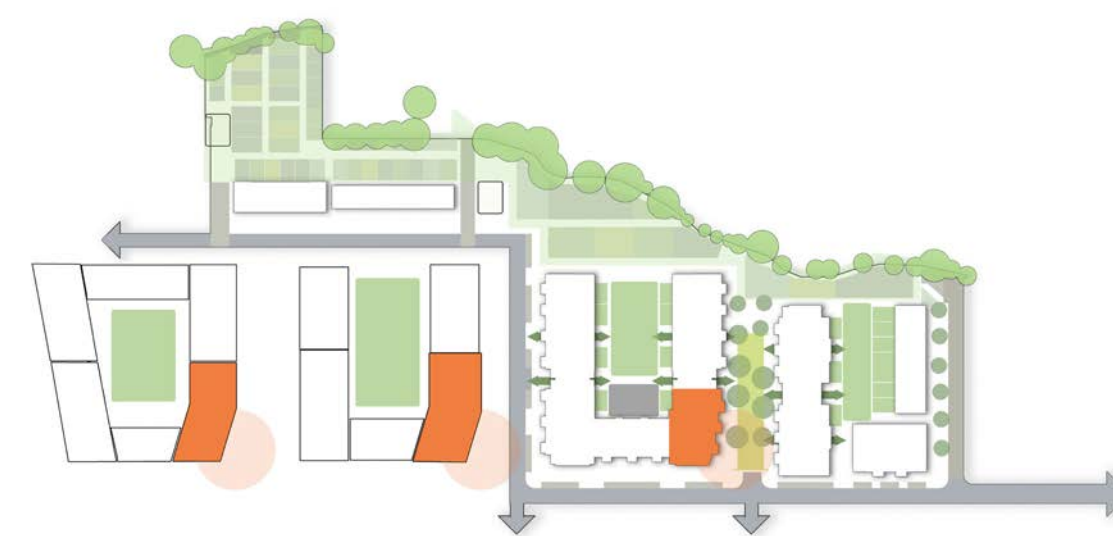
5. Landscaped Connections



6. Continue the green courtyard pattern



7. Stitch into the architectural sequence



8. Respond to the existing and emerging architectural language



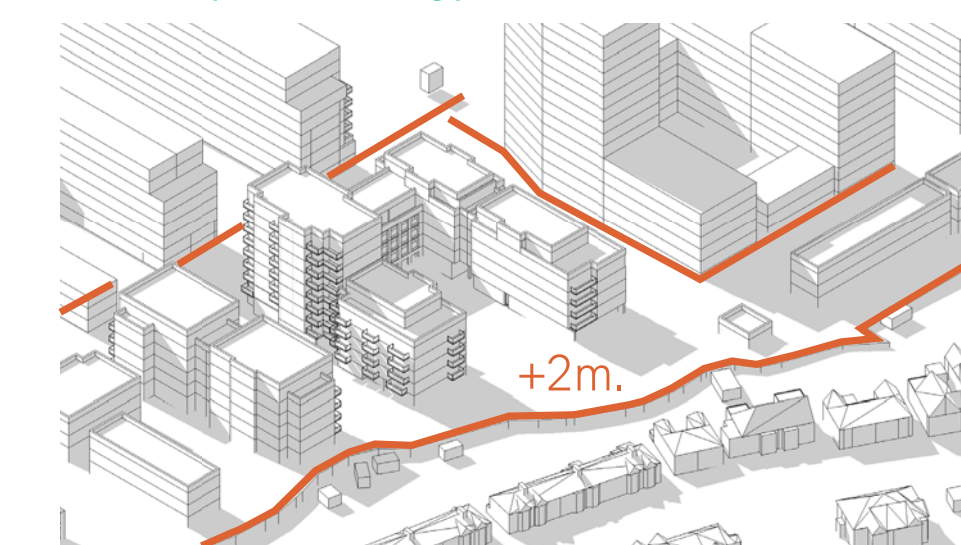
9. Site layout



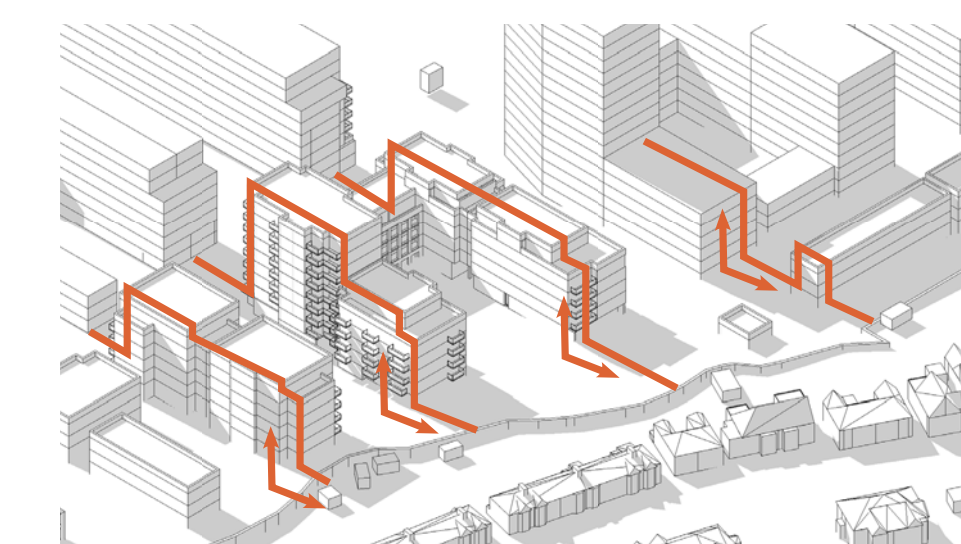
### Key Facts

- Proposals are for circa 210 new homes
- Includes 50% affordable housing tenure (by Habitable Room) and 10% of homes designed to accessible or adaptable standards.
- Human-scale network of streets, squares, lanes, and courtyard gardens.
- Active and overlooked streets.
- Ground floor homes accessed from the street.
- All homes are provided with private amenity space in the form of terraces and balconies or private gardens.
- Proposals include the redesign and reprovision of the Jerome allotments
- A mix of street parking and secure courtyard parking provide around 0.3 parking spaces per home
- Proposals includes a variety of residential homes to suit residents' needs & market demand as part of the regeneration masterplan
- Buildings are to be designed to includes a variety of heights in response to townscape and the existing neighbourhood
- Proposals comprise of well-designed, robust buildings using materials which complement the already built context.

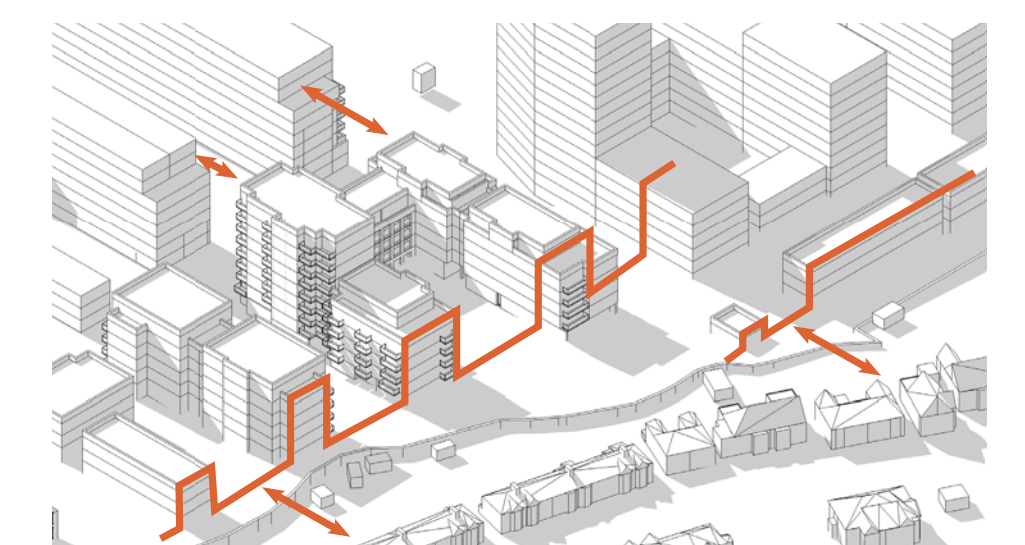
### Concept Strategy



Base to reconcile existing levels



Stepping in height



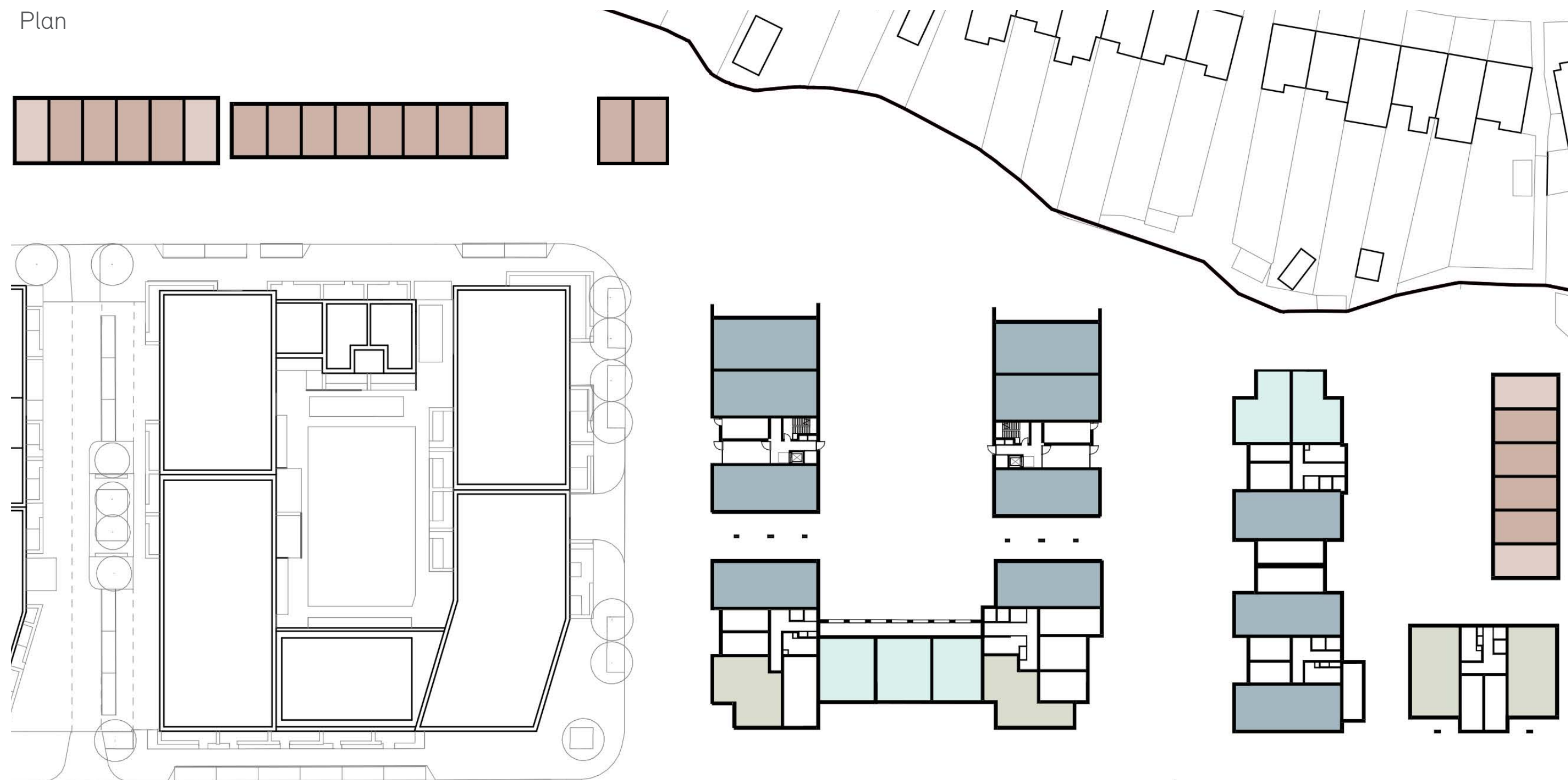
Propotion and Rhythm



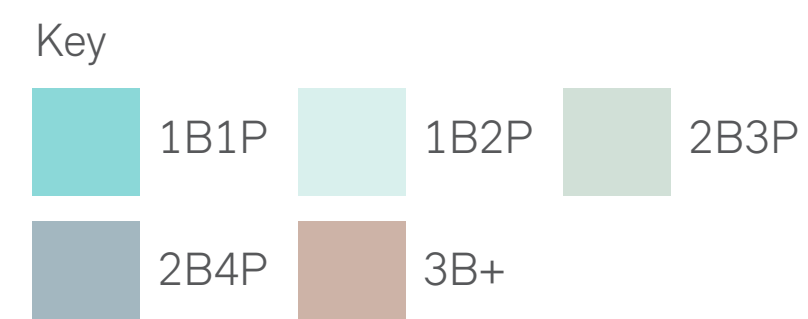
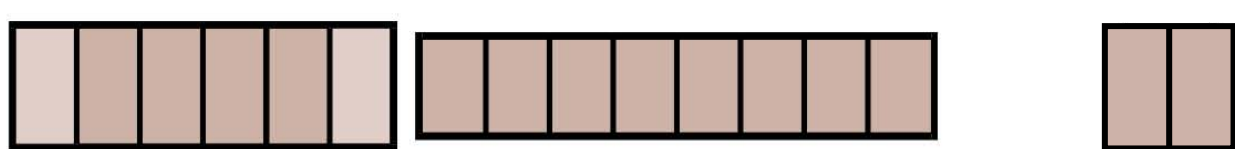
# 4 ACTON GARDENS PHASES 9.3, 9.5 and 9.6

## THE PROPOSALS

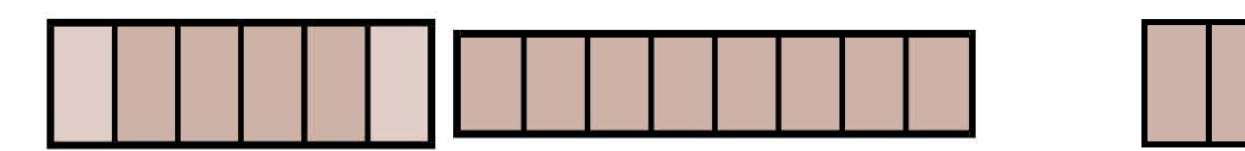
Ground Floor Level  
Plan



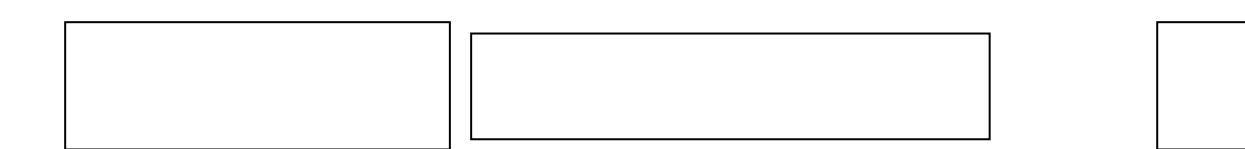
Typical Floor  
Plan



Level 1  
Plan



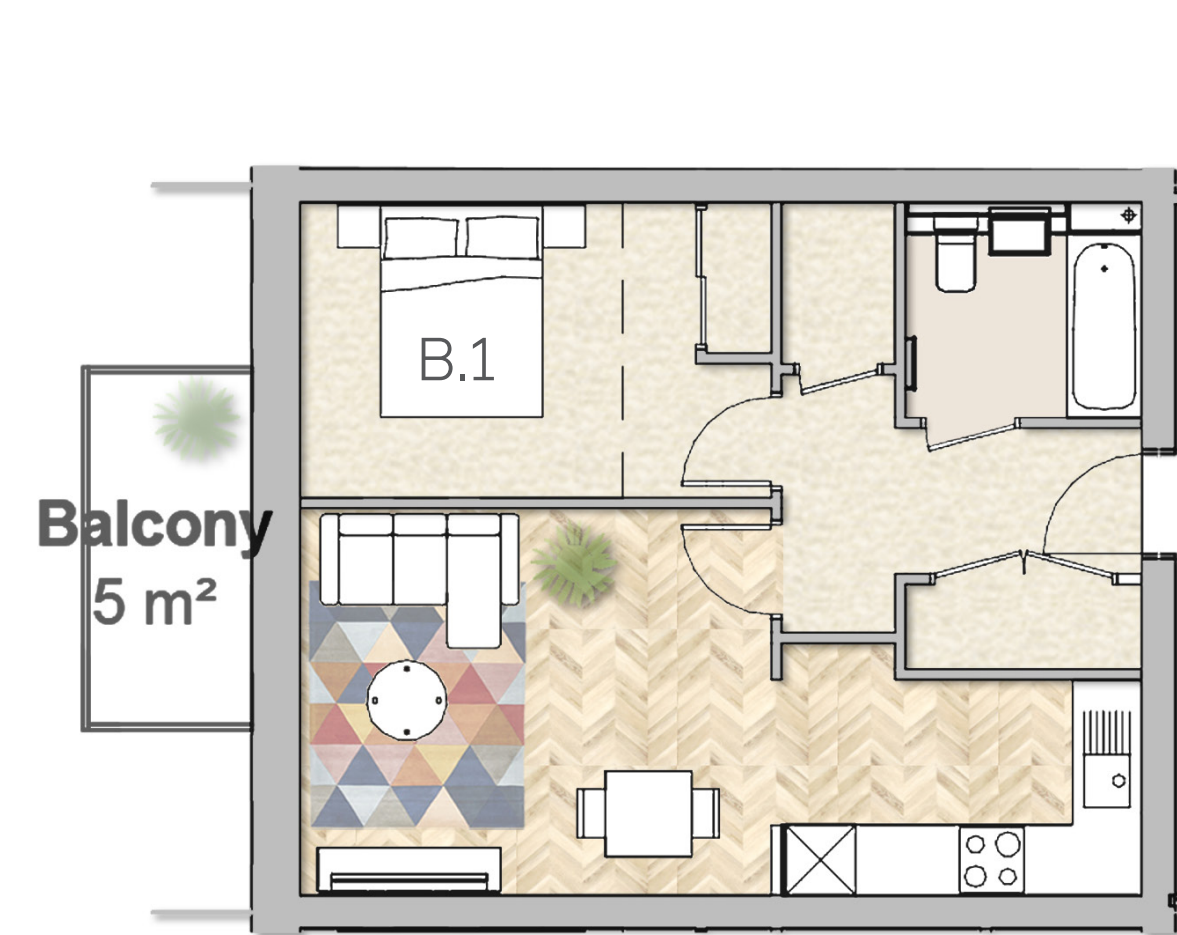
Top Floor  
Plan



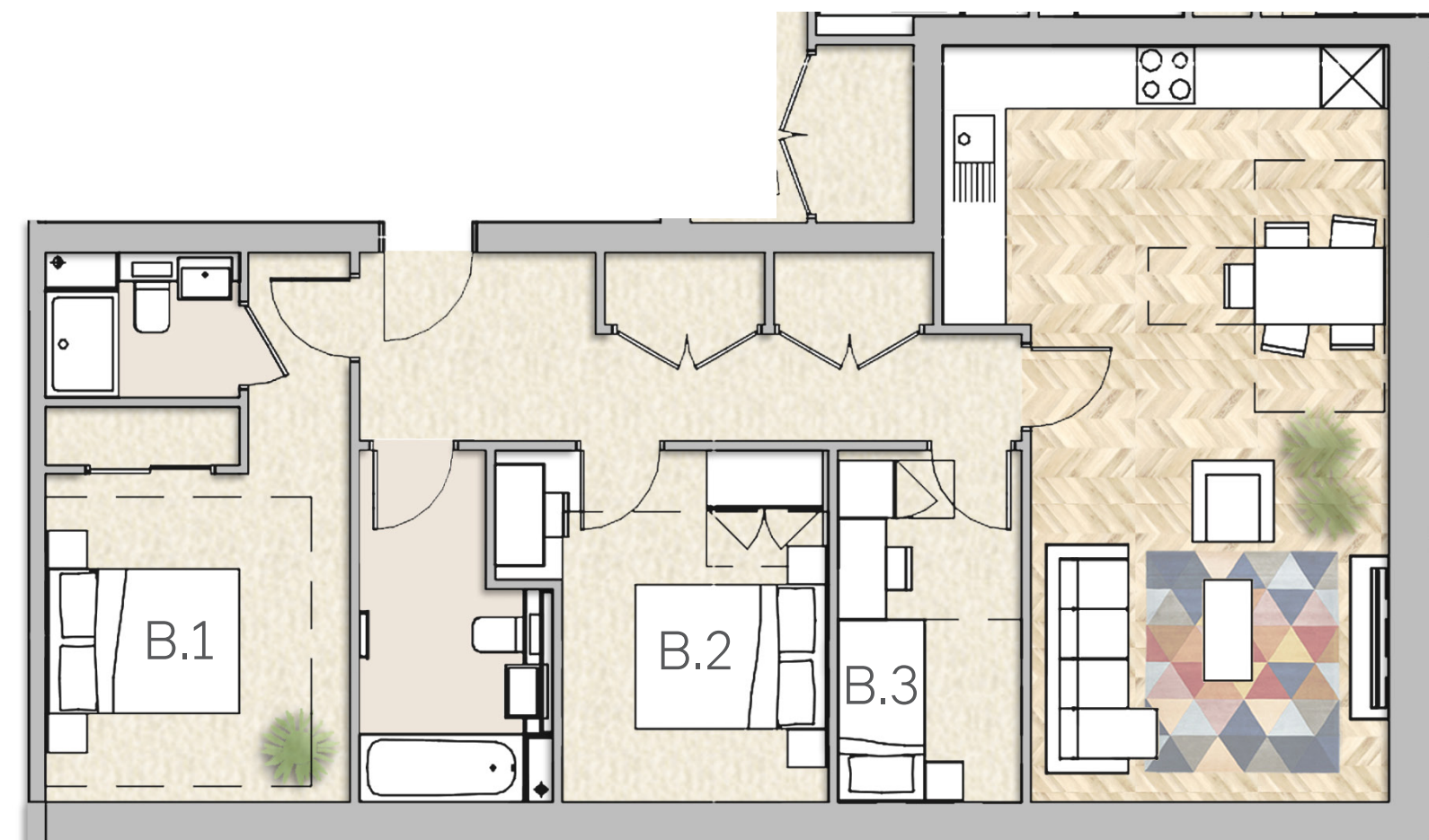


# 5 ACTON GARDENS PHASES 9.3, 9.5 and 9.6

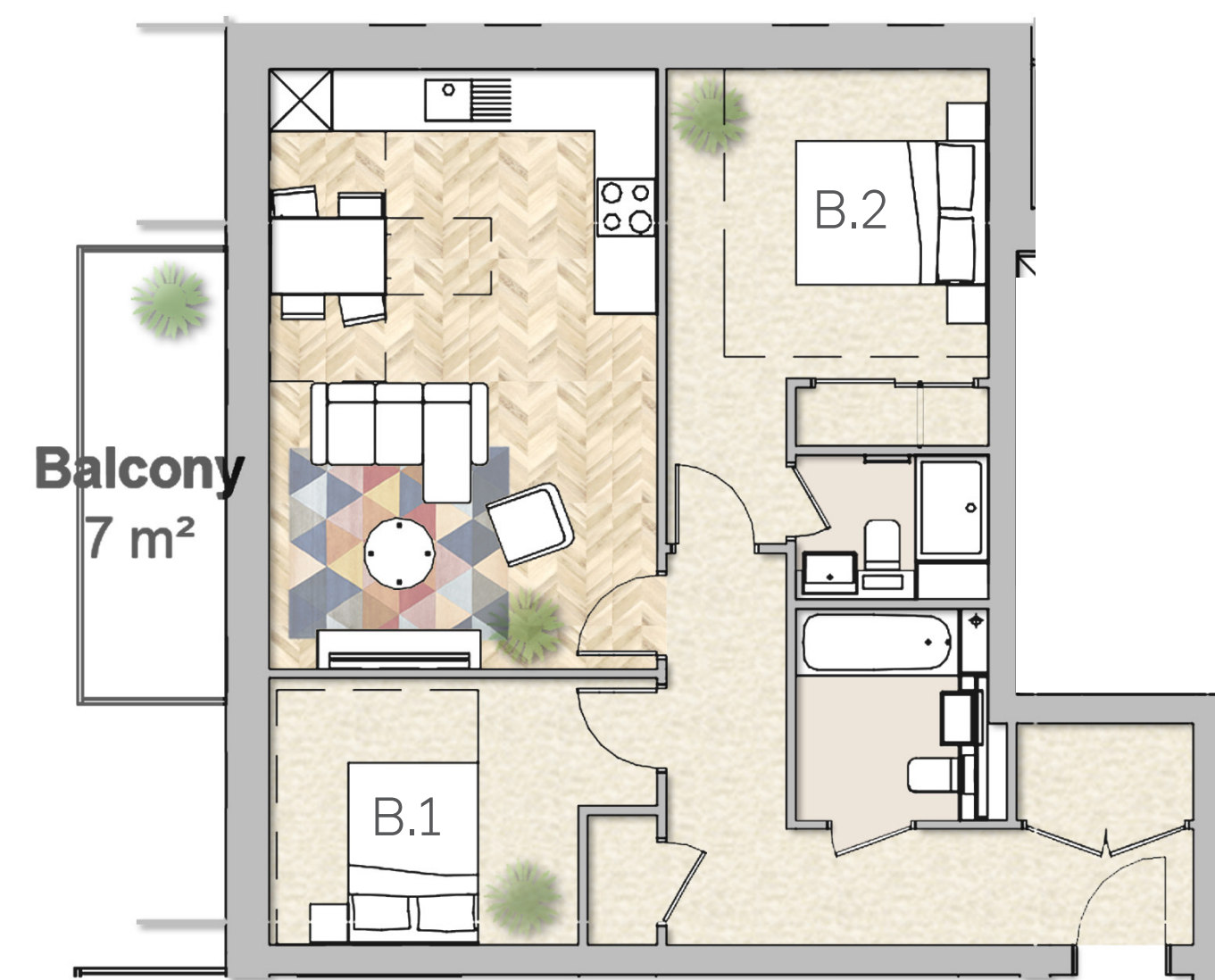
## TYPICAL LAYOUTS (work in progress)



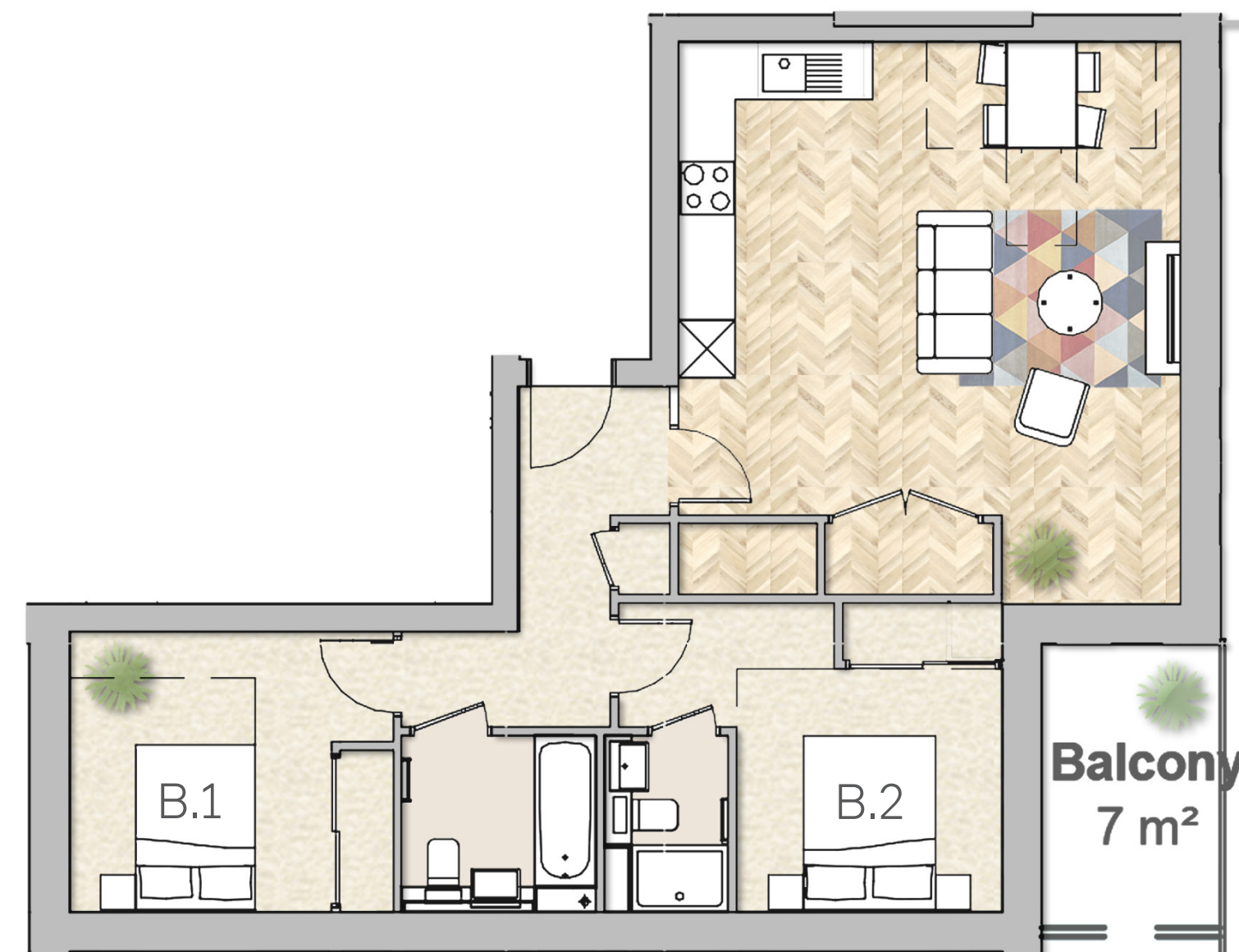
1 Bed 2 Person  
Flat Plan



3 Bed 5 Person  
Flat Plan



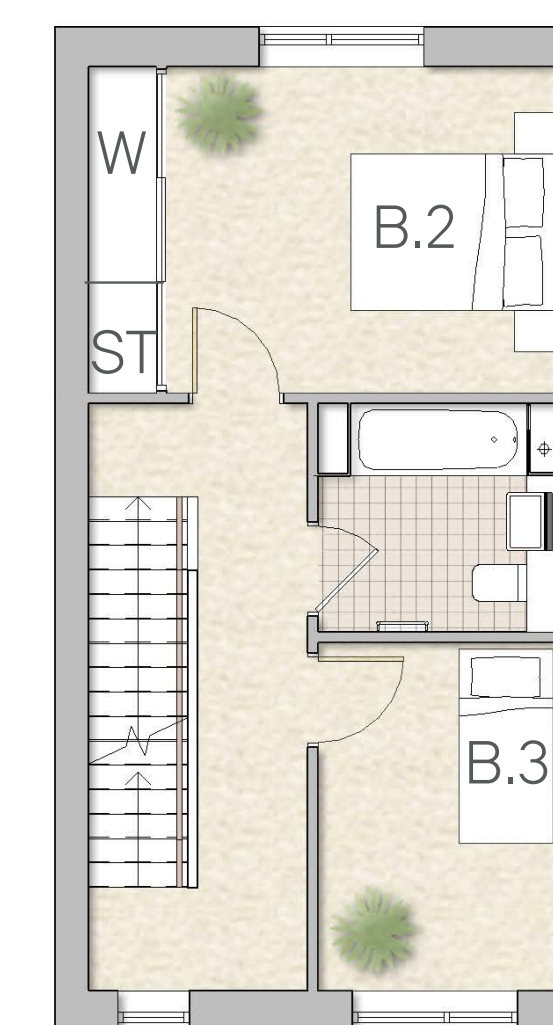
2 Bed 4 Person  
Flat Plans



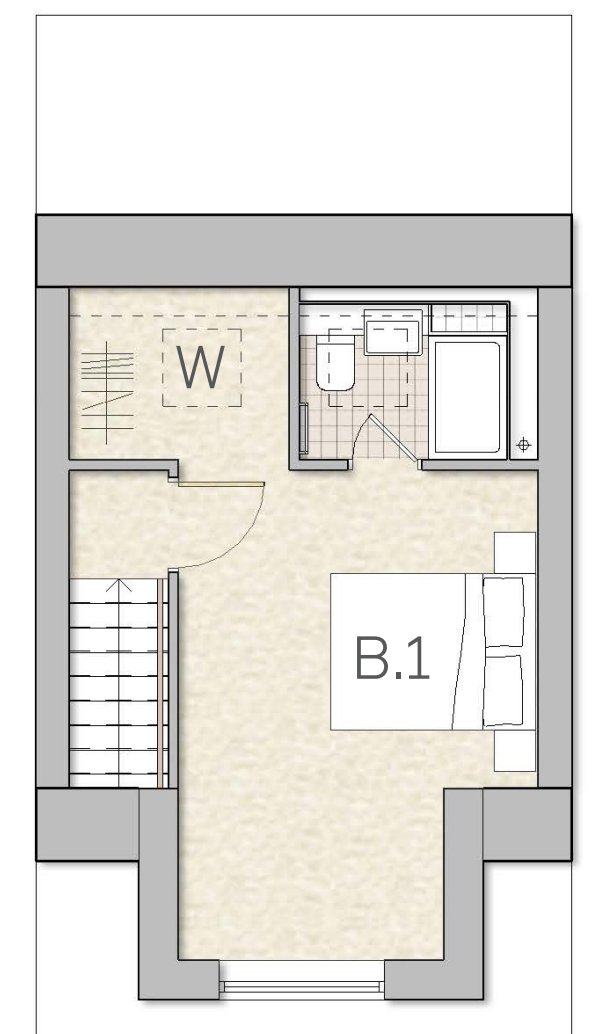
Balcony  
7 m<sup>2</sup>



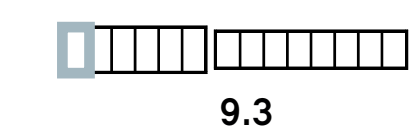
3 Bed 5 Person  
House Plan



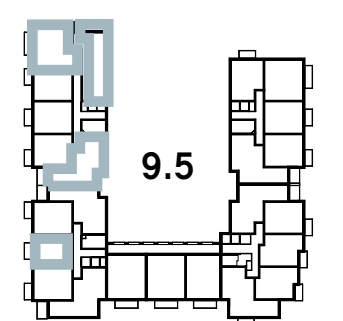
FIRST FLOOR



SECOND FLOOR



Key  
Flat Plan

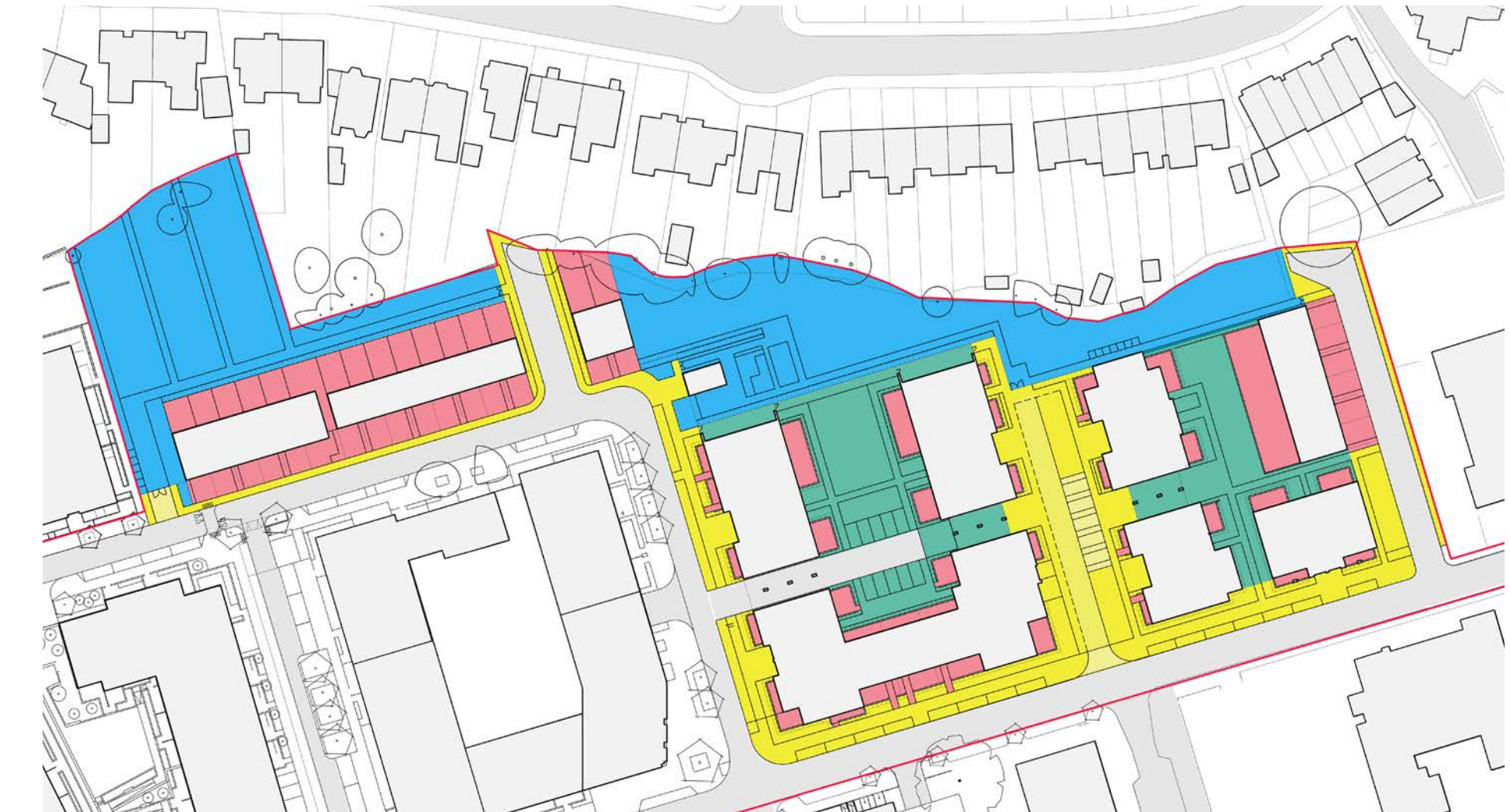


9.5



# 6 ACTON GARDENS PHASES 9.3, 9.5 and 9.6

## LANDSCAPE & ALLOTMENTS



- Public Space
- Private Amenity Space
- Communal courtyard
- Allotments Site
- Roof Level

### Proposals

#### Public Space

This is publically accessible streetscape incorporating car parking, cycle parking, pedestrian footways, street trees and planting. A new shared surface, giving priority to pedestrians, is located between Phase 9.5 and 9.6. The space provides access to the blocks and the allotment site to the North.

#### Private Amenity Space

All ground floor dwellings have direct access into their own private garden or terrace. The space includes a paved terrace large enough for a table and chairs, with planting and boundary treatments for privacy and greening purposes. Units on the upper floors will all be provided with balconies.

#### Communal Courtyards

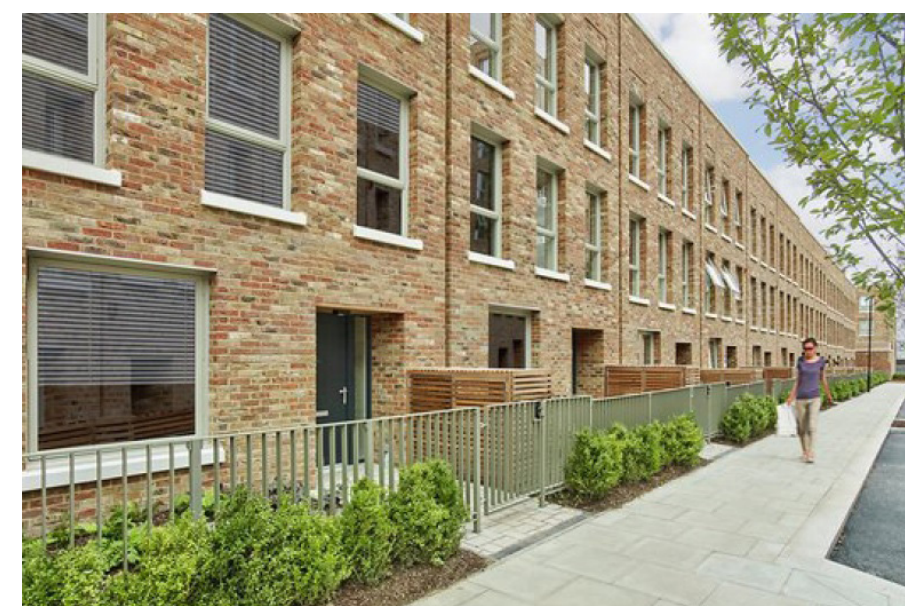
Two courtyard gardens are provided with direct access from the buildings cores for all residents of the Phase 9.5 and 9.6 blocks. The courtyards will provide space for door step play, planting, seating and general recreation.

#### Allotments Site

The reconfiguration of the Jerome allotments allows for the western section of Phase 9.3 to be allocated for new growing plots. The Green Hub forms the main entrance to the Allotments and the core of the site. The space will offer opportunities for community and educational activities.

#### Roof Level

While not accessible to residents, the roof has value as a space for promoting biodiversity. Brown roofs will be provided to sections of the Phase 9.5 and 9.6 flat block roofs.



Precedent Image: Streetscape



Precedent Image: Shared Surface



Precedent Image: Communal Courtyard



Precedent Image: Allotment Plot



# 7 ACTON GARDENS PHASES 9.3, 9.5 and 9.6 APPEARANCE

Higher Block Precedents



Mansion Block Precedents



Housing Precedents





# 8 ACTON GARDENS PHASES 9.3, 9.5 and 9.6

## VIEW OF PROPOSED BUILDINGS



We hope you like the exciting proposal for these next phases. We would love to hear your comments and feedback on the plans. Just scan the QR code at the bottom of the board using your smart phone, fill in the online feedback form and we will review them as a team. Alternatively, you can email us at: [yoursouthacton@lggroup.org.uk](mailto:yoursouthacton@lggroup.org.uk)

### Next Steps:

On going design proposals- May – June 2021  
Submission - July 2021  
Application Decision – September-October 2021  
Construction Commences - Spring 2022