



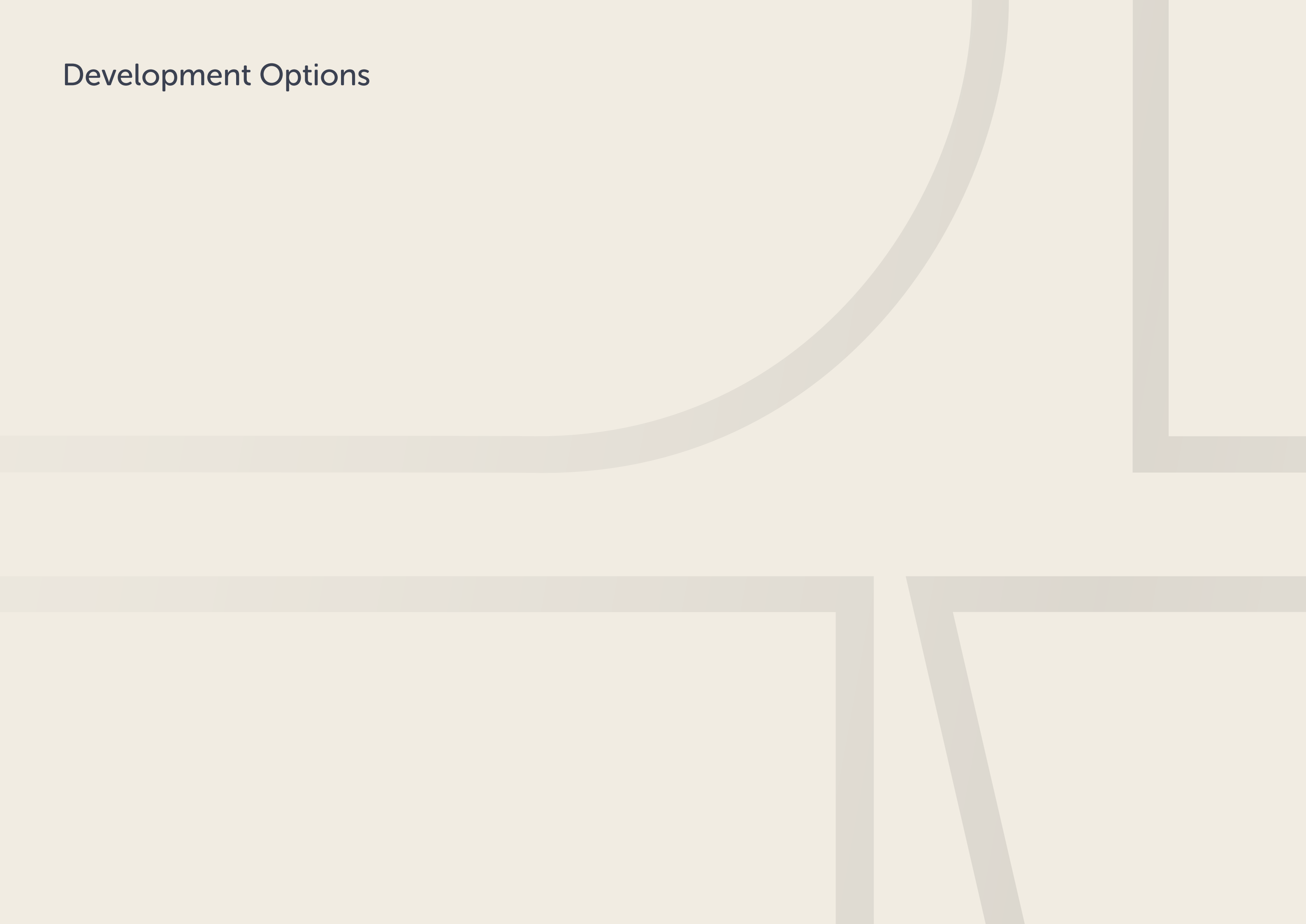
Ekin Road

Design Development

February 2023



# Development Options





# Existing Site

## Site Plan

Bungalows



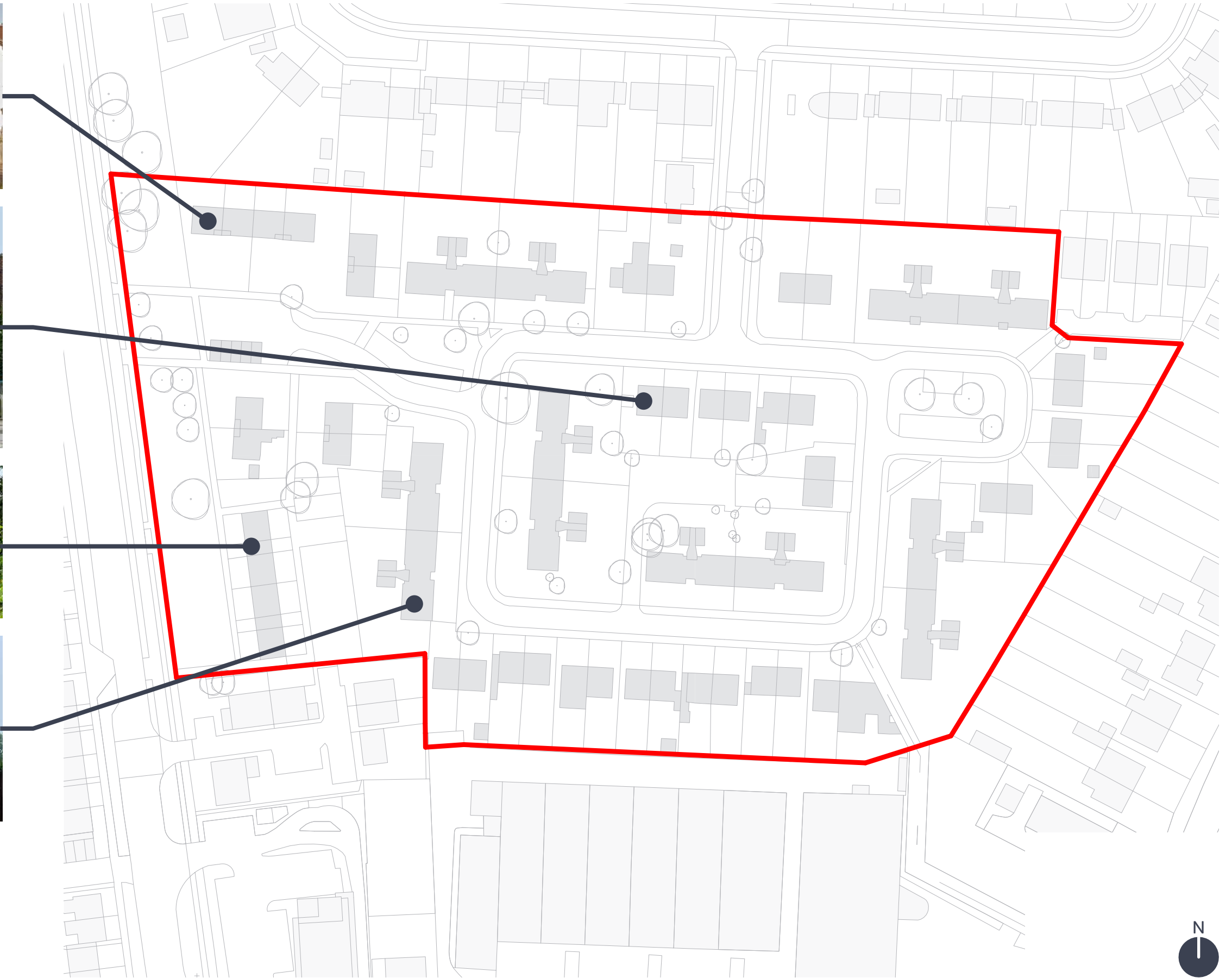
Houses



Maisonettes



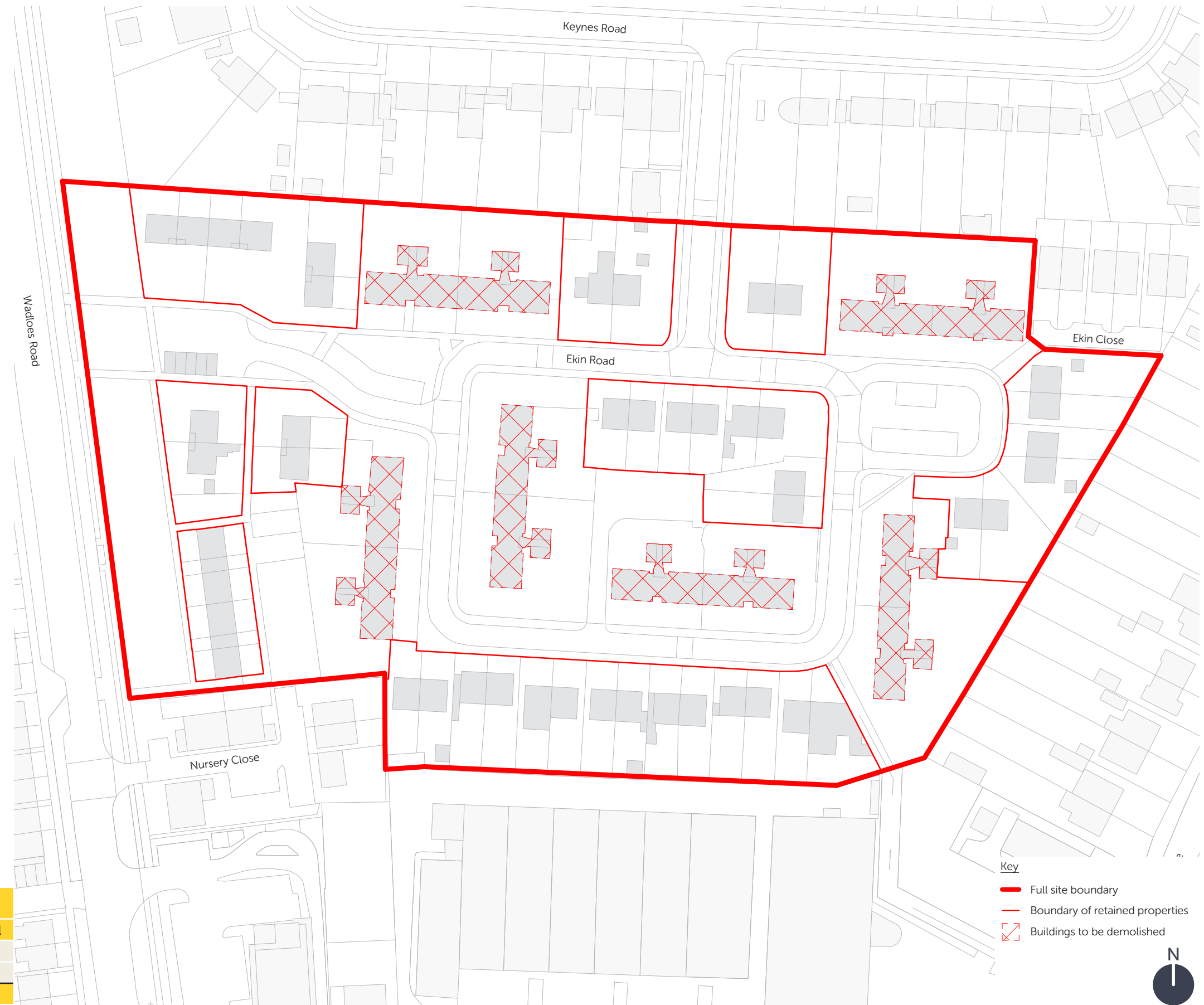
Flats





# Option A

Demolition of flats only (retention of all houses, bungalows and maisonettes)



Option A					
	Flats	Bungalows	Maisonettes	Houses	Total
Existing	72	10	8	32	122
Demolished	72	0	0	0	72
Retained	0	10	8	32	50



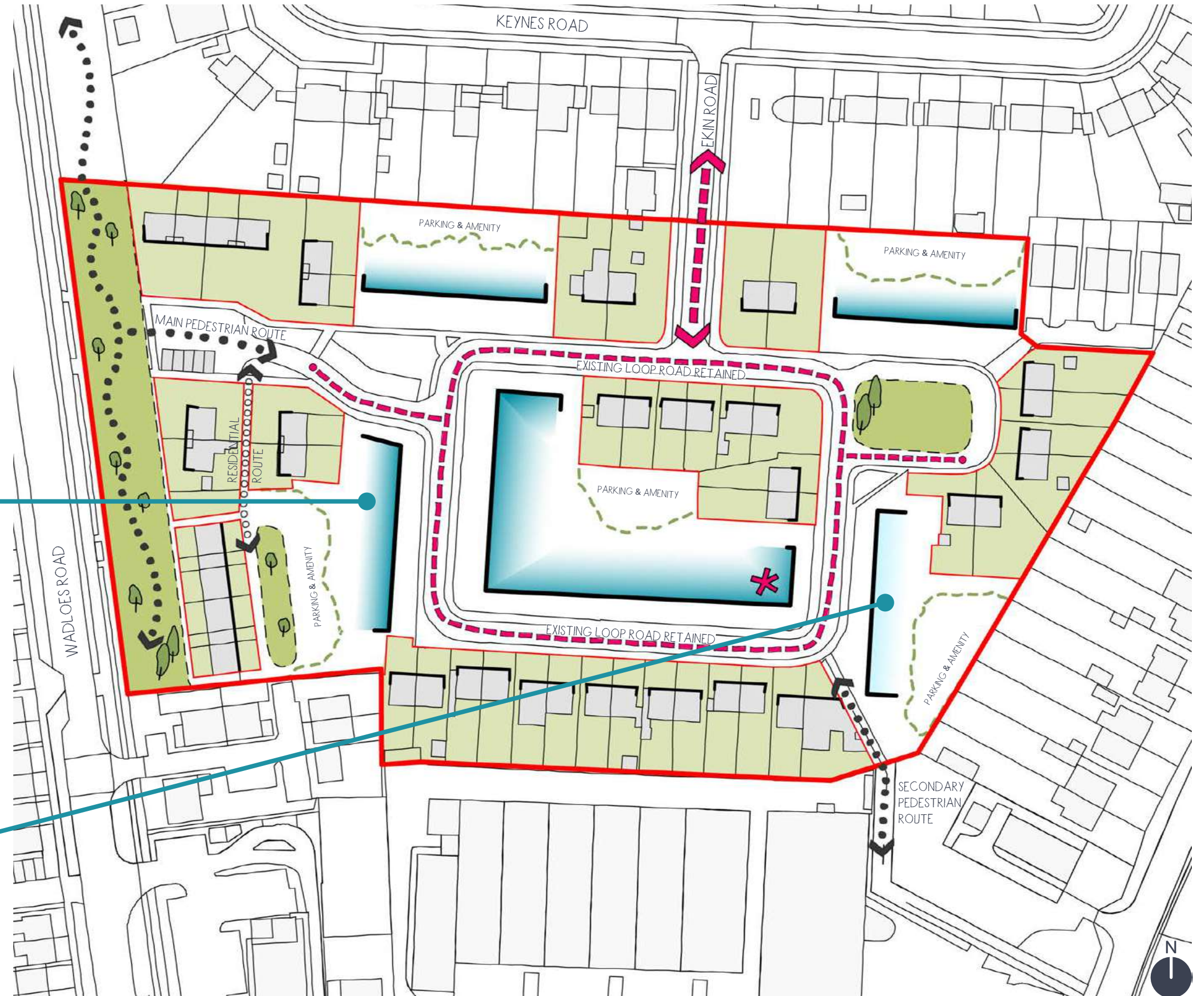
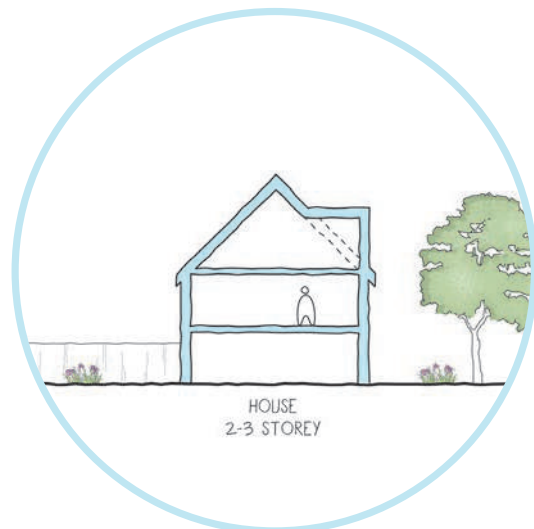
# Option A

## Demolition of flats only (retention of all houses, bungalows and maisonettes)

### Summary

- Existing flats in poor condition replaced by new high-quality homes.
- New buildings to be of low-mid rise height and density; houses and stacked maisonette - no increase in number of homes.
- All existing roads and pathways retained - no scope for public realm and amenity improvement

### New homes typology:





# Option B

## Retention of all houses

Demolished



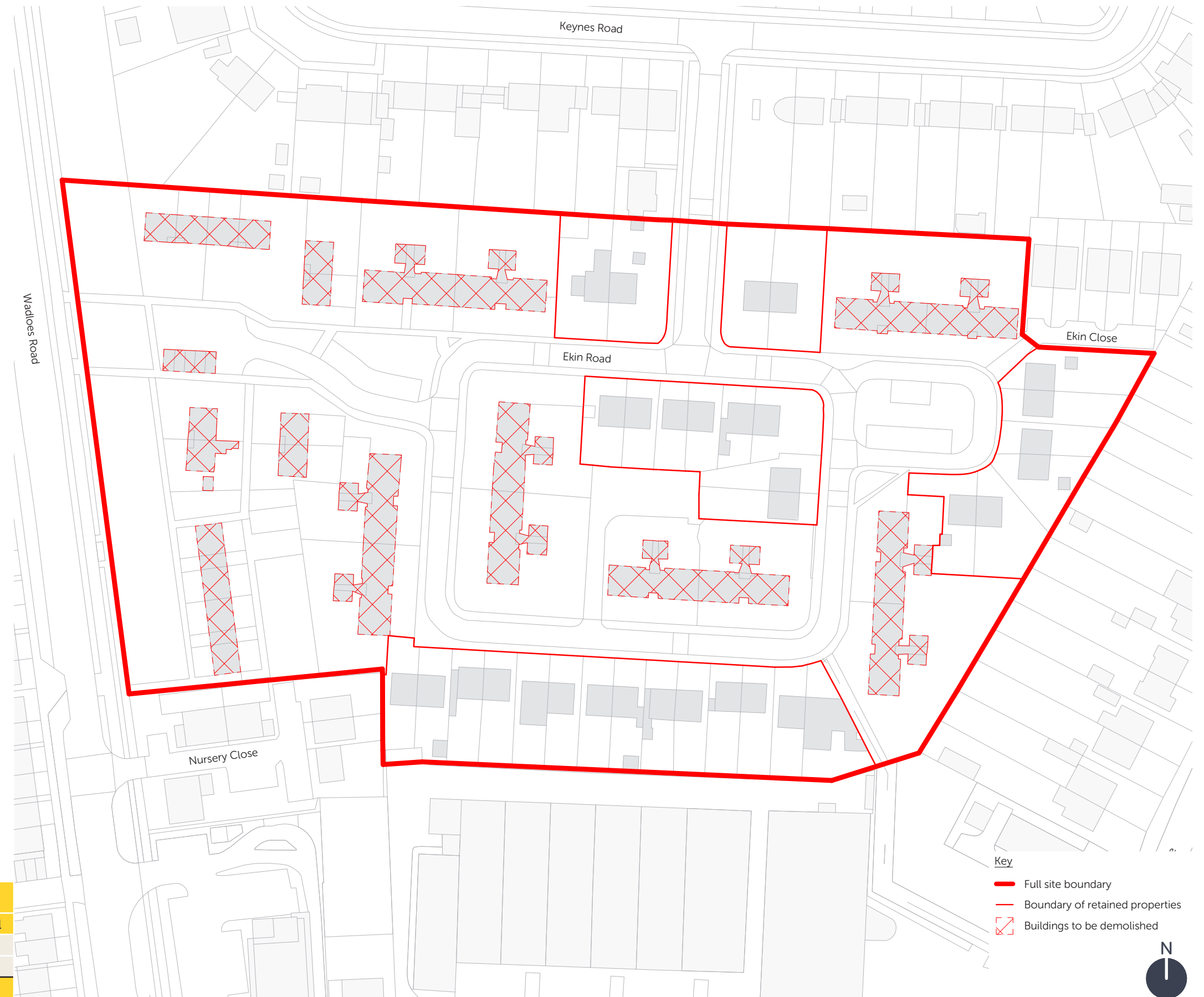
Retained



Demolished



Demolished



Option B					
	Flats	Bungalows	Maisonettes	Houses	Total
Existing	72	10	8	32	122
Demolished	72	10	8	0	90
Retained	0	0	0	32	32



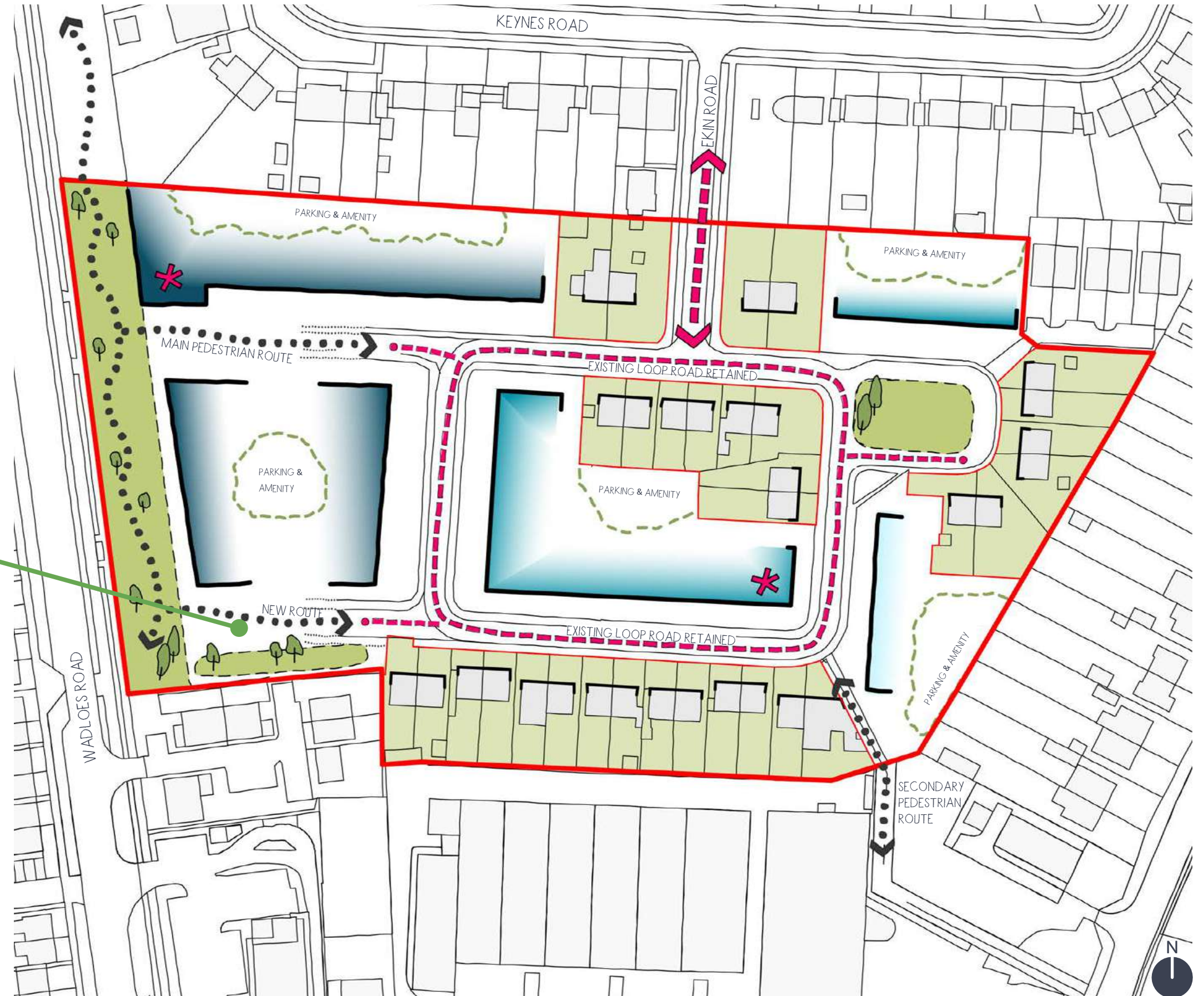
# Option B

## Retention of all houses

### Summary

- Existing flats, bungalows and maisonettes demolished to provide new high-quality homes.
- New buildings to be of low-mid rise height and density to the centre and east of the site; houses and stacked maisonette.
- Potential for mid rise flat blocks to the west of the site.
- Existing road to be retained
- New pedestrian route to the south west with existing route to the north west improved.

### New pedestrian routes to the west









# Option C

Retention of most houses (except central houses)

Demolished



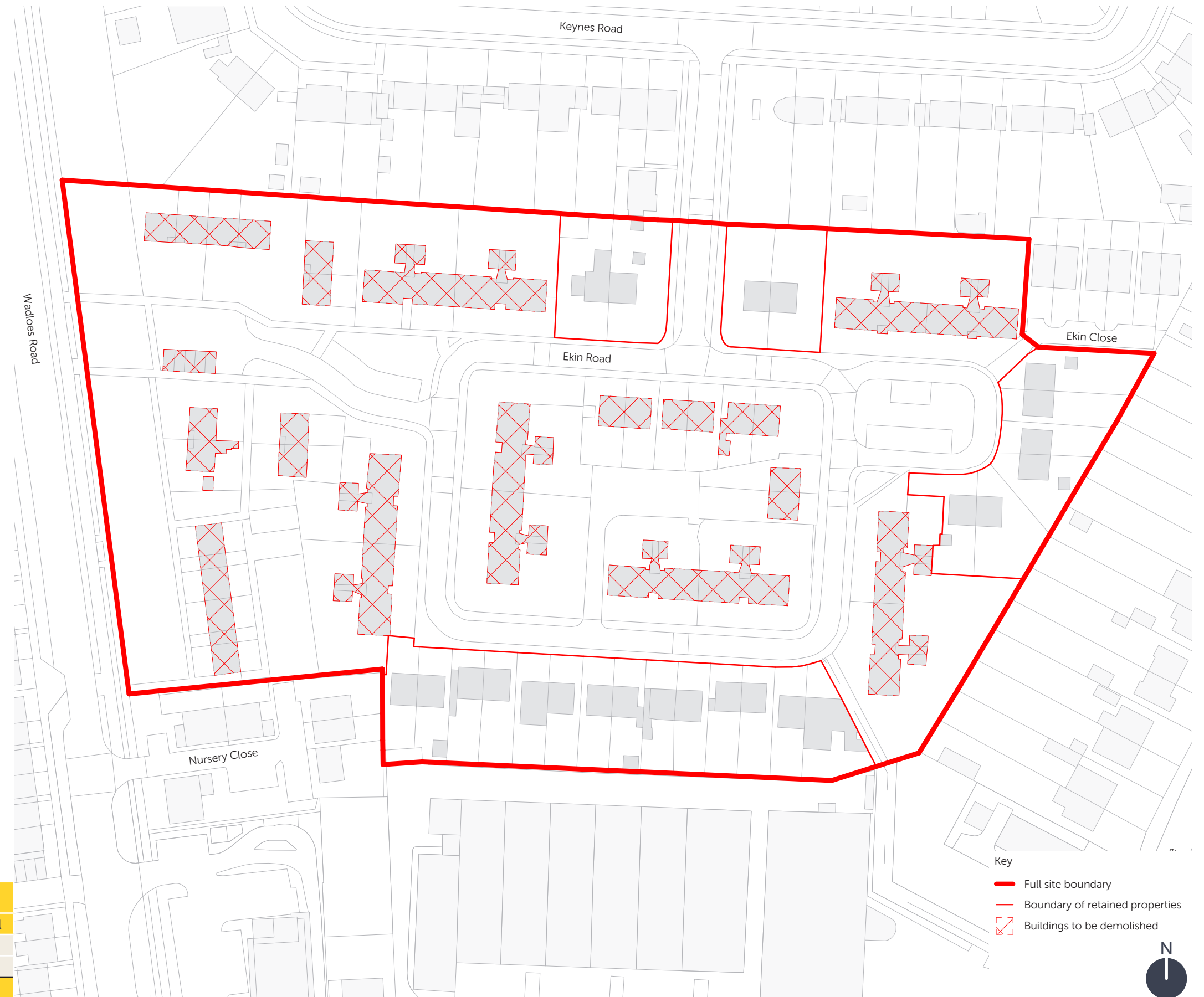
Part Retained



Demolished



Demolished



Option C					
	Flats	Bungalows	Maisonettes	Houses	Total
Existing	72	10	8	32	122
Demolished	72	10	8	8	98
Retained	0	0	0	24	24



# Option C

## Retention of most houses (except central houses)

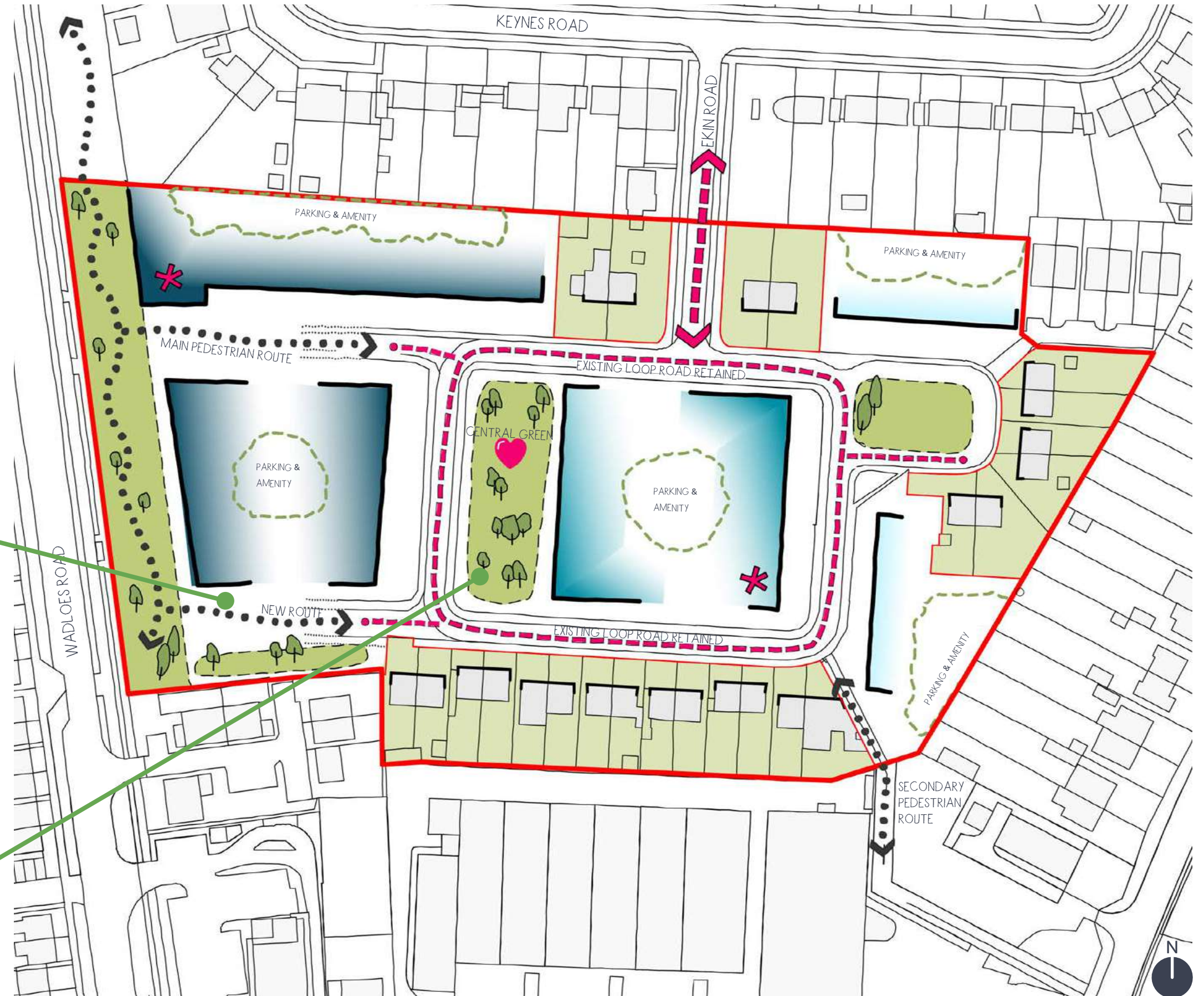
### Summary

- Existing flats, bungalows, maisonettes and houses central to the site are demolished to provide new high-quality homes.
- New buildings to be of low-mid rise height and density to the centre and east of the site; houses and stacked maisonette.
- Potential for mid rise flat blocks to the west of the site.
- Existing road to be retained, new pedestrian route to the south west with existing route to the north west improved.
- Potential for a small central green amenity overlooked by homes.

### New pedestrian routes to the west



### Potential small green overlooked by homes









# Option D

Retention of houses to the south and east only

Demolished



Part Retained



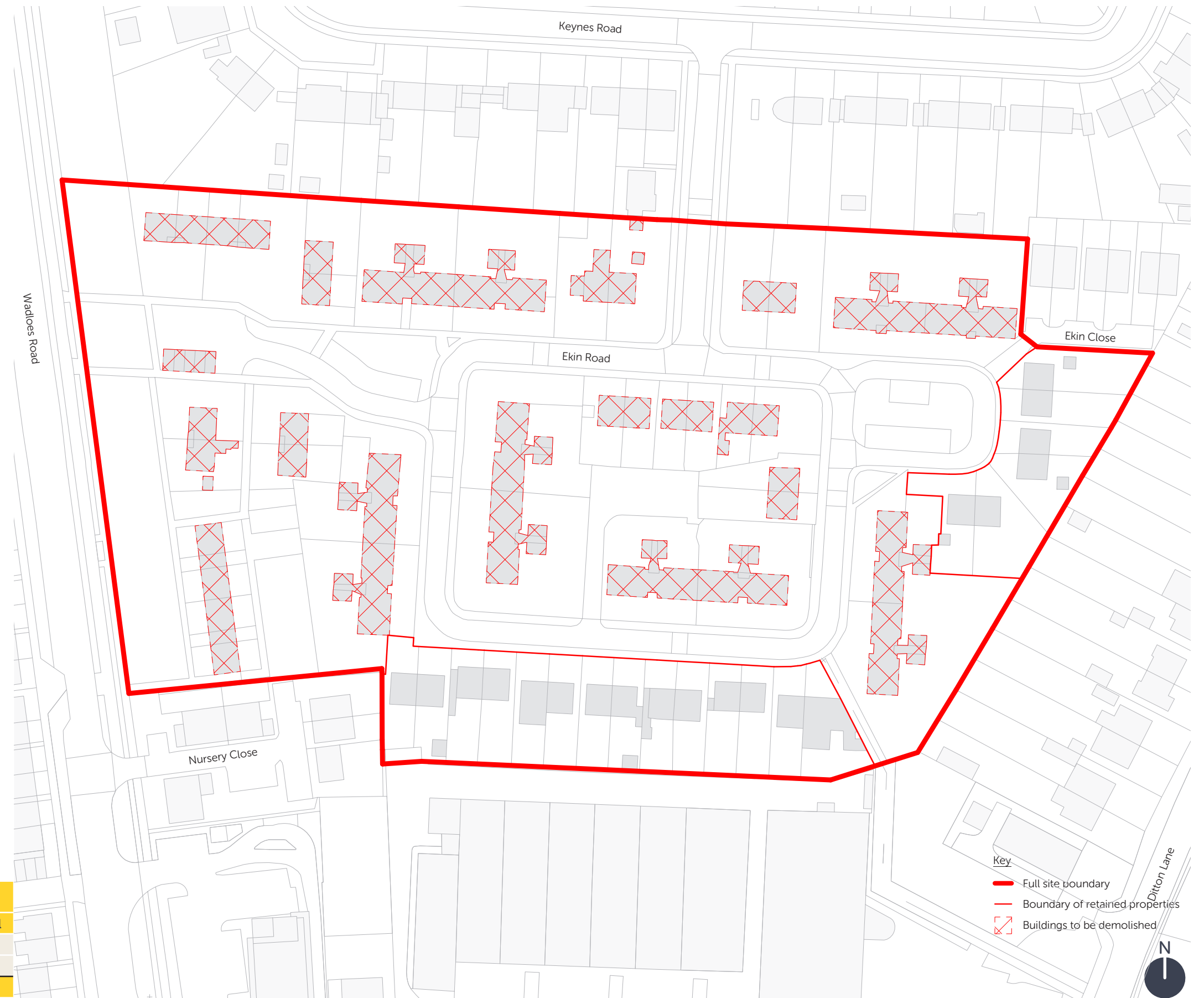
Demolished



Demolished



Option D					
	Flats	Bungalows	Maisonettes	Houses	Total
Existing	72	10	8	32	122
Demolished	72	10	8	12	102
Retained	0	0	0	20	20





# Option D

## Retention of houses to the south and east only

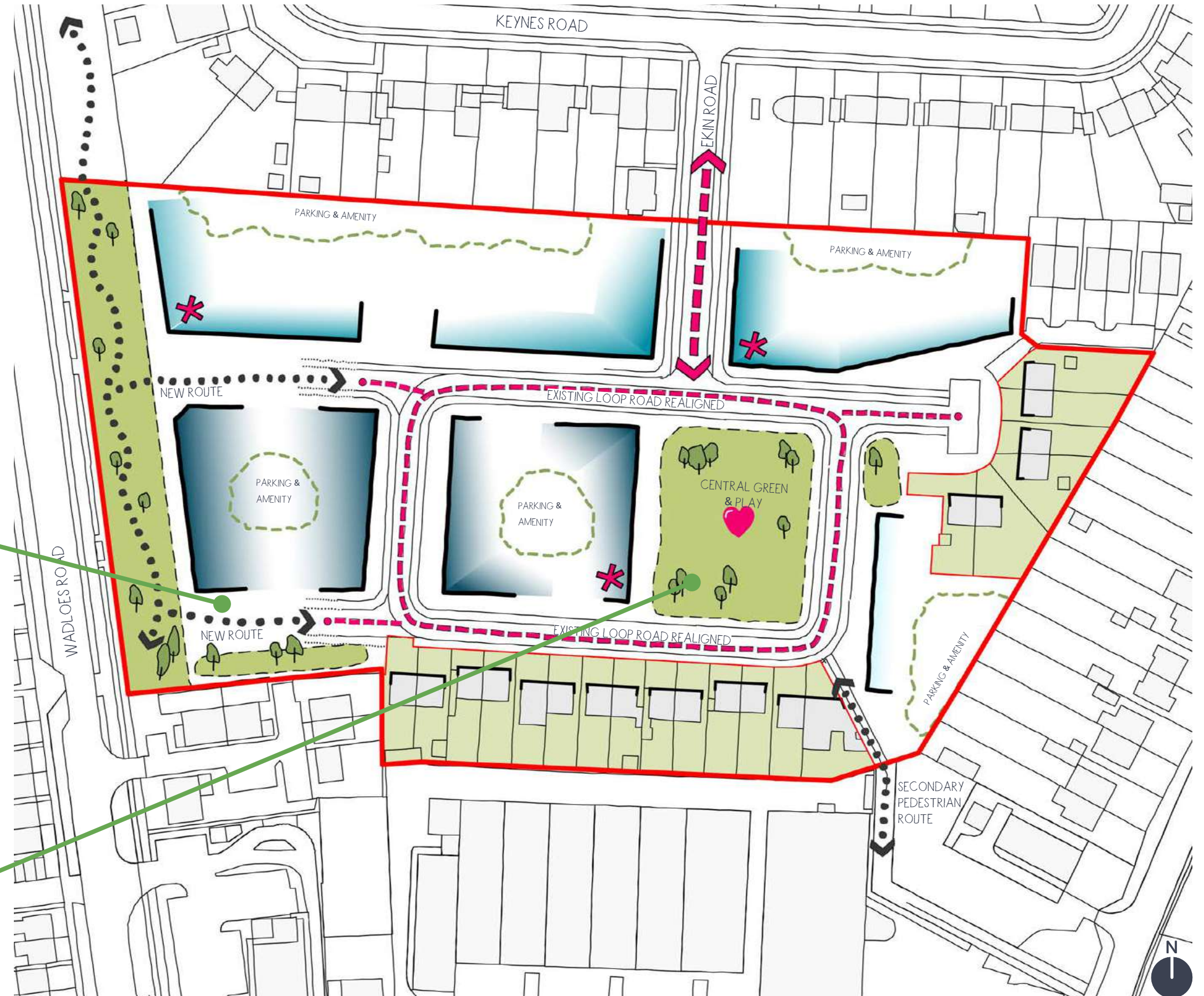
### Summary

- Existing flats, bungalows, maisonettes and houses central to the site are demolished to provide new high-quality homes.
- New buildings to be of low-mid rise height and density to the east and north of the site; houses and stacked maisonette.
- Potential for mid rise flat blocks to the centre and west of the site.
- Existing road to be retained. New pedestrian routes to the north west and south west of site - aligned to loop road.
- Potential for a central green amenity with areas of play overlooked by homes.

### New pedestrian routes to the west



### Potential central green with play amenity









# Option E

## Total redevelopment

Demolished



Demolished



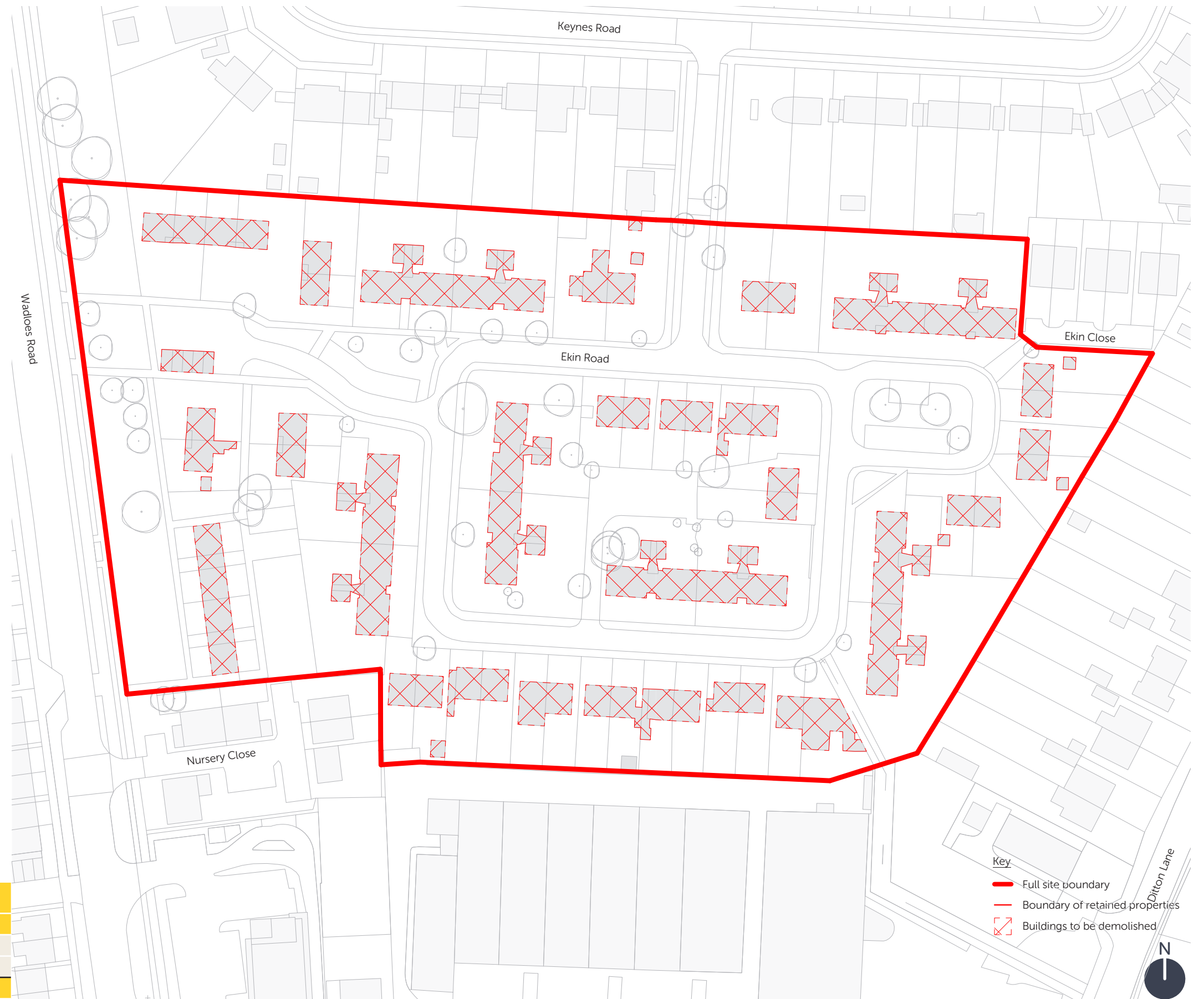
Demolished



Demolished



Option E					
	Flats	Bungalows	Maisonettes	Houses	Total
Existing	72	10	8	32	122
Demolished	72	10	8	32	122
Retained	0	0	0	0	0





# Option E

## Total redevelopment

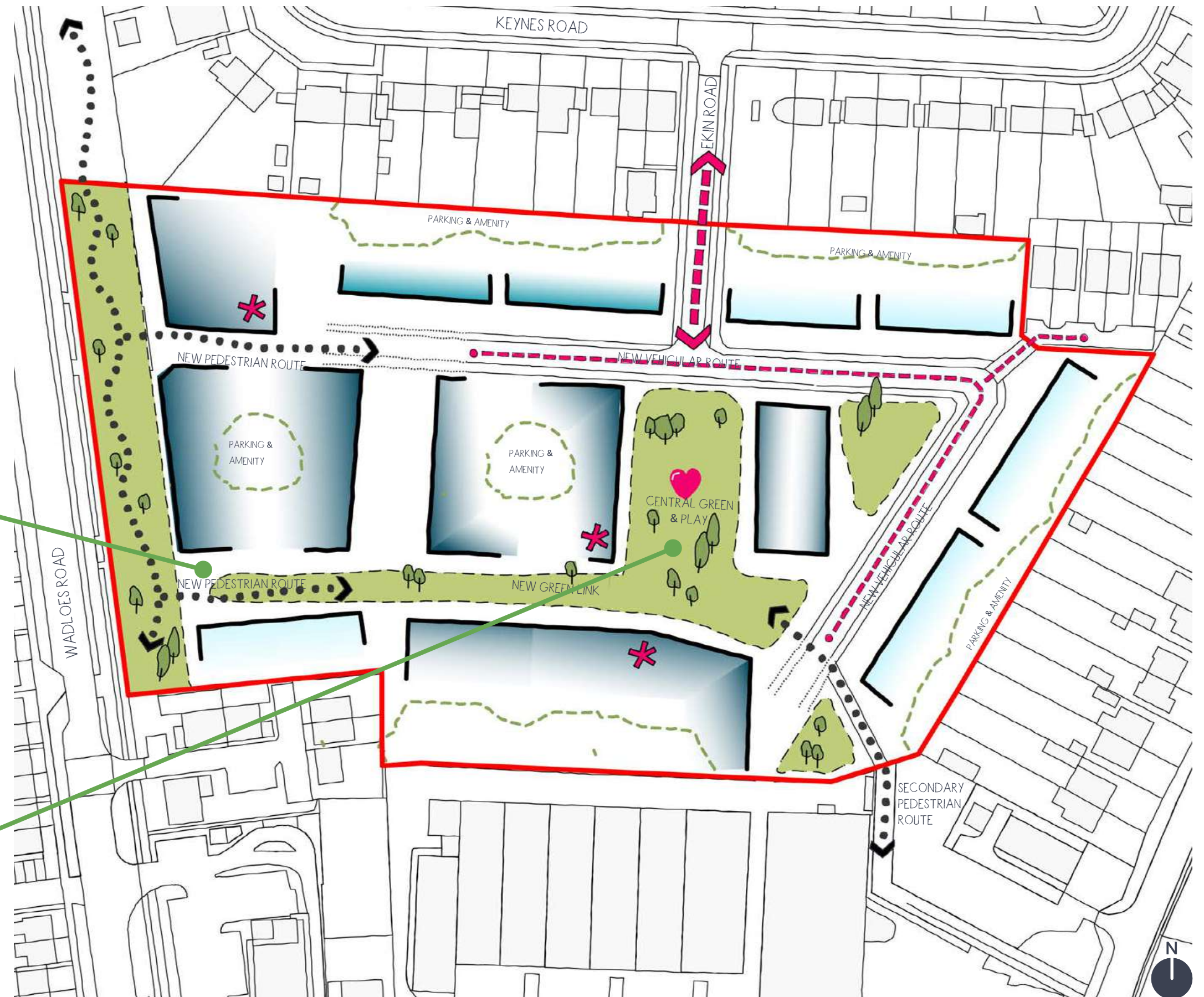
### Summary

- All homes are demolished to provide new, high-quality homes
- New buildings to be of various heights - houses to the east, rising up to flats to the west.
- Existing roads and routes re aligned - new roads and pedestrian routes that are clear, direct, well lit and well overlooked.
- New green route running east - west
- Potential for a central green amenity with areas of play overlooked by homes.

### New green link east-west



### Potential central green with play amenity

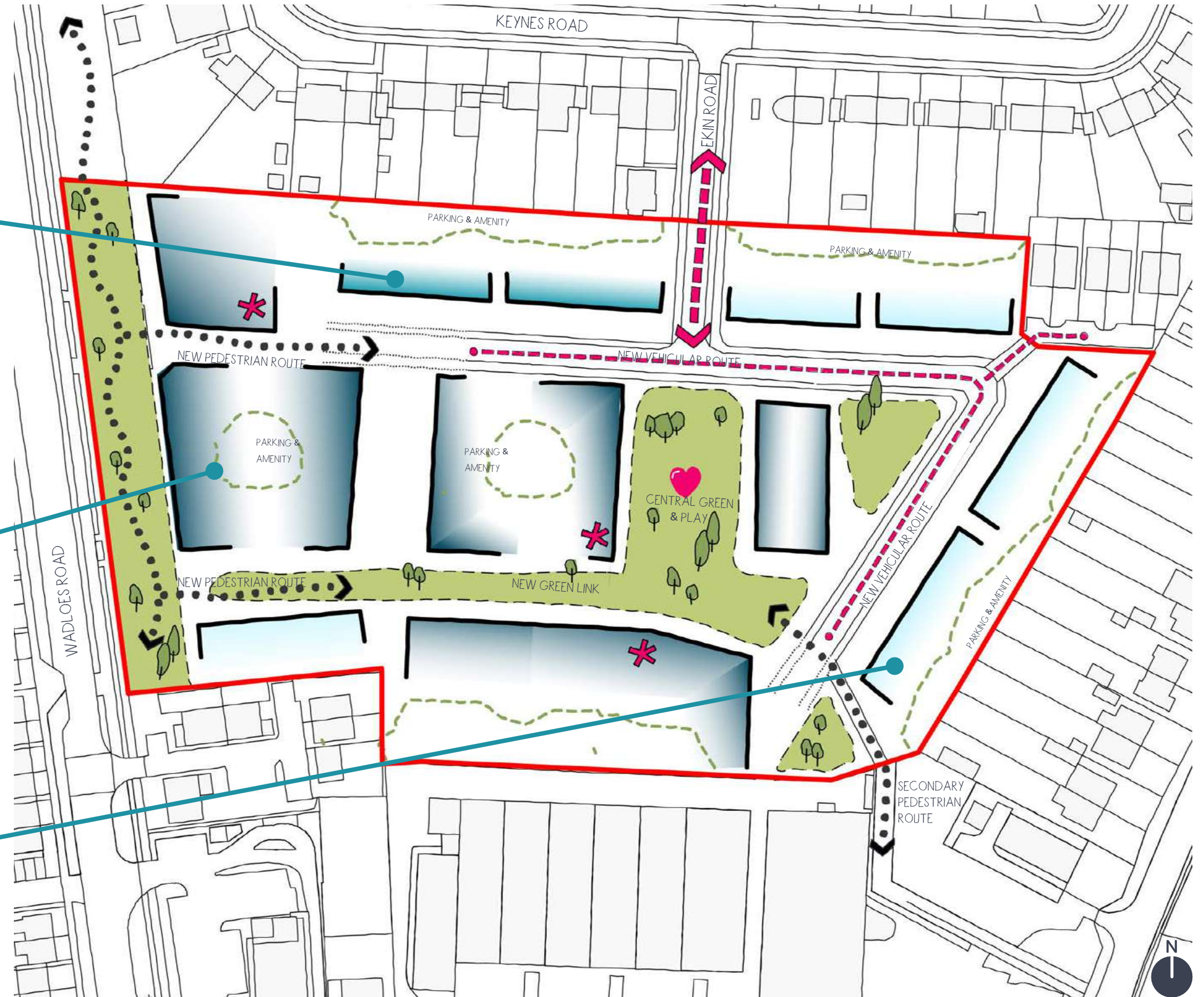
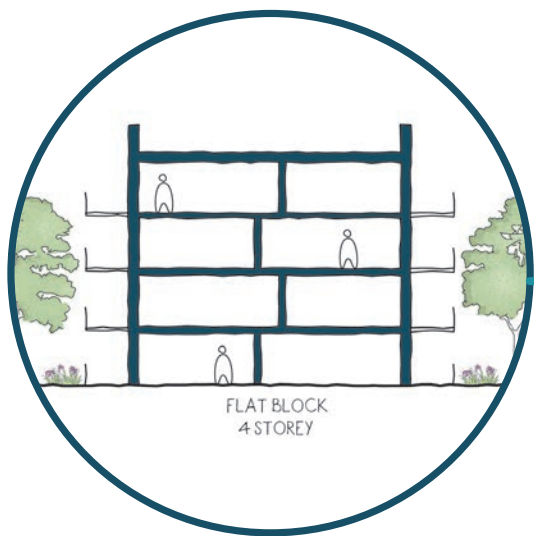




# Option E

Total redevelopment

New homes typology:







**London Studio**

BPTW, 40 Norman Road,  
Greenwich, London SE10 9QX  
t. 020 8293 5175

**Midlands Studio**

Alpha Works, Alpha Tower  
Suffolk Street Queensway  
Birmingham B1 1TT  
t. 0121 667 6175

[bptw.co.uk](http://bptw.co.uk)