

Tyneham Close

Areas for improvement



AERIAL VIEW HIGHLIGHTING ZONES TO ACT

- COMMUNAL OUTDOOR AREAS IN TYNEHAM CLOSE STATE
- UNUSED AREAS IN ASHLEY CRESCENT
- SITES TO DEVELOP NEW RESIDENTIAL BLOCKS

Residents will benefit from a few future improvements designed to enhance their quality of life:

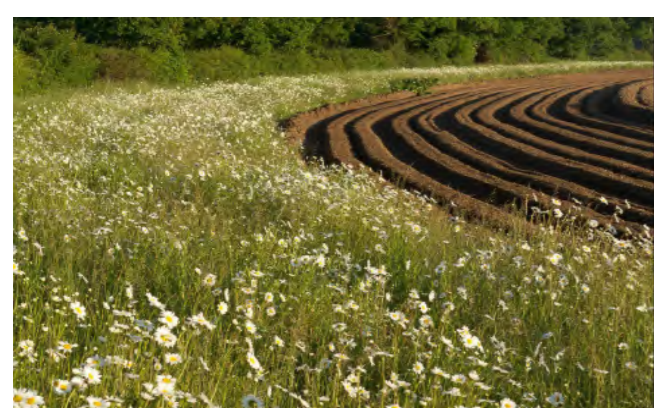
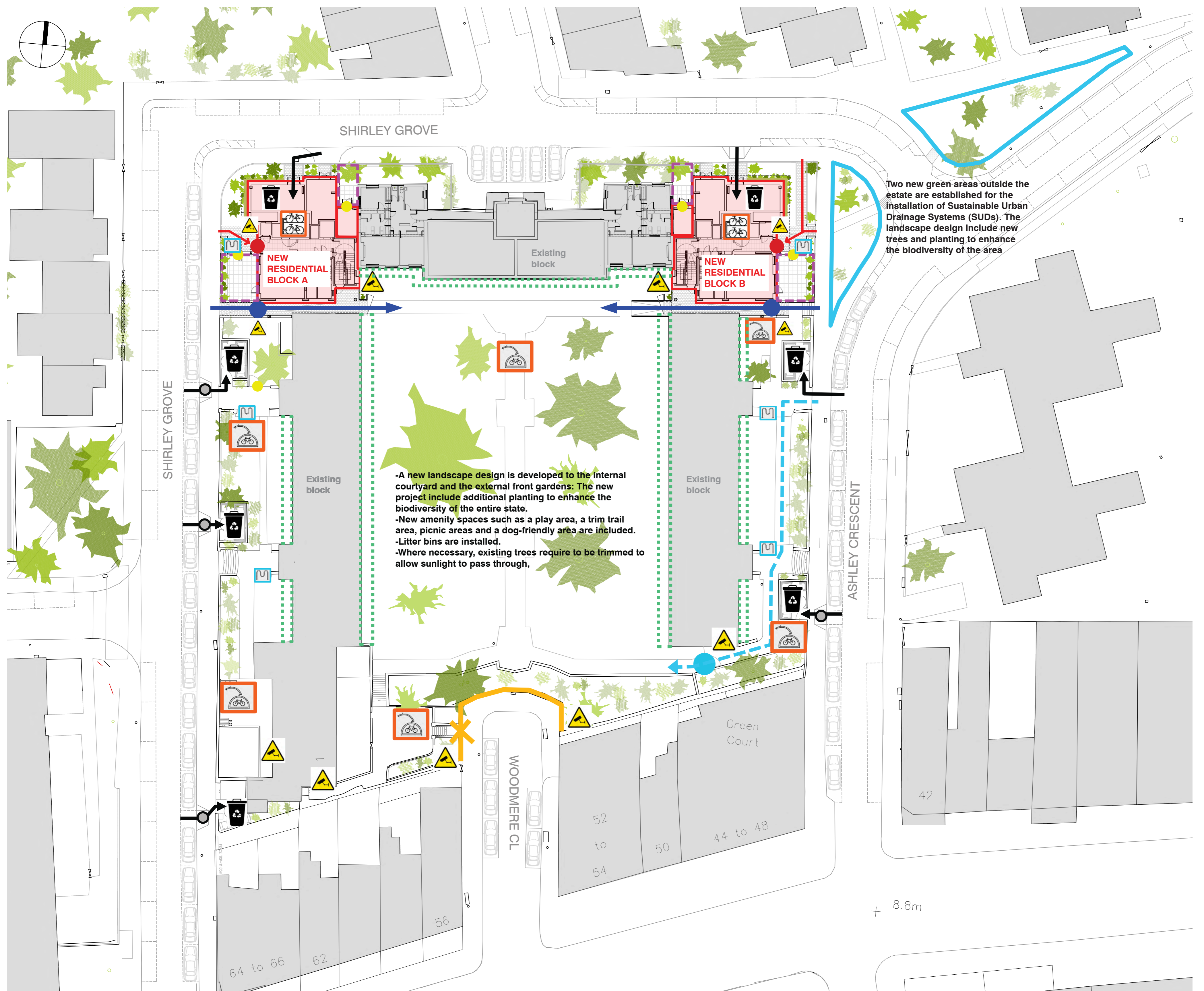
- **Security** will be improved to make you safer, such as accessed controlled entrances to the garden courtyard.
- **Communal areas** will be improved and will be safe, clean, and more welcoming.
- The **layout and management** of shared spaces will be improved to provide greater privacy for you.
- **Existing areas** within the estate will be improved, making them places that the community can use more often.
- **Waste management** services will be improved, including new bin collections areas and making the area cleaner and more hygienic.
- **Green spaces** will be improved, providing you with a more engaging and pleasant outdoor environment.



- | | | |
|---|--|---|
| ■ EXISTING GREEN AREAS | ● RESIDENT PRIVATE GARDEN ENTRANCES | REFUSE AREA |
| ■ EXISTING TREES | → PEDESTRIAN ACCESS POINTS TO STATE | → BIN COLLECTION ACCESS POINTS |
| ● RESIDENT BLOCK ENTRANCES | ↔ INSECURE ACCESS POINTS TO COURTYARD | ✳ UNUSED SPACES |
| ● PLANT/STORES BLOCK ENTRANCES | — CLIMBABLE FENCE | ✳ TREES MAINTENANCE REQUIRED |
| RESIDENT PRIVATE GARDENS | - - - FLAT WINDOWS WITH OVERLOOKING ISSUES | ▲ UNSECURED HIDDEN SPACES |

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Proposed improvements



New vegetation introduced throughout the entire estate to enrich the ecological diversity of the area. New trees are also planted.



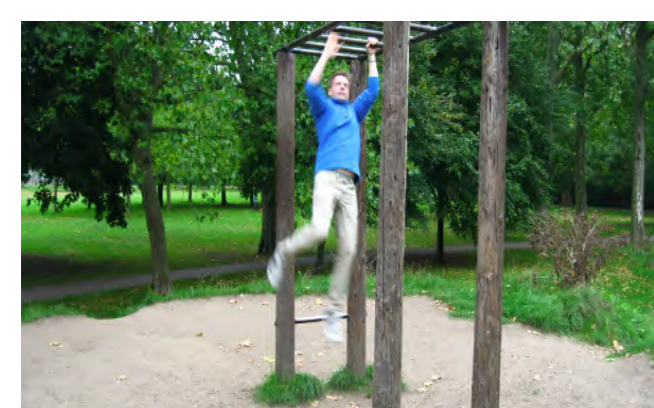
Bike hangars provide accessible, secure and weather resistant cycle parking spaces. Visitor cycle stands are also installed near the blocks main entrance doors.



New lighting has been set up around all the communal areas to enhance security in the space.





















An nature play area is installed, featuring enclosed spaces where children can engage in interaction with nature.



New paths for those who enjoy running and a trim trail area with exercise stations along a trail are added along the trail, promoting physical activity.

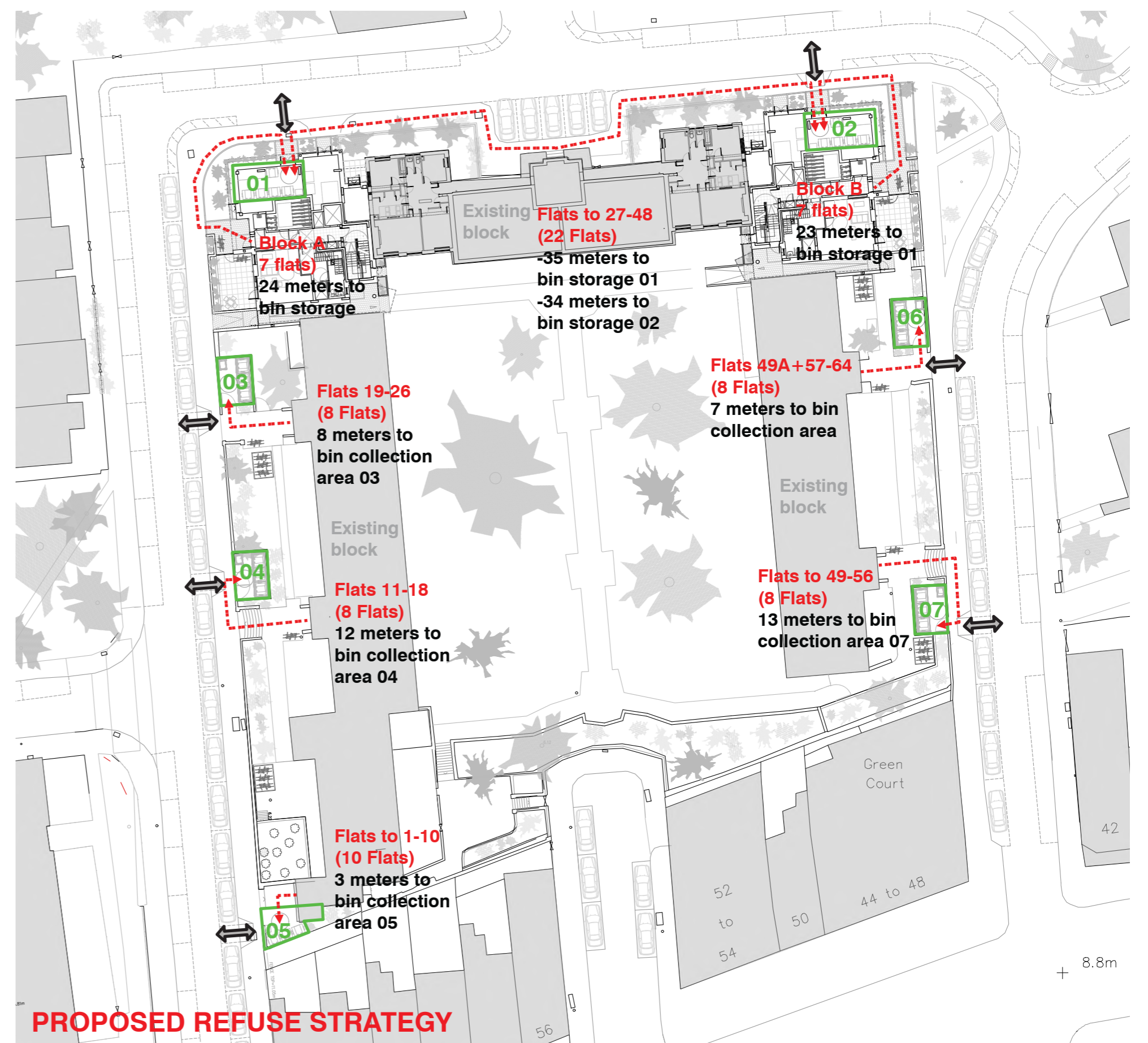
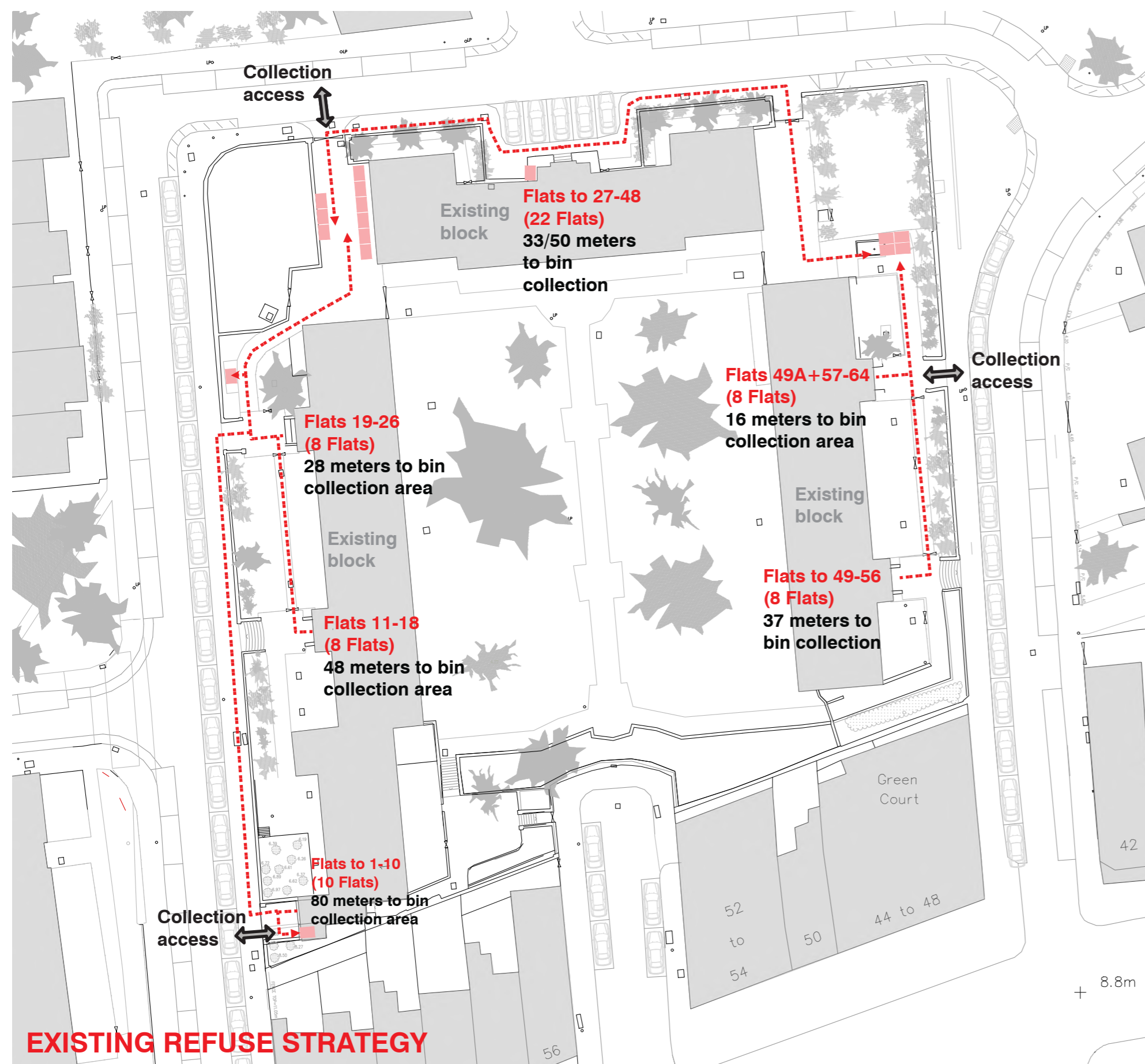


New seating spots are installed throughout the communal garden, providing areas for resting.

-  NEW GATE INSTALLED WITH LOCK AND FOB ACCESS
-  NEW PEDESTRIAN ROUTE FOR ACCESSING TO PRIVATE COMMUNAL GARDEN (DISABLE ACCESS)
-  REMOVAL OF EXISTING SOUTH ACCESS TO COURTYARD AND REPLACEMENT OF FENCES WITH NEW ONES FEATURING ANTI-CLIMBING
-  NEW GATE INSTALLED WITH LOCK AND FOB ACCESS TO ALLOW MAINTENANCE ACCESS TO COMMUNAL GARDEN
-  NEW MAINTENANCE VEHICULAR ROUTE FOR ACCESSING TO PRIVATE COMMUNAL GARDEN
-  NEW RESIDENTIAL BLOCKS
-  MAIN ENTRANCES TO NEW RESIDENTIAL BLOCKS
-  NEW PRIVATE RESIDENT GARDENS
-  ENTRANCES TO RESIDENT NEW PRIVATE GARDENS
-  NEW REFUSE AREA
-  NEW BIN COLLECTION ACCESS POINTS
-  NEW KERBS ON PAVEMENT TO ALLOW BIN COLLECTION
-  PEDESTRIAN ACCESS TO NEW RESIDENTIAL BLOCKS
-  LOCKED CYCLE STORE FOR RESIDENTS
-  LOCKED CYCLE HANGAR FOR RESIDENTS
-  CYCLE STANDS FOR VISITORS
-  CCTV CAMERAS
-  PLANTING BARRIER TO AVOID OVERLOOKING OF EXISTING FLATS

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Waste management strategy



7 NEW BIN STORES

New bin stores 03, 04, 06, and 07 can utilise STORM products. This type of enclosures enhance the visual appeal of these spaces while also promoting cleanliness and durability.

- Grab handles.
- Food operated lid.
- Steel reinforcing.
- Vermin and pest proof.
- EN840, BS 9001:2015 & BS 14001 Compliant.

(*) Bin store 05 is pending confirmation depending on the required space.



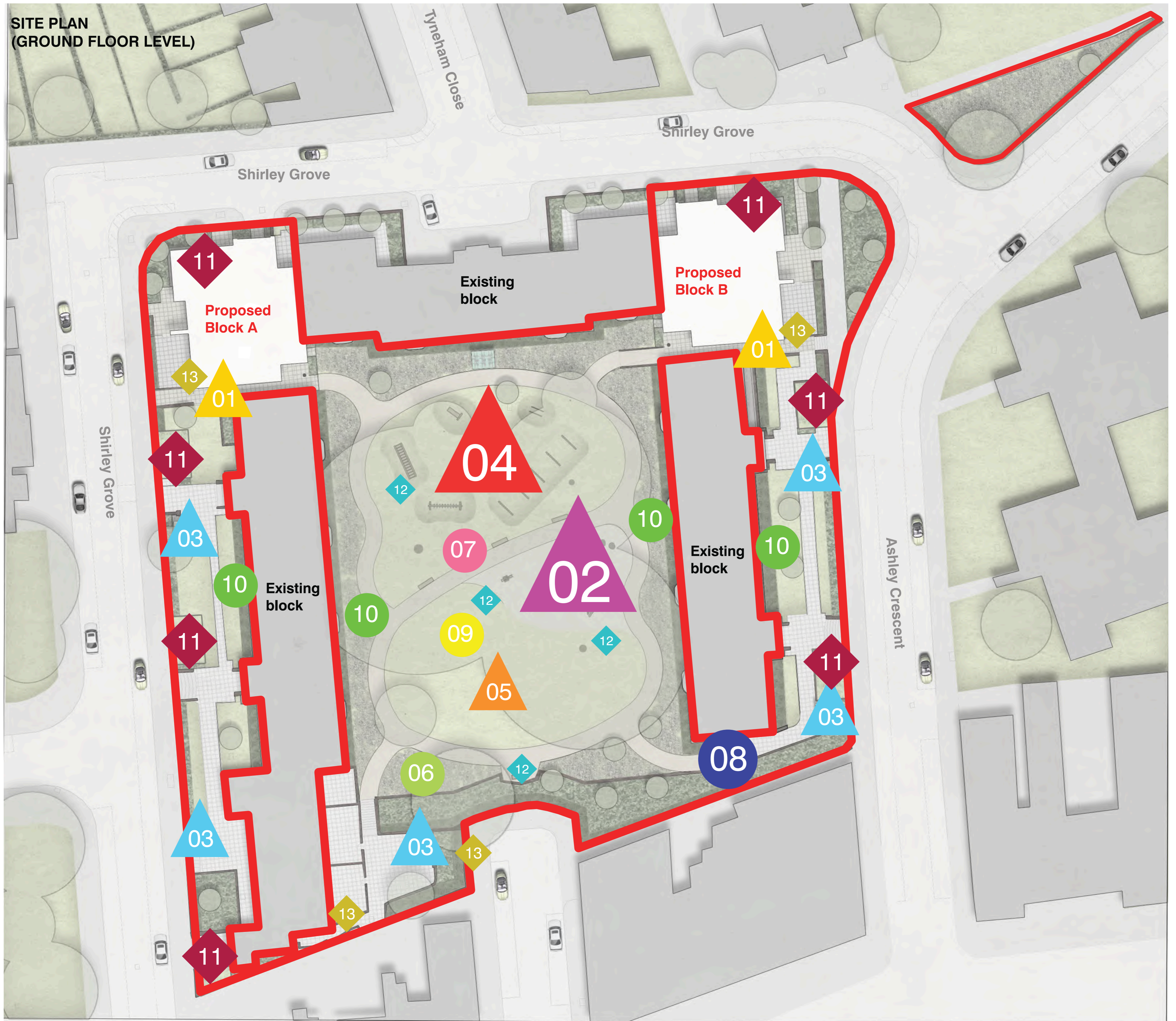
Sustainable Urban Drainage Systems



Two large zones adjacent to the Estate are the perfect location to install Sustainable Urban Drainage Systems (SUDs). SUDs are eco-friendly techniques used to manage surface water in urban areas like London, mitigating flooding risks by slowing down and filtering water runoff. Beyond flood control, these system offer a natural solution enhancing urban landscapes, fostering biodiversity and green spaces, making the areas where they are established more resilient and

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Actions



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|--|---|--|
| 01 NEW SECURE ACCESS
(NEW GATES WITH FOB ACCESS) | 06 GARDENING
(GARDENING CLUB / WILD COMMUNITY OPPORTUNITY) | 11 NEW REFUSE STORAGE AREAS |
| 02 NEW PLAY AREAS FOR KIDS | 07 LIGHTING
(INTRODUCED INTO CENTRAL SPACE TO INCREASE SAFETY AND ENTRANCE AREAS) | 12 RELAXING
(SITTING SPOTS SUCH AS BENCHES AND PICNIC TABLES) |
| 03 NEW CYCLE STORES
(LOCKED CYCLE HANGARS) | 08 MAINTENANCE ACCESS | 13 SECURITY
(ACCESS LOCKED / CCTV TO COVER EXTERNAL ACCESS POINTS LEAVING INTERNAL AREAS PRIVATE TO RESIDENTS) |
| 04 NEW OUTDOOR EXERCISE AREA
(TRIM TRAIL) | 09 PETS
(FREE AREA) | |
| 05 NEW OUTDOOR GAMES AREA
(AREAS AND OPPORTUNITIES FOR PLAY) | 10 PLANTING
(FLOWERING) | |

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Proposal. SITE PLAN (GROUND FLOOR LEVEL)



What is the **Urban Greening Factor**? The Urban Greening Factor is a tool to evaluate the quality and quantity of urban greening. It enables major developments to demonstrate how they have included urban greening as a fundamental element of site and building design in order to meet to meet London Plan Policy G5 Urban Greening.

The site achieves an Urban Green Factor >0.4 target set out in policy G5 of the Greater London Authority's New London Plan.

SHRUBS AND WILDFLOWER MEADOWS



HERBACEOUS



TREES



TRIM TRAIL EXAMPLES



PLAYGROUND EXAMPLES

