

# Avondale Drive

# Introduction

The designs presented show Higgins' proposed redevelopment masterplan compared with the currently consented Council proposals you have seen before. Our aim is to give you the opportunity to understand the proposals before the submission of planning applications later this year. We have also provided the key contact details for Higgins Site Management Team who will be delivering the project in the coming years. The presentation boards provide a visual overview, with the Higgins Project Team on hand to answer any questions you may have. We welcome your comments.

Mark Collier - Construction Manager

📞 07791 669315

✉️ mark.collier@higginspartnerships.co.uk

Joan Borzak - Senior Resident Liaison Officer

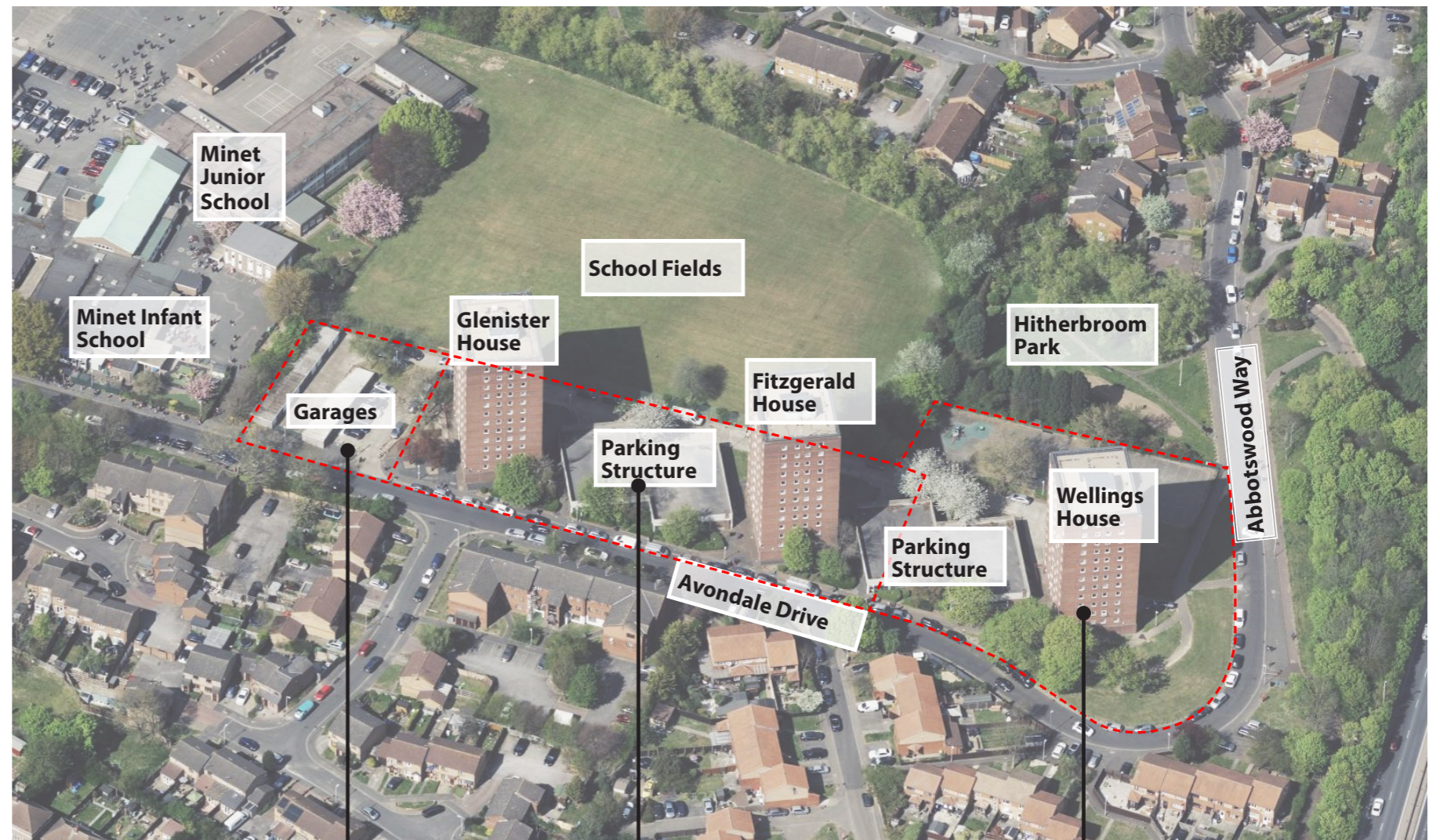
📞 07793 902544

✉️ joan.borzak@higginspartnerships.co.uk

Gemma Harling - Resident Liaison Officer

📞 07739 630527

✉️ gemma.harling@higginspartnerships.co.uk



Phase 1A

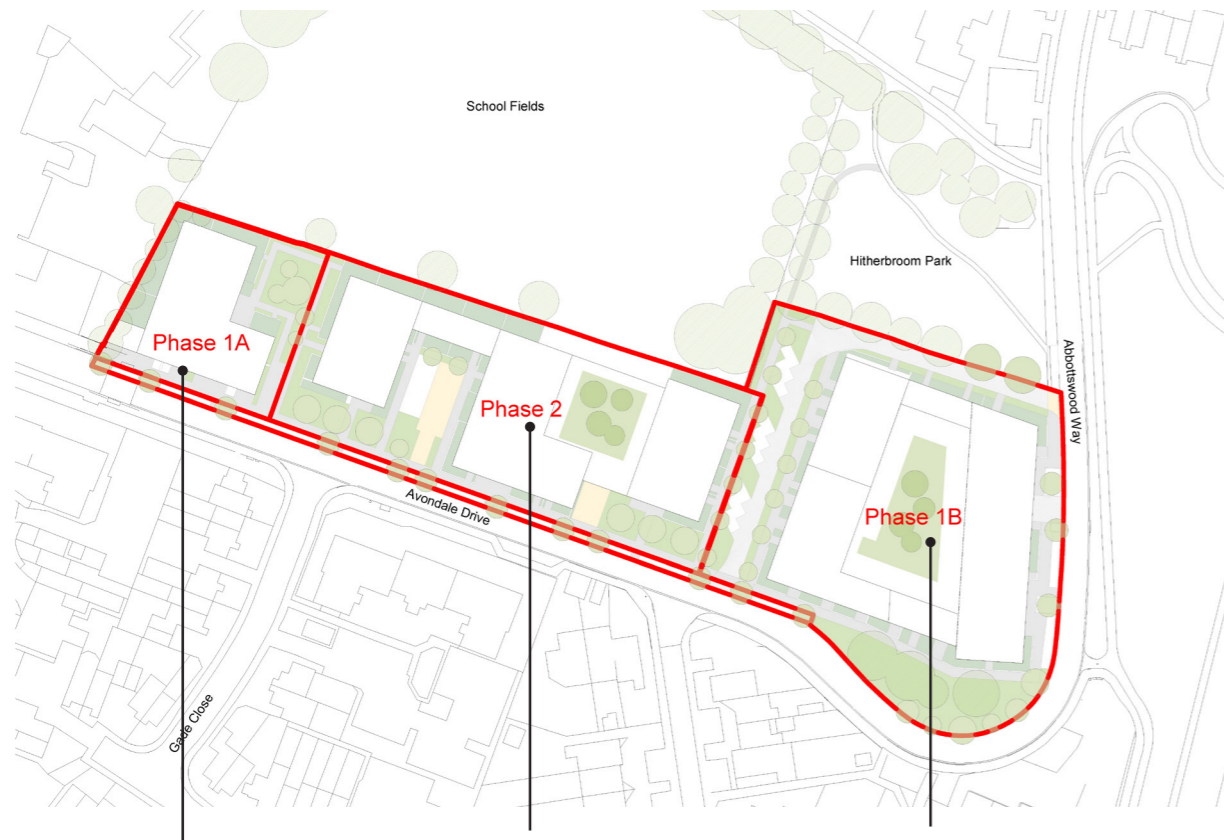
Phase 2

Phase 1B

# Avondale Drive

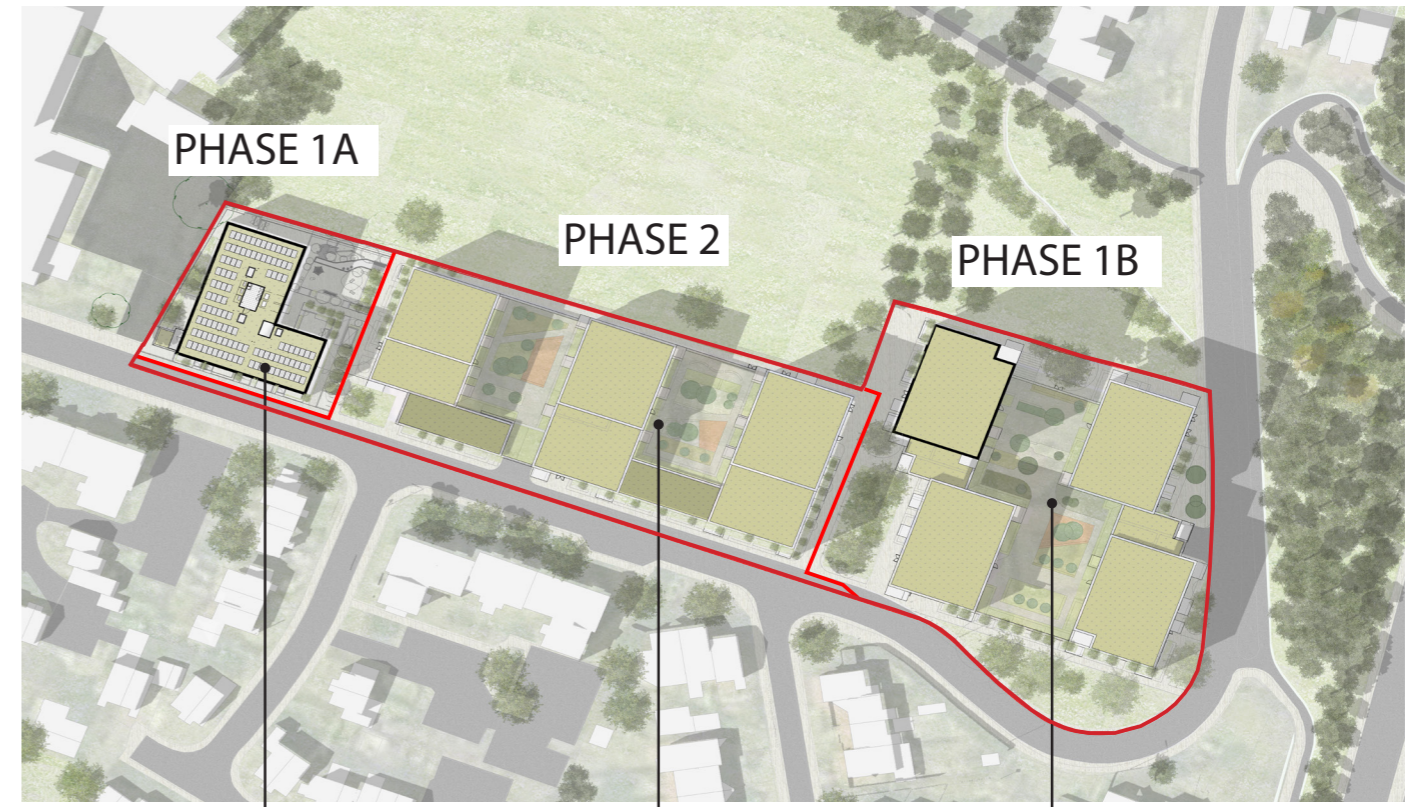
# Phasing

Consented scheme -  
Council Homes Original Indicative Dates for Start on site



Phase 1A - Autumn 2022	Phase 2 - Winter 2024	Phase 1B - Winter 2022
30 council homes	37 council homes	53 council homes

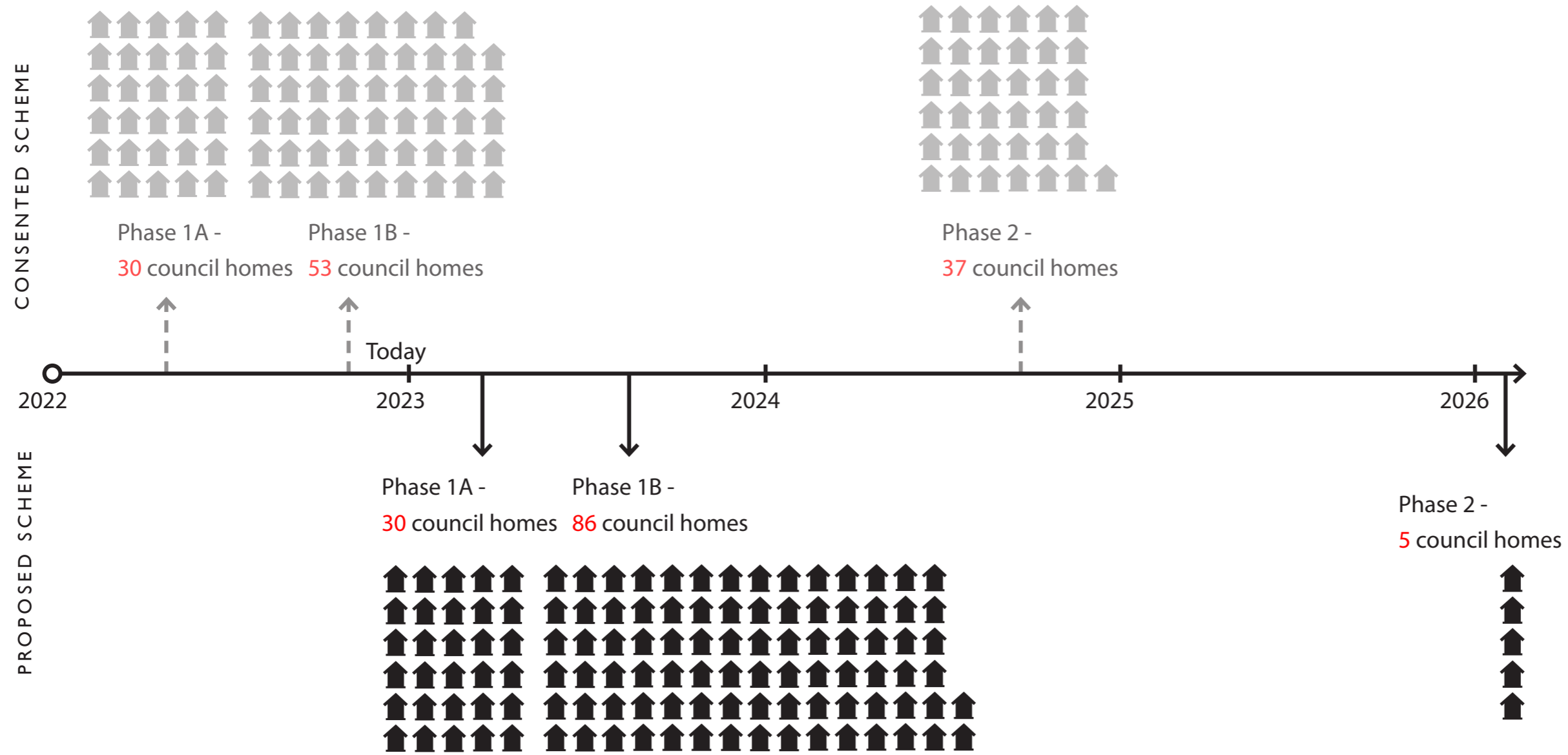
Current proposal -  
Council Homes Indicative Dates for Start on site



Phase 1A - Spring 2023	Phase 2 - Winter 2026	Phase 1B - Winter 2023
30 council homes	5 council homes	86 council homes

# Avondale Drive

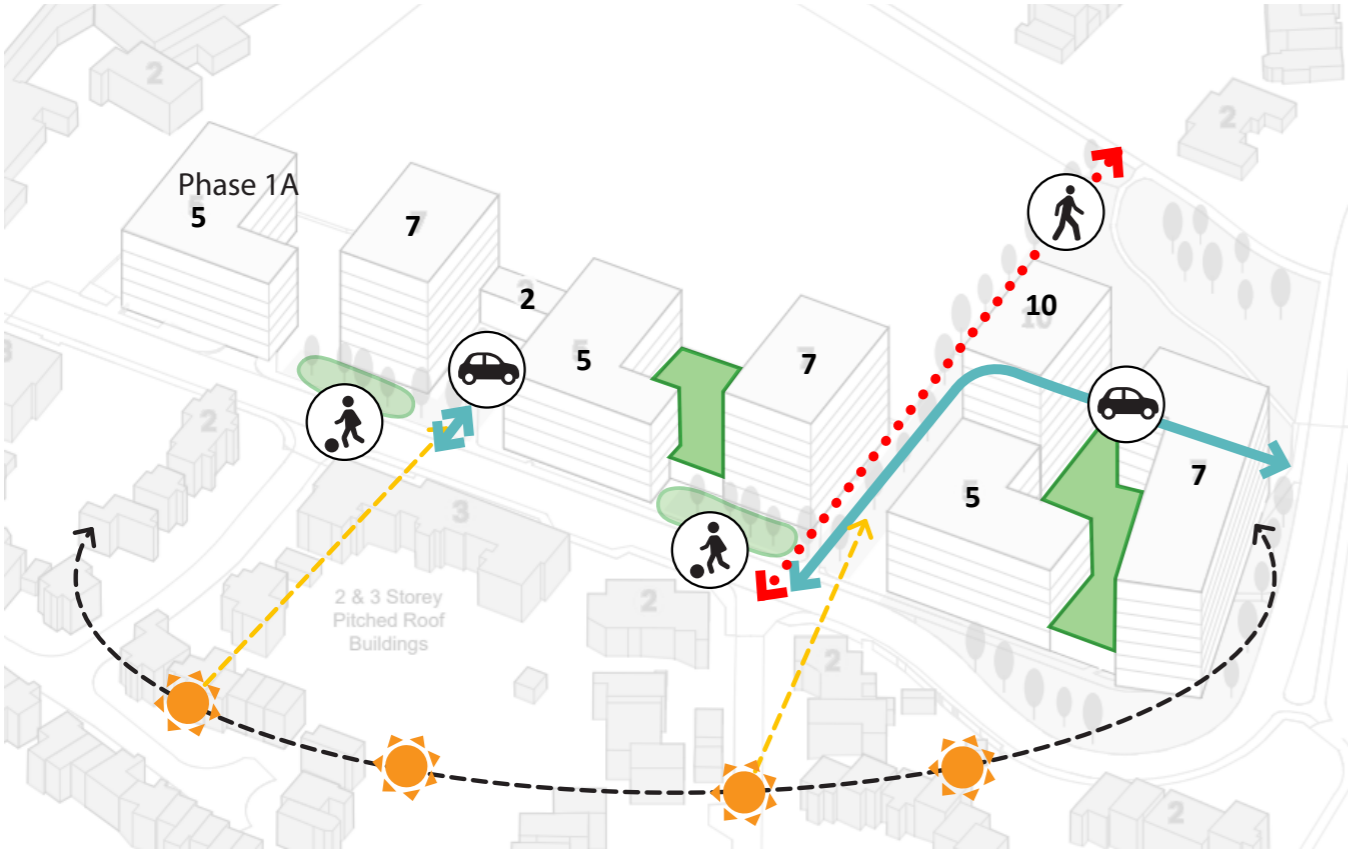
# Programme



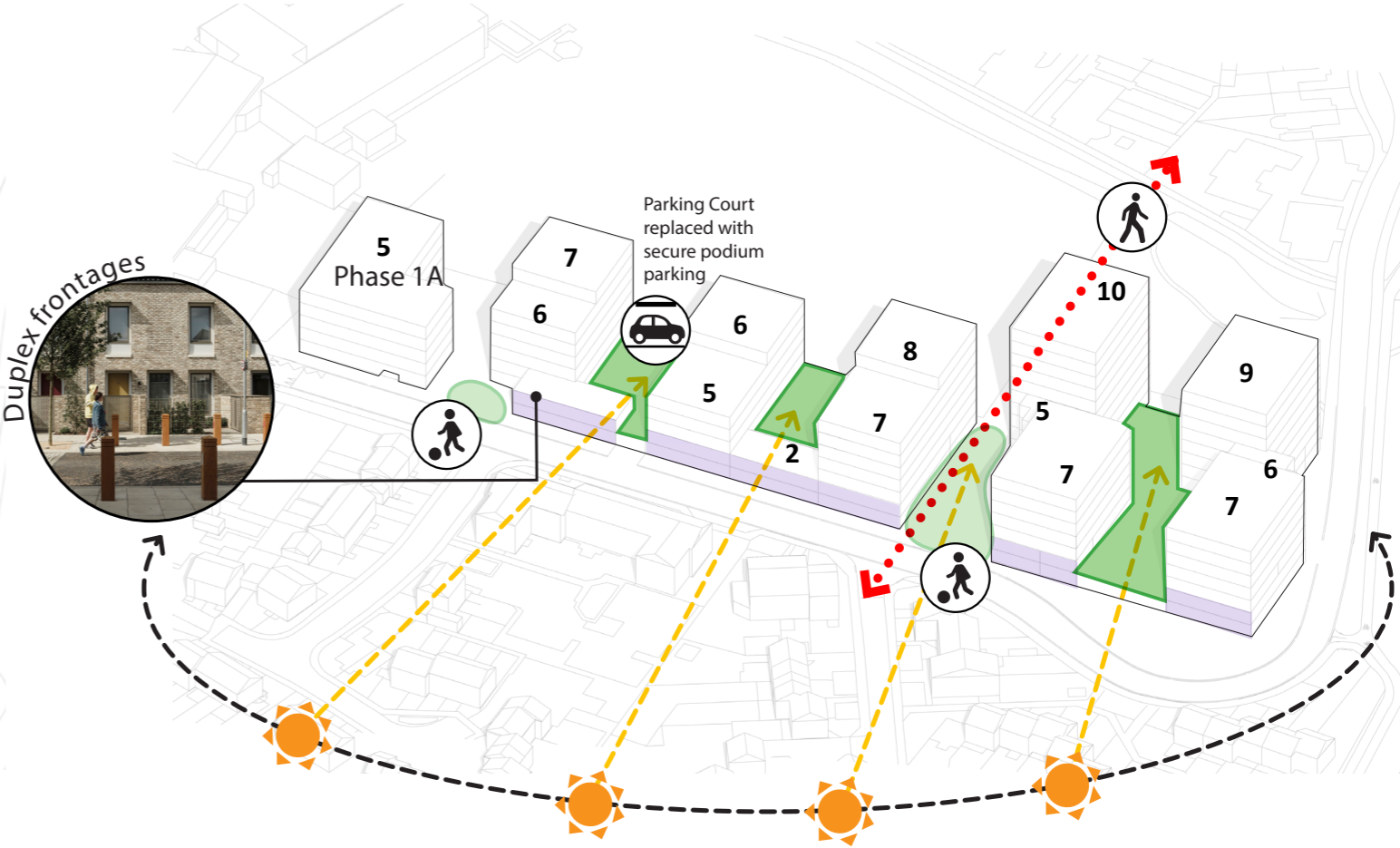
# Avondale Drive

# Consented vs Proposed

Consented Scheme



Proposed Scheme



-  Playspace
-  Vehicle parking/routes
-  Pedestrian Routes



# Avondale Drive

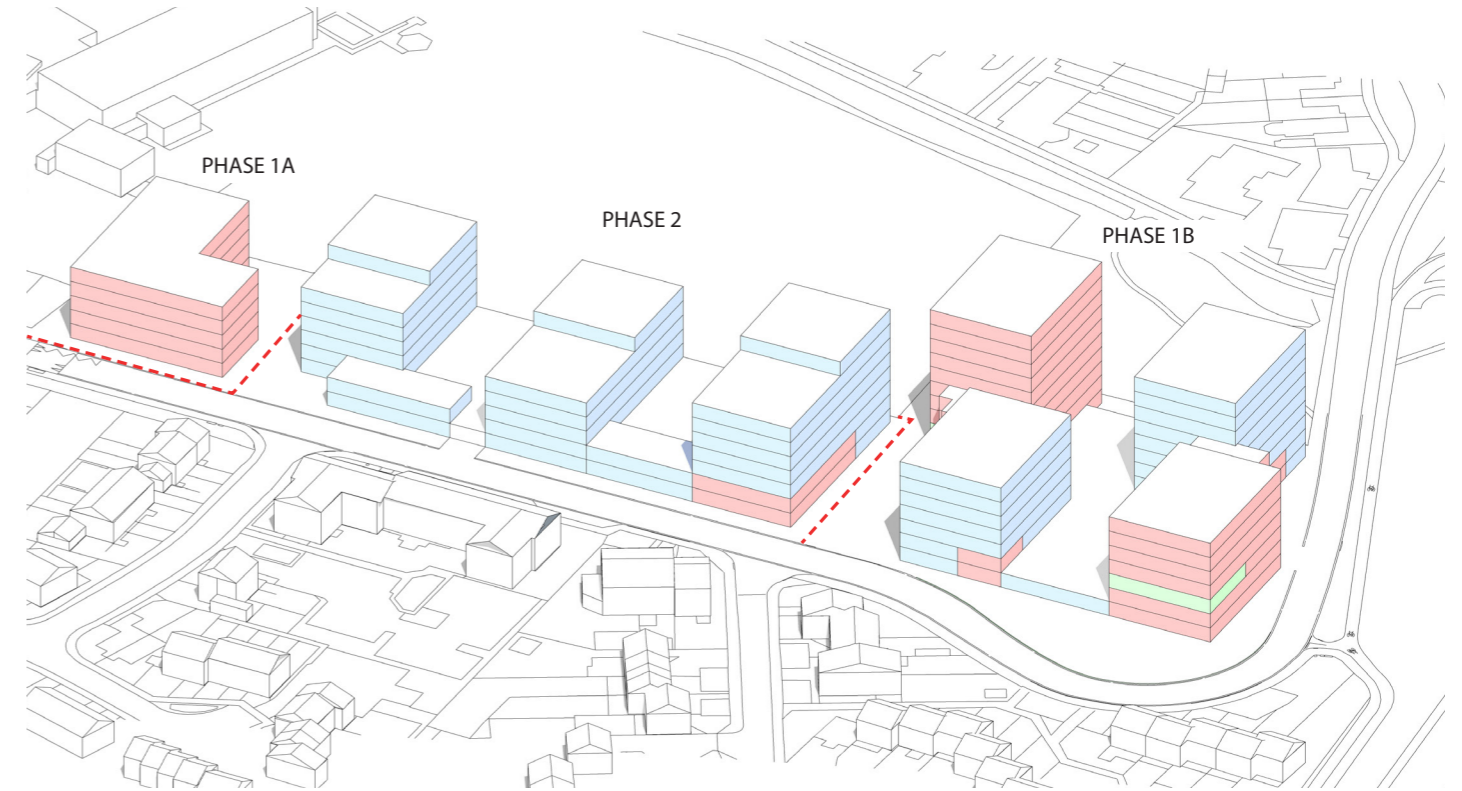
# Tenure Plan

Consented illustrative scheme



- Affordable Rent (AR)
- Shared Equity (SE)
- Private Sale (PS)

Proposed scheme



- Social Rent (SR)
- Shared Equity (SE)
- Private Sale (PS)

# Avondale Drive

# Scheme Benefits



# Avondale Drive

# Scheme Benefits

	Consented Illustrative masterplan	Current Proposal
<input checked="" type="checkbox"/> More affordable homes, and to be delivered sooner in earlier phases	120	121
<input checked="" type="checkbox"/> More family homes (3B plus) in affordable tenure	34	37
<input checked="" type="checkbox"/> More active frontages, better natural surveillance	65%	74%
<input checked="" type="checkbox"/> Remove the vehicle service road for more pedestrianized area and green space		
<input checked="" type="checkbox"/> Remove the parking court and surface parking, hide the parking in the podiums, the parking ratio remains the same as consented scheme		
<input checked="" type="checkbox"/> Reduced the vehicle access points from 4 to 2 to improve safety		
<input checked="" type="checkbox"/> Relocate the roadside play area to safer place with the connection to the park		
<input checked="" type="checkbox"/> More public and communal play space		
<input checked="" type="checkbox"/> Main public open space is delivered earlier within phase 1B.		
<input checked="" type="checkbox"/> Most of affordable tenure will be delivered earlier within phase 1B, enabling residents to move earlier		
<input checked="" type="checkbox"/> More dual aspect homes, and remove all the north facing single aspect homes.		
<input checked="" type="checkbox"/> Scale and massing improvement		
<input checked="" type="checkbox"/> Building distance and overlooking improvement		
<input checked="" type="checkbox"/> Provide better green space which is in safer, quieter location and more accessible to residents		



# Avondale Drive

# Illustrative Views

View of Community Square



View through park

