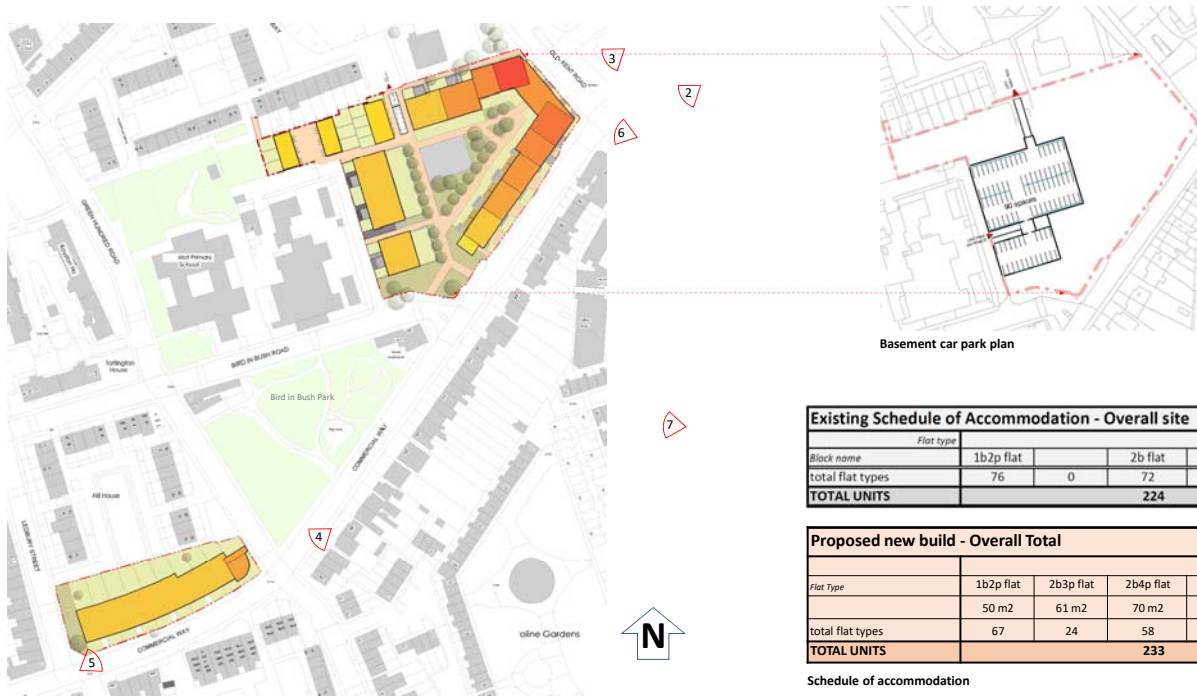


LEDBURY TOWERS OPTION APPRAISAL - option D

Site redeveloped: New build This option will include the demolition of all four towers. The four towers will then be replaced with new homes. If a decision is made to demolish some of the tower blocks the details will be worked up with residents. The number of refurbished and new homes at Council rent will at least be the same number of Council homes in the existing towers.

Example 1: The sites are cleared and a new development of houses and flats built that follows existing street patterns to create an central, landscaped courtyard

- Existing car park level taken lower to allow remainder of development to be level with surrounding pavements
- New blocks step up from 4 storeys at south to 17 storeys at north corner
- Street frontages reinforced with pedestrian access from Old Kent Road and Commercial Way
- Phasing structure to be agreed with residents



Site plan



1. Aerial view from south



4. Bromyard site viewed from east looking along Commercial Way



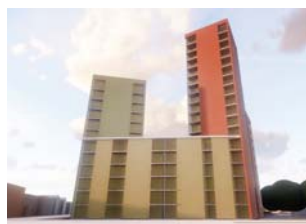
5. Bromyard site viewed from west looking along Commercial Way



6. View from Old Kent Road looking west



2. Aerial view from north



3. View from Old Kent Road



7. Aerial view east

LEDBURY TOWERS OPTION APPRAISAL - option D

Site redeveloped: New build This option will include the demolition of all four towers. The four towers will then be replaced with new homes. If a decision is made to demolish some of the tower blocks the details will be worked up with residents. The number of new homes at Council rent will at least be the same number of Council homes in the existing towers.

Example 2: With sites cleared, a new development of houses and flats is built that fans across the site between the remainder of the estate and the Old Kent Road

The Bromyard House site receives the same crescent of new housing as New Build Option C

- The car park level is taken below ground as Option C
- The new dwelling blocks step up from 5 storeys to the east to 20 storeys, again at north west corner
- Landscaped avenues are created between the lines of stepping up flats to form access routes and amenity spaces
- Redevelopment occurs to an agreed phasing structure



Site plan



Basement car park plan

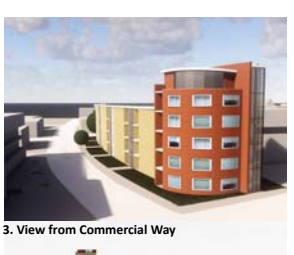
Existing Schedule of Accommodation - Overall site					
Block name	Flat type				
	1b2p flat		2b flat	3b5p flat	3b5p house
total flat types	76	0	72	76	0
TOTAL UNITS	224				

Proposed new build - Overall Total					
Flat type	1b2p flat	2b3p flat	2b4p flat	3b5p flat	3b5p house
	50 m2	61 m2	70 m2	86 m2	93 m2
total flat types	77	0	90	67	10
TOTAL UNITS	244				

Schedule of accommodation



1. View from Old Kent Road



3. View from Commercial Way



2. Aerial view from Commercial Way



4. Aerial view from west along Commercial Way



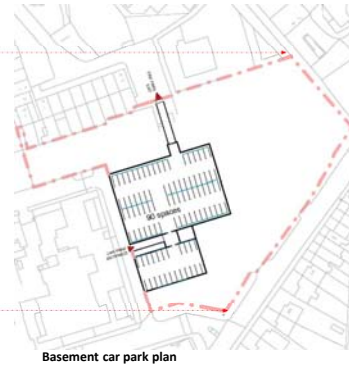
5. Aerial view from east

LEDBURY TOWER OPTION APPRAISAL - option D

Site redeveloped: New build This option will include the demolition of all four towers. The four towers will then be replaced with new homes. If a decision is made to demolish some of the tower blocks the details will be worked up with residents. The number of refurbished and new homes at Council rent will at least be the same number of Council homes in the existing towers.

Example 3: This example involves the phased demolition of the existing tower blocks across the sites. Each tower is replaced with a new tower block

- Site redeveloped according to an agreed phasing structure
- Existing car park level taken lower to allow remainder of development to be level with surrounding pavements
- New blocks provided at 17 storeys throughout with dual lifts, roof terraces, with corner flats as dual aspect and central flats as single aspect



Existing Schedule of Accommodation - Overall site				
Block name	Flat type			
	1b2p flat	2b flat	3b5p flat	3b5p house
total flat types	76	0	72	0
TOTAL UNITS	224			

Proposed new build - Overall Total					
Flat type	1b2p flat	2b3p flat	2b4p flat	3b5p flat	3b5p house
total flat types	50 m2	61 m2	70 m2	86 m2	93 m2
	88	95	58	87	0
TOTAL UNITS	328				

Schedule of accommodation



1. View from Old Kent Road



2. Aerial view from south



3. Aerial view from east