

## WELCOME

Welcome to this public exhibition about the future redevelopment of Sebastian Court.

We have organised this consultation so that you have an opportunity to:

- Learn more about the site and our proposals
- Understand the opportunities and constraints that will affect the site's redevelopment
- Have your say and ask any questions you may have
- Let us have your comments before we submit the planning application



SITE LOCATION



# INTRODUCTION AND BACKGROUND

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## THE TEAM

Members of the project team are available to answer any questions

### BE FIRST

Be First is a regeneration company, wholly owned by Barking and Dagenham Council. Our aim is to speed up the development of new homes in the borough, and to generate job and employment opportunities. Over the next four years Be First will be delivering up to 2,700 homes for local people and around 80 per cent will be affordable.

### JERRAM FALKUS

Jerram Falkus Construction Ltd is an innovative and forward thinking company founded and still based in London's East End since 1884. We design and construct public and private housing, schools, colleges and community buildings that help build strong and cohesive communities. We are passionate about leaving a strong and positive legacy for future generations.



GASCOIGNE ESTATE, BARKING



GASCOIGNE ESTATE, BARKING



AXE STREET, BARKING



KINGSBRIDGE, GASCOIGNE ESTATE, BARKING



THAMES VIEW EAST, BARKING

### POLLARD THOMAS EDWARDS

Pollard Thomas Edwards is an architectural practice based in London. We specialise in the creation of new neighbourhoods and the revitalisation of old ones. We have extensive experience of residential development – to make our cities, towns and villages into thriving and sustainable places: homes, schools and nurseries, health and community centres, shops and workspaces, places to recreate, exercise and enjoy civic life.

### OUTERSPACE

Outerspace is an award-winning landscape architects based in London, specialising in landscape architecture and design, urban design and community engagement. We provide an innovative approach to the place-making process at a range of scales, From town centre regeneration to the implementation of prestigious public realm schemes.

### MAX FORDHAM

Max Fordham LLP are award winning building services engineers. For over fifty years we have been delivering residential and mixed-use projects from individual houses to master plans. We specialise in delivering low energy comfortable homes.

### PRICE & MYERS

Price & Myers is a civil and structural engineering practice with excellent experience in residential development. We aim to work with imaginative design teams to make exceptional buildings. In our first 41 years we have completed over 28,000 jobs, and won over 700 awards.



THAMES VIEW EAST, BARKING



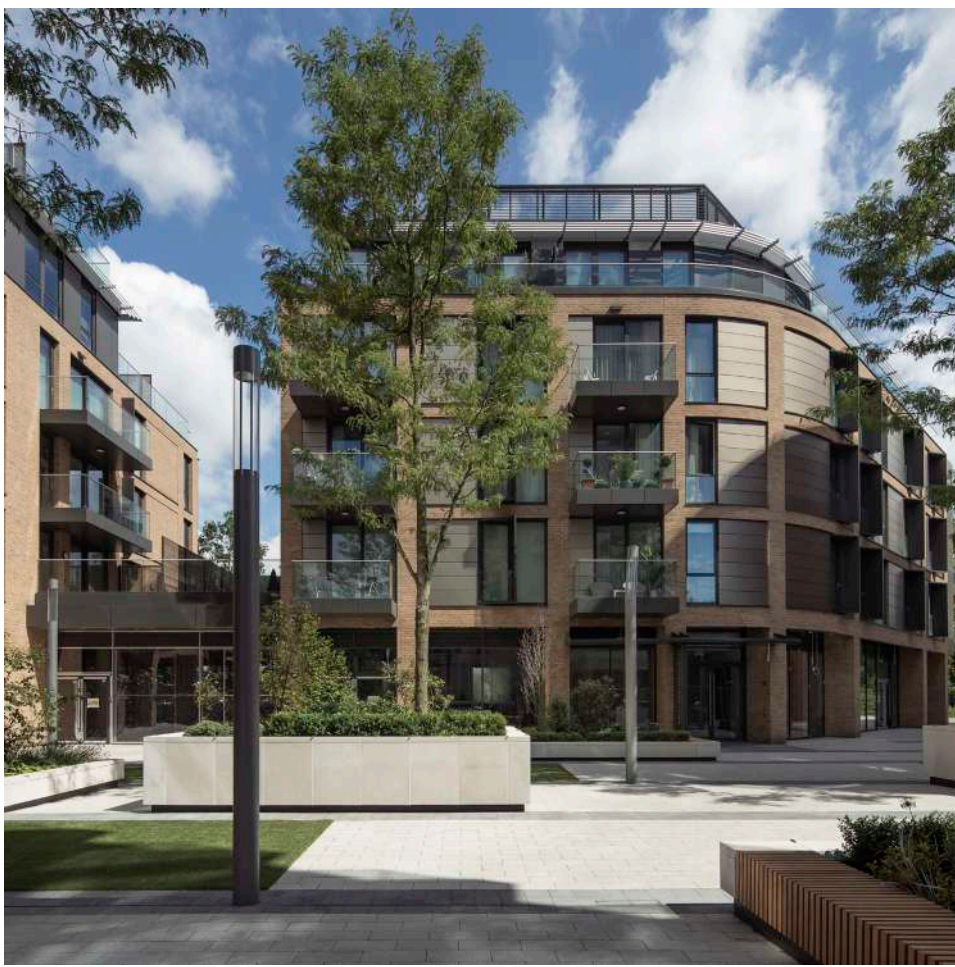
CERES, CAMBRIDGE



AMELIA STREET COURTYARD



ST JOHN'S HILL, LONDON



PUTNEY PLAZA, RICHMOND

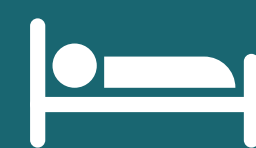


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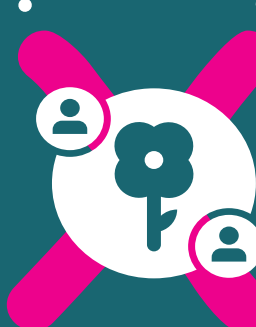
65 homes

7

7 storeys high building



Mix of 31 one & 34 three bed low quality homes



Poor quality public space and no playground



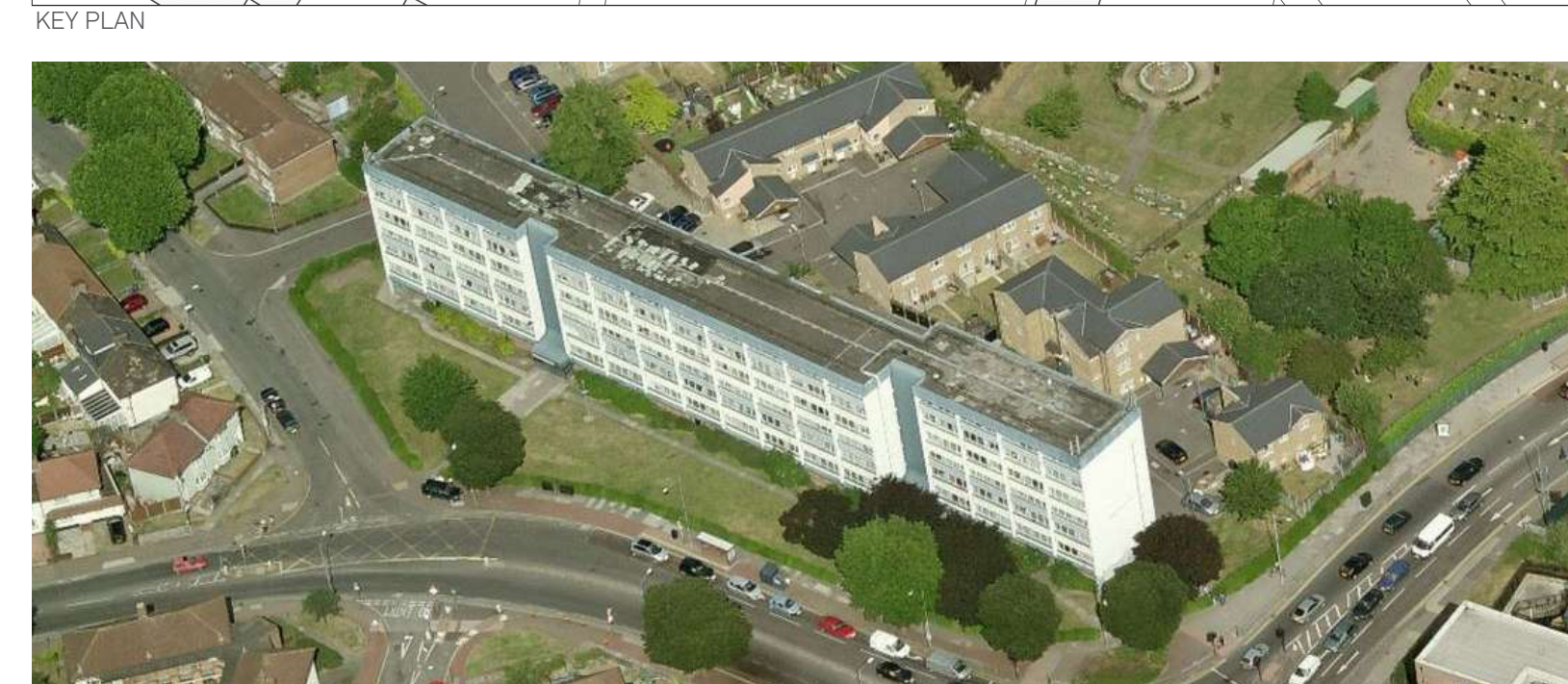
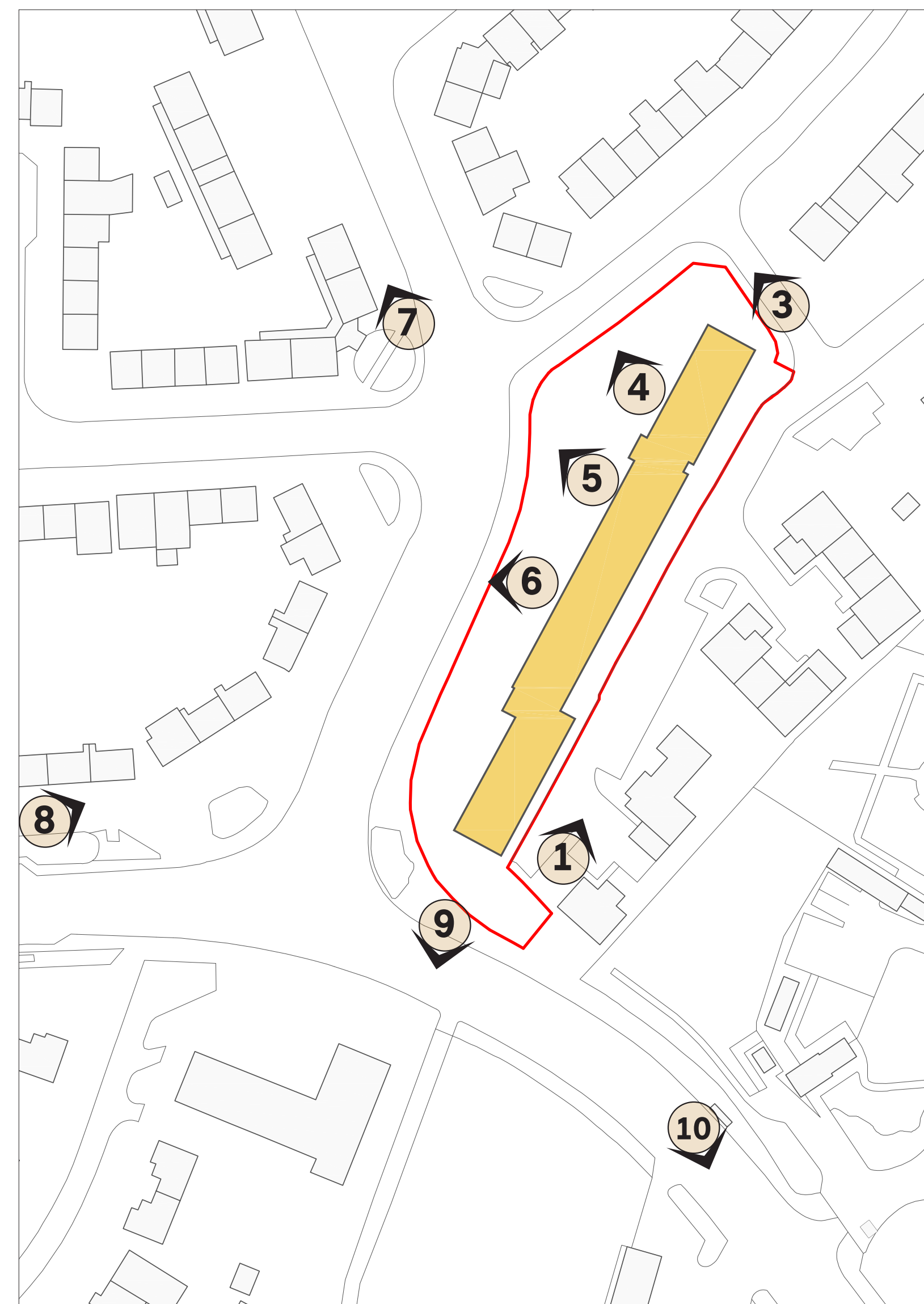
No wheelchair adaptable or accessible homes



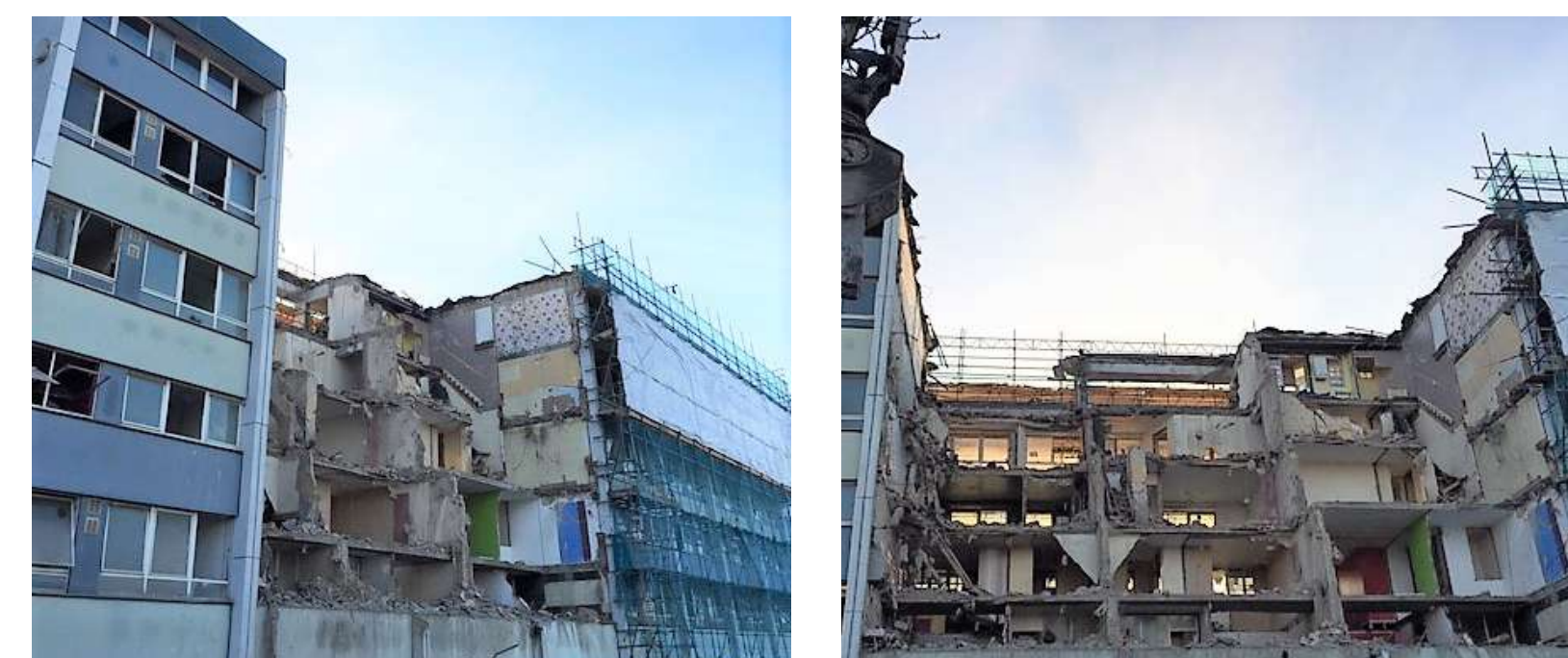
Demolition of the original building has started

# THE SITE

## SEBASTIAN COURT - THE ORIGINAL BUILDING



AERIAL VIEW OF THE ORIGINAL BUILDING



EXISTING BUILDING DEMOLITION UPDATE

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## SURROUNDING BUILDINGS





OUR PROPOSALS

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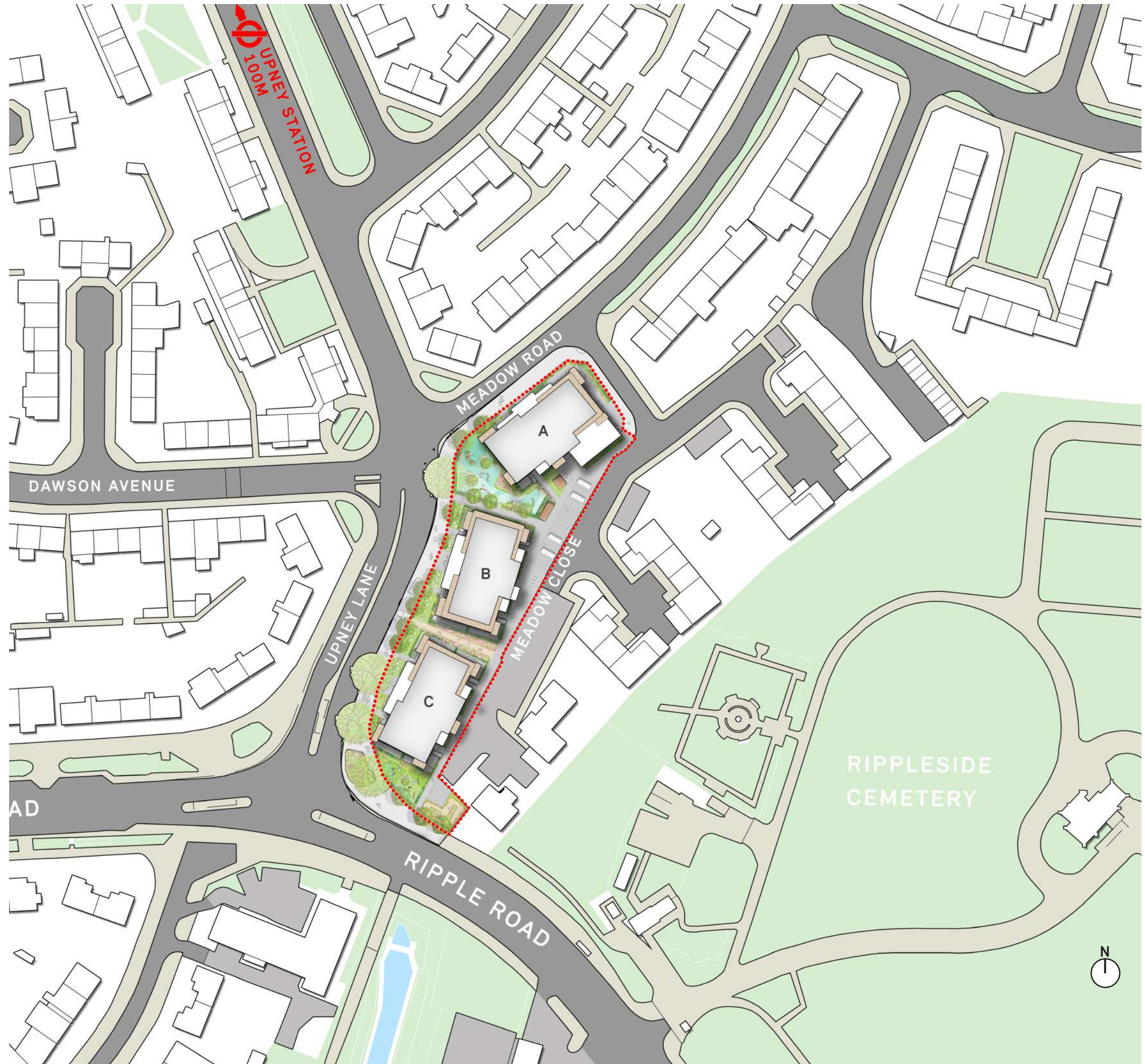
95 new 100% affordable homes



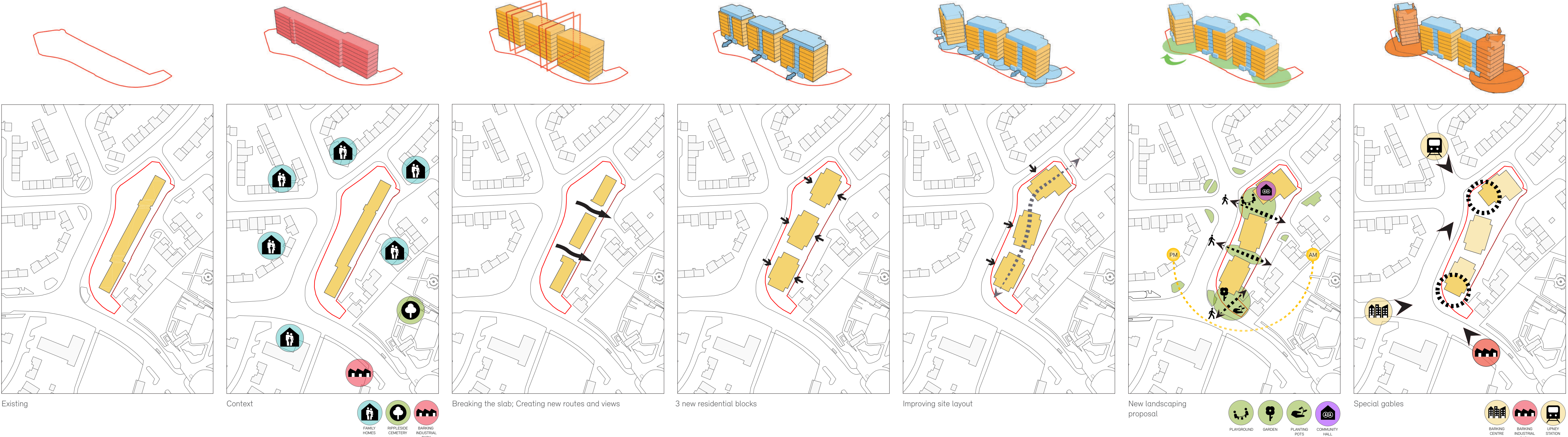
New landscaping, playground, public spaces & connections



New community space



PROPOSED SITE PLAN





95

95 new 100% affordable homes



1 block of shared ownership  
+  
2 blocks of affordable rent



Mix of 58 one &  
37 two bed homes



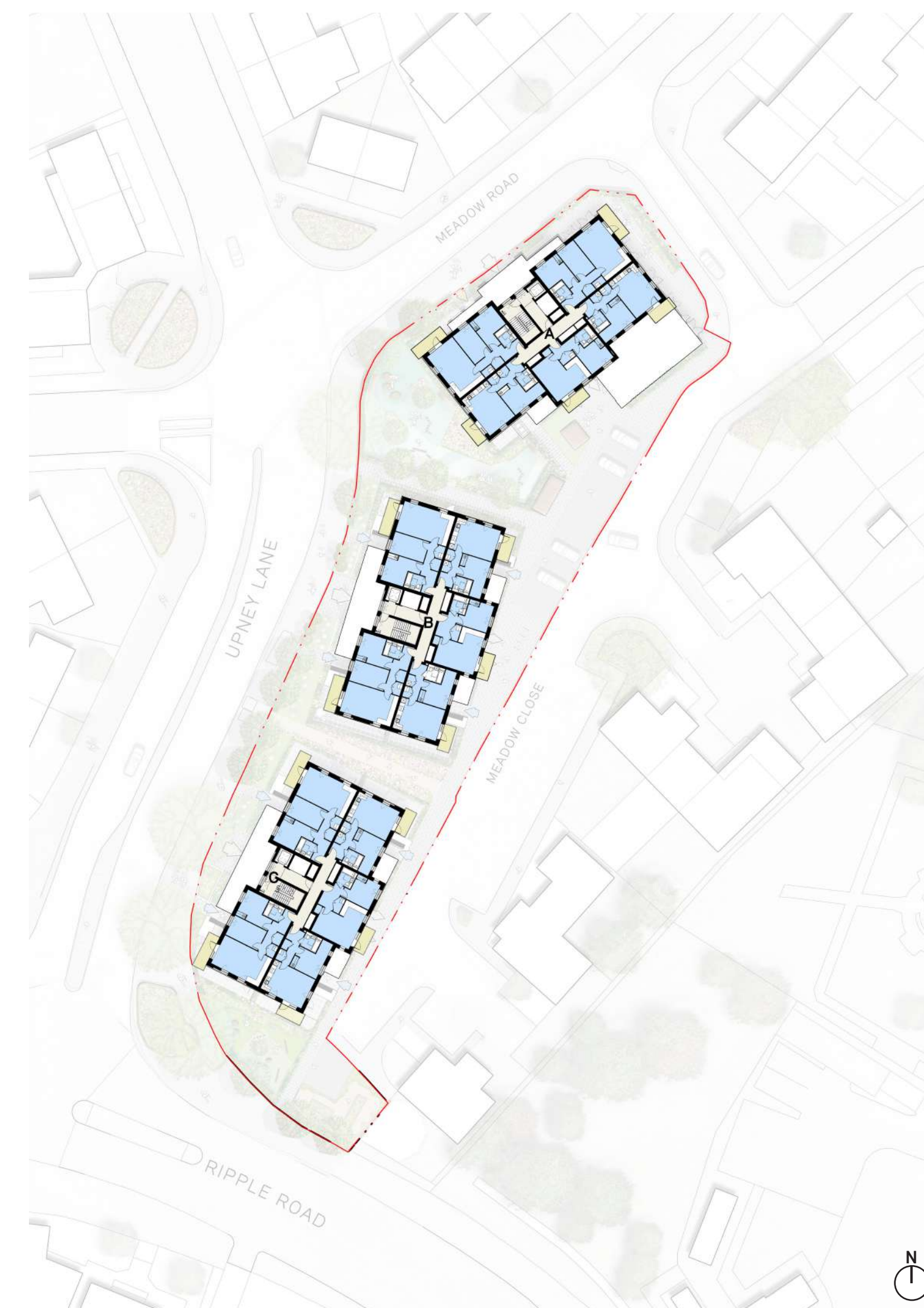
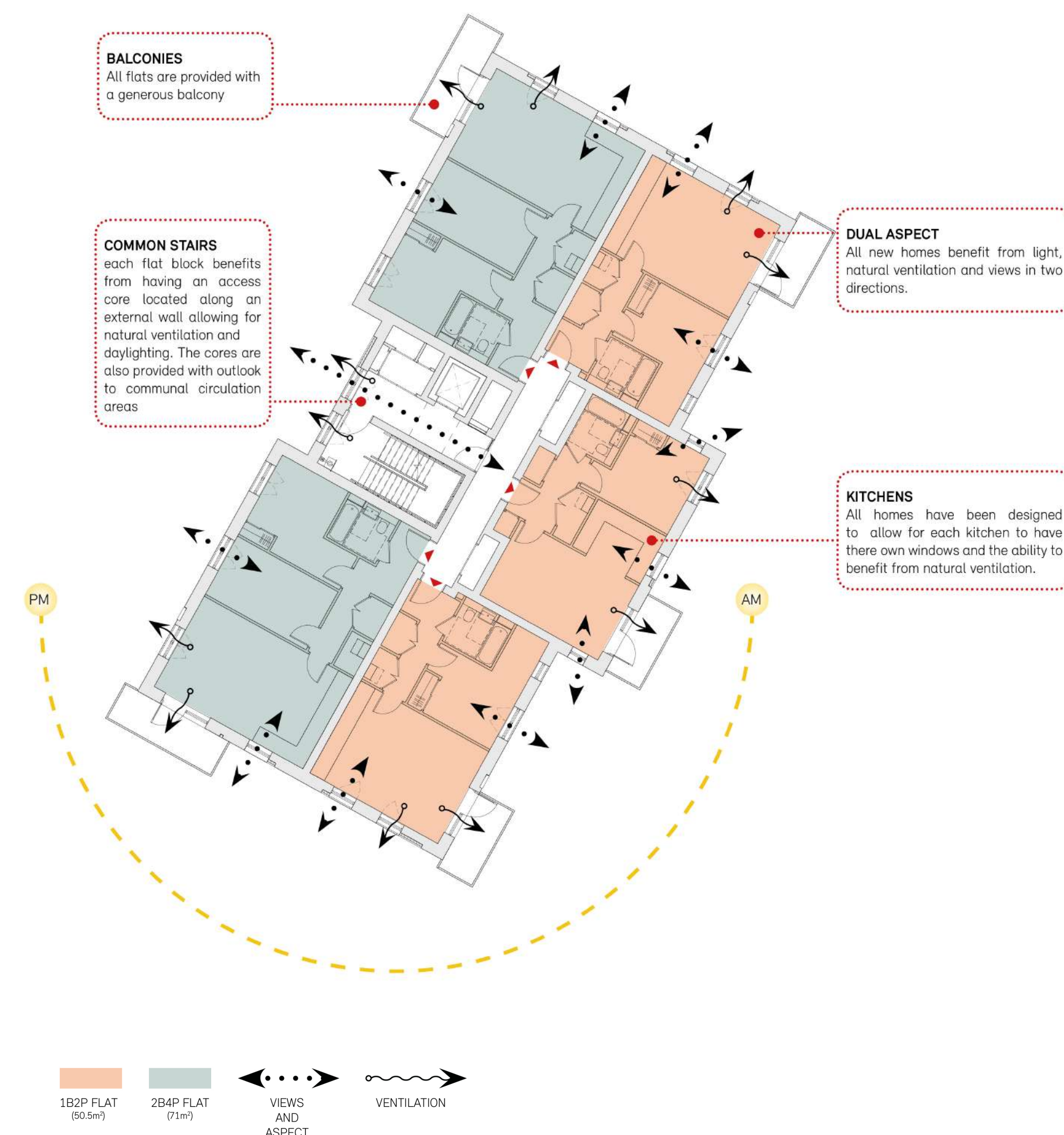
Each home will have a private balcony, terrace or garden



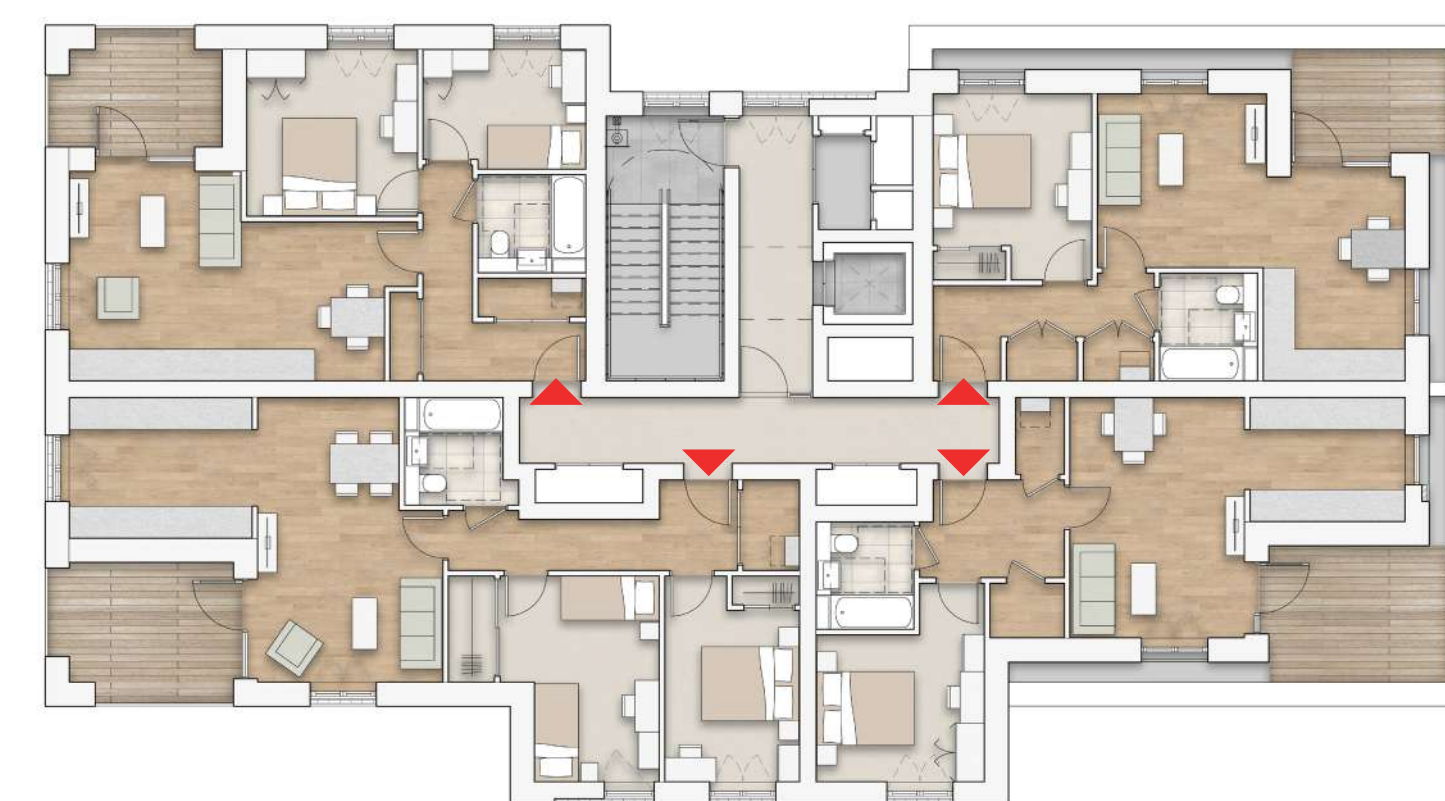
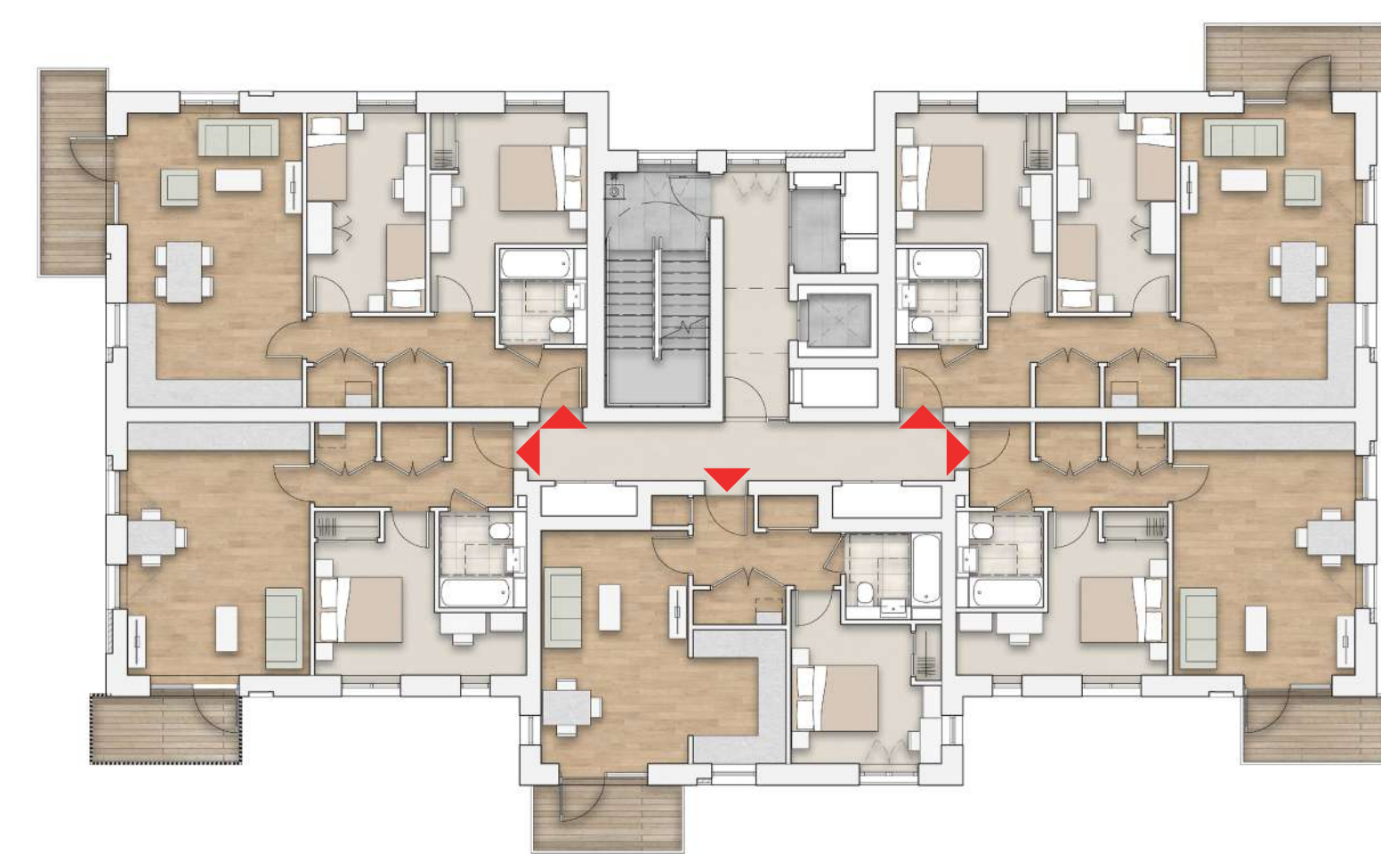
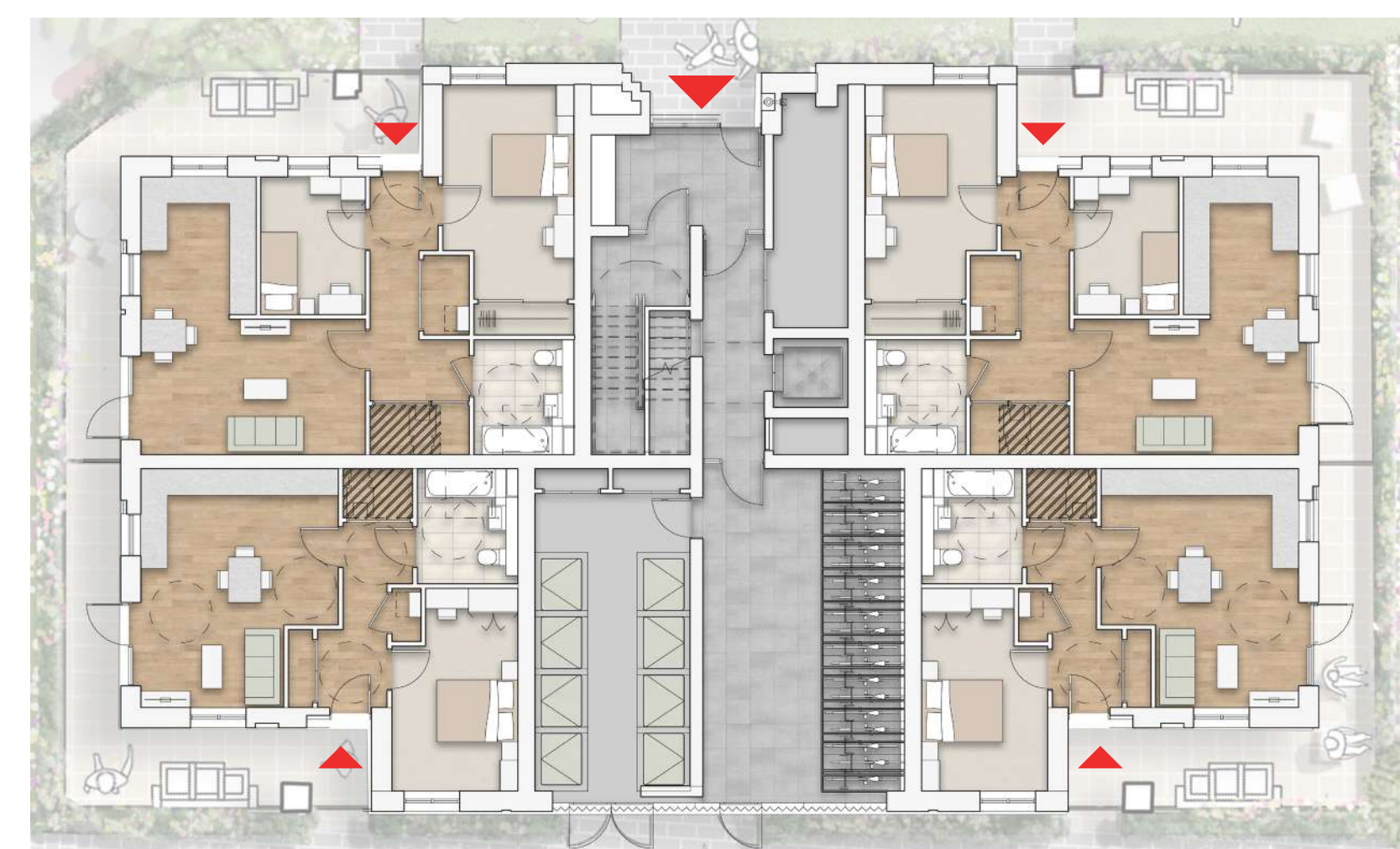
Providing 10 wheelchair apartments with private amenity spaces

# NEW HOMES

## DESIGN PRINCIPLES OF TYPICAL FLOOR



## TYPICAL BLOCK LAYOUTS





# LANDSCAPE, PLAY & CONNECTIONS

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New layout integrates into the existing area and provides new connections and views



A safe and secure environment for new residents and neighbours



A shared space with communal growing gardens



Interesting and interactive play spaces for young children



Seasonal and bio-diverse planting



LANDSCAPE SITE PLAN



PLAY SPACE PROPOSAL



PLAY SPACE PRECEDENTS



PEDESTRIAN ROUTE PROPOSAL



PLANTING PRECEDENTS



COMMUNAL SPACE PROPOSAL



PAVING AND FURNITURE PRECEDENTS





BUILDING DESIGN

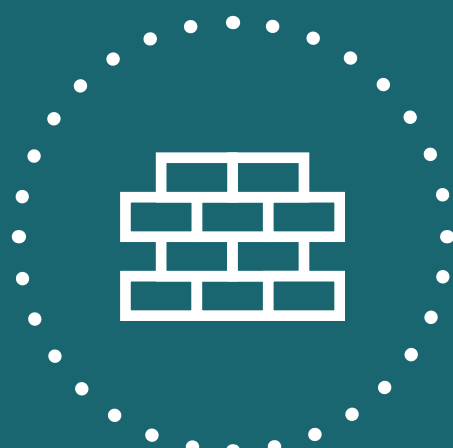
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Three new residential blocks

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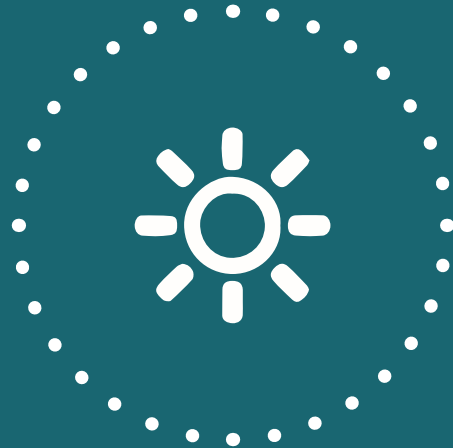
7 storeys high



Brick as a principal building material



Sustainable design



All apartments with dual aspect



PROPOSED VIEW FROM RIPPLE ROAD TOWARDS SEBASTIAN COURT

ARTIST'S IMPRESSION



PROPOSED MEADOW CLOSE VIEW



UPNEY LANE ELEVATION



MEADOW CLOSE ELEVATION

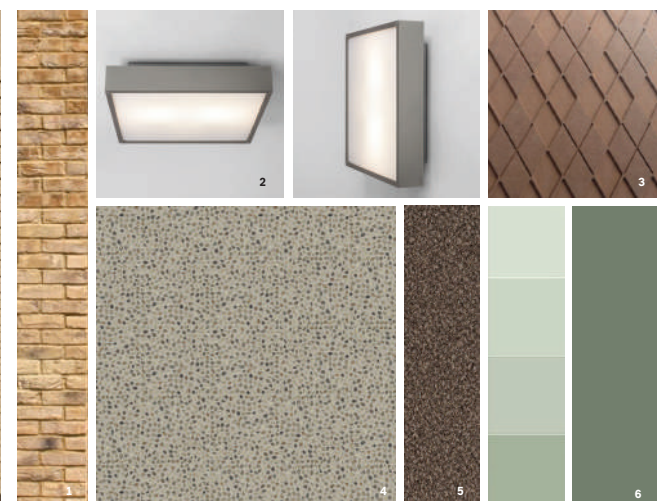
OUTLINE OF THE ORIGINAL BUILDING



COMMUNAL ENTRANCE PRECEDENTS



COMMUNAL ENTRANCE PROPOSAL



COMMUNAL ENTRANCE LOBBY PROPOSAL



PRIVATE ENTRANCE PROPOSAL



BRICK PRECEDENTS



BALCONY PROPOSAL



# NEXT STEPS

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## THANK YOU

Thank you for attending our consultation event today.

We would like to ensure local people genuinely benefit from the transformation of this site and will aim to deliver new services, job opportunities and investment in the local community.

## PROJECT TIMETABLE



## YOUR FEEDBACK

Please let us know what you think of our proposals. You can leave your feedback by:

- filling out a feedback form and leaving it with us
- emailing us at [Communications@BeFirst.London](mailto:Communications@BeFirst.London)
- visiting our website:  
<http://befirst.london/project/sebastian-court/>

We will listen to your feedback and take this into account, where possible, as we evolve our plans over the coming weeks.

Once we submit a planning application to the London Borough of Barking & Dagenham there will be an opportunity to comment on the proposal as part of the planning application process.

We hope you found this information useful.

## SITE PROGRESS

