

Analysis of 'Have Your Say Day' 25th March 2006

Total questionnaires completed: 135

Age Group					
	Under 18			0	0.0%
	19-25			6	4.4%
	26-35			27	20.0%
	36-45			33	24.4%
	46-65			50	37.0%
	Over 65			7	5.2%
	Not answered			12	8.9%

Housing status					
	Home owner			43	31.9%
	Lease holder			17	12.6%
	Other			44	32.6%
	Not answered			31	23.0%

Preferred method of contact					
A1	Regular New letter			96	25.1%
A2	Website			29	7.6%
A3	Email			39	10.2%
A4	Personal Letter			67	17.5%
A5	Text message			2	0.5%
A6	Small block meetings			13	3.4%
A7	Public Meetings			53	13.9%
A8	Consultation meetings			29	7.6%
A9	Notice boards on estate			23	6.0%
A10	Thro' Community Steering Group			8	2.1%
A11	Consultation Shop 'drop in days'			23	6.0%
A12	Other			0	0.0%

TOTAL RESPONSES	382
-----------------	-----

Would you like to get more involved in:					
B1	Would you like to get more involved in:	The detailed design of the estate		29	20.3%
B2		The design of the play areas and landscape areas		16	11.2%
B3		Representing the view of the tenants and residents in my street		14	9.8%
B4		Looking at how to reduce crime and anti social behaviour		31	21.7%
B5		Developing projects for children and young people on the estate		21	14.7%
B6		Looking at how the new community centre will be developed		15	10.5%
B7		Looking at how the new local centre will be developed		17	11.9%
B8		Other			0.0%

TOTAL RESPONSES	143
------------------------	------------

Survey Results						
C1	How do you get into and around your area?	We are providing new roads across the site to create traditional streets, do you think this is a good idea?	yes	108		80.0%
			no	12		8.9%
			Not Answered	15		11.1%
C2		Parking for new homes will be either on the road, in front of your house or in small parking courts, do you think this is a good idea?	yes	99		73.3%
			no	19		14.1%
			Not Answered	17		12.6%
C4		Would a crossing at the surface level on East Mayne encourage you to use the parks more?	yes	72		53.3%
			no	26		19.3%
			Not Answered	36		26.7%

Green Spaces						
D1	Should the existing green areas be kept and enhanced?		Yes	119	gives the children somewhere to play	88.1%
			No	2	flat area becomes football court and meeting place for crime	1.5%
			Not Answered	14		10.4%

D2	Are you for pedestrian friendly green street to connect Rochester Way and Hereford Walk?		Yes	110		81.5%
			No	3		2.2%
			Not Answered	22		16.3%

D3	Would you like a water feature?		Yes	53		39.3%
			No	66		48.9%
			Not Answered	16		11.9%

Community Facilities						
E1	Preferred Community Facilities option	Option 1		24	easier to navigate/more facilities grouped	17.8%
		Option 2		17	More adult design	12.6%
		Option 3		33	it should all be demolished	24.4%
					easier to navigate/more facilities grouped	
		Not answered		74		54.8%

	Additional Comments			Possible things to investigate	
	Neighbourhoods and housing	Anything is an improvement		2	0.8%
£		Want information on being bought out before construction starts, don't want to live on a building site		10	4.2%
£		Should be compensation for building disturbances		20	8.4%
£		How will changes effect rent and council tax		5	2.1%
£		Concerned we can't sell while under construction		7	2.9%
£		Who pays for existing houses to be refurbished?		3	1.3%
	Information	Need more information of plans/ reps could not answer questions		24	10.0%
	Information	Council tenants want to remain with the council not be forced into private venture		2	0.8%
	Information	New development and temporary housing does not cater for the number of children I have.		5	2.1%
	Information/relocation	Where will tenants go during construction		15	6.3%
	Design	Low quality of houses		2	0.8%

Design	Would prefer more traditional designs		4		1.7%
Design	Do not want houses turned around		19		7.9%
Design	Losing safe area for children to play inside private yard		7		2.9%
Design	Concerned about the number of flats in Estate		9		3.8%
Design	Do not want buildings more than 3 storeys		2		0.8%
Design/Access	Wheelchair access must be in place		2		0.8%
Design/Layout	Concerned about highway going directly passed house		10		4.2%
Safety	Concerns over crime, need cctv adequate lighting and police		36		15.1%
Safety/Parking	Need secure parking close to own house covered preferred due to vandalism		31	How many tenants own cars?	13.0%
Safety	High crime area in Maisonettes, youths in stairways doing drugs etc		12		5.0%
Safety/Roads	Must implement means of controlling traffic speed		7		2.9%
Safety	General safety concerns living on a building site		4		1.7%
Transport	Must maintain and improve public transport operations		1		0.4%

Total responses	239
-----------------	-----

G1	Do you think The masterplan will make Craylands a better place to live?		Yes	73	54.1%

		No	60	44.4%
		Not Answered	2	1.5%
H1	Are you affected by the Phase 1 proposals?	Yes	24	17.8%
		No	86	63.7%
		Not Answered	25	18.5%

Prefe

|

red Method of Contact

- Regular New letter
- Website
- Email
- Personal Letter
- Text message
- Small block meetings
- Public Meetings
- Consultation meetings
- Notice boards on estate
- Thro' Community Steering Group
- Consultation Shop 'drop in days'
- Other

Craylands and Former Fryerns School

'PHASE 1' EXHIBITION

25TH NOVEMBER 2006

The Illustrative Masterplan submitted with the Outline Planning Application



Proposed Phasing Plan

Existing Accommodation on Craylands

Existing Houses	477
Existing Maisonettes	416
Existing Bungalows	32
Existing Flats	32
Shops	4
Community Centre	1
Wardens Office	1
Total	963

Retained & New Build

Existing Houses	336
Existing Flats	8
New Houses	844
New Flats	464
Total	1652

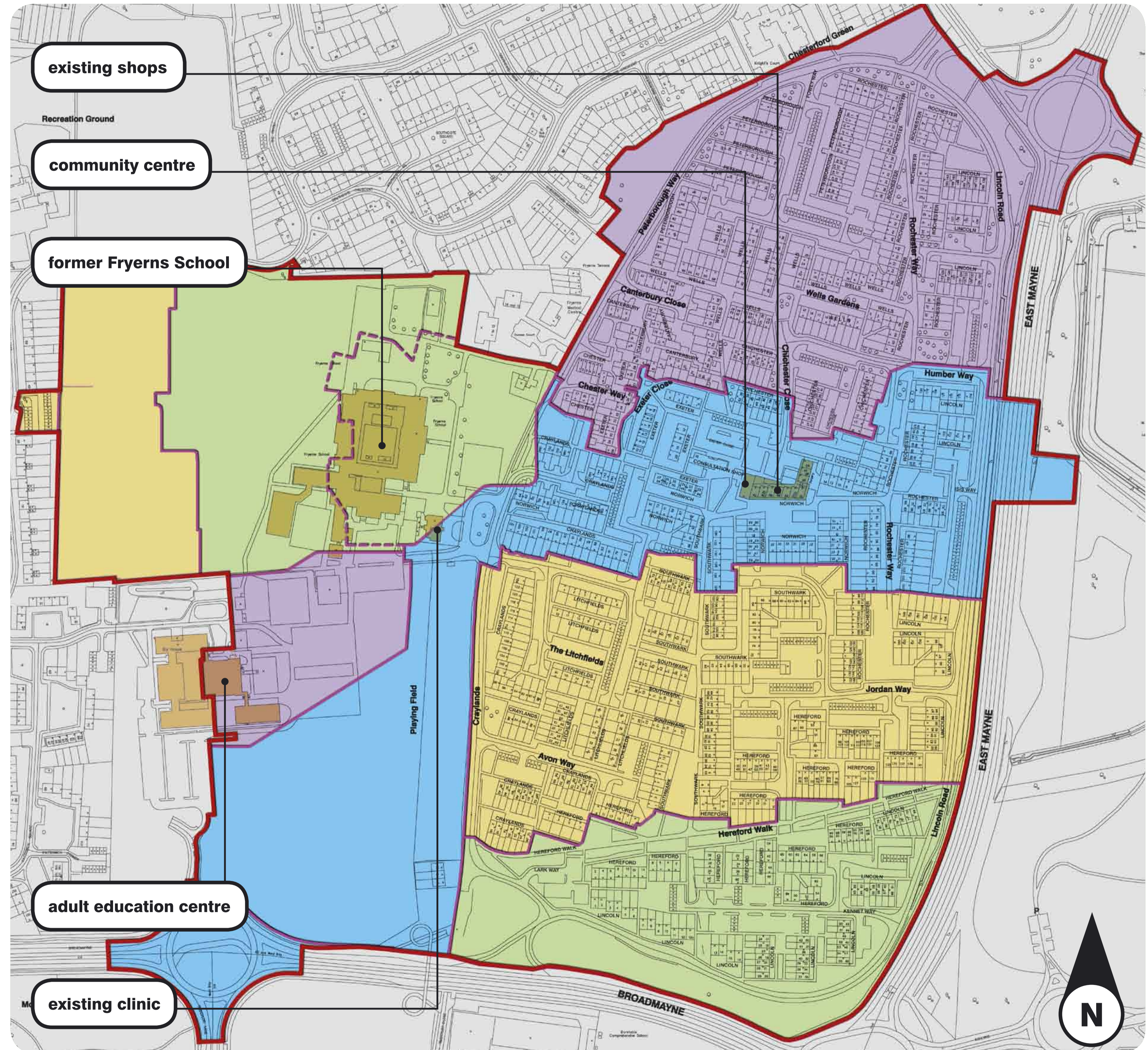
Total No. of Houses	1180
Total No. of Flats	472

Proposed Demolition in Phase 1

Houses	55
Flats	10
Maisonettes	65
Bungalows	32
Shops	4
Community Centre	1
Consultation Shop	1
Total	168

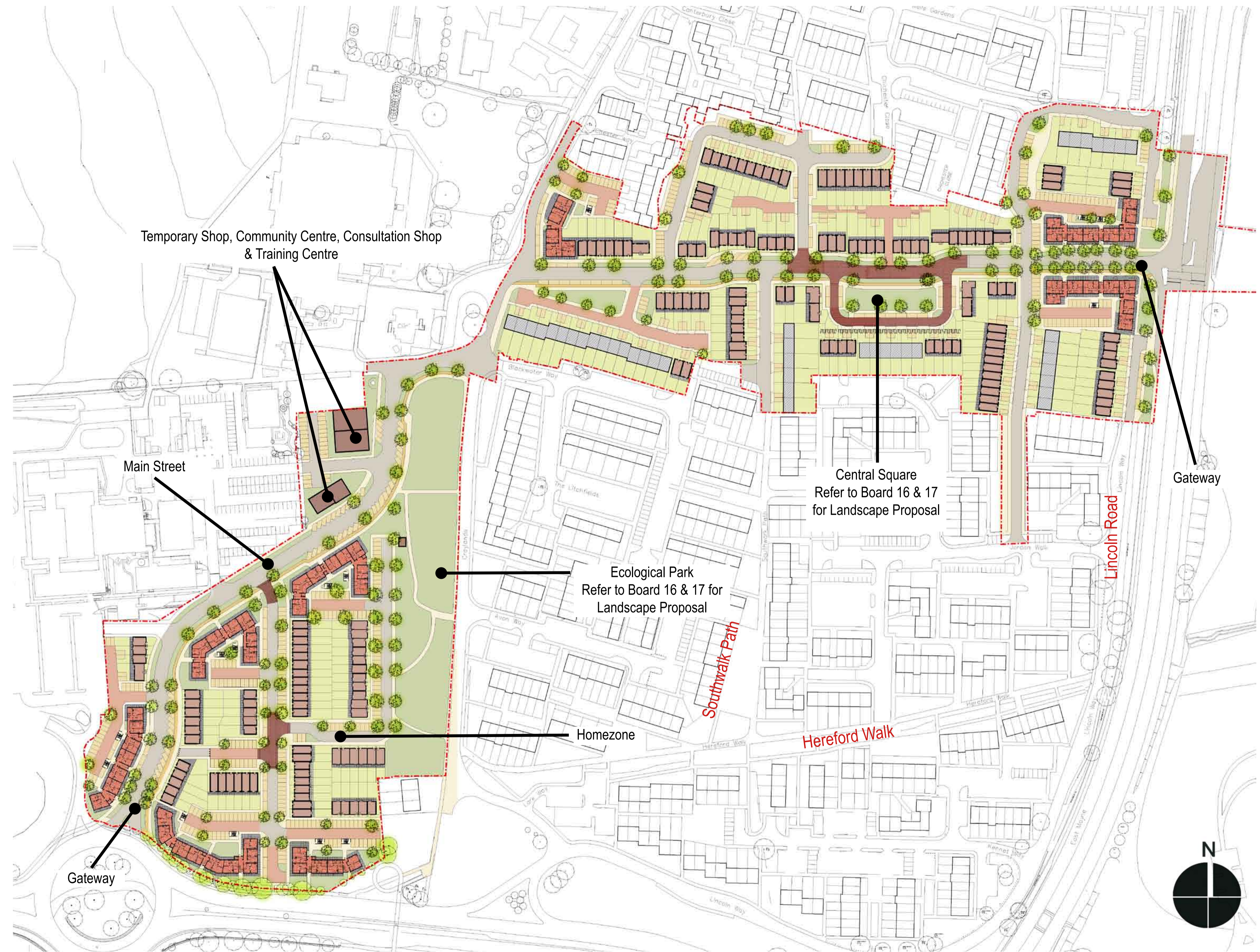
KEY:

- Phase 1
- Phase 2
- Phase 3
- Phase 4



Phase 1 of the Masterplan

The drawing shows The Proposal for Phase 1 Detailed Planning Application.



KEY:

- Temporary Shop & Community Centre
- New Houses
- New Flats
- Existing Houses Retained
- Ecological Park
- Communal Landscape
- Private Front & Back Gardens

Building Heights

The drawing on the right shows the various heights of the buildings in phase 1. They range from 2-4 storeys depending on the location.

Building Heights Descriptions

2 Storeys

This height is appropriate for homes that are located away from the main routes and spaces where the scale of the streets and spaces is more intimate. This also helps to respect the existing homes to be refurbished.

2.5 or 3 Storeys

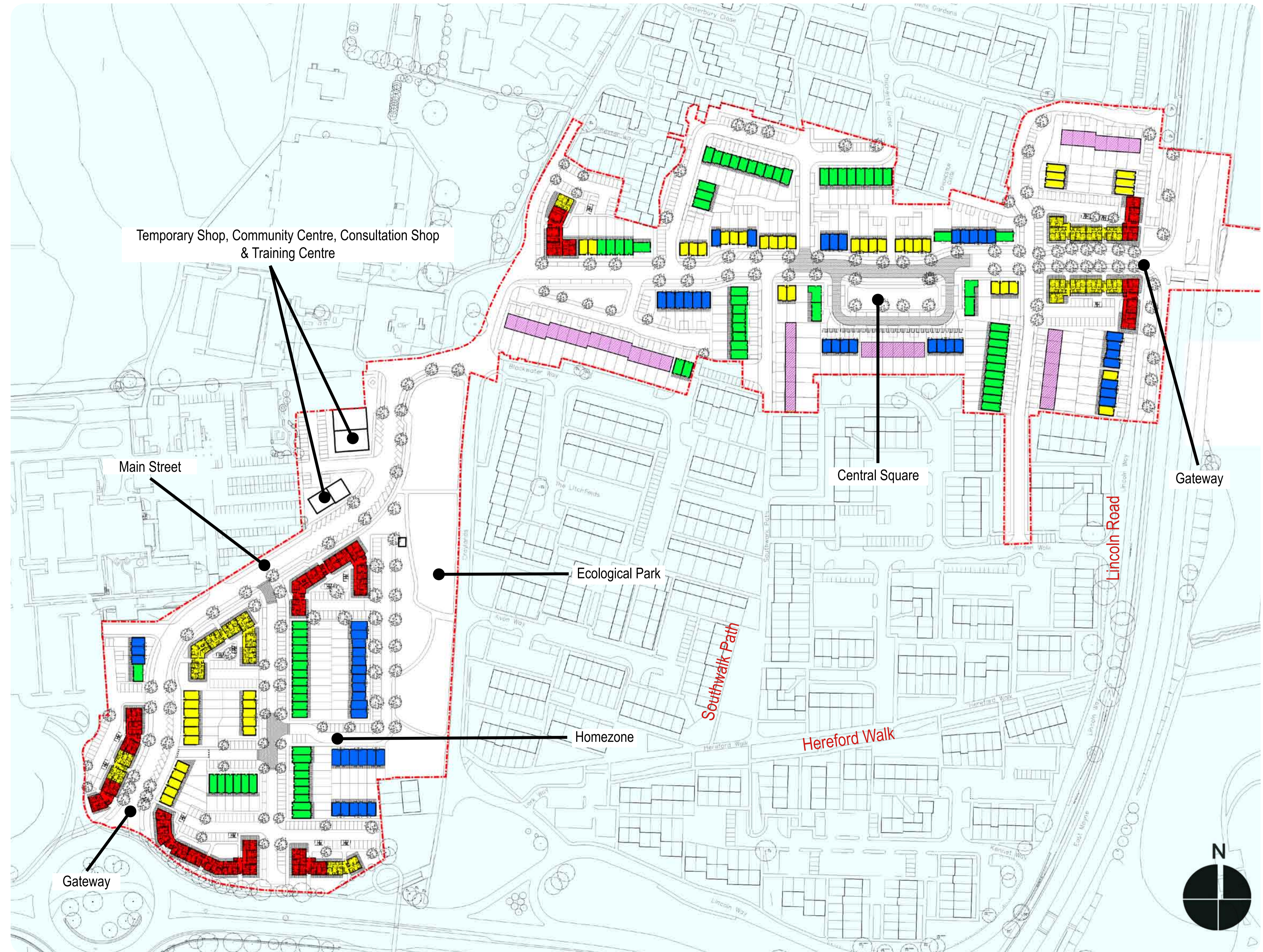
Taller buildings are used to define important routes or spaces and to provide added emphasis at the ends of terraces of homes. They are key to creating the character of Main Street and providing appropriate scale along the Ecological Park and around the Central Square.

4 Storeys

We are showing 4 storey buildings at 3 key locations in Phase 1 where they will form important local landmarks. One of these sites is overlooking the doorstep green where the additional height reflects its close proximity to the new local centre which will have a similar scale. The other two sites are at either end of Main Street, where they form important gateways into Craylands from the surrounding area.

KEY:

- 2 storeys
- 2.5 storeys
- 3 storeys
- 4 storeys
- Existing 2 storey houses



Character Areas

Character Area Descriptions

Character Area 1 – Main Street

Main Street forms the spine of the new development, creating an important connection between the gateways at east and west and the new local centre. The character of the area reflects this importance with larger scale buildings constructed using hard wearing materials such as large masonry block bricks, steel and glass. However, the overall appearance will be softened with porches and balconies and by the planting of an avenue of trees along the route.

Character Area 2 – Central Square

This area shares many of the characteristics of Main Street, which runs through it, but the buildings are treated differently to create a distinct character based around the important new square which lies at its heart. White render is used extensively to create a bright and tree filled space.

Character Area 3 – The Gateways

The Gateways are located at the ends of the main street and are the new entrances into the development. The character of these areas will consist of 4 storey block of flats which drop down to 3 storeys as you enter the development.

Character Area 4 – Residential Street / Home Zone

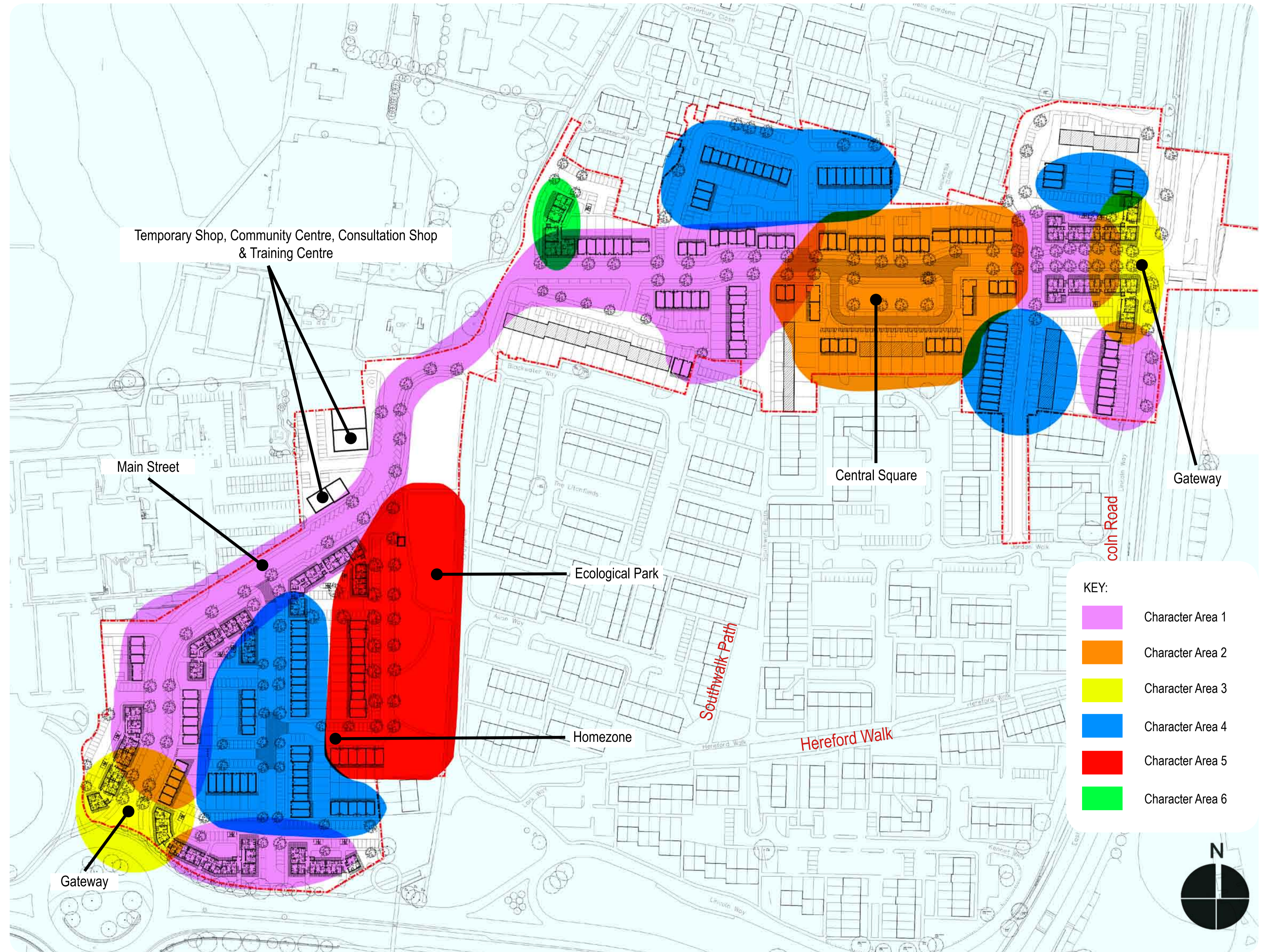
This area has a more intimate character, with smaller scaled homes set around pedestrian friendly, traffic calmed streets. The homes will be mainly built of brick, with elements in timber and render to provide added interest. Bay windows and generous porches will help to increase the sense of home.

Character Area 5 – Park Frontage / Ecological Park

This area is designed to enhance and take advantage of its green and attractive setting. Large windows, bay windows and balconies will provide good views into the ecological Park and large areas of natural materials such as timber and render will be used on building elevations.

Character Area 6 – Local Centre

This area is adjacent to the proposed mixed use 'Local Centre'. The height of the buildings and the materials will reflect those to be used in the local centre in the future. Bay windows will overlook the main street. Small areas of glazed bricks will add colour around building entrances.



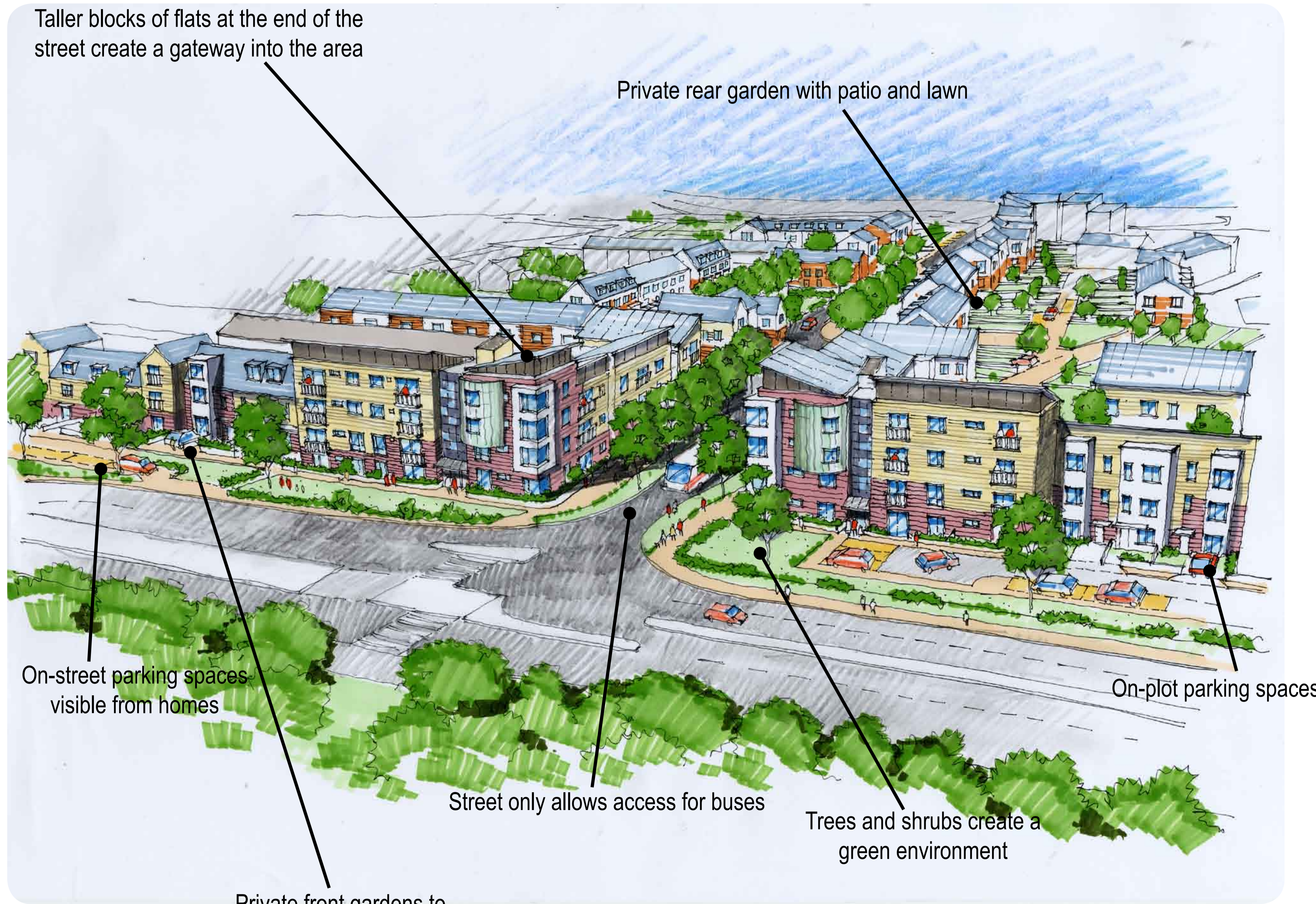
Character Areas

Character Area	Walls	Roofs	Porches and Entrances	Windows	Feature Elements	Key Materials	Balconies and Bays	Key Features	Street Type
1 Main Street	Brick and render	flats - monopitch tile roof with 13 degree pitch (Low) houses - dual pitch slate roof with 40 degree pitch (High)	Metal canopies and doors to the communal entrances to flats Natural stained timber doors to the houses	Natural stained timber windows to dwellings Dark coloured metal windows to communal entrances	Bay windows or Juliet balconies for flats				
2 Central Square	Ground floor level in brick Upper floors in white render with panels of stack bonded brickwork between windows	houses - dual pitch slate roof with 40 degree pitch (High)	Timber and metal porches Natural stained timber doors to the houses	Natural stained timber windows	Timber pergola feature to front of refurbished houses				
3 The Gateways	Ground floor level in reconstituted stone (dark varigated colours) Upper floors in light coloured brick	flats - monopitch tile roof with 13 degree pitch (Low) houses - dual pitch slate roof with 40 degree pitch (High)	Metal canopies and doors to the communal entrances to flats Natural stained timber doors to the houses	Natural stained timber windows to dwellings Dark coloured metal windows to communal entrances	Bay windows or Juliet balconies for flats Corner bays as a gateway feature in render finish Copper cladding on some surfaces				
4 Residential Street	Brick and render	houses - dual pitch slate roof with 40 degree pitch (High)	Timber and metal porches with slate or metal roofing Natural stained timber doors to the houses	Natural stained timber windows	Brick or rendered bay windows				
5 Park Frontage / Ecological Park	Main material- render finish	flats - monopitch tile roof with 13 degree pitch (Low) houses - dual pitch slate roof with 40 degree pitch (High)	Timber and metal porches Natural stained front doors to the houses	Natural stained timber windows	Bays with cedar cladding or bricks balconies above some bays overlooking the ecology park				
6 The Local Centre	Brick or reconstituted stone on ground floor Upper floors- coloured render finish	flats - monopitch tile roof with 13 degree pitch (Low)	Timber and metal porches	Natural stained timber windows Dark coloured metal windows to communal entrances	Bay windows or Juliet balconies for flats Glazed bricks around entrances to flats				

Character Areas

What might the character areas look like?

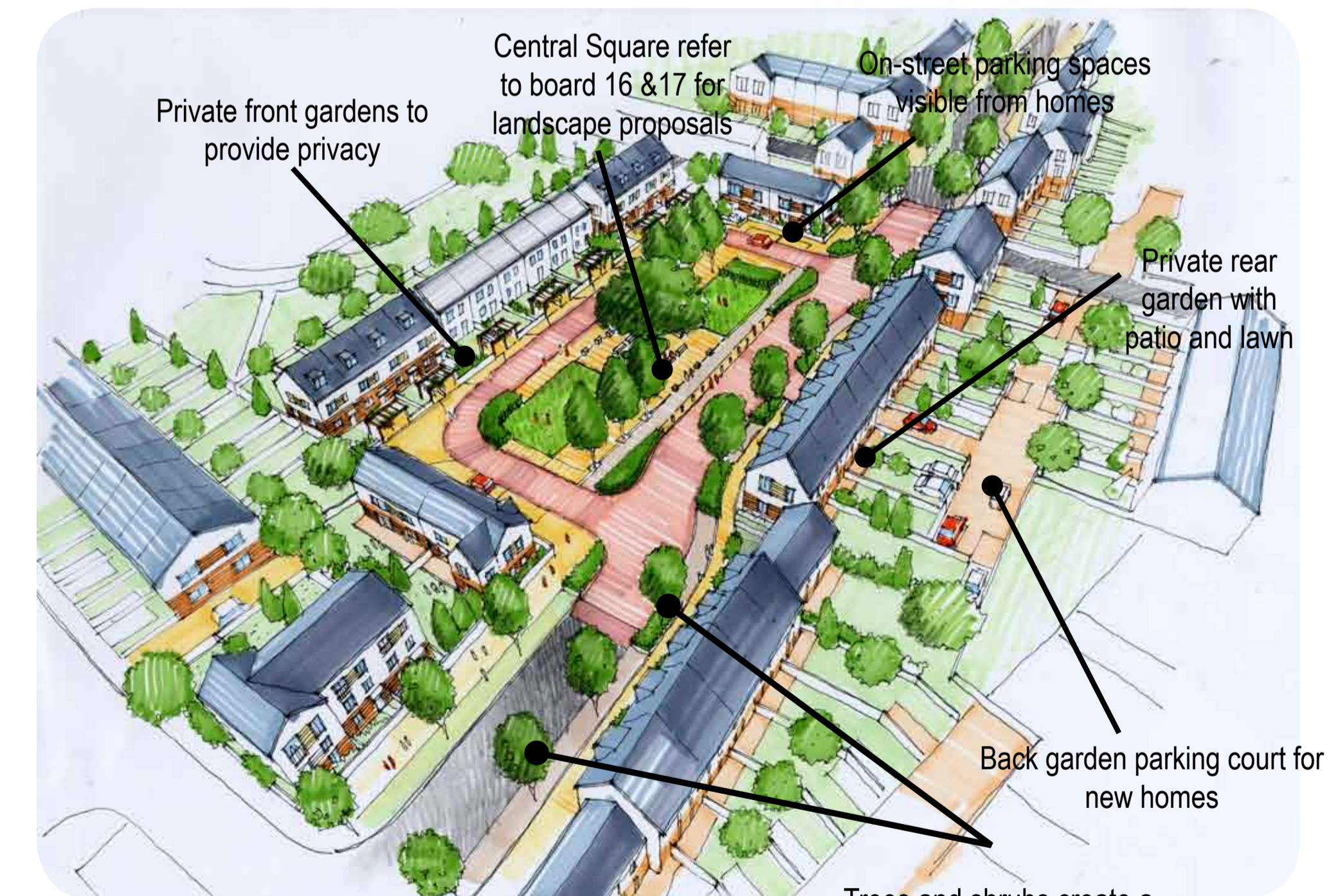
Buildings no more than 4 storeys high



Character Area 1 - Main Street



Character Area 4 - Residential Street / Home Zone & Park Frontage / Ecological Park



Character Area 2 - Central Square

Social Housing Floor Plans

2 Bed House

Net Area 904 ft²

3 Bed House

Net Area 1023 ft²

4 Bed House

Net Area 1141 ft²

Type 1



Ground Floor

First Floor

Type 1



Ground Floor
Option 1

Ground Floor
Option 2

Ground Floor
Option 3

First Floor

Type 1



Ground Floor
Option 1

Ground Floor
Option 2

Ground Floor
Option 3

First Floor

Second Floor

Type 2



Ground Floor
Option 1

Ground Floor
Option 2

First Floor

Type 2



Ground Floor

First Floor

Second Floor

Type 2



Ground Floor
Option 1

Ground Floor
Option 2

First Floor

Type 3



Ground Floor

First Floor

Shared Ownership Housing Floor Plans

2 Bed House

Net Area 818 ft²

Type 1



Ground Floor

First Floor

Type 2



Ground Floor

First Floor

3 Bed House

Net Area 926 ft²

Type 1



Ground Floor
Option 1

Ground Floor
Option 2

Ground Floor
Option 3

First Floor

Type 2



Ground Floor

First Floor

Second Floor

4 Bed House

Net Area 1033 ft²

Type 1



Ground Floor
Option 1

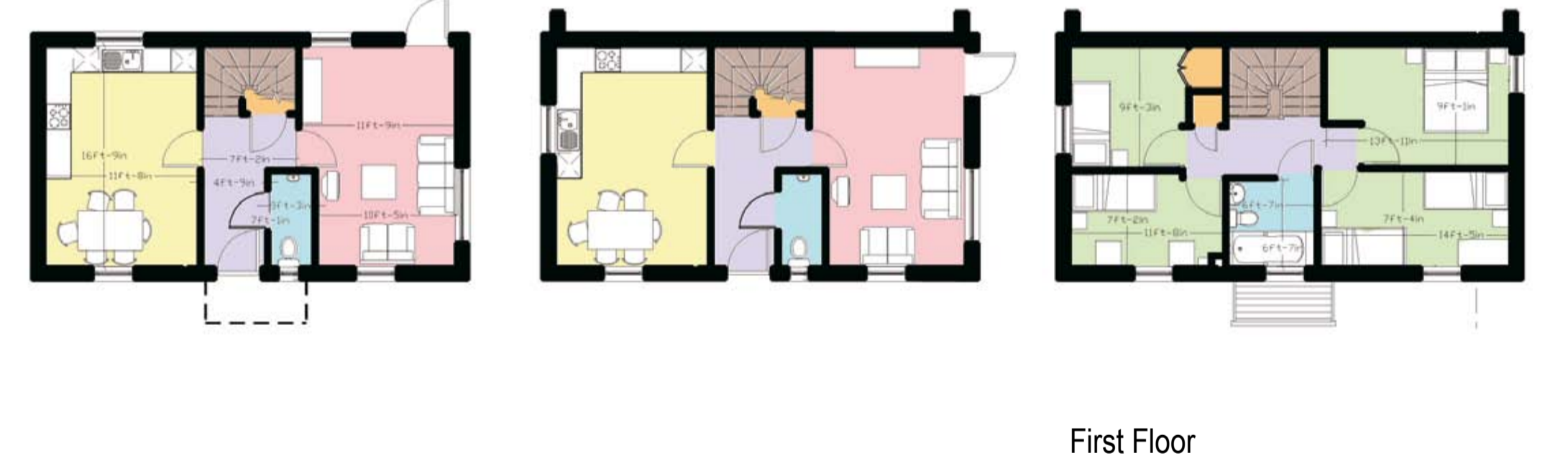
Ground Floor
Option 2

Ground Floor
Option 3

First Floor

Second Floor

Type 2



Ground Floor
Option 1

Ground Floor
Option 2

First Floor

Private Housing Floor Plans

2 Bed House

Net Area 700 ft²
Type 1



Ground Floor First Floor

3 Bed House

Net Area 850 ft²
Type 1



Ground Floor Option 1 Ground Floor Option 2 Ground Floor Option 3 First Floor

4 Bed House

Net Area 1044 ft²
Type 1



Ground Floor Option 1 Ground Floor Option 2 Ground Floor Option 3 First Floor Second Floor

Type 2



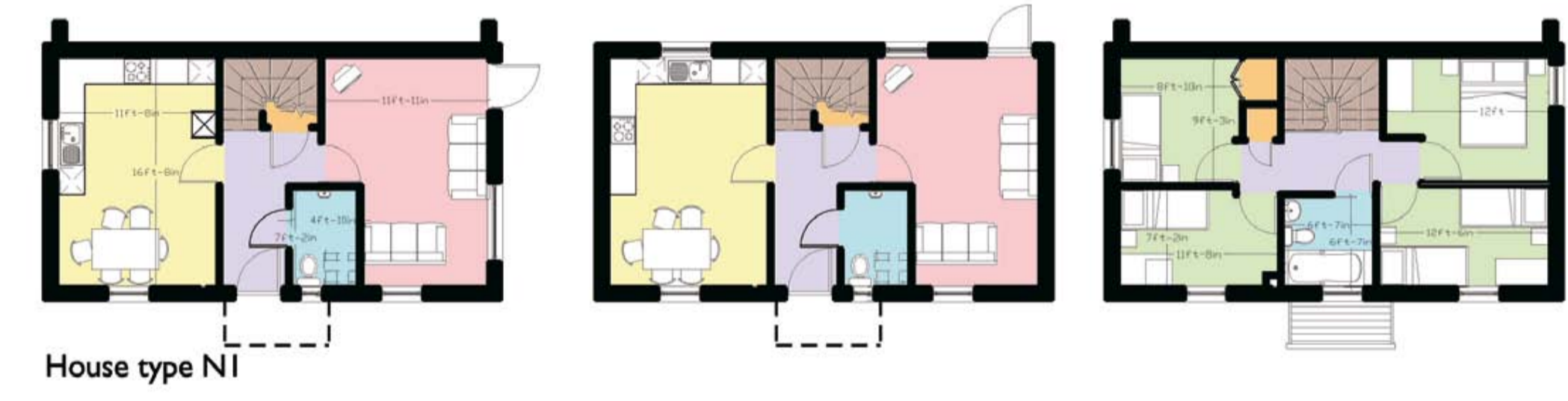
Ground Floor First Floor

Type 2



Ground Floor Option 1 Ground Floor Option 2 First Floor Second Floor

Type 2



Ground Floor Option 1 Ground Floor Option 2 First Floor

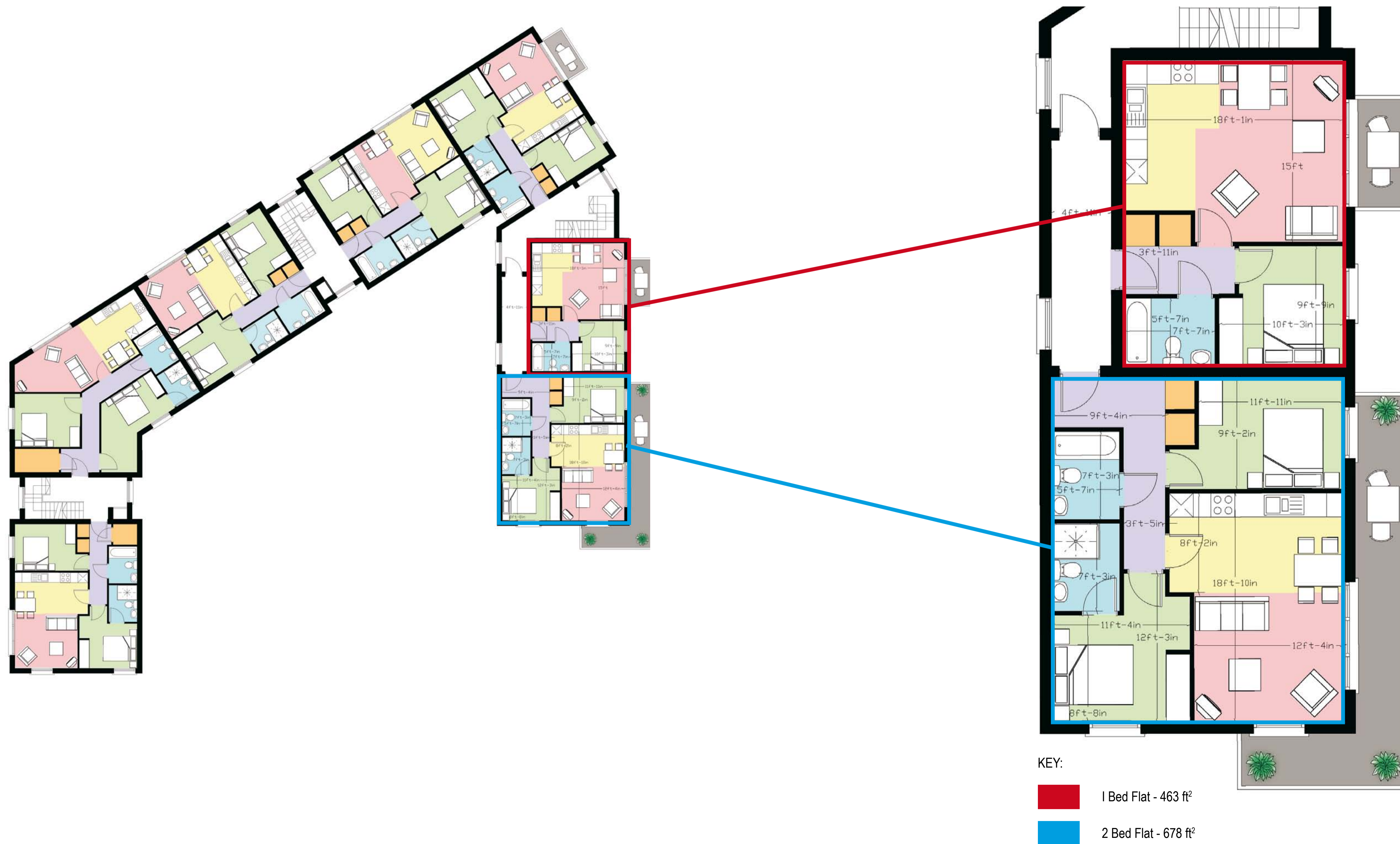
Type 3



Ground Floor First Floor



Flat Floor Plans

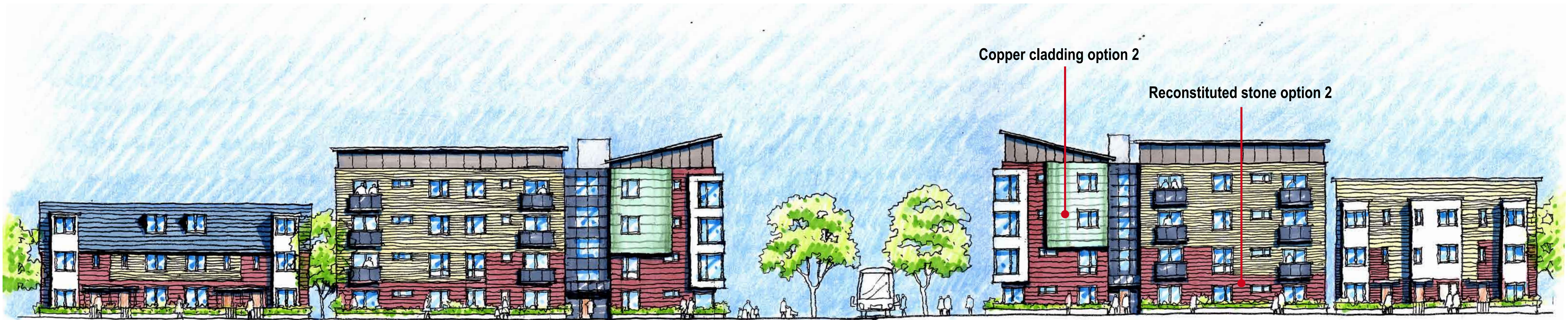


Gateway Elevations

These drawings show 2 options for treating the elevation at the Gateway on East Mayne.



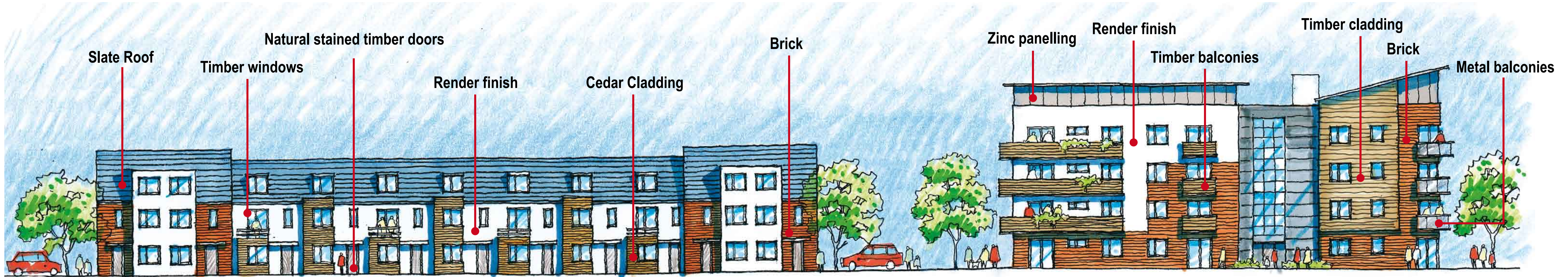
Option 1



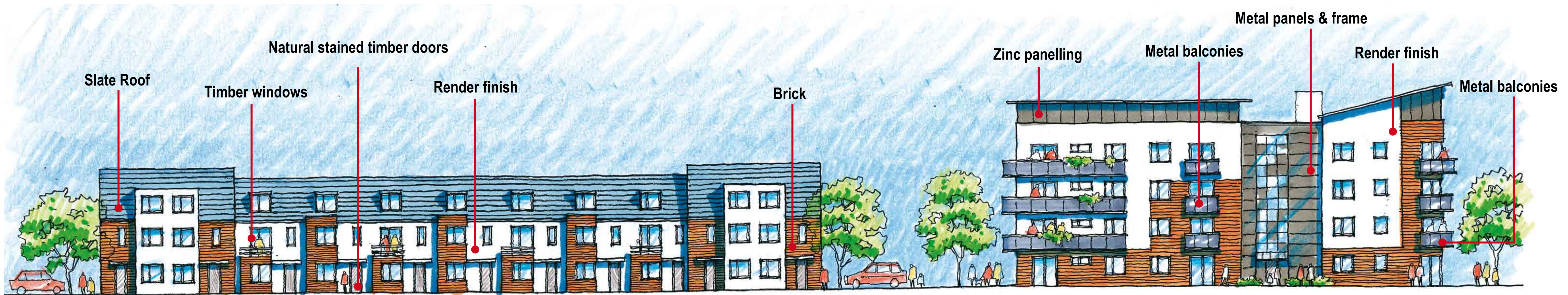
Option 2

Elevations along Ecology Park

These drawings show 2 options for treating the houses and flats along The Ecological Park.



Option 1



Option 2

Details of Materials to be used

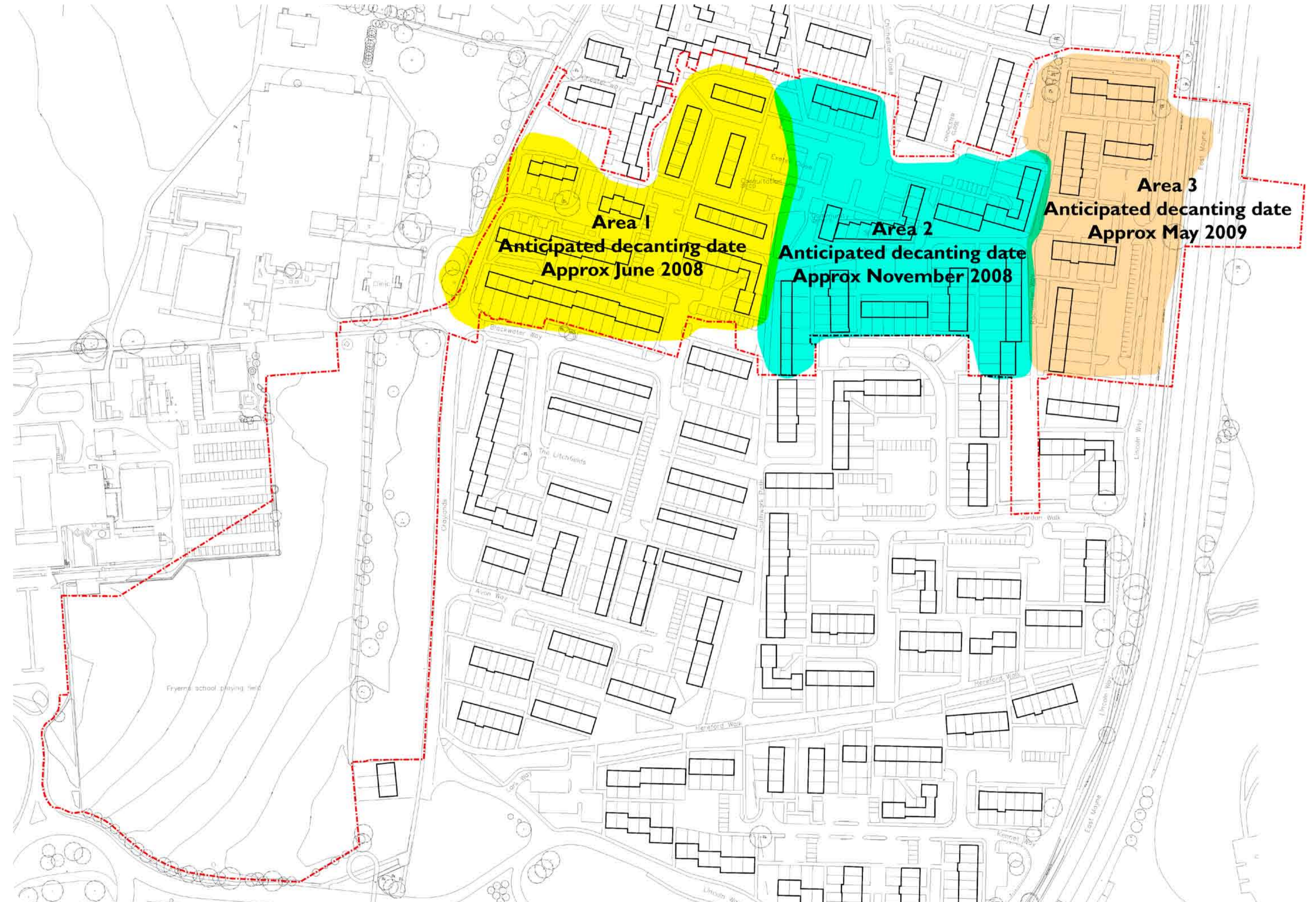
Roofing	<p>1. Interlocking Concrete Tiles</p> <p>Typical replacement period 60 years</p> <p>Typical maintenance period None but advise periodic inspection</p> <p>Web address www.marleyeternit.co.uk</p>	
	<p>2. Clay Tiles</p> <p>Typical replacement period 60 years</p> <p>Typical maintenance period None but advise periodic inspection</p> <p>Web address www.marleyeternit.co.uk</p>	
	<p>3. Natural or Reconstituted Slates</p> <p>Typical replacement period 60 years</p> <p>Typical maintenance period None but advise periodic inspection</p> <p>Web address www.marleyeternit.co.uk</p>	
	<p>4. Zinc Panels</p> <p>Typical replacement period 60 years</p> <p>Typical maintenance period None but advise periodic inspection</p> <p>Web address www.pmfroofcraft.co.uk</p>	

Doors, Windows & Balconies	<p>1. Windows</p> <p>Typical replacement period 25 years</p> <p>Typical maintenance period re-stained 5 to 8 years</p> <p>Web address www.ecowindows.co.uk</p>	
	<p>2. Doors</p> <p>Typical replacement period 25 years</p> <p>Typical maintenance period Re-staining 5 to 8 years</p> <p>Web address www.ecowindows.co.uk www.jeld-wen.co.uk</p>	
	<p>3. Stair Core Entrance Doors/Screens</p> <p>Typical replacement period 60 years</p> <p>Typical maintenance period 10 to 15 years</p> <p>Web address www.alcoa.com.uk www.comar-alu.co.uk</p>	
	<p>4. Balconies</p> <p>Typical replacement period 45 years</p> <p>Typical maintenance period None unless defaced</p> <p>Web address www.ashlaceyperf.co.uk</p>	

External Walls	<p>1. Facing Brickwork</p> <p>Typical replacement period 60 years</p> <p>Typical maintenance period None unless defaced</p> <p>Web address www.ibstock.com</p>	
	<p>2. Reconstituted Stone</p> <p>Typical replacement period 60 years</p> <p>Typical maintenance period none unless defaced</p> <p>Web address www.bradstone-structural.com www.forticrete.co.uk</p>	
	<p>3. Pre Treated Weather Boarding</p> <p>Typical replacement period 30 years</p> <p>Typical maintenance period 5 to 8 years (if stained)</p> <p>No maintenance if western red cedar left unstained</p> <p>Web address www.johnbrash.co.uk</p>	
	<p>4. Render</p> <p>Typical replacement period 60 years</p> <p>Typical maintenance period 20 years (depending on system used)</p> <p>Web address www.dryvit.co.uk www.sto.co.uk</p>	
	<p>5. Copper Cladding</p> <p>Typical replacement period 60 years</p> <p>Typical maintenance period None but advise periodic inspection</p>	

Construction Sequence Plans

The above drawings show the order in which the residents will be decanted, buildings demolished and new properties built.



Landscape Proposals

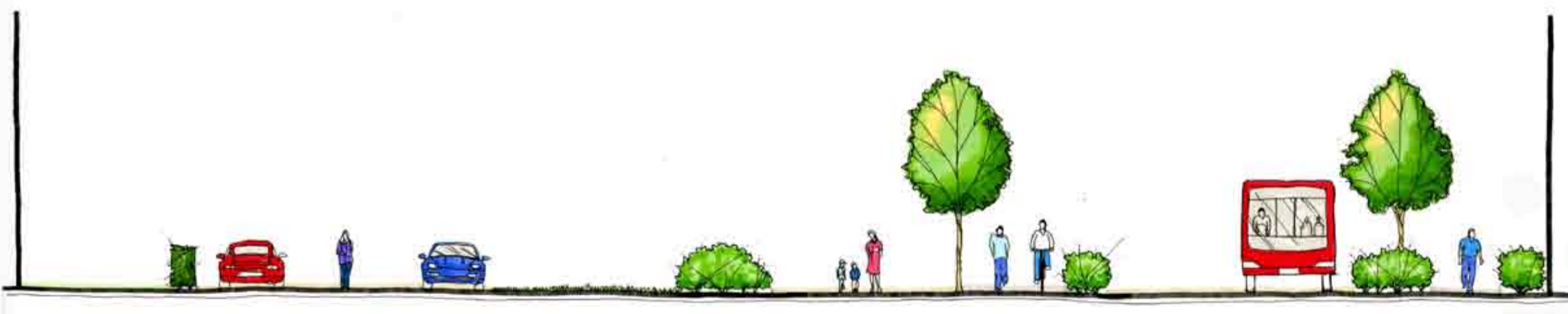
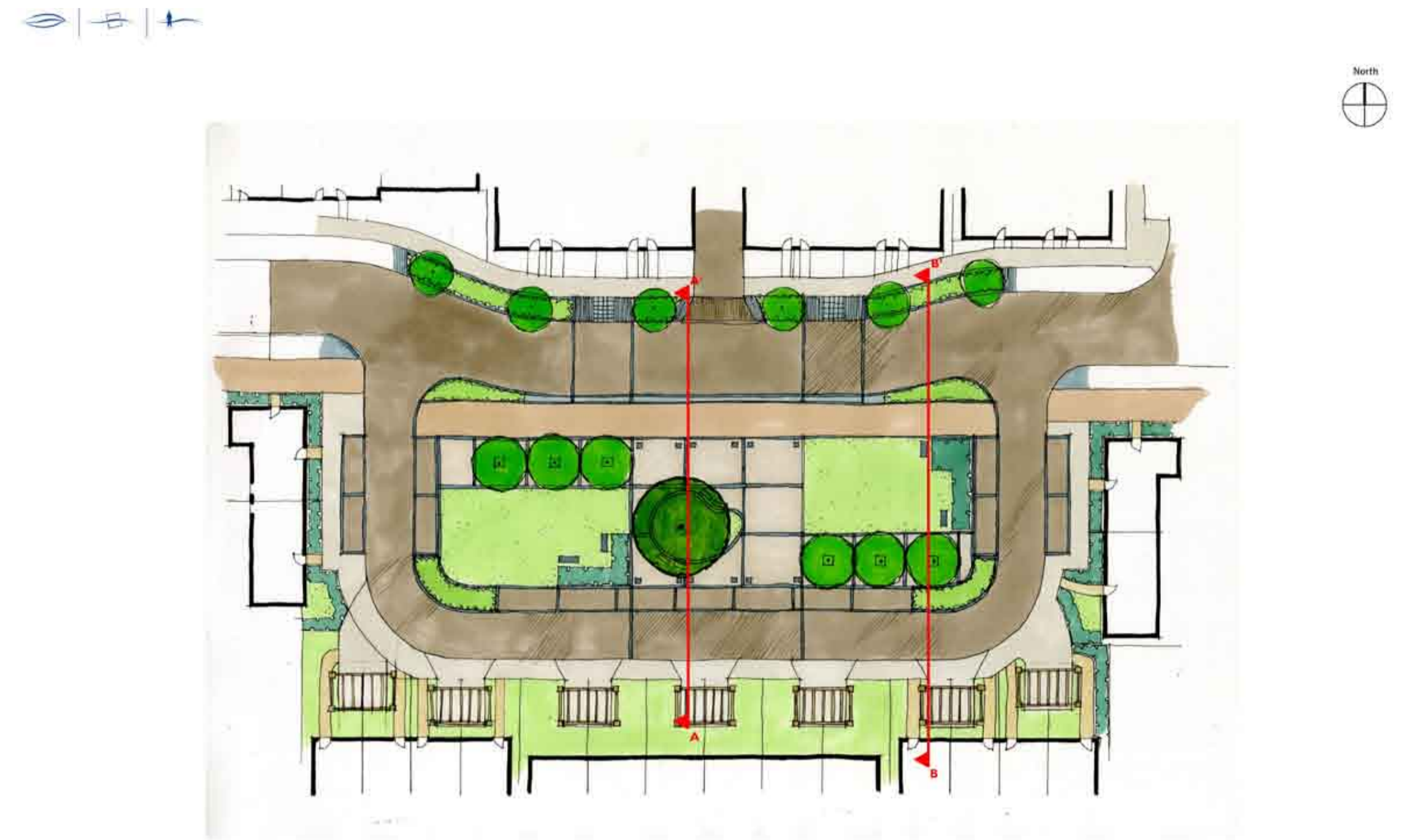


Allen Pyke Associates
The Factory, 2 Acre Road, Kingston upon Thames, Surrey KT2 6BT
T 020 8549 3434 F 020 8547 1075 www.allenpyke.co.uk

Craylands and Fryerns Estates, Basildon

Ecological Park

Client: Swan Housing Association
Drawing Number: 2019-LP-05
Date: 24/12/06
Scale: 1:500 @ A2
Revision: Drawn by J Chk
LP/VR



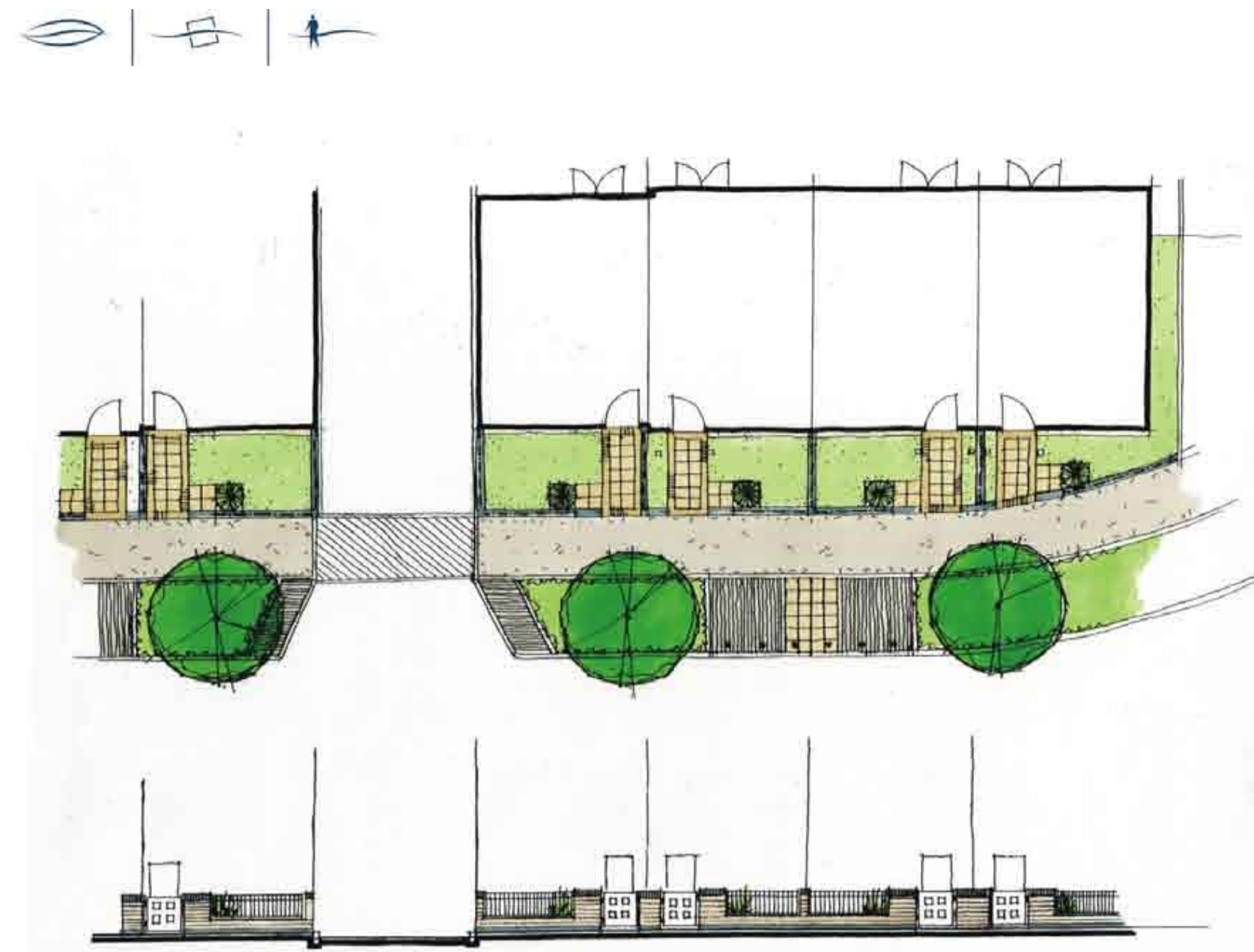
Allen Pyke Associates
The Factory, 2 Acre Road, Kingston upon Thames, Surrey KT2 6BT
T 020 8549 3434 F 020 8547 1075 www.allenpyke.co.uk

Craylands and Fryerns Estates, Basildon

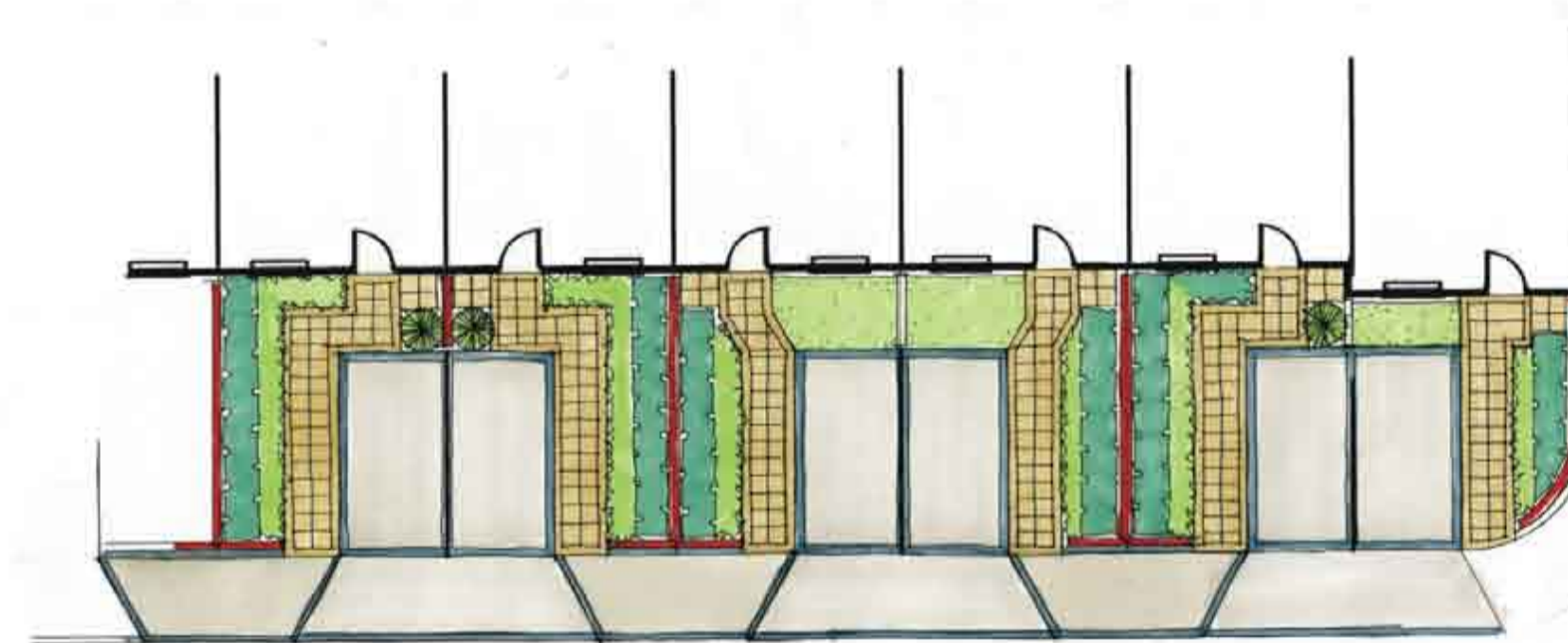
Public Square

Client: Swan Housing Association
Drawing Number: 2019-LP-03
Date: 13/11/06
Scale: As Shown
Revision: Drawn by J Chk
LP/VR

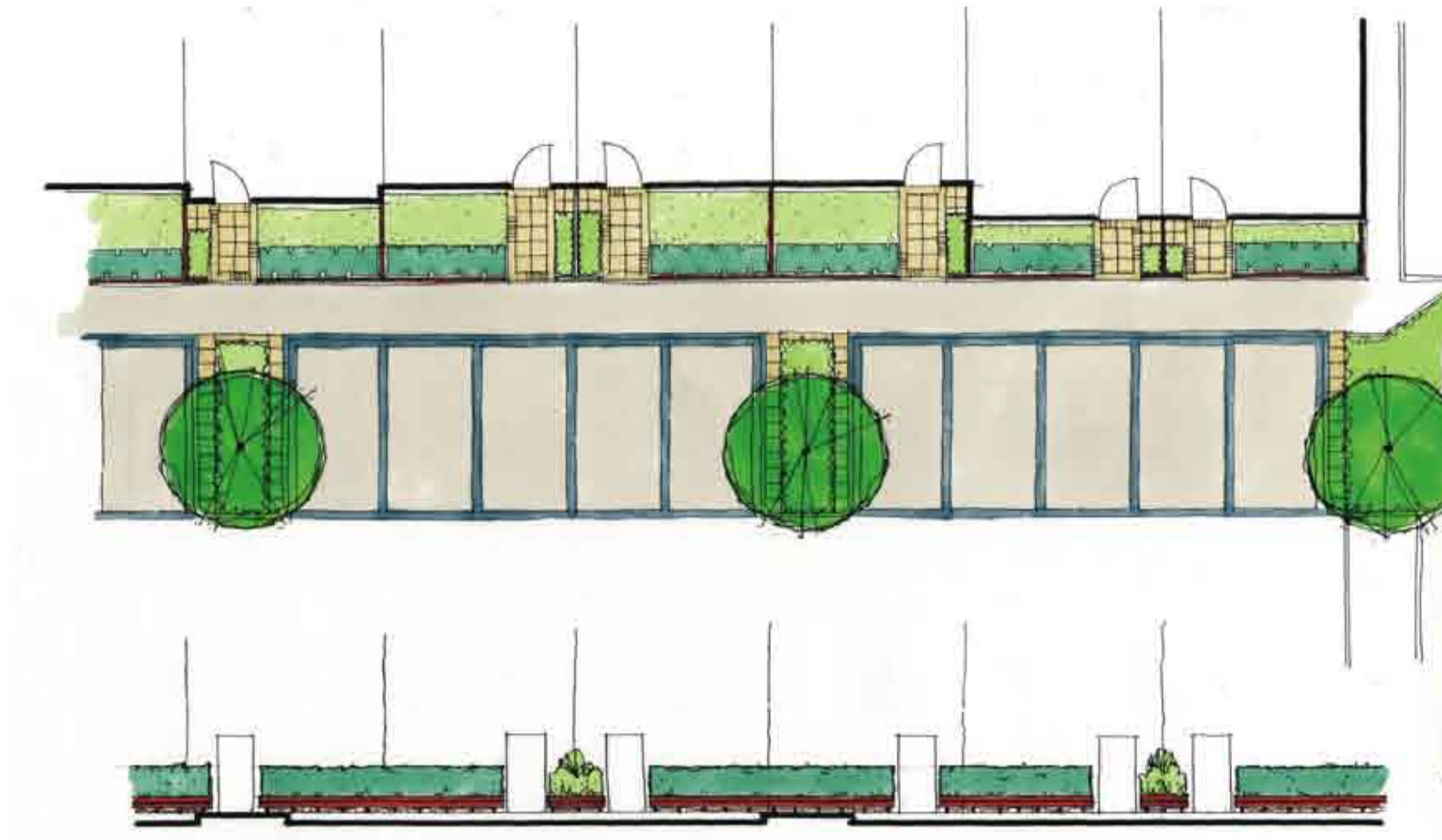
Landscape Proposals



Main Road / Bus Route
Low Brick Wall with metal railings. Taller sections to bin area



Neighbourhood Streets
Timber knee rails with planting



Frontage to Eco-Park
Low timber edging with hedges



Allen Pyke Associates

The Factory, 2 Acre Road, Kingston upon Thames, Surrey KT2 6EF
T 020 8549 3434 F 020 8547 1075 www.allenpyke.co.uk

CRAYLANDS, BASILDON

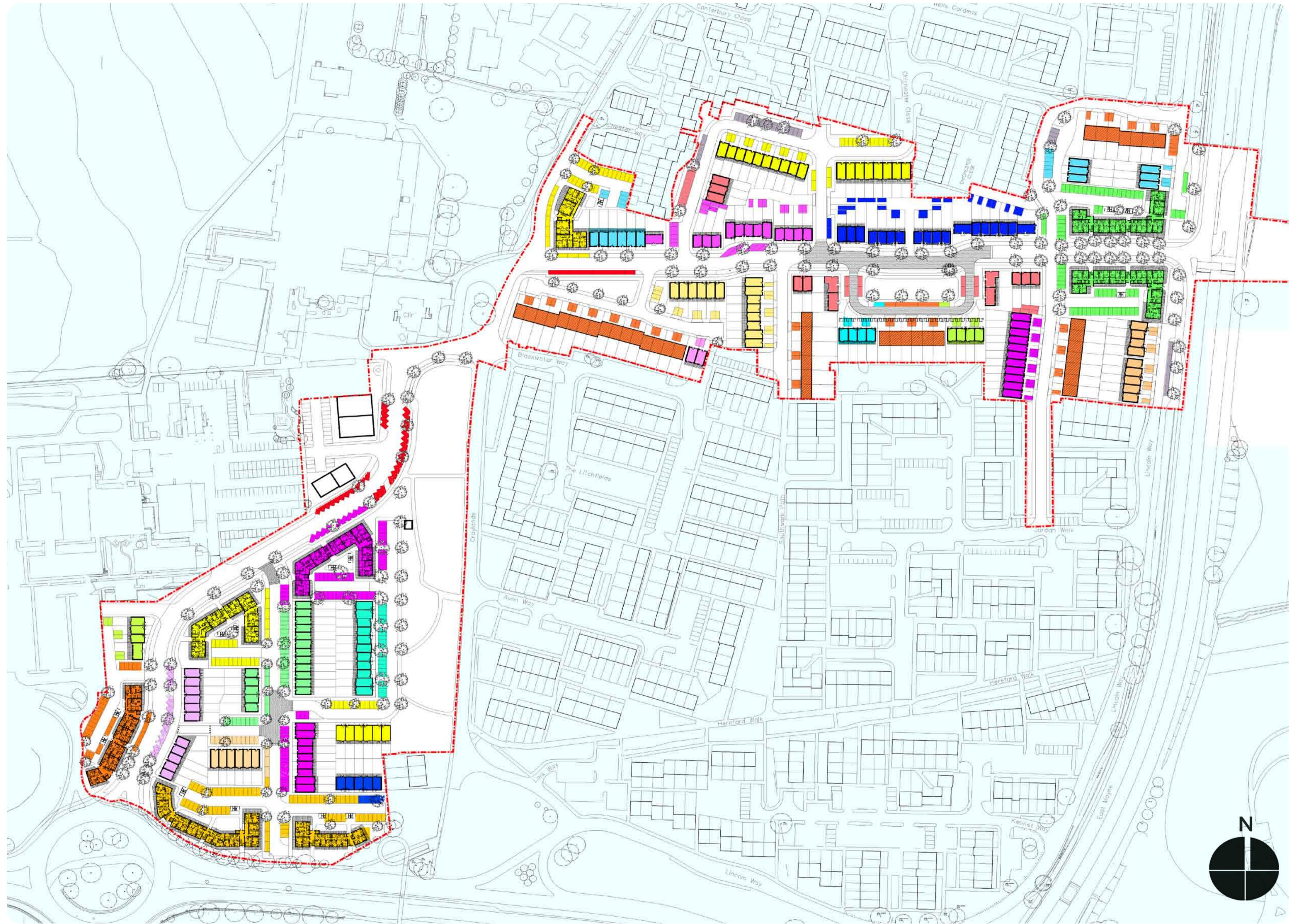
FRONTAGE OPTIONS

Client
Swan Housing Association

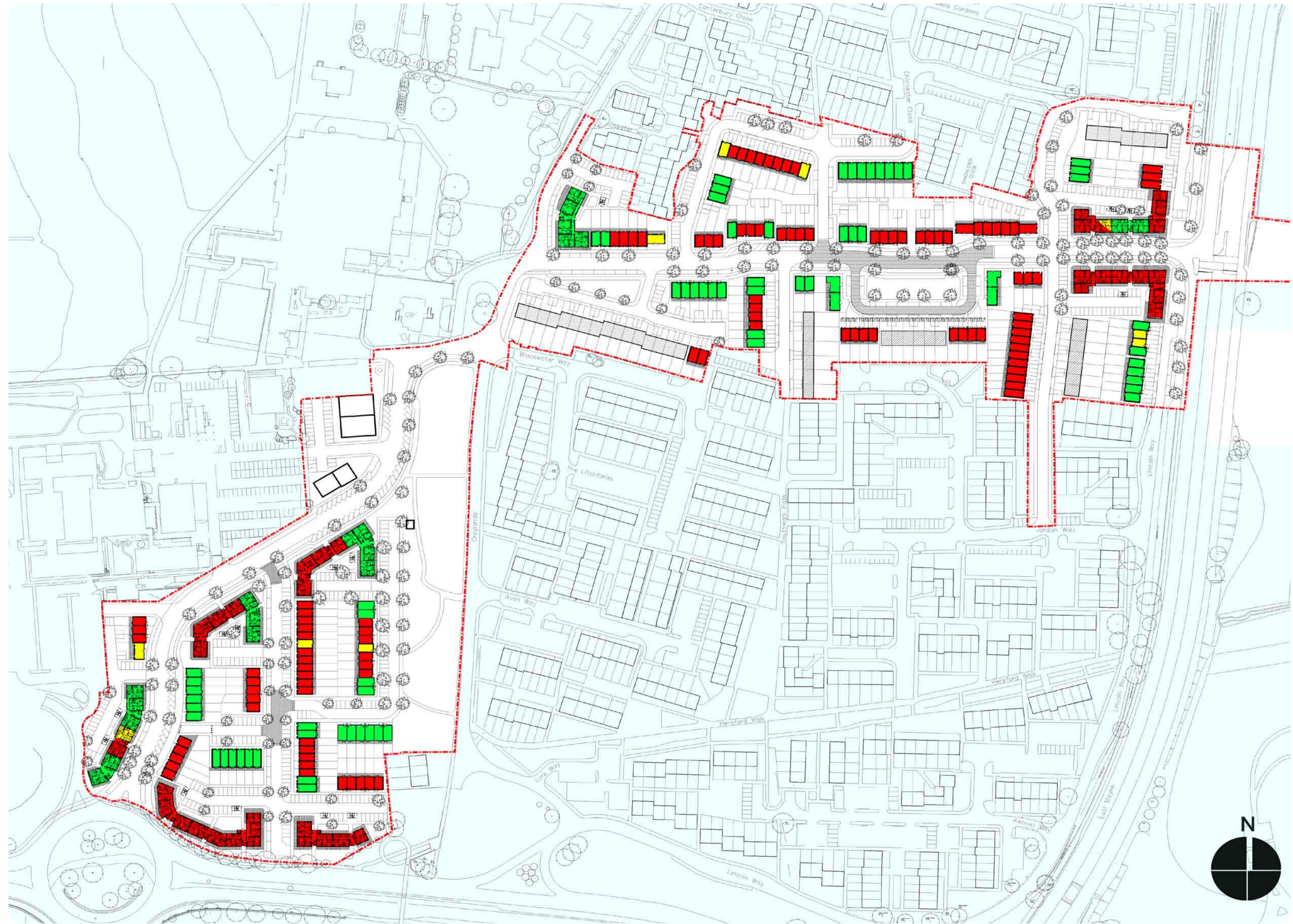
Drawing Number	Date	Revision
2019-SK-08	12/09/06	A
Scale	Drawn by / Chk	
1:100 @ A2	FF/VR	



Carparking Allocation Diagram

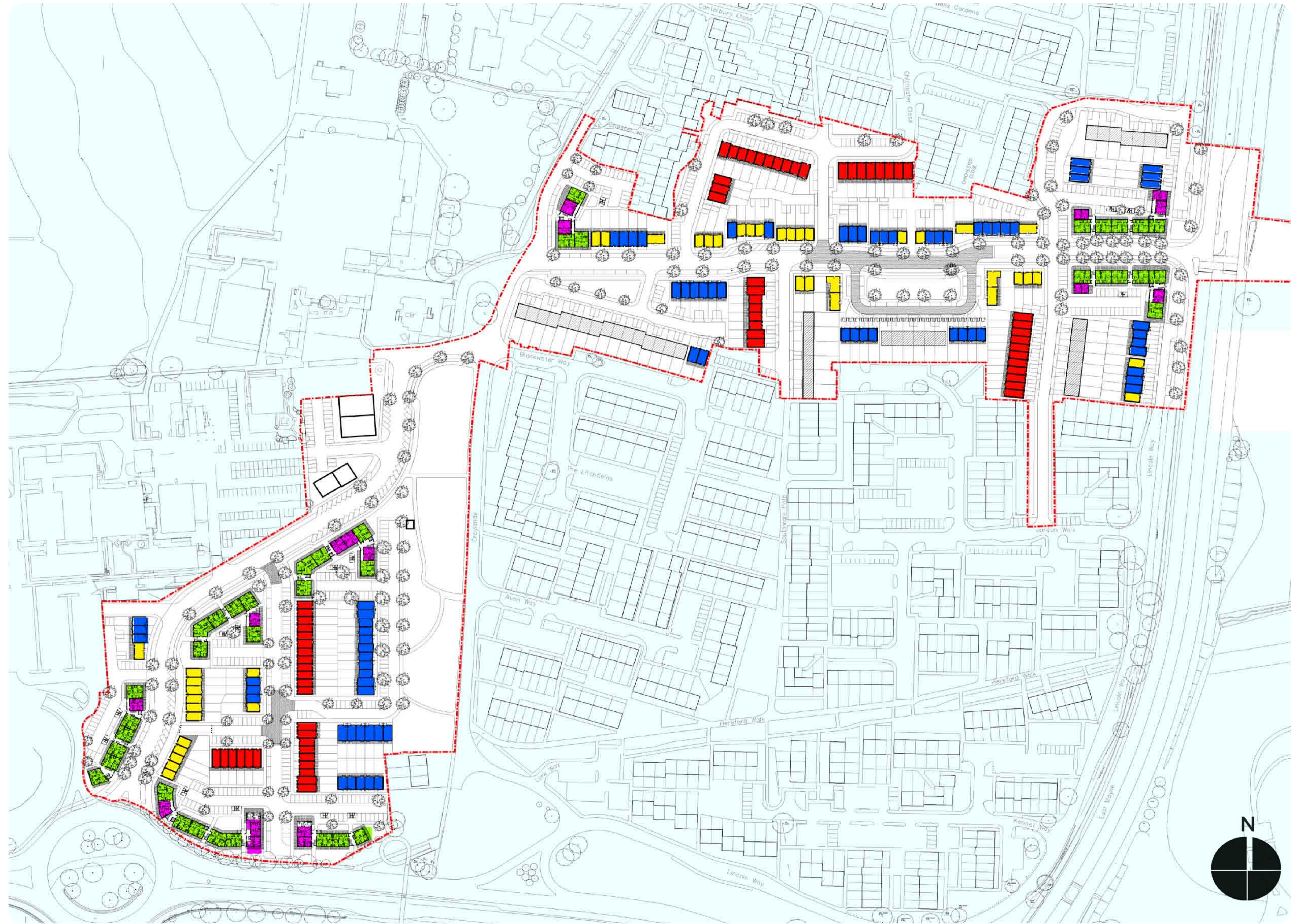


Distribution of Tenure








- KEY:
- Social Housing
 - Shared Ownership
 - Private

Distribution of flat and house type



KEY:

-  2 bedroom house
-  3 bedroom house
-  4 bedroom house
-  1 bedroom flat
-  2 bedroom flat



CRAYLANDS ESTATE AND FORMER FRYERNS SCHOOL SITE

Phase I Full Planning Application
Design and Access Statement - Perspectives Addendum Document

4th January 2007



CONTACTS / THE TEAM



Swan Housing Association
Pilgrim House, High Street, Billericay
Essex CM12 9XY
T. +44 (0)1277 844 700 F. +44 (0) 1277 8440700



Lovells Partnership
Churchwood House, 116 Cockfosters Road
London EN4 0DR
T. +44 (0)20 8364 8070 F. +44 (0)20 8449 7303

CampbellReith
consulting engineers

CampbellReith
Somerset House, London Road, Redhill
Surrey RH1 1LY
T. +44 (0)1737 784 500 F. +44 (0)1737 784 501

ALLEN | PYKE | associates



Allen Pyke Associates
The Factory, 2 Acre Road, Kingston Upon Thames
Surrey KT2 6EF
T. +44 (0)20 8549 3434 F. +44 (0)20 8547 1075



John Thompson & Partners
Wren House, 43 Hatton Garden, London EC1N 8EL
T. +44 (0)20 7405 1211 F. +44 (0)20 7405 1221

The Quoin Consultancy

The Quoin Consultancy
196 Fernbank Road, North Ascot, Slough
Berkshire SL5 8LA
T. +44 (0) 1344 893389 F. +44 (0) 1344 893489

PERSPECTIVES

VIEW OF GATEWAY BUILDINGS AT JUNCTION OF MAIN STREET AND EAST MAYNE



PERSPECTIVES

VIEW OF THE LOCAL SQUARE



PERSPECTIVES

VIEW OF INNER STREET FROM MAIN STREET NEAR FRYERNS GATEWAY



Craylands Fun Day



**Saturday 31st October 2009
11am– 3pm**

**Location: Exeter Close Open Area,
Craylands Estate, Essex**



This is a chance for you to meet other residents, find out useful information about the regeneration and to enjoy the fun outdoor activities that we will provide on the day.

**A day of FREE music, food,
information and fun activities.**

Please contact Ade Adelekan on
07725 660425 if you'd like further information.



Exhibition Open Day! Improvements to design of Phase 1

**REVISED DATE MONDAY
20th JUNE**

**10am- 4pm and 6pm-9pm
Consultation Shop at 21 Exeter close**

Since the delivery of the June 2011 Newsletter we have revised the date of the public exhibition open day to Monday 20th June 2011 between 10am-4pm and 6pm -9pm at the Consultation Shop at 21 Exeter close

This is to provide you with the opportunity to let us know your views on the proposed improvements to overall design of Phase 1 in advance of a revised planning application.

Everyone on Craylands and Beechwood is welcome so come along and let us know what you think.



Exhibition Open Day! Improvements to design of Phase 1

**REVISED DATE MONDAY
20th JUNE**

**10a.m.- 4p.m. and 6p.m.-9p.m
Consultation Shop at 21 Exeter close**

Since the delivery of the June 2011 Newsletter we have revised the date of the public exhibition open day to Monday 20th June 2011 between 10am-4pm and 6pm -9pm at the Consultation Shop at 21 Exeter close

This is to provide you with the opportunity to let us know your views on the proposed improvements to overall design of Phase 1 in advance of a revised planning application.

Everyone on Craylands and Beechwood is welcome so come along and let us know what you think.



FREE
Catering

FREE
Childrens
entertainers

MARCH
16

Craylands Information Day 2013

Craylands residents are invited to an Information Day at the Adult Learning Centre to get an update on the continuing regeneration of the Craylands and Fryern Estate.

Representatives Swan Housing Group, Basildon Borough Council and the Homes and Communities Agency will be on hand to explain what stage the project is at and next steps for the future and answer your questions.

- If you want to learn more about how the scheme is progressing including:
- The future plans for the area
 - Which homes are likely to be demolished
 - When your new home will be built
 - If you want an opportunity to learn more about the scheme

Basildon Council
BASILDON • BILLERICAY • WICKFORD

Homes & Communities Agency



We look forward to seeing you at the Adult Learning Centre, Ely Way from XX.XX to XX.XX



Children's Construction site safety Event

SWAN is committed to Safe Construction at Craylands Estate

Swan, in partnership with Swan New Homes, will be hosting an event for children promoting safety around construction sites.

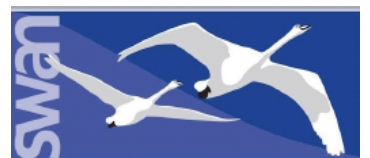
Why not bring your children to our special Half Term event? Ivor Goodsite will be on hand to personally deliver safety advice to the children!

Refreshments and a free goodie bag will be provided for every child. Meet Ivor at the Swan Consultation Shop 85 Lincoln Road.



FRIDAY
(Half Term)
21 Feb 2014
3pm - 4pm
Craylands C Shop

For more information please
**contact: Swan's Resident Involvement
Team 01277 844 242**



The event will include fun games and activities to teach the children about construction site safety. We will play a Hunt the Hazard Game and learn about Site Safety and the progress of the regeneration of Craylands.

The children (wearing High Vis vests) will also be taken on a supervised walk to the development site on Craylands Estate

Parents are welcome to attend with their children or, if they wish to drop off their children at 3pm at the Swan Consultation Shop 85 Lincoln Road they will need to provide a completed consent form at drop off for each participating child. Children under 8 must be accompanied by a parent.



Free Goodie Bag!!

All children must be collected at the C Shop at 4pm.

Please fill out the consent form below and bring with your child on the day!

Parent / Guardian's Consent Slip

Child's Name: Age: M / F

Parent / Guardian Name:

Address: Post code:

Contact Number:

Doctor's Name: Contact Number:

Doctor's Address:

Does your child suffer from any medical conditions or food allergies we should be made aware of?

If Yes please give details,

- I give consent for my child to take part in the 'Children's Construction Site Safety Event Activity' run by Swan Housing Association
- In the event of my son/daughter requiring medical attention, and in the event that I cannot be contacted, I give my full and formal permission for the Activity Manager or his/her representative to sign any necessary form of consent if the delay to obtain a signature is considered inadvisable by an appropriately qualified person.
- I am aware that the Swan risk assessment for this activity is available on request .
- I understand 'Children's Construction Site Safety Event Activity' staff have a responsibility to report to the authorities any concerns about a child's welfare.
- I give my consent for Swan Housing Association to use any photographs or videos of my child for future publicity.
- I understand that, parents and children may be asked to turn off mobile phones during this trip to avoid distraction.
- I understand the Swan New Homes and Swan Housing Association Limited accept no responsibility for loss of personal items brought on the Activity.

Signed: **Print Name:** **Date:**

For more information please contact:
Swan's Resident Involvement
Team 01277 844 242



Beechwood Village project update and information event

Although plans remain as previously advised in February 2015, we are delighted to be able to provide a further opportunity for you to come and meet the Project team on **Saturday 5 December 2015, 11:00am - 2:00pm** at the **Retail Unit, Austen Road, SS14 3RZ** (next to the shop).

At this event you will be able to:

- Find out how we will consult on later phases in 2016.
- Meet the Landscape Architect.
- Meet Swan and Basildon Borough Council to discuss the project.
- Meet with the Resident Involvement Team to give your comments and ideas for uses of the community facility which is about to be fitted out.

If you are unable to make this event, you may like to note the following dates for your diary, where you can talk to us about the development of plans for the next phase of the regeneration:



23 January 2016
20 February 2016

Your chance to influence the next phase of the development

If you have any queries, please contact a member of the Resident Involvement Team on **01277 844 242**.



Basildon Council
BASILDON • BILLERICAY • WICKFORD



nu
living

Beechwood Village and Craylands Information Event

**Saturday
5 December
from 11am**



Come along to the Information Event where we will share the latest information plans with you.

Location: Retail Unit, Austen Road, SS14 3RZ

Date and Time: 5 December 2015, 11.00am - 2.00pm

Representatives from Swan Housing Group and Basildon Borough Council will be on hand to answer your questions about how the new proposals are likely to affect you.

For more information please contact the Resident Involvement Team on 01277 844242



Homes &
Communities
Agency



Beechwood Village project update and information event

After speaking to you in December and January, we now have detailed, revised plans available. This is the final consultation event for the next phase of development.

Saturday 27 February,
11:00am - 2:00pm at the **Adult Community Learning
Centre, Ely Way, SS14 2EQ**

What's new at this event?

Following your feedback we have examined:

- Detailed layouts of the new homes, roads and external areas including parking
- Road Safety: we have looked at ways to make the roads safer, including redirecting traffic routes
- The footbridge on Lincoln Rd: Do you use it?
- Improving footpaths, lighting, play facilities and other external areas. We need to know how you would like us to spend the money available for this.

Come and meet representatives from Swan, Basildon Council and the Architects. Have your say and ask questions about the project.

**It is expected that we will submit for Planning
Approval in May so this could be your final chance
to influence the next phase of the development!**

If you have any queries, please contact a member of the Resident
Involvement Team on **01277 844 242**



Beechwood Village Former Fryerns School Proposed Development Plans

Find out more about plans for the West Phase Fryerns Regeneration project, which will include the area which was formally the school playing fields. Drop in event:

5 – 7:30pm on the evening of Wednesday 27 April at Frypa Hall, The Fryth (off Whitmore Way), Fryerns, Basildon, SS14 3PW

West Phase Fryerns forms a key part of the wider regeneration of Craylands and will deliver much needed new homes in the form of new build 2/3 storey houses in keeping with the surrounding area, the majority of which will be for private sale.



This consultation follows on from the December event and gives you an opportunity to look at the plans, discuss them with the architects and Swan and give us your views prior to us finalising the planning application.

We look forward to meeting you. If you have any queries, please contact

Mark Stallard on [01277 314 334](tel:01277314334).



Beechwood Village Former Fryerns School Proposed Development Plans

Find out more about plans for the West Phase Fryerns Regeneration project, which will include the area which was formally the school playing fields. Drop in event:

5 – 7:30pm on the evening of Wednesday 27 April at Frypa Hall, The Fryth (off Whitmore Way), Fryerns, Basildon, SS14 3PW

West Phase Fryerns forms a key part of the wider regeneration of Craylands and will deliver much needed new homes in the form of new build 2/3 storey houses in keeping with the surrounding area, the majority of which will be for private sale.



This consultation follows on from the December event and gives you an opportunity to look at the plans, discuss them with the architects and Swan and give us your views prior to us finalising the planning application.

We look forward to meeting you. If you have any queries, please contact

Mark Stallard on [01277 314 334](tel:01277314334).



Beechwood Village project plan exhibition day

After speaking to you in January and February, we now have detailed, revised plans available on display at the new Community Centre.

Wednesday 18 May,
3:00pm - 7:00pm at **The Beech Community Centre,**
Austen Road (next to Mr. Kam's shop), SS14 3RZ

What's new at this event?

Following your feedback we have examined:

- Detailed layouts of the new homes, roads and external areas including parking
- Road Safety: we have looked at ways to make the roads safer, including redirecting traffic routes and proposing traffic calming measures
- Improving footpaths, lighting, play facilities and other external areas.
- Possible uses for the Community Centre

Come and meet representatives from Swan, Basildon Council and the Architects, at the new Community Centre. Have your say and ask questions about the project.

We are hoping to submit for Planning Permission in late May so this could be one of your final chances to see the plans before submission.

If you have any queries, please contact a member of the Resident Involvement Team on **01277 844 242**



Beechwood and Craylands Information Day Event

Swan now has planning approval to complete the remaining phases of our regeneration of Craylands. However, we still need the local community's input on key elements of the project including the community hub and green spaces. So please come along:

Saturday 28 January,
11:00am - 2:00pm at **The Beech Community Centre,**
Austen Road (next to Mr. Kam's shop), SS14 3RZ

At the information event you can:

1. Find out how we will complete the regeneration of Craylands
2. Find out what is happening in 2017
3. Give us your views on green spaces and play areas at Beechwood
4. Have your say on the Community Hub
5. Find out more about the Beechwood Village Community Trust and how it will help build Beechwood as a new community.

Come and meet representatives from Swan, Basildon Council and the Outerspace landscape architects at the new Community Centre.

**This is your chance to give us your views on the proposed new
Community Hub, that will be built opposite the shops.**

If you have any queries, please contact a member of the Resident
Involvement Team on **01277 844 242**



Basildon Council
BASILDON • BILLERICAY • WICKFORD



nu
living

Beechwood and Craylands Information Day Event

Swan now has planning approval to complete the remaining phases of our regeneration of Craylands. However, we still need the local community's input on key elements of the project including the community hub and green spaces. So please come along:

Saturday 28 January,
11:00am - 2:00pm at **The Beech Community Centre,**
Austen Road (next to Mr. Kam's shop), SS14 3RZ

At the information event you can:

1. Find out how we will complete the regeneration of Craylands
2. Find out what is happening in 2017
3. Give us your views on green spaces and play areas at Beechwood
4. Have your say on the Community Hub
5. Find out more about the Beechwood Village Community Trust and how it will help build Beechwood as a new community.

Come and meet representatives from Swan, Basildon Council and the Outerspace landscape architects at the new Community Centre.

This is your chance to give us your views on the proposed new Community Hub, that will be built opposite the shops.

If you have any queries, please contact a member of the Resident Involvement Team on **01277 844 242**



Beechwood and Craylands Information Day Event

Swan now has planning approval to complete the remaining phases of our regeneration of Craylands. However, we still need the local community's input on key elements of the project including the community hub and green spaces. So please come along:

Saturday 28 January,
11:00am - 2:00pm at **The Beech Community Centre,**
Austen Road (next to Mr. Kam's shop), SS14 3RZ

At the information event you can:

1. Find out how we will complete the regeneration of Craylands
2. Find out what is happening in 2017
3. Give us your views on green spaces and play areas at Beechwood
4. Have your say on the Community Hub
5. Find out more about the Beechwood Village Community Trust and how it will help build Beechwood as a new community.

Come and meet representatives from Swan, Basildon Council and the Outerspace landscape architects at the new Community Centre.

This is your chance to give us your views on the proposed new Community Hub, that will be built opposite the shops.

If you have any queries, please contact a member of the Resident Involvement Team on **01277 844 242**



Beechwood and Craylands Information Day Event

**Saturday 9 September,
11:00am - 2:00pm** at **The Beech Community
Centre, Austen Road (next to Mr. Kam's shop),
SS14 3RZ**

At the information event you can:

- 1. Find out how the West Phase is progressing**
- 2. Basildon Borough Council representatives will be on hand to advise tenants of the decant programme**
- 3. The Independent Advisor from Communities First will be in attendance for homeowners**
- 4. Have your say on activities that you'd like to see at the Community Hub**
- 5. Speak to Groundwork about the next phase of the environmental programme for the open spaces on Craylands.**

If you have any queries, please contact a member of the Resident Involvement Team on **01277 844 242** or email **involvement@swan.org.uk**



Basildon Council
BASILDON • BILLERICAY • WICKFORD



nu
living

October 2017

Overview



Beechwood Village is our landmark regeneration of the Craylands Estate in Basildon which we are delivering in partnership with Basildon Borough Council (“BBC”) and the Homes and Communities Agency (“HCA”). The project has already seen widespread demolition of poor quality, non-decent home standard stock and the construction of 407 new, modern homes. These homes have been enthusiastically welcomed by their new, mixed tenure, residents including those who occupied the original homes under tenancies from BBC and who were involved in extensive consultation activities throughout.

Following the latest consultation, work is about to start on the final phases which will take the total number of new homes built to at least 971. A hybrid planning application granted consent in March 2017, and construction is already underway for the next part of the project, Phase West.

Phase West of this project will include 250 new homes for Custom Build private sale – homes to be delivered by off-site manufacture in our nu build factory Swan has opened in Basildon. The factory will allow Swan to deliver high quality homes, constructed locally using innovative off-site construction techniques, whilst avoiding delays from the external factors such as the weather and ensuring high levels of quality control.

In addition to HCA gap funding, the project is also to benefit from joint funding from Essex County Council and BBC which will facilitate extensive public realm regeneration to upgrade pavements, roads, lighting and green spaces on the estate.

We have a business plan that has been agreed with HCA and BBC and approved by Swan’s Board. This is an estate regeneration scheme that a private developer would not be able to deliver. As a not

for profit organisation Swan is re-investing all surpluses from the private sale elements of scheme through to the very end of the project. It should also be noted we have agreed to take a reduced return to ensure the scheme can be delivered. Any surplus above the agreed threshold is further re-invested into the regeneration scheme or used to repay HCA gap funding. Securing of the additional funding from the Estate Regeneration Panel will therefore ensure that this scheme, which has the active support and involvement of the local community and will bring much needed quality new homes for local people, can be delivered more quickly by maximising Swan's capacity to deliver regeneration projects here and across its portfolio. It will be particularly valuable in the context of this project which requires significant buyouts and demolition to achieve vacant possession, along with infrastructure works, all impacting on peak debt and the need for additional loans.

Background Information on the Regeneration of Beechwood Village (Craylands & Fryerns)

The Craylands and Fryerns Estate was built in the 1960s comprising a mix of tenures, but strongly weighted towards social rented accommodation. BBC identified the estate as a regeneration priority in 2006 because of the decline of the fabric of both the buildings and the infrastructure and also the rise in anti-social behaviour.



Swan, BBC and the HCA entered into a partnership in 2006 to redevelop the entire estate, demolish over 500 units and re-provide 1,309 mixed tenure flats, maisonettes and houses. However, to ensure the project remained viable, a new masterplan had to be developed which will now only see around 350 homes (including the problematic maisonette blocks) demolished and at least 971 new homes developed in total.



Already 407 homes have been constructed and are occupied across a variety of tenures. New retail units and a Community Centre have also been built to bring much needed facilities to Beechwood.



Beechwood, SS14





Scheme Description



Swan's hybrid planning application for the final phases of Beechwood will provide a further 564 new homes. Following extensive resident consultation, plans have been adapted to include additional traffic calming measures to meet residents' concerns about traffic speeds; additional lighting in the areas that are not being regenerated by Swan to be funded by Essex County Council; and to

introduce a new park providing a safe space for children to play as part of the Community hub at the centre of Beechwood.



The homes in the next phases will be constructed off site at Swan's new Factory in Laindon. It is expected that the factory, once opened, will generate 40-50 new jobs and deliver over 500 new homes for the project.

Especially on Phase West the new homes will be designed to customer's individual specifications and

constructed as a modular housing system and then delivered to site for assembly. It is anticipated that the factory will initially produce up to eight new homes per month, benefiting from the elimination of delays in construction caused by bad weather. The factory setting will allow for high levels of quality control, improved conditions for tradespeople and deliver a more sustainable building method with less waste produced and significant reductions to the impact of on-site construction activities such as noise and vehicle movements.

Swan already has our own in house construction team, who have delivered almost 1,000 homes to date, and we believe that by taking this innovative approach on the regeneration of Craylands, we will create an exemplar production scheme which can be quickly scaled up to deliver much needed new homes across our regeneration projects and meet housing demand.

Beechwood (Craylands) Tenure Mix							
		Completed Phases		Future Phases			
Tenure		Phase 1 a-b	Phase 1 c-f	Phase West	Phase North	Phase South	Total
Social Rent		75	149	0	23	43	290
Shared Ownership		8	4	8	10	26	56
Private Sale		118	53	251	63	140	625
Total		201	206	259	96	209	971

Planning Background

Beechwood is an area of 38 hectares located within Basildon and comprises the Craylands Estate and the Former Fryerns school site. Swan Housing was awarded the project following an OJEU tender in 2006 and outline planning consent was approved in 2008 for redevelopment of the estate and re-provision of up to 1,400 residential units (BBC ref: 06/00873/OUT). Swan, the Homes and Communities Agency and Basildon entered into a Combined Development Agreement ('CDA') in November 2008. So far Swan has completed 201 new homes (Phases 1A-B) in 2012 and are currently on site with Phases 1C-1F which delivers 206 new homes, of which the affordable units were completed in June 2015. Construction of the private sales units will be completed in December 2016.

Following extensive consultation with residents, Basildon and the HCA, the new planning application submission presents a revised Masterplan for the site. It differs from the master plan permitted in 2008 largely because it is no longer viable to demolish as many houses as originally envisaged in the 2008 consent. Many of the houses that had been previously been identified for demolition are in a perfectly good state of repairs and as such their demolition would be unsustainable and unnecessary. They also have a high level of private ownership. However, all of the maisonette blocks owned by Basildon Borough Council are to be removed and this equally affords the opportunity to improve connectivity within and across the north and south phases into the wider development and the new west phase linking into a central hub. It will also improve the feeling of safety physical enhancements such as lighting, traffic calming and better places to park vehicles. The submission has been prepared as a direct response to consultation with the local community and local stakeholders.

Ownership

The site comprises land falling within a number of ownerships. This includes the Homes and Communities Agency ('HCA'), Basildon Borough Council ('BBC'), Essex County Council ('ECC'), Swan Housing Association, privately owned land and unregistered land. Despite the number of existing land ownerships, Swan has the necessary development agreements in place to develop the site.

Programme

Key milestones are:

- June 2016 – planning submission
- October 2016 – planning approval
- December 2016 – earliest enabling & infrastructure works to begin
- Phase West: 2017-2020
 - First completions September 2017

- **Phase North: 2019-2021**
 - **First completions March 2020**
- **Phase South: 2021-2024**
 - **First completions January 2022**

Financial Proposition

The loan request is for a rolling facility of £30m for the combined Beechwood and Laindon schemes. The facility would have peaks in Quarter 2 2017/18, Quarter 3 2019/20 and Quarter 4 2020/21. The loan would be repaid in 2022. The loan would allow us to accelerate infrastructure works, property buy backs and demolition for both schemes.

Community Involvement

Residents have been involved throughout the regeneration. Consultation activity started back in 2005 when Swan were selected as a development partner by a resident led panel. Since then, Swan's dedicated Resident Involvement and Community Development team have worked closely with BBC, HCA and residents in a range of ways to ensure that residents have had the opportunity to influence the plans and feedback on proposals. Residents chose the name "Beechwood Village" and a Steering Group formed to give resident feedback on information before it was circulated to wider residents. Twice weekly drop in sessions have been held since the start of the project allowing our Community Development officer to become an integral part of the community. A Design Steering group was formed and members trained to ensure they had the skills needed to feedback on designs. Urban Design Associates were retained to chair public meetings to review the overall estate masterplan and a revised planning permission was submitted as a result. Throughout the project, regular communication with residents has been maintained, including through a dedicated residents website.

More recently, focus has been on consulting residents around the revised planning application for the remaining phases. In listening and engaging with the local community three key outcomes have been included within the planning application submitted in June 2016:

1. Traffic Calming - a key concern for residents is the speed of vehicles on the estate roads and therefore the revised proposals include traffic calming measure;
2. Landscaping, Environmental Works & Play – the planning application includes a clear landscaping strategy that provides a new park in the Community hub and includes play areas, along with funding to improve lighting and other environmental works outside of the scope of the actual redevelopment proposals.
3. Parking – residents wanted clearer defined parking, especially on the perimeter roads.

Beechwood Village Community Trust

Swan, BBC and residents have also been working to set up a community development trust ("**BVCT**") as part of everyone's commitment to long term sustainability. The BVCT will be focussed around helping to develop a cohesive community at Beechwood Village. There will be representation from Swan Housing, BBC, local residents and independents who will identify where the funds should be spent and what the local priorities should be. They will be liaising with Swan's Community Development worker who is based on site to identify local need and will oversee the delivery that takes place.

The community trust is now being incorporated and is a partnership between local residents, Swan and BBC. Their primary focus will be around:

- Encouraging inclusive social integration and positive activities and development programmes
- Promoting a reduction in crime and ASB
- Providing support for learning initiatives and training and development opportunities
- Promoting the protection of the environment.

Revenue funding is being created by using an Estate Charge for the new private sale homes to ensure the community trust can deliver its objectives and source match funding.

Beechwood and Craylands Information Day Event

**Saturday 12 May 2018,
11:00am - 2:00pm** at **The Beech Community
Centre, Austen Road (next to the Loco shop),
SS14 3RZ**

At the information event you can:

- 1. Find out the latest information on the progress of the regeneration.**
- 2. Speak to the regeneration partners and an Independent Advisor from Community First who will be available to speak to homeowners and leaseholders whose properties are going to be demolished.**
- 3. Find out more about the Community Park/play area and have the opportunity to name it.**
- 4. Speak to Basildon Borough Council about the next phase of the environmental programme for the open spaces on Craylands.**

If you have any queries, please contact a member of the Resident Involvement Team on **01277 844 242** or email **involvement@swan.org.uk**



Basildon Council
BASILDON • BILLERICAY • WICKFORD



Beechwood & Craylands

Community Info Day

@The Beech Community, Centre, Austen Road
(next to the Loco shop), SS14 3RZ

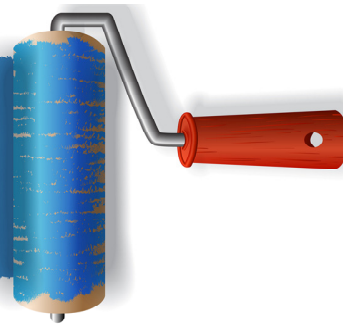
Saturday 23 February 2019 (11am - 2pm)

Please come along to find out more information on the progress of the estate regeneration.

Swan and other regeneration partners will be there to talk about the current and future plans for your home and neighbourhood.



**The Renovated Beech
Community Hub!**



**Come along and have a look
and tell us about your ideas for
community projects.**

For more information please contact the Resident Involvement and Community Development Team at Swan on **01277 844 242** or email involvement@swan.org.uk



Beechwood Village and Craylands

Fun and Information Day

**Saturday
21 Sept
from
12-3pm**

**FREE
Refreshments
including
Hog Roast served
from 1pm - first
come, first
served!**



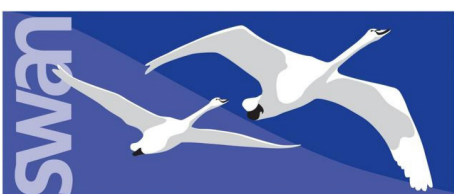
Come along to the Adult Community Learning Centre, Churchill Avenue for an afternoon of fun filled activities.

Representatives from Swan Housing Group and Basildon Borough Council will be on hand to answer your questions about the regeneration project including future phases, site progress, Resident Committee involvement and Consultation Shop relocation.

For more information please contact the Resident Involvement Team on 01277 844242

Activities include:

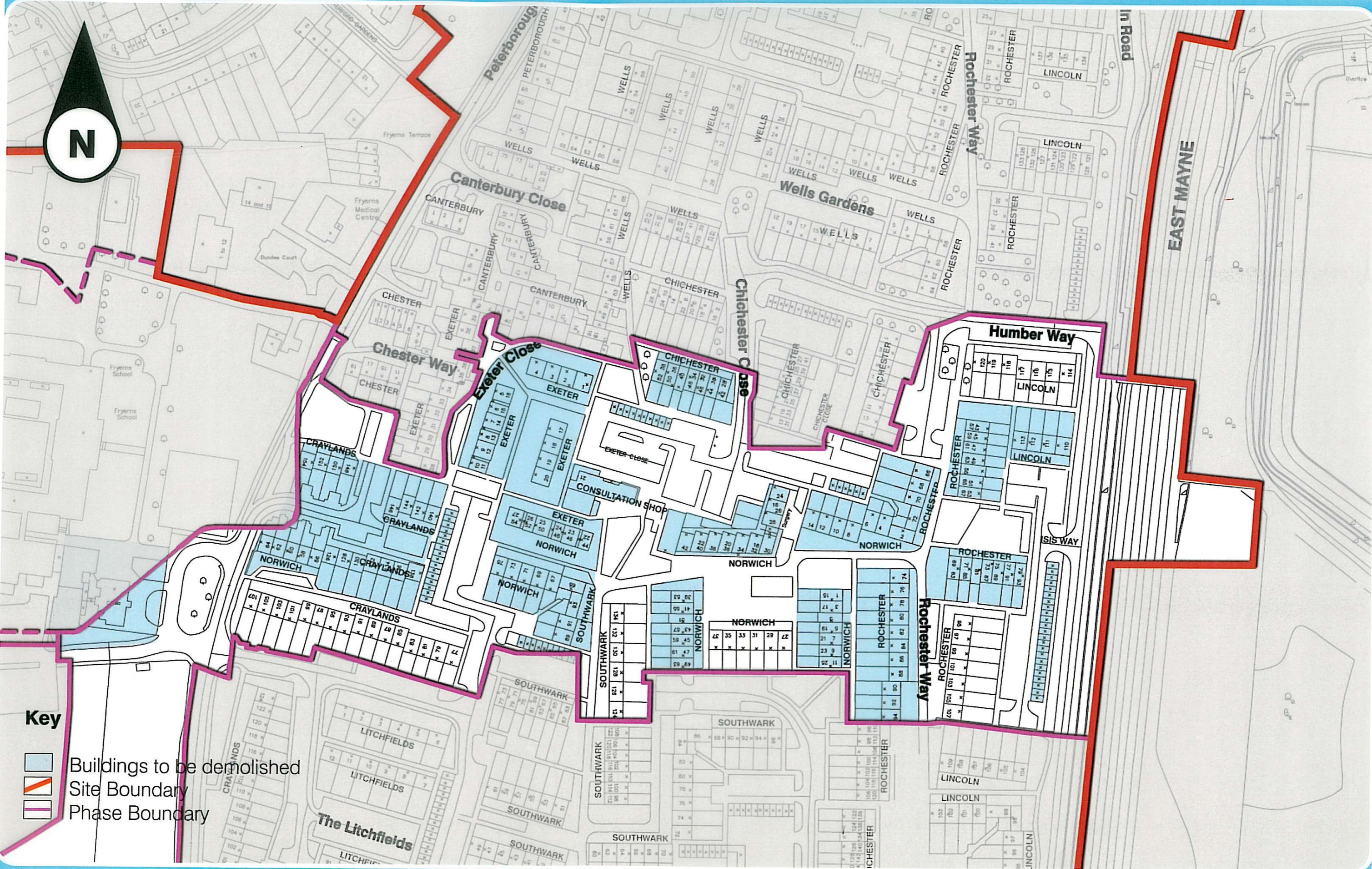
- Bouncy castle
- Face painting
- Balloon Modelling
- Badge making
- Plus... a special appearance from the local Fire Brigade!






Basildon Council
BASILDON • BILLERICAY • WICKFORD



Homes &
Communities
Agency

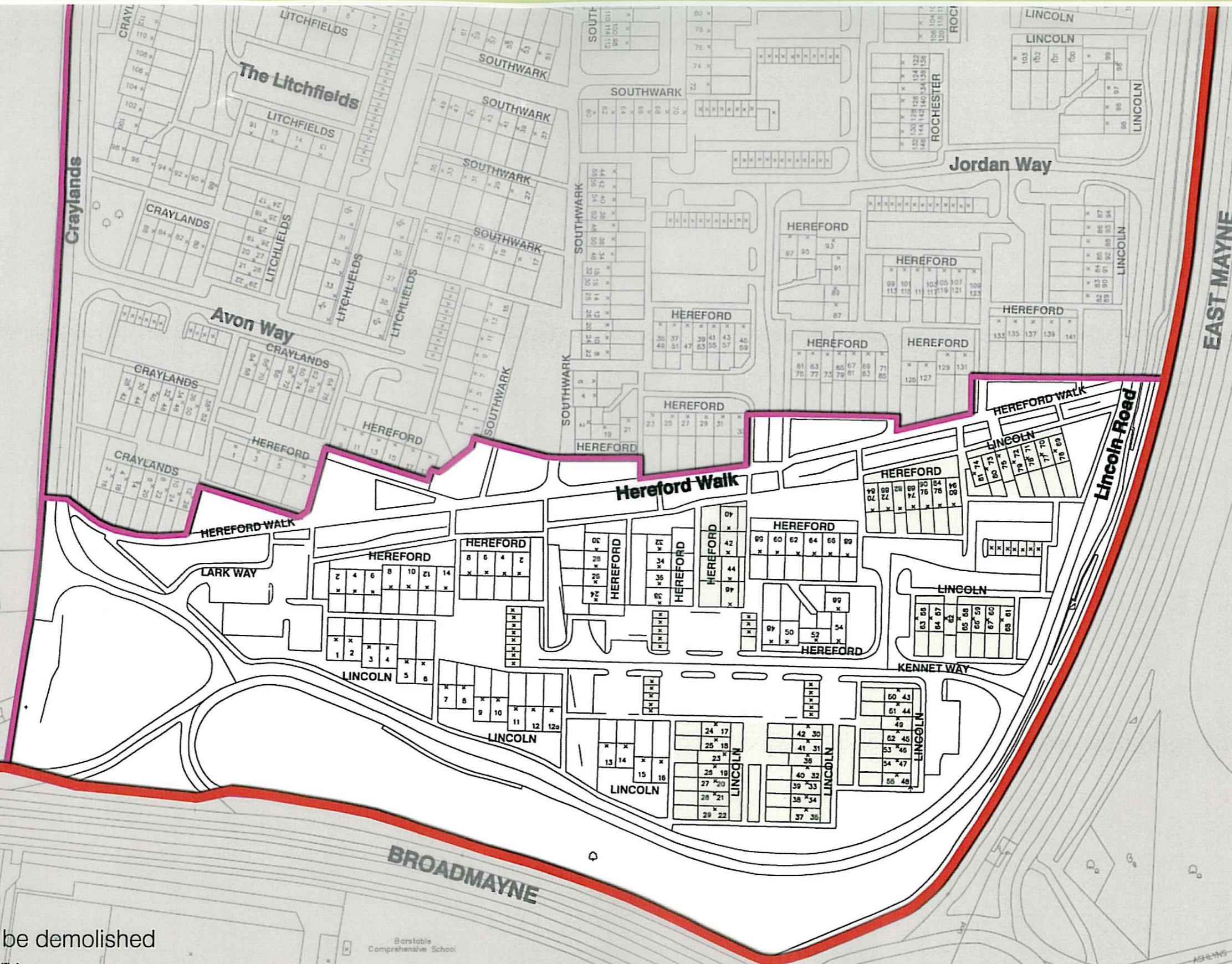


- Key**
-  Buildings to be demolished
 -  Site Boundary
 -  Phase Boundary




Buildings to be demolished
Site Boundary
Phase Boundary



Playing field



Key

-  Buildings to be demolished
-  Site Boundary
-  Phase Boundary

BARSTABLE

Barstable Comprehensive School

Burg Court Co. Const. Ltd & more Bay




ASHLYNS

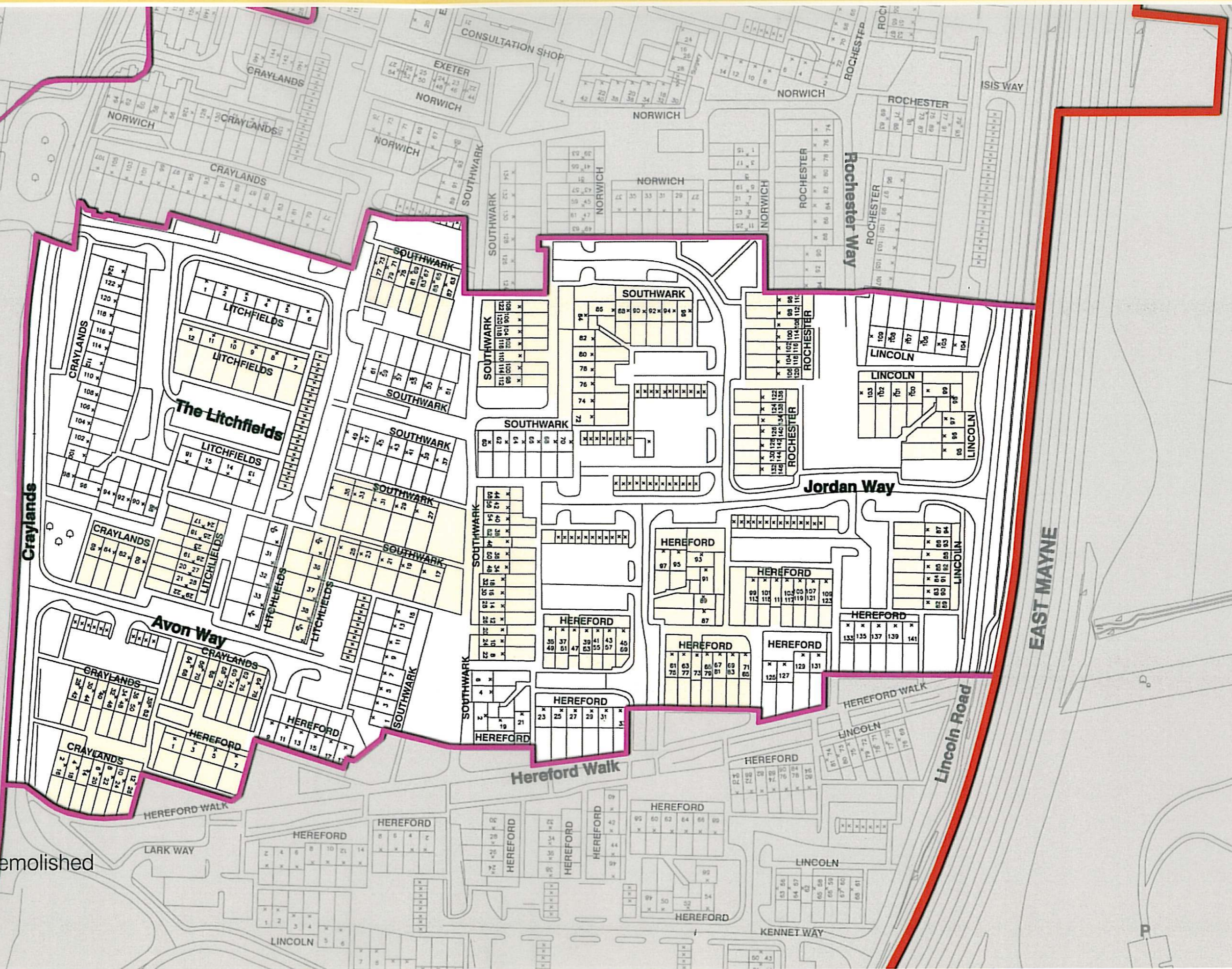
ASHLYNS

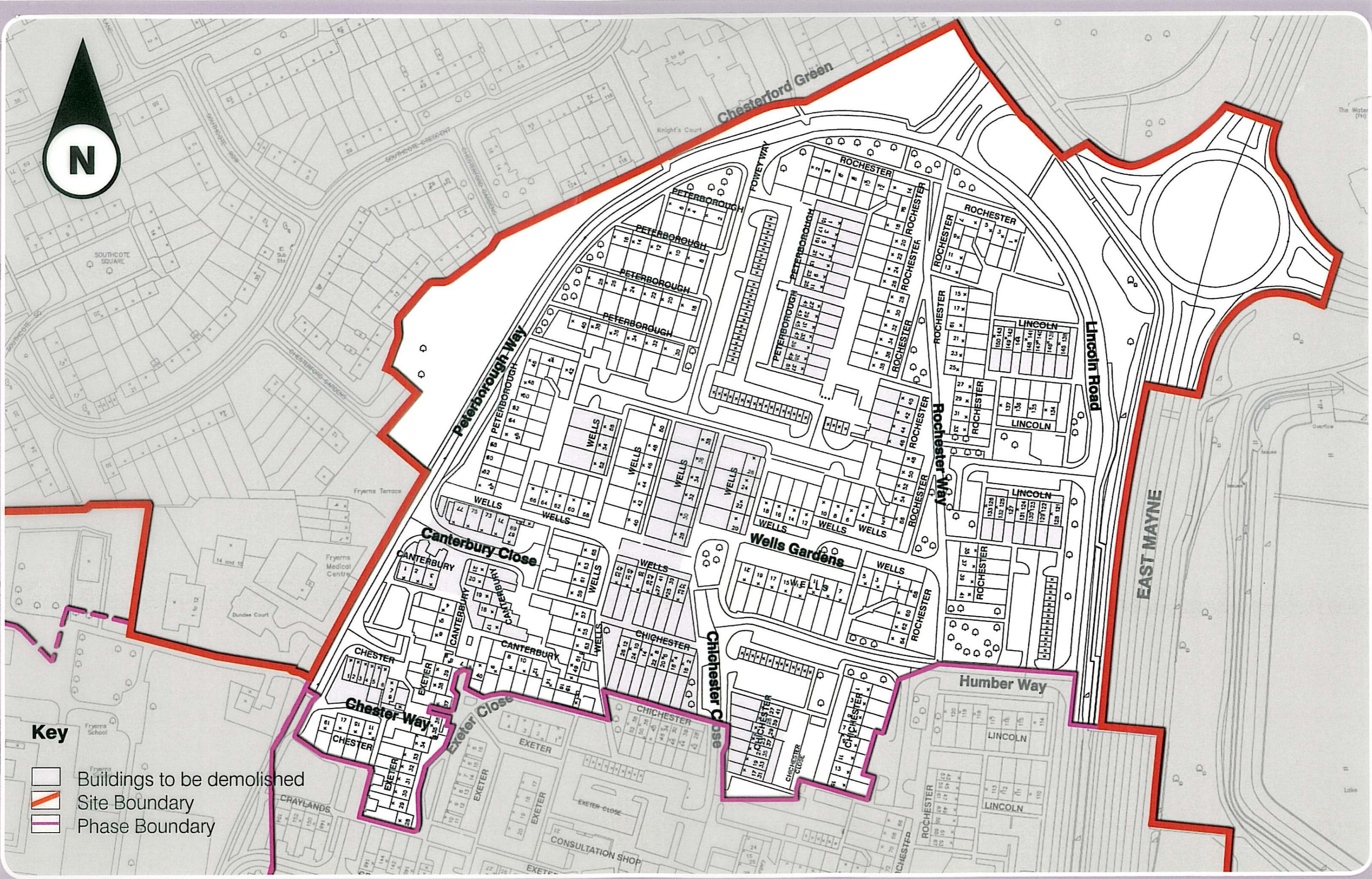


Playing Field




Key

-  Buildings to be demolished
-  Site Boundary
-  Phase Boundary





Key

-  Buildings to be demolished
-  Site Boundary
-  Phase Boundary



Have Your Say!

Now that Phase 1 of the Craylands Regeneration is on site, Swan has appointed Urban Design Associates to guide the realisation of the master plan. They will be spending a week on and around the Craylands estate between 14th and 18th September and we need your help!

Monday 14th September:

7-9pm Adult Education Centre Basildon, Ely Way (main hall)

Public Workshop 1 - Here's your chance to let us know which bits of the master plan you like and which bits you don't.

Wednesday 16th September:

6-8pm Consultation Shop, 21 Exeter Close

Open House – Come and see how the architects are putting your ideas onto paper.

Thursday 17th September:

7-9pm Adult Education Centre Basildon, Ely Way (main hall)

Public Workshop 2 – The architects will be presenting how the comments and ideas given by you are incorporated into the plans. Come and have a look and let us know what you think!

