

Welcome to the Mount Close consultation event



Dolphin Living is an affordable housing charity formed in 2005.

Our primary charitable objective is to support London's workers on modest incomes who cannot afford housing near to their place of work. This is fulfilled through the provision of homes to rent at below market levels. The revenue generated from our existing homes is reinvested in improvements in our homes and building new homes.

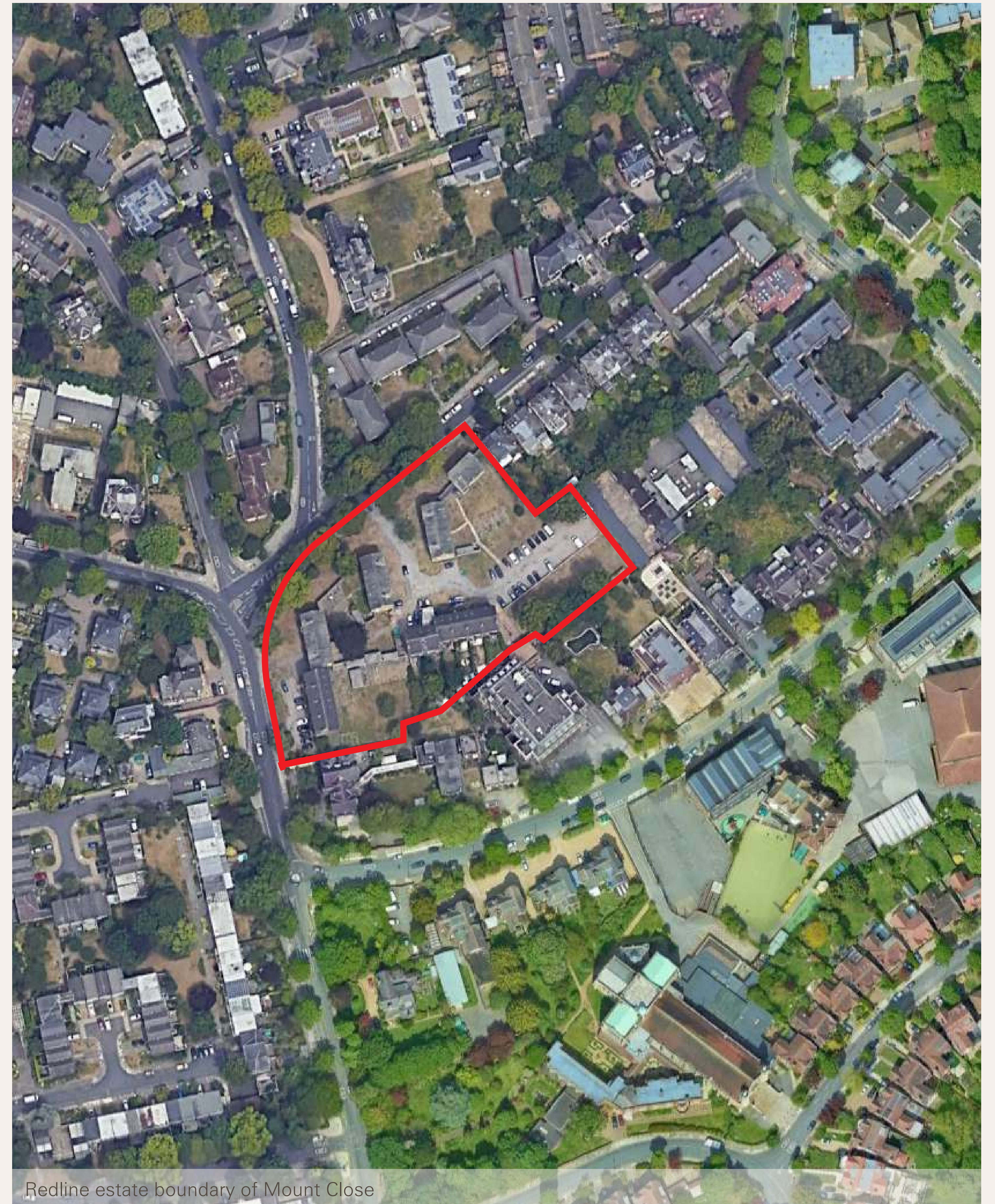
We own and manage over 800 homes across 8 London boroughs, which range from studios to three bedroom homes. As of March 2024, the average rent for a Dolphin home was 61% of local market rent.

bell phillips

Bell Phillips' approach is underpinned by a commitment to people and the communities served. The practice has a strong moral and social purpose, which is translated through the use of architectural skills to make a tangible, positive impact on people's quality of life.

CASCADE

Cascade is all about people, relationships and building trust. A strategic consultancy specialising in community engagement and advocacy across the built environment sector.



Redline estate boundary of Mount Close

The Mount Close Estate

Mount Close is a 1950's development of 40 homes arranged around a central car park with lawned open space.

All 40 homes were acquired by Dolphin Living in 2016 along with two other properties from the Mayor's Office for Policing and Crime (MOPAC).

Since 2016, Dolphin Living has been managing the homes and carrying out refurbishments including roof repairs.

During this work, we have established that there is a greater need for larger-scale works to improve residents' experience of living at Mount Close.

As such, we have been reviewing how to invest further in the estate and have decided to explore the opportunity of extensively refurbishing all the homes, which will be funded by building new homes.

We welcome your feedback on the proposals and would be grateful if you could complete a questionnaire.



Engagement with the residents of Mount Close

To ensure that the residents of Mount Close had the first opportunity to feed into the emerging proposals, Dolphin Living held meetings with the existing residents and asked them what they liked about Mount Close and what they thought could be improved:

What they said they liked about Mount Close;

- A sense of community
- Mature trees, green spaces and gardens
- Family friendly with good play space for children
- Like the off-street parking and level of transport accessibility the area provides
- Pet-friendly
- Brickwork of current buildings
- Sheds and washing lines
- Separate kitchens

What they said can be improved;

- Better lighting to improve security
- A secure car park, greater parking enforcement, and electric charging points
- Better bin storage / refuse area is needed to prevent fly tipping
- New kitchens and bathrooms are needed
- Windows need to be improved at existing properties
- The estate needs more benches for people to sit and socialise
- A community drying room should be explored for people on the estate to use
- The ceilings on bedrooms needs to be improved



Vision for Mount Close



HIGH QUALITY HOMES

- To improve existing homes and deliver new, high-quality homes through sustainable and inclusive design, ensuring that spaces are accessible and usable by everyone

UNDERSTANDING THE CONTEXT

- Design proposals to respond sensitively to the surrounding character
 - Enhance connectivity and engagement within the surrounding context through community squares

IMPROVED LANDSCAPE

- Enhance the open space to provide high quality amenity space
 - Improve security
- Bins and new bike storage
- Nature driven play spaces
- Trees and planting to increase greenery

ENSURE COMMUNITY IS AT THE HEART OF THE PROPOSAL

- Creating active and safe streets, with front doors to Mount Avenue
- Spaces that support the existing community and provide space for it to thrive and grow

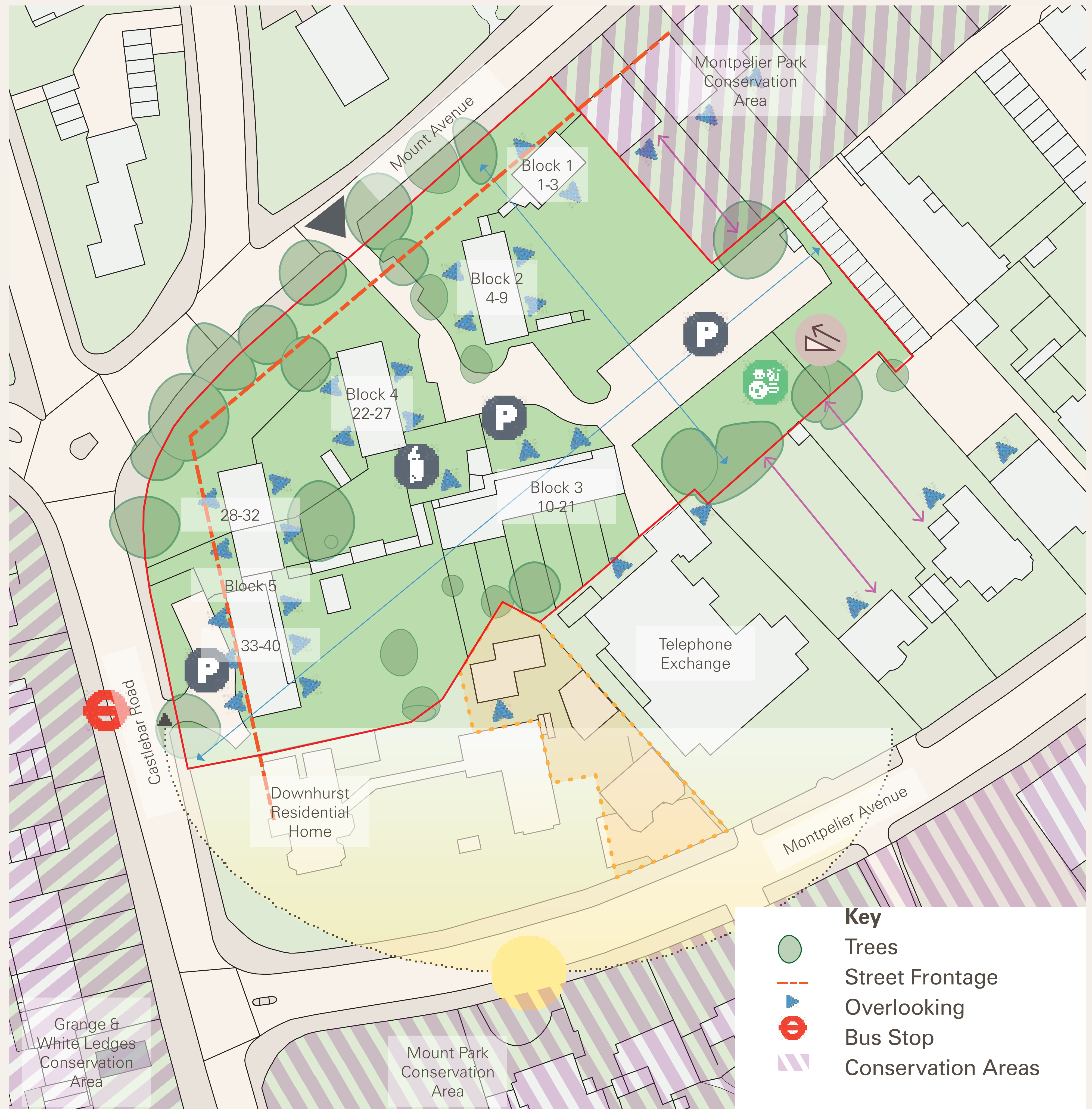
Opportunities & considerations

Opportunities

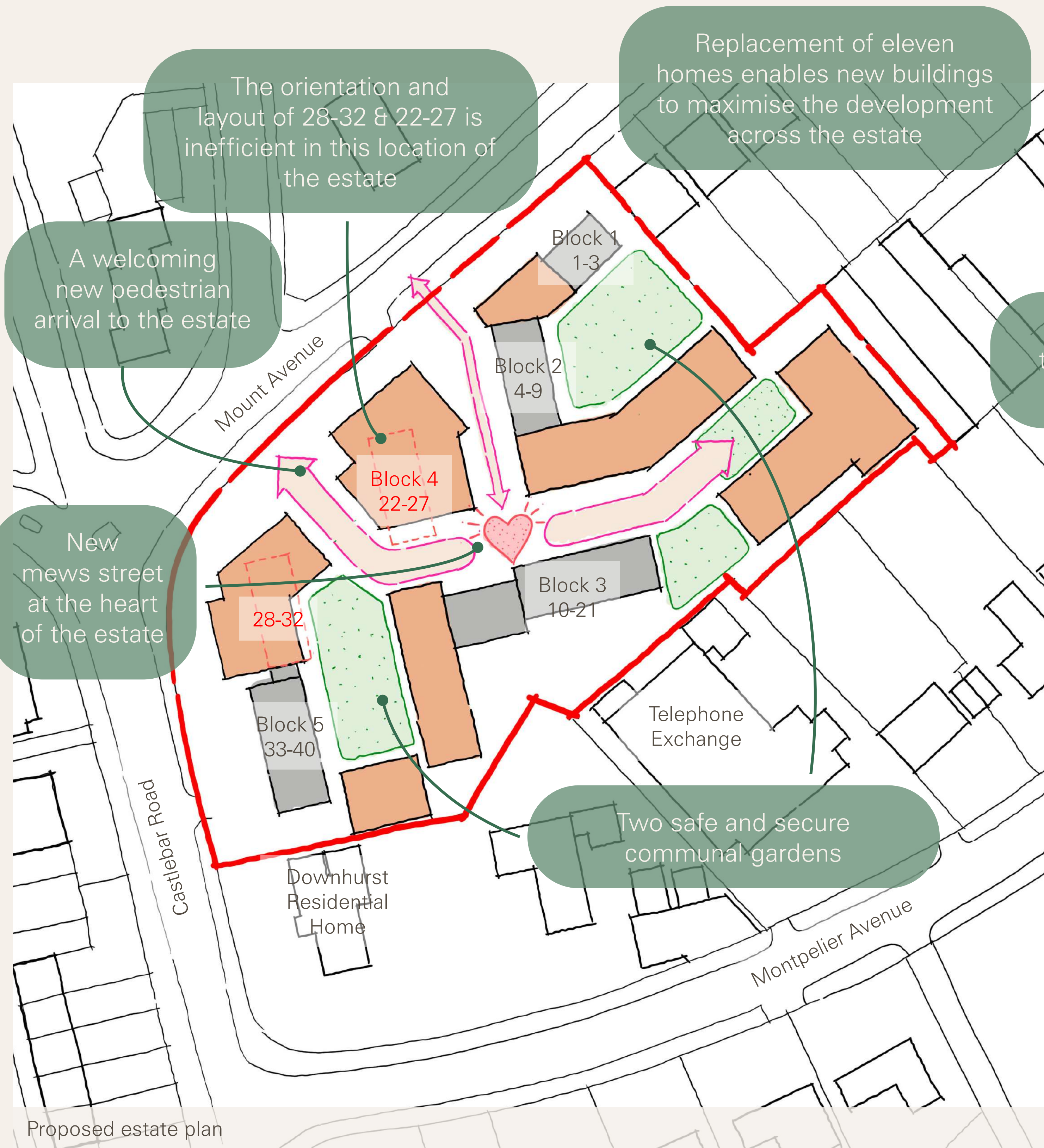
- Improve the condition of the existing homes, including new insulation, energy and ventilation systems, kitchens, bathrooms & windows
- Retain mature trees on the estate boundary
- To create a heart to the estate, focused on communal amenity, play on the way and greenery
- To improve the street frontage along Mount Avenue

Considerations

- Proximity to three conservation areas surrounding the estate
- Impact and proximity to neighbouring amenity space
- Privacy to neighbouring properties
- Lack of definition between public and private space with the majority of the estate dominated by unmanaged parking



Emerging design proposal

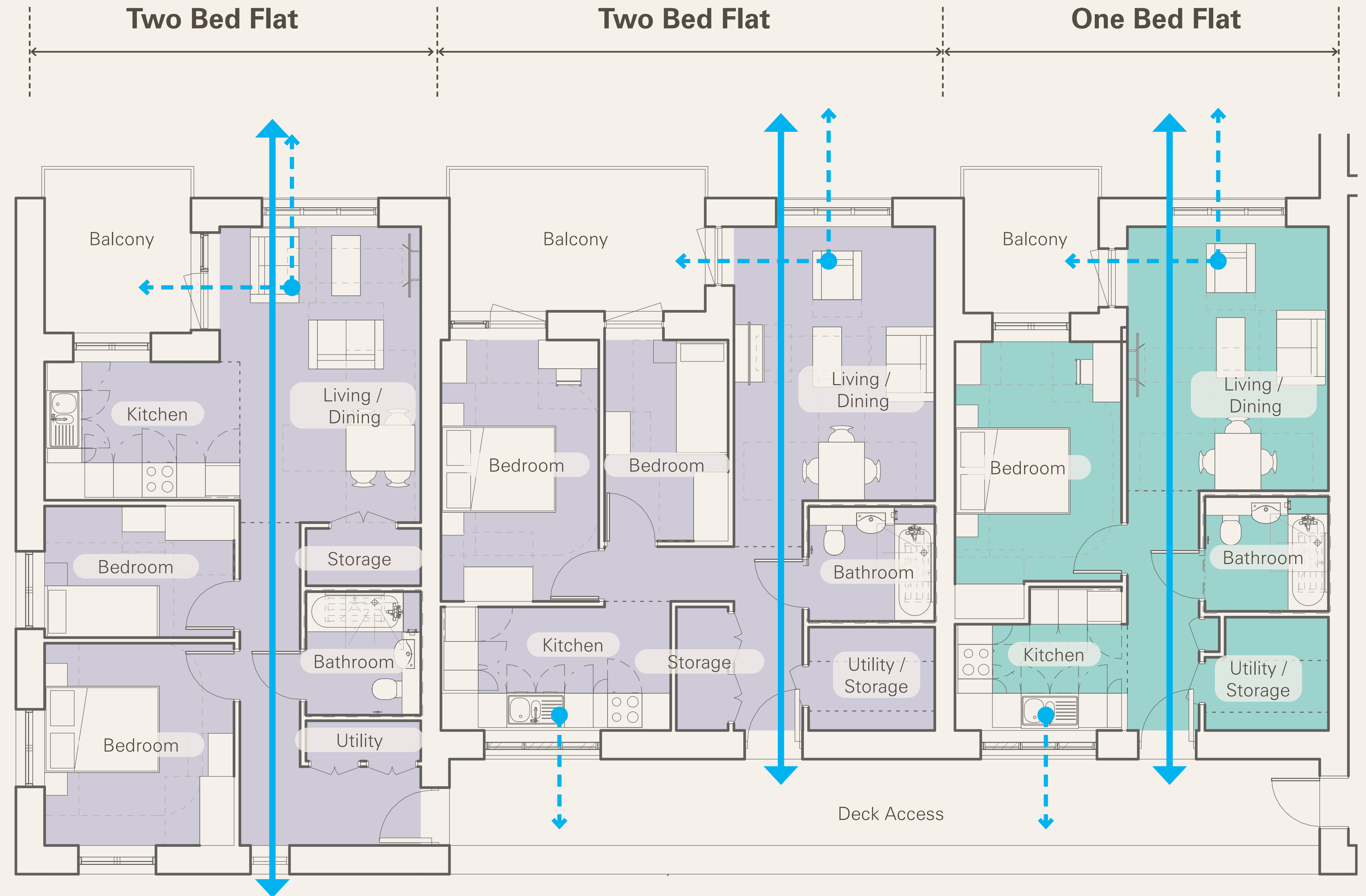
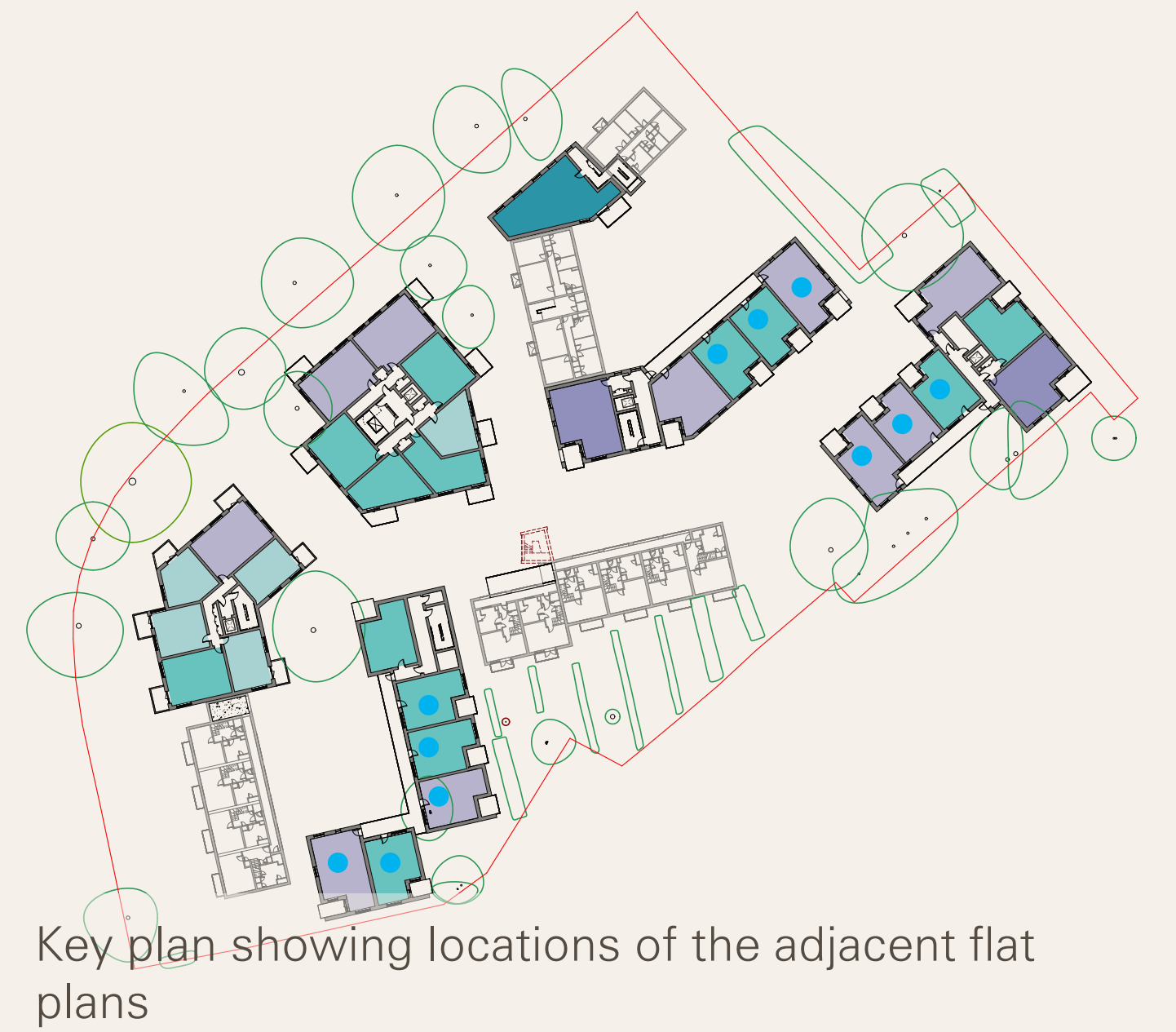
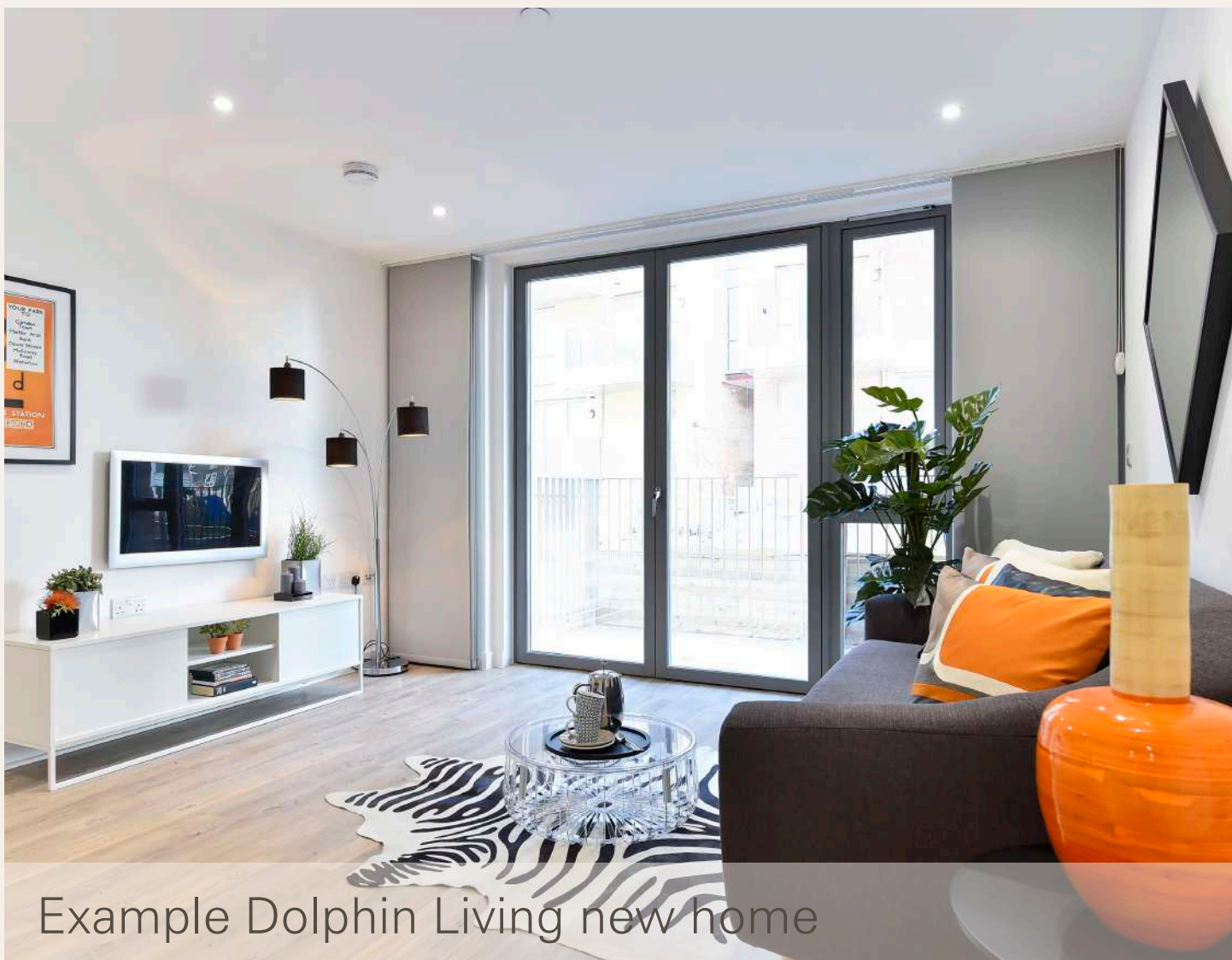


Proposed estate plan



Proposed aerial view

Example typical flat layouts



- Bedrooms to the corner flat face to the side or back providing privacy
- Semi-recessed balcony provides privacy and shading to bedroom
- Kitchen overlooking the deck, creating an opportunity to connect with neighbours
- Dual aspect to living room, with views and ventilation in two directions
- View through to daylight on arrival, providing a range of sunlight throughout the day
- Utility / storage room space adjacent to entrance for shoes, coats, etc

Emerging design proposal



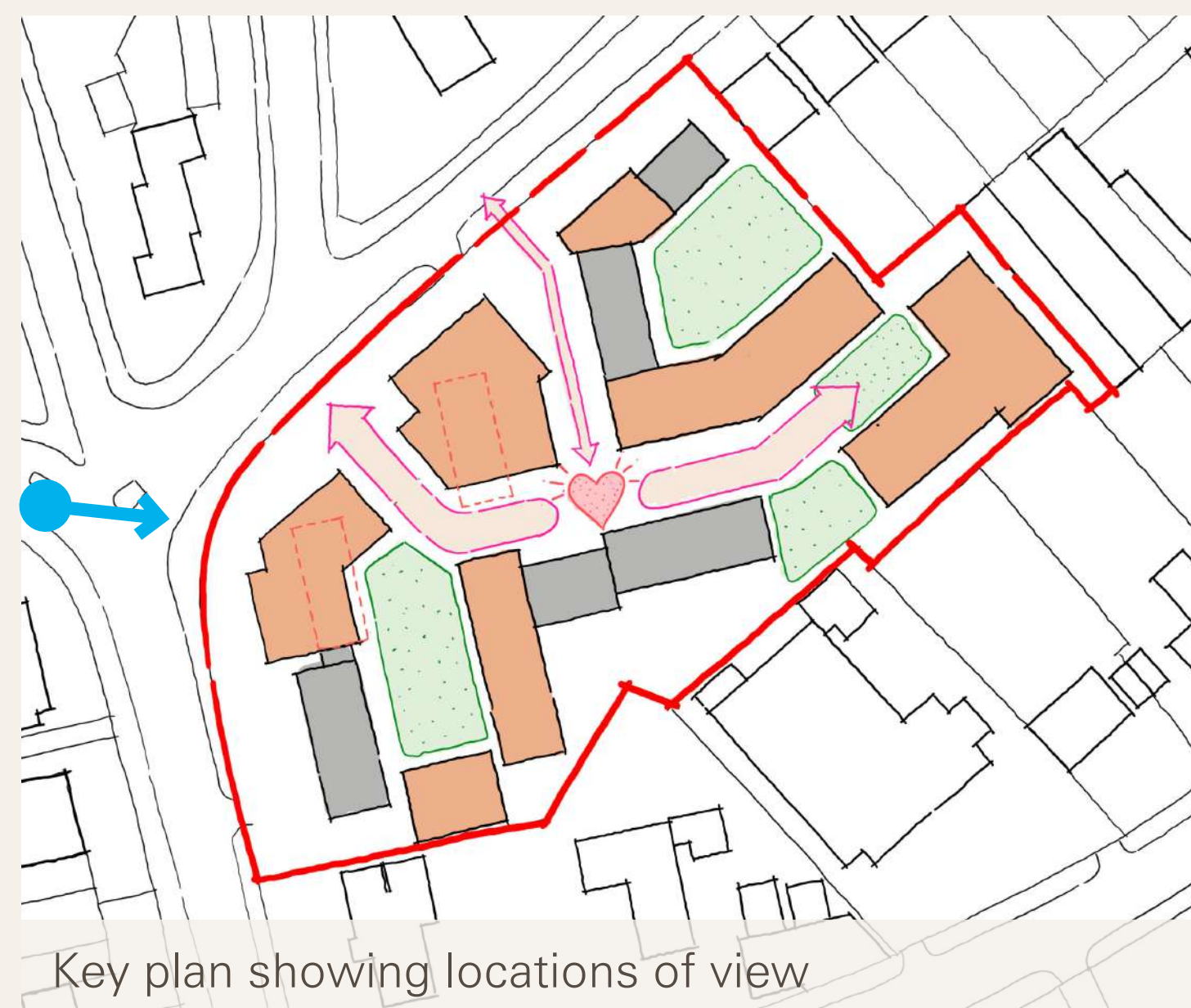
Reduced embodied carbon by retaining and refurbishing existing homes. Embodied carbon refers to the emissions associated with the materials and construction processes throughout the entire lifecycle of a building



Delivering high quality homes through new build and refurbished homes



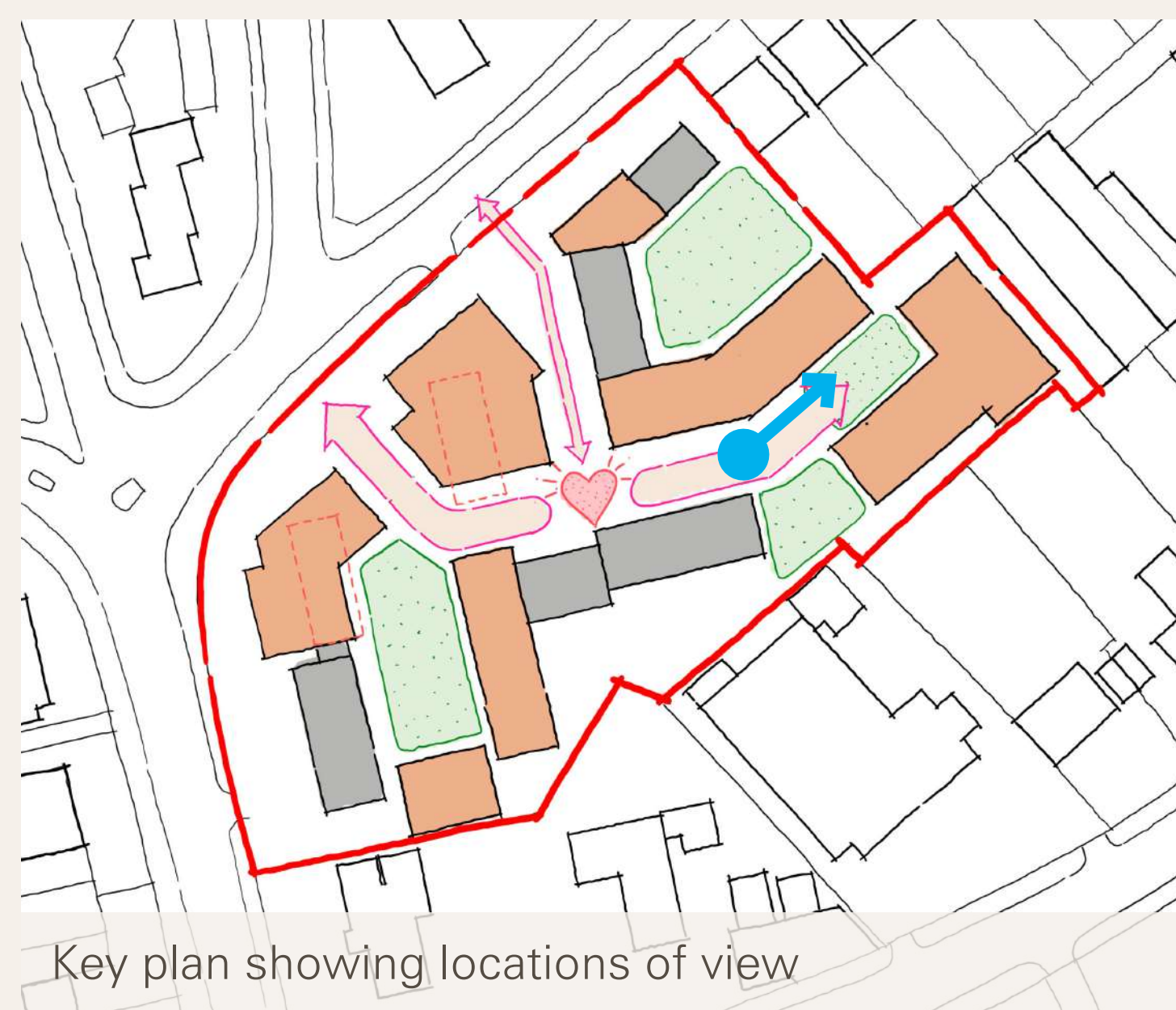
Aspiration for 50% of the new homes as affordable housing



Emerging design proposal

This illustration, taken from within the estate shows the new mews street and focusses on the new community square at the eastern end. The mews street provides high quality amenity space for residents with seating, play on the way and new greenery.

Ground floor flats have their own front doors directly off the mews. Kitchen windows overlooking the new mews street will enliven the street.



Key plan showing locations of view

Landscape character to the estate boundary

Welcoming Entrance

Pedestrian arrival activates street frontage



Play on the way

Journey home offering opportunities for play



Existing Mature Trees

Boundary trees to be retained



Biodiverse Boundaries

Ecological rich planting



Existing Mature Trees

Boundary trees to be retained



Existing Mature Trees

Boundary trees to be retained



Landscape character within the estate

Mews Street

A place for neighbours to meet with informal seating and additional tree planting



New Trees

A number of new trees planted across the estate



Communal Residents Garden

Opportunity for play, socialising and quiet relaxation



Communal Residents Garden

Variety of planting such as flowering lawns and shrubs as well as mounds and swales



Community Square

Social spaces with seating for neighbours to meet



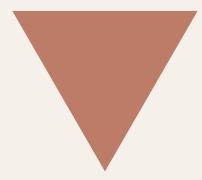
Mews Street

A welcoming shared space, prioritising pedestrian movement



Next steps

We are here



Second Public
Consultation
January 2025



First Public
Consultation
November 2024



Planning
Submission
Q1 2025

How can you get in touch?

Thank you for visiting our event to learn more about the emerging proposals for Mount Close.

We are keen to understand the views of the local community, so please give us your feedback by filling out one of our feedback forms provided or by scanning the QR code at the bottom of this board.

www.mountcloseconsultation.co.uk
info@mountcloseconsultation.co.uk

