

hta

The Lakes Estate Serpentine Court Regeneration Group

5 December 2017



**YOUR
MK**

Today. Tomorrow. Together.

Welcome!



Memory Lane



Lakes Estate in 1975



Serpentine Court in 1975



1968 construction starts



Serpentine Court completed in 1975

Memory Lane



Lakes Estate
1984



Lakes Estate
Now

Neighbourhood Plan

The Lakes Estate – Neighbourhood Plan

- the need for new housing areas;
- the need for improved parking;
- the need for improved connections;
- the need to improve, enhance and protect open spaces;
- the need for new commercial opportunities;
- the need for enhanced community facilities.

- Designated Green Space (defined by the Neighbourhood Plan)
- Lakes Estate Boundary (defined by the Neighbourhood Plan)
- Opportunity sites (defined by the Neighbourhood Plan)
- Retain 'green' footpath spine
- Opportunity to open up views of canal
- Create green link to canal
- Key footpaths to be improved
- New footpath connection
- Crossing points created
- Play areas and community facilities to be retained and enhanced



Neighbourhood Plan planning designation

Your Recent Feedback

Consultation Events to Date

The primary focus of the consultation events to date has been around Serpentine Court. As such, the majority of events have been tailored to residents and businesses that live and work on the estate. To date there has been one event for the wider Lakes Estate in November.

Detailed summary reports are contained within the appendix of this report and a brief summary of the events are described below –

Serpentine Court Walk and Talk 1 and 2 Wednesday 20th September 2017 (5-7pm) / Tuesday 26th September 2017 (10am-12pm)

We invited residents and other stakeholders on a two hour-long walk around the estate, so that they could discuss issues raised around Serpentine Court with access to real examples. Both residents and the group leaders recorded comments on a map with writing spaces based on loose themes: flats, play, refuse, shops, parking, security, and trees, with further space for other comments.

The topics and issues discussed included:

- Condition of existing flats and maintenance issues
- Serpentine Court and issues with the local pub and anti-social behaviour
- Open space and the perceived safety of play areas
- Timeline for regeneration, with residents keen to learn the process of regeneration
- Serpentine Court shops
- Garages and storage space

Meet the team exhibition Thursday 28th September 2017 (2pm-7pm)

We invited residents on a 5-hour interactive event held at the Spotlight in order to introduce the team and the regeneration process to residents.

As a continuation from the two Walk and Talk events, the team and residents have recorded their concerns with Serpentine Court and its surrounding area.

October Exhibition Saturday 28th October 2017 (10am-1pm)

The 3-hour exhibition was held at Spotlight in order to present to residents the regeneration process and feedback received so far. As a continuation from the 3 previous events (2 Walk and Talks and Meet the Team), the team and residents have recorded their concerns with Serpentine Court and its surrounding area.

The team also gathered data and statics based on structured questions on the following topics:

- The wider Neighbourhood
- Serpentine Court and Estate
- Shops
- Community
- Streets
- Existing homes

A summary of these answers can be found on the next two pages. Detailed feedback can be found at within the appendix of the report.

Neighbourhood Walk and Talks 1-4 Saturday 4th November 2017 (1pm-2pm and 2pm-3pm)

We invited residents on an hour-long walk around the estate, so that they could discuss issues raised on the Lakes Estate with access to real examples. Both residents and the group leaders recorded comments on map with writing spaces based on loose themes: Serpentine Court, parking, streets, trees, shops, etc.



Image from October Exhibition



Photo from Serpentine Court Walk and Talk 1



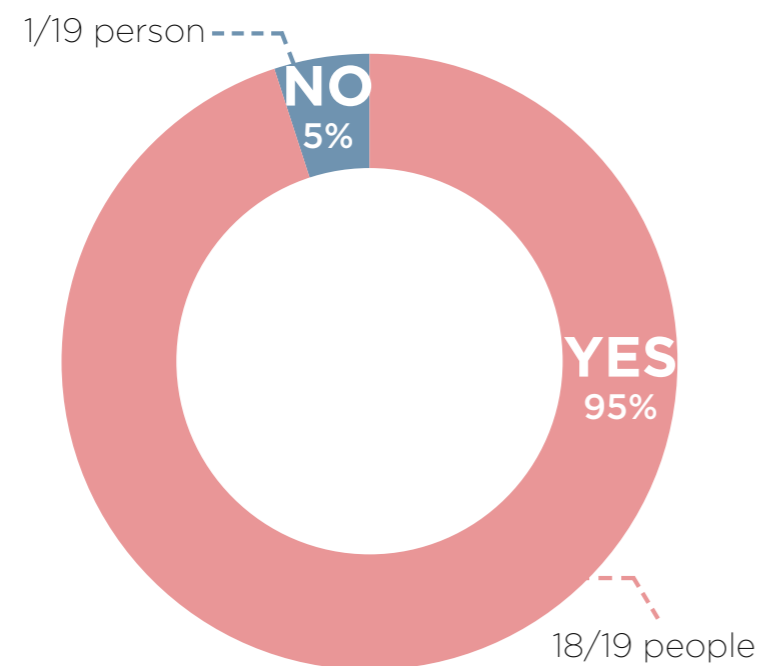
Photo from Neighbourhood Walk in November



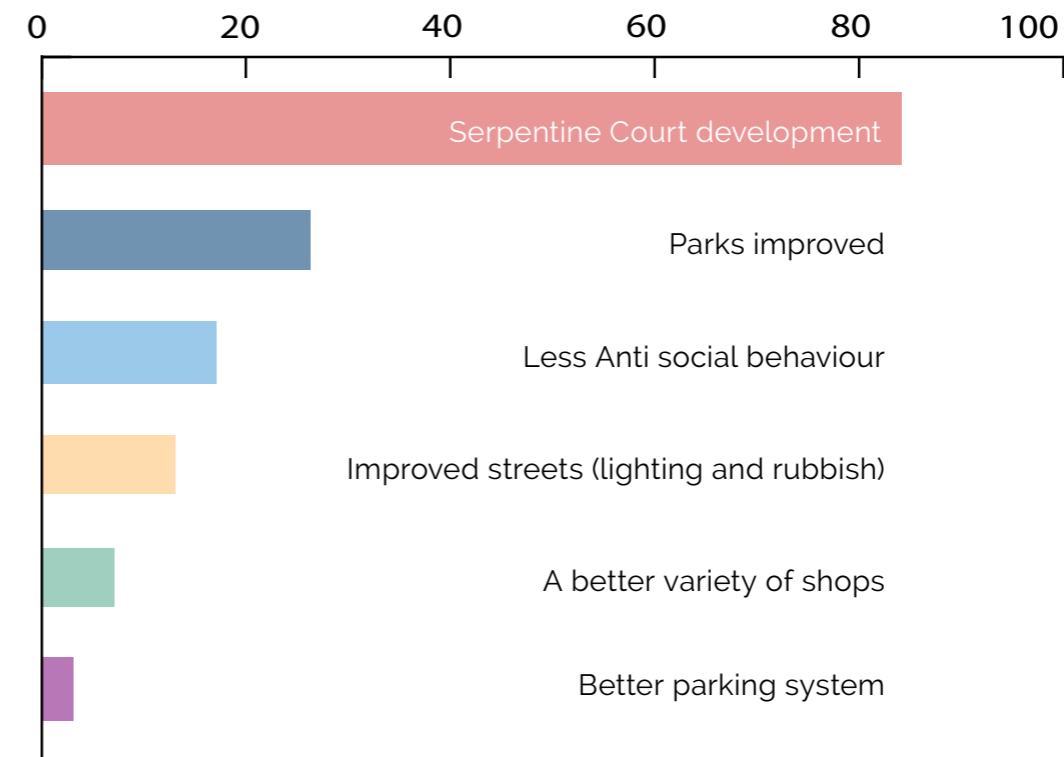
Photo from the Meet the team event

Your Recent Feedback

Do you agree that full redevelopment would be the best option?



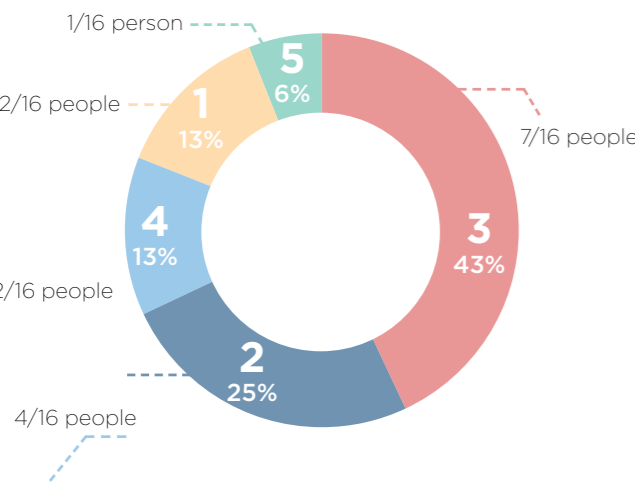
What would you most like to see from the regeneration of the Lakes Estate?



Your Recent Feedback

Serpentine Court Shops

How would you rate the range of existing shops on Serpentine Court?

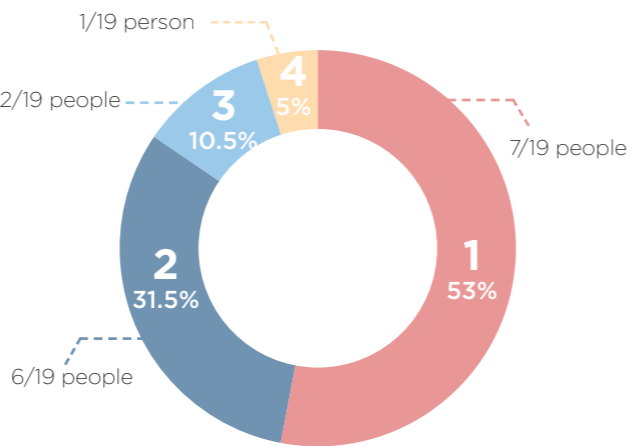


Summary of Comments

- Business could be improved with better transport connections - Bus stop closer to shops
- Local shops are important to residents and shop workers and are used by the majority of people living on the Lakes Estate.
- Wider range of shops would be welcome – including Cafes and places for people to meet
- Drainage and leaks affects shops

Streets & Environment

How do you rate the quality of existing streets on the serpentine Court?

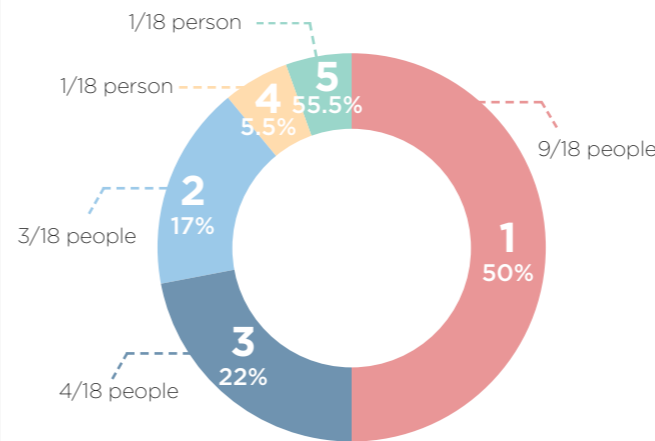


Summary of Comments

- Flats with direct access to secure play areas would be welcomed
- Residents believe that there are too many under-used garages
- Refuse storage provision is inadequate around Serpentine Court and residents believe that the bin collection system should be improved
- There are not enough parking spaces
- There are not enough street lights

Your Homes

How do you rate the quality of the existing homes on the Serpentine Court?

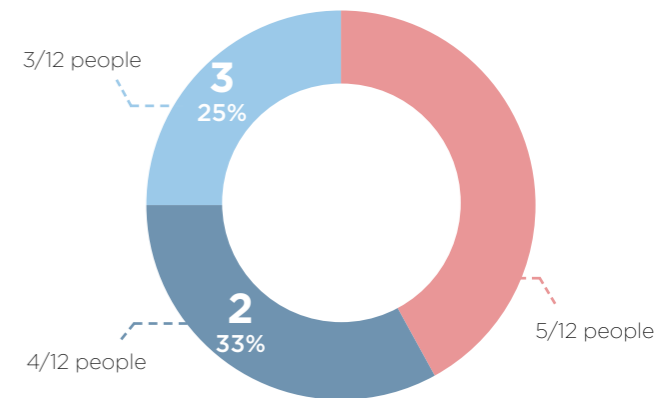


Summary of Comments

- Residents welcomed the idea of semi-private external communal space closer to homes for children
- There is a constant problem with mould/condensation/damp/disrepair and leakage
- The main entrance to the flat blocks are not secure and some residents were concerned for their safety at night
- Residents wish to see more light coming into their flats

Your Community

How do you rate the existing community facilities on Serpentine Court?
(1 being Poorly - 5 being well)



Summary of Comments

- Majority of residents believed that a community centre should be located near a park
- There was a suggestion of semi-communal play areas for children. Residents felt that external play areas should be more secure and better overlooked
- The Warren and Spotlight should be used more for the community (many residents do not use Spotlight)

Constraints & Opportunities

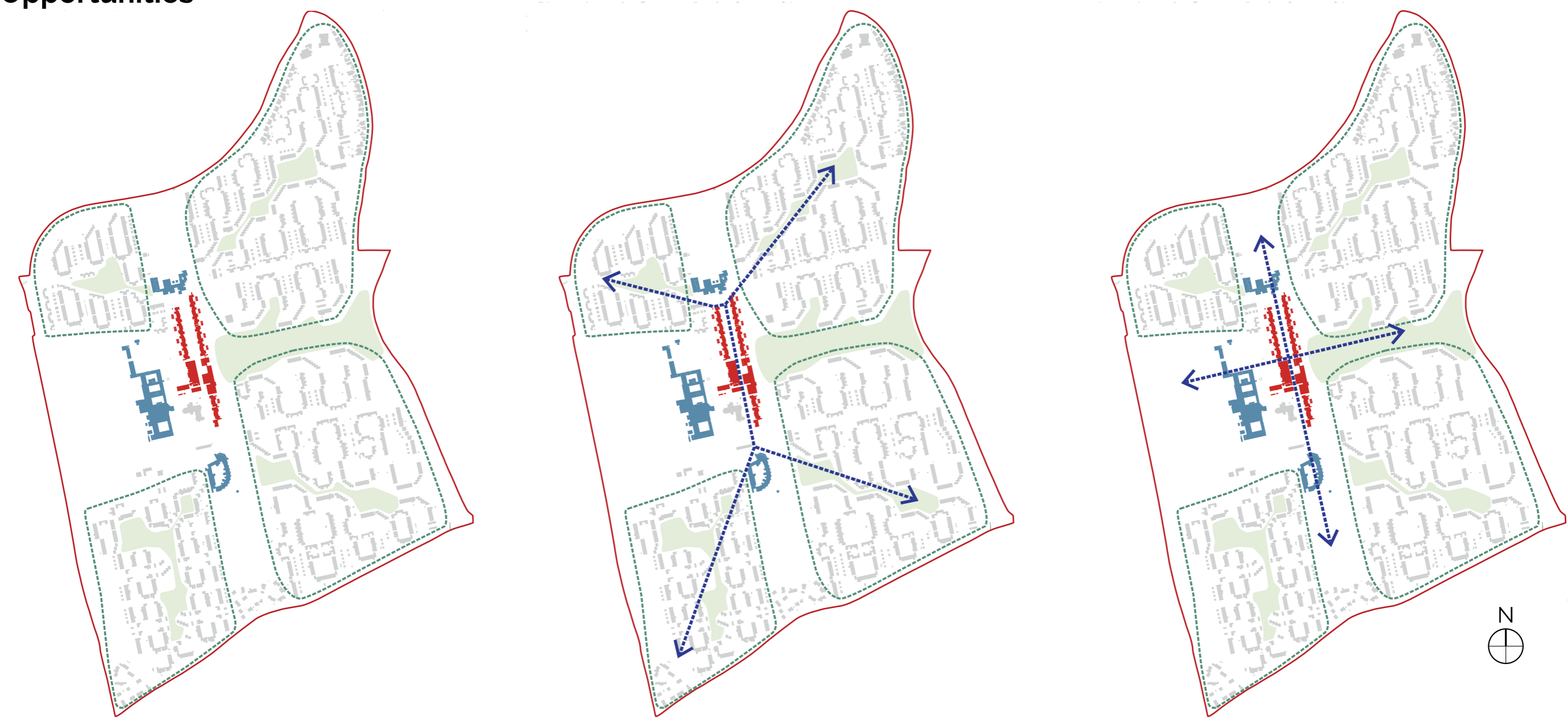
- Serpentine Court defined by Neighbourhood Plan
- ⓑ Existing bus stops
- Estimated locations of trees
- Substations
- Entrance to Serpentine Court



Scale 1:2500

Key Moves

Serpentine Court Opportunities



Distinct quarters of Lakes Estate

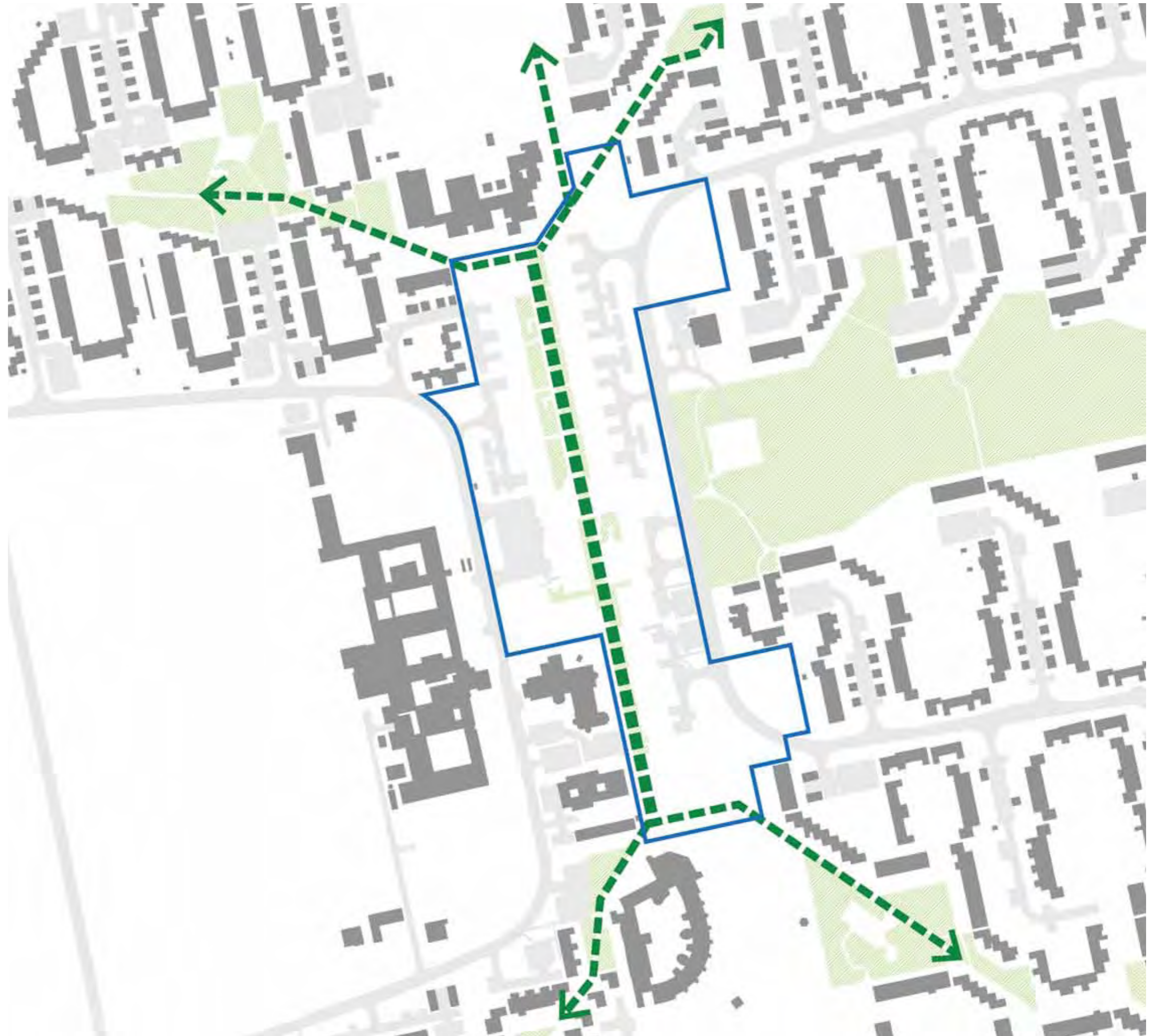
Current key moves on Lakes Estate

Potential key moves on Lakes Estate

- Lakes Estate
- Key moves
- Serpentine Court
- Schools
- Divided quarters of Lakes Estate

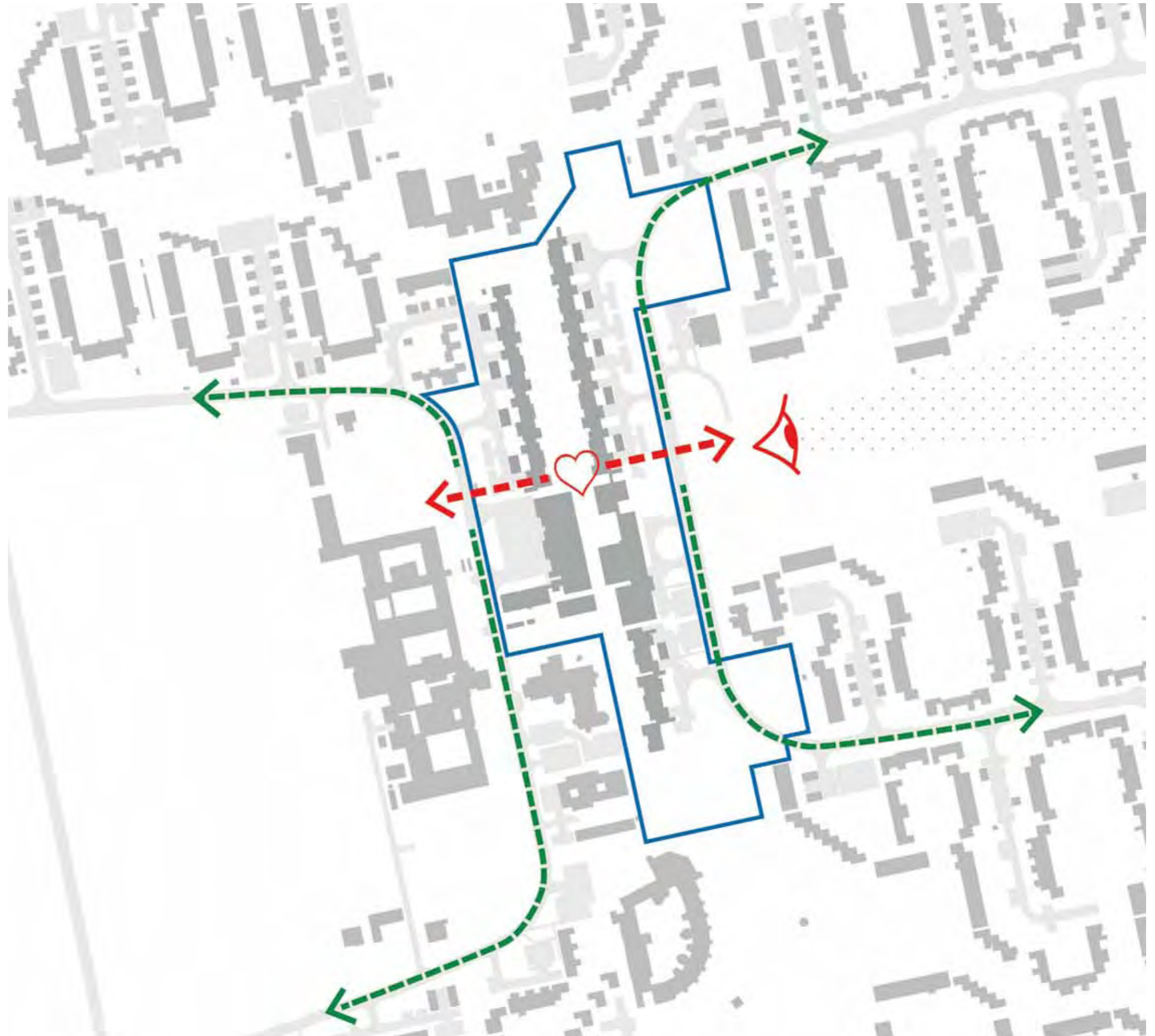
Key Moves

Serpentine Court
Maintaining Green Links



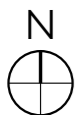
Key Moves

Serpentine Court
Opening Up Views



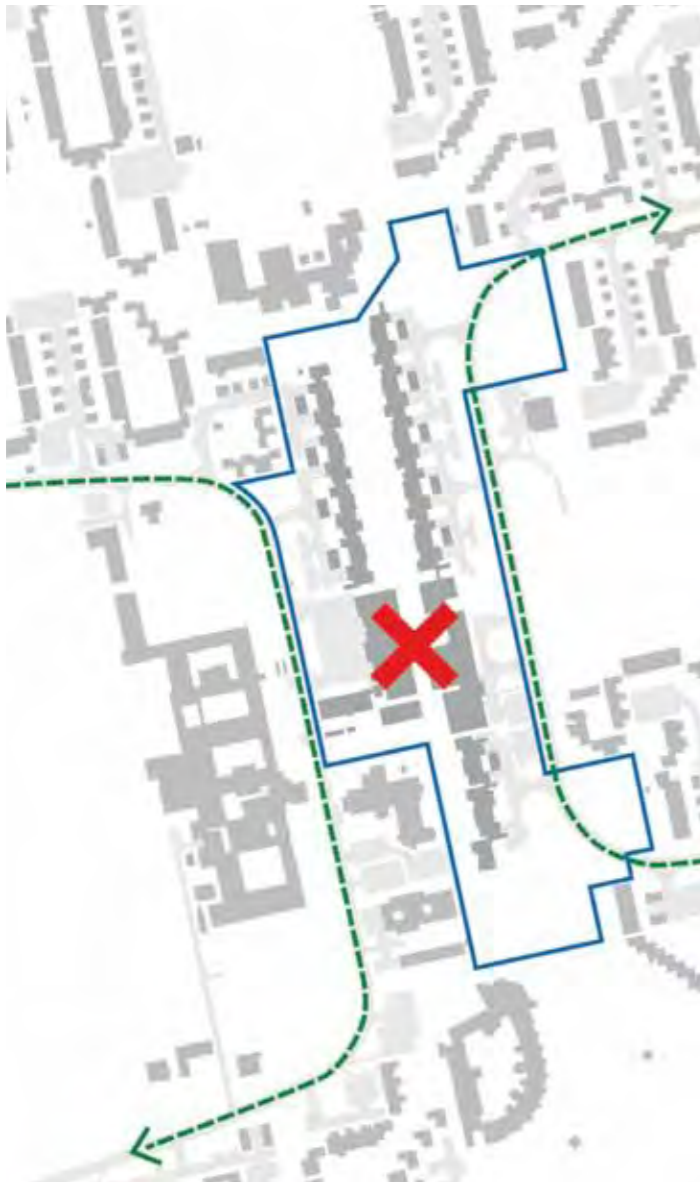
Key Moves

Serpentine Court
Moving the Centre

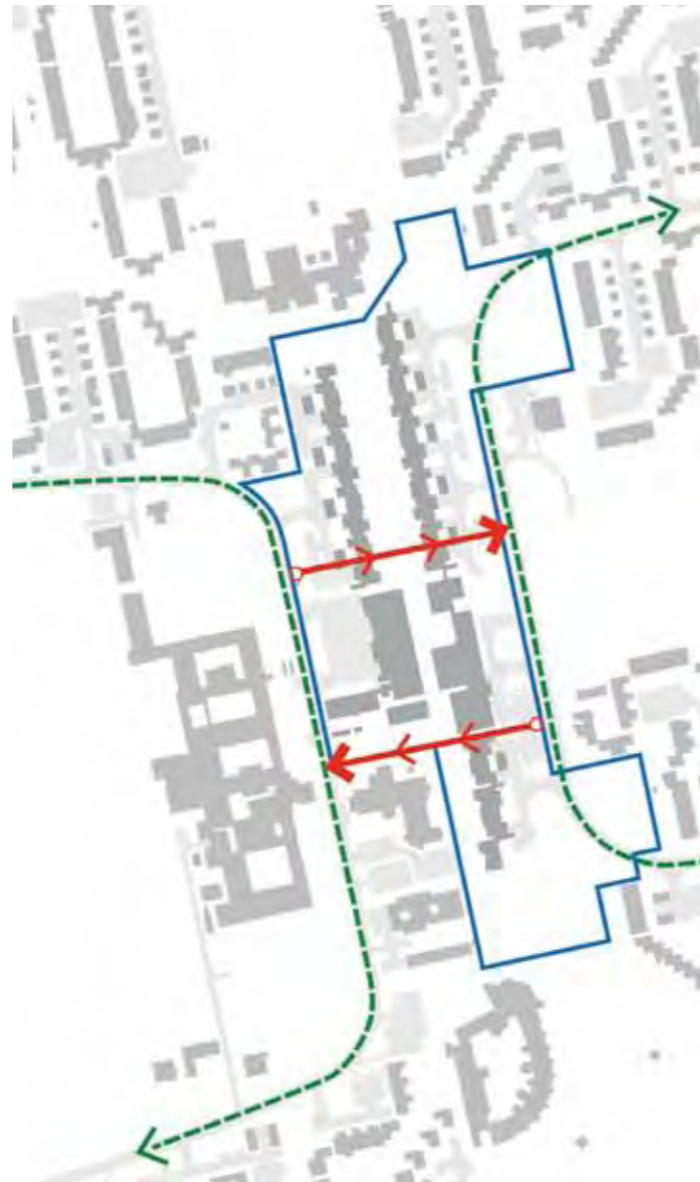


Key Moves

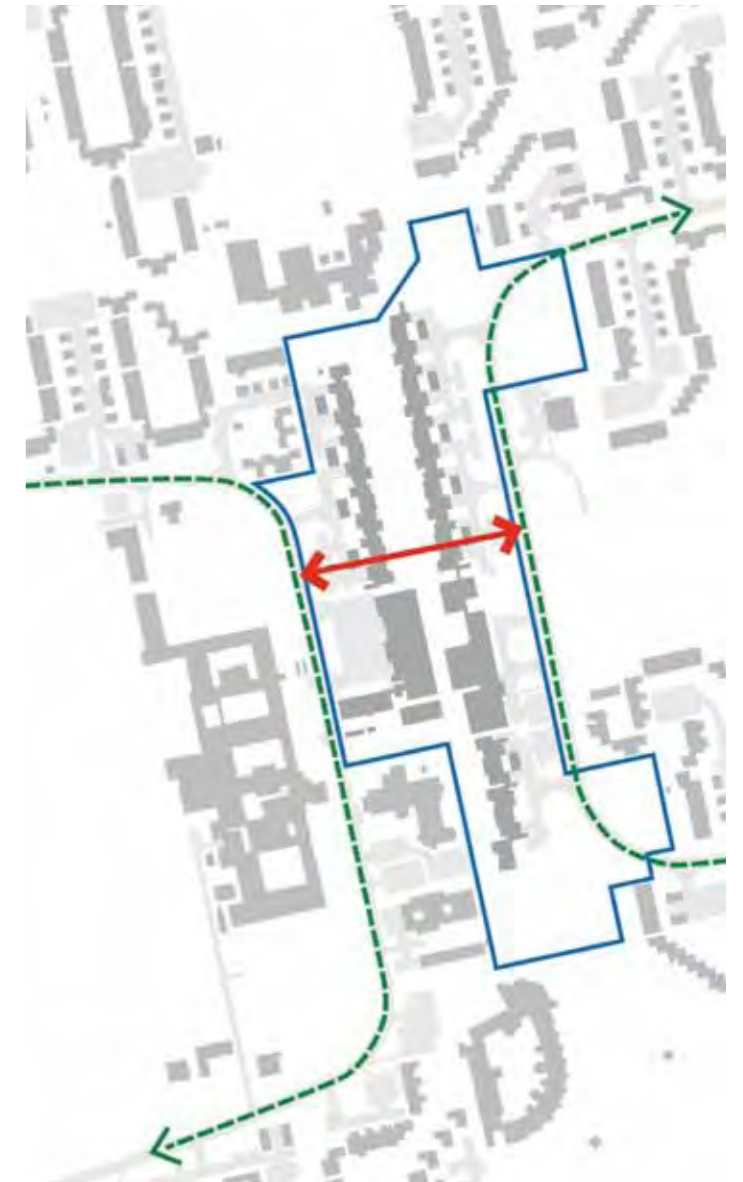
Serpentine Court Through Connections



No through road connection



Two one-way connections



One two-way connection



Serpentine Court - Option 1

Do Nothing

- Maintains status quo
- Stock Condition results
- Refurbishment lifecycle costs very high
- Shops & community spaces remain as the same
- Limited potential for additional new homes
- Viability?



Serpentine Court - Option 2

Partial Regeneration - based on Neighbourhood Plan

- Guided by the Neighbourhood Plan
- East-west street link
- No village green or improved play area
- Limits choice for location of shops and community spaces
- Safe communal play courtyards
- Retain existing green link
- Some blocks retained
- Viability?

— Serpentine Court defined by Neighbourhood Plan

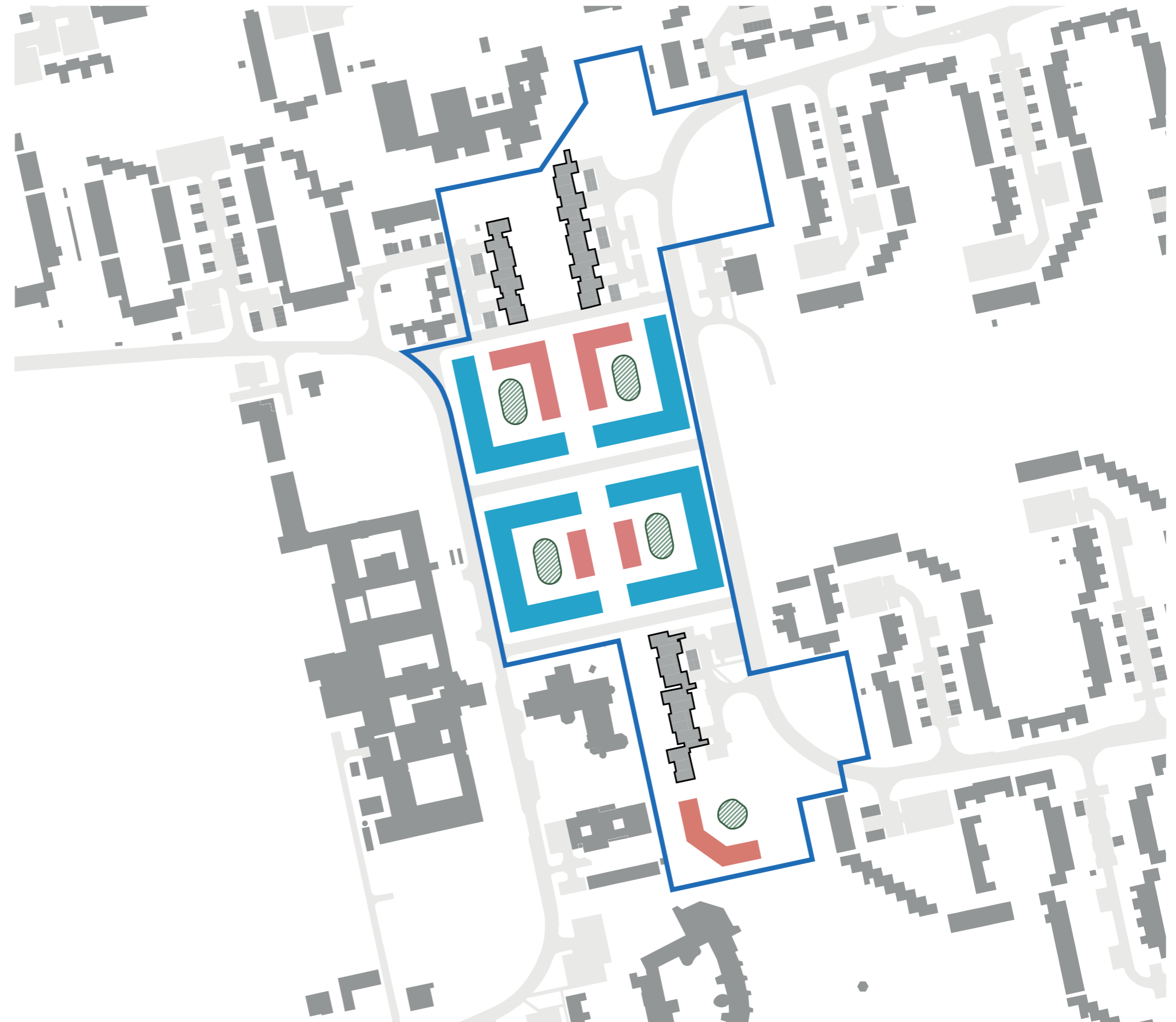
■ Proposed development block

■ Proposed low-rise development block

■ Existing refurbished

■ Potential Green Area

■ Semi-private green area



Serpentine Court - Option 3

Full Regeneration - based on Neighbourhood Plan

- Guided by the Neighbourhood Plan
- East-west street links
- Some improvement to play areas in the green space
- No village green
- Limits choice for location of shops and community spaces
- Safe communal play courtyards
- Retain existing green link

— Serpentine Court defined by Neighbourhood Plan

■ Proposed development block

■ Proposed low-rise development block

▨ Public green area

▨ Semi-private green area



Serpentine Court - Option 4

Full Regeneration - Creating a New Village

- A new village centre
- Village green east-west link
- Enhanced play areas in the green space
- More choice on location of shops and community spaces
- Tree-lined green link next to street and bus stops
- Safe communal play in courtyards
- Integrates schools

— Serpentine Court defined by Neighbourhood Plan

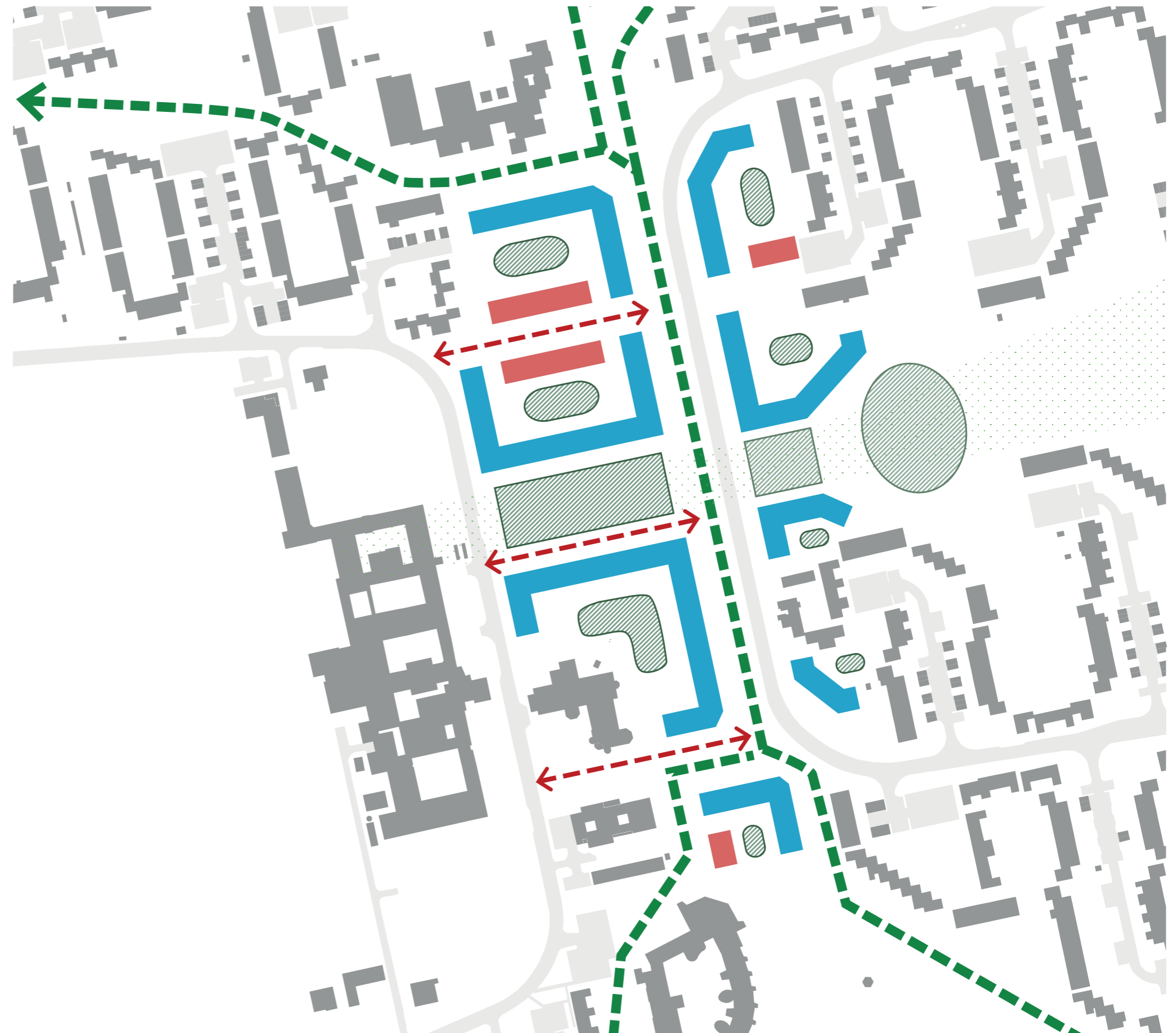
— Proposed Courtyard

— Proposed development block

— Proposed low-rise development block

— Potential Green Area

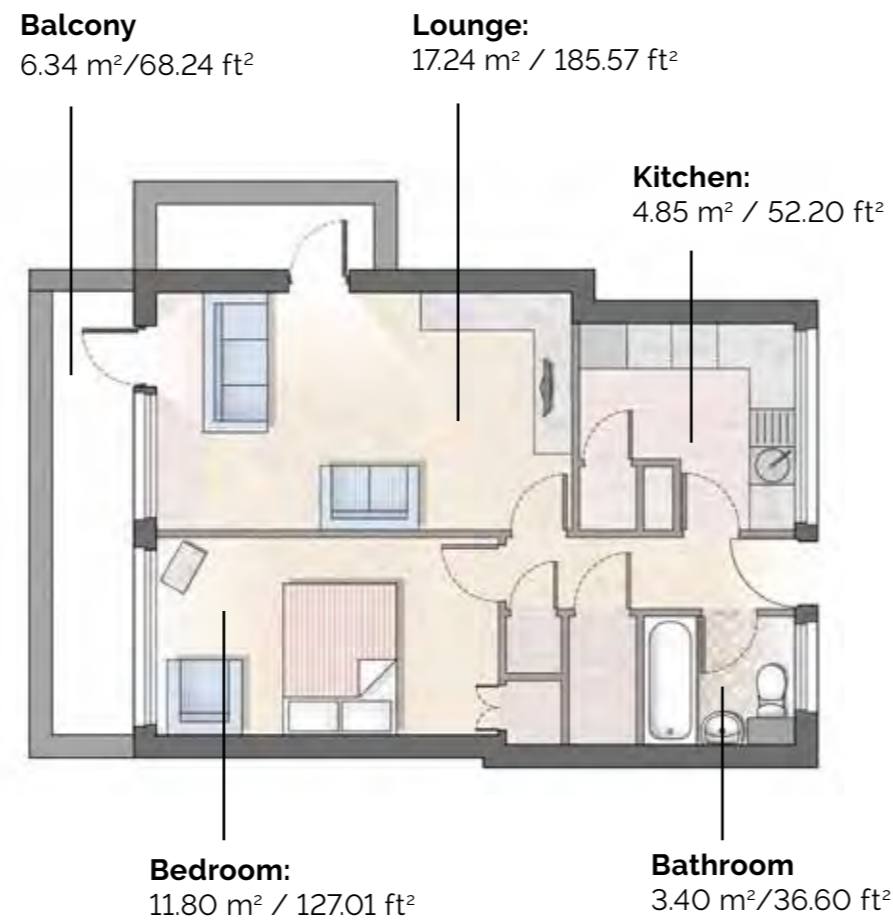
— Semi-private green area



Your Homes

Serpentine Court 1 and 2 Bedroom Flats

- Generous external amenity space
- External deck access to upper level properties
- Separate kitchen and living/dining spaces
- Generous storage space
- Large windows
- Low ceiling heights (approximately 2.2m-2.3m)
- Dual aspect
- No level entrances into flats – steps into hallways
- Narrow hallways (Between 0.89m and 1.0m) and internal door clear openings (below current Part M accessible standards)

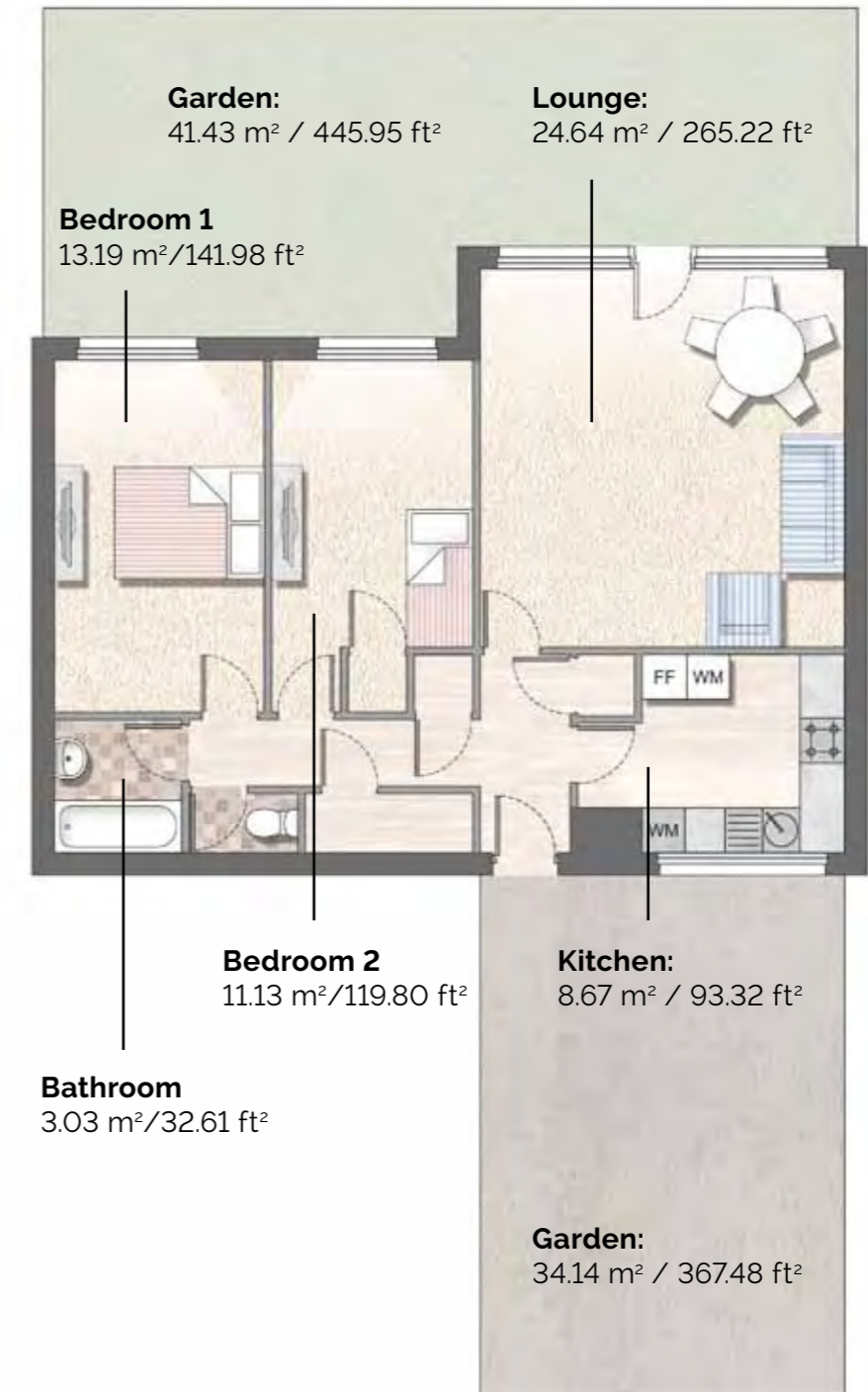


Existing 1 bed flat
(Serpentine Court)

1 bed 2 persons
Gross Internal Area:
48.66 m² / 523.77 ft²



Note: Nationally prescribed space standards for a 1 bed 2 person flat – 50 m²



Existing 2 bed Flat (Ground Floor)
(Serpentine Court)

2 bed 4 persons
Gross Internal Area:
74.96 m² / 806.86 ft²



Note: Nationally prescribed space standards for a 2 bed 4 person flat – 70 m²

Your Homes

Serpentine Court 2 Bedroom Maisonette

- Generous external amenity space
- Generally located on third and fourth storeys
- External deck access
- Separate kitchen spaces
- Generous storage space
- Large windows
- Low ceiling heights (approximately 2.2m-2.3m)
- Dual aspect
- No level entrance into flats – steps into hallways
- Narrow hallways and internal doors (below current Part M accessible standards)

Existing 2 bed maisonette
(Serpentine Court)

2 bed 3 persons
Gross Internal Area:
73.80 m² / 794.37 ft²



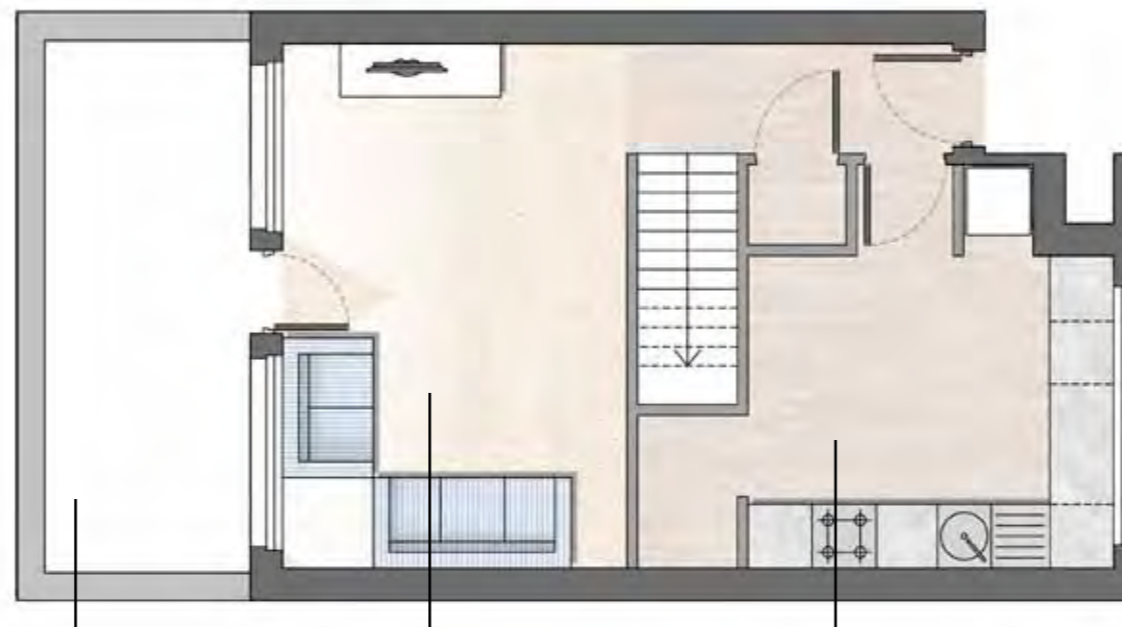
Note: Nationally prescribed space standards for a 2 bed 4 person flat (2 Storey) - 79 m²

Bedroom 1:
11.97 m² / 128.84 ft²

Bedroom 2:
9.54 m² / 102.69 ft²



Bathroom
3.42 m² / 36.81 ft²



Balcony
9.54 m²/102.69 ft²

Lounge:
15.78 m² / 169.85 ft²

Kitchen:
10.75 m² / 115.71 ft²



Your Homes

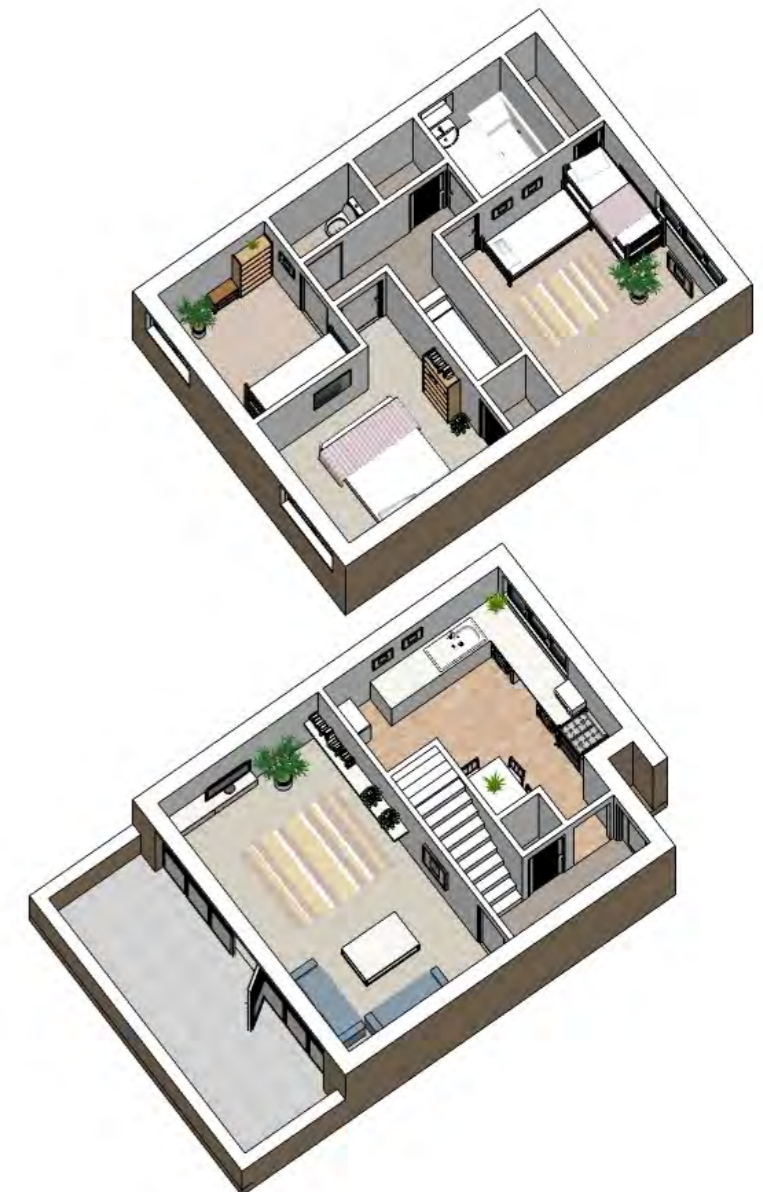
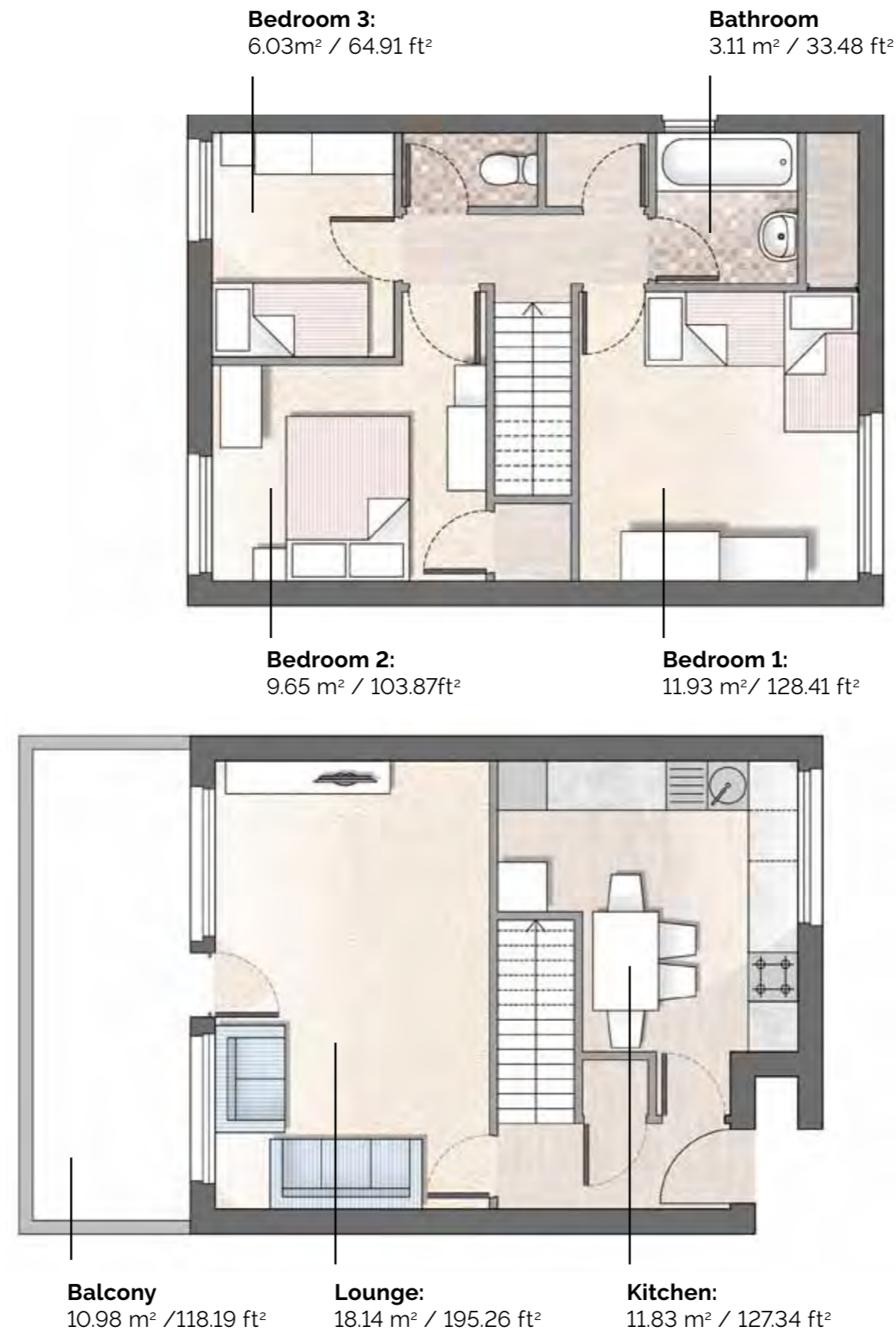
Serpentine Court 3 Bedroom Maisonette

- Generous external amenity space
- Generally located on third and fourth storeys
- External deck access
- Separate kitchen spaces
- Generous storage space
- Large windows
- Low ceiling heights (approximately 2.2m-2.3m)
- Dual aspect
- No level entrance into flats – steps into hallways
- Narrow hallways and internal doors (below current Part M accessible standards)
- Only 1 bathroom and toilet

Existing 3 bed maisonette
(Serpentine Court)

3 bed 4 persons
Gross Internal Area:
78.86 m² / 848.84 ft² 

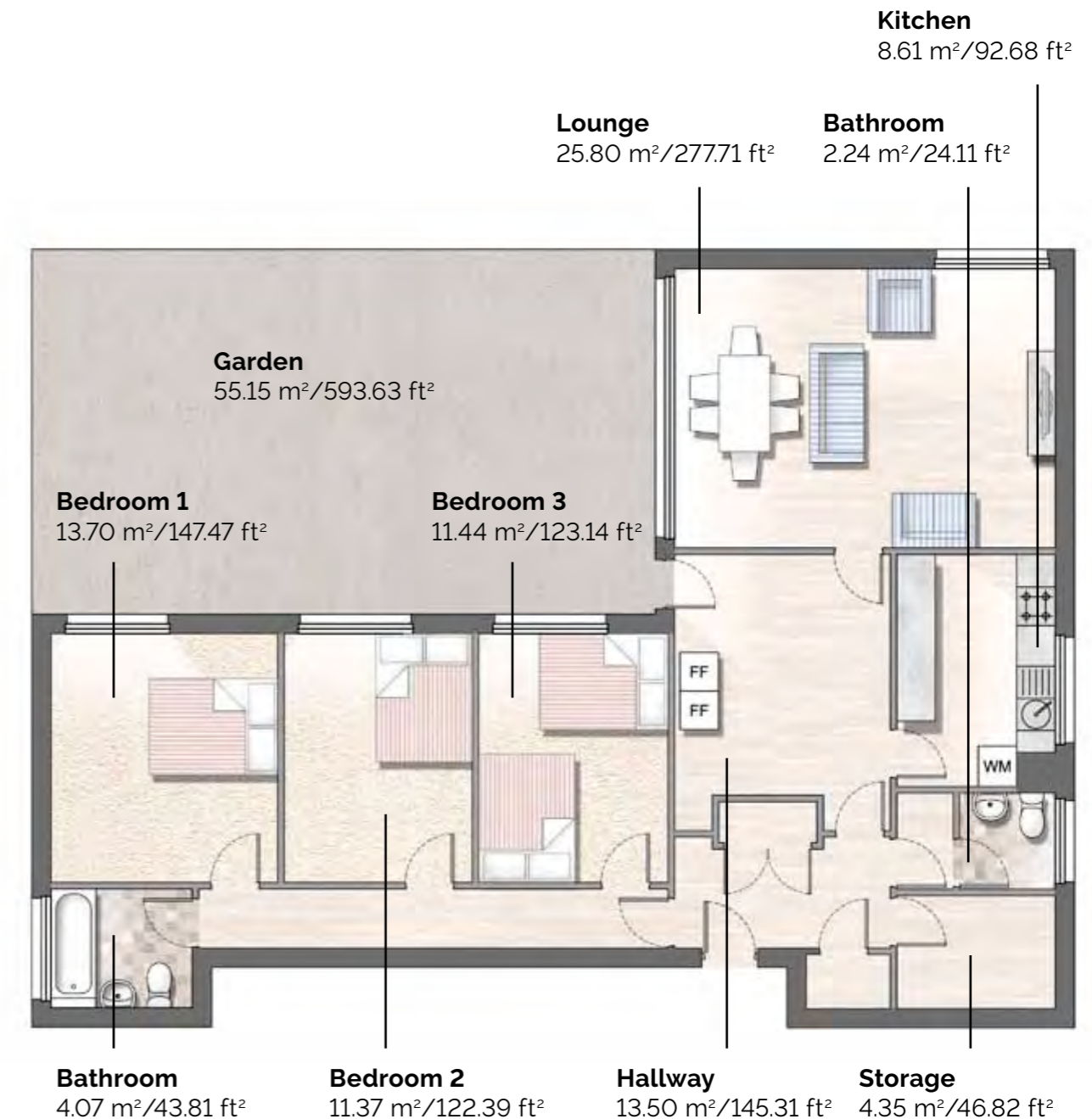
Note: Nationally prescribed space standards for a 3 bed 4 person flat (2 Storey) - 84 m²



Your Homes

Serpentine Court 2 and 3 Bedroom Flats

- Generous external amenity space
- External deck access to upper level properties
- Separate kitchen and living/dining spaces
- Generous storage space
- Large windows
- Low ceiling heights (approximately 2.2m-2.3m)
- Dual aspect
- No level entrance into flats – steps into hallways
- Narrow hallways (Between 0.89m and 1.0m) and internal door clear openings (below current Part M accessible standards)



Existing 2 bed maisonette
(Serpentine Court)

2 bed 4 persons
Gross Internal Area:
69.93 m² / 752.72 ft²



Note: Nationally prescribed space standards for a 3 bed 4 person flat - 70 m²

Existing 3 bed maisonette
(Serpentine Court)

3 bed 6 persons
Gross Internal Area:
115.97 m² / 1248.69 ft²



Note: Nationally prescribed space standards for a 3 bed 4 person flat - 95 m²

Design Drop-In

Monday 18th December 4-7pm



The poster features a blue background with a white grid pattern. At the top, the event title 'SERPENTINE COURT' is enclosed in large white brackets, with the subtitle 'PAST PRESENT & THE FUTURE DESIGN DROP-IN' below it. The date and time 'MONDAY 18TH DECEMBER 4PM-7PM' and location 'AT THE WARREN' are prominently displayed. A red box contains the event description. Below this, two colored boxes (teal and purple) describe the 'MEMORY LANE' and 'CREATIVE CORNER' activities. A white box states that 'LIGHT FESTIVE REFRESHMENTS WILL BE PROVIDED'. The bottom of the poster features a row of green Christmas trees and a purple footer with contact information and the 'YOUR MK' logo.

SERPENTINE COURT
PAST PRESENT & THE FUTURE
DESIGN DROP-IN

MONDAY 18TH DECEMBER
4PM-7PM
AT THE WARREN

We will be having a drop-in event to to see some first design ideas for the regeneration of Serpentine Court. Come along, enjoy a mince pie and tell us your thoughts on regeneration in your neighbourhood. We will have activities for all ages so everyone can get involved.

MEMORY LANE
Bring along old photos and stories you want to share about the neighbourhood.

CREATIVE CORNER
Get into the festive spirit and be creative.

**LIGHT FESTIVE REFRESHMENTS
WILL BE PROVIDED**

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