

Site Context

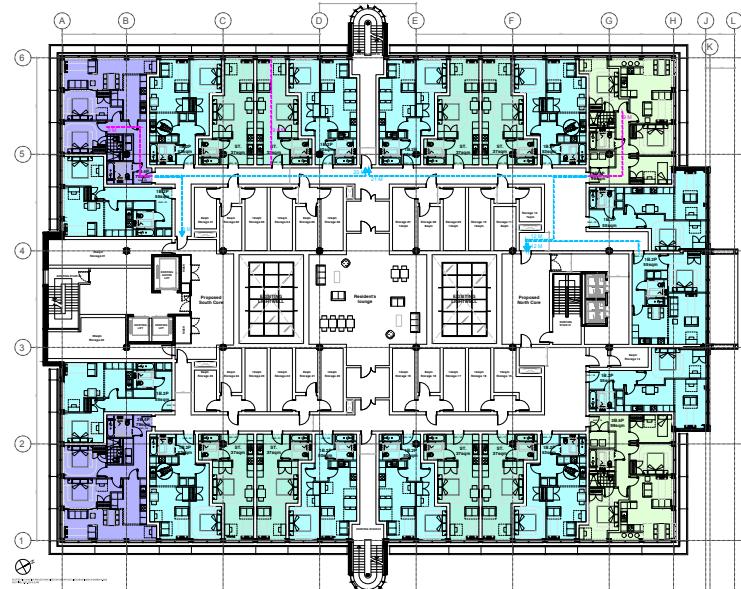
HPH 1 - Permitted Development Conversion

A permitted development application is underway for the conversion of HPH1 from office to residential use at upper levels. The applicant proposes 75 units (25 per floor).

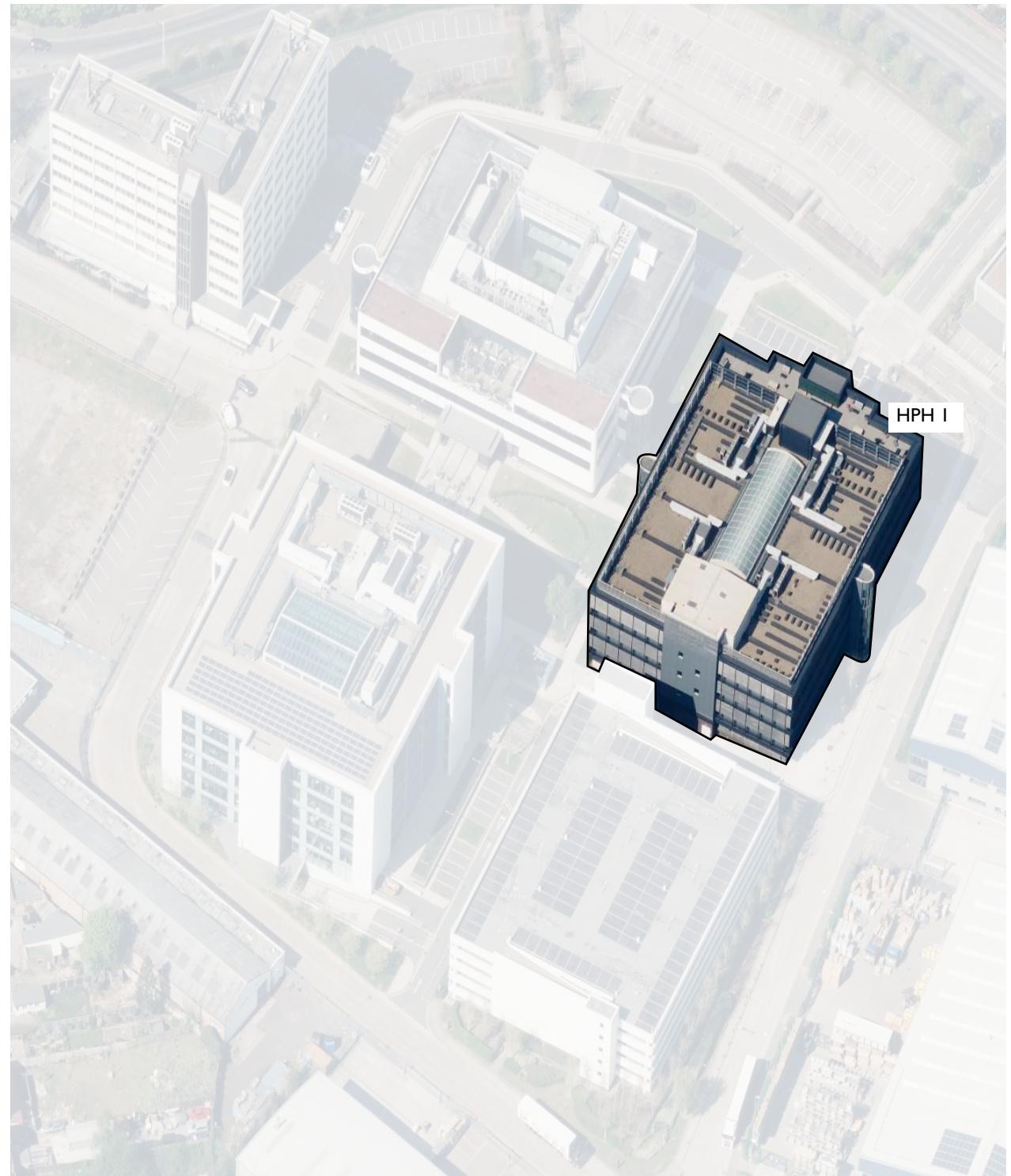
Whilst not part of the outline planning application, steps have been taken within the emerging masterplan to ensure strong integration between this retained building and the future new-build elements on site.

Reasons for retention:

- Recent conversion in 2019 allows for more efficient reuse/conversion of existing common areas, MEP and fabric performance.



HPH1 - Typical converted plan



HPH1- Aerial view

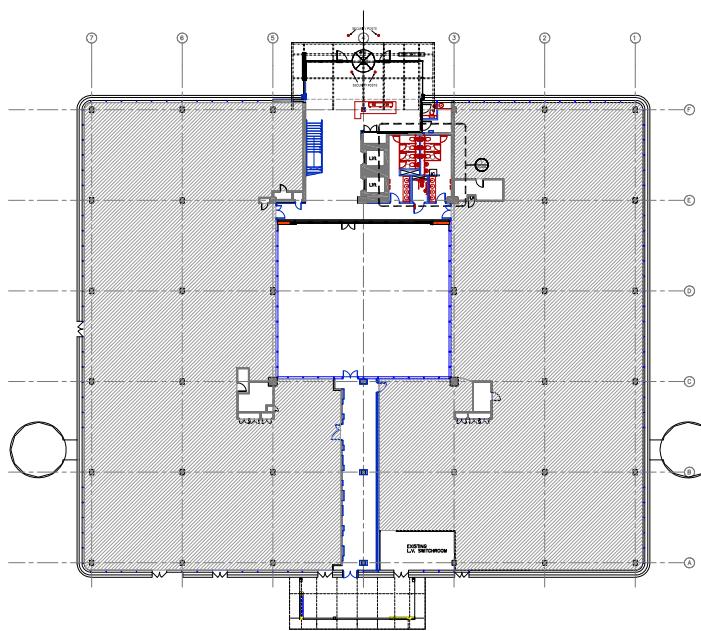
Site Context

Demolition of HPH 2

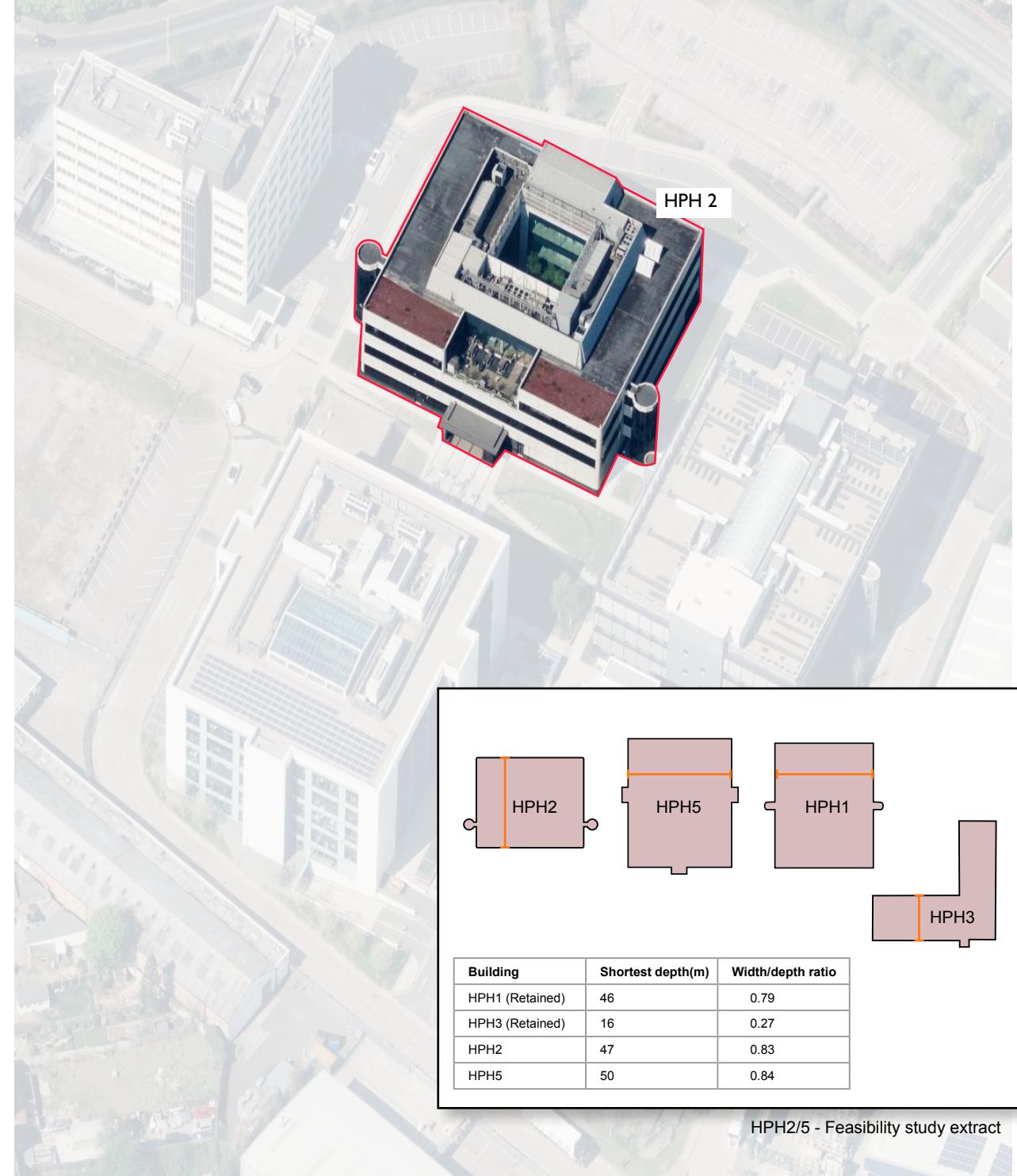
We are proposing to demolish the existing office building because the space is no longer needed and is not suitable for residential conversion. The outdated structure does not meet modern living standards, making redevelopment the most viable option. Removing the building will allow for a more efficient use of the space, paving the way for a new project that better serves the community's needs.

Reasons for demolition:

- Only 3 storeys, so low density limits viability and housing offer of conversion
- Higher depth to width ratio - inefficient and low quality space for residential use.



HPH2- Typical plan



HPH2 - Aerial view

Building	Shortest depth(m)	Width/depth ratio
HPH1 (Retained)	46	0.79
HPH3 (Retained)	16	0.27
HPH2	47	0.83
HPH5	50	0.84

HPH2/5 - Feasibility study extract

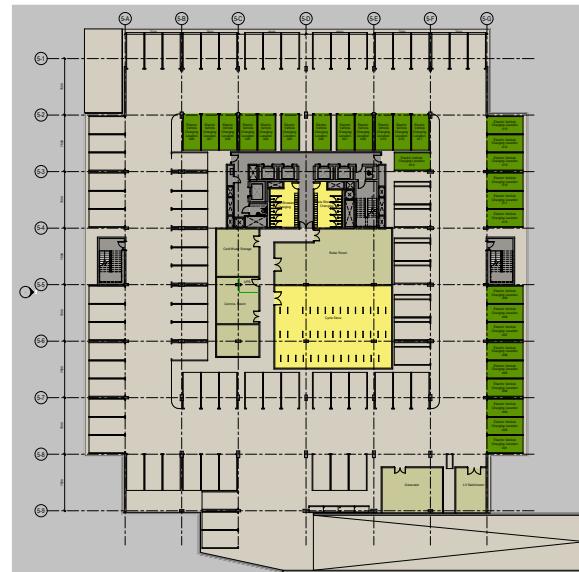
Site Context

Demolition of HPH 5

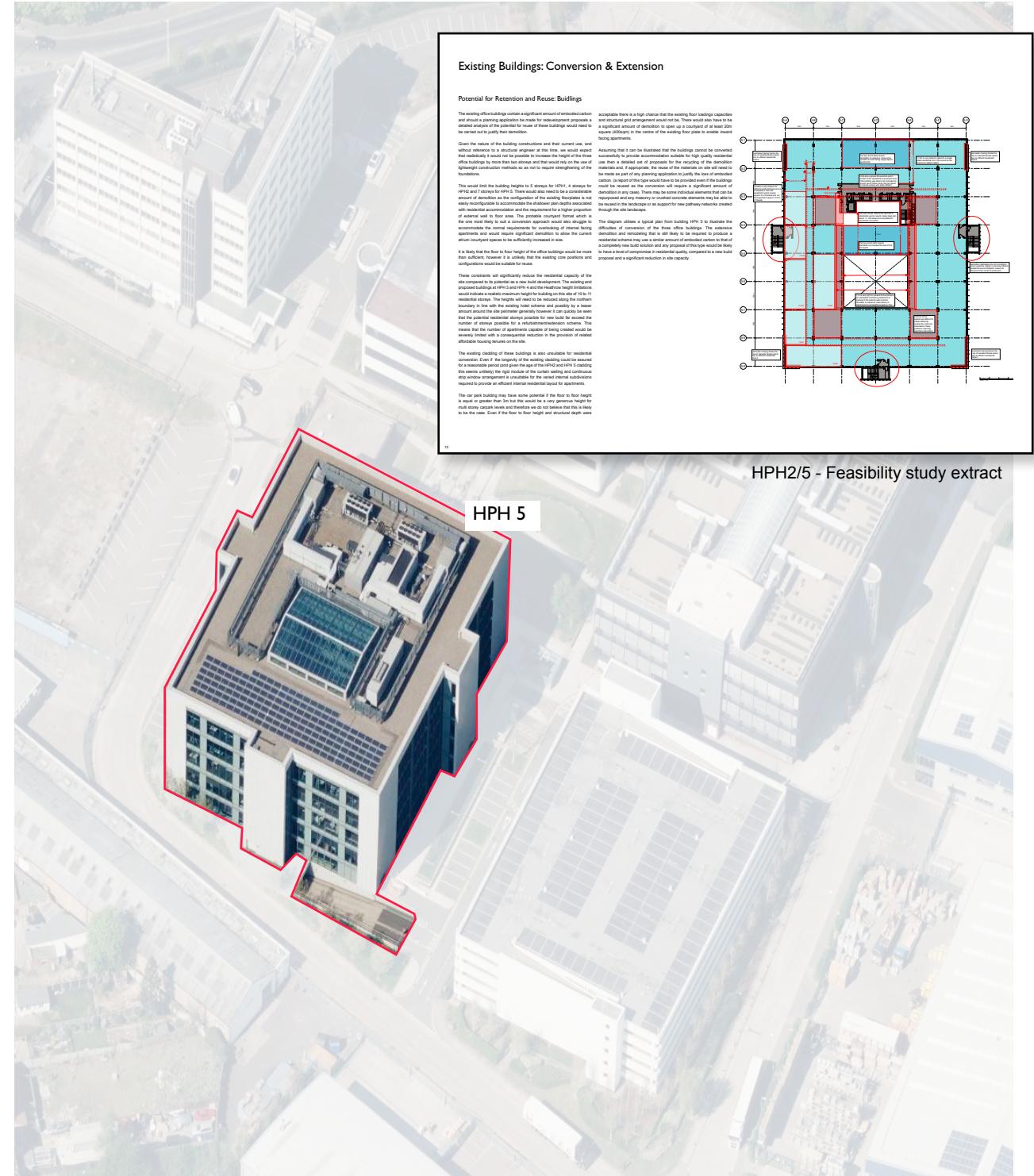
We are proposing to demolish HPH5 for similar reasons to the demolition of HPH2. However, we aim to retain the existing basement and use the outlines of this basement to inform the design of a new residential building.

Reasons for demolition:

- Above 18m, so would have added complexities for residential use.
- Solid areas of facade for bracing/structural support, limiting window locations
- Shape of building limits quality of units
- Lightwell limited and not suitable for internal lighting
- Limits ability to improve space between buildings



HPH5 - Basement plan



HPH5 - Aerial view

Site Context

Demolition of MSCP

The MSCP accommodates approximately 696 spaces across 6 levels.

Early proposals sought to re-use the MSCP to accommodate the car parking required for the estate. Not all floors were needed however, so we proposed alternative uses on the roof to benefit the local community and HPH residents. However, we were encouraged to propose new residential use and remove the redundant car parking space.

Reasons for demolition:

- Reuse rejected by the LPA due to negative impact on design quality of scheme
- Retained car parking creates overprovision
- Structural integrity is unknown
- Floor to ceiling heights too poor for residential

MSCP - Aerial view

