

## Rennie Estate New Homes Proposal

You said	We did
More social housing is needed.	The new homes aim to increase the availability of affordable housing and this scheme, if going ahead, will provide council rented homes to our residents.
Residents would like to see more planting and no trees removed.	The development does not include any tree removal and will plant few new trees in the site.
Potential fire risk issues should be mitigated to make the new buildings safe.	The designs have been completed taking into consideration building regulations which take great care of fire safety. Specialist Fire Safety Consultants have been reviewing the designs and any potential issues have been addressed
Family size homes (four bedroom dwellings) are needed in the area.	We provided two 4-bedroom units and most of the 3 bed units were enlarged to accommodate 6 bed spaces.
Residents expressed concerns about the height.	The height of the building is related to Trevithick House by height not by storeys. The proposed building will be slightly taller due to the flood risk requirements.
Some residents commented that removing parking spaces would be a problem. Some of them were also concerned that the new development would bring more cars.	Some existing car parking spaces are going to be re-provided behind Trevithick House and the disabled one along the access road. The proposal is for a car-free development with only 2 new disable bays for wheelchair units. Bike stores will be included in the new homes to encourage cycling and walking.
Residents commented that there is existing anti-social behaviour on the estate, and were concerned that the undercroft area between the two sides of the building at ground level would add to this problem.	In response to the concern about the undercroft area, the massing of the building was modified. The proposed building has been divided into two buildings.
Some residents that live in Trevithick House stated concerns about the potential impact on light and overlooking.	Potential overlooking issues and daylight and sunlight impact were minimised by the location and the shape of the building. In addition, sunlight/daylight assessment has been carried and stated that the impact is minimal. Overlooking concerns were address by privacy screens to the balconies and opaque glazing in windows that are in close proximity to Trevithick House.
Some estate improvements works were suggested such as lighting improvement to mitigate anti-social behavior at the back of the estate.	Lighting strategy to be part of the Design and Access Statement.
Some residents were requesting improvement of amenity space across the whole estate. Landscape improvements were met by objections as they expressed concerns about the potential increase in service charges.	Some landscape ideas were discussed to improve the space within the boundary line and potentially the other areas within the Estate. ME landscape architects presented ideas for general landscaping works around the new block and near the bare grassed areas around Trevithick House. Additionally, the new homes team are proposing some estate improvements and asking residents for their feedback.