

Welcome to the exhibition showing the latest plans and details for the Dover Court Estate and how we intend to deliver the scheme.

New Homes

We will be delivering 70 new homes across the Dover Court Estate. The majority of these are new council homes that include flats and houses ranging from one bed flats to five bed houses. Additional homes for private sale will help finance the project.

The sites for these new homes are grouped into 3 areas

AREA 1 A The triangle along Balls Pond Road
B The garages by Threadgold House
C Parts of the ground floor of Threadgold House

AREA 2 D The site of the garages to the front of Ilford, off Wall Street
E The site of the Ongar car park
F The site of the Ongar garages

AREA 3 G The site of Romford House
H The site of the ball games area
I The site of the Warley garages

New and Improved Landscape

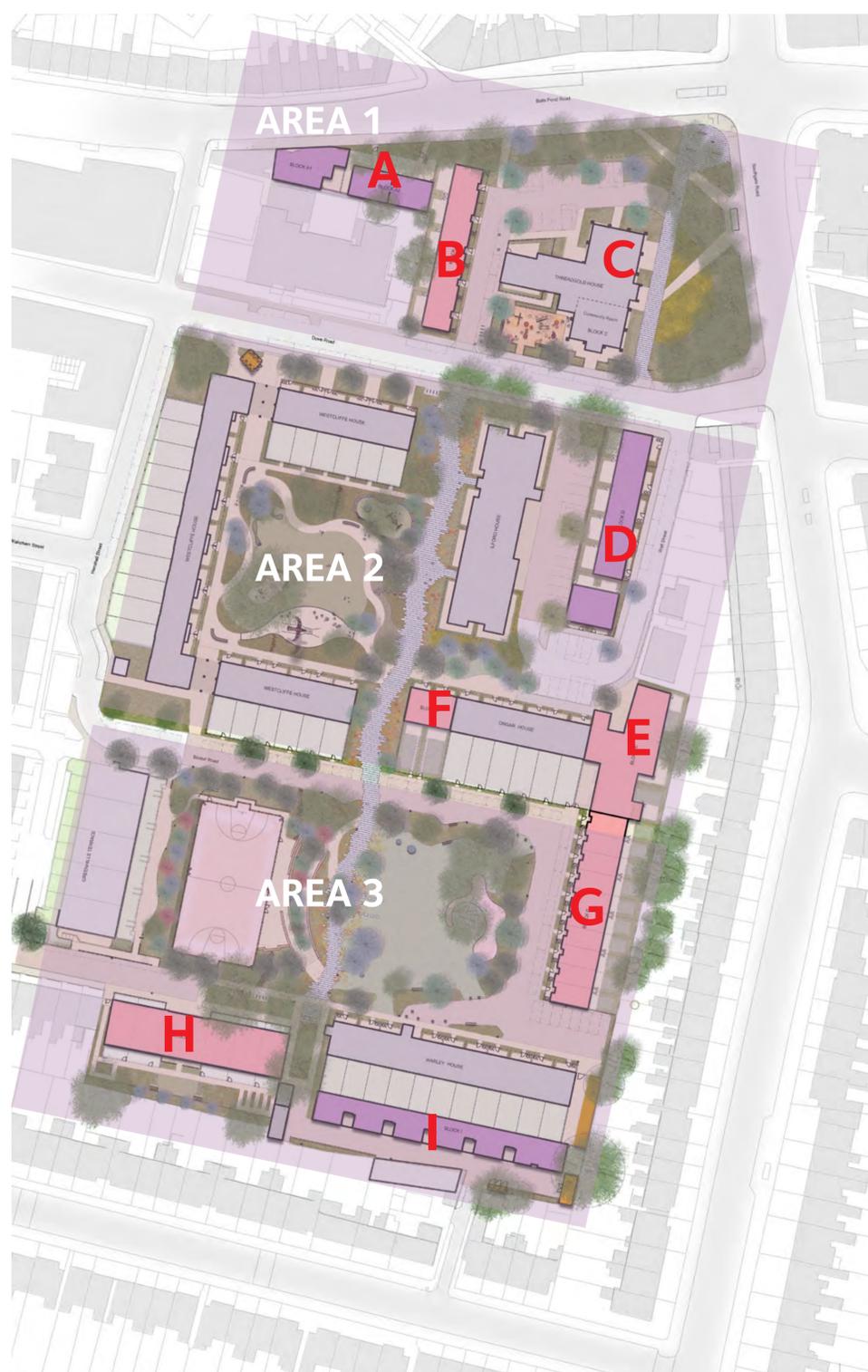
As part of the project, a great deal of residential consultation has been undertaken to deliver greatly improved open space, pedestrian routes, lighting, play provision and recycling/waste organisation on the estate.

The plans for the estate are in 3 areas:

AREA 1 The grassy spaces with trees to the front of Threadgold House has been redesigned and there is a new playground on the Dove Road side of Threadgold House

AREA 2 The Westcliff sunken ball court will be removed and the courtyard garden between Westcliff and Ilford Houses has been redesigned

AREA 3 Mitchison Baxter Park has been enlarged and redesigned to provide a new ball court area, play areas, seating and planting. The road has been re-aligned to make the park a single bigger space than it is currently



Connecting areas have been improved with new lighting, paving and planting.

Decent and sustainable homes

All the new homes will be high quality modern buildings meeting current construction standards.

Typical features of the new homes that we are building

- highly insulated to reduce energy bills
- good sound insulation between homes
- generous stairs and corridors to ensure good access for all
- solar panels to generate electricity
- large double glazed windows
- bicycle storage

Secured by Design

We have consulted the local police to ensure our designs meet 'Secured by Design' standards that increase security and safety for all residents.

Estate wide improvements

A number of estate wide improvements will be delivered across the site:

- A new community facility on the ground floor of Threadgold House opens onto its own garden and has a kitchenette, storage and a wheelchair accessible toilet
- New bike and bin stores have been incorporated throughout the estate
- Existing bin stores will be tidied and cleaned