

New Sparrow Farm Community Centre and Council Homes

Fact Sheet

June 2018

Project no. 0473 - Design & Access Statement 2017.05.10 - REV A



View of proposed Sparrow Farm

The overall proposal

New Community Centre with flexible space for multiple usage

New Homes: 25 dwellings

-) 15 two bed
-) 10 three bed.
-) 10% designed as wheelchair adaptable

Private communal garden for residents

Neighbourhood public realm, landscape and parking improvements

Our aims

The council is committed to providing much needed new council family homes for rent within the borough for local residents.

The current site is under-used with just half the area built on. This presents an opportunity to build a new modern community centre and 25 additional affordable homes for local people; 15 x 2 bedroom homes and 10 x 3 bedroom homes.

The Community Centre

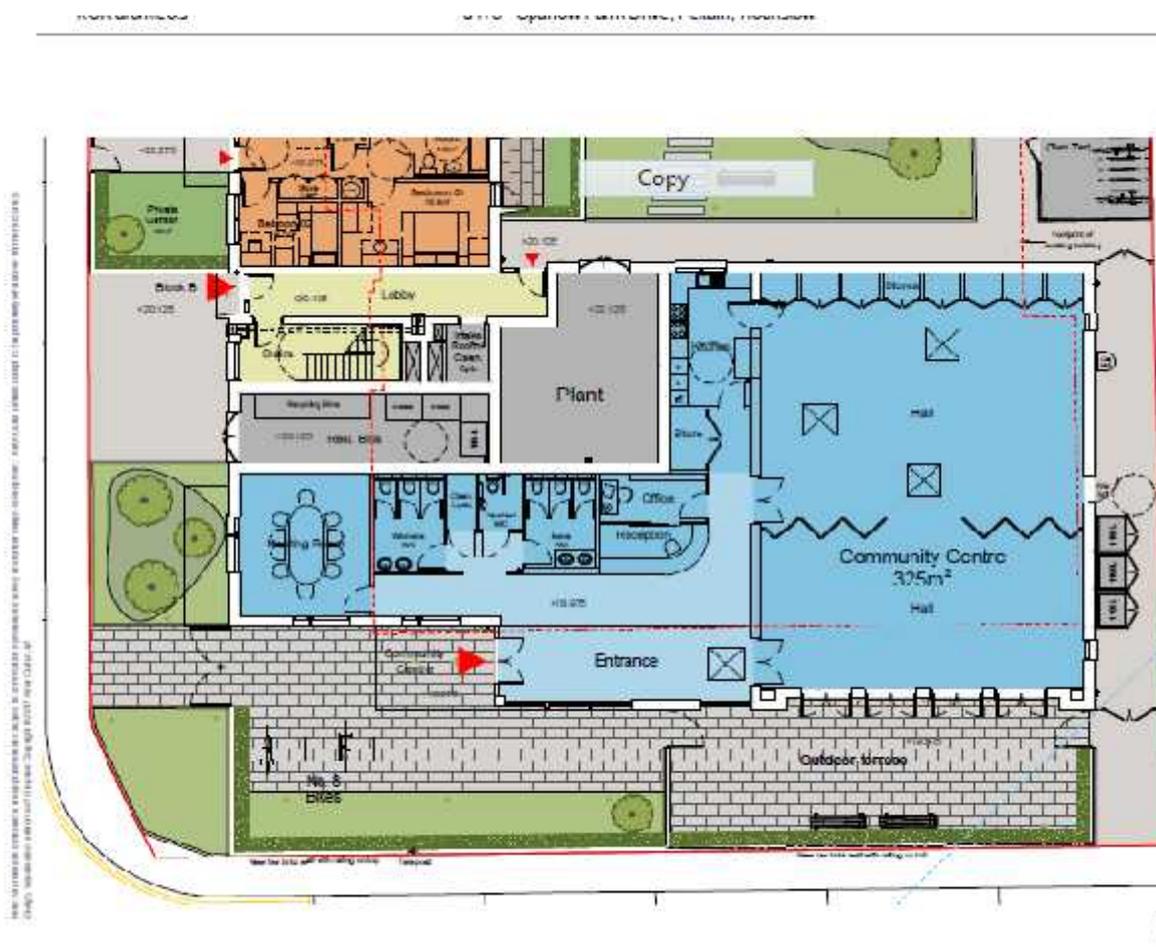
The new community centre will provide flexible space for a variety of community activities. We are asking the local community what they would like to use the space for, e.g. crèche facilities, social events, social clubs and so on, so that the space can be designed to meet their needs.

The community centre will be located to the south east of the site and accessed from Central Parade.

The current proposal includes a spacious entrance area and toilet facilities, leading to a large hall that can be sub-divided into smaller areas with movable panels. The hall will have capacity for up to 300 people for a social function or up to 150 people for a seated dinner. There will also be a kitchen for catered events. A smaller meeting room is also proposed.

We would like to know what activities the local community would like to see in the centre and how they would make use of it.

Proposed plan of the centre



Proposed Community Centre Plan

The Housing

A 'C' shaped building is proposed stepping down in height away from Central Parade opposite.

The Community Centre will be located at the southern end of the building, partially with flats overhead. The flats and community centre have been designed to minimise both noise and visibility between the centre and the new homes.

The development will provide a range of affordable family flats. To the north of the site, a terrace of three family maisonettes with their own entrances is proposed and two main entrances facing the Parade will provide access to the residential upper levels. Along the Parade the ground floor flats will also have their own entrances.

Proposals include a large communal garden for residents, with bin and bicycle storage integrated into the design.



Appearance and Public Realm

The area around the building will be landscaped with new planting and a low boundary wall. Many of the ground floor apartments will have their own front doors and gardens.

The brick building will have architectural detailing on the entrances, windows and private balconies.

The existing public realm would benefit from improvements such as planting street trees, making Central Parade a more attractive place and creating a children's play space.

Careful consideration has been given to car parking. New parking spaces have been proposed, along with improvements to the highway access to the school.

We are also keen to explore the feasibility of other sustainable transport options including cycling and electric charging points.

Sustainability

The scheme will be designed to achieve a high level of sustainability. The building will be specified to reduce heat losses and be energy efficient ensuring low running costs for the new building.

Approximate timeline

November 2017	Planning consent granted.
April 2018	Central Parade shop units converted into temporary community centre. If you would like to make use of this temporary community centre please contact our Community Centre Co-ordinator, Pauline Elgrew at Pauline.Elgreg1@hounslow.gov.uk
June 2018	Applied to county court for possession order, and to High Court for the court bailiff.
July 2018	Possession Hearing will grant a Possession Order. Site secured after Possession Order obtained.
Early 2020	Anticipated new centre will be ready.

Next steps

We want to hear your views on how you would like to use both the new community centre and the outdoor space.

Your views are essential in making sure we can create the internal space of the community centre to meet your needs.

Please complete our survey online at: haveyoursay.hounslow.gov.uk/housing/sparrow-farm-shared-spaces

If you would like a paper copy please email: community.development@hounslow.gov.uk or call 020 8583 2454

So that we can take your ideas on board please make sure we receive your completed form by 30 September 2018.