

# Maitland Park Estate Construction Working Group Presentation Feb 2021



# What's being built?

- 119 new homes (51 of which will be for council rent) across 3 blocks and a standalone home
- A new community space with a garden
- New play provision to replace the old games area (types and locations to be determined)
- Two new substations to bring sufficient power to both development sites (Aspen and Grafton Terrace). The blocks will also be fitted with solar panels and substrate-based biodiverse roofs.
- Improvements to the surrounding landscaping and open spaces on the estate and other associated external works
- Expected completion September 2022



# Indicative Images of new development:



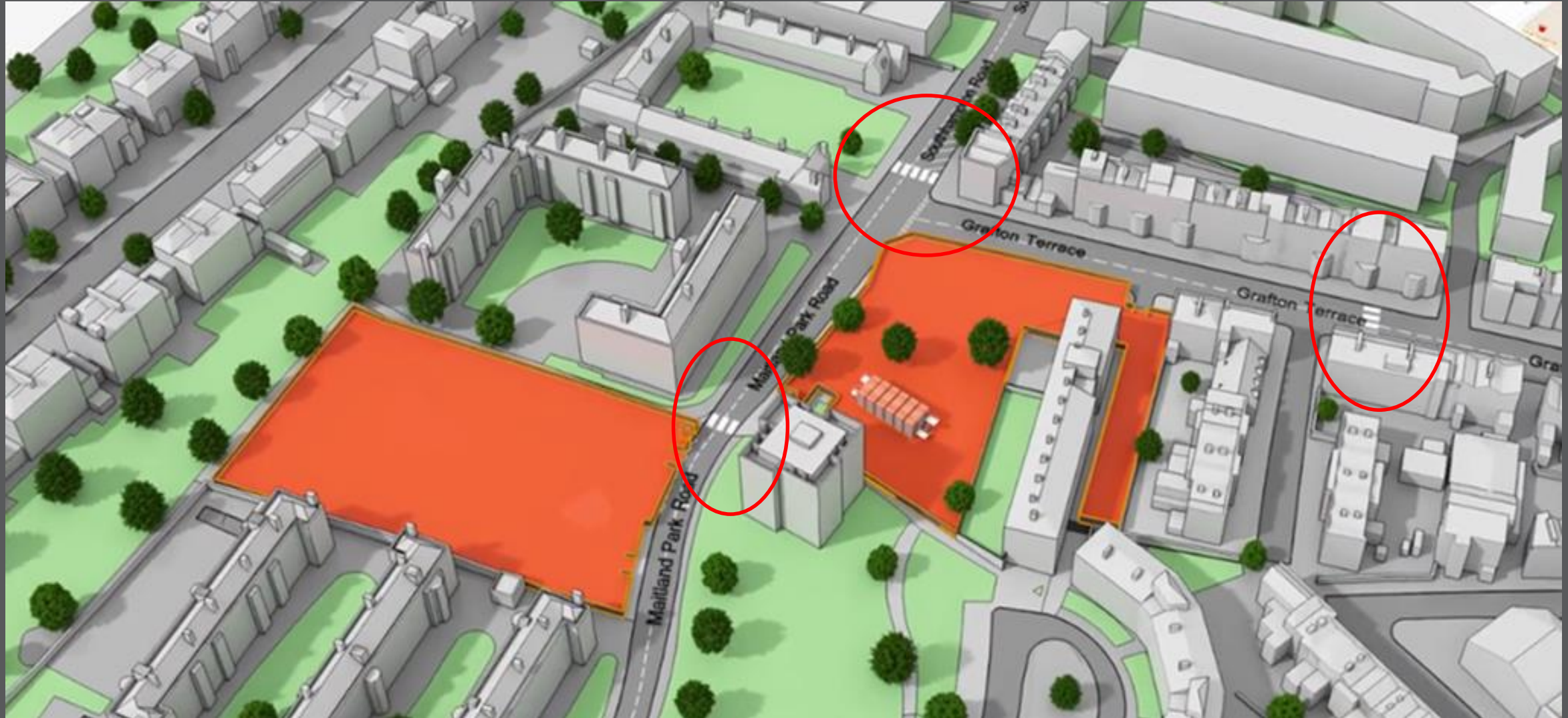
## Aspen Court



## Aspen Villas

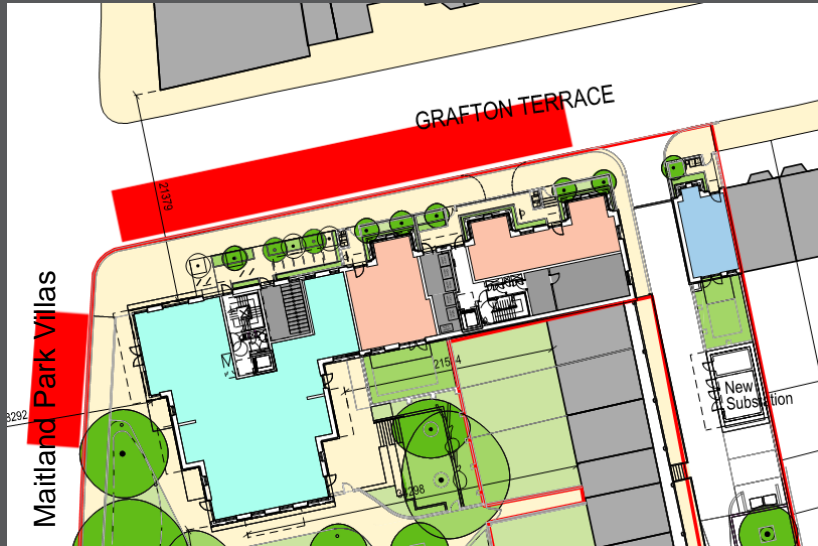


# Installation of 3no. Pedestrian crossing points around estate





## Suspension of Parking bays on Grafton Terrace and Maitland Park Villas



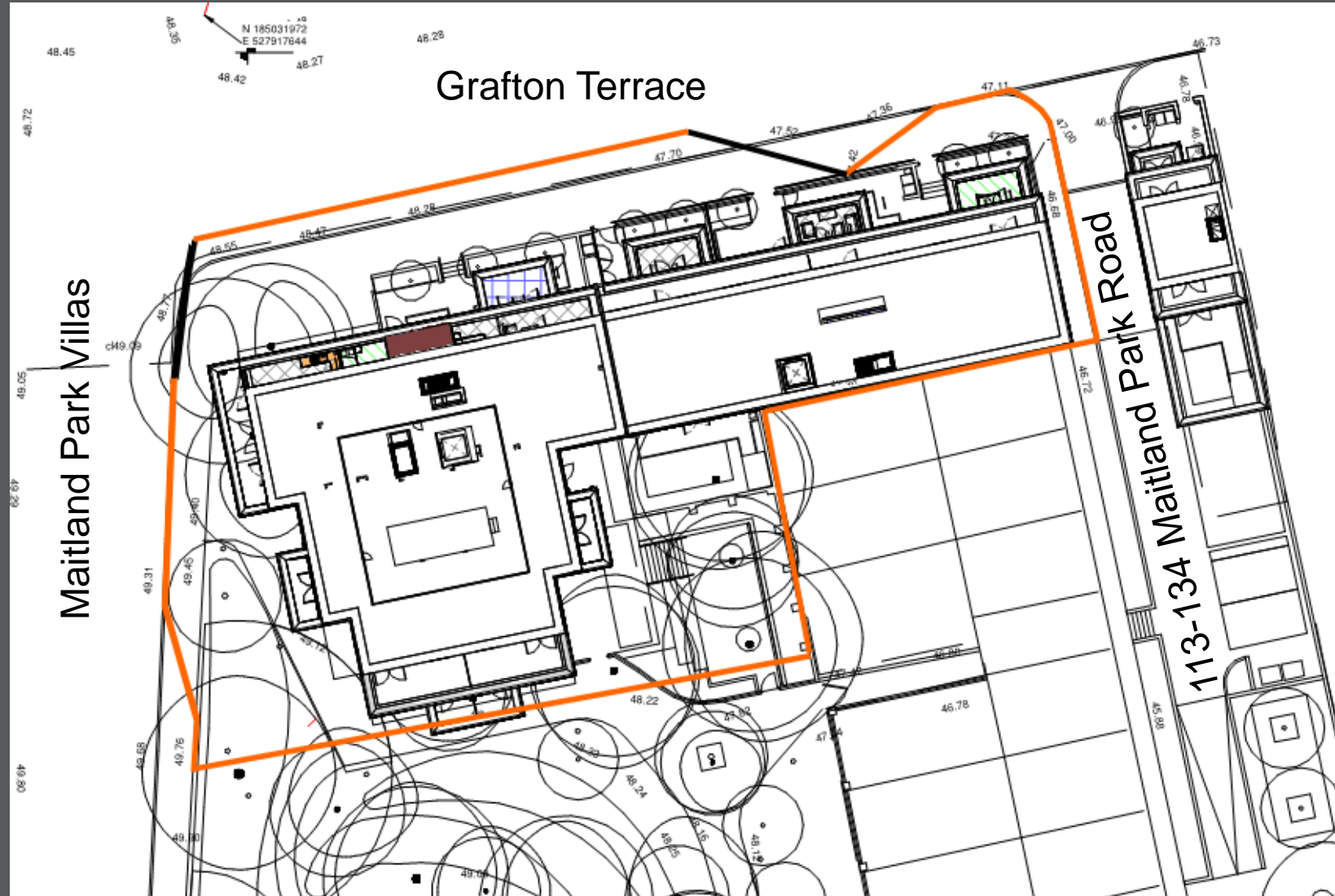
- 8 parking bays suspended along Grafton Terrace
- 4 parking bays suspended on Maitland Park Villas at the Junction of Grafton Terrace



- Suspension of further 5 parking bays on Maitland Park Villas outside Aspen House Site

## Erecting hoarding on Grafton Terrace and Maitland Park Villas

- Hoarding erected in road on Grafton Terrace closing the footpath
- Hoarding erected on kerb edge on Maitland Park Villas at junction with Grafton Terrace closing footpath on the corner







## Bins located outside Maitland Park Road apartments to be relocated

- Bins for Maitland Park Road apartments currently in location of **red** box need relocating to **blue** area
- Photo shows area in **blue** which is next to a road and the footpath has a drop kerb to allow bins to be wheeled to back of refuse trucks.

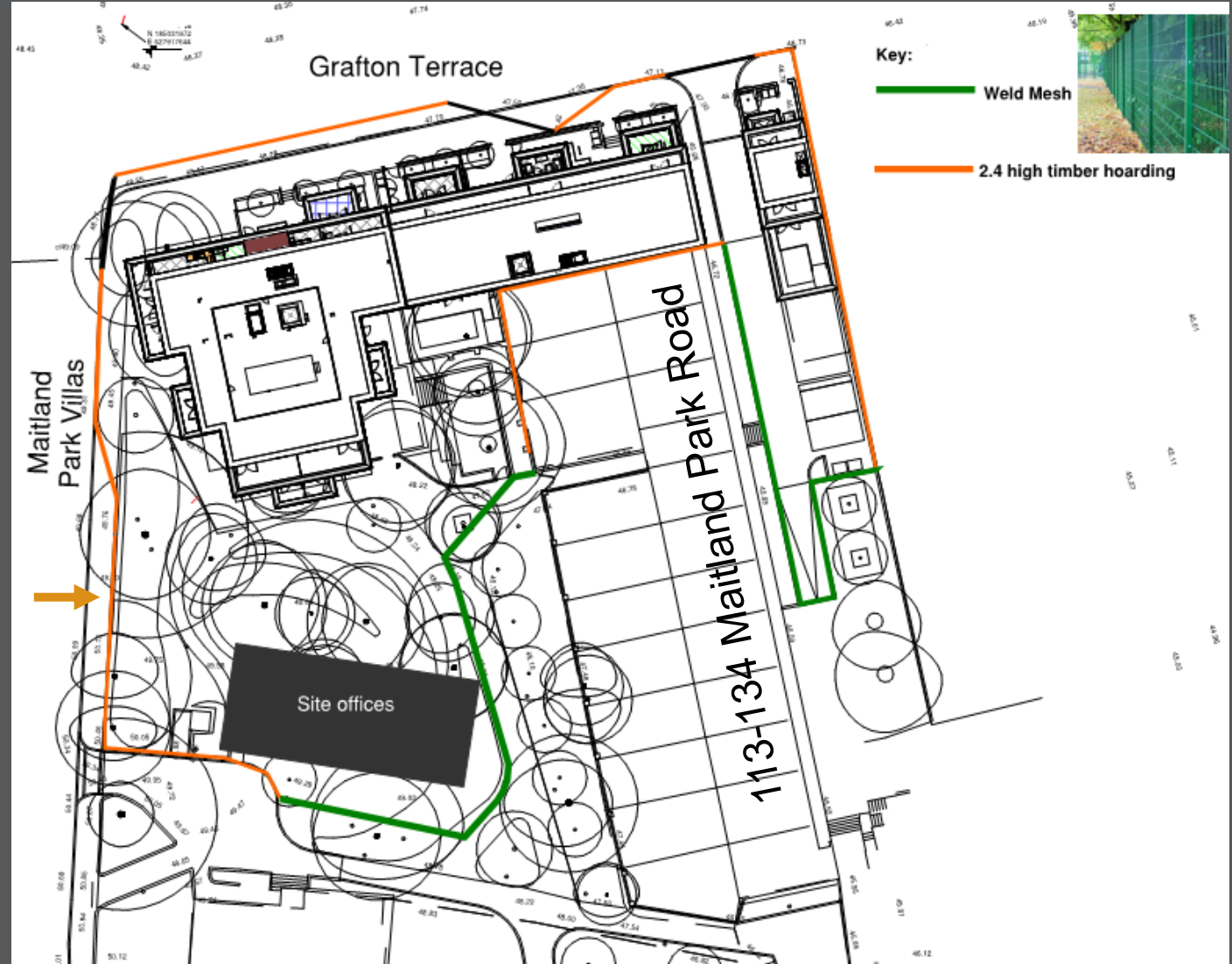






## Complete Hoarding around Grafton Green and begin site setup

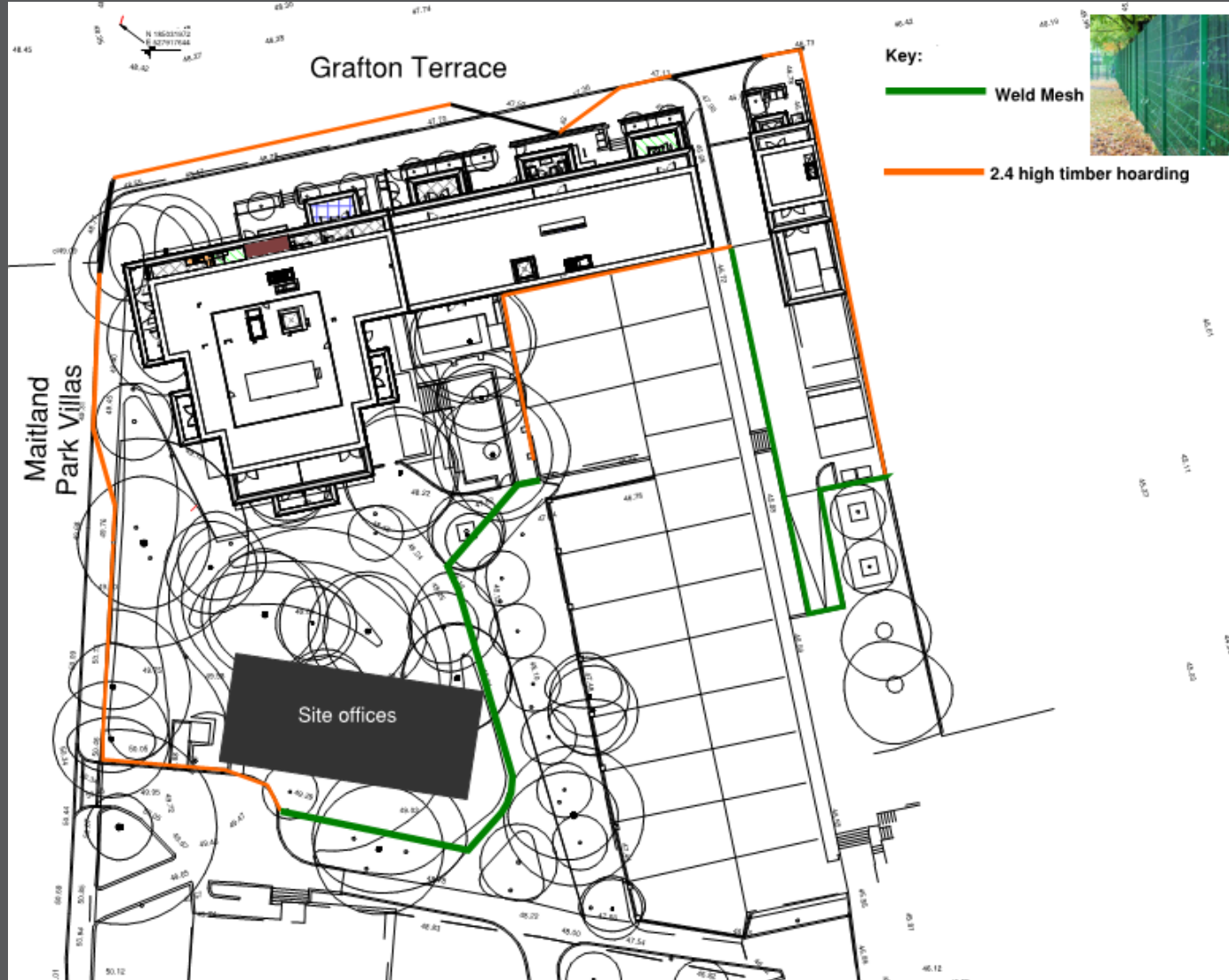
- Hoarding is continued around the Grafton Green site
- Hoarding shown in green is weld mesh to allow more light into walkways
- Site offices shown in grey on plan



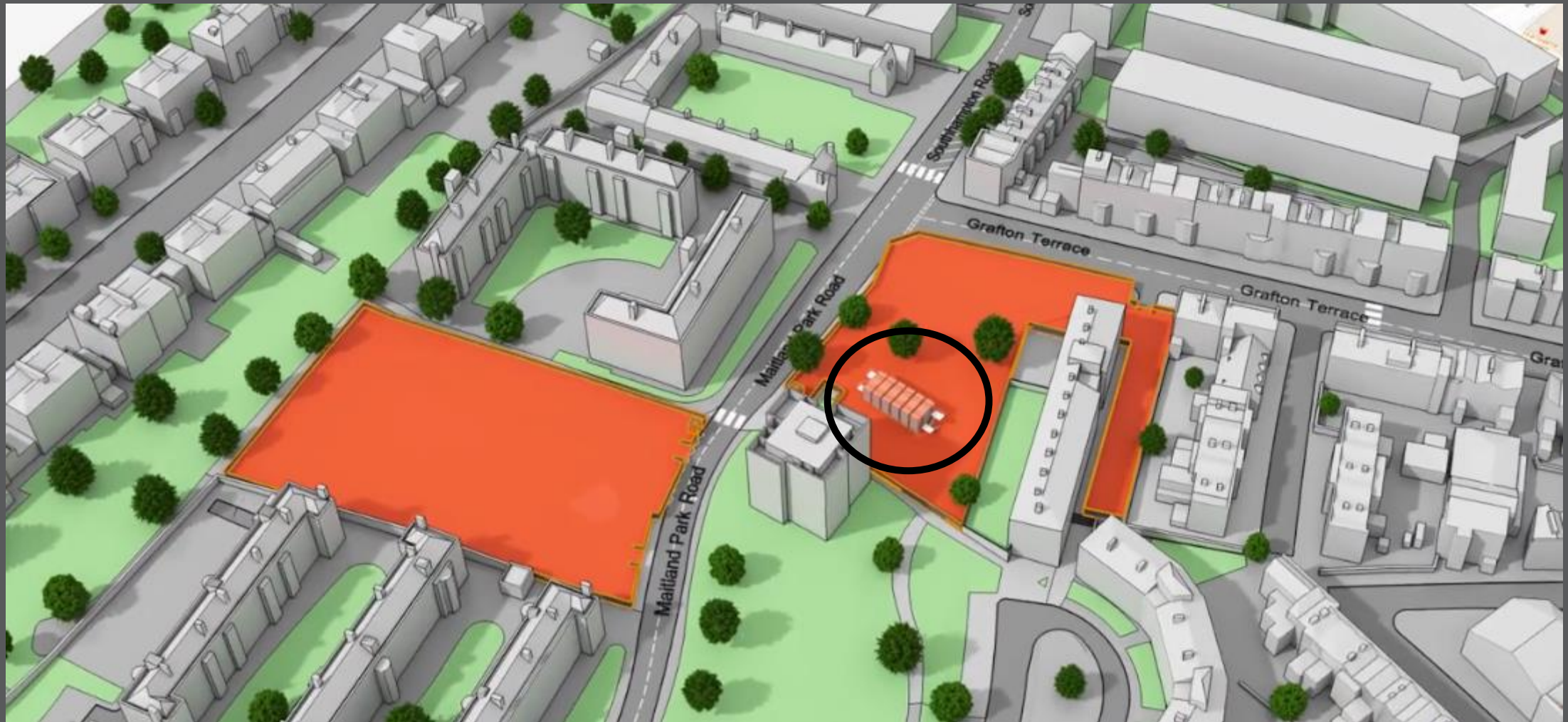
# Pedestrian access into Maitland Park Road apartments



# Complete Hoarding around Grafton Site



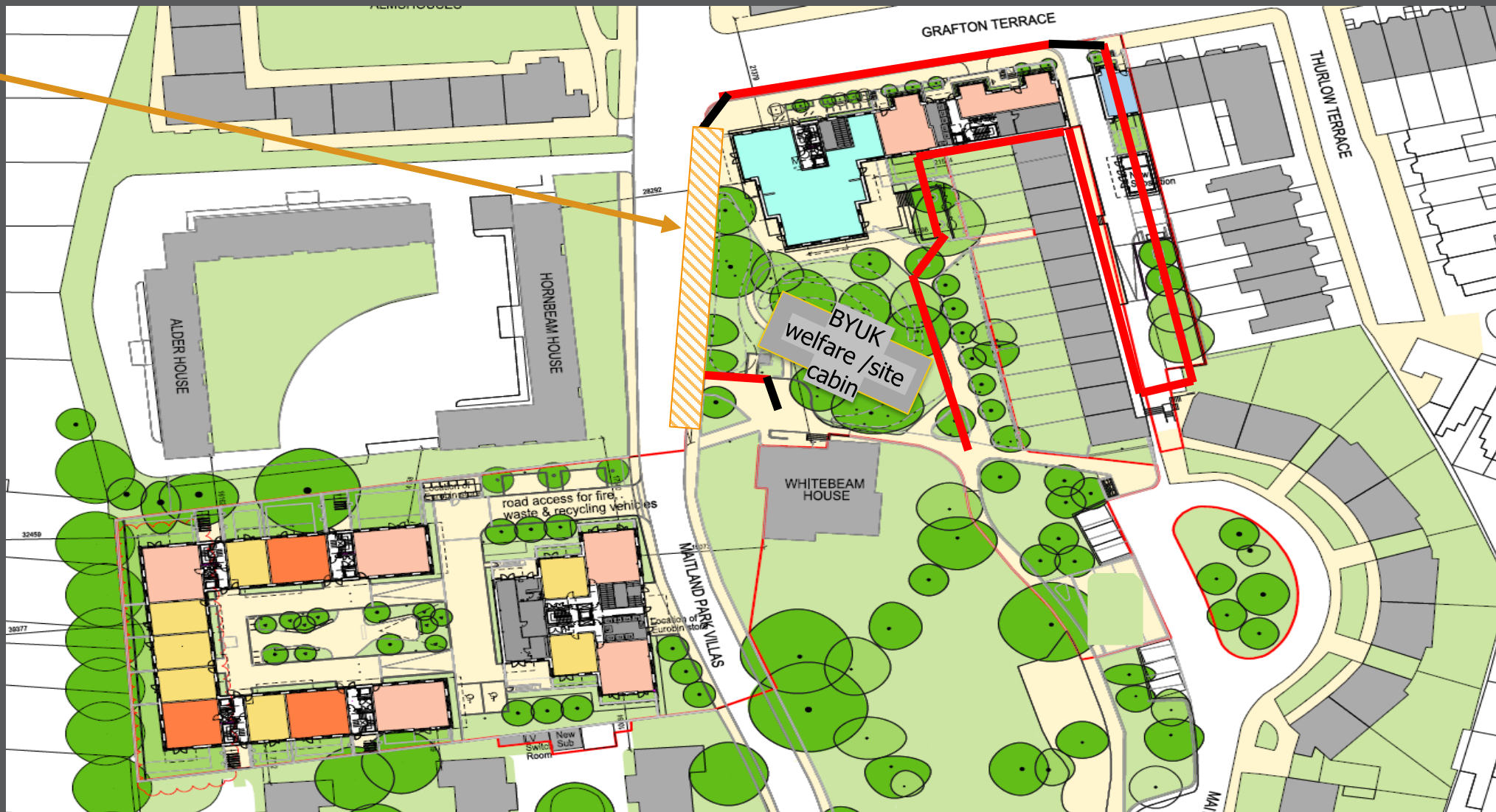
# Maitland Park site set up location as per CMP and the Consultation animations



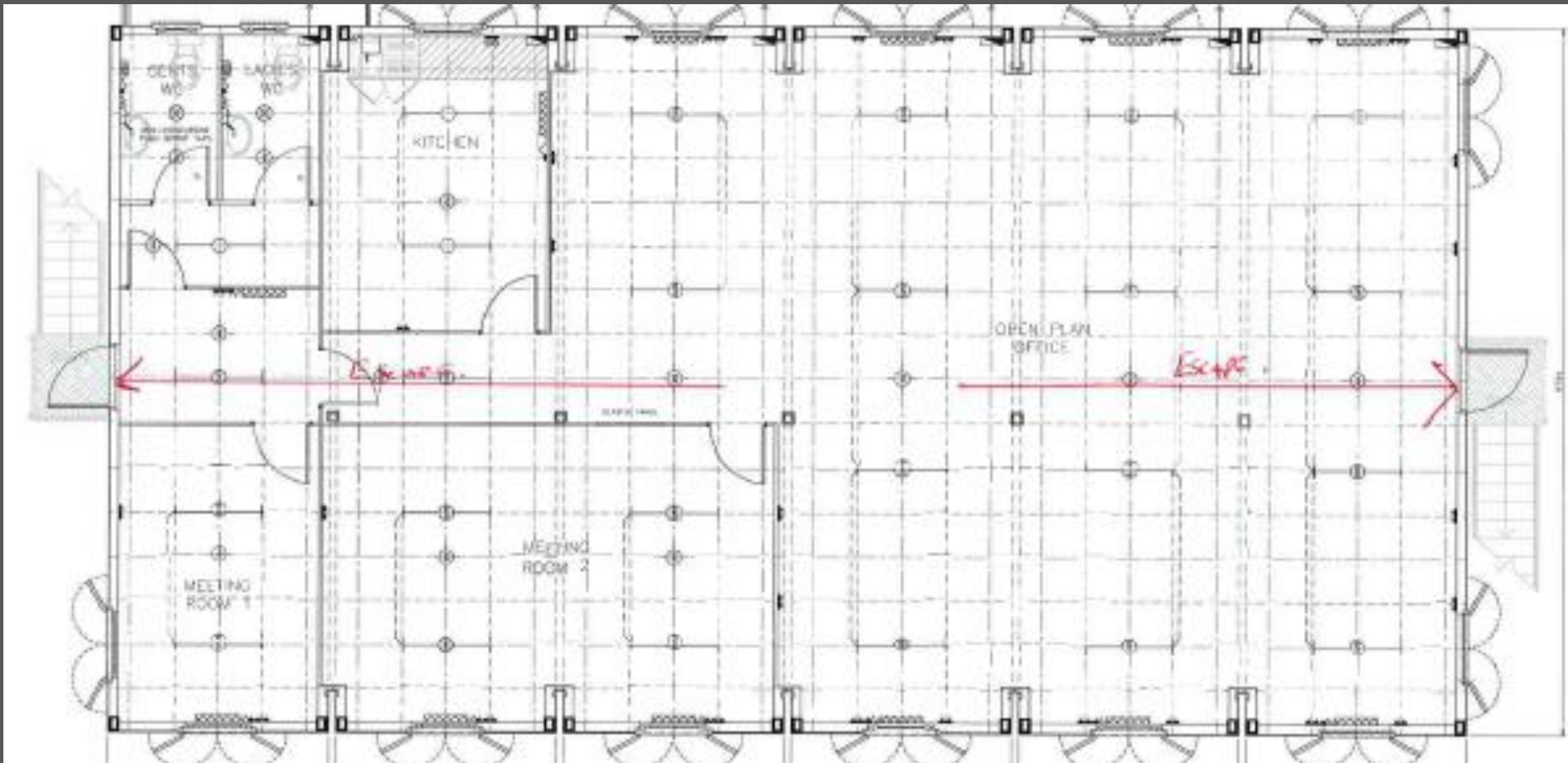
# Considerations for other potential site setup locations



Long narrow cabin setup considered on footpath. Wasn't able to progress this option due to lack of space available to social distance as cabins are only 3m wide.



# Space required for site offices 22m x 12m

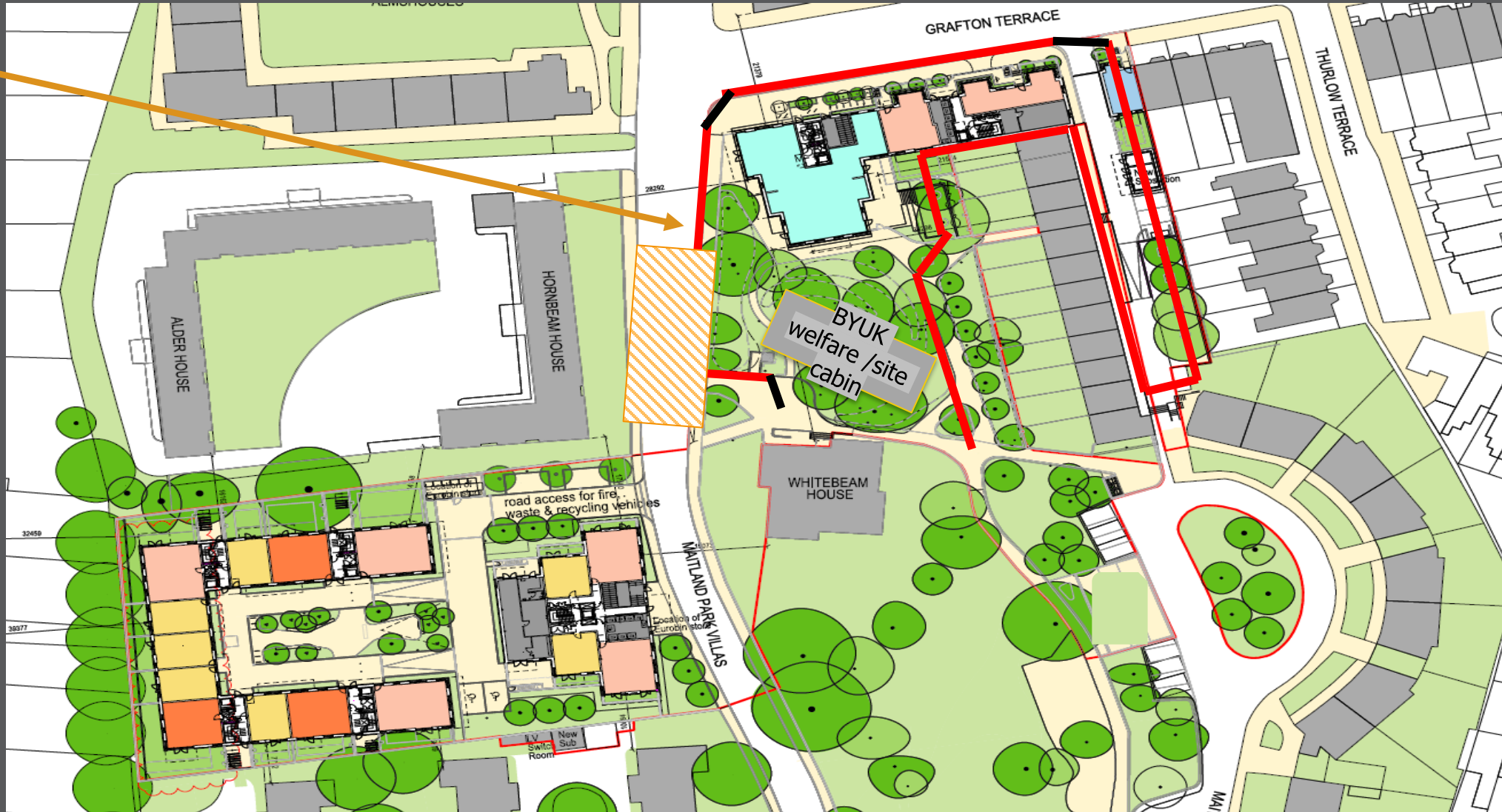


1. Facilitate desk space for site and the workforce for the project in line with Health and Safety
2. Accommodates current Covid government guidelines (social distancing, toilet facilities, welfare facilities)

# Considerations for other potential site setup locations



Same size site setup as on Grafton green but on road



# Maitland Park villas existing road images



Overhanging trees

Footpath width plus parking bay = 4.8 meters ( cabins require 10 meters)

Footpath , parking bay , centre road =7.8 meters ( cabins require 10 meters)

Entrance to whitebeam restricted



## Based on the site cabin dimensions

1. Full road closure required for duration of works preventing access for residents and emergency vehicles .
2. Loss of resident parking bays approx. 30 number
3. Key service access chambers would be non accessible in the footpath and roads as these would be covered by the site offices

# Community artwork on hoarding

