

BARRINGTON CLOSE & FAIRFORD CLOSE EXHIBITION OCTOBER 2023

The Existing Site

The area under consideration is shown within the red line on the adjacent plan. It includes Fairford Close (1 to 13 odd numbers only, 15 to 40 all numbers inclusive, and 42 to 54 even numbers only) and Barrington Close (13 to 44 all numbers inclusive and the garages), down to the existing Barrington Green.

The existing site has many design challenges including the slope of the site, the position of existing sewers and trees, areas and garden fences that are not very well overlooked, and restricted access for people and vehicles.

Sloping Site

- Significant changes in existing levels exist between some of the parking courtyards and the homes meaning that customers often carry rubbish up steps or slopes to access communal bin areas
- Entrances to buildings are often down steep steps
- Daylight is reduced in some homes due to tall retaining walls close to windows
- Many gardens are unusable due to steps, retaining walls or steep slopes.

Existing Sewers

- Consider position of existing underground services to minimise diversion

Existing Trees

- Trees within the proposed redevelopment site are protected under a Tree Protection Order. A tree survey has clarified those that are the better-quality trees which we have aimed to keep where possible

Safety and Security

- Parking areas are not well overlooked
- Walkways between the houses are a potential security risk
- Exposed garden fences are poorly overlooked
- Not clear which is the front and which is the rear of some blocks

Access

- The site has two entrances for vehicles off Barrington Close and Fairford Close which need to be kept in the new layout
- There are pedestrian footpaths around the outside of the area and not many connecting footpaths through the site



One of the existing parking areas with trees and shrub planting.



View of footpath up through the site from the south showing one of the large trees we propose to keep.



Showing steeply sloping gardens and retaining walls to the rears of the flats.



Side wall of the houses next to the park which have no windows overlooking the adjacent footpath.



View of existing homes that overlook the green space and the park to the south.



Rear garden wall of the houses that remain backing onto the site. This photo demonstrates how steep the site is in places.



Diagram showing the site constraints