

Marian Court | Minor Changes to Consented Scheme

Community & Housing Benefits

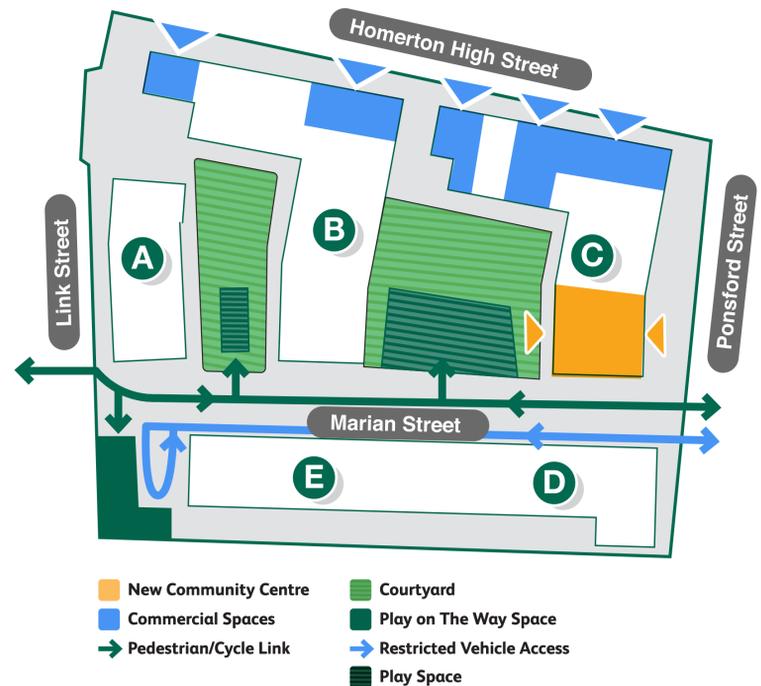
The plan to the right shows the key community benefits this phase of the scheme brings forward. They include:

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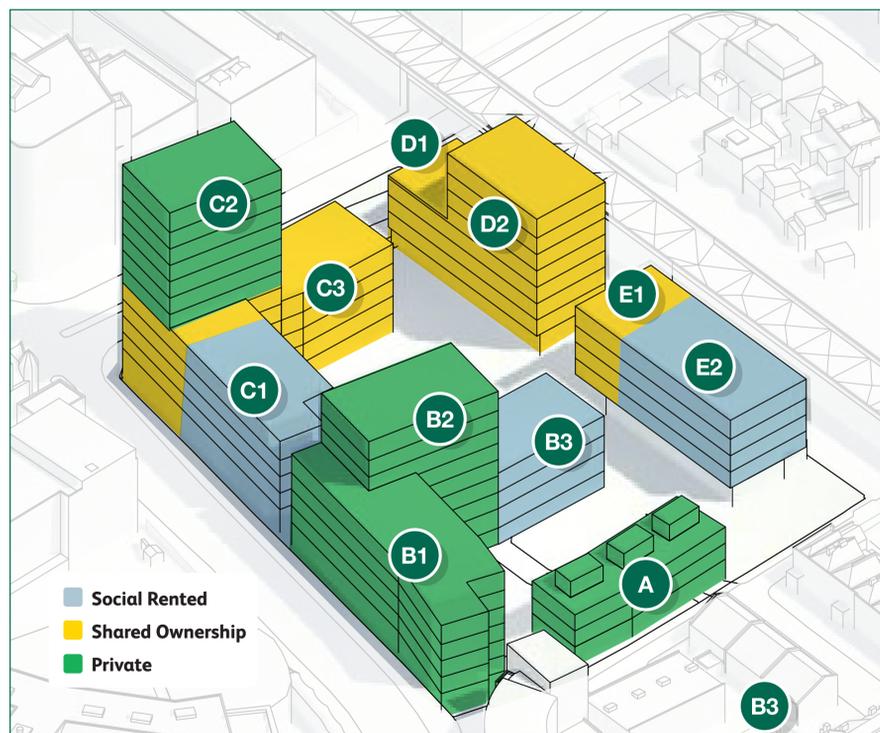
A new 198 m² Community Centre (reduced from 211 m²) will be located at the heart of the scheme on Ponsford Street. It will have a dedicated garden space and principal entry from the courtyard garden
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Four commercial spaces with five entrances are now concentrated along Homerton High Street bringing vitality to the street and ensuring there are no vacant units through over-provision. The arrangement is approved by the Designing Out Crime Officer.
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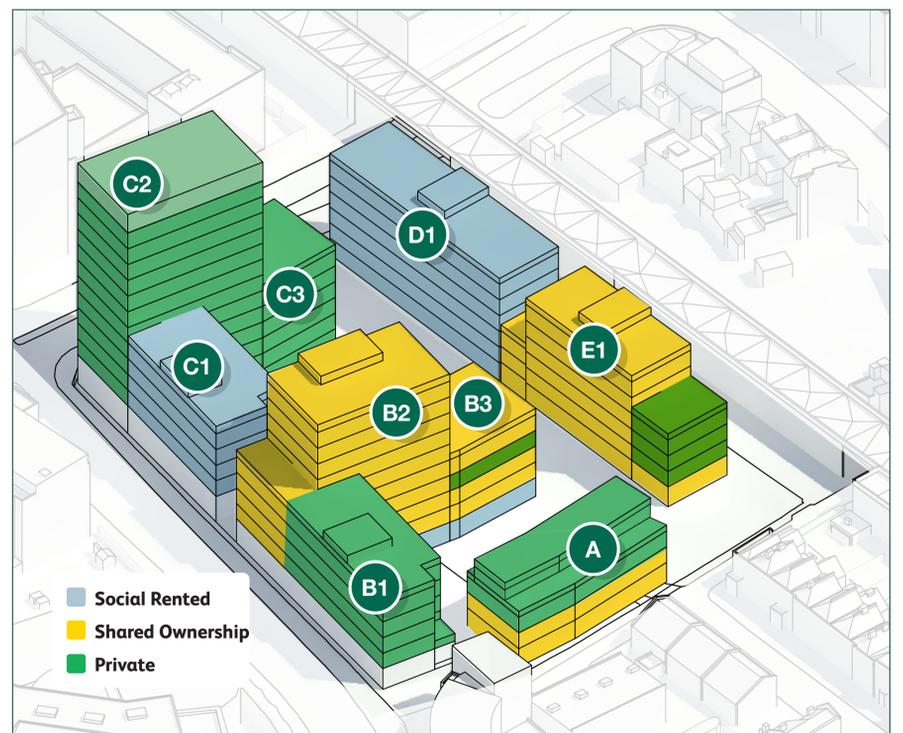
Two integrated playspaces are provided that are open to local residents, within the two courtyards which have a mix of terraced areas, trees and planting. The largest playspace is in the main courtyard and is now free from the previous vehicle turning point.



Consented Housing Offer



Revised Housing Offer (2025)



- A** Block 'A' is to change from private town houses to a mix of private and shared ownership flats
 - B1** Block 'B1' will remain private flats as originally consented
 - B2** Block 'B2' is to change from private flats to shared ownership flats
 - B3** Block 'B3' is to change from social rented flats to a mix of shared ownership and private flats
 - C1** Block 'C1' is to change from a mix of social rented and shared ownership flats to purely social rented flats
 - C2** Block 'C2' is to remain as private flats as originally consented
 - C3** Block 'C3' is to change from shared ownership flats to private flats
 - D1** Block 'D1' and 'D2' are to change from shared ownership flats to social rented flats
 - E1** Block 'E1' and 'E2' are to change from a mix of shared ownership and social rented flats to shared ownership and a small number of private flats
- Overall the scheme as proposed will provide an additional three homes from the consented scheme. The provision for 'social rent' has increased from 32 to 36 homes located in Blocks 'C1', 'D1' and 'at the foot of 'B3'.

Tenure Mix (by home)	Social	Shared ownership	Private	Total
Total	32	59	69	160
%	20%	37%	43%	

Tenure Mix (by home)	Social	Shared ownership	Private	Total
Total	36	61	66	163
%	22%	37%	41%	

Dwelling Mix	1 Bed	2 Bed	3 Bed	4 Bed	Total
Total	43	85	29	3	160
%	27%	53%	18%	2%	

Dwelling Mix	Studio	1 Bed	2 Bed	3 Bed	4 Bed	Total
Total	6	46	85	25	1	163
%	4%	28%	52%	15%	1%	