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Today you will



View our proposals



Speak to the project team



Ask us any questions

Your feedback is really important.

A new chapter for Brookhill

Thank you for taking the time to learn about our revised proposals for Phase 2 of Brookhill Close.

Proposals for new homes at Brookhill Close were approved in 2023, and construction of Phase 1 is now underway.

Since then, changes to building regulations, fire-safety requirements and design standards mean that the plans for Phase 2 need to be updated.

This also creates an opportunity to make Phase 2 even better – improving the mix of homes, exploring how more affordable homes, including those for social rent, could be provided, as well as creating attractive streets and green spaces that bring the whole of Brookhill Close together as one neighbourhood.

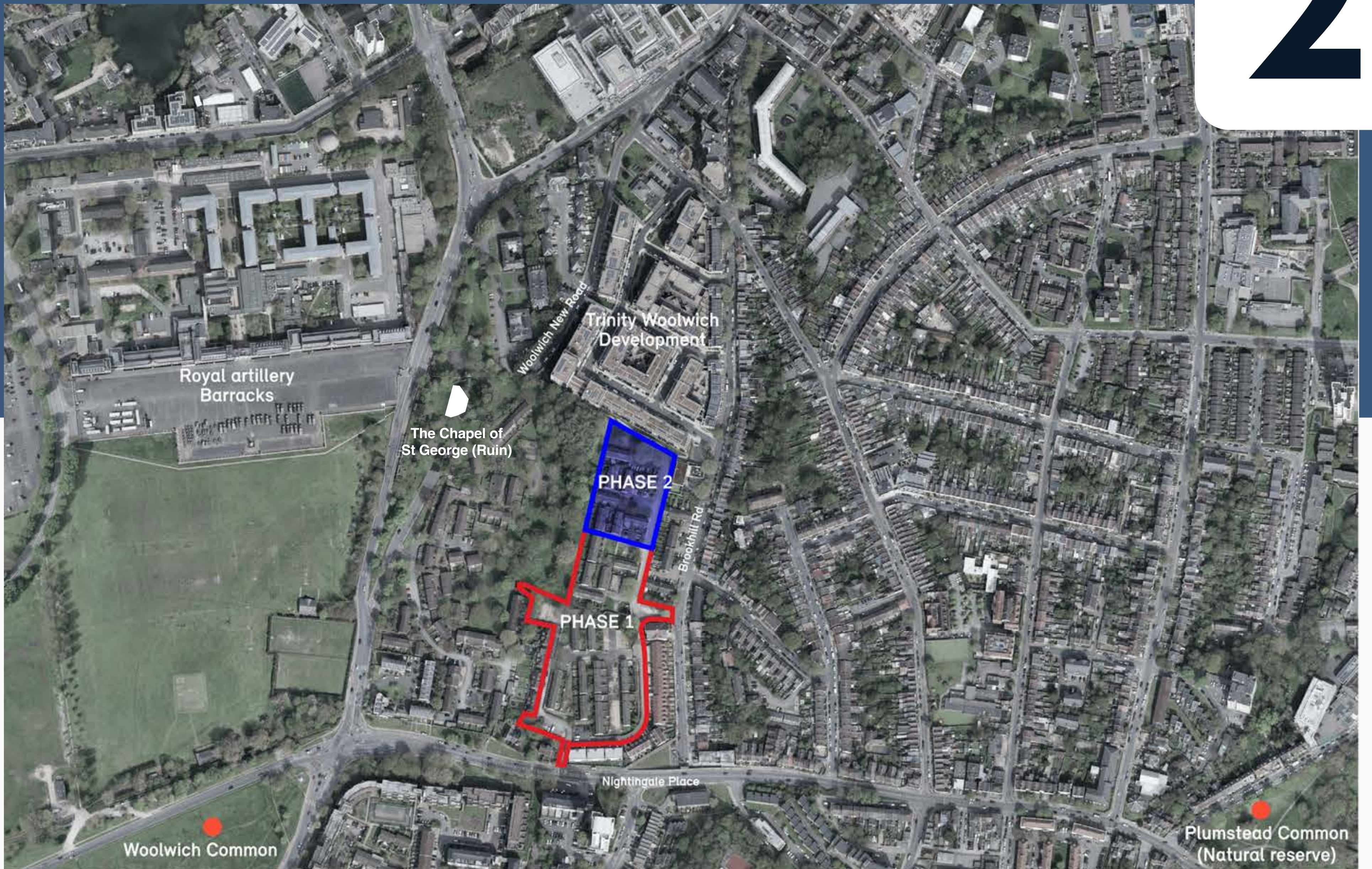
About Hyde

For almost 60 years, Hyde has worked for the benefit of its customers by providing affordable homes, maintaining and investing in existing homes, and building genuinely affordable new homes.

Hyde is part of the Hyde Group, a collection of organisations committed to providing great homes and services and supporting the communities they serve.

Together, the Group owns or manages around 125,000 homes, making it one of the largest and most diverse housing and community services providers in the country. It also provides neighbourhood services to around 350,000 homes across the country.





What's changed

Responding to today's safety and design requirements.

Planning permission has already been granted for Phase 2, but the approved design was prepared before a number of changes were made to the rules for taller residential buildings.

The revised proposals therefore need to respond to the Building Regulations, fire-safety requirements and design standards that apply today, including requirements affecting the design of buildings, access and fire safety.

Reviewing the approved scheme also gives Hyde an opportunity to consider how the final phase can be improved - from the mix of homes and the amount of affordable housing to the way buildings, streets and green spaces work together.

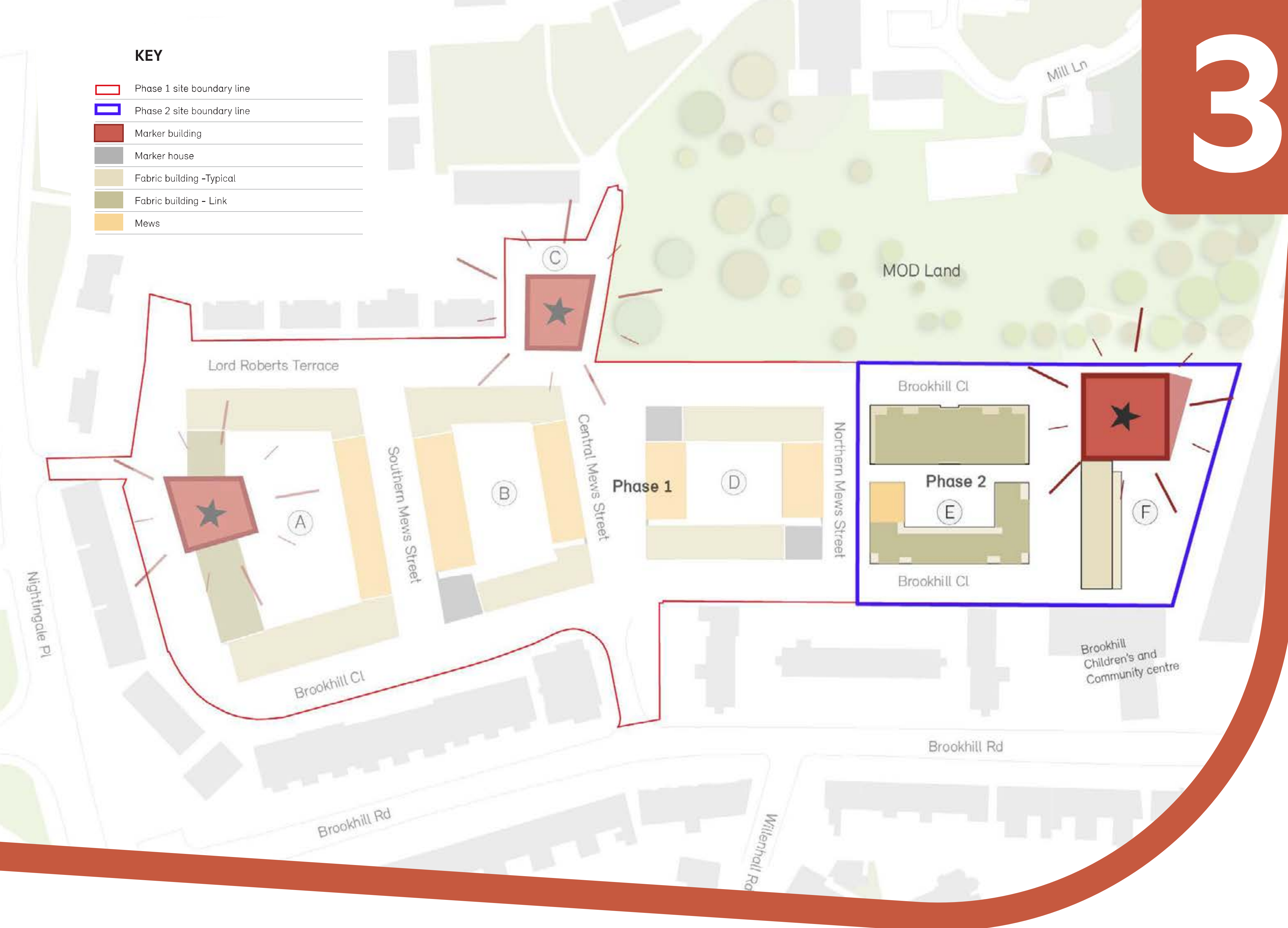
The wider regeneration

The approved wider regeneration included 254 homes across Phase 1 and Phase 2. Phase 1 has already received planning permission and construction is underway.

The updated proposals for Phase 2 would build on the architectural and landscape principles established through Phase 1, helping the different parts of Brookhill Close work together as one connected neighbourhood.

About Brookhill Close

The regeneration of Brookhill Close is intended to provide high-quality new homes alongside attractive streets, landscaped spaces and facilities for residents, both those who are returning to the estate, and for new residents.



Our proposals

Responding to today's safety and design requirements.



Homes local people need

Around **150 new homes**, with a mix of one, two and three bedroom homes, suitable **for families and couples**.



More affordable homes

We're aiming to deliver more affordable homes for **social rent and shared ownership**, improving on the number of affordable homes that the original plans included.



Connected neighbourhood

Improved **walking and cycling routes**, secure cycle parking, accessible car parking & streets that connect with Phase 1.



Attractive green & play spaces

Communal gardens, landscaped areas and play spaces **for different ages**.



Safety at the heart

Redesigning homes to meet new and recently updated **building regulations and fire safety** requirements.

The design

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Consented Scheme



Current Proposal

Building on Phase 1

The emerging design for Phase 2 aims to complete Brookhill Close as one connected neighbourhood.

The proposals build on the architectural principles already established for Phase 1, while responding to the character of the Phase 2 site and the requirements that apply to new homes today.

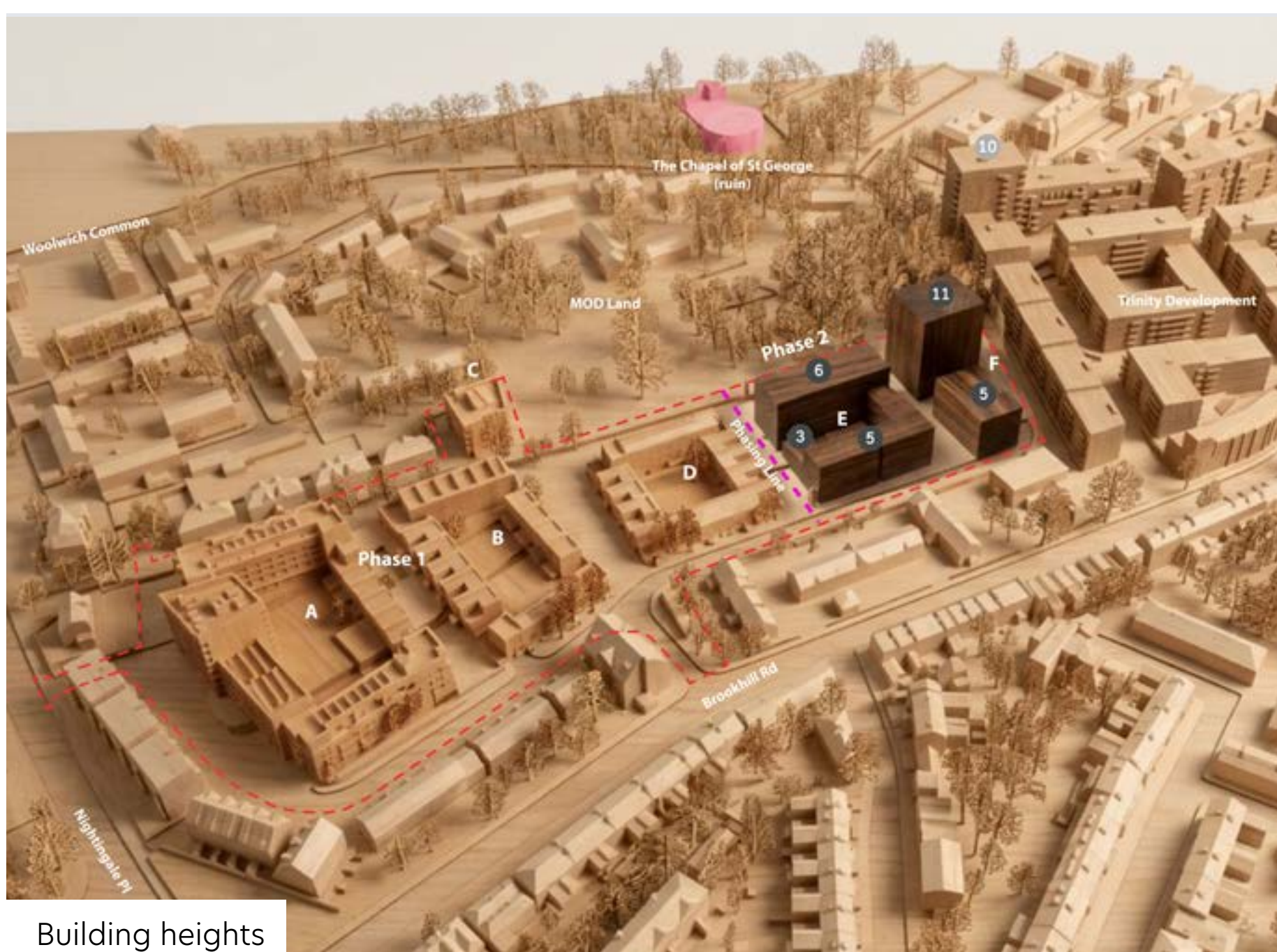
Designing attractive streets

The design of the buildings and landscape is being considered together to create welcoming streets and spaces for residents.

The emerging proposals include quieter mews streets, landscaped routes and active building frontages, with particular attention being given to the scale of buildings, the experience for pedestrians and the relationship with Phase 1.

Changes to Block F

A taller Block F is proposed within the northern part of Phase 2 because current fire safety rules require a second staircase, which affects how the buildings can be laid out.

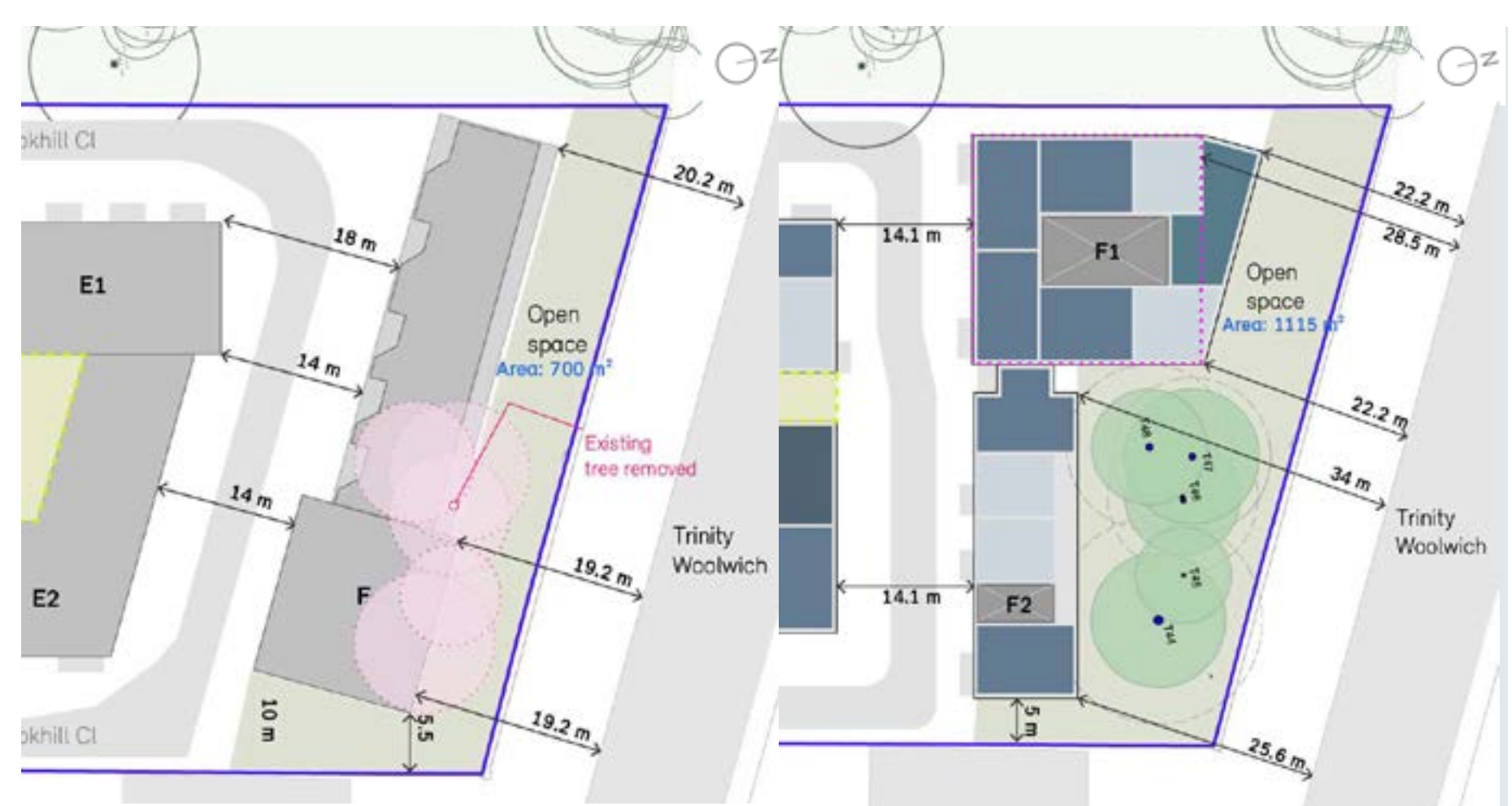


Building heights

Responding to our neighbours

We have made sure the updated design creates more space between the new homes, existing mature trees and Trinity Woolwich than the consented scheme.

For example, we have increased the distance between Block F and neighbours to create more green space.



Consented Scheme

Current Proposal

Green spaces and play

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The landscape and streets have been designed around urban greening and TfL's Healthy Streets approach, with more trees and green spaces creating a more welcoming neighbourhood that is easier to walk and cycle through.

Nature Nook

- A quieter green space shaped around the site's existing mature trees
- Natural play, seating and informal spaces for children, young people and residents to relax
- New planting designed to work with the existing trees and create a welcoming, green setting

Mews Streets

- Quieter streets designed for walking, cycling and informal play
- More planting and green space, with opportunities for children to play
- A calm, welcoming character

Residential Streets

- Streets designed around people, with wide pavements, street trees and less car parking
- New planting and rain gardens to create greener, more attractive streets
- Planting chosen to support wildlife and improve biodiversity

Residents Garden

- A private garden for residents, with spaces to relax, meet neighbours, play and spend time outdoors
- Paths and planting inspired by the brook that once ran through the area
- A mix of open lawns, planting, seating and more sheltered spaces for different activities



Moving around Brookhill Close

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Streets designed around people

The emerging design aims to create streets where walking and cycling are easy, safe and attractive.

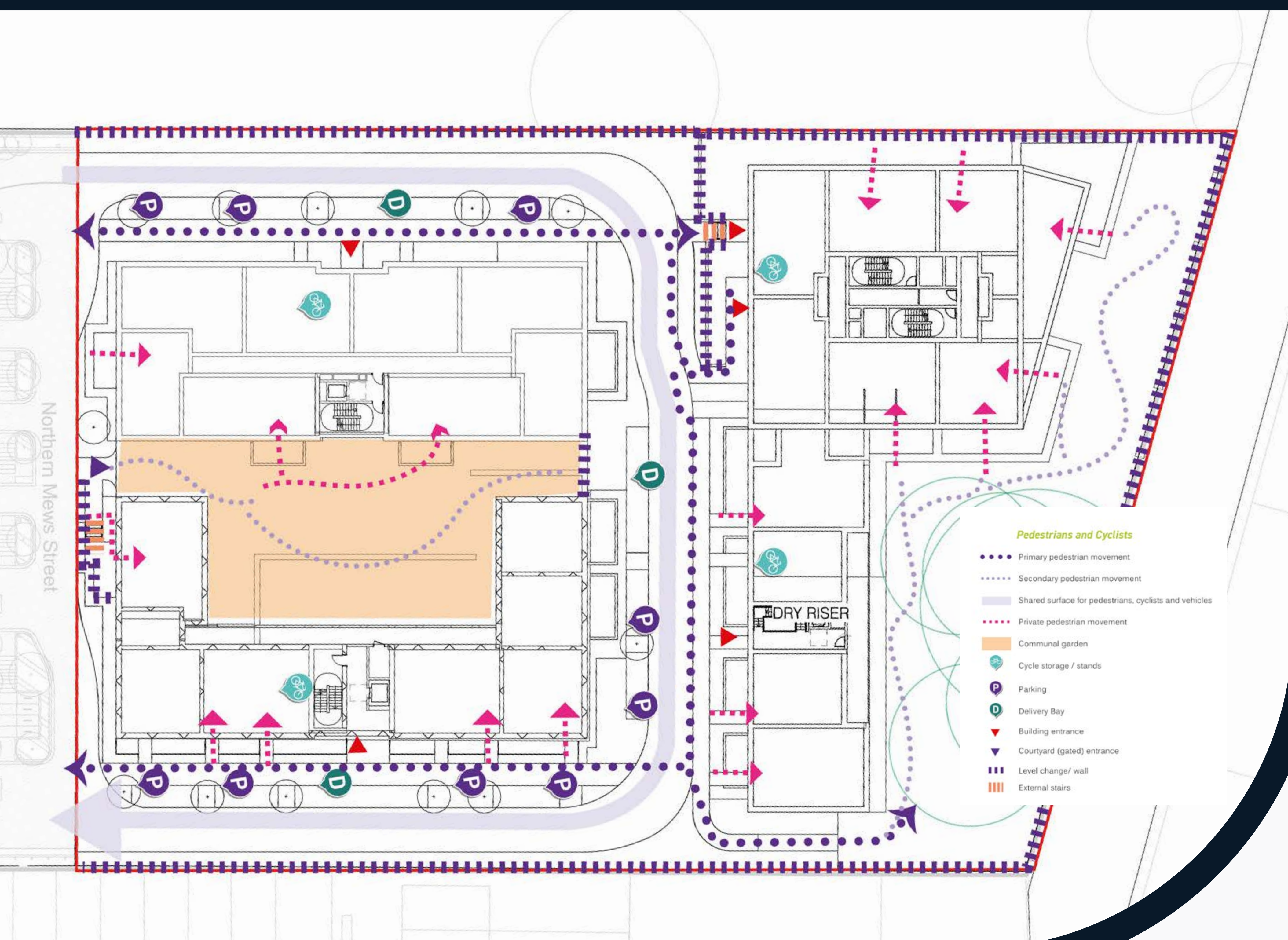
The internal streets would be low-speed spaces, with pedestrians and cyclists prioritised through shared surfaces, traffic calming and dedicated walking routes. The layout also allows servicing and refuse vehicles to move through the site in a forward direction.

Cycling and parking

171 secure cycle parking spaces will be provided for residents, alongside visitor cycle parking within the public spaces. The design also makes provision for cargo bikes and adapted cycles.

The proposals include eight Blue Badge parking spaces.

The landscape and street design would also include tree planting, sustainable drainage and opportunities for natural and informal play along the way, helping create attractive routes through the neighbourhood.



Next Steps

Thank you for attending today's event.

We value your feedback and encourage you to share your thoughts on the proposed development.

The works are ongoing for Phase 1 and expected to be delivered by 2028, while Phase 2, subject to planning permission, will be delivered between 2028 and 2030.

A construction management plan will be prepared to cover access, deliveries, contractor parking, noise, dust, working hours, safety and communication with neighbours.

Tell us what you think

You can provide feedback directly to our team in a number of ways:



FEEDBACK FORM

(fill in one form, available today)



Info@brookhillclose.co.uk



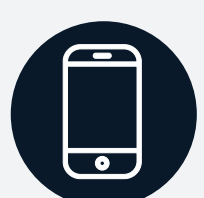
FREEPOST CRATUS COMMUNICATIONS

(no further address details or stamps required)



brookhillclose.co.uk

(scan QR code to view our consultation website)



0203 026 3229

Next Steps

As part of this consultation, we will review your feedback before we finalise the proposals for Phase 2 of Brookhill Close.

Following this, a planning application will be submitted in Autumn 2026, including all the detailed technical assessments required.

The project team will continue to engage with the community over the coming months, ensuring your feedback is considered and you are kept updated as plans progress.

Please give us feedback by 17th September 2026.

SCAN ME



Indicative Timeline

