



PRESENTATION TO ARNEWAY GENERAL MEETING

**183.185 REDEVELOPMENT
and**

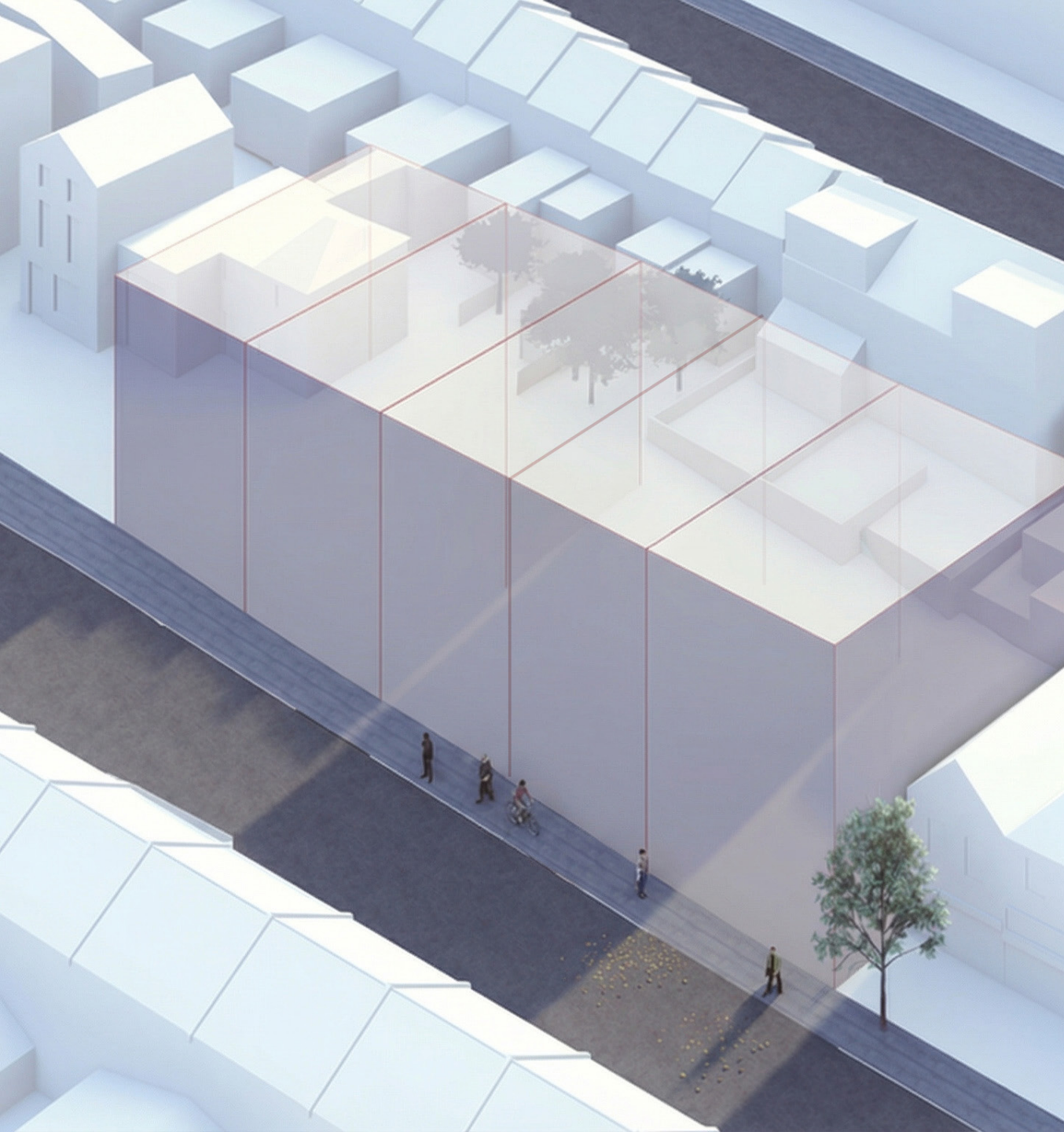
**STOCK CONDITION SURVEY
(interim update)**

Presenter: E. Ihejirika
22nd April 2026

183.185 HIGH STREET REDEVELOPMENT



Project Overview



Project Background

Initial Project Scope

The project initially targeted redevelopment of 185 High Street owned by Arneway Housing Cooperative.

Scope Expansion

Board approval of scope expansion to include acquisition of 183 High Street to improve scheme viability and design coherence.

Project Vision and Goals

The project aims to provide affordable housing, office space, and communal amenities supporting community development.



Project Background

Initial Proposal – 185 High Street

Proposal comprised:

- Ground floor office
- Five One-Bedroom Flats & One Studio Flat

**Larger
Development
Feasibility**

183 High Street Acquired!

Completion achieved: Tuesday 9th
December 2025

Risk and Security: Included in Arneway
Insured Property Assets

Interim use until redevelopment: 6-8month
open market tenancy

Rental: £1950 pcm



Development Scheme Overview

Residential and Accessible Flats

The scheme includes 7 to 8 flats with a two-bedroom wheelchair-accessible flat on the ground floor.

Office and Meeting Spaces

Ground floor of 183 High Street is designated for office and meeting rooms supporting mixed-use functionality.

Communal Garden and Green Roof

Level 4 includes a communal garden or green roof, enhancing sustainability and community space.

Sustainability and Urban Coherence

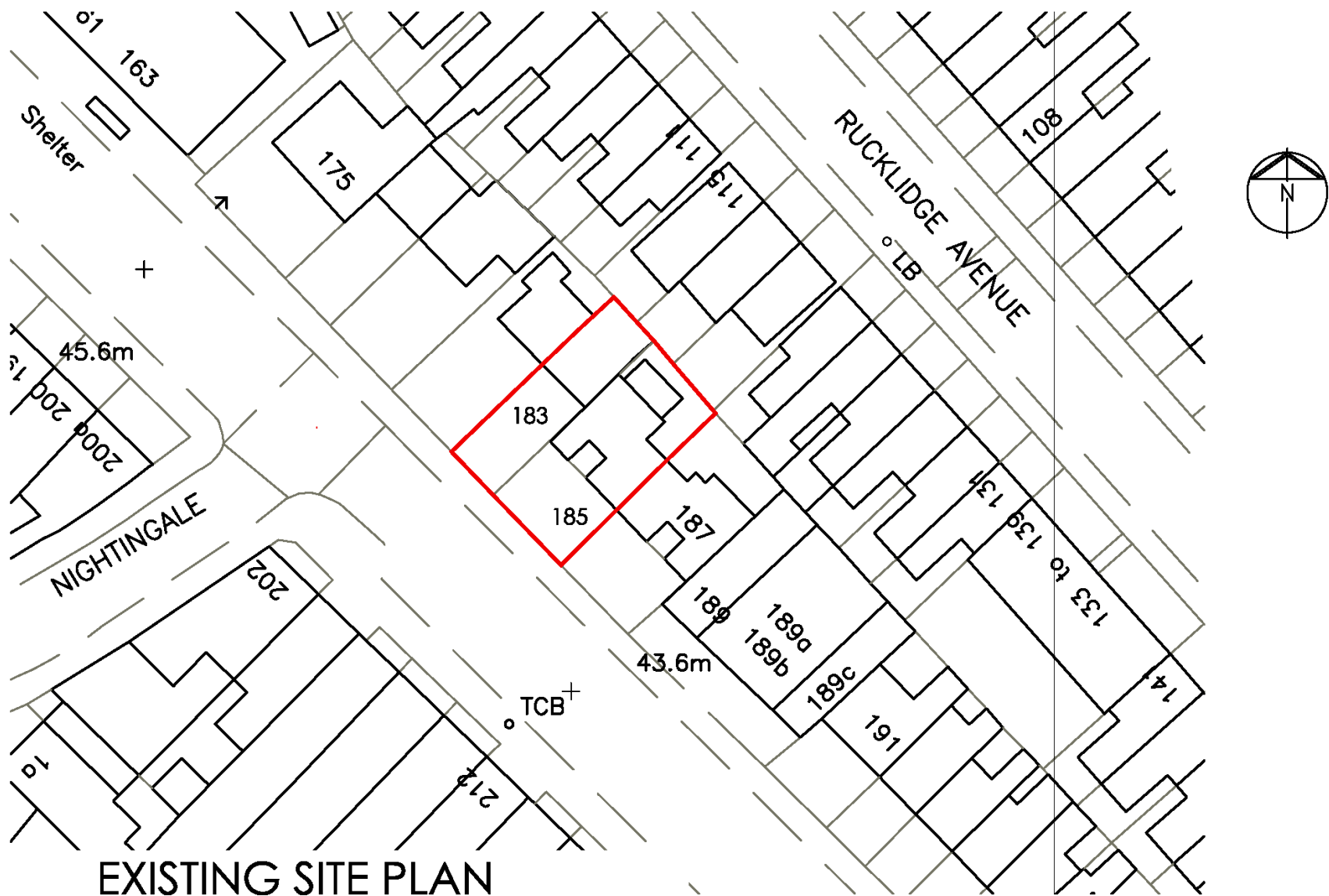
The design integrates sustainability features and aligns with urban planning and social mission goals.



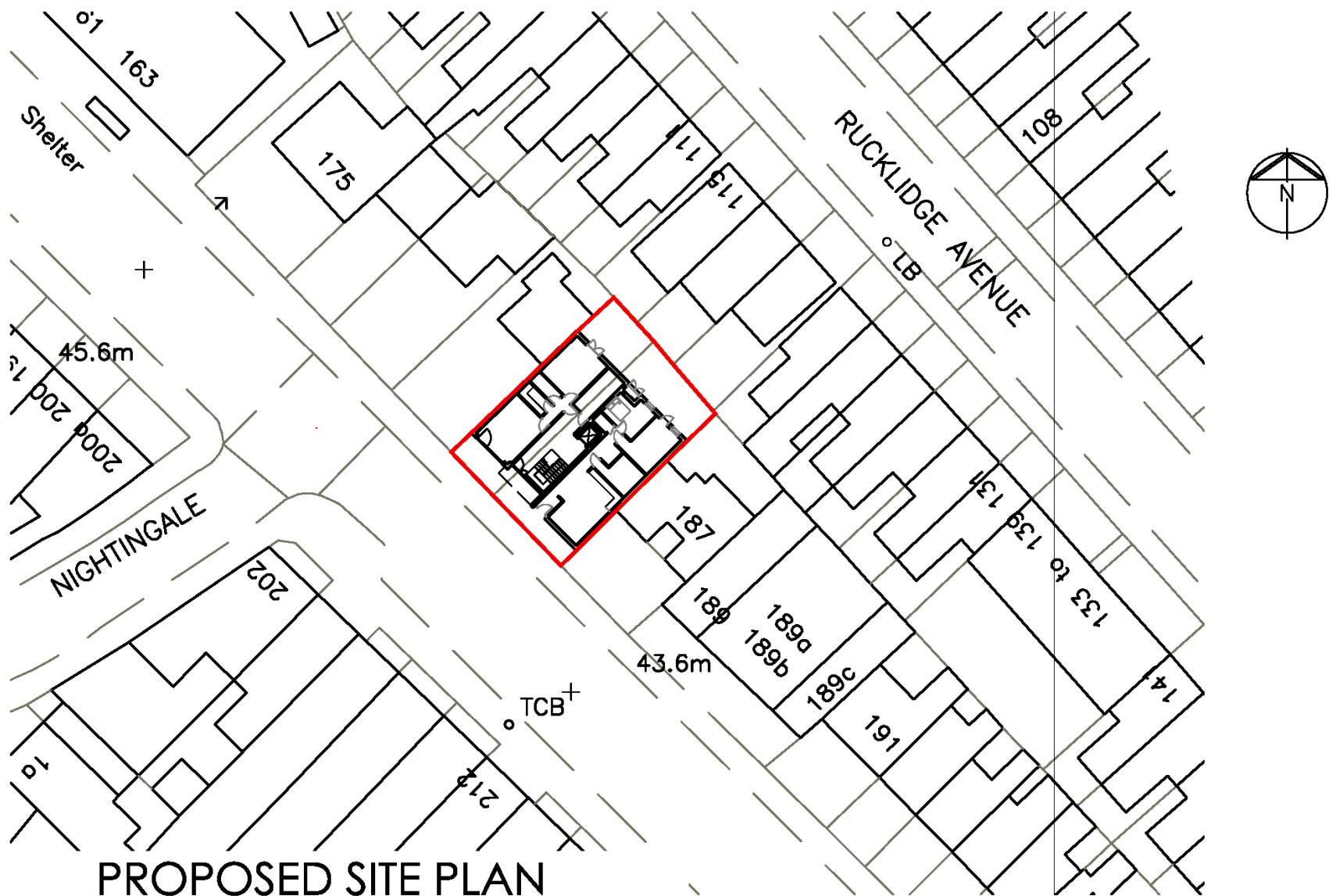
ctional Detail

Design Feasibility – Quantum & Mix

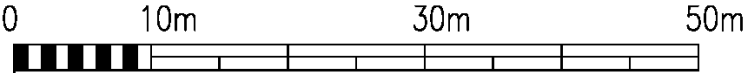
- Target quantum: 7–8 dwellings within enlarged envelope
- Ground floor (185): 2-bed wheelchair-accessible home
- Ground floor (183): Office & meeting rooms for Arneway
- Levels 1–3: Two 1-bed flats per level (total 6)
- Penthouse (185): One 1-bed flat; remaining roof as communal garden/green roof



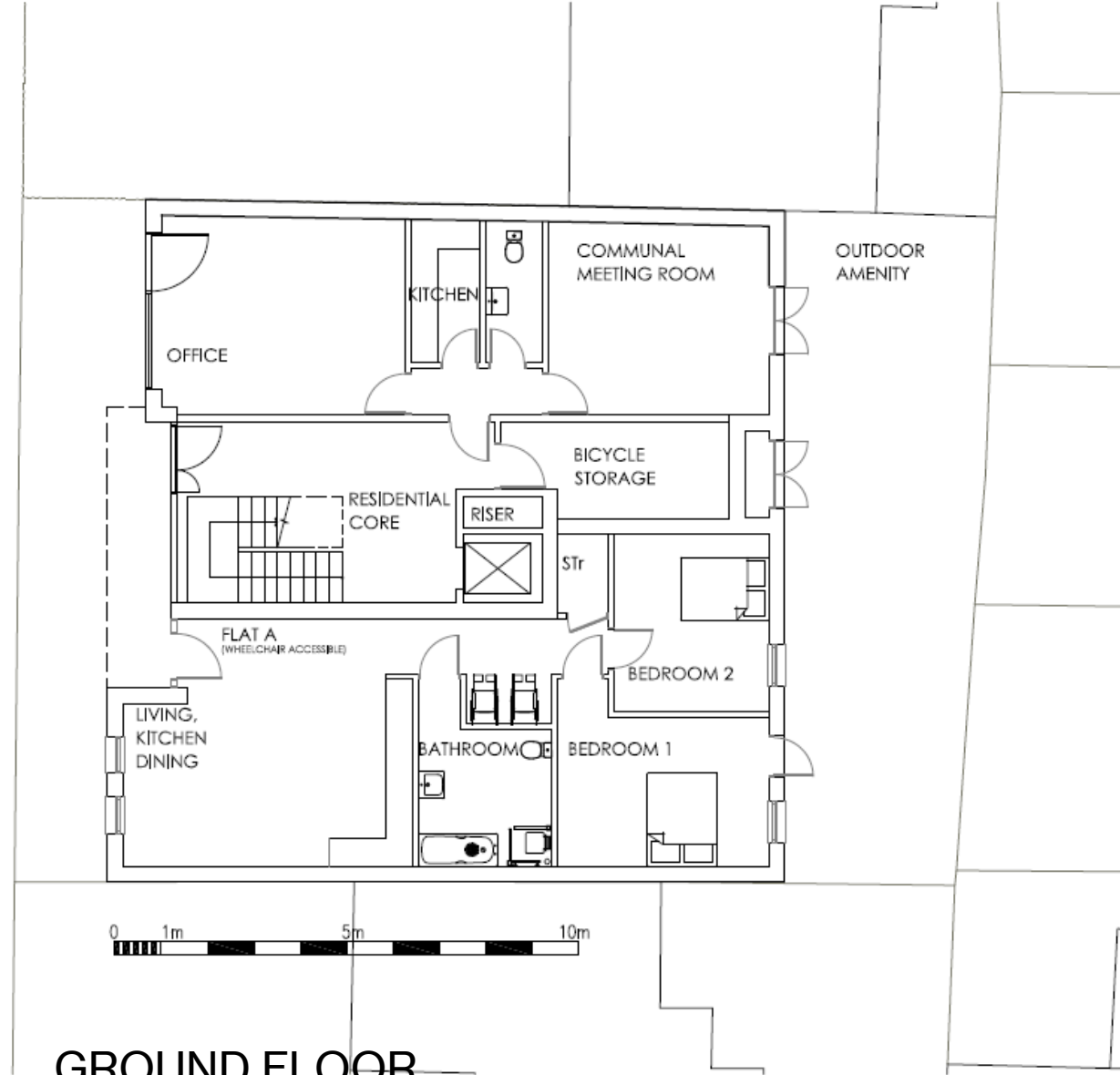
EXISTING SITE PLAN



PROPOSED SITE PLAN



HIGH STREET, HARLES DEN



Do not scale. Contractors to check all dimensions on site and report omissions and errors to the architect.

All work is to be carried out to the approval of the Building Control Authority. Contractor to provide full setting out drawing for approval before construction.

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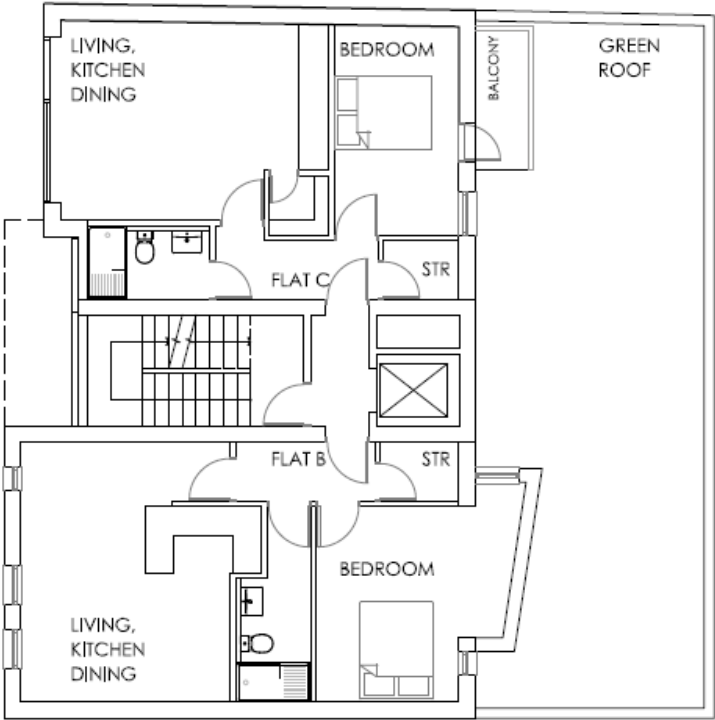
GROUND FLOOR
Wheelchair accessible dwelling

ARNEWAY HOUSING COOPERATIVE		SOCIAL HOUSING REDEVELOPMENT		PROPOSED GROUND FLOOR			P1075	100
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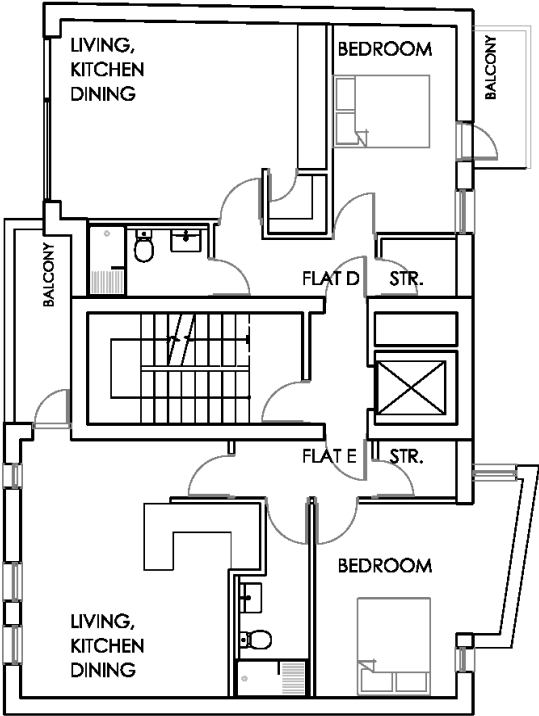
FIRST FLOOR

ARNEWAY HOUSING COOPERATIVE		SOCIAL HOUSING REDEVELOPMENT		PROPOSED FIRST FLOOR			P1036A	101
© DEVELOPMENT CONSULTING UK 25 BLUE ANCHOR LANE, LONDON SE16 3UL	M. 07956 522499	dcluk	183-185 HIGH STREET, LONDON NW10 4TE	PRELIM	20.04.2026	AS SHOWN		

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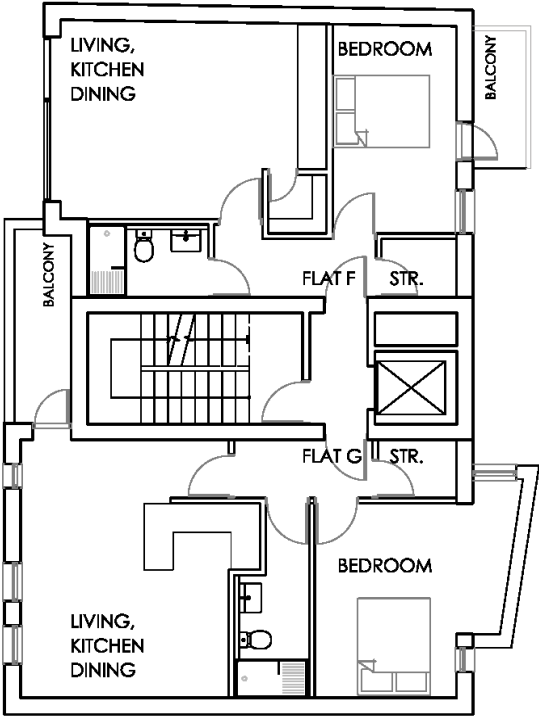
SECOND FLOOR

ARNEWAY HOUSING COOPERATIVE		SOCIAL HOUSING REDEVELOPMENT		PROPOSED SECOND FLOOR			P1036A	A3
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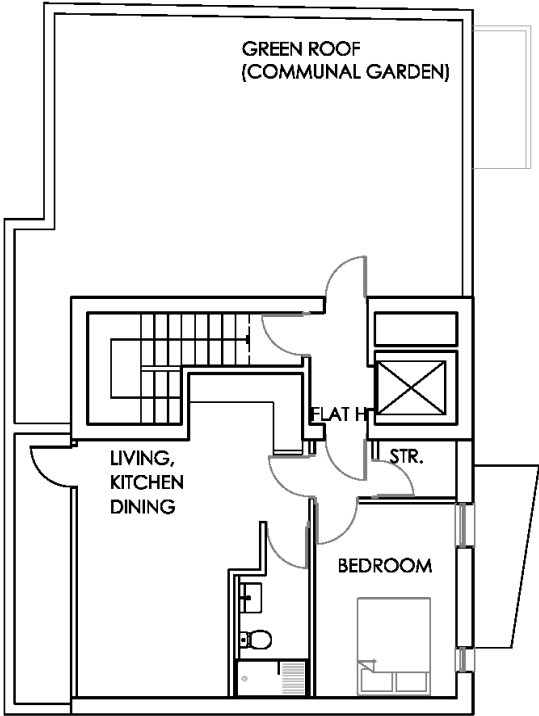
THIRD FLOOR

ARNEWAY HOUSING COOPERATIVE		SOCIAL HOUSING REDEVELOPMENT		PROPOSED THIRD FLOOR			P1036A	A3
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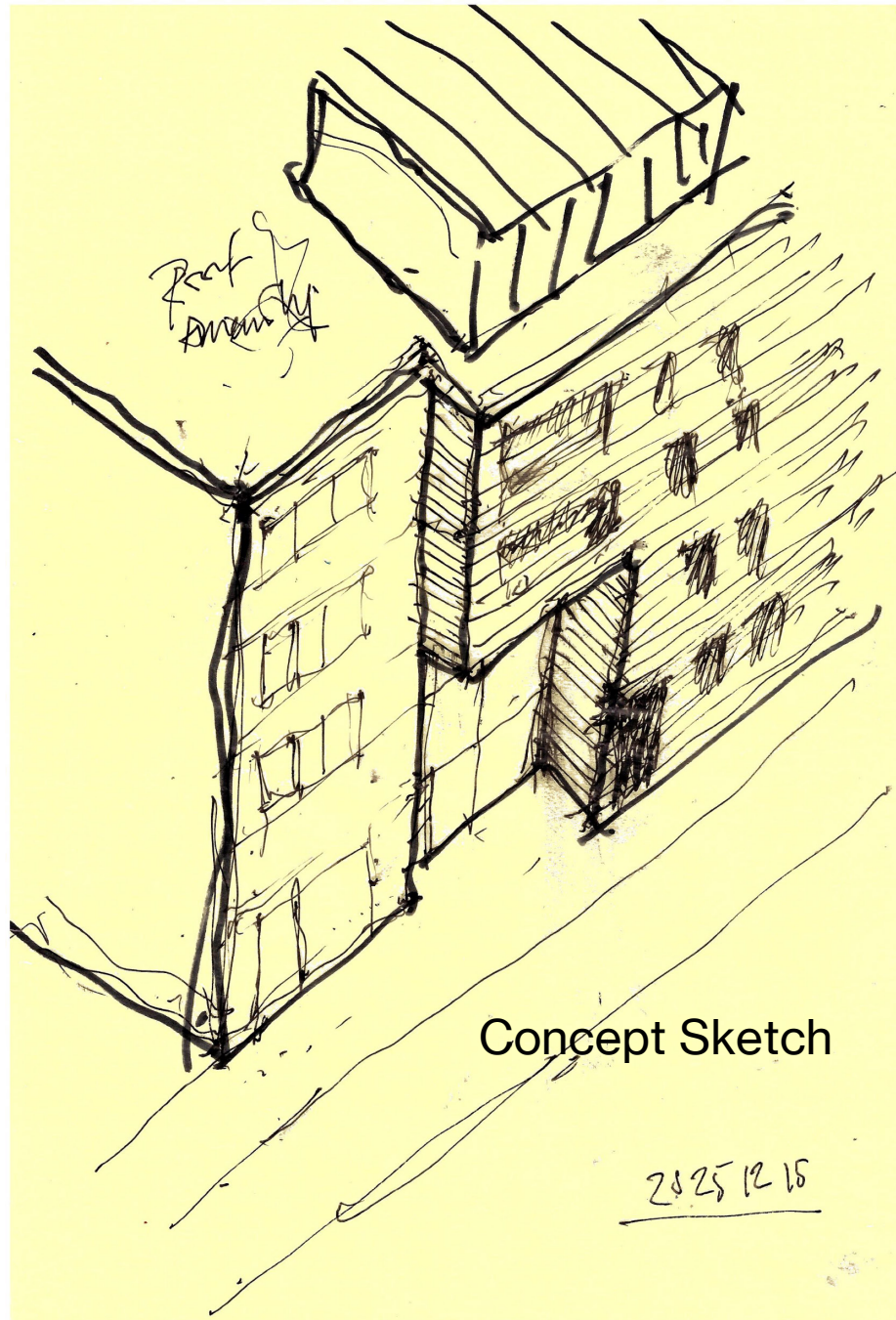
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FOURT FLOOR

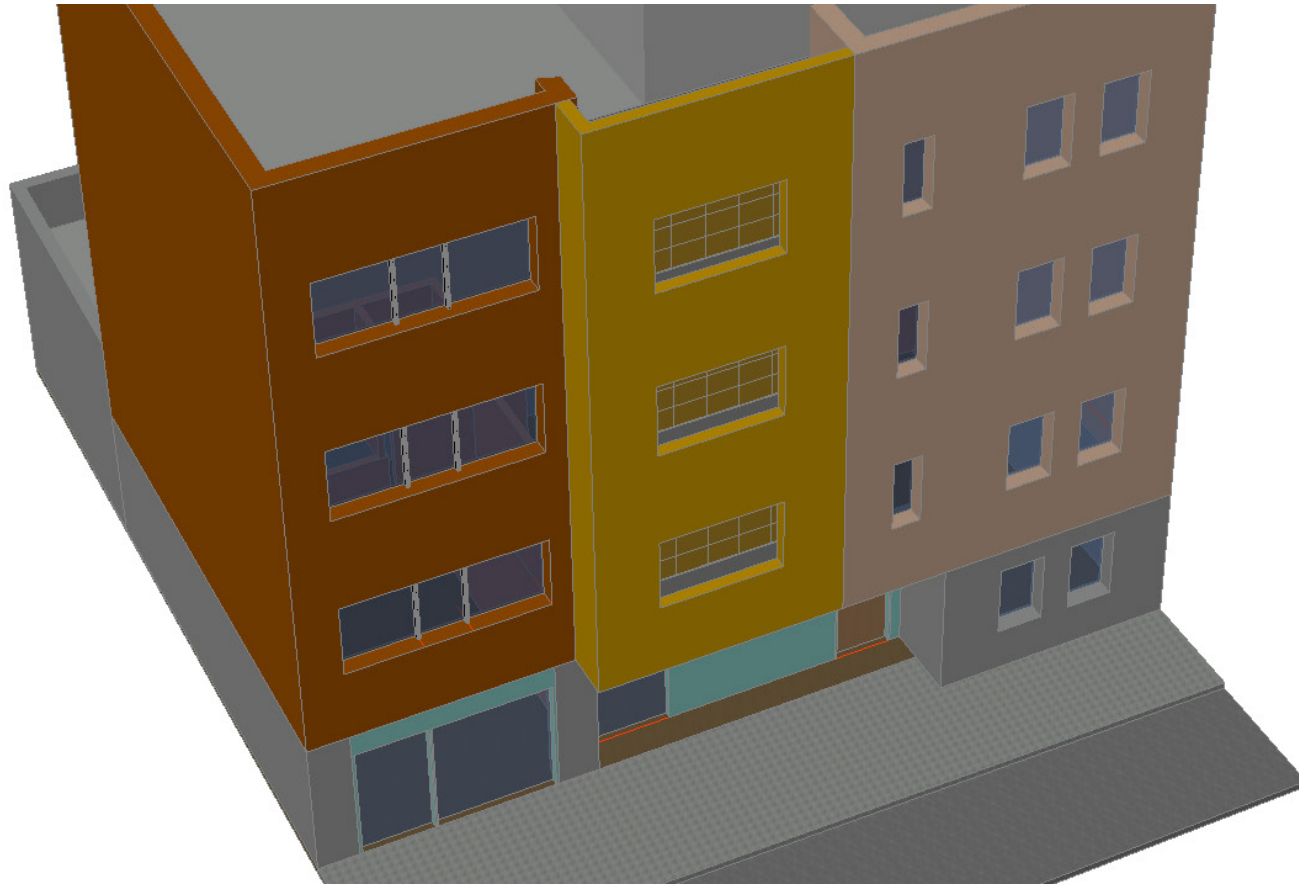
ARNEWAY HOUSING COOPERATIVE		SOCIAL HOUSING REDEVELOPMENT		PROPOSED FOURTH FLOOR AND COMMUNAL GARDEN			P1036A	A3
© DEVELOPMENT CONSULTING UK 25 BLUE ANCHOR LANE, LONDON SE16 3UL M. 07956 522499		183-185 HIGH STREET, LONDON NW10 4TE		PRELIM	19.12.2025	AS SHOWN	—	



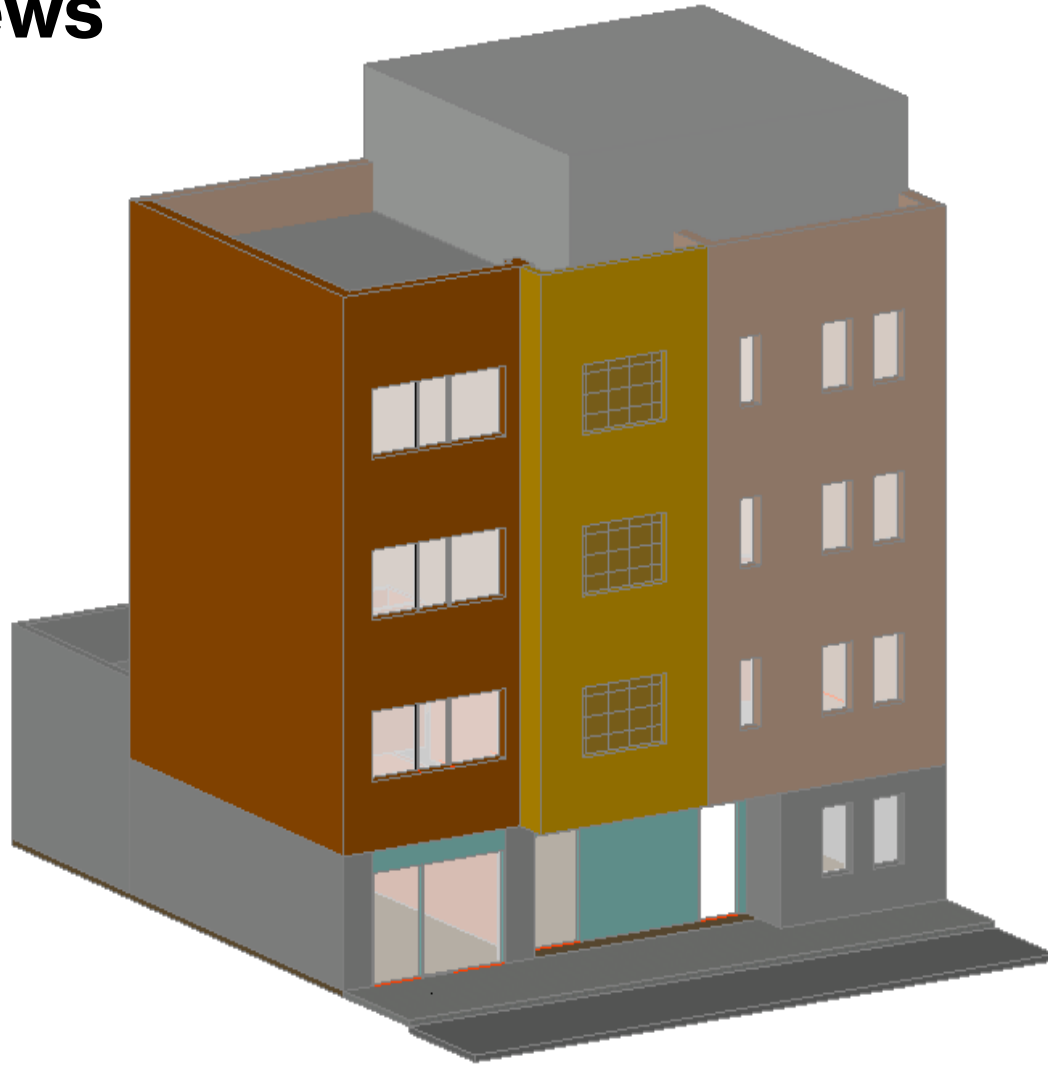
Concept Sketch

28/25/12/15

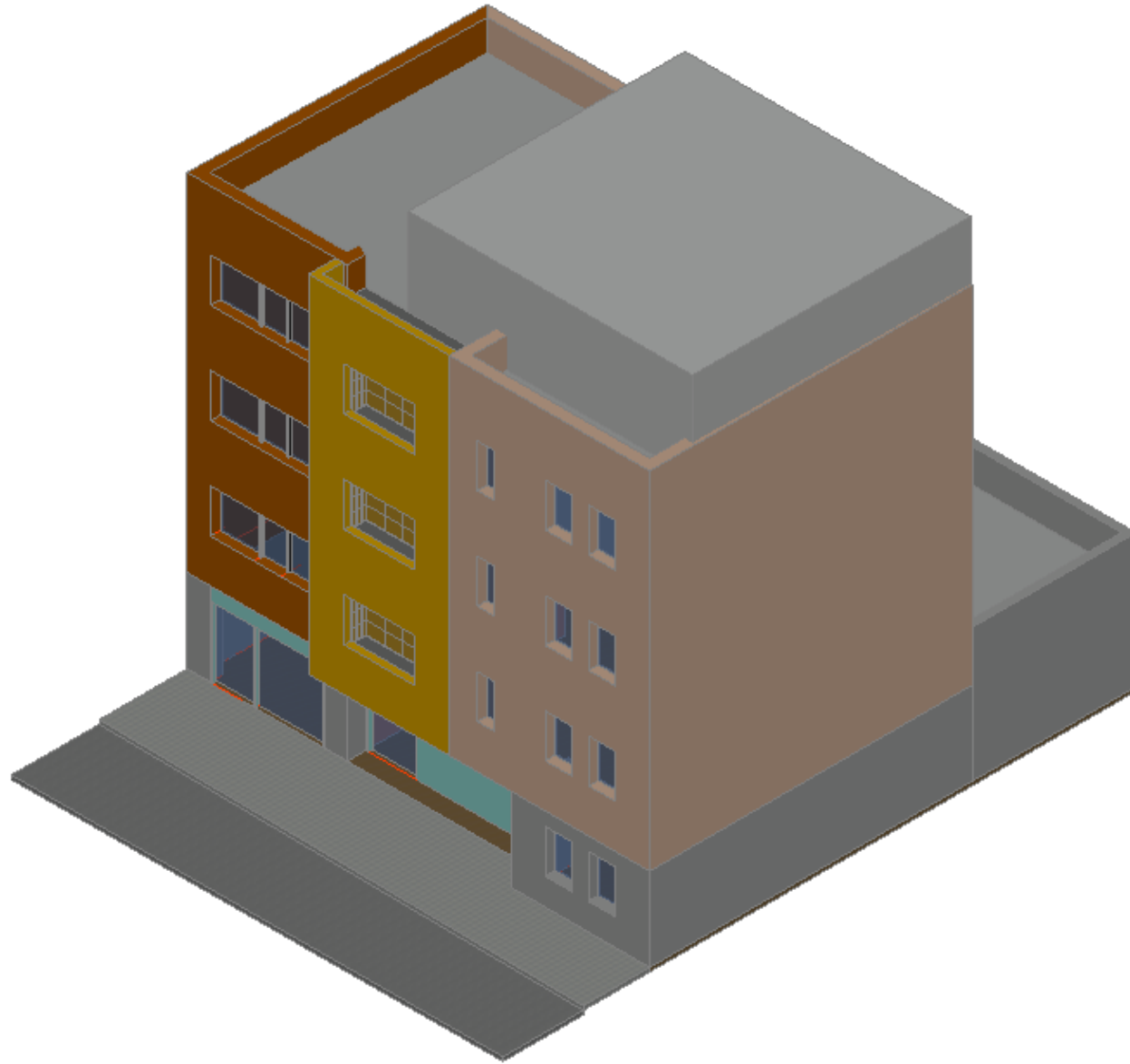
Developed Concept Views



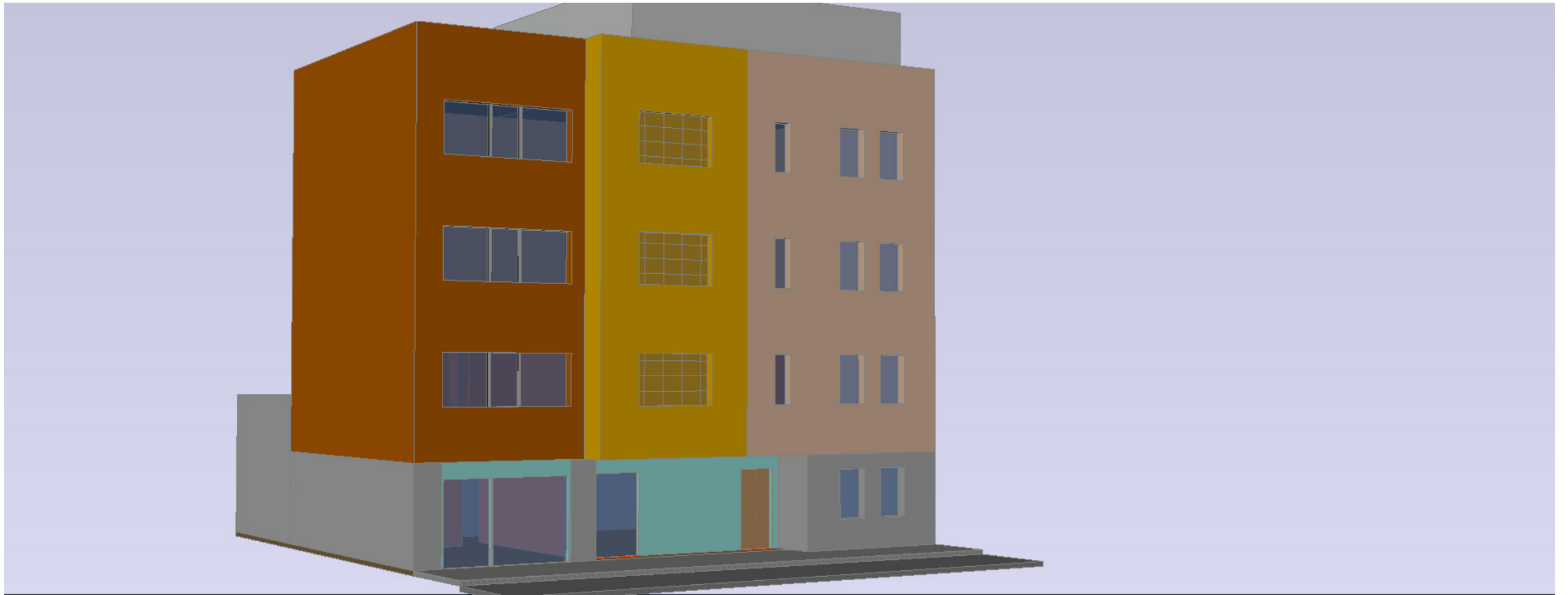
Concept Views



Concept Views



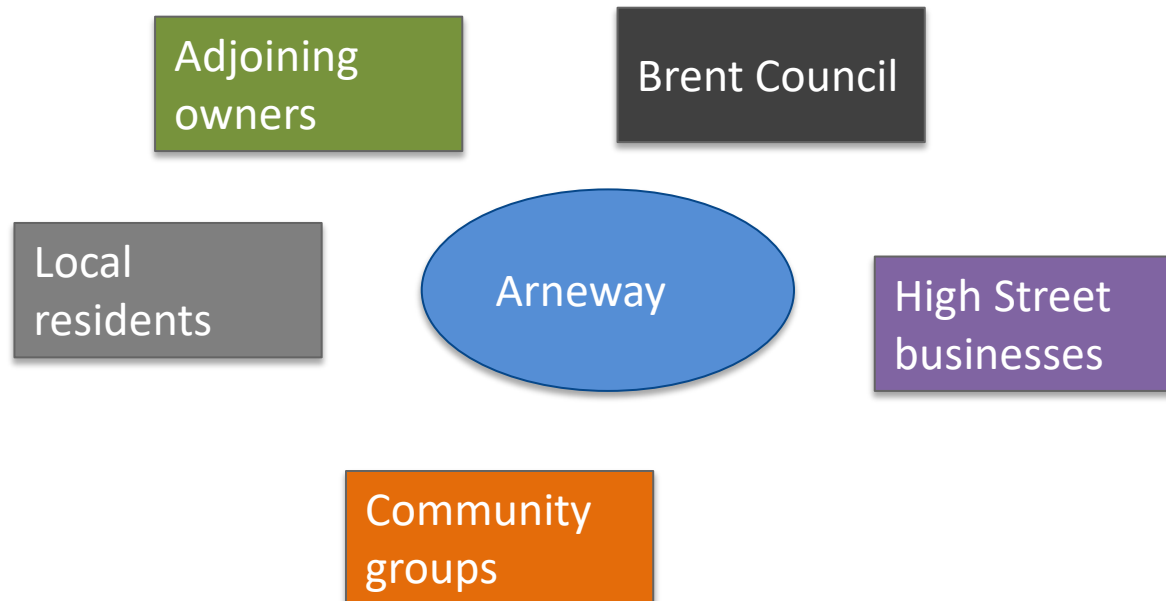
Concept Views



Implementation Plan

Stakeholder Engagement

- Brent Council supportive in principle; queries on massing & building line
- Outcome: Planning will require demonstration of public consultation with stakeholders
- Action: Engage an independent facilitator to manage consultation on Arneway's behalf
- Benefit: Builds consensus and de-risks the application



Consultant Reports for Planning

- Public Engagement Report (Statement)!
- Daylight & Sunlight Assessment
- Fire Strategy Report
- Flood Risk & Drainage Strategy
- Biodiversity/BNG & Urban Greening
- Acoustic Assessment
- Transport/Access (as required)
- Structural Strategy & Cost Plan

Next Steps



Planning Process

Complete public and community engagement – (Including feedback from Arneway membership following GM)

Incorporate Community Engagement feedback in design proposals

Finalise design for submission of planning application

Commission Reports Required for Planning Application (6wks)

Issue requests for fee proposals to consultants for

- fire safety
- Ecology (Bio-diversity)
- Acoustic performance
- Structural engineering

Submit Planning Application

GLA Grant Application

Initiate discussion to confirm grant funding levels with GLA AHP managers



ARNEWAY STOCK SURVEY

Interim Report

STOCK INVESTMENT PLAN

Objectives

- Stock Investment Planning
- Compliance with Decent Homes Standard (DHS) & HHSRS
- Age and Component Criteria

Scope

- Internal Components in Dwellings
- Building Fabric, Services, Communal Areas and External Condition



ELEMENTS



ELEMENT TYPES

- General Condition
- Adaptations
- Damp And Condensation
- Access And Entry
- Walls, Gates, & Fences
- External Landscaping – Gardens & Forecourts
- Ground Surfaces
- Drainage
- Roof Structure
- Roof Coverings
- Roof Parts
- Rooflights
- Rainwater Goods
- Soil/Waste
- Structure Elements
- External Walls
- Finishes
- Decoration
- Floor Construction
- Floor Finish
- Door
- Fire Door
- Window
- Roof Lights
- Ironmongery
- Fireplace
- Staircase
- Kitchen
- Hood
- Bathrooms And Accessories
- Boiler & Controls
- Potable Water
- Radiators
- Electrical System
- Consumer Unit
- Lighting
- Fire Alarm
- Carbon Monoxide Alarm
- External Lighting & Security
- Site Features

Initial Assessment – Internal Components

ELEMENT GROUP	NUMBER	YEAR 0
DAMP & MOULD	5	32500.00
KITCHENS	6	45000.00
BATHROOMS	4	48000.00
WINDOWS	3 (6)	27000.00
SAMPLE TOTAL		152500.00

ADAPTATIONS

FIRE & LIFE SAFETY – FRONT DOORS

STRUCTURAL REPAIRS (SUBSIDENCE)

ROOF RENEWAL

CYCLICAL MAINTENANCE AND REDECORATION

END