



# Estate Regeneration Walkabout

Saturday 7th May  
Feedback Maps

# What do you LIKE about BENHILL

Tree and Clevedon graffiti memorials to 'Luke'

Like having my own front door facing out onto the deck

Like my outside store next to my front door to store my bike and pots of paint

Play area (Homedale) – well used. Well overlooked by ground floor dwellings. Could be more accessible, and more inspiring. "I have seen children look at the play equipment and turn away"

Security at night. I don't feel unsafe at night. I usually get onto the access deck level via the ramp straight away, and walk across to my block on the access deck.

Feels safe "I have lived here for 14 years"

Love the amount of visible sky and sunsets from my maisonette

Amazing views to the south from Clevedon / Stancliffe

The location of the estate is great for access to the High Street and public transport

Like the size of maisonettes and flats



Valued Murals and Artwork



Planters to deck - sense of ownership



Generous access decks

The two caretakers (John and Tim) do a great job

Access ramps – generally seen as a positive attribute of the estate. Very wide, allowing access for less able. Note not all ramps are the same width, some wider. Good for deliveries, prams, mobility scooters

Like the deck access – but fire brigade now restricting plants or seats, which reduces sociability and greenery/gardening for residents.

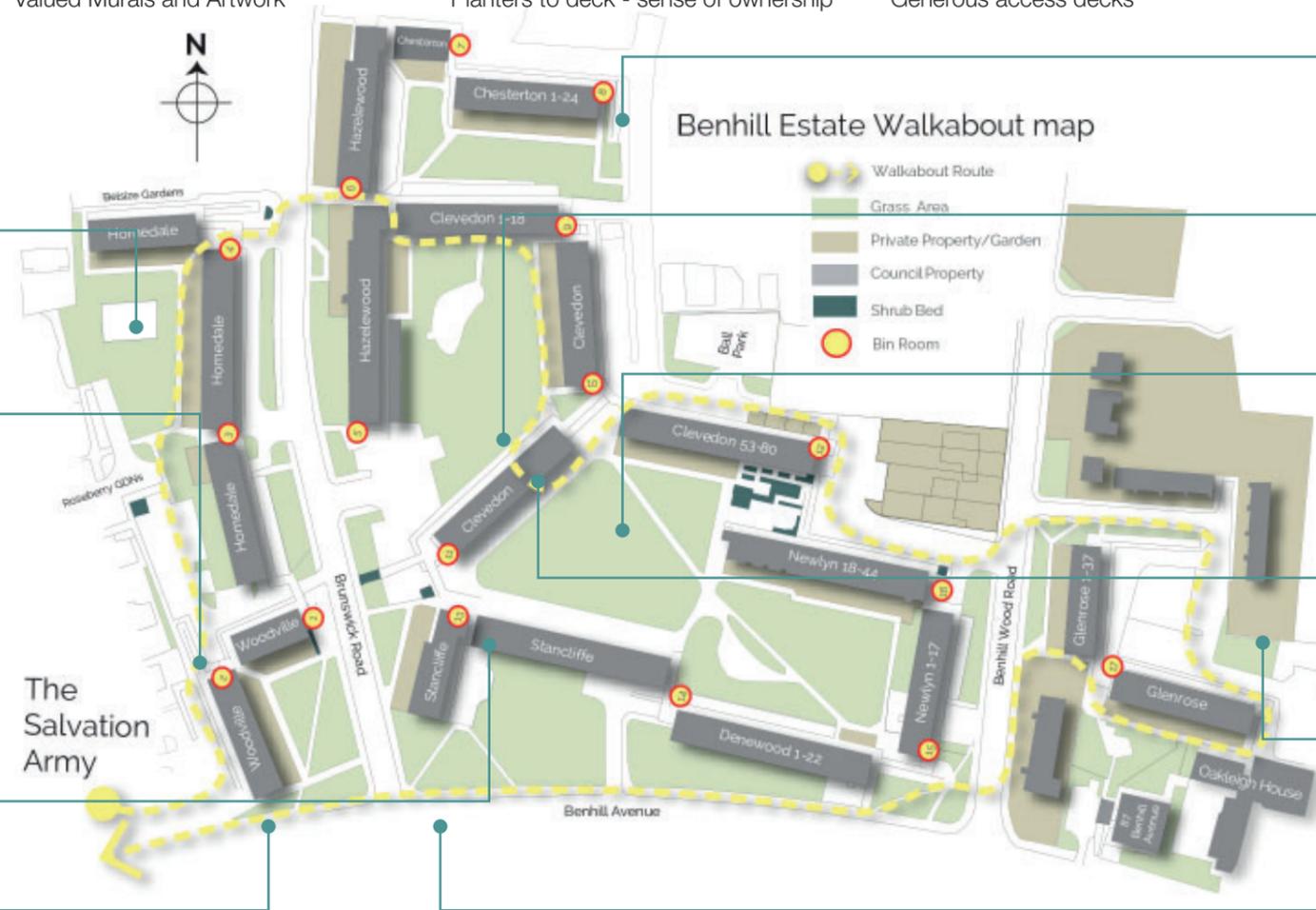
It feels like there is "room to breathe" in the open spaces between the buildings. Like the green spaces.

Like the central undercroft at Clevedon – my kid learned to ride his bike there and a safe / weather-proof area for kids who use it for dancing

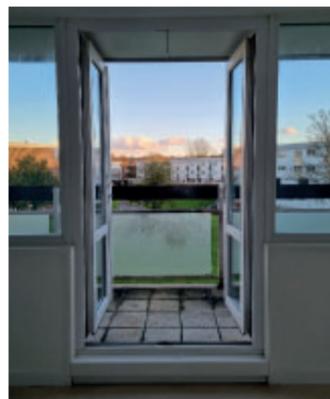
Area to the rear of Glenrose is looked after by a resident, creating a little example of pleasant communal amenity created by the community

Love the Cherry Trees on Benhill Avenue / Brunswick Road

The estate is generally quite quiet



Amazing Views



'Love the cherry Trees'



Some well maintained planting Resident led communal planting



# What do you DISLIKE about **BENHILL**

Walls are very thin and some rooms very cold – especially those over garages / undercrofts

New development should be future proof, and create-sustain the community.

Stairwells to access decks, and spaces under ramps – All in dark corners of the estate, and provide opportunity for misuse (drug use / ASB). Additionally they are not maintained well by SHP, so always use the access ramps, as they are open and feel safer.

Distance between Newlyn North and Clevedon East is too close. Can see into each other's windows.

(Homedale / Roseberry gardens). Journeys to and from the town centre are often made via the Western boundary of the estate. However, there is very poor connectivity to this side of the estate, with Homedale acting as a wall to the rest of the estate. Journeys on foot are via the gaps between the buildings, which are dark, unlevel, and not well maintained

Secondary path for pedestrians. Not overlooked not well lit, and hidden by ramp. Does not feel safe.

Drainage / flooding issue to the northwest of the central play area (Clevedon) and also to the undercroft parking area off Benhill Wood Road

Fly-tipping, especially evident across the estate in areas accessed directly off Brunswick Road with low visibility and around external bin areas. Woodville and Homedale House. Suggestion that there is a room for bulky rubbish storage. Bags chucked over the balconies, sometimes piling up around the bins.

Complaints about residents' rising service charges having to pick up the cost of clearing fly-tipping

Very poor levels of sustainability / energy –efficiency for homes, and insufficient provision for recycling across the estate.

Lack of Level thresholds to all properties, meaning a significant step down into dwellings access off the access deck.



Huge trees causing damage



Fly-tipping



'Uninspiring' play area



Clevedon Undercroft

Handrail missing on a balcony – not safe

Unruly kids create problems in play areas

Lighting on access decks is insufficient – and needs repair

'Ball Park' play area. Has recently been taken over by dog trainers as its underused. Very gender specific / boy orientated (football, basketball etc). Could the area be more inclusive / integrated? Signage? Different game apparatus / furniture eg. Teqball? Chess? Netball?

Existing Community room/office (Newlyn). "Didn't know it was there" Not visible to the estate. Not a nice place to be. One window, and normally boarded up. Maybe a BBQ area to the front of it? Could link it to outside space better.

I've gotten lost on the estate before. Not clear how to get from one block to another. Deliveries a real problem across the estate.

Many of the ground floor maisonettes feel like they are 'back to front.' Don't know which is the front door and which is the back door.

Infill Development – If it were going to be anywhere, the central green space to the South of Clevedon could be big enough. Maybe homes for 'Over 55's?' say 2 or 3 storey so as not to block light and views of existing residents.

There are new external cycle stores around the estate which resident didn't know about or that is what they were for.

Windows are very hard to clean

Stairs tight and difficult to get furniture up.

Much more bike storage needed across the estate



Stepped thresholds: poor accessibility



Commercial level Fly-tipping



Site Drainage issues



Untidy bin areas and bulky waste



# What do you DISLIKE about **BENHILL**

Homes – Many in poor condition with report of roof leaks, condensation and thin walls. Extremely hard to heat.

Leaseholders in general not at all happy with the recent window / cladding / upgrade works, which many are still paying for

Garages rented to people not living on the estate

Variation of condition of garden boundaries, and general upkeep of residents' front gardens at ground floor. Affects how the place feels. Overgrown planting makes footpaths feel very narrow

Large areas of lawn are not well maintained, with grass cuttings left everywhere. Looks a mess.

Brunswick Road – Cars travel very fast along this road. It is a 20mph road but is poorly signposted. As such, the road acts as a physical and mental barrier, dividing the estate. Many of the residents in attendance attested to very rarely, or never using the central and Eastern areas of the estate.

Central play Area. Lots of metal fencing makes it difficult to access the play area. Also not well overlooked to the North, as its all garages to the North of the Play Area. Paths in this area are very narrow.

Clevedon Undercroft. Unclear what it is for. Unsure why its not made accessible for more car parking, which is at a premium.

There was no consultation on the positioning of the new notice boards – not in the right places

Broken and leaking gutters, staining the buildings. Scaffolding not safe and needs health and safety signage.

Leaking flat roofs and pipes reported at several homes with a lot of disruption and internal damage to make good at own cost



Poor condition of cladding and windows



Lots of garages not used for parking



Huge ramps - creating 'dead corners'

Feels like some large trees have not been given enough room in the design of the estate. Roots often causing cracks and uneven pavements. Some trees (eg. between Clevedon and Newlyn House) the canopies block views and sunlight into the properties.

Glenrose - more hilly than the rest of the estate. Difficult to get around on foot.

Huge ramp creating a 'dead - corner' Space could be better used

The drainage is not fit for purpose and needs maintaining – lots of ponding / localised flooding.

Adjacent residents living on Ivedene Close, say that the appearance and upkeep of Glenrose and the associated parking / play areas devalue their properties. People "Drive in, take one look at it, and drive away again"

Resident suggestion that Glenrose is suffering from subsidence. Keen to understand results of any upcoming structural survey. Same resident also suggested there was asbestos in the construction.

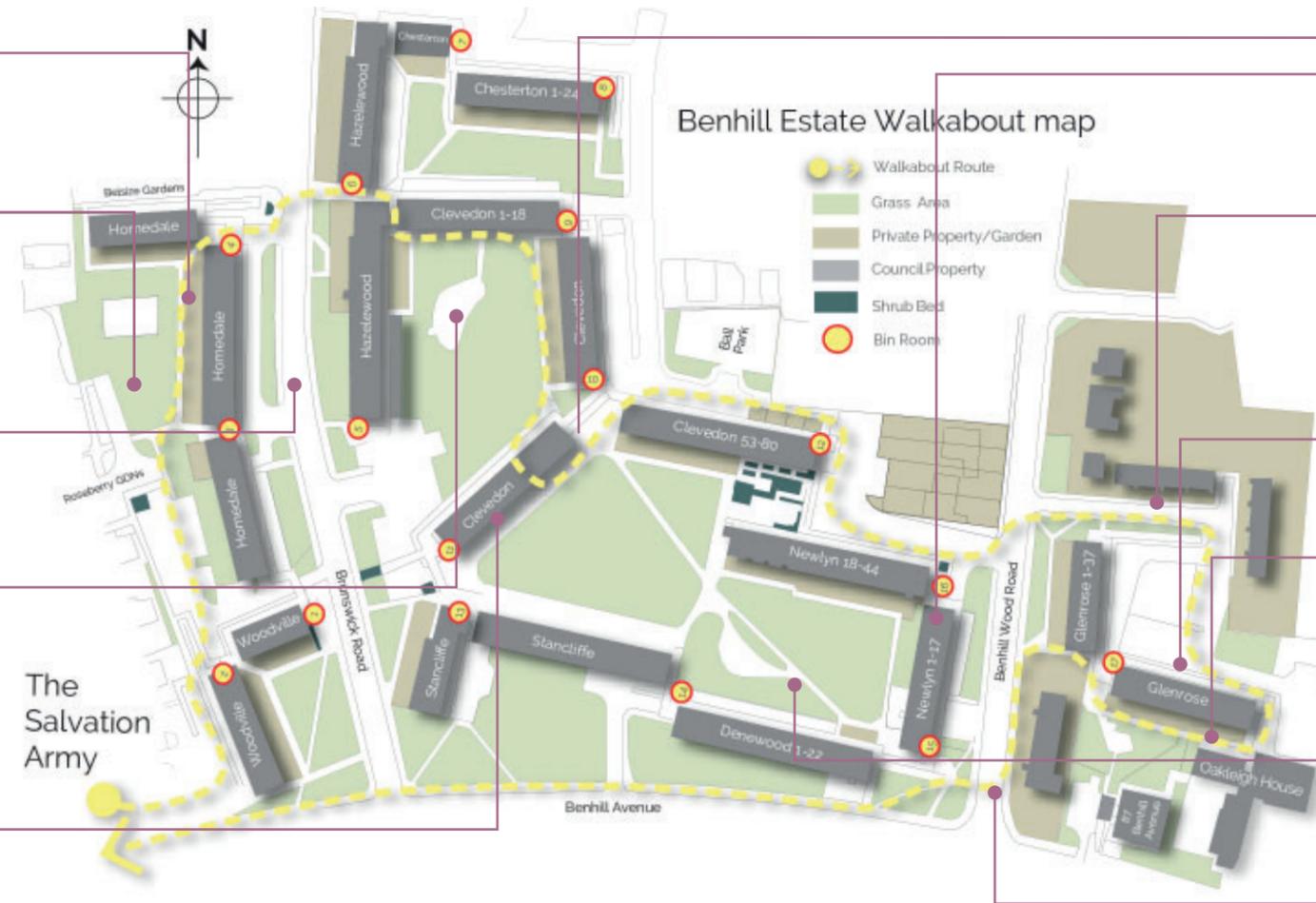
Very narrow paths to the South of Glenrose, leading to the front doors of the Ground floor maisonettes. Back doors often used as front doors.

There are some benches close to the play areas, but there could be more. No benches with tables to allow use of amenity for picnics / table games etc.

Benhill Wood Road also acts as a barrier between Glenrose and the rest of the Benhill estate. Fast Moving, and 2 way traffic with no traffic calming or crossing points.

Can't sell my property – buyers can't get a mortgage

Very poor road and path surfaces (lots of potholes and broken surfaces), with shoddy play area and equipment. The play area is however well used by parents with their younger kids. Feels more secluded than the other play areas.



Untidy and unsightly bin areas



Poor accessibility to play and parking



Brunswick Road: Barrier through the estate



Poor pavement and road surfaces

