

The Masterplan attempts to be a flexible framework. Consultation will be on-going throughout the regeneration process.

This section describes the phasing strategy. Many detailed programmes have to be generated in due course.

## Sample Phasing Shangan

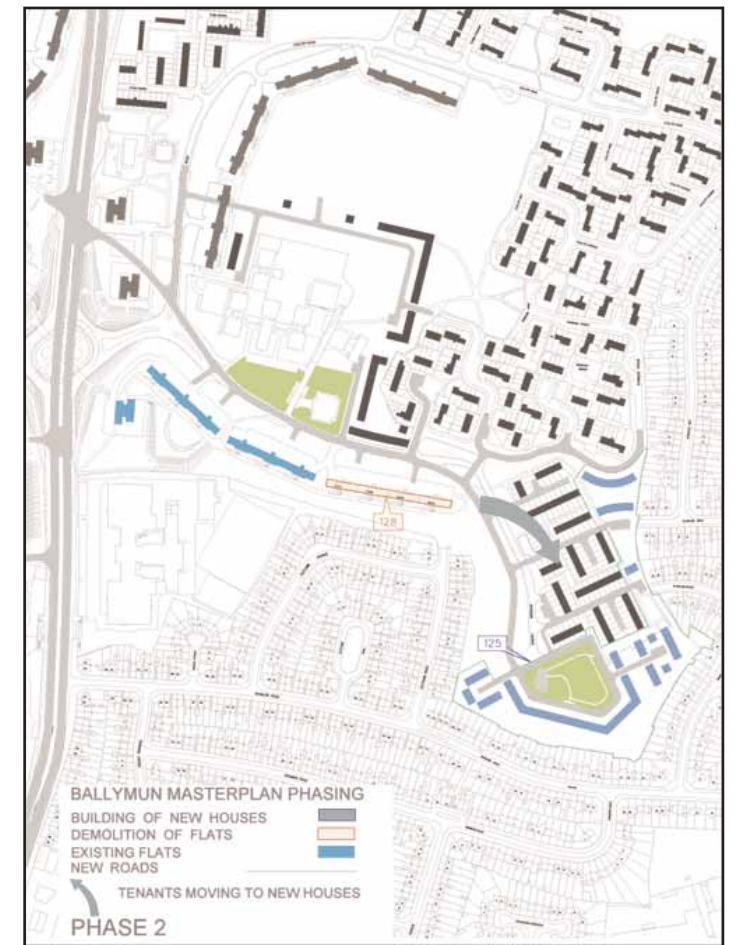
This example shows how the Phasing might be carried out in Shangan. It explains how the building of new houses and the demolition of the existing flats will operate in sequence from the existing flats to the completion of the new housing.



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### IMPLEMENTATION

#### Phasing of the new building work

Due to the extent and complexity of the project the building works must be phased.

Phase 1. will be the first building work to begin, and will be followed by Phases 2, 3, 4 and 5 in sequence.

Phase 1. building will be on clear and available sites.

When this building is complete the first people will move from the existing flats to these new homes.

The empty blocks will then be demolished to provide a new building site which will allow Phase 2. to begin.

The process of building, decanting and demolition will be repeated through Phases 3, 4, and 5, until all the new homes are built and the existing blocks of flats have been demolished.

It is intended that the phasing will begin in all 5 areas, simultaneously i.e. in Coultry, Shangan, Balcurris, Sillogue / Sandyhill, and Poppintree.

#### Where possible the phasing will achieve:

- (1) a single decant
- (2) keeping people within their own area
- (3) the early commencement of the town centre
- (4) the creation of the main open spaces
- (5) the restructuring of all services.

#### Demolition of Existing Flats

The demolition of the existing tower and spine blocks will be carried out in such a manner as to minimise the risk of any danger to the public.

The demolition technique used will involve the dismantling of precast concrete wall panels and breaking out of insitu concrete floors in a piecemeal manner, commencing at roof level and working down through the building.

It is not intended to use explosives as part of the demolition process.



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