

November 2020



11.0 Phasing and Meanwhile Use

11.1 Phased development

In order to demolish the existing Estate buildings, clear the site and deliver up to 2,170 new homes along with a new network of roads, gardens and open spaces, the Development will be brought forward in phases, staged over a number of years.

Prioritising new homes for existing residents

The decant and phasing strategy has been developed to minimise temporary rehousing, and to allow as many existing residents as possible to move directly from their current home into their new home.

The first buildings to be developed will prioritise Social Rental properties, and will allow for the re-housing of all existing secure tenants from the first two phases of demolition, along with 100 Shared Equity homes allowing 'Right-to-Buy' leaseholders within the existing Estate the opportunity to buy back into the scheme.

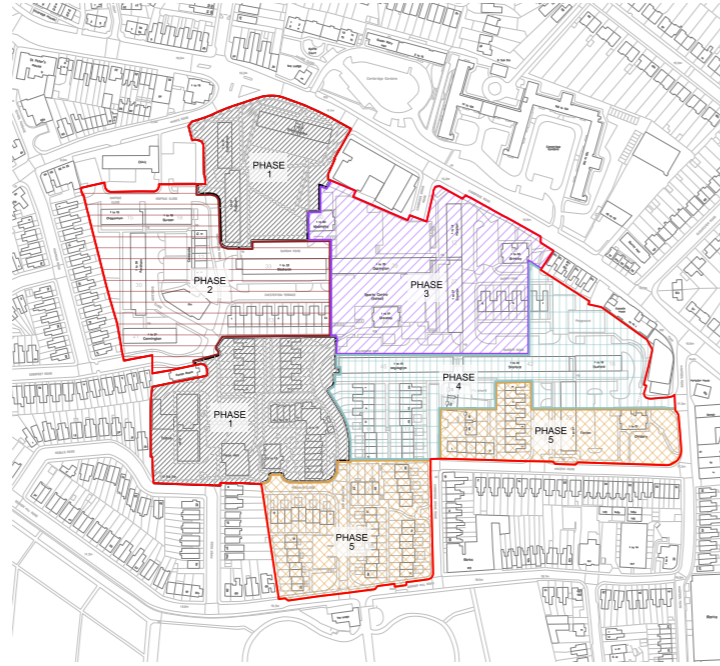


Figure 1: Phasing plan.



Figure 2: Fulbourn.



Figure 3: Comberton.



Figure 5: Terraced houses to Washington Road and Willingham Way .



Figure 6: Piper Hall.



Figure 4: Grantchester.



Figure 7: Tadlow.



Figure 8: Franklin Court.



Figure 9: Ely Court.



Figure 10: Scope of Initial site clearance and demolition.

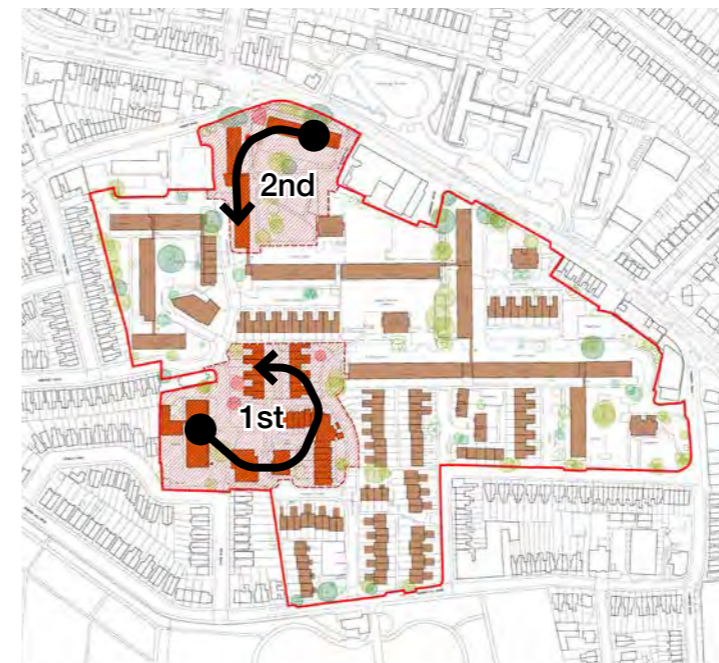


Figure 11: Phase 1 demolition location plan.



Figure 12: Containerised boiler plant hire.

11.2 Initial demolition and site clearance

Demolition will commence in the south west of the site, with the Tadlow building and Piper Hall allowing for construction to begin on the 44 homes in Plot B.

Site clearance will then proceed around Franklin Court, Ely Court and 1-14 Washington Road.

District infrastructure

One of the key challenges of the phasing is the provision of a new district heating network served by an Energy Centre within Plot E, with future connectivity to the Zero Carbon Kingston District Heating Network.

In the short term, temporary, containerised boilers will be provided to serve Plot B allowing the new homes to be occupied before the Energy Centre can be commissioned after the construction of Plot E. The equipment will be located to the north of the building, and will be aesthetically screened and secured.

Community facilities

The existing community facilities within Piper Hall will be replaced with the much larger Community Centre in Plot C at the junction of Hawks Road and Cambridge Road.

As Plot E needs to be built first to bring forward the Energy Centre, possible locations for a temporary local meeting place to replace Piper Hall are being explored with the Community Forum to ensure continuity of provision.

Meanwhile uses

Alongside permanent construction and landscaping, opportunities exist to find temporary uses for buildings and open spaces to support both the existing community and the new residents.

A “Meanwhile” strategy for these temporary uses will be developed in consultation with residents and the borough, with examples of potential proposals described later in this chapter.

11.0 Phasing and Meanwhile Use

11.3 Masterplan phasing

The scheme will be delivered in 5 main phases, beginning with the Detailed Component and working clockwise around the site.

Phase 1

The Detailed Component of the application

The number of new homes and tenure mix for the detailed phase are fixed and form part of the application:

| Plot | Tenures | Homes | All |
|------|------------------|-------|------------|
| B | ● Social Rent | 44 | 44 |
| C | ● Social Rent | 45 | 202 |
| | ● Private Market | 157 | |
| E | ● Social Rent | 61 | 206 |
| | ● Shared Equity | 30 | |
| | ● Private Market | 115 | |
| | | | 452 |

Phases 2:5

The Outline Component of the application

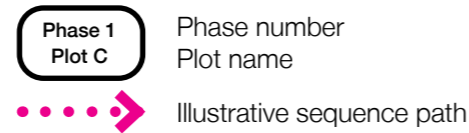
The Outline Component of the application is illustrative, subject to detailed design within later applications. For guidance, a broad number of homes and tenure mix allocated to each plot is shown below:

Phase 2

| Plot | Tenures | Homes | All |
|------|------------------|-------|------------|
| A | ● Social Rent | 52 | 118 |
| | ● Shared Equity | 7 | |
| D | ● Social Rent | 35 | 222 |
| | ● Shared Equity | 5 | |
| | ● Private Market | 182 | |
| P | ● Social Rent | 7 | 55 |
| | ● Private Market | 48 | |
| | | | 395 |

Phase 3

| Plot | Tenures | Homes | All |
|------|------------------|-------|------------|
| G | ● Social Rent | 114 | 285 |
| | ● Private Market | 171 | |
| K | ● Social Rent | 56 | 279 |
| | ● Private Market | 223 | |
| | | | 564 |



Illustrative Phasing

Construction phasing is dependent on a number of factors. The phasing illustrated here has been prepared with the advice of others, and may be subject to change during the development of the masterplan Reserved Matters Applications. The sequence is informed by:

- Creating complete neighbourhoods;
- Continuity of community uses;
- Balanced tenure distribution and delivery;
- Financial viability; and
- Delivering landscape and buildings spaces together to establish settings.

Phase 4

| Plot | Tenures | Homes | All |
|------|------------------|-------|------------|
| H | ● Social Rent | 111 | 228 |
| | ● Shared Equity | 42 | |
| | ● Private Market | 75 | |
| M | ● Social Rent | 53 | 127 |
| | ● Shared Equity | 3 | |
| | ● Private Market | 71 | |
| Q | ● Private Market | 6 | 6 |
| | | | 361 |

Phase 5

| Plot | Tenure | Homes | All |
|------|------------------|-------|------------|
| F | ● Social Rent | 7 | 94 |
| | ● Private Market | 87 | |
| J | ● Social Rent | 56 | 92 |
| | ● Private Market | 36 | |
| L | ● Social Rent | 79 | 87 |
| | ● Shared Equity | 8 | |
| N | ● Social Rent | 47 | 125 |
| | ● Shared Equity | 5 | |
| | ● Private Market | 73 | |
| | | | 398 |

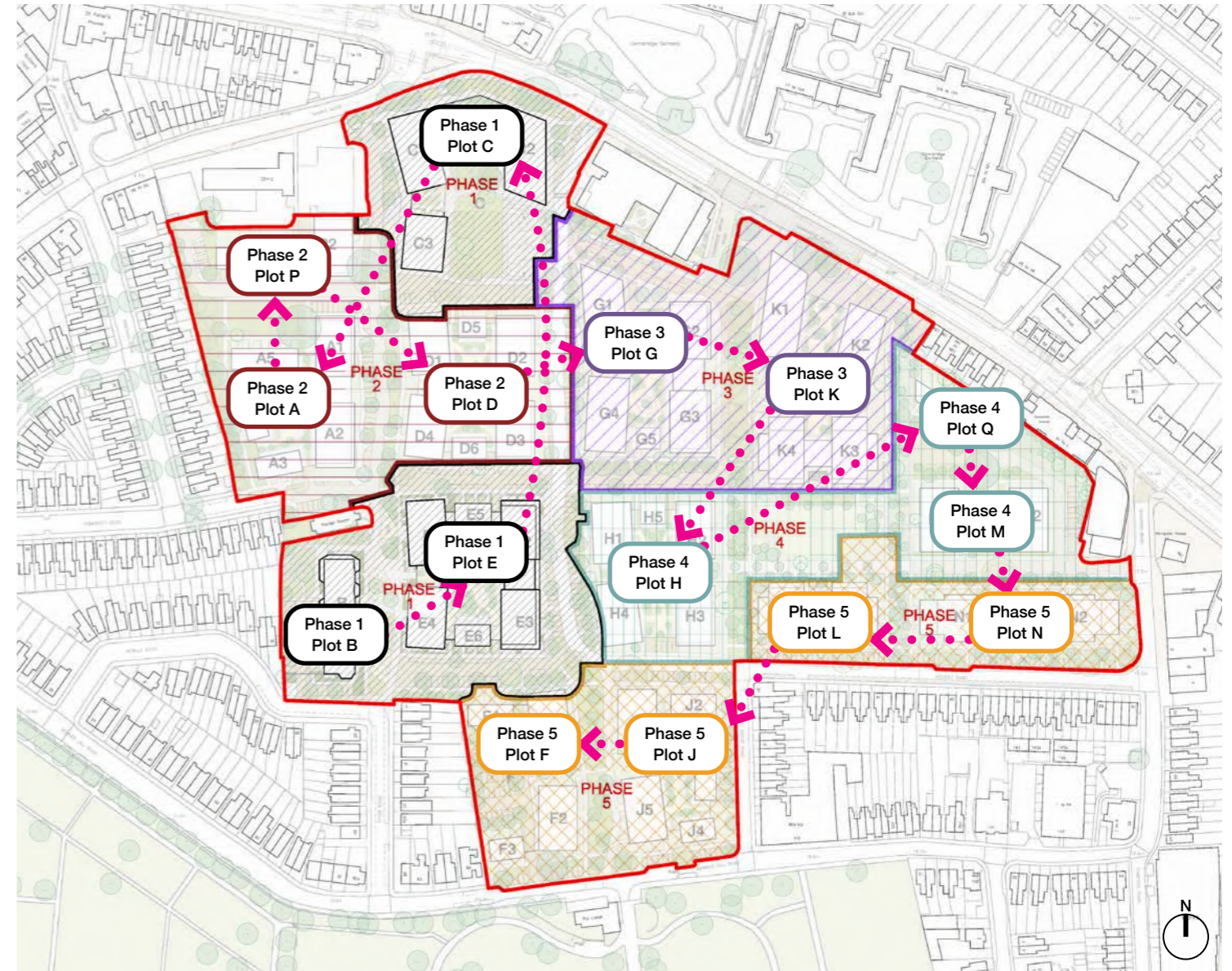


Figure 13: Masterplan phasing and plots

Landscape spaces

Within each phase of development, new open spaces will be provided to create settings which compliment the buildings and provide for amenity, new tree planting and playspace.

More information on these spaces is available in **Chapter 8** of this report.

Phase 1

Piper Way and Madingley Gardens

Refreshed landscape settings for existing mature trees.

Phase 2

Fordham Gardens and Washington Avenue

Enhanced biodiversity area, Community Growing space and planted play strip from Hawks Road to Piper Road.

Phase 3

Plot C MUGA

Following the demolition of Madingley Tower.

Cambridge Square and Croxton Avenue

New landscaped settings for existing mature trees, public open space at the gateway towards Norbiton.

Phase 4

Cambridge Grove Gardens and Stapleford Way

New 3,000sqm amenity green space with open flat grassed lawns, mounded areas, tree and shrub planting; Sustainable drainage planted strip.

Phase 5

Willingham Way

Newly pedestrianised and planted amenity space at the southern gateway into the site.



Figure 14: Street art and murals. Wenlock Road, Islington.



Figure 15: Social Enterprise recording studio. Pop Brixton.



Figure 16: Community construction. Time and Talents, Rotherhithe.



Figure 17: Community Kitchen in a retail unit. Brighton.



Figure 18: Vertical bottle garden. Rosenbaum, Brazil.



Figure 19: Relocatable skip gardens. Kings Cross.



Figure 20: Growing space on a car park. Roof East, Stratford.



Figure 21: 'Assemble & Join' Community craft engagement. Wandsworth.



Figure 22: Storytelling walls. BIDS AV, Budapest.



Figure 23: Apprentice housing in garages. Levitt Bernstein HAWSE, London.

11.4 Meanwhile uses

Creating opportunities

During the 15-year redevelopment programme of the Cambridge Road Estate, a sizable amount of land will be cleared through the demolition of the existing buildings.

The new development won't all happen at once, and some land will be vacant for years while construction is under way on a plot-by-plot basis.

Equally, demolition of the existing buildings won't take place at the same time, with many blocks, particularly in the east of the site, scheduled to remain standing for up to six years.

Short-term housing

The most obvious use for residential buildings during this time is temporary housing, with opportunities for emergency and short-term solutions within buildings scheduled for later demolition as part of this redevelopment.

Meanwhile projects

Supporting and enhancing the existing community programmes, there will be opportunities for new projects to make use of vacant property and land during the development.

These projects have a limited lifespan, as the spaces which play host to them will eventually be used for a permanent function or cleared to make way for development. The common name for this type of project is "**Meanwhile**".

A strategy for Meanwhile Uses will be developed for the Development, in consultation with local residents and community groups. The following pages highlight some of the areas where such uses might take place within the site.

Meanwhile landscaping

Following partial demolition, movable planters, play space and other 'pop-up' landscape solutions can make use of open space for community benefit.

In addition, prior to permanent landscaping being possible, short-term landscaping will stitch into the existing context. An example for Phase 1 is illustrated on the following pages.

11.0 Phasing and Meanwhile Use

11.5 Potential Meanwhile locations

The phasing sequence outlined earlier in this chapter describes a progression from the south west of the site, working clockwise around the phases.

For several years, significant areas of the existing Estate will remain standing, and much of the landscaping and play spaces will be left in their current configuration.

This provides a series of opportunities, in existing buildings and landscape spaces, for meanwhile activities to make meaningful changes to the use, safety, character and feeling of the existing Estate while it transitions into its new configuration.

A strategy for uses and locations will be developed in consultation with residents and the borough, with examples of potential proposals and locations described over the following pages.



Figure 25: Storytelling site hoardings: Kings Cross

Hoardings

During the phased demolition and construction, significant areas of hoardings will be required to ensure that the site areas are safe and secure, and construction activities are separated from the publicly accessible areas of the Development.

Such large areas of hoardings present opportunities for information about progress on the development, as well providing a canvas for community murals / artwork.

The hoarding could be fabricated in such a way as to move key works of art as the hoarding grows / shrinks, exposing art work to different areas of the site.

Hoardings can also be used to support wayfinding through the changing site layout during construction.

Buildings

The Sports Centre

- To the north of Graveley, an existing Sports Centre built with the original Estate is closed to public use. This space could be temporarily repurposed for a number of larger indoor meanwhile uses.
- The rooftop space above the Sports Centre could be repurposed to include outdoor uses such as: Mobile gardens; Allotments; Kitchen gardens; Basketball pitches; Skate park; Outdoor gym.

Garages

- Much of the public realm in the Estate is lined by garages, many not housing vehicles but being used for storage or not in use.
- In key spaces within the site, unused garages could be repurposed to house smaller indoor meanwhile uses such as: community kitchens; workshops; art spaces.

The Hawks Road Clinic

- Following the relocation of the Clinic to a new site, the existing building on the boundary of the site could be available for a variety of small and large community well-being activities, taking advantage of the cellular offices and larger waiting rooms.

Landscape

The HUB playspace

- The hard-landscaped split-level playspace north of Oakington could be intensified, with new play and fitness equipment, temporary landscape planting and growing space.

Grove Square

- In the long term masterplan, access to Cambridge Grove from Cambridge Road will be stopped up, with a new landscaped space connecting to a broad pedestrian crossing towards Norbiton Station via Cambridge Gardens.
- Works to the main road and open space could be brought forward to provide early community benefits and connect into the HUB playspace area.

Childerly Green

- The lawns at the south east corner of the site could play host to a tree nursery, allowing the maturing of younger tree specimens for later transplantation into their permanent homes.

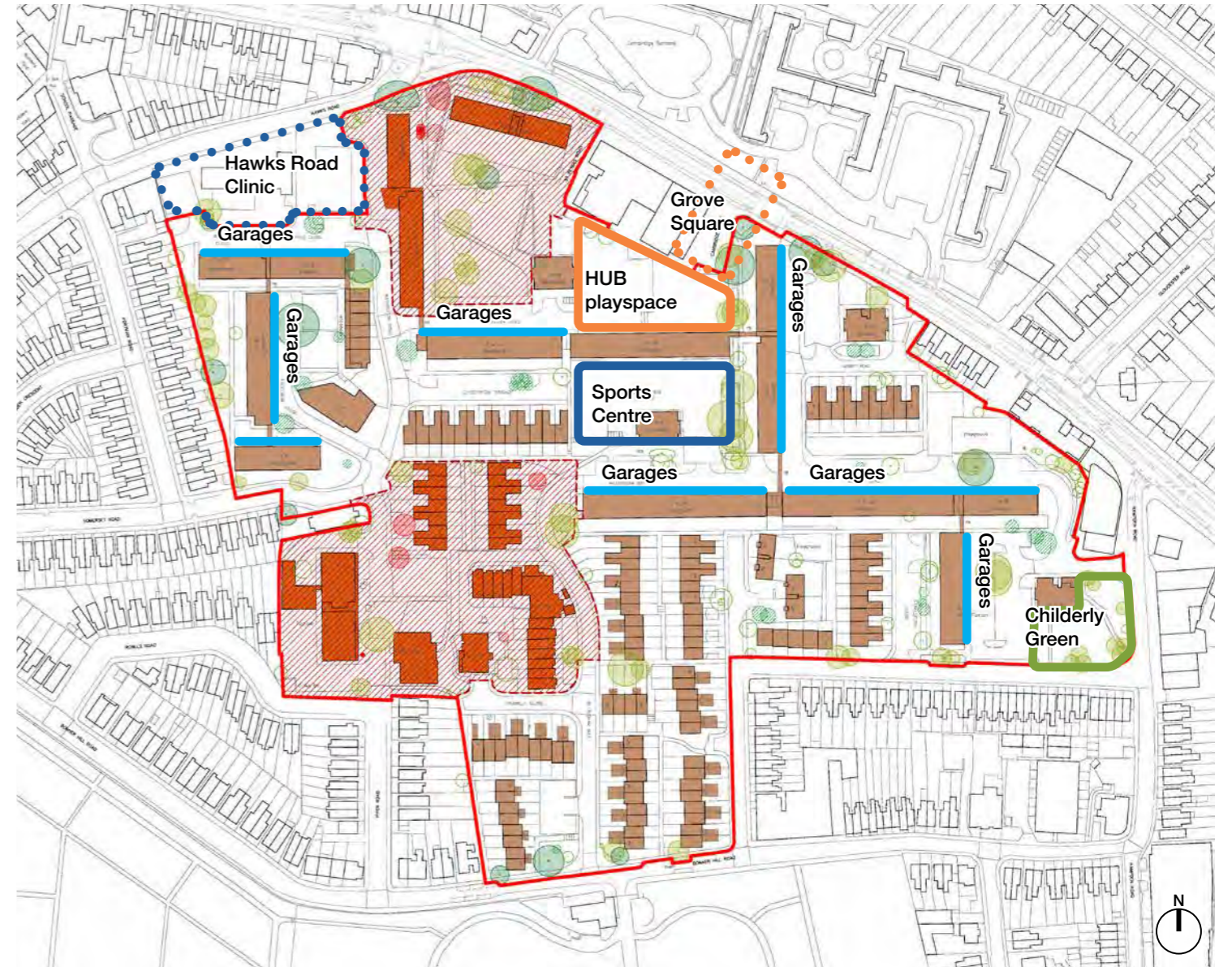


Figure 24: Potential locations for Meanwhile interventions.



Figure 26: The HUB playspace.



Figure 27: Garages facing onto the south of Madingley Gardens.

11.6 Meanwhile landscaping

As the new buildings and spaces will be built in the context of existing Estate buildings scheduled for later demolition, the edges of early phases need to 'stitch' into the existing landscape to retain access to existing homes and allow for the short-term retention of buildings.

Example: Phase 1

The adjacent diagrams show, for Phase 1, how short-term landscaping solutions will allow for:

Plot C

The continued use of Madingley Tower and homes accessed via Wimpole Close; and

Plots B and E

Continued access to Gravelly Tower and houses via Willingham Way.



Figure 28: Plot C meanwhile landscaping retaining Madingley Tower and Wimpole Close.



Figure 29: Plot C landscaping long term.

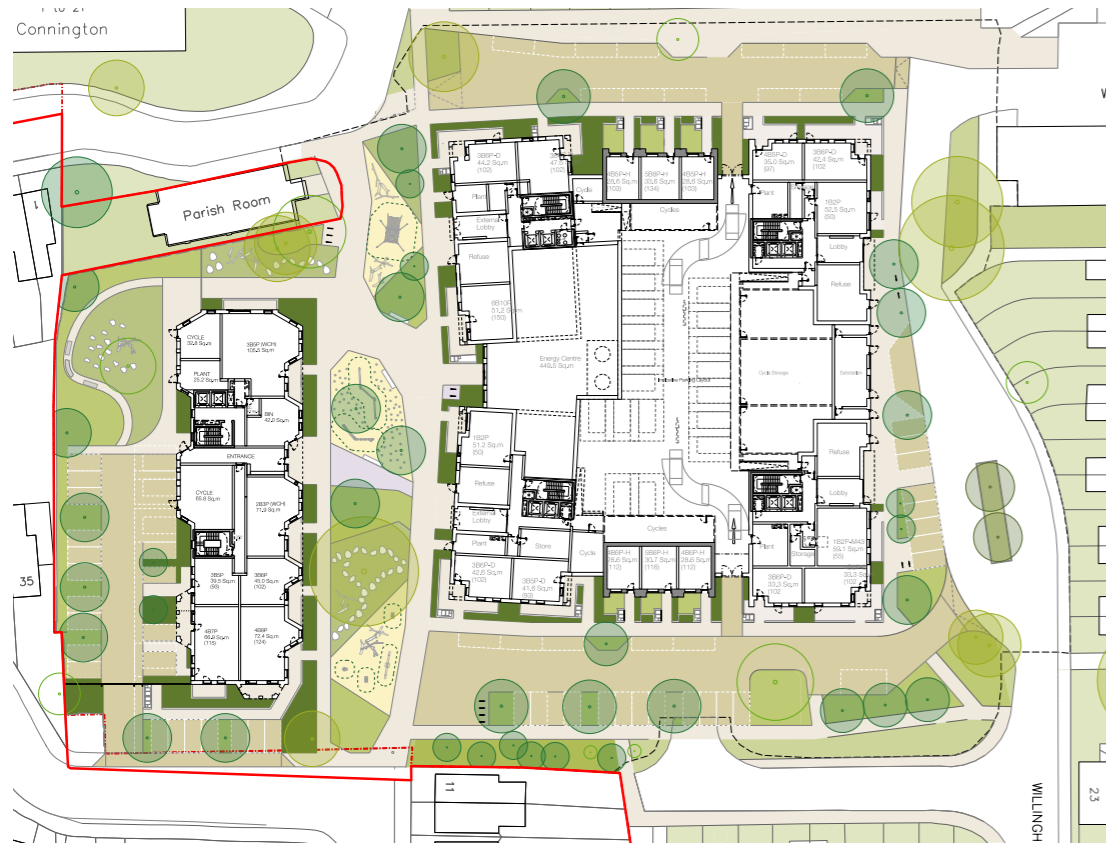


Figure 30: Plots B and E meanwhile landscaping retaining access to houses from Willingham Way.

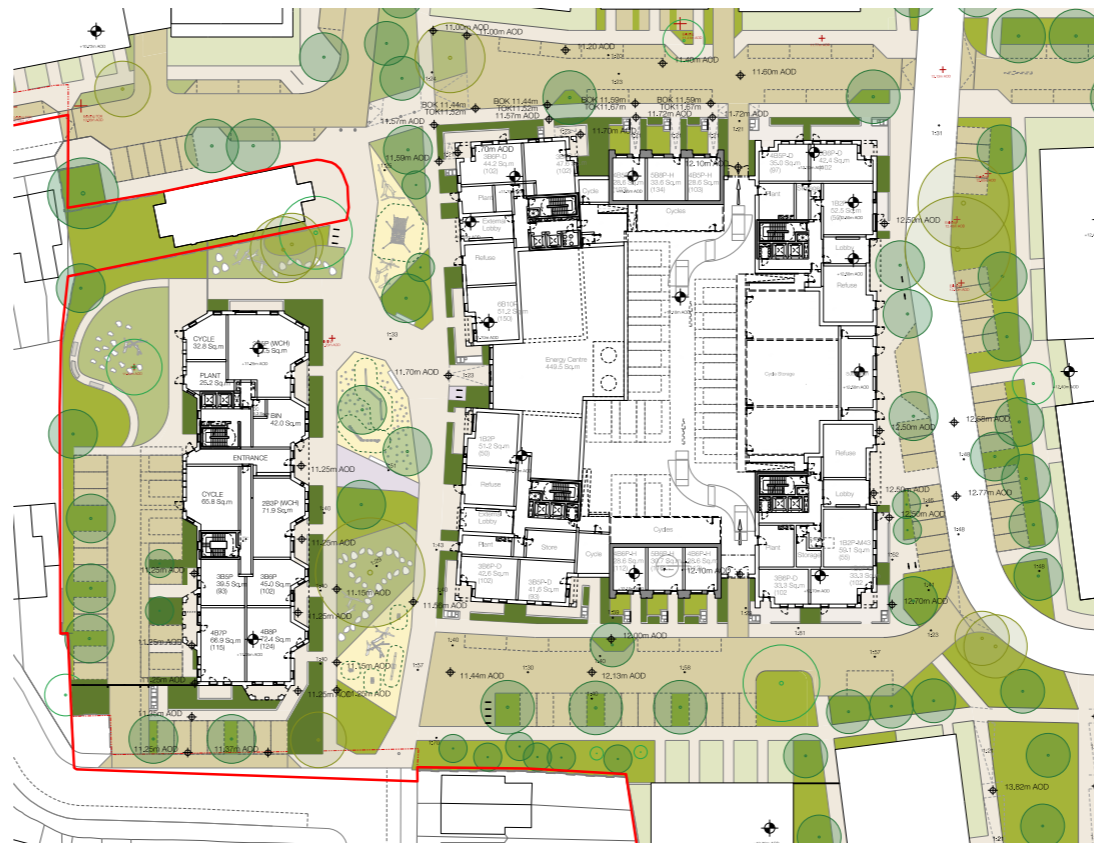


Figure 31: Plots B and E landscaping long term.

11.0 Phasing and Meanwhile Use

11.7 Added Social Value

Estate Regeneration is about much more than redevelopment, at its heart are the people who live on or around the Estate who will see the benefits of the building programme, but whose needs extend far beyond new homes and infrastructure.

An important element of the Proposed Development is the inclusion of community support programmes to complement the physical redevelopment of the site. These may be short or long term programmes.

Having been embedded within the Cambridge Road Estate for a number of years during the initial consultation and in the lead up to the ballot, Countryside will continue to work closely with the Borough housing team to engage and support local residents and key stakeholders with community development and legacy projects. An important element of the strategy is to build long term, sustainable capacity for positive change by working with groups across the community.

Outcomes

These social and economic interventions, formed collaboratively with local organisations, are designed to promote the long term sustainability and health of the community.



Figure 32: Practical skills and training



Figure 33: Job site opportunities



Figure 34: Activities for older residents



Figure 36: Community growing space



Figure 35: Community meeting and activity space



Figure 37: Children's activities

Community Team

Our experienced community team will be respectful of how social value is delivered throughout the development. We understand that social development and the physical development may not work at the same pace and that by recognising the longer term social commitment, we are here for the long term.

Early and ongoing engagement with residents and stakeholders identified a number of key needs to help build the Community within the Estate:

- **The lack of a youth centre and outreach**

This is referenced in the background reports and was also voiced by residents we met through dialogue, the residents' exhibition day and residents visit to Acton Gardens.

A Youth panel was formed during the design stage and has informed the masterplan evolution, particularly the strategy for play, cycling and social spaces in the public realm.

- **Education and training**

This need came across through our dialogue discussions with residents and in particular the challenge of the NEET's on the Estate. This need is also borne out in the statistics and background reports.

We had the opportunity to meet with Kingston Race Equality Council (KREC) who, amongst other things, provided us with an insight to the language challenges on the Estate and potential for initiatives to address this linked with engagement.

- **Healthy lives**

A number of residents we have met highlight the desire to access on-site facilities that promote health such as an affordable gym or healthy eating through growing vegetables on site.

A community growing space and outdoor fitness equipment are proposed both as long-term solutions within the masterplan, and also meanwhile uses to be delivered in temporary settings early on.

- **Employment opportunities**

The desire to provide residents with the opportunity for employment on site, through small business support or on-site management opportunities came across strongly. This was echoed by our discussions with external stakeholders including Kingston Chamber of Commerce.

The ground floor of Building C3 in the first phase has more than 225sqm of workspace facing onto the gardens in Madingley Gardens, and more space will be delivered in later phases if demand exists.

- **Flexible community space**

Some residents refer to the need for an affordable and flexible community space that can be adaptable in the future. Some residents specifically highlighted the challenge of keeping the space sustainable in its long term running pointing out facilities that had closed.

A large, flexible Community Centre will be built in Plot C in the first phase of development, with detailed consultation to continue on use and management.

- **Activities for older residents**

This need is identified in the Social Value Report, but also came across from our discussions with residents in dialogue.

The opportunity for smaller craft and elderly activity spaces exists within the large Community Centre.

- **Nursery space**

A number of residents at the residents' exhibition day said that a nursery was needed.

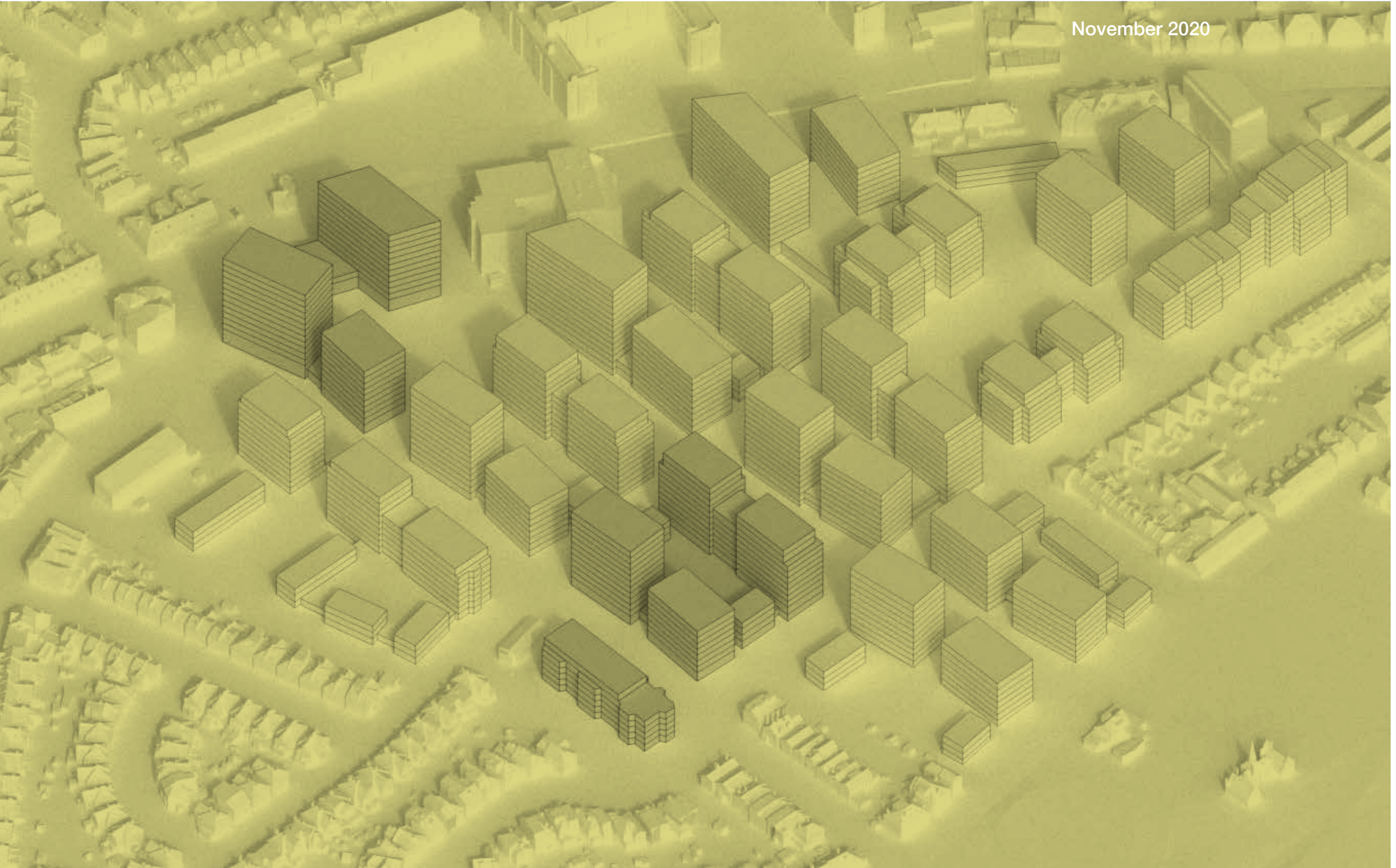
The opportunity for a nursery exists within the large Community Centre in Plot C.

- **Crime**

During the dialogue period, we met with the local Safer Neighbourhood team who highlighted the challenges of the physical design with its warren of walkways, linked buildings and dark spaces.

Feedback on the evolving masterplan helped shape the proposals and is described in Chapter 10.

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Figure 3: Playspace in a residential development. Good Quality Homes for all Londoners SPG.



Figure 4: Wet swale at Forest Way School. Building for a Healthy Life.

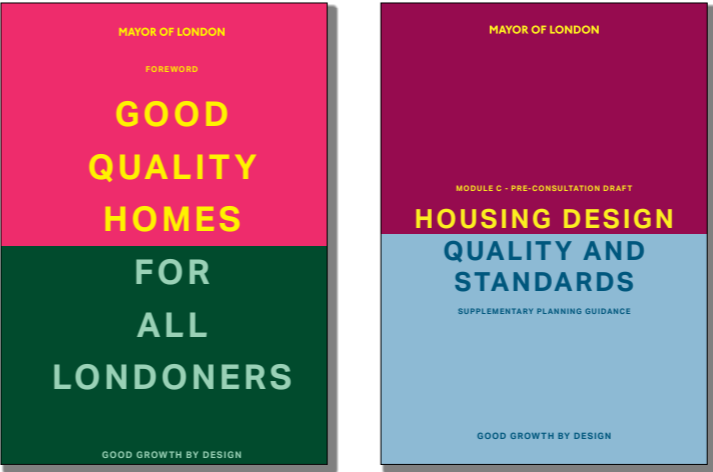


Figure 1: Good Quality Homes for all Londoners SPG.

12.1 Appraising the proposals

Mayoral Policy

Good Quality Homes for all Londoners SPG
(Pre-Consultation Draft 2020)
Module C - Housing design

In order to demonstrate that the scheme has been designed in line with current London Mayoral Policy, this chapter appraises the proposals against key metrics in the GLA draft SPG publication Module C - Housing design.

In addition, the Planning Statement submitted with the application addresses policy within additional Mayoral policy documents.

- **The Mayor’s Good Practice Guide to Estate Regeneration** (February 2018).
- **The Draft New London Plan** (Intend to Publish version 2019).

Building for a Healthy Life

Developed and led by CABE and the Home Builders Federation, the Building for Life scheme is informed by 20 criteria that embody a vision of what housing developments should be: attractive, functional and sustainable.

These principles are founded on government policy and on guidance developed by CABE in partnership with Design for Homes.

Countryside have adopted Building for a Healthy Life (BfHL) as a voluntary standard, and this chapter illustrates a number of ways that the scheme has been developed in line with the vision of BfHL.



Figure 2: Building for Life 12 / Building for a Healthy Life.



12.0 Compliance and Benchmarking

Good Quality Homes for all Londoners

12.2 Housing Design Quality and Standards

GQHL - Module C

C1 - Shaping good places



| Ref | Guidance | Comment | Submission report reference |
|-------------|--|---|---|
| C1.1 | Response to Character and context | | |
| C1.1.1 | Developments should demonstrate how design responds to its physical context, including character of the area and local pattern of buildings, public space, landscape and topography. | <p>The scale of the site (~23acres) and step-change in density from surrounding 2-storey suburban housing creates a significant and unavoidable juxtaposition of the development into its context.</p> <p>In the preparation of design proposals, the team walked the neighbouring streets and analysed key street-level features and material cues which could inform localising references within the proposed development.</p> <p>The response to topography is discussed below in C1.2.1.</p> | <p>DAS Vol.1 Ch.02 - Site Ch.04 - Evaluation Ch.06 - Townscape Strategy Ch.06 - External Appearance</p> <p>DAS Vol.2 Ch.02 - Assessment Ch.04 - Design strategy Ch.06 - External Appearance</p> |
| C1.1.2 | <p>Developments should demonstrate how:</p> <ul style="list-style-type: none"> The scheme complements and links into the local network of public spaces, including integration with existing streets, paths and ecological links. Public spaces and routes are designed to be overlooked Blank ground floor elevations avoided. | <p>The proposals stitch into existing routes to the west, south and east, and make new connections across the site to repair links to the north. A large proportion of existing trees and biodiverse planting areas will be retained, and ecological links will be dramatically increased by the creation of continuous green corridors.</p> <p>A key principle of the townscape strategy is active street frontages, prioritising homes and active non-residential uses facing out onto streets and open spaces, with blank frontages minimised and aesthetically treated to read as an integrated part of the facade.</p> | <p>DAS Vol.1 Ch.02 - Site Ch.06 - Townscape Strategy Ch.07 - Landscape design Ch.10 - Access</p> <p>Design Guidelines Ch.04 - Components</p> <p>DAS Vol.2 Ch.02 - Assessment Ch.04 - Design strategy Ch.05 - Configuration and compliance Ch.06 - External Appearance</p> |
| C1.2 | Topography | | |
| C1.2.1 | <p>Developments should take advantage of any level changes to optimise the full potential of the site.</p> <ul style="list-style-type: none"> They should also achieve efficient internal and external access arrangements, optimise urban greening and sustainable drainage whilst ensuring an accessible and inclusive scheme in terms of inclusive design. | <p>Significant level changes exist across the site, with localised depressions constrained by existing tree planting setting additional challenges for the creation of an inclusive, accessible public realm.</p> <p>Where possible, level changes across the site have been employed to provide below-ground and split-level parking with minimised excavation of spoil.</p> <p>SUDs, biodiversity areas and ecological planting from street to podium to roof has been proposed extensively across the site.</p> | <p>DAS Vol.1 Ch.02 - Site DAS Vol.1 Ch.07 - Landscape design DAS Vol.1 Ch.10 - Access</p> <p>Ecological and Bat Survey</p> <p>Biodiversity Net Gain Assessment</p> <p>Flood Risk Assessment</p> <p>Sustainable Design and Construction Statement</p> |

12.0 Compliance and Benchmarking

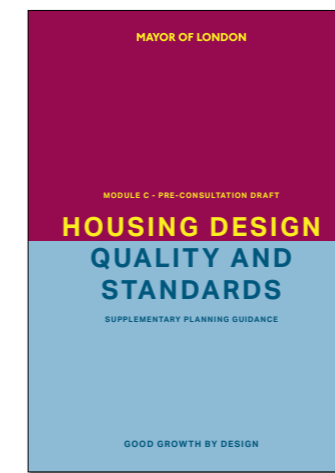
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Housing Design Quality and Standards

GQHL - Module C

C1 - Shaping good places

| Ref | Guidance | Comment | Submission report reference |
|-------------|---|--|--|
| C1.3 | Land use mix | | |
| C1.3.1 | Demonstrate how mix of uses meets strategic and local borough needs | The LPA Strategic brief defined the required mix of housing and supporting non-residential uses | DAS Vol.1 Ch.4 - Evaluation DAS Vol.2 Ch.05 - Configuration and compliance |
| C1.3.2 | Residential proposals should be designed to avoid compromising the day-to-day functioning of neighbouring non-residential uses (Agent of Change principle – LPIP policy D13) | Not applicable. Neighbouring non-residential uses are already embedded within an extant residential context and would not have reasonable expectations of “industrial” setting for noise, air quality etc. | DAS Vol.1 Ch.2 - Site |
| C1.3.3 | Developments that combine uses should be designed to protect the quality of home life through noise mitigation, refuse collection, services, parking arrangements and access routes to homes and amenity space. | Mixed-use ground floor of plots within the masterplan has been concentrated to the north of the site to consolidate servicing etc. Residential / non-residential do not share servicing for refuse etc. | DAS Vol.1 Ch.07 - Proposals Ch.10 - Access DAS Vol.2 Ch.05 - Configuration and compliance Ch.08 - Site access and servicing |
| | Public and commercial uses encouraged at street level where needed and would not negatively impact on residential amenity. | Public and commercial uses have been located in busier, high footfall areas where private residential frontages at ground level would not be appropriate. | DAS Vol.1 Ch.07 - Proposals DAS Vol.2 Ch.05 - Configuration and Compliance |



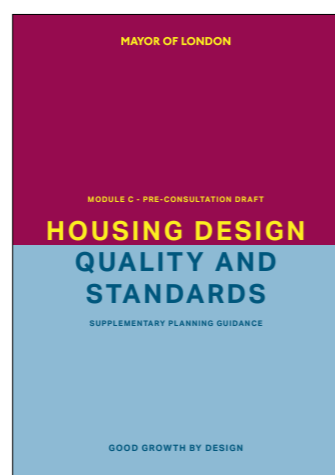
12.0 Compliance and Benchmarking

Good Quality Homes for all Londoners

Housing Design Quality and Standards

GQHL - Module C

C1 - Shaping good places



| Ref | Guidance | Comment | Submission report reference |
|-------------|--|--|---|
| C1.4 | Open space | | |
| C1.4.1 | Development proposals should comply with Borough open space strategies. | The scheme provides a good level of publicly accessible and shared communal open space and is located in close proximity to existing playing fields and green space. | DAS Vol.1 Ch.02 - Site Ch.08 - Landscape DAS Vol.2 Ch.07 - Landscape |
| C1.4.2 | Developments with estimated occupancy of 10+ children should make appropriate play provision in accordance with London Plan Intend to Publish policy S4. <ul style="list-style-type: none"> The GLA Population Yield Calculator should be used to determine number of children. Play space should be stimulating, incorporate greenery, be overlooked and accessible to all tenures and safely accessible from the street by children independently. | The GLA Population Yield Calculator v.3.1 has been used to calculate population yield for each plot to determine the number of children in each age band. Play space has been designed to meet a range of needs not readily summarised here. Refer to DAS chapters for details. | DAS Vol.1 Ch.08 - Landscape DAS Vol.2 Ch.07 - Landscape |
| C1.4.3 | Where communal space is provided, developments should demonstrate the space meets the qualitative standards of LPIP policy D6. | Refer to the Planning Statement for London Plan compliance. | Planning Statement |
| | Appropriate boundary treatments between communal and private open space should be included. | Clear, landscaped boundary distinction between public and private areas is embodied in the masterplan with mandatory requirements codified in the Design Guidelines. | DAS Vol.1 Ch.08 - Landscape DAS Vol.2 Ch.07 - Landscape DG Ch.04 - Component Guidelines |
| | Vital that proposals consider dual benefits of open space in urban greening, surface water management, air quality improvement and biodiversity conservation/enhancement. | Assessments have been prepared demonstrating open space, UGF, Biodiversity Net Gain etc. as well as a SUDs strategy which encourages the use of bioswales and green roofs. | DAS Vol.1 Ch.08 - Landscape DAS Vol.2 Ch.07 - Landscape |
| | Communal outside space should: <ul style="list-style-type: none"> provide sufficient space to meet the requirements of the number of residents be designed to be easily accessed from all related dwellings be located to be appreciated from the inside be positioned to allow overlooking be designed to support an appropriate balance of informal social activity and play opportunities for various age groups meet the changing and diverse needs of different occupiers. | Shared residential gardens are located within the majority of plots and are secured from public access through gates at ground level or by virtue of their position above a podium car park. Each shared garden is a mixture of hard/soft landscaping and play space for under 5s, with additional playable features for older children and seating areas. Shared gardens will have step-free access for all residents of a plot. Shared gardens are located alongside a standalone building (e.g. Plot B) or between buildings on a podium (e.g. Plot C or E) and are overlooked by multiple dwellings for a good level of passive surveillance. | DAS Vol.1 Ch.08 - Landscape DAS Vol.2 Ch.07 - Landscape |

12.0 Compliance and Benchmarking

Good Quality Homes for all Londoners

Housing Design Quality and Standards

GQHL - Module C

C2 - Design for a diverse city

| Ref | Guidance | Comment | Submission report reference |
|-------------|---|---|--|
| C2.1 | Diversity of residential type and tenure | | |
| C2.1.1 | Proposals should demonstrate how the mix of dwelling sizes and tenures meets strategic targets | <p>The LPA Strategic brief defined the required mix of housing.</p> <p>The LPA Housing Needs Assessment defined specific requirements for Phase 1 re-provision for existing residents.</p> | <p>DAS Vol.1 Ch.4 - Evaluation Ch.07 - Proposals</p> <p>DAS Vol.2 Ch.05 - Configuration and Compliance</p> |
| C2.1.2 | <p>Proposals should demonstrate how the mix of dwellings and tenures have been integrated and the quality of architecture and materials is consistent across all tenures.</p> <ul style="list-style-type: none"> Where separate access is provided for different tenures, the design of the access should give equal weight to the quality and accessibility of residential entrance lobbies and their visual presence. All residents should have access to communal amenity and play space There should be equitable access to on site cycle and car parking spaces for different tenures Gated communities should be resisted | <p>The masterplan is a typology-led approach with no distinction in quality of architecture and materials between private, shared or affordable tenures.</p> <p>Tenures are typically arranged by building core to allow for management, maintenance and service charges to be equitably managed for different income groups.</p> <p>Where two tenures share a single building and rely on a central core to access upper floors or landscape areas all residents of the building share the same common entrance lobby. The entrance lobby specification and external expression is determined by the building typology, not the tenure.</p> <p>All residents have access to secure, on-site cycle storage, and an equal opportunity to lease an allocated parking space or the Right to Park in a CPZ in the public realm.</p> <p>The public realm is extensive, with access for all. Additional secured gardens exist for the benefit of residents, and compliment, but do not overpower, publicly accessible open space.</p> | <p>DAS Vol.1 Ch.08 - Landscape Ch.10 - Access</p> <p>DAS Vol.2 Ch.07 - Landscape Ch.10 - Access</p> |
| | <p>LPIP policy D7 requires that at least 10% dwellings meet M4(3) standards, and all other dwelling meet M4(2) standards.</p> <p>The draft SPG states that M4(3) requirement applies across all tenures and should be distributed throughout developments, providing a range of aspects, floor level locations, view and unit sizes which respond to local need or are reflective to the overall housing choice in the development.</p> <p>However, at least 10% of affordable homes should comprise wheelchair user dwellings.</p> | <p>10% of all dwellings across the masterplan will meet with M4(3) standards, and all other dwellings will meet with M4(2) standards.</p> <p>Across the masterplan, a mix of lateral dwelling types and sizes (bedspaces) will be configured as M4(3), reflecting 10% by tenure.</p> <p>For the first phase, the LPA's Housing Needs Assessment has determined specific resident requirements for wheelchair accessibility which has influenced the specific provision in plots B,C and E.</p> <p>For the Outline component, a representative mix of homes has been assumed and this will provide the balance of the M4(3) homes in the masterplan.</p> <p>An accessibility and inclusive design audit has been prepared as part of this application.</p> | <p>DAS Vol.1 Ch.10 - Access</p> <p>DAS Vol.2 Ch.05 - Configuration and compliance</p> |



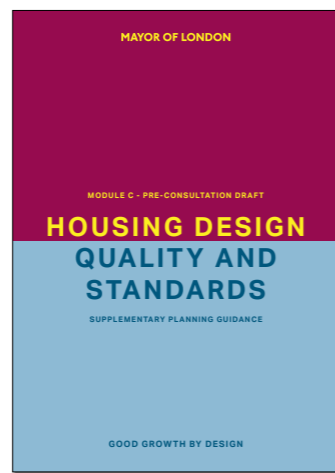
12.0 Compliance and Benchmarking

Good Quality Homes for all Londoners

Housing Design Quality and Standards

GQHL - Module C

C3 - Design for a diverse city



| Ref | Guidance | Comment | Submission report reference |
|--|--|--|--|
| C2.2 Accessible housing and inclusion | | | |
| C2.2.1 | Proposals should demonstrate they have been designed to meet the needs of a diverse population in terms of site arrangements, inclusive design approach and provision of accessible and adaptable (wheelchair user) housing. | <p>A minimum of 10% of all dwellings in the scheme will be designed to meet regulatory standards for part M4(3) Wheelchair User Dwellings, with the remaining homes designed to a minimum M4(2) standard.</p> <p>M4(3) homes have been designed to give residents choice: locations at ground, podium and upper levels of buildings; aspects to streets and gardens; across all tenures; a range of dwelling sizes and bedspaces.</p> <p>Site configuration and inclusive accessibility - see C.1.2.1</p> <p>An Accessibility Audit has been submitted in support of this application.</p> | <p>DAS Vol.1 Ch.10 - Access</p> <p>DAS Vol.2 Ch.05 - Configuration and Compliance</p> <p>Accessibility Audit</p> |
| C2.2.2 | Developments should demonstrate they have been designed to meet the travel needs of disabled residents, including street environment and access to public transport and car parking. | <p>Step-free access across the site has been a priority, with significant improvements in inclusive access.</p> <p>Accessibility and PTAL audits have been submitted in support of this application.</p> <p>BS 8300 compliant car parking spaces have been provided, located close to ground floor dwellings and prioritised within secured parking areas, close to cores.</p> | <p>DAS Vol.1 Ch.08 - Landscape Ch.10 - Access</p> <p>DAS Vol.2 Ch.05 - Configuration and Compliance Ch.07 - Landscape</p> <p>Accessibility Audit</p> <p>Transport Assessment</p> |
| C2.3 Sense of Community | | | |
| C2.3.1 | Development proposals should include an appropriate range of housing types and tenures to provide opportunities for people, to remain within their community as their circumstances change. | <p>The scheme has been developed in response to the requirements of the RBK Strategic Development Brief and the Housing Needs Assessment which informed the Rehousing Strategy submitted in support of this application.</p> <p>A range of homes</p> | <p>DAS Vol.1 Ch.07 - Proposals Ch.09 - Building typologies</p> <p>DAS Vol.2 Ch.05 - Configuration and Compliance</p> <p>Rehousing Strategy</p> |
| C2.3.2 | Development proposals should demonstrate that meaningful engagement has taken place with existing communities from the early design stage to help define specific community needs and aid with any integration of new communities. | <p>Engagement with existing communities within and surrounding the Estate has been undertaken from the inception of the project and continued through a successful Residents' Ballot.</p> <p>Engagement will continue through the construction of the Detailed Component and subsequent phases of the Development.</p> | <p>DAS Vol.1 - Ch.03 - Involvement</p> <p>DAS Vol.2 - Ch.03 - Involvement</p> <p>Statement of Community Involvement</p> |

12.0 Compliance and Benchmarking

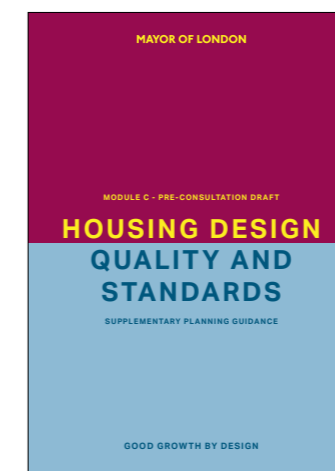
Good Quality Homes for all Londoners

Housing Design Quality and Standards

GQHL - Module C

C3 - From Street to front door

| Ref | Guidance | Comment | Submission report reference |
|-------------|--|---|--|
| C3.1 | Access and servicing | | |
| C3.1.1 | Ensure all main entrances to houses, ground floor flats and communal entrance lobbies are visible from the public realm and clearly identified. Entrances should be well lit and overlooked. | The proposals have been designed to meet the principles of Secured by Design and, in both Detailed Component and masterplan controlled by the Design Guidelines, create clearly defined entrances onto safe public frontages. | Design Guidelines DAS Vol.1 DAS Vol.2 Ch.05 - Configuration and Compliance Ch.07 - Landscape |
| C3.1.2 | Number of dwellings accessed from a single core does not exceed eight per floor. Deviation will need to be justified and mitigated, by maximising corridor widths (beyond 1500mm) and introducing natural ventilation / daylight to corridors. | <p>The proposals incorporate a number of building typologies including linear blocks and central-core mansion blocks with a number of flatted dwellings served by a common core. All cores are provided with corridors at 1500mm minimum and passing places at 1800mm width around lifts and stairs. All cores or corridors meet the external wall with natural daylighting and ventilation.</p> <p>Across the masterplan, the average number of dwellings accessed from a core is 5.5 per floor, well below the maximum of 8 per floor.</p> <p>In some instances, the number of dwellings accessed from a single core is 9 per floor, including Plot B within the Detailed Component, and the 100% dual aspect Mansion typology Plots L and N along Vincent Road. Plot B is a low-rise building with 1Bed and 2Bed homes over three floorplates of nine floors, and no more than 6 homes per floor on the other storeys of the building.</p> | <p>DAS Vol.1 Ch.07 - Proposals Ch.09 - Building typologies</p> <p>DAS Vol.2 Ch.04 - Design Strategy Ch.05 - Configuration and Compliance</p> |
| C3.1.3 | Ensure communal refuse, recycling and food waste containers, enclosures and stores are accessible to all residents, including children and disabled persons. Location should satisfy local requirements for waste collection. | <p>The proposals have a range of refuse and recycling facilities, from doorstep recycling, common facilities close to building cores, and opportunities for shared access facilities within the Community Centre.</p> <p>Where shared facilities are provided, these are easily accessible by step free routes, and located within compliant drag distances for Local Authority collection.</p> | <p>DAS Vol.1 Ch.10 - Access</p> <p>DAS Vol.2 Ch.04 - Design Strategy</p> |



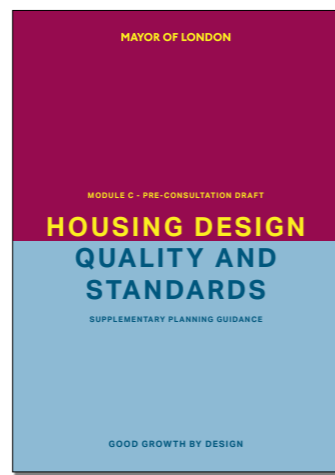
12.0 Compliance and Benchmarking

Good Quality Homes for all Londoners

Housing Design Quality and Standards

GQHL - Module C

C3 - From Street to front door



| Ref | Guidance | Comment | Submission report reference |
|---------------|---|--|--|
| C3.1 | Access and servicing | | |
| C3.1.3 (cont) | <p>25 dwellings per core is generally considered the maximum but flexible depending on the size of dwellings (and therefore number of people + children served).</p> <p>25 1-bed units (50 adults) less concerning than 25 3-bed units (75 people, including c. 50 children)</p> <p>Groups of 2-8 dwellings per floor for each core is usually desirable.</p> | <p>Development at the density required to meet the housing and open space amenity goals of the Strategic Development brief would not be possible or financially viable with a restriction of 25 dwellings per core.</p> <p>The Proposed Development has 39 cores with an average height of 9 storeys; an average of 55 homes per core.</p> <p>Laid out in the same masterplan, at 25 dwellings / core, the scheme would have an average height of 4 storeys and could provide fewer than half the number of new homes, failing to meet the Borough housing needs and not meeting the Mayor's requirements for re-provision or additionality of Affordable homes.</p> <p>An additional 47 cores would be required to deliver the same number of homes on the site, creating a hostile built environment dominated by built form and lacking in public realm amenity and open space between buildings.</p> | <p>DAS Vol.1 Ch.07 - Masterplan proposals</p> <p>DAS Vol.2 Ch.04 - Design Strategy Ch.05 - Configuration and Compliance</p> |
| C3.2 | Safety and Security | | |
| C3.2.1 | <p>Proposals should demonstrate they are safe and secure and design out opportunities for crime and anti-social behaviour</p> <ul style="list-style-type: none"> Streets, footpaths, cycle paths, communal and public open space should be overlooked from nearby housing, providing natural surveillance and perception of eyes on the street. Separate footpaths and cycle paths should be located next to trafficked streets Streets, footpaths, cycle paths and open space should be overlooked Non-residential uses that incorporate entrances should front onto the street. Gated development is unacceptable. | <p>The public realm is extensive, with access for all. Additional secured gardens exist for the benefit of residents, and compliment, but do not overpower, publicly accessible open space.</p> <p>The proposals were prepared in consultation with Safer Neighbourhoods Police liaison team and the Designing Out Crime Officer.</p> | <p>DAS Vol.1 Ch.08 - Landscape Ch.10 - Access</p> <p>DAS Vol.2 Ch.04 - Design Strategy Ch.07 - Landscape design Ch.08 - Site access and servicing</p> |
| C3.2.2 | <p>Proposals demonstrate they have achieved the highest standards for fire safety, identify locations for fire appliances and evacuation and provide suitable means of escape for all.</p> <ul style="list-style-type: none"> At least one lift per core should be suitably sized fire evacuation lift to evacuate people who require level access from the building in the event of a fire. | <p>A Fire Strategy has been submitted in support of the application. The Detailed Component has been designed to meet or exceed current fire regulations and will satisfy the requirements of the guidance.</p> <p>The Masterplan has been configured to demonstrate access for Fire Appliances and emergency services.</p> | <p>Fire Strategy</p> <p>DAS Vol.1 Ch.10 - Access</p> <p>DAS Vol.2 Ch.04 - Design Strategy Ch.05 - Configuration and Compliance Ch.08 - Site access and servicing</p> |

12.0 Compliance and Benchmarking

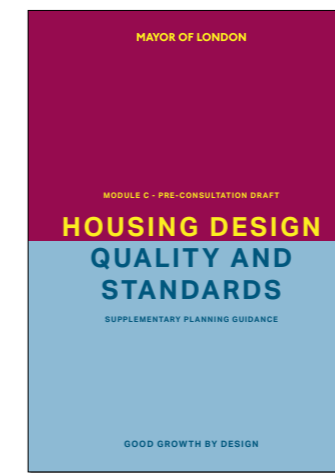
Good Quality Homes for all Londoners

Housing Design Quality and Standards

GQHL - Module C

C3 - From Street to front door

| Ref | Guidance | Comment | Submission report reference |
|-------------|--|---|---|
| C3.3 | Cycle parking | | |
| C3.3.1 | <p>All developments should provide dedicated storage space for cycles at the following level</p> <ul style="list-style-type: none"> One long-stay space per studio or one bed (one-person) dwelling One and a half long-stay spaces per one bed (two-person) dwelling Two long-stay spaces per two or more bed dwelling. In addition, for developments of between 5 and 40 dwellings at least two short-stay cycle parking spaces should also be provided, with at least one additional space per 40 dwellings thereafter <p>Key notes:</p> <ul style="list-style-type: none"> Where the exact mix of uses is not known, the highest potential applicable cycle standard should be applied. Minimum of two short stay and two long stay cycle parking spaces. Where the standards refer to 'higher cycle parking standards' – this applies. Cycle parking should be designed and laid out in accordance with the London Cycling Design Standards | <p>The proposals will satisfy the guidance. Cycle parking requirements for residential and non-residential uses have been calculated across the masterplan and Detailed Component using the TfL Cycle Parking calculator.</p> <p>A Transport Assessment has been submitted in support of the application.</p> | <p>Transport Assessment</p> <p>DAS Vol.1 Ch.10 - Access</p> <p>DAS Vol.2 Ch.08 - Site access and servicing</p> |
| C3.3.2 | <p>Cycle parking should be conveniently located, secure and accessible. Communal cycle stores should have an appropriate mix of stand types and adequate spacing and facilities for larger cycles.</p> <p>In some instances, it may be appropriate for cycle parking to be provided within individual homes, but it should be fully accessible and provided in addition to minimum space requirements and not in habitable rooms or on balconies</p> | <p>Long-stay cycle parking has been located within secure, accessible, internal stores. Cycle parking is proposed in a mix of ground-level stands and hydraulic-lift stackers to provide flexibility for a range of ages and mobility needs.</p> <p>A minimum of 5% of secure long-stay cycle parking spaces will be suitable for larger cycles such as hand-cycles, cargo bikes and incumbent trikes.</p> <p>Dedicated secure, covered cycle stores are provided within the curtilage of ground floor dwellings.</p> | <p>DAS Vol.1 Ch.10 - Access</p> <p>DAS Vol.2 Ch.05 - Configuration and Compliance Ch.08 - Site access and servicing</p> |



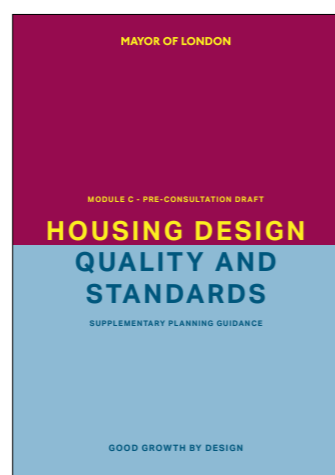
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Housing Design Quality and Standards

GQHL - Module C

C3 - From Street to front door



| Ref | Guidance | Comment | Submission report reference |
|-------------|---|---|--|
| C3.4 | Car Parking | | |
| C3.4.1 | <p>To comply with the maximum standards for each use type (as set out in LPIP policy T6.1)</p> <p>The site sits within PTAL score 1b-4, and therefore an agreed approach to residential and non-residential parking will be needed in accordance with Table 10.3, 10.4 and 10.5 of the LPIP (dependent on uses).</p> <ul style="list-style-type: none"> Disabled parking for residential (as per LPIP policy T6.1): For 3% of dwellings, at least one designated disabled persons parking bay per dwelling is available from the outset Demonstrate how an additional 7% of dwellings could be provided in the future upon request, as soon as existing provision is insufficient. Should be designed in accordance with design guidance in BS8300vol1. Should be located to minimise the distance between disabled persons parking bays and the relevant block entrance or lift core. Route should be level or if not possible, gently sloping (1:60-1:20) on a suitable firm surface. Disabled parking bays must be for resident's use only and not allocated to specific dwellings, unless provided within curtilage. Disabled parking for non-residential (as per LPIP policy T6.5) To be provided in accordance with Policy T6.5 and Table 10.6 of LPIP and at least one space minimum. | <p>Wheelchair parking, designed in accordance with BS 8300:1, will be provided in private, secure areas and within the public realm, parallel or perpendicular to the streets.</p> <p>10% of the dwellings on site will be M4(3) wheelchair accessible or adaptable. A minimum of 30% of these dwellings will have access to a compliant accessible parking space from the outset.</p> <p>Wheelchair accessible parking spaces have been located, where possible, within the secure, covered parking areas, and close to lift lobbies with step-free access from parking areas. Gradient of access will not exceed 1:20.</p> <p>To increase the provision above 3% of dwellings, "Standard" 2.4x4.8m parking spaces within secure parking areas have been clustered to allow groups to be re-painted to provide spaces compliant with BS 8300:1, with a net loss of parking in these areas.</p> <p>In compensation for the loss of standard parking spaces, areas of hard landscaping in the public realm will be reallocated to parking.</p> <p>All parking bays in secure parking areas are allocated to specific residents for management and to ensure wheelchair accessible parking bays are located as close as possible to an individual's dwelling.</p> <p>Accessible parking for non-residential and visitor use will be provided in the public realm.</p> | <p>DAS Vol.1 Ch.08 - Landscape Ch.10 - Access</p> <p>DAS Vol.2 Ch.07 - Landscape</p> |
| C3.4.2 | <p>Careful consideration should be given to the location and organisation of car parking within an overall development design so that car parking does not create barriers to walking, cycling and public transport use or negatively affect the use and appearance of open spaces. More information is provided in TfL's Parking Design and Management Plan guidance.</p> | <p>Car parking in the public realm, along with roads needed to service parking, has been kept to a minimum across the development to prioritise Healthy Streets principles for greener, safer streets for pedestrians and cyclists.</p> | <p>DAS Vol.1 Ch.08 - Landscape Ch.10 - Access</p> <p>DAS Vol.2 Ch.07 - Landscape</p> |
| | <p>Electric vehicle charging points must be included in line with parking policies: 20% active provision and 80% passive provision.</p> | <p>Dedicated EV charging points will be provided in secure parking areas and fast-charging points will be provided in the public realm to a minimum of 20% of all spaces served.</p> | <p>DAS Vol.1 Ch.08 - Landscape Ch.10 - Access</p> <p>DAS Vol.2 Ch.07 - Landscape</p> |

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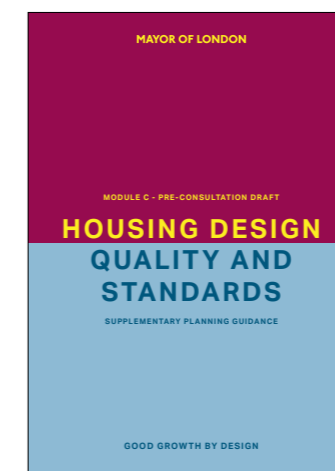
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Housing Design Quality and Standards

GQHL - Module C

C4 - Dwelling space standards

| Ref | Guidance | Comment | Submission report reference |
|-------------|--|---|---|
| C4.1 | Private Internal Space | | |
| C4.1.1 | Meet gross internal floor area and built in storage set out in NDSS. | All dwellings will meet or exceed NDSS and definitions under C4.1.1. Dwellings within the Detailed Component of the Application have been designed and audited within the DAS. | DAS Vol.2 Ch.05 - Configuration and compliance |
| | <ul style="list-style-type: none"> A one bedspace single bedroom must have a floor area of at least 7.5 sqm and be at least 2.15m wide. A two bedspace double (or twin) bedroom must have a floor area of at least 11.5sqm. Wheelchair user dwellings should meet design requirements of M4(3) For 8+ bedspaces, applicants should allow c. 10sqm per extra bedspace. A dwelling with 2+ bedspaces must have one double or twin bedroom that is at least 2.75m wide. Every other additional double (or twin) bedroom must be at least 2.55m wide. Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (If the area under the stairs is to be used for storage, assume a general floor area of 1 sqm within the Gross Internal Area). Any other area that is used solely for storage and has a headroom of 0.9-1.5m (such as under eaves) can only be counted up to 50 per cent of its floor area, and any area lower than 0.9m is not counted at all. A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. Any built-in area in excess of 0.72 sqm in a double bedroom and 0.36 sqm in a single bedroom counts towards the built-in storage requirement. The minimum floor-to-ceiling height must be 2.5m for at least 75 per cent of the GIA of each dwelling (see D4.3 Spatial quality below). Where site constraints compromise the quality of daylight into the home, more generous floor-to-ceiling heights with increased window sizes should be considered to improve daylight levels Built in storage requirements are 1sqm for 1-person dwellings, + 0.5sqm for each additional occupant. These are included in the GIA, and allow for 0.5sqm for fixed services or requirement. Width of principle living space is at least 3.2m for dwellings with 4+ occupants, and at least 2.8m for dwellings with less than 4 occupants | | |



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Good Quality Homes for all Londoners

Housing Design Quality and Standards

GQHL - Module C

C4 - Dwelling space standards



| Ref | Guidance | Comment | Submission report reference |
|-------------|--|---|--|
| C4.2 | Private outdoor space | | |
| C4.2.1 | A minimum of 5 sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant. | All private outdoor space will meet or exceed the requirement. | Detailed Component GA plans DAS Vol.2 Ch.05 - Configuration and compliance |
| C4.2.2 | Minimum depth and width of balconies and other private external space: 1.5m. This does not count towards the minimum Gross Internal Area space standards required in the table above. | All private outdoor space will meet or exceed the requirement and is not included in the GIA. | Detailed Component GA plans DAS Vol.2 Ch.05 - Configuration and compliance |
| | In very exceptional circumstances where outdoor space cannot be provided, additional internal living space to the equivalent area could be acceptable. | Not applicable. | |
| | Balconies should have some shelter and privacy from neighbours. Private amenity space for each dwelling should be usable and have a balance of openness and protection, appropriate for its outlook and orientation | All balconies are guarded by balustrades including metal pickets, flats, flat panels and solid brickwork. The level of density in screening adjusts to respond to the balcony's position on the building. Balconies at low level are treated with a more dense balustrade for screening from the public realm. Balconies or terraces adjoining one another will be separated by an opaque screen to a typical height of 1800mm. | Detailed Component GA plans DAS Vol.2 Ch.05 - Configuration and compliance |
| C4.3 | Spatial quality | | |
| C4.3.1 | Proposals should create well-considered layout arrangements that improve the lived experience through floor-to-ceiling heights and spatial arrangements that optimise quality of outlook and aspect. | Layouts have prioritised views out over green space, with many living areas benefiting from dual aspect corner arrangements. | DAS Vol.1 Ch.09 - Building typologies DAS Vol.2 Ch.05 - Configuration and compliance Ch.07 - Landscape design |
| C4.3.2 | The minimum floor to ceiling height in habitable rooms is 2.5m. (C4.1 sets out that a minimum of 75% floorspace must be 2.5m or higher) | All habitable rooms will meet or exceed this standard. | Detailed Component GA elevations Detailed Component GA sections |

12.0 Compliance and Benchmarking

Good Quality Homes for all
Londoners

Housing Design Quality and Standards

GQHL - Module C

C5 - Home as a place of retreat

| Ref | Guidance | Comment | Submission report reference |
|-------------|---|---|--|
| C5.1 | Privacy | | |
| C5.1.1 | Design proposals should demonstrate how habitable rooms within each dwelling are provided with an adequate level of visual and acoustic privacy in relation to neighbouring property, the street and other public spaces. | Proposals have been prepared with consideration to visual and acoustic privacy, providing a good level of facade separation and screening between adjoining private amenity areas. | DAS Vol.2 Ch.05 - Configuration and compliance |
| C5.1.2 | The layout of adjacent dwellings and the location of lifts and circulation spaces should seek to limit the transmission of noise to sound-sensitive rooms within dwellings | Acoustic performance of the external envelope and internal party walls and floors will meet or exceed requirements of Building Regulations part E - Sound (2010) | |
| C5.2 | Aspect and outlook | | |
| C5.2.1 | All dwellings should be dual aspect unless there are exceptional circumstances that justify single aspect homes. Single aspect homes that are north facing, contain three or more bedrooms, or exposed to noise levels with significant adverse effects on health, should not be permitted. | Building typologies with 100% dual aspect homes on a scheme of this scale and density were tested in the early stages of design and found to have detrimental impact on the viability, as well as the amount of open space, views, sunlight/daylight and townscape. There are no single-aspect north facing homes proposed. Single-aspect locations have typically been reserved for smaller (1B2P or 2B3P) homes, prioritising family homes with dual or multi-aspect in a corner, or front-to-back arrangement. | DAS Vol.1 Ch.09 - Building typologies DAS Vol.2 Ch.05 - Configuration and compliance |
| C5.2.2 | Where single-aspect dwellings are proposed (by exception), the design team should demonstrate how good levels of ventilation, daylight, privacy and thermal comfort will be provided to each habitable room and the kitchen | Detailed assessments for environmental conditions have been submitted in support of the application. Compliance levels are appropriate for a Development of this density and location. | DAS Vol.2 Ch.05 - Configuration and compliance Environmental Statement |
| C5.3 | Daylight, sunlight and overshadowing | | |
| C5.3.1 | New dwellings should achieve minimum average daylight factor target value of 1% per bedroom and 1.5% for a living room | Detailed assessments for internal daylighting conditions have been submitted in support of the application. Compliance levels are appropriate for a Development of this density and location. | Internal Daylight and Sunlight Assessment |
| C5.3.2 | Outdoor spaces should benefit from at least 2 hours of daylight on 21 March into 50% of space in line with BRE guidance. | Detailed assessments for external amenity daylight conditions have been submitted in support of the application. Compliance levels are appropriate for a Development of this density and location. | External Daylight and Sunlight Assessment |
| C5.3.3 | All homes must provide for direct sunlight in at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight. | Detailed assessments for environmental conditions have been submitted in support of the application. Compliance levels are appropriate for a Development of this density and location. | Internal Daylight and Sunlight Assessment |



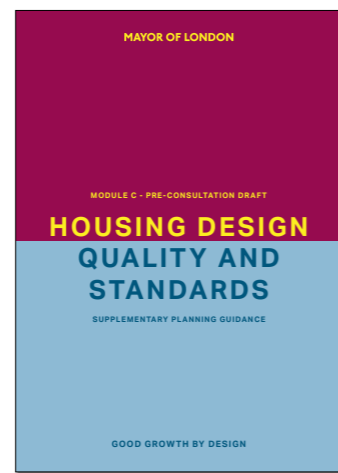
12.0 Compliance and Benchmarking

Good Quality Homes for all
Londoners

Housing Design Quality and Standards

GQHL - Module C

C5 - Home as a place of retreat



| Ref | Guidance | Comment | Submission report reference |
|-------------|---|---|--|
| C5.4 | Air quality and noise | | |
| C5.4.1 | Development proposals should be located and designed to reduce the accumulation of indoor air pollutants and exposure of residents to air pollution | <p>Detailed air quality assessments were prepared in the preparation of this application.</p> <p>A localised area of concern was highlighted due to traffic on the adjacent Cambridge Road. Dwellings facing directly onto this road have been minimised and are 100% dual aspect. Filtered air-handling will be fitted to all affected dwellings.</p> <p>Plant emissions from equipment serving the development will be ducted to high level and dispersed. Modelling has been prepared to ensure no negative impact to adjacent dwellings</p> | Environmental Statement Ch.7 - Air Quality |
| C5.4.2 | Development proposals should be located - or attenuation measures should be introduced - to reduce the exposure of residents to noise pollution. | <p>Detailed noise assessments were prepared in the preparation of this application.</p> <p>A localised area of concern was highlighted due to traffic on the adjacent Cambridge Road. Dwellings facing directly onto this road have been minimised and are 100% dual aspect. Alternative mechanical ventilation will be fitted to all affected dwellings to allow for a good internal environment if windows cannot be opened for a short period due to noise.</p> | Noise Impact Assessment |
| C5.5 | Thermal comfort | | |
| | Careful building design (including thermal mass, layout, aspect, shading, window size, glazing specification and ventilation), and landscaping and green infrastructure should be used to ensure good internal thermal comfort and avoid the need for active cooling. | Detailed thermal assessments were prepared in the preparation of this application demonstrating suitable thermal comfort levels. | Energy Statement Apx.E - Dynamic Overheating Assessment |

12.0 Compliance and Benchmarking

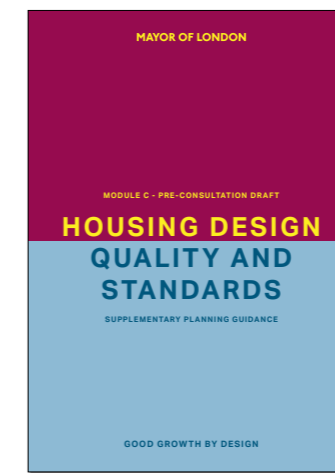
Good Quality Homes for all Londoners

Housing Design Quality and Standards

GQHL - Module C

C6 - Living Sustainably

| Ref | Guidance | Comment | Submission report reference |
|-------------|--|---|--|
| C6.1 | Environmental sustainability | | |
| C6.1.1 | <p>Proposals should be in accordance with the Mayor's energy hierarchy Net Zero Carbon Homes policy.</p> <p>LPIP policy SI2 requires minimum on site reduction of:</p> <ul style="list-style-type: none"> At least 35% for major development. Residential development achieve 10% reduction through energy efficiency measures Non-residential development to achieve 15% reduction through energy efficiency measures Where clearly demonstrated zero-carbon target cannot be fully achieved on site, any shortfall should be provided either through cash in lieu of contribution to borough's carbon off set, or offsite. | The Energy Statement describes the approach to Net Zero Carbon, including the provision of on-site renewables and future connectivity helping to enable the Hogsmill waste water heat-to-energy project which can provide zero carbon heating and hot water to the Development and significant areas of the Borough. | Energy Statement |
| C6.1.2 | Referable development proposals should calculate and reduce whole life-cycle carbon emissions. Other developments encouraged to do so. | <p>A WLC assessment was carried out using benchmark data appropriate for the stage of the project and the status of the GLA guidance.</p> <p>The proposed development is exceeding both the WLC Benchmark set by the GLA and the Aspirational Benchmark, thus demonstrating a sustainable design.</p> | Energy Statement - Apx.F Whole Life Cycle Carbon Assessment |
| C6.1.3 | Proposals should be designed so water fittings and appliances consume no more than 105 litres per person per day (+ up to 5 litres for external water consumption). Opportunities for water reuse should be identified. | Opportunities for Rainwater Harvesting for irrigation of podium gardens, and low flow fittings in line with guidance will be explored at the next stage of design. | |
| C6.2 | Urban Greening | | |
| | Developments should contribute to net gain in biodiversity. | A Biodiversity assessment was prepared in support of this application and demonstrates a net positive impact of the proposals. Localised loss of low grade habitat in unkept scrub will be compensated for and augmented with a much richer range of habitats through species diversification, provision of wildlife corridors, extensive greening and tree planting. | Environmental Statement Vol.1 Ch.8 - Biodiversity |
| | <p>Urban Greening:</p> <p>Target for developments that are predominantly residential: 0.4</p> <p>Target for developments that are predominantly commercial: 0.3</p> | An Urban Greening Factor assessment was prepared in support of this application and demonstrates a compliant UGF >0.4 | DAS Vol.1 Ch.08 - Landscape |



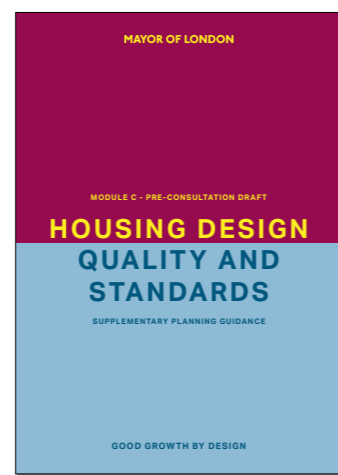
12.0 Compliance and Benchmarking

Good Quality Homes for all
Londoners

Housing Design Quality and Standards

GQHL - Module C

C6 - Living Sustainably



| Ref | Guidance | Comment | Submission report reference |
|-------------|---|--|--|
| C6.3 | Flood mitigation and SuDS | | |
| C6.3.1 | Where development in areas at risk from flooding is permitted, homes should make space for water and aim for development to be set back from the banks of watercourses and be designed to incorporate flood resistance and resilience measures. | Not applicable. The site is located in Flood Risk zone 1, with less than a 1:1000 risk of fluvial flooding from a watercourse. | Flood Risk Assessment |
| C6.3.2 | New development should incorporate sustainable drainage systems (SUDs) in line with the drainage hierarchy. | A SUDs strategy has been prepared in support of this application. Natural, planted bioswales and biodiverse roofs are a central component of the landscaping scheme, as well as buried attenuation storage tanks where | DAS Vol.1 Ch.08 - Landscape Flood Risk Assessment Surface Water Drainage Strategy |
| C6.4 | Air Pollutant emissions | | |
| C6.4.1 | The development of large-scale redevelopment areas (i.e. Opportunity Areas) should consider how local air quality can be improved as part of an air quality positive approach. All other development should be at least Air Quality Neutral. Air Quality Assessments should be submitted with all major developments. | The site is located within the Kingston-upon-Thames AQMA. Detailed assessments were prepared in the preparation of this application and found that the demolition, construction and operation of the buildings would not have a significant or lasting negative impact on local air quality. Short term dust and emissions generated by demolition and construction will be managed by way of the Considerate Constructors scheme. Significant greening (UGF 0.4) including extensive tree planting will result in a positive contribution to air quality in and around the site. | Environmental Statement Vol.1 Ch.05 Construction Methodology Ch.07 Air Quality Construction Method Statement Construction Management Plan DAS Vol.1 Ch.08 - Landscape |

12.0 Compliance and Benchmarking

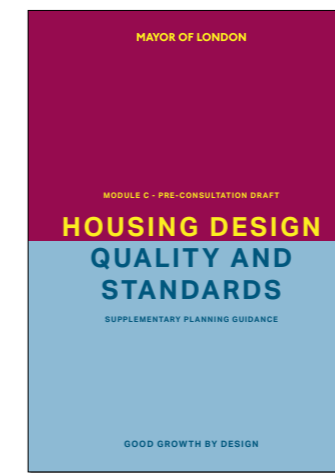
Good Quality Homes for all
Londoners

Housing Design Quality and Standards

GQHL - Module C

C7 - Future Proofing

| Ref | Guidance | Comment | Submission report reference |
|-------------|--|---|---|
| C7.1 | Adaptability and circularity | | |
| C7.1.1 | Buildings should be retained and refurbished where practicable. New buildings should be designed in ways that ensure they are adaptable - including to climate change - and capable of conversion to different uses. | <p>Options for refurbishment or part retention of existing buildings were studied during the early consultation undertaken by RBK. Balanced against the positive contributions that intensification and redevelopment would bring, the Strategic Development Brief called for wholesale demolition of existing structures within the redline.</p> <p>New buildings have been designed for residential use, with adaptability to suit lifestyle change and inclusive design needs. The relatively minor component of commercial and community use on the site (4% of GIA) is flexibly zoned by use class and by design to allow adaptation into different uses over time.</p> <p>Overheating assessments have been undertaken to appraise the design in consideration of Climate Change mitigation.</p> | <p>Environmental Statement Vol.1 Ch.07 - Alternatives & Design Evolution</p> <p>Energy Statement Apx.E - Dynamic Overheating Assessment</p> |
| C7.1.2 | Buildings should be designed to support the circular economy, including for disassembly, allowing for the reuse of materials and products, reducing waste and pollution. | <p>A Circular Economy Statement has been prepared as part of the Sustainable Design and Construction Statement submitted in support of the application.</p> <p>Re-use of construction waste from demolition of the existing estate is being explored, with a target of 85% non-hazardous waste being diverted away from landfill. The use of small unit cladding (brickwork) in both the existing buildings and proposals allows for reclamation and re-purposing from facade to flooring or landscape aggregate.</p> <p>Strategies for component modularisation and demountable assemblies will be developed during the technical design stage of the project. Offsite assembled component may include external facade elements such as windows and balconies, as well as podded service elements such as risers, bathrooms and utility cupboards.</p> | <p>Sustainable Design and Construction Statement Apx. C - Circular Economy Statement</p> |



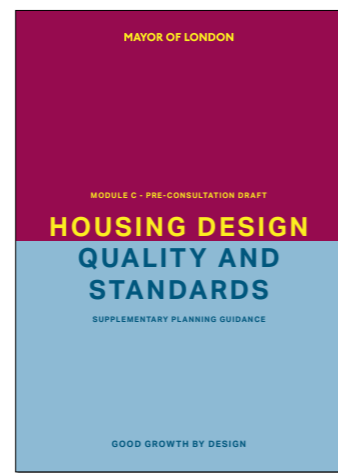
12.0 Compliance and Benchmarking

Good Quality Homes for all Londoners

Housing Design Quality and Standards

GQHL - Module C

C7 - Future Proofing



| Ref | Guidance | Comment | Submission report reference |
|-------------|--|---|--|
| C7.2 | Safeguarding development potential | | |
| C7.2.1 | The development of a site should not prejudice the development of adjoining land or buildings, including subsequent phases of development. | <p>The Parameter Plans and the Design Guidelines codify relationships between Development Plots in the masterplan, as well as relationships with surrounding sites. Mandatory restrictions ensure that it is not permitted to develop one plot to the detriment of another.</p> <p>During the preparation of designs for the Proposed Development, schematic designs were prepared for the Hawks Road clinic site outside the north west corner of the application site, demonstrating how proposals for the Cambridge Road Estate would work with a number of potential development configurations on the clinic site.</p> <p>These schematic proposals were shared with the LPA during pre-application discussions.</p> | <p>Parameter Plans</p> <p>Design Guidelines Ch.02 - Development Parameters</p> |
| C7.3 | Quality, maintenance and management | | |
| | Development proposals should be designed to take full account of future maintenance practicalities and likely costs. | <p>Capital expenditure for construction and delivery of the scheme has been considered alongside maintenance and replacement requirements for the lifetime of the buildings and landscaping.</p> <p>A palette of robust, high quality materials has been selected for the buildings, including masonry and metalwork to external walls, to minimise the risk of environmental or malicious damage requiring repair.</p> <p>The same approach has been taken to the public realm, with a palette of materials and street furniture aligned with RBK's adoptable standards to allow Borough-wide maintenance contracts to cover the Development.</p> <p>Soft landscape and planting has been selected with a backbone of species for resilience and low maintenance, with smaller areas of seasonal and short-term planting encouraging resident engagement in the management of the new landscape.</p> <p>A Draft Estate Management Strategy has been submitted in support of the application.</p> | Draft Estate Management Strategy |



12.3 Integrated Neighbourhood



| Item | Guidance | Comment | Submission report reference |
|---------------------------------------|--|---|---|
| Natural Connections | Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated places that are not easy places to move through and around | <p>A key ordering principle of the masterplan was the creation of a connected site, joining onto existing road networks, extending vehicle, cycle and pedestrian access more easily across the site and within the new network of streets and spaces. Modal filters allow easy access for cyclists and pedestrians while avoiding ratruns and controlling vehicle movement.</p> <p>Existing biodiversity corridors have been preserved and expanded, with significant new habitat creation.</p> | <p>DAS Vol.1 Ch.08 - Landscape Ch.10 - Access</p> <p>ES Chapter 8</p> <p>DAS Vol.2 Ch.08 - Site access and servicing Ch.07 - Landscape design</p> |
| Walking, Cycling and public transport | Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions. | <p>Vehicle dominance of the public realm has been corrected by the creation of routes prioritising cycles and pedestrians, with few through-routes for private vehicles. 20mph design speeds throughout the site.</p> <p>Proposed relocation of bus stops and a 2-lane cycle way along Cambridge Road (by others) would improve safety and connectivity between walking and faster modes of public transport.</p> <p>Car clubs and EV charging points in the public realm encourage more sustainable use of private vehicles.</p> | <p>DAS Vol.1 Ch.08 - Landscape Ch.10 - Access</p> <p>TA Chapter 4</p> <p>DAS Vol.2 Ch.08 - Site access and servicing Ch.07 - Landscape design</p> |
| Facilities and services | Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes. | <p>The site is located close to recreation grounds at Kingston Road, Athelstan and Fairfield, walking distance to the Kingsfisher Leisure Centre and a short cycle or bus ride to the facilities of Kingston town centre.</p> <p>Proposals for a extensive Community Centre have been designed to accommodate badminton courts, and external climbing features line the façades facing open space. Associated workspace and retail uses have been clustered to intensify footfall and 'buzz'.</p> <p>A MUGA is located in Madingley Green, and a new lawn area allows for fitness and recreation in the south east of the site.</p> | <p>DAS Vol.1 Ch.02 - Site assessment Ch.08 - Landscape Ch.10 - Access</p> <p>DAS Vol.2 Ch.04 - Design strategy Ch.07 - Landscape design</p> |
| Homes for everyone | A range of homes that meet local community needs. | <p>The scheme has a range of different building typologies and homes including flats from 1 bedroom to 6 bedroom, 3 and 4 bedroom maisonettes, and 3,4,5 bedroom townhouses.</p> <p>A range of tenures from Social Rent to Private Market offer people from different income groups the opportunity to live together, with different tenure buildings distributed across the whole site and in each setting, with no external distinction between tenures.</p> <p>Wheelchair accessible homes will be provided across the site in all tenures, and include homes at ground level as well as upper floors.</p> | <p>DAS Vol.1 Ch.06 - Townscape strategy Ch.07 - Proposals Ch.09 - Building typologies</p> <p>DAS Vol.2 Ch.04 - Design strategy Ch.05 - Configuration and compliance</p> |

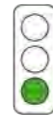


12.0 Compliance and Benchmarking

Building for a Healthy Life



12.4 Distinctive places



| Item | Guidance | Comment | Submission report reference |
|---------------------------------|---|--|--|
| Making the most of what's there | Understand and respond | <p>The existing assets within the site boundary are exclusively natural, with significant numbers of mature trees being retained to seed the place with the pedigree of established planting.</p> <p>Walking the local streets to understand the grain and character of the neighbouring 2-storey houses informed the common street livery of garden walls with shrub planting to pavement side, and a palette of brickwork and details drawn from the Victorian terraces. Scale steps down towards the "stitching settings", mediated by townhouses and tree planting.</p> <p>Rainwater will be managed naturally as a priority, with significant rain gardens and bioswales across the site.</p> | <p>DAS Vol.1 Ch.02 - Site Ch.04 - Evaluation</p> <p>DAS Vol.2 Ch.02 - Site</p> |
| A memorable character | Create places that are memorable. | <p>The primary goal of the proposals is to instill a sense of "home" and pride in residents long before they reach their front door. This is achieved through the a balance of unique buildings each with their own identity, and neighbourhood distinctiveness.</p> <p>Landscape supports both, creating townscape settings where different tree and shrub planting, play and fitness activities combine to create different compositions across the masterplan.</p> <p>Street and place naming builds on the historic association with houses and villages in Cambridgeshire, passing on the names of existing blocks in the Estate to a new use.</p> | <p>DAS Vol.1 Ch.05 - Masterplan design Ch.06 - Townscape strategy Ch.08 - Landscape Ch.09 - Building typologies Ch.10 - Access</p> <p>DAS Vol.2 Ch.04 - Design strategy Ch.06 - External appearance Ch.07 - Landscape design</p> |
| Well defined streets and spaces | Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal façades of buildings face streets and public spaces. | <p>A clear, interconnected grid of streets connects open spaces and links to the wider neighbourhood. A hierarchy of Avenues, Roads, Streets, Closes and Ways clearly defines the vehicle:pedestrian priority and the activities within the streetscape.</p> <p>Front doors and active frontages to streets are prioritised, appropriately buffered for residents' privacy, with blind façades to parking and plant areas turned into a virtue with planting, play and sporting activities.</p> | <p>DAS Vol.1 Ch.08 - Landscape Ch.10 - Access</p> <p>DAS Vol.2 Ch.04 - Design strategy Ch.06 - External appearance Ch.07 - Landscape design</p> |
| Easy to find your way around | Use legible features to help people find their way around a place. | <p>Continuous routes allow for line-of-sight connections to be made when moving through the site. The street hierarchy is reinforced by road surface, paving and planting. Building typology and facade colour is used to clearly identify the central Avenue for orientation.</p> <p>The Design Guidelines set the framework for key façades taller buildings, significant trees and "moments of joy"; touchstones for wayfinding and meeting including the existing Cemetery gates, framed in the townscape.</p> | <p>DAS Vol.1 Ch.08 - Landscape Ch.10 - Access</p> <p>Design Guidelines Ch.03 - Site-wide Coding</p> <p>DAS Vol.2 Ch.04 - Design strategy Ch.06 - External appearance Ch.07 - Landscape design</p> |



12.5 Streets for All



| Item | Guidance | Comment | Submission report reference |
|-----------------------|--|---|---|
| Healthy streets | <p>Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease.</p> <p>Activity in the street is an essential part of a successful public realm.</p> | <p>Healthy Streets principles and an assessment have been applied to the proposals, with a design priority to reduce the dominance of vehicles, creating car-free routes across the site for pedestrians and cyclists. Extensive new street tree planting will double the existing urban forest creating natural amenity, ecological corridors, visual interest and summer shade.</p> <p>Front doors and street-facing homes have been prioritised to create safer neighbourhoods developed in line with Secured by Design principles and in consultation with the Police.</p> <p>A strategy of incidental seating and playable streets supports more formal, larger spaces for gathering and social activity.</p> | <p>DAS Vol.1 Ch.10 - Access</p> <p>DAS Vol.2 Ch.07 - Landscape design Ch.10 - Site access and servicing</p> |
| Cycle and car parking | <p>Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene.</p> <p>Well-designed streets will also provide sufficient and well-integrated car parking.</p> | <p>Vehicle dominance of the public realm has been corrected by the creation of routes prioritising cycles and pedestrians. Secured, covered long-stay cycle parking will be provided to meet DNLP (2019) standards, including at least 5% oversized spaces for accessible cycles and cargo bikes.</p> <p>Short-stay visitor cycle parking will be well provided across the public realm, with concentrations around community uses and gathering spaces.</p> <p>Car clubs and EV charging points in the public realm encourage more sustainable use of private vehicles, with the majority of private parking away from the public realm in secure internal car parks, as well as some street parking in parallel and perpendicular configurations.</p> <p>The prioritising of natural landscaping, pedestrians and cycling creates challenges to provide large amounts of private car parking without digging expensive and wasteful basements, or at the cost of landscape.</p> | <p>DAS Vol.1 Ch.08 - Landscape Ch.10 - Access</p> <p>DAS Vol.2 Ch.07 - Landscape design Ch.10 - Site access and servicing</p> |





Streets for All



| Item | Guidance | Comment | Submission report reference |
|---------------------------------|---|--|---|
| Green and blue infrastructure | <p>Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature.</p> <p>As the richest habitat for a range of flora and fauna, they are also a key play in achieving the net gain in biodiversity sought by the 2020 Environment Bill.</p> | <p>Rainwater will be managed naturally as a priority, with significant rain gardens and bioswales across the site, in kerbside planting, large green spaces and biodiverse and green roofs.</p> <p>A 160m long street has been converted in to a sunken, planted rain garden that traverses the site as a significant pedestrian connection, creating strong regular links with the natural feature and a large ecology corridor. Steps and ramping paths lead down into the garden for education and exploration, and bridges cross over to give new perspectives.</p> <p>UGF of 0.4 has been achieved alongside significant Biodiversity Net Gain.</p> | <p>DAS Vol.1 Chapter 8 - Landscape Design Guidelines Ch.06 - Spaces guidelines</p> <p>DAS Vol.2 Ch.07 - Landscape design</p> |
| Back of pavement; front of home | <p>Garden cities, towns and suburbs used hedges to define public and private spaces, helping to create characterful and biodiverse places.</p> <p>The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place.</p> <p>Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.</p> | <p>Mandatory guidelines require a common 'livery' of walls, fences and planting to line defensible boundaries in front of ground floor homes.</p> <p>This unifies the streetscape and ensures planting is prioritised, with bins and cycles concealed within the private demise.</p> <p>Utilities and services will be centrally managed and controlled, with no meter boxes, satellite dishes, cable TV connections fixed to the outside of dwellings.</p> | <p>DAS Vol.1 Chapter 8 - Landscape Design Guidelines Ch.04 - Component guidelines Ch.06 - Spaces guidelines</p> <p>DAS Vol.2 Ch.07 - Landscape design</p> |

November 2020



13.1 Scope of documentation

The Masterplan

Submitted alongside this document are a set of plans and additional reports which describe the masterplan and apply to the Outline Component.

Design Reports

- **Design and Access Statement - Volume 1**
Report submitted for Approval describing the illustrative masterplan
- **Design Guidelines**
Report submitted for Approval

The Existing Estate Masterplan

- Drawings showing existing buildings, demolition and proposed phase boundaries, submitted for Approval

The Proposed Illustrative Masterplan

- Drawings submitted for information, showing proposals for Phase 1 in the context of an illustrative masterplan described in this report.

The Parameter plans

- Drawings submitted for Approval showing the physical constraints of the application site and building development areas.

Hybrid Planning Application

Cambridge Road Estate

Architectural and landscape Documentation for submission

Design Reports

| | | | |
|-------------------------|---|----|--------------|
| 503-PTA-MP-XX-RP-A-9001 | PL1 Design and Access Statement Volume 1 – The Masterplan | A3 | For Approval |
| 503-PTA-MP-XX-RP-A-9002 | PL1 Design and Access Statement Volume 2 – The Detailed Component | A3 | For Approval |
| 503-PTA-MP-XX-RP-A-9003 | PL1 Design Guidelines | A3 | For Approval |

Existing Estate Masterplan

| | | | | |
|-------------------------|--|--------|----|--------------|
| 503-PTA-MP-RF-DR-A-1200 | PL1 Existing Estate masterplan | 1:1000 | A1 | For Approval |
| 503-PTA-MP-RF-DR-A-5120 | PL1 Existing Estate masterplan phasing plan | 1:1000 | A1 | For Approval |
| 503-PTA-MP-XX-DR-A-5406 | PL1 Existing Estate masterplan layout and demolition | 1:1000 | A1 | For Approval |

Proposed Illustrative Masterplan

| | | | | |
|-------------------------|---|--------|----|-----------------|
| 503-PTA-MP-RF-DR-A-1201 | PL1 Illustrative masterplan | 1:1000 | A1 | For Information |
| 503-PTA-MP-XX-DR-A-5400 | PL1 Illustrative building block plan | 1:1000 | A1 | For Information |
| 503-PTA-MP-XX-DR-A-5401 | PL1 Illustrative development plot heights | 1:1000 | A1 | For Information |
| 503-PTA-MP-XX-DR-A-5402 | PL1 Illustrative access and servicing | 1:1000 | A1 | For Information |
| 503-PTA-MP-XX-DR-A-5403 | PL1 Illustrative principal uses at ground floor | 1:1000 | A1 | For Information |
| 503-PTA-MP-XX-DR-A-5404 | PL1 Illustrative principal uses upper floor | 1:1000 | A1 | For Information |
| 503-PTA-MP-XX-DR-A-5405 | PL1 Illustrative public realm | 1:1000 | A1 | For Information |
| 503-PTA-MP-XX-DR-A-5407 | PL1 Illustrative development phasing plan | 1:1000 | A1 | For Information |
| 503-PTA-MP-XX-DR-A-5408 | PL1 Illustrative principal uses at first floor | 1:1000 | A1 | For Information |

Masterplan - Parameter plans

| | | | | |
|-------------------------|--|--------|----|--------------|
| 503-PTA-PP-XX-PP-A-5300 | PL1 Site location plan | 1:2000 | A1 | For Approval |
| 503-PTA-PP-XX-PP-A-5301 | PL1 Extent of outline and detailed application areas | 1:1000 | A1 | For Approval |
| 503-PTA-PP-XX-PP-A-5303 | PL1 Development plot plan | 1:1000 | A1 | For Approval |
| 503-PTA-PP-XX-PP-A-5305 | PL1 Horizontal limits of development zones | 1:1000 | A1 | For Approval |
| 503-PTA-PP-XX-PP-A-5306 | PL1 Vertical limits of development zones | 1:1000 | A1 | For Approval |
| 503-PTA-PP-XX-PP-A-5309 | PL1 Development zone plan | 1:1000 | A1 | For Approval |

503-PTA-MP-XX-SH-A-9000

13.11.2020

Rev. S4-PL1

Detailed Component - Landscape plans

| | | | | |
|---------------------------|---|-------|----|--------------|
| 503-PTA-MP-00-DR-LA-4300 | PL1 Plot C - GA Landscape Plan Illustrative Masterplan context | 1:250 | A1 | For Approval |
| 503-PTA-MP-00-DR-LA-4301 | PL1 Plot B and Plot E - GA Landscape Plan Illustrative Masterplan context | 1:250 | A1 | For Approval |
| 503-PTA-PH1-00-DR-LA-4300 | PL1 Plot C - GA Landscape Plan Phase 1 context | 1:250 | A1 | For Approval |
| 503-PTA-PH1-00-DR-LA-4301 | PL1 Plot B and Plot E - GA Landscape Plan Phase 1 context | 1:250 | A1 | For Approval |

Detailed Component – Plot B General Arrangement plans, sections and elevations

| | | | | |
|-------------------------|--|-------|----|--------------|
| 503-PTA-BZ-ZZ-DR-A-1300 | PL1 Plot B - GA Plans - Ground and First Floor | 1:250 | A1 | For Approval |
| 503-PTA-BZ-ZZ-DR-A-1301 | PL1 Plot B - GA Plans - Second to Fifth Floor | 1:250 | A1 | For Approval |
| 503-PTA-BZ-ZZ-DR-A-1302 | PL1 Plot B - GA Plan - Roof | 1:250 | A1 | For Approval |
| 503-PTA-BZ-ZZ-DR-A-1900 | PL1 Plot B - GA Elevations | 1:250 | A1 | For Approval |
| 503-PTA-BZ-ZZ-DR-A-1901 | PL1 Plot B - GA Sections | 1:250 | A1 | For Approval |

Detailed Component – Plot C General Arrangement plans, sections and elevations

| | | | | |
|-------------------------|---|-------|----|--------------|
| 503-PTA-CZ-ZZ-DR-A-1320 | PL1 Plot C - GA plans - Basement and Ground Floor | 1:250 | A1 | For Approval |
| 503-PTA-CZ-ZZ-DR-A-1321 | PL1 Plot C - GA plans - First and Second Floor | 1:250 | A1 | For Approval |
| 503-PTA-CZ-ZZ-DR-A-1322 | PL1 Plot C - GA plans – Third to Ninth Floor | 1:250 | A1 | For Approval |
| 503-PTA-CZ-ZZ-DR-A-1323 | PL1 Plot C - GA plans – Tenth to Twelfth Floor | 1:250 | A1 | For Approval |
| 503-PTA-CZ-ZZ-DR-A-1324 | PL1 Plot C - GA plans – Roof | 1:250 | A1 | For Approval |
| 503-PTA-CZ-ZZ-DR-A-1910 | PL1 Plot C - GA Elevations - A, B | 1:250 | A1 | For Approval |
| 503-PTA-CZ-ZZ-DR-A-1911 | PL1 Plot C - GA Elevations - C, D | 1:250 | A1 | For Approval |
| 503-PTA-CZ-ZZ-DR-A-1912 | PL1 Plot C - GA Elevations - E, F | 1:250 | A1 | For Approval |
| 503-PTA-CZ-ZZ-DR-A-1913 | PL1 Plot C - GA Elevation - G | 1:250 | A1 | For Approval |
| 503-PTA-CZ-ZZ-DR-A-1914 | PL1 Plot C - GA Sections - A,B | 1:250 | A1 | For Approval |
| 503-PTA-CZ-ZZ-DR-A-1915 | PL1 Plot C - GA Sections - C,D | 1:250 | A1 | For Approval |
| 503-PTA-CZ-ZZ-DR-A-1916 | PL1 Plot C - GA Sections - E,F | 1:250 | A1 | For Approval |
| 503-PTA-CZ-ZZ-DR-A-1917 | PL1 Plot C - GA Sections - G,H | 1:250 | A1 | For Approval |
| 503-PTA-CZ-ZZ-DR-A-1918 | PL1 Plot C - GA Section - J | 1:250 | A1 | For Approval |

Detailed Component – Plot E General Arrangement plans, sections and elevations

| | | | | |
|-------------------------|--|-------|----|--------------|
| 503-PTA-EZ-ZZ-DR-A-1355 | PL1 Plot E - GA Plans - Ground and First Floor | 1:250 | A1 | For Approval |
| 503-PTA-EZ-ZZ-DR-A-1356 | PL1 Plot E - GA Plans - Second and Third Floor | 1:250 | A1 | For Approval |
| 503-PTA-EZ-ZZ-DR-A-1357 | PL1 Plot E - GA Plans - Fourth and Fifth Floor | 1:250 | A1 | For Approval |
| 503-PTA-EZ-ZZ-DR-A-1358 | PL1 Plot E - GA Plans - Six and Seventh Floor | 1:250 | A1 | For Approval |
| 503-PTA-EZ-ZZ-DR-A-1359 | PL1 Plot E - GA Plans- Eighth and Ninth Floor | 1:250 | A1 | For Approval |
| 503-PTA-EZ-ZZ-DR-A-1360 | PL1 Plot E - GA Plans - Tenth and Eleventh Floor | 1:250 | A1 | For Approval |
| 503-PTA-EZ-ZZ-DR-A-1361 | PL1 Plot E - GA Plan - Roof | 1:250 | A1 | For Approval |
| 503-PTA-EZ-ZZ-DR-A-1920 | PL1 Plot E - GA Elevations - A, B, C, D | 1:250 | A1 | For Approval |
| 503-PTA-EZ-ZZ-DR-A-1921 | PL1 Plot E - GA Sectional Elevations - E, F | 1:250 | A1 | For Approval |
| 503-PTA-EZ-ZZ-DR-A-1922 | PL1 Plot E - GA Sectional Elevations - G, H | 1:250 | A1 | For Approval |
| 503-PTA-EZ-ZZ-DR-A-1930 | PL1 Plot E - GA Sections - A, B | 1:250 | A1 | For Approval |
| 503-PTA-EZ-ZZ-DR-A-1931 | PL1 Plot E - GA Sections - C, D | 1:250 | A1 | For Approval |
| 503-PTA-EZ-ZZ-DR-A-1932 | PL1 Plot E - GA Sections - E, F | 1:250 | A1 | For Approval |

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