

November 2020



7.0 Proposals

7.1 Site layout

The masterplan has been configured in a loose grid of building plots divided by roads and open spaces running north:south or east:west. Roads and routes link into existing connections at the edges of the site.

Building Development Zones

The Proposed Development masterplan is arranged into **Building Development Zones** described by **Parameter Plans** and the **Design Guidelines**.

The Building Development Zones comprise either a single **Development Plot** (Plot B) or multiple **Development Plots** (e.g. Plots G & H from Development Zone GH). Parameters allow for flexibility in the exact positioning of roads and the sizing of buildings.

Components of the application

The Application Site

The red-line boundary covers an area of **8.86 Ha** and contains the Outline and the Detailed Components.

The Outline Component

The Outline Component of the application covers an area of **6.65 Ha** and comprises 12 illustrative Building Plots and associated landscape, named:

Plots A / D / F / G / H / J / K / L / M / N / P / Q

The Detailed Component

The Detailed Component of the application is formed of two areas, containing Development Plots B,C and E and associated permanent and short-term landscaping. The land within the Detailed Component of the application covers a combined area of **2.21 Ha**.

Due to the phased nature of the development, it is not possible to deliver all of the permanent landscaping associated with plots B,C and E until further demolition has taken place. There is therefore a distinction between the Masterplan Plots B, C and E and the area forming the Detailed Component, illustrated on the adjacent diagrams.

Proposals for the Detailed Component are described in more detail within **Volume 2** of this document.

The illustrative masterplan

This Design and Access Statement (vol.1) is based on an illustrative masterplan layout and massing which would be possible to design within the constraints of the Parameters and following the Design Guidelines.

All materials describing the Outline Component of the masterplan are for illustrative purposes only.



Figure 1: Parameter Plan: Building Development Zones (-PP-XX-DR-A-5309)

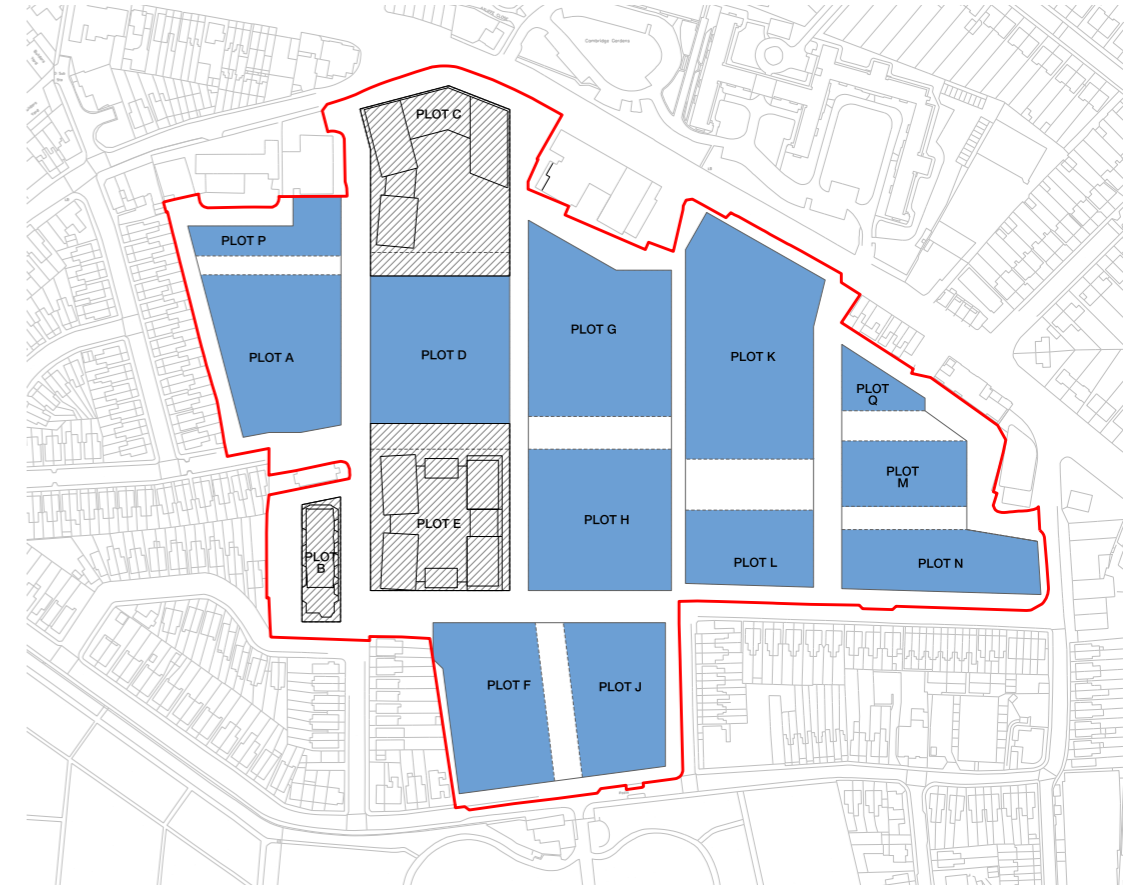


Figure 2: Parameter Plan: Development Plots (-PP-XX-DR-A-5303)

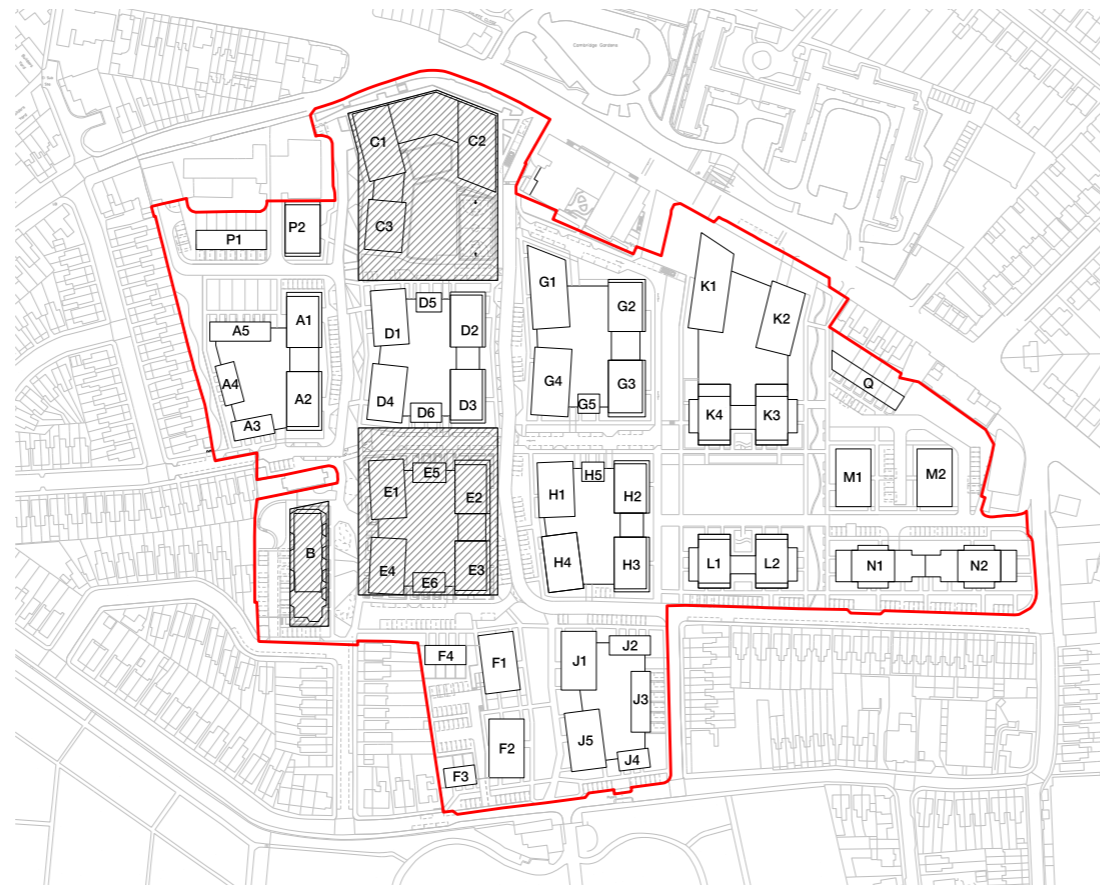


Figure 3: Illustrative Masterplan: Building Blocks (-MP-XX-DR-A-5400)

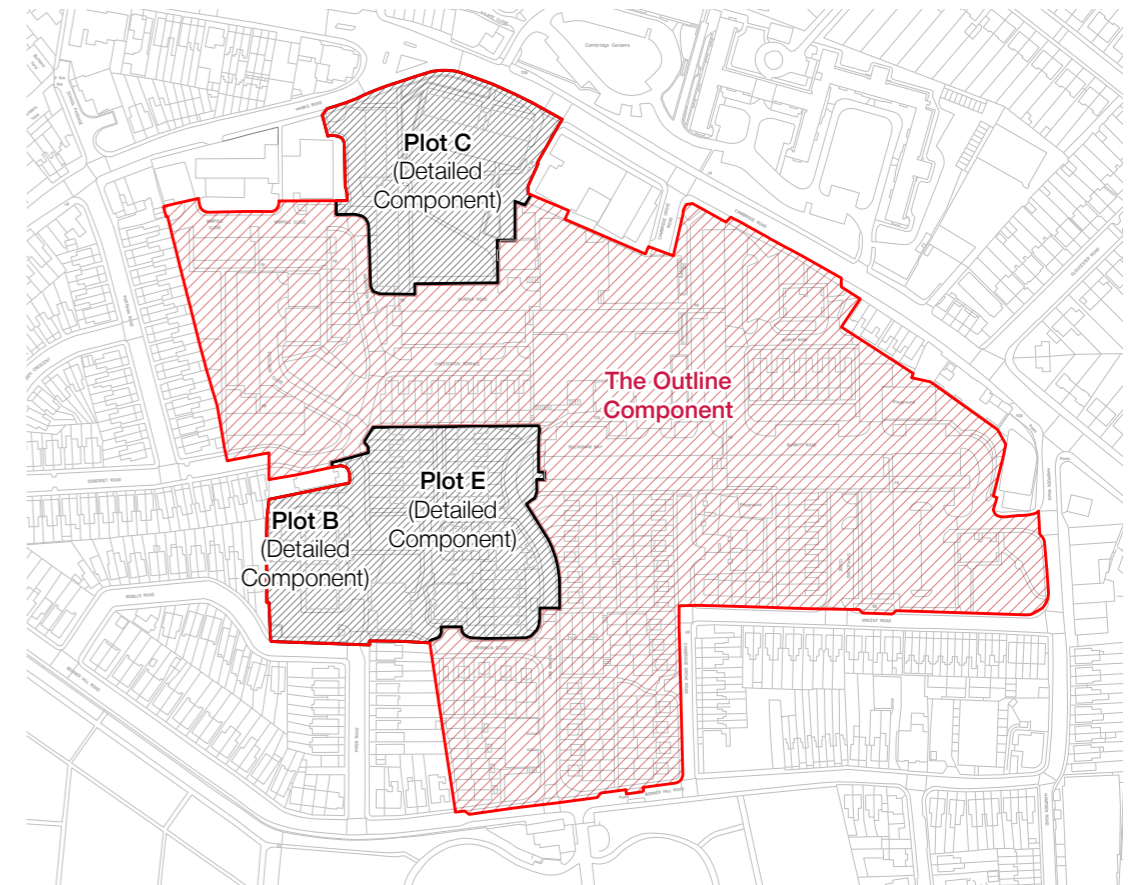


Figure 4: Parameter Plan: Extent of Outline and Full/Detailed application areas (-PP-XX-DR-A-5301)

7.0 Proposals

7.2 Use

Residential Use

The Proposed Development retains the primary residential use of the existing Estate, with supporting uses to provide services and to create an active public realm.

Non residential uses

The Strategic Brief prepared by RBK identified a need for local shops, workspace and services along the northern edge of the site, lining and in proximity to Cambridge Road

A local retail cluster is proposed within Plots C, H and K, at the two principal entrances into the site from Cambridge Road. Pedestrian and cycle movements between Norbiton Station and the site pass by this cluster, allowing for good footfall for a local 'metro' scale supermarket and convenience retail services such as a newsagent, laundrette or dry cleaning.

A Community cluster is proposed around Madingley Gardens and the new Community Centre. Workspace in Plot C and to the east in Plot G could provide flexible space available for hot-desking, SMEs and business support training.

Use Classes

Under the 2020 amendments to the Town and Country Planning Order (1987), relevant non-residential Use Classes included in the masterplan are:

- **Class C3 - Residential**
Residential dwellings and associated common areas, plant, parking etc.;
- **Class E - Commercial, Business and Service**
Flexible non-residential allocation allowing for retail, food and drink, workspace, crèche/nursery, professional services, fitness etc.;
- **Class F2 - Local Community**
Meeting places for the principal use of the local community; and
- **Sui Generis**
Flexible non-residential allocation allowing for a development management office with information centre and sales and marketing suite.

It is intended that non-residential uses will be assigned as 'flexible space' within the masterplan, allowing for the development and distribution of specific spaces to be refined with each Reserved Matters Application.



Figure 5: Illustrative ground floor masterplan showing plots and location of non-residential uses

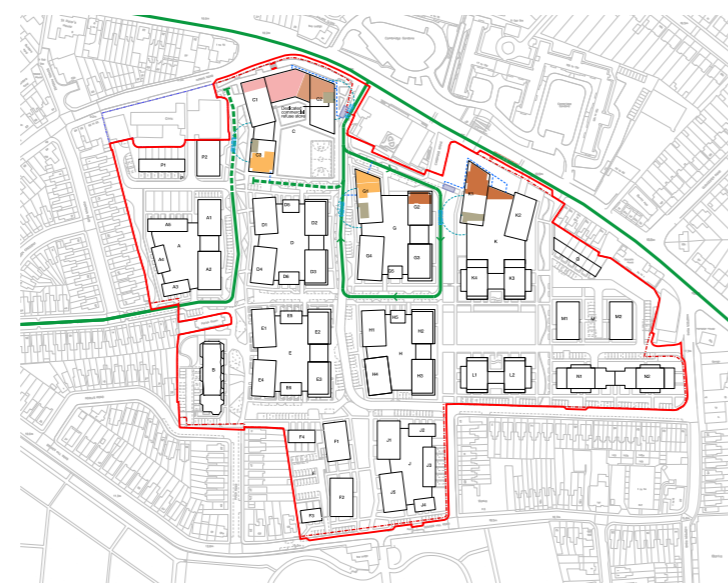


Figure 9: Clustering and servicing of non-residential uses



Figure 7: Illustrative masterplan upper floor uses



Figure 6: Illustrative masterplan first floor uses

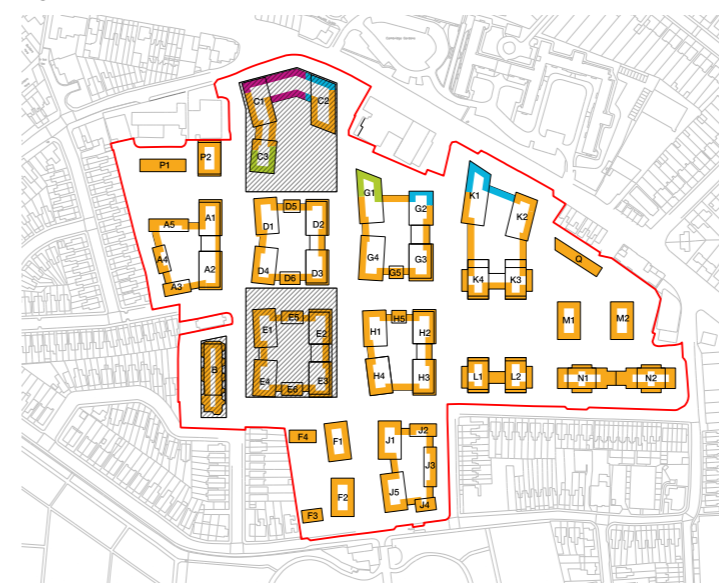


Figure 8: Illustrative masterplan ground floor uses

7.0 Proposals

7.3 Amount, tenure and density

Key masterplan areas

- Site area 8.86 Hectares (21.89 Acres)
- All use classes floor area 215,140 sqm GIA
- Residential + common areas 185,575 sqm GIA
- Flexible commercial areas 2,700 sqm GIA
- Ancillary, parking and plant areas 26,865 sqm GIA

Number of homes

Across the hybrid masterplan, there will be up to **2,170 new homes** built, including the **452 homes** within the first, detailed phase of the Development.

- Dwellings / Hectare 245 D/Ha

The illustrative masterplan will provide an indicative mix of homes with **6,477 total habitable rooms**.

- Habitable Rooms / Hectare 731 HR/Ha

The proposals include flats, maisonettes and houses:

1-storey flats	2,034 homes	93.7%
2-storey maisonettes	74 homes	3.4%
3+ storey houses	62 homes	2.9%

Habitable Rooms / Dwelling

HR / D is a guide to the average number of bed-spaces in a home. A lower value suggests a mix of predominantly smaller homes such as 1Bed / 2Bed, and a higher value suggests a mix of predominantly larger homes such as 3Bed / 4Bed.

Habitable Rooms / Dwelling 3.0 HR / D

Tenure mix by homes

Affordable	867 homes	40.0%
■ Council Social Rent	767 homes	35.4%
■ Shared Equity	100 homes	4.6%
Private Market		
■ Private Market	1,043 homes	60.0%

Tenure mix by habitable rooms

Affordable	2,715 hab. rooms	41.9%
■ Council Social Rent	2,350 hab. rooms	36.3%
■ Shared Equity	365 hab. rooms	5.6%
Private Market		
■ Private Market	3,672 hab. rooms	58.1%

Tenure mix by residential floor area

Affordable	77,605 sqm GIA	41.8%
■ Council Social Rent	67,122 sqm GIA	36.2%
■ Shared Equity	10,483 sqm GIA	5.6%
Private Market		
■ Private Market	107,970 sqm GIA	58.2%



Figure 10: Illustrative masterplan massing axonometric showing the Detailed Component shaded in blue

Plot breakdown

There are 15 plots in the Masterplan.

Three plots are in Phase 1, the Detailed Component, with the remaining 12 plots in the Outline component.

The 3 plots in the Detailed Component have the following breakdown of homes and habitable rooms by plot:

Plot	Homes	Habitable rooms	HR / D
B	44	135	3.1
C	202	594	2.9
E	206	663	3.2
	452	1,392	

The 12 plots in the Outline Component have the following illustrative breakdown of homes and habitable rooms by plot:

Plot	Homes	Habitable rooms	HR / D
A	118	375	3.2
D	222	658	3.0
F	94	298	3.2
G	285	877	3.1
H	228	653	2.9
J	92	313	3.4
K	279	790	2.8
L	87	236	2.7
M	127	318	2.5
N	125	356	2.8
P	55	181	3.3
Q	6	30	5.0
	1,718	5,085	