

MAXIMUM GROSS EXTERNAL AREA OF BUILDING ZONE DEFINED IN DEVELOPMENT SPECIFICATION

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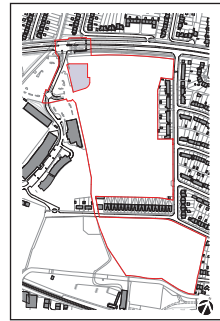


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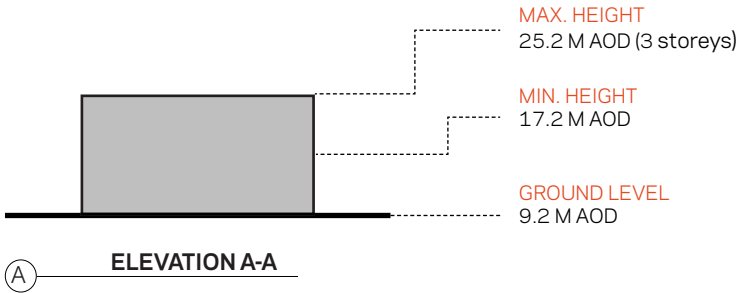
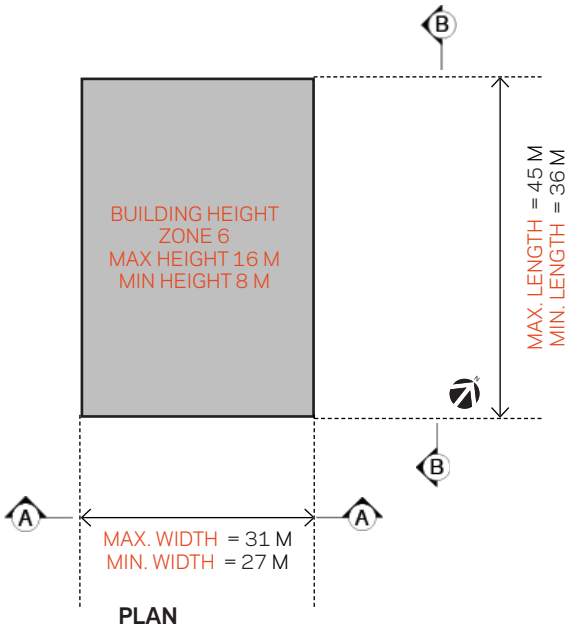
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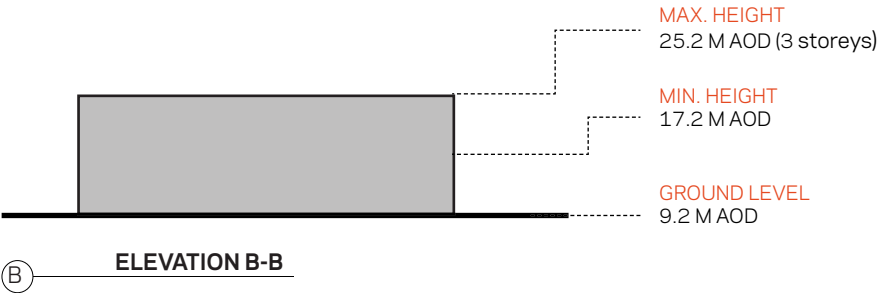
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Building Zone Parameter Plan 2

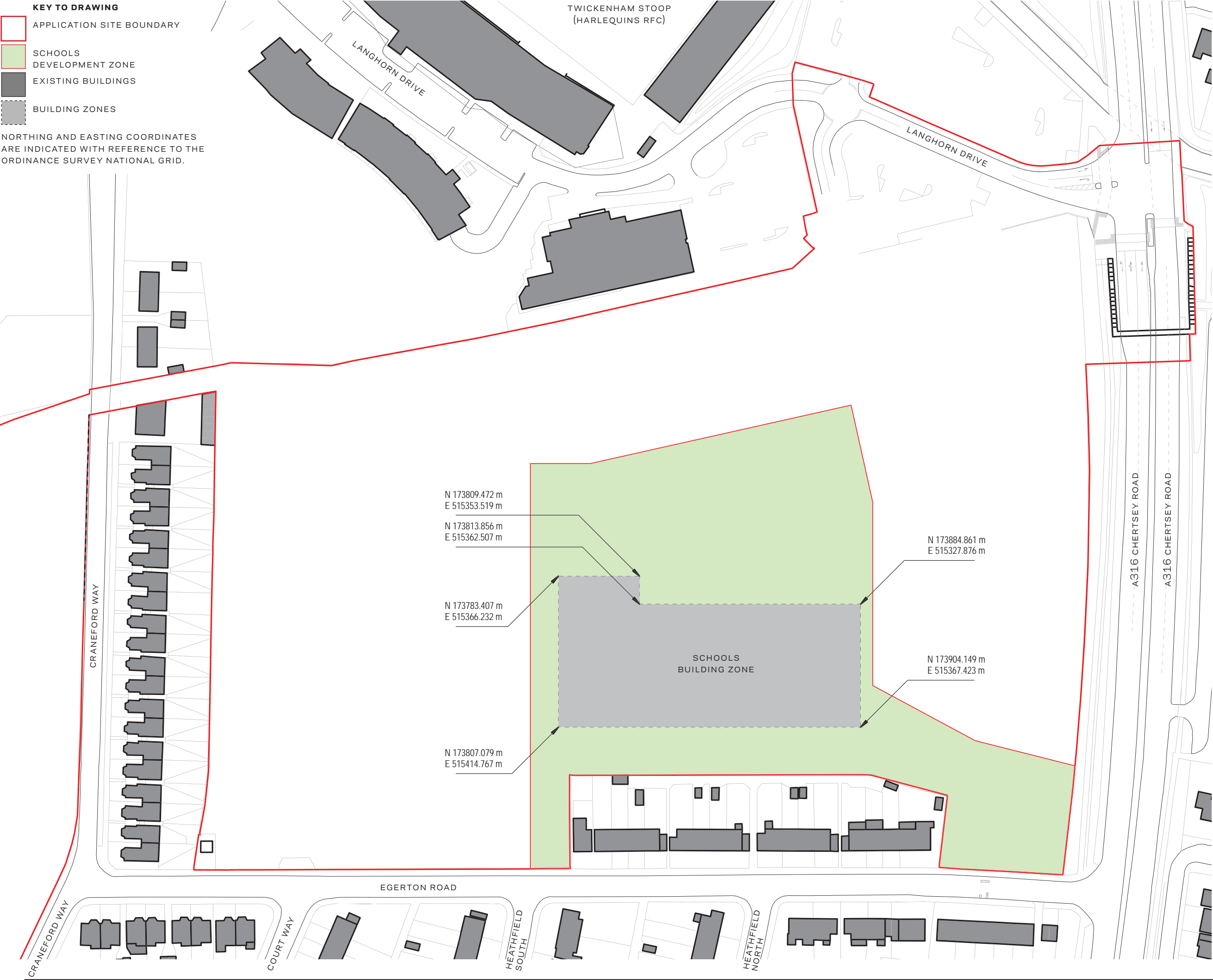
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PL-10 -



TECH HUB BUILDING ZONE





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Sheet Title:  
**Schools Development Zone  
Building Zone Parameter Plan 1**

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**PL-11** -

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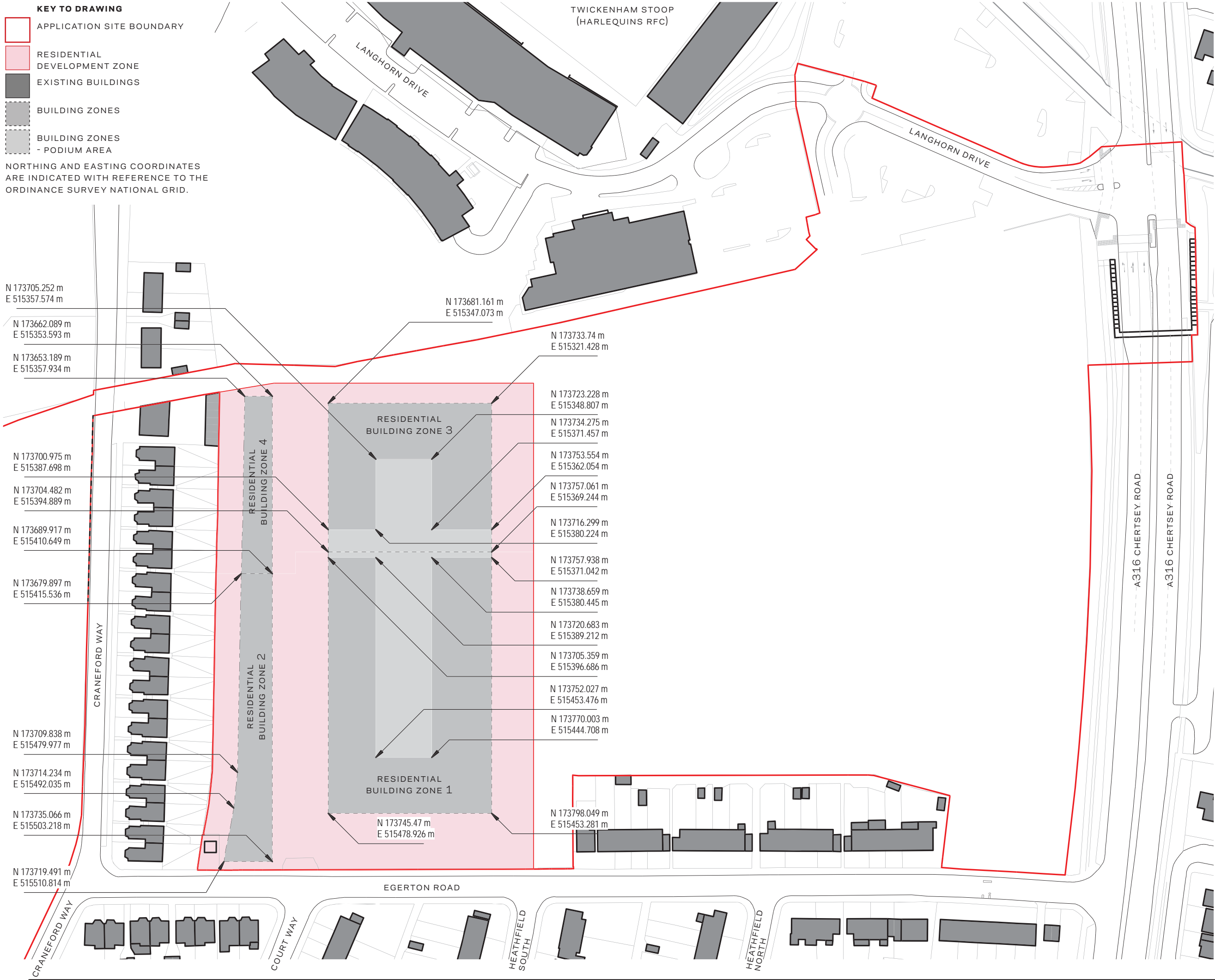
No.	Description
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### Building Zone Parameter Plan 2

1





Project

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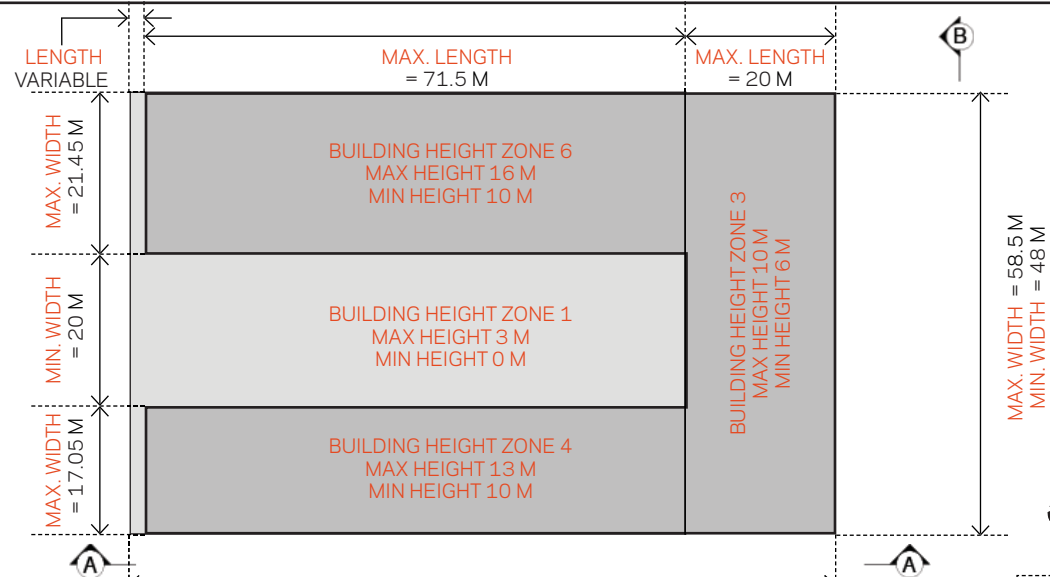
Residential Development Zone

Building Zones Parameter Plan 1

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Sheet Number:

PL-13



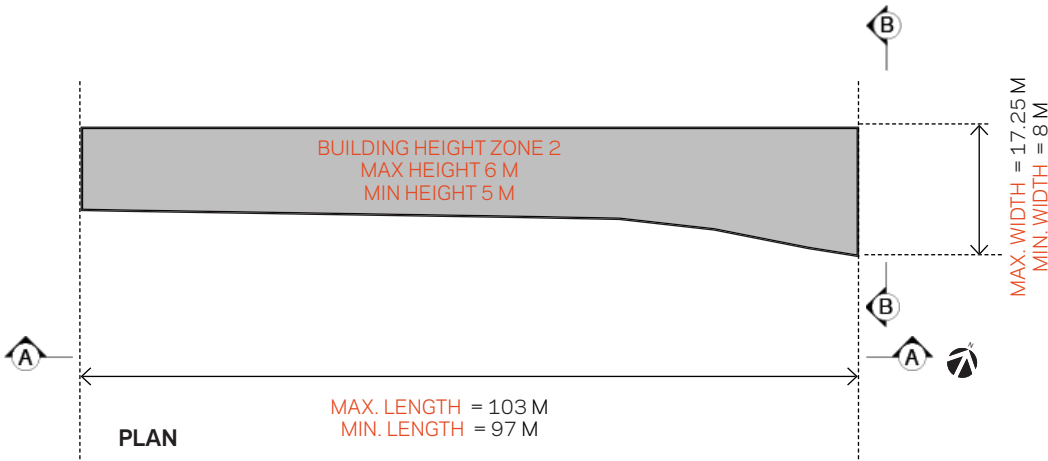
MAXIMUM GROSS EXTERNAL AREA OF BUILDING ZONE DEFINED IN DEVELOPMENT SPECIFICATION

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- MAX. HEIGHT (ZONE 6) 25.2 M AOD (5 storeys)
- MAX. HEIGHT (ZONE 4) 22.2 M AOD (4 storeys)
- MIN. HEIGHT (ZONES 4,6) 19.2 M AOD
- MAX. HEIGHT (ZONE 3) 19.2 M AOD (3 storeys)
- MIN. HEIGHT (ZONE 3) 15.2 M AOD
- GROUND LEVEL 9.2 M AOD
- MAX HEIGHT (ZONE 1) 12.2 M AOD (1 storey)

- MAX. HEIGHT (ZONE 6) 25.2 M AOD (5 storeys)
- MAX. HEIGHT (ZONE 4) 22.2 M AOD (4 storeys)
- MIN. HEIGHT (ZONES 4,6) 19.2 M AOD
- MAX. HEIGHT (ZONE 3) 19.2 M AOD (3 storeys)
- MIN. HEIGHT (ZONE 3) 15.2 M AOD
- GROUND LEVEL 9.2 M AOD
- MAX. HEIGHT (ZONE 1) 12.2 M AOD (1 storey)

RESIDENTIAL BUILDING ZONE 1



MAXIMUM GROSS EXTERNAL AREA OF BUILDING ZONE DEFINED IN DEVELOPMENT SPECIFICATION

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- MAX. HEIGHT 15.2 M AOD (3 storeys)
- MIN. HEIGHT 14.2M AOD
- GROUND LEVEL 9.2 M AOD

- MAX. HEIGHT 15.2 MAOD (3 storeys)
- MIN. HEIGHT 14.2M AOD
- GROUND LEVEL 9.2 M AOD

RESIDENTIAL BUILDING ZONE 2

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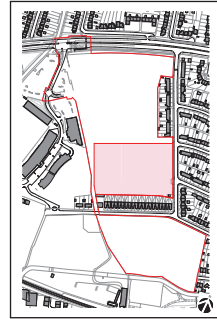
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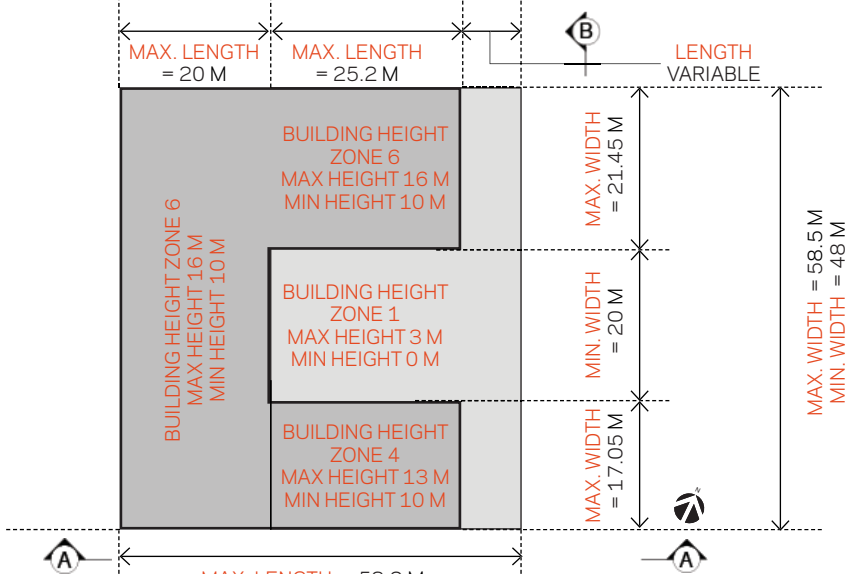
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Building Zones Parameter Plan 2

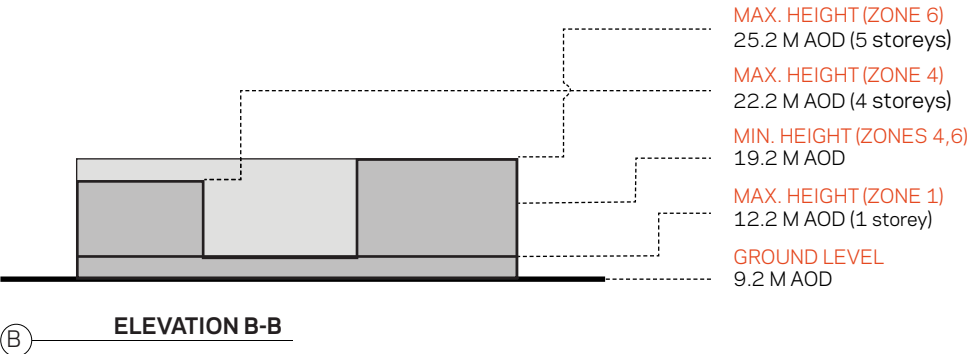
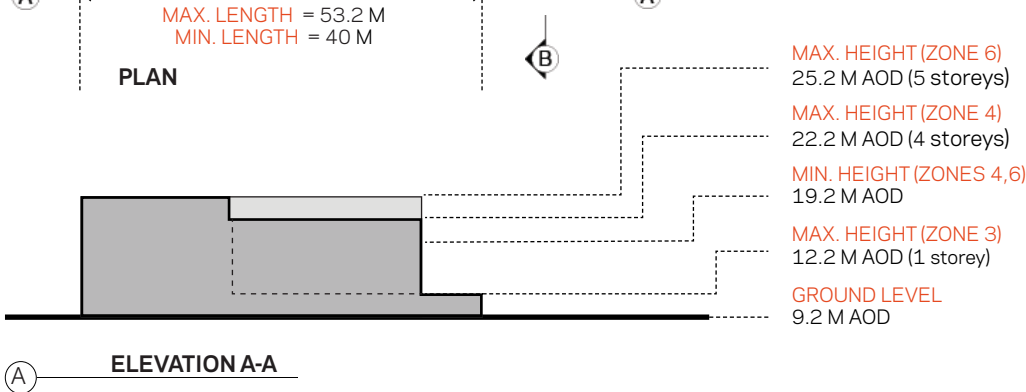
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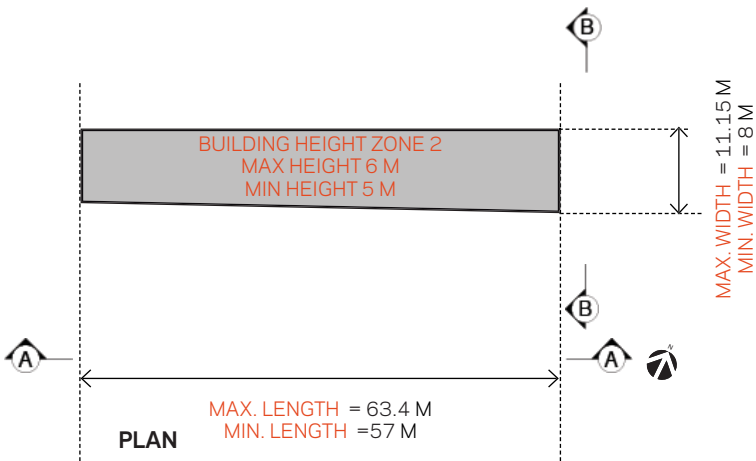


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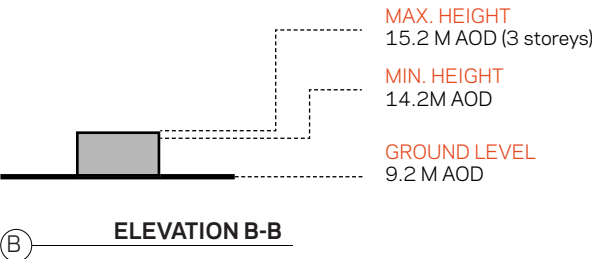
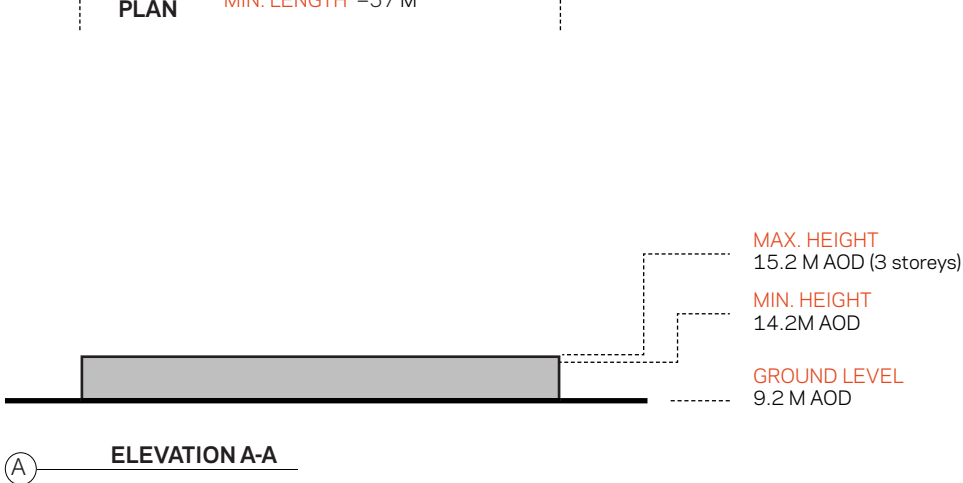


RESIDENTIAL BUILDING ZONE 3



MAXIMUM GROSS EXTERNAL AREA OF BUILDING ZONE DEFINED IN DEVELOPMENT SPECIFICATION

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RESIDENTIAL BUILDING ZONE 4

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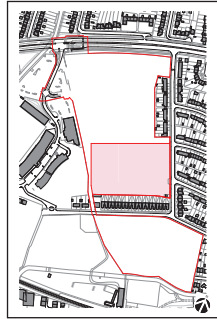
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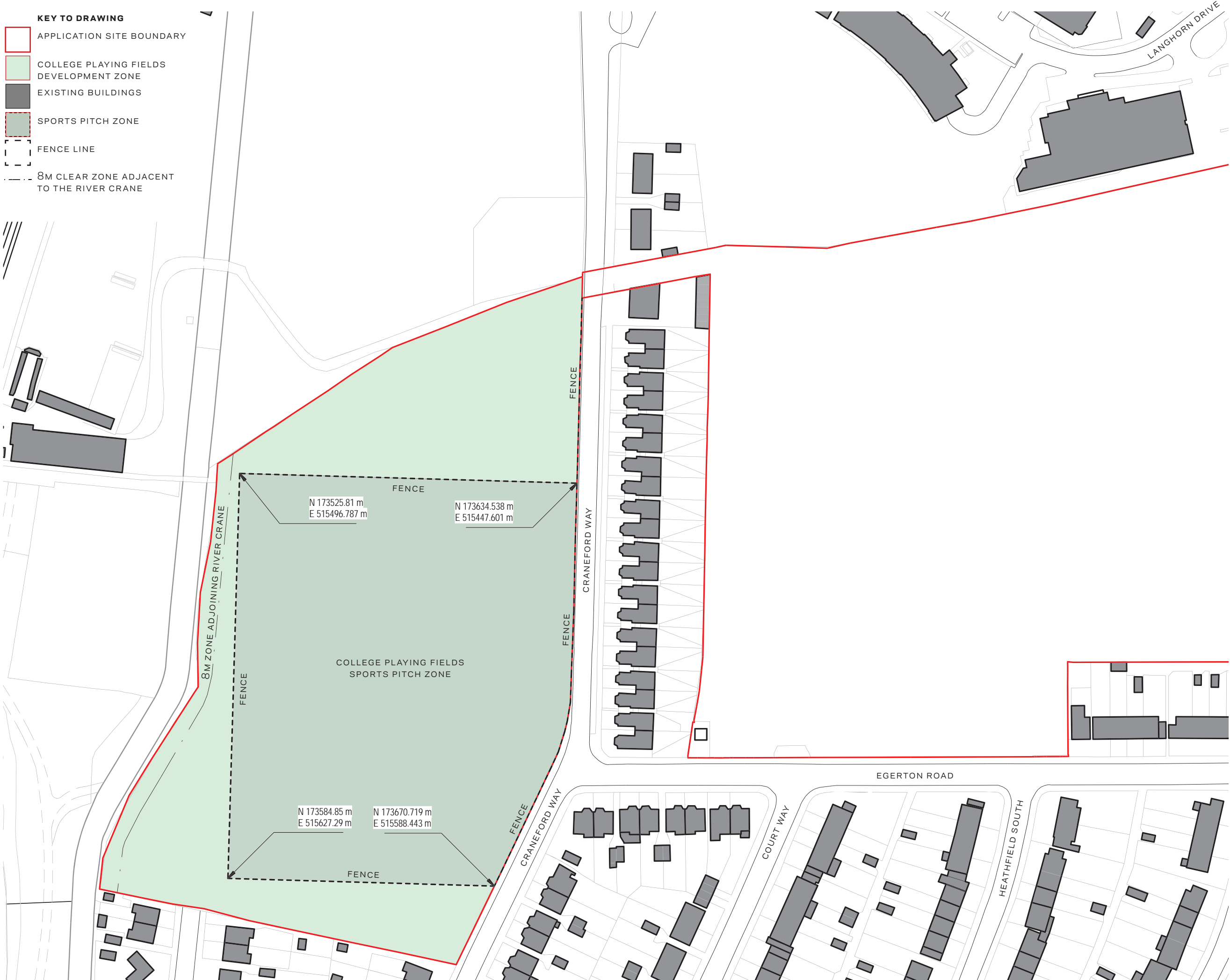
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Residential Development Zone  
Building Zones Parameter Plan 3

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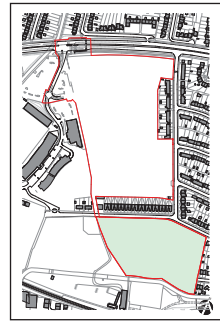
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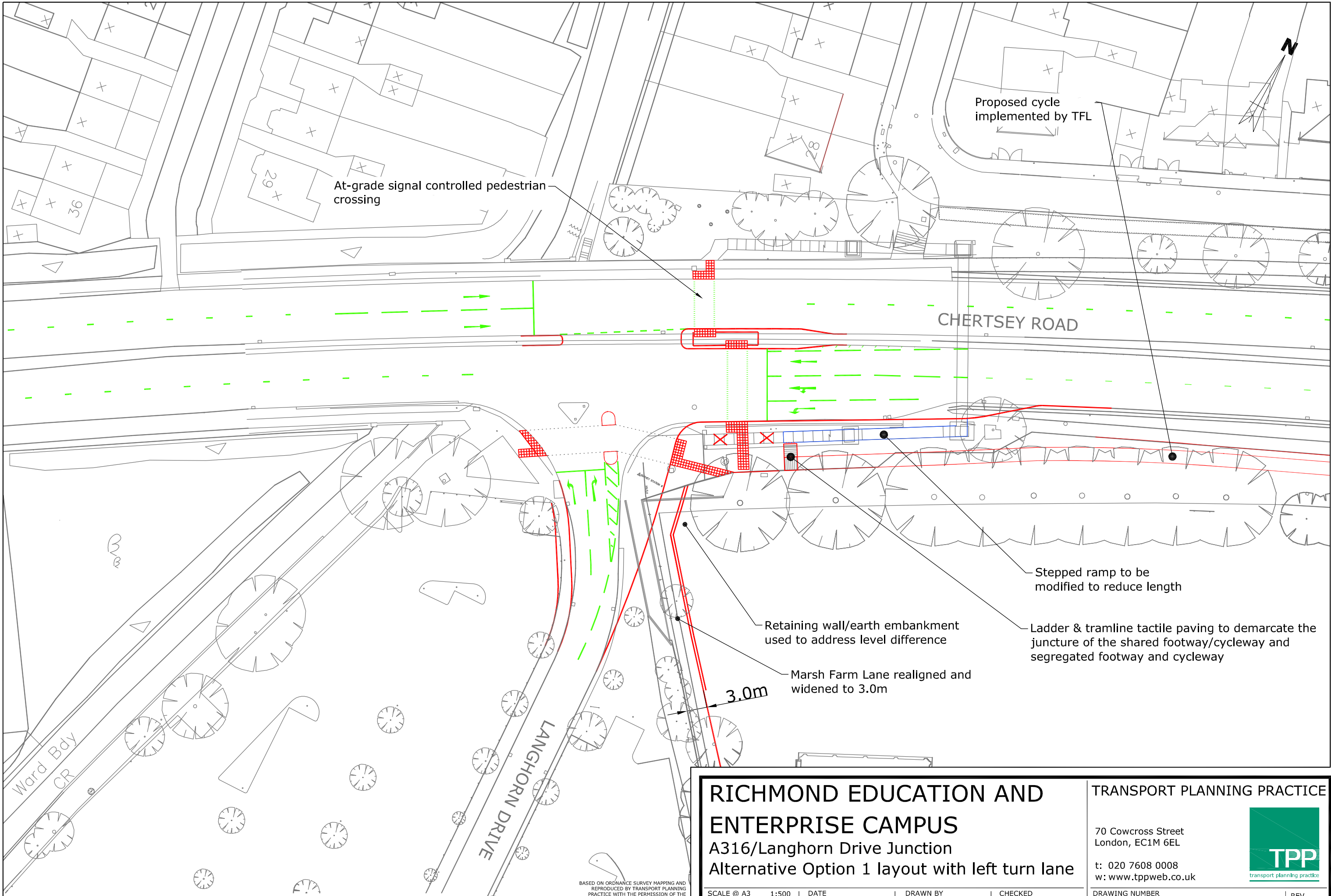
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Sheet Title:  
**College Playing Fields  
Development Zone  
Development Parameter Plan**

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**RICHMOND EDUCATION AND ENTERPRISE CAMPUS**  
A316/Langhorn Drive Junction  
Alternative Option 1 layout with left turn lane

SCALE @ A3	1:500	DATE	DRAWN BY	CHECKED
0 5 10m		26/05/15	LD	CR

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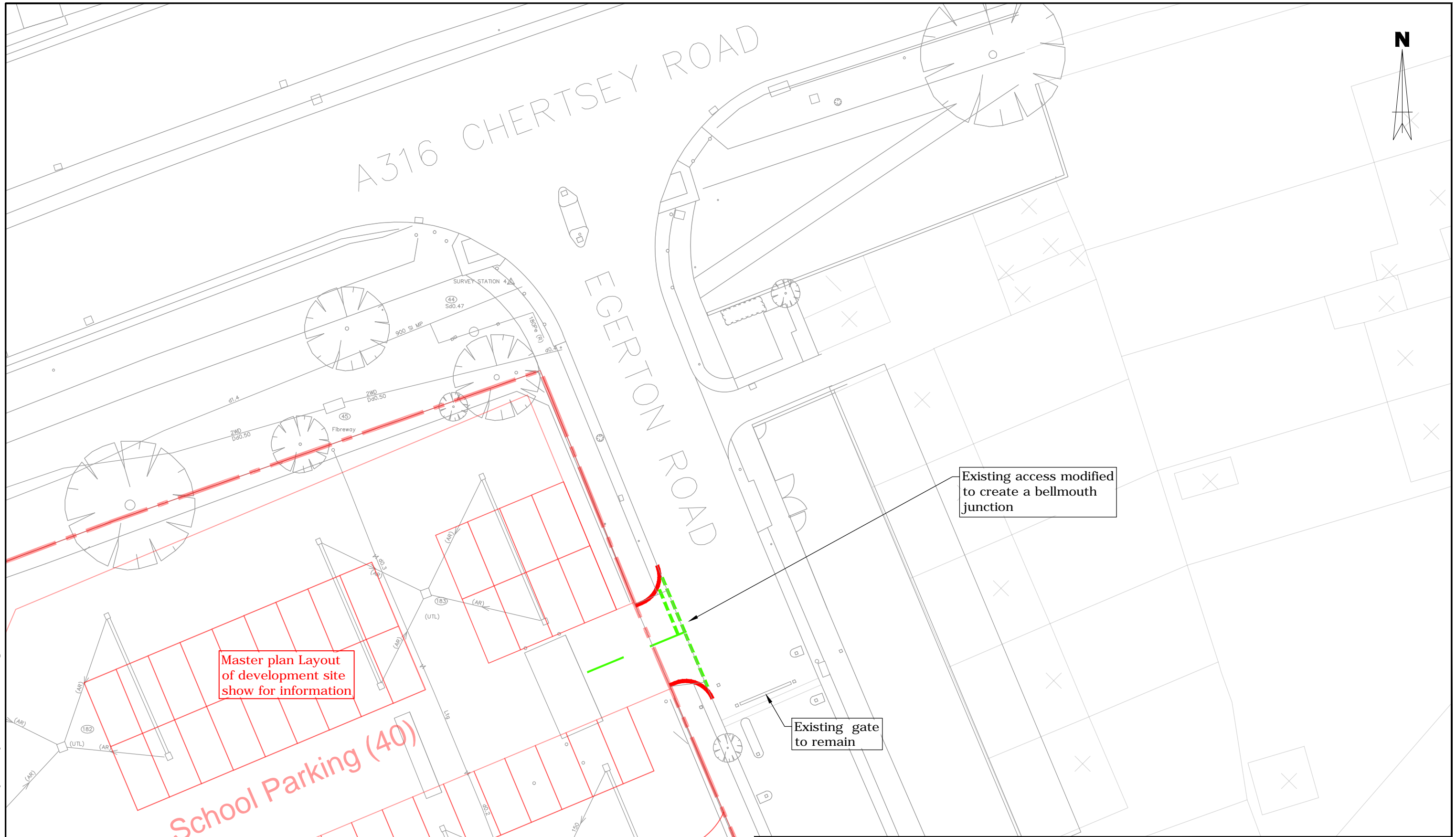


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# RICHMOND EDUCATION AND ENTERPRISE CAMPUS

## Secondary school access on Egerton Road

SCALE @ A3

1:250

DATE

11/06/15

DRAWN BY

LD

CHECKED

CR

0

2.5

5m

0

2.5

5m

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transport planning practice

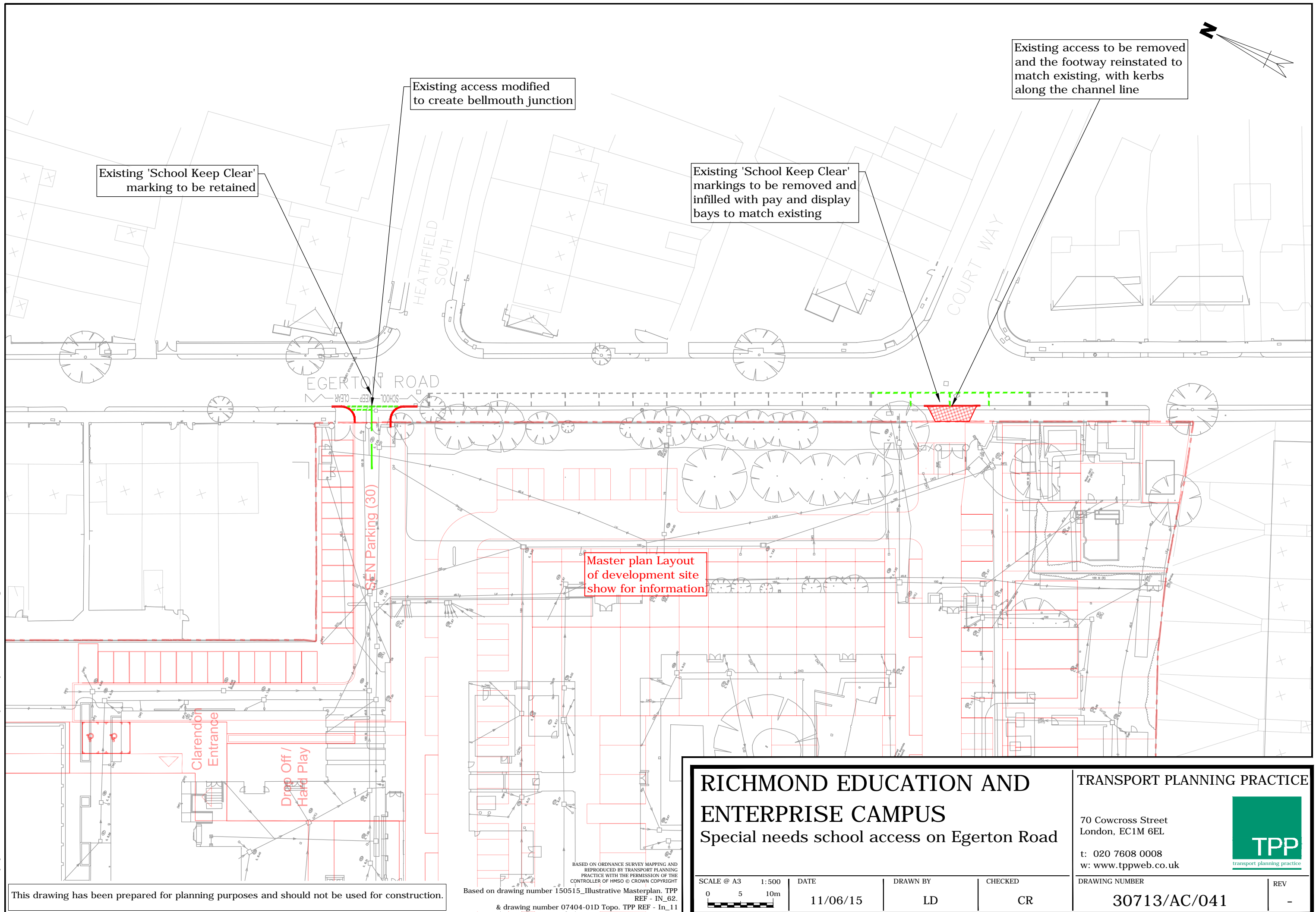
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# **RICHMOND EDUCATION AND ENTERPRISE CAMPUS** Special needs school access on Egerton Road

SCALE @ A3  
0 5 10m  
1:500

DATE  
11/06/15

DRAWN BY  
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CR

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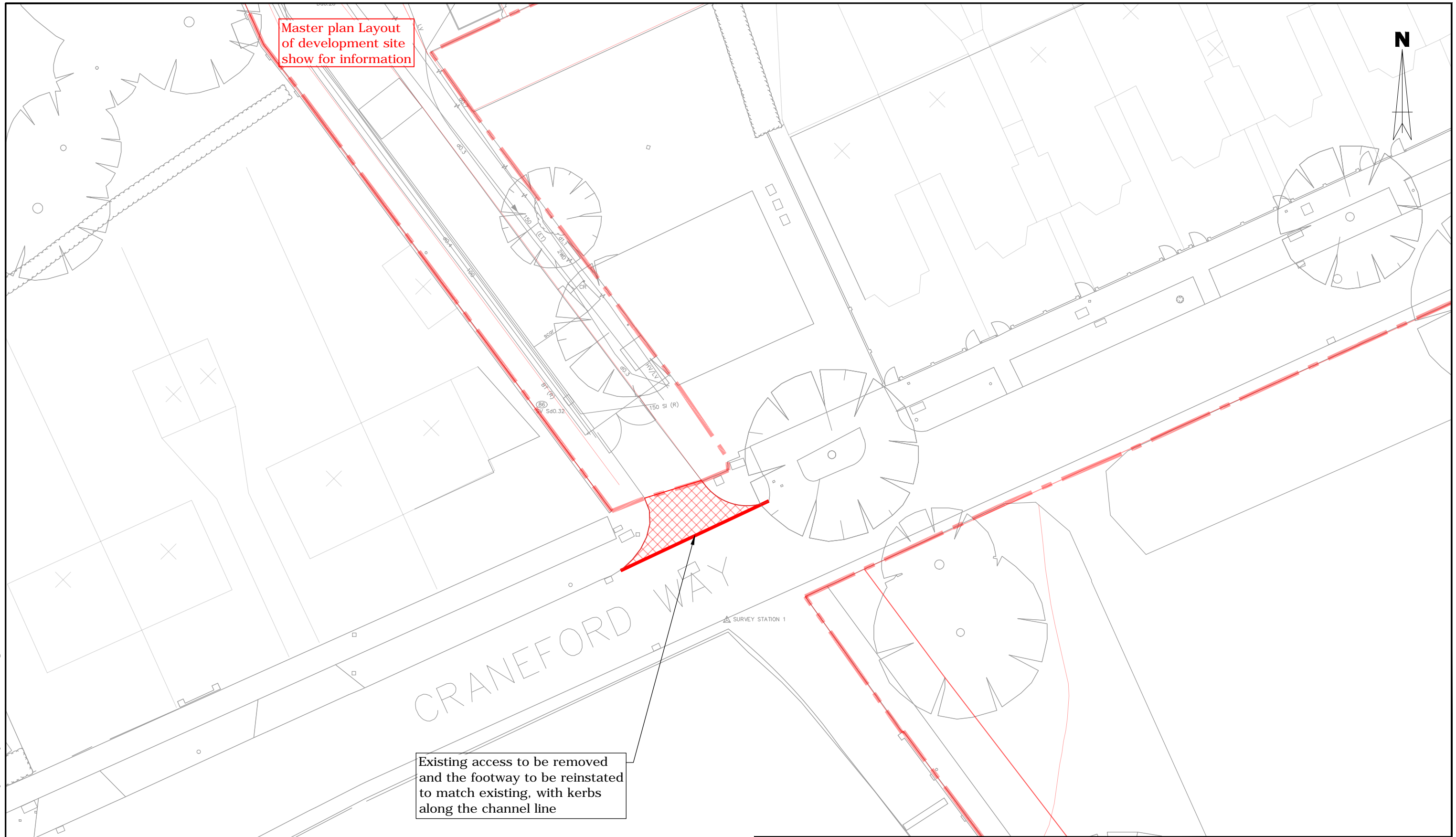
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# RICHMOND EDUCATION AND ENTERPRISE CAMPUS

## Craneford Way access

SCALE @ A3

1:250

DATE

11/06/15

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CR

0

2.5

5m

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REV

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## **Appendix 5.2: Residential Development Phasing and Comparisons**



Residential Development Phasing and Area Comparisons

	Units per Acre			Calculation of Number of Units										Maximum Car Parking	Target Car Parking	Car Parking Indicated	Podium	Calculation of Equivalent Minimum Total Area GIA (m²)											Calculation of GEA (m²)	
	Number of Acres	Number of Units per Acre	Total Number of Units	1 Bed	2 Bed			3 Bed			4 Bed			Total	Total	Total		1 Bed	2 Bed	2 Bed	3 Bed	3 Bed	4 Bed	4 Bed	HOUSES	FLATS	FLATS	FLATS	TOTAL Area Houses + Flats	Assumed ratio of GEA to GIA
				2 Person	4 Person			5 Person			6 Person							2 Person	4 Person	4 Person	5 Person	5 Person	6 Person	6 Person	Total	Total Net	Assumed	Total		
				25%	flats	2 story	45%	flats	homes	20%	flats	homes	10%					Flat	Maisonette	Flat	House	House	House	House	Area	Non-net	Area			
	4.8	38	180	45	39	42	81	8	28	36	2	16	18	217	189	189	1,329	2,250	2,730	3,486	688	2,856	198	1,856	8,198	5,866	880	6,746	14,944	15,691
Phase 1	3.1	34	103	30	15	26	41	0	16	16	0	16	16	127	111	127	1,329	1,500	1,050	2,158	0	1,632	0	1,856	5,646	2,550	383	2,933	8,579	9,007
Phase 2	1.7	45	77	15	24	16	40	8	12	20	2	0	2	90	78	62	-	750	1,680	1,328	688	1,224	198	0	2,552	3,316	497	3,813	6,365	6,684

Notes:

all one bed 2 storey 2 bed  
units are units are  
flats maisonettes

Based on  
LBRuT and  
GLA  
maxima

Based on  
briefing  
provided  
by BNPP

Based on GLA Minimum Housing Standards

Based on  
briefing  
provided  
by BNPP

## **Appendix 5.3: Residential Expected Children and External Space Calculations by Phase**

Residential Expected Children and External Space Calculations by Phase

2015-06-18

	Units per Acre				Calculation of Number of Units									
	Number of Acres	Number of Units per Acre	Total Number of Units	% of total	1 Bed 2 Person	2 Bed 4 Person		3 Bed 5 Person		4 Bed 6 Person				
					25%	flats	2 story	45%	flats	homes	20%	flats	homes	10%
	4.9	37	180		45	39	42	81	8	28	36	2	16	18
market			153	85%	38	33	36	69	7	24	31	1	14	15
affordable			27	15%	7	6	6	12	1	4	5	1	2	3
Phase 1	3.2	32	103		30	15	26	41	0	16	16	0	16	16
market			88	85%	25	13	22	35	0	14	14	0	14	14
affordable			15	15%	5	2	4	6	0	2	2	0	2	2
Phase 2	1.7	44	77		15	24	16	40	8	12	20	2	0	2
market			65	84%	13	20	14	34	7	10	17	1	0	1
affordable			12	16%	2	4	2	6	1	2	3	1	0	1

Notes:

Subtotals may not match totals due to rounding

all one bed 2 storey 2 bed  
units are      units are  
flats          maisonettes

Residential Expected Children and E

2015-06-18

market
affordable
Phase 1
market
affordable
Phase 2
market
affordable

rate children/unit (market)  
calculated children/unit  
rate children/unit (social rented)  
calculated children/unit

rate children/unit (market)  
calculated children/unit  
rate children/unit (social rented)  
calculated children/unit

rate children/unit (market)  
calculated children/unit  
rate children/unit (social rented)  
calculated children/unit

Calculation of Expected Children																																							
1 Bed 2 Person Flats					2 Bed 4 Person Flats					2 Bed 4 Person Houses					3 Bed 5 Person Flats					3 Bed 5 Person Houses					4 Bed 6 Person Flat					4 Bed 6 Person Houses					Total Children				
0-4	5-10	11-15	16-18	subtotal	0-4	5-10	11-15	16-18	subtotal	0-4	5-10	11-15	16-18	subtotal	0-4	5-10	11-15	16-18	subtotal	0-4	5-10	11-15	16-18	subtotal	0-4	5-10	11-15	16-18	subtotal	0-4	5-10	11-15	16-18	subtotal	0-4	5-10	11-15	16-18	TOTAL
1.4	0.0	0.0	0.4	1.8	6.2	2.0	0.8	0.6	9.6	6.7	2.5	0.8	0.7	10.7	1.8	1.5	0.7	0.3	4.3	9.4	5.4	3.1	0.9	18.8	0.4	1.2	1.3	0.4	3.3	9.6	6.8	4.4	1.3	22.1	36	19	11	5	71
0.00	0.00	0.00	0.01		0.07	0.02	0.01	0.01		0.08	0.03	0.01	0.01		0.17	0.11	0.03	0.02		0.29	0.10	0.05	0.01		0.00	0.00	0.00	0.00		0.63	0.31	0.13	0.04		0.63	0.31	0.13	0.04	
0.0	0.0	0.0	0.4	0.4	2.3	0.7	0.3	0.3	3.6	2.9	1.1	0.4	0.4	4.7	1.2	0.8	0.2	0.1	2.3	7.0	2.4	1.2	0.2	10.8	0.0	0.0	0.0	0.0	0.0	8.8	4.3	1.8	0.6	15.5	22	9	4	2	37
0.20	0.00	0.00	0.00		0.64	0.23	0.08	0.05		0.64	0.23	0.08	0.05		0.62	0.74	0.47	0.17		0.62	0.74	0.47	0.17		0.41	1.22	1.29	0.37		0.41	1.22	1.29	0.37		0.41	1.22	1.29	0.37	
1.4	0.0	0.0	0.0	1.4	3.8	1.4	0.5	0.3	6.0	3.8	1.4	0.5	0.3	6.0	0.6	0.7	0.5	0.2	2.0	2.5	3.0	1.9	0.7	8.0	0.4	1.2	1.3	0.4	3.3	0.8	2.4	2.6	0.7	6.6	13	10	7	3	33
1.0	0.0	0.0	0.4	1.4	2.2	0.7	0.3	0.2	3.4	4.3	1.6	0.5	0.4	6.9	0.0	0.0	0.0	0.0	0.0	5.3	2.9	1.6	0.5	10.3	0.0	0.0	0.0	0.0	0.0	9.6	6.8	4.4	1.3	22.1	22	12	7	3	44
0.00	0.00	0.00	0.01		0.07	0.02	0.01	0.01		0.08	0.03	0.01	0.01		0.17	0.11	0.03	0.02		0.29	0.10	0.05	0.01		0.00	0.00	0.00	0.00		0.63	0.31	0.13	0.04		0.63	0.31	0.13	0.04	
0.0	0.0	0.0	0.4	0.4	0.9	0.3	0.1	0.1	1.4	1.8	0.7	0.2	0.2	2.9	0.0	0.0	0.0	0.0	0.0	4.1	1.4	0.7	0.1	6.3	0.0	0.0	0.0	0.0	0.0	8.8	4.3	1.8	0.6	15.5	16	7	3	1	26
0.20	0.00	0.00	0.00		0.64	0.23	0.08	0.05		0.64	0.23	0.08	0.05		0.62	0.74	0.47	0.17		0.62	0.74	0.47	0.17		0.41	1.22	1.29	0.37		0.41	1.22	1.29	0.37		0.41	1.22	1.29	0.37	
1.0	0.0	0.0	0.0	1.0	1.3	0.5	0.2	0.1	2.0	2.6	0.9	0.3	0.2	4.0	0.0	0.0	0.0	0.0	0.0	1.2	1.5	0.9	0.3	4.0	0.0	0.0	0.0	0.0	0.0	0.8	2.4	2.6	0.7	6.6	7	5	4	1	18
0.4	0.0	0.0	0.1	0.5	4.0	1.3	0.5	0.4	6.2	2.4	0.9	0.3	0.2	3.8	1.8	1.5	0.7	0.3	4.3	4.1	2.5	1.4	0.4	8.5	0.4	1.2	1.3	0.4	3.3	0.0	0.0	0.0	0.0	0.0	13	7	4	2	27
0.00	0.00	0.00	0.01		0.07	0.02	0.01	0.01		0.08	0.03	0.01	0.01		0.17	0.11	0.03	0.02		0.29	0.10	0.05	0.01		0.00	0.00	0.00	0.00		0.63	0.31	0.13	0.04		0.63	0.31	0.13	0.04	
0.0	0.0	0.0	0.1	0.1	1.4	0.4	0.2	0.2	2.2	1.1	0.4	0.1	0.1	1.8	1.2	0.8	0.2	0.1	2.3	2.9	1.0	0.5	0.1	4.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7	3	1	1		11
0.20	0.00	0.00	0.00		0.64	0.23	0.08	0.05		0.64	0.23	0.08	0.05		0.62	0.74	0.47	0.17		0.62	0.74	0.47	0.17		0.41	1.22	1.29	0.37		0.41	1.22	1.29	0.37		0.41	1.22	1.29	0.37	
0.4	0.0	0.0	0.0	0.4	2.6	0.9	0.3	0.2	4.0	1.3	0.5	0.2	0.1	2.0	0.6	0.7	0.5	0.2	2.0	1.2	1.5	0.9	0.3	4.0	0.4	1.2	1.3	0.4	3.3	0.0	0.0	0.0	0.0	0.0	7	5	3	1	16

Notes:

Subtotals may not match totals due to rounding

Based on GLA Shaping Neighbourhoods SPG formulae.

calculation assumes 100% of affordable housing is social rent (as worst case scenario); any proportion of intermediate housing will reduce numbers of children and play space.



Residential Expected Children and E

2015-06-18

			Calculation of Minimum Childrens Play Space					Total Shared Amenity Spaces (Illustrative Scheme)  m²	Calculation of Minimum Total Private Amenity Area(m²)										Total Private Amenity Spaces (Illustrative Scheme)  m²
			Min Total Play Space (10m² / child)						1 Bed 2 Person	2 Bed 4 Person Flat	2 Bed 4 Person Maisonette	3 Bed 5 Person Flat	3 Bed 5 Person House	4 Bed 6 Person Flat	4 Bed 6 Person House	FLATS Total Net Area	HOUSES Total Area	TOTAL Area Houses + Flats	
			0-4	5-10	11-15	16-18	TOTAL		5	7	40	8	70	9	70				
			356	194	111	46	706		225	273	1,680	64	1,960	18	1,120	580	4,760	5,340	
		area per child	10	10	10	10		190	231	1,440	56	1,680	9	980	486	4,100	4,586		
market		calculated area required	222	93	39	20	373		35	42	240	8	280	9	140	94	660	754	
		area per child	10	10	10	10		125	91	880	0	980	0	980	216	2,840	3,056		
affordable		calculated area required	134	101	72	26	333		25	14	160	0	140	0	140	39	440	479	
Phase 1			225	120	69	28	441	2,508	75	168	640	64	840	18	0	325	1,480	1,805	
		area per child	10	10	10	10		65	140	560	56	700	9	0	270	1,260	1,530		
market		calculated area required	66	26	11	7	110		10	28	80	8	140	9	0	55	220	275	
		area per child	10	10	10	10													
affordable		calculated area required	65	48	32	12	157												

Notes:  
Subtotals may not match totals due to rounding

excluding: paths, roads, private spaces; must accommodate play space provision

Balcony sizes based on GLA Minimum Housing Standards,  
Garden sizes for maisonettes and houses based on LBRuT DMP.

Gardens Measured, balconies assumed

## **Appendix 5.4: Comparison of Existing and Illustrative External Space Types**

# REEC Comparison of Existing and Illustrative External Space Types

2015-06-15

		Main Site (m²)				Craneford Way Site (m²)				Total (m²)			
Colour key	Predominant Open Space Use	Existing	Phase 1e*	Phase 2d*	Illustrative	Existing	Phase 1e*	Phase 2d*	Illustrative	Existing	Phase 1e*	Phase 2d*	Illustrative
	Grass Sports Pitches	7,420	-	-		10,400	11,904	5,208	5,208	17,820	11,904	5,208	5,208
	Soft Landscaping (incl. podium)	16,167	5,892	7,742	9,809	12,383	14,898	12,350	12,350	28,550	20,790	20,092	22,159
	All Weather Sports Surfaces		1,818	3,223	3,397	920		8,439	8,439	920	1,818	11,662	11,836
	All Weather Sports Surfaces (derelict)		-	-		2,787				2,787	-	-	0
	Hard Landscaping	5,854	8,567	10,598	12,757	214		330	330	6,068	8,567	10,928	13,087
	Marsh Farm Lane (path only)	692	471	471	1,359	275	275	749	749	967	746	1,220	2,108
	Private Gardens		-	3,522	5,167					-	-	3,522	5,167
	Roads / Car Parking	10,648	8,301	8,078	12,253	98		-	-	10,746	8,301	8,078	12,253
Subtotal Open Space		40,781	25,050	33,634	44,740	27,076	27,076	27,076	27,076	67,857	52,126	60,710	71,817
Open Space as a % of Total Area		68%	42%	56%	74%	100%	100%	100%	100%	78%	60%	70%	82%
	Construction Area		22,776	13,965						-	22,776	13,965	-
Construction Area as a % of Total Area		0%	38%	23%	0%	0%	0%	0%	0%	0%	26%	16%	0%
	Buildings	19,387	12,342	12,569	15,428	-	-	-	-	19,387	12,342	12,569	15,428
Buildings as a % of Total Area		32%	21%	21%	26%	0%	0%	0%	0%	22%	14%	14%	18%
Total Area		60,168	60,168	60,168	60,168	27,076	27,076	27,076	27,076	87,244	87,244	87,244	87,245

## REEC Area of Construction Site by Phase\*

Phase	Construction Area (m²)
Phase 1a+1b	30,596
Phase 1c	53,692
Phase 1d+1e	22,776
Phase 2a	38,358
Phase 2b	13,806
Phase 2c+2d	13,965
Phase 3a	5,953
Phase 3b+3c	8,516

## REEC Theoretical Minimum Open Space\*\*

Development Zone	Area	Building Zone Footprint	Minimum Open Space
College	20,144	8,828	11,317
Tech Hub	2,336	1,395	941
Schools	17,806	5,042	12,764
Residential	19,882	8,035	11,847
Main Site	60,168	23,299	36,868
Playing Fields	27,076	-	27,076
SubTotal	87,244	23,299	63,945
Other Areas***	6,433	-	6,433
Total inside Red Line	93,677	23,299	70,378

\* Based on Phasing Drawings dated 2015.04.23

\*\* Minimum Space assuming 100% of building zone footprint is built; does not allow for any rooftop open space (other than any podium area)

\*\*\* Including areas of A316 Junction, Langhorn Drive, Harlquins Car Parking and Craneford Way  
All figures m² unless indicated otherwise