



# **Stag Brewery, Mortlake**

## **Housing Assessment Matrix**

For Reselton Properties

February 2018

# STAG BREWERY - HOUSING ASSESSMENT MATRIX

Review of design against the GLA Housing SPG, 2016

This table has been prepared to review the proposed development against GLA design standards. The criteria used for this assessment is taken from Annex 1 of the Mayor's Housing SPG (2016).

	Standard achieved
	Partial accordance with standard
	Standard not feasible to achieve
	Not applicable

Annex 1 Summary of the Housing Standards			
Design Standards	Classification	Performance	Comments
<b>Defining Good Places</b>			
1 Development proposals should demonstrate: a How the design responds to its physical context, including the character and legibility of the area and the local pattern of building, public space, landscape and topography. b How the scheme relates to the identified character of the place, to the local vision and strategy or how bolder change is justified in relation to a	Baseline		See Planning Statement and Design & Access Statement.  Summary provided at the foot of this table.
2 Development Proposals should demonstrate: a. how the scheme complements the local network of public spaces, including how it integrates with existing streets and paths. b. how public spaces and pedestrian routes are designed to be overlooked and safe, and extensive blank elevations onto the public realm at ground floor have been avoided. c. for larger developments, how any new public spaces including streets and paths are designed on the basis of an understanding of the planned role and character of these spaces within the local movement network, and how new spaces relate to the local vision and strategy for	Baseline		See Planning Statement and Design & Access Statement.  Summary provided at the foot of this table.
<b>Communal and Public Open space</b>			
3 Development proposals should demonstrate that they comply with the LPAs' open spaces strategies, ensuring that an audit of surrounding open space is undertaken and that where appropriate, opportunities to help address a deficiency in provision by providing new public open spaces are taken forward in the design process.	Baseline		Public open space is overlooked, accessible and has high sufficient levels of daylight.  See OSPPA document
4 Where communal open space is provided, development proposals should demonstrate that the space: is overlooked by surrounding development; is accessible to disabled people including people who require level access and wheelchair users; is designed to take advantage of direct sunlight; has suitable management arrangements in place.	Baseline		Public open space is overlooked, accessible and has high levels of daylight.  See Design & Access Statement and Daylight/ Sunlight chapter of the Environment Statement
<b>Existing Gardens</b>			
<b>Playspace</b>			
5 For developments with an estimated occupancy of ten children or more, development proposals should make an appropriate play provision in accordance with the Mayor's Play and Informal Recreation SPG	Baseline		It is proposed that 4,084 sqm of new child play space could be provided across the entire Development (which excludes the school play facilities)

	<b>Housing for a diverse city</b>			
	<b>Density</b>			
6	Development proposals should demonstrate how the density of residential accommodation satisfies London Plan policy relating to public transport access levels (PTALs) and the accessibility of local amenities and services, and is appropriate to the location	Baseline		The site is suitable for the density of residential accommodation proposed, in line with the London Plan density matrix and all relevant planning considerations.  See Planning Statement (section 12)
	<b>Residential mix</b>			
7	Development proposals should demonstrate how the mix of dwelling types and sizes and the mix of tenures meet strategic and local need and are appropriate to the location.	Baseline		The residential mix has been discussed with LBRuT and GLA and is based on local demand. The mix for the detailed elements of the scheme has been set out within the submission - the exact mix for the outline elements will be confirmed via future Reserved Matters submissions.  See Section 12 of the Planning Statement for full assessment
	<b>From Street to Front Door</b>			
	<b>Entrance and Approach</b>			
8	All main entrances to houses, ground floor flats and communal entrance lobbies should be visible, clearly identifiable, and directly accessible from the public realm.	Baseline		
9	The distance from the accessible car parking space of standard 18 to the home or the relevant block entrance or lift core should be kept to a minimum and should be preferably level or where level is not possible, gently sloping (1:60 - 1:20) on a suitable ground surface.	Baseline		Distances from disabled parking have been minimised and surfaces are proposed to be level or gently sloping
	<b>Active frontages</b>			
10	Active frontages should be maximised and inactive frontages minimised on the ground floor of buildings facing publically accessible space, in order to provide natural surveillance and activity.	Baseline		
	<b>Access</b>			
11	90 per cent of new build housing should meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' with the remaining 10 per cent meeting Building Regulation requirement M4(3) 'wheelchair user dwellings'.	Baseline		
	<b>Shared circulation within buildings</b>			
12	Each core should be accessible to generally no more than eight units on each floor.	Baseline		
13	An access core serving 4 or more dwellings should provide an access control system with entry phones in all dwellings linked to a main front door with electronic lock release. Unless a 24 hour concierge is provided, additional security measures including audio-visual verification to the access control system should be provided where any of the following apply: more than 25 dwellings are served by one core; or the potential occupancy of the dwellings served by one core exceeds 100 bed spaces; or more than 8 dwellings are provided per floor.	Baseline		
14	Where dwellings are accessed via an internal corridor, the corridor should receive natural light and adequate ventilation where possible.	Baseline		Shared circulation areas will benefit from mechanical ventilation, however natural light is not compatible with ensuring optimisation of building layouts.
15	All dwellings entered at the seventh floor (eighth storey) and above should be served by at least two lifts.	Baseline		
16	It is desirable that every wheelchair user dwelling is served by more than one lift	Good Practice		

Car parking																																																																																					
17	The maximum standards set out below should be the basis for considering planning applications	Baseline		Car parking provision falls below the maximum London Plan standards.  See Transport Assessment																																																																																	
<div>Parking for residential development</div> <table><thead><tr><th></th><th>PTAL 0 to 1</th><th></th><th>PTAL 2 to 4</th><th></th><th>PTAL 5 to 6</th><th></th></tr></thead><tbody><tr><td><b>Suburban</b></td><td>150-200 hr/ha</td><td><b>Parking provision</b></td><td>150-250 hr/ha</td><td><b>Parking provision</b></td><td>200-350 hr/ha</td><td><b>Parking provision</b></td></tr><tr><td>3.8-4.6 hr/unit</td><td>35-55 u/ha</td><td rowspan="3">Up to 2 spaces per unit</td><td>35-55 u/ha</td><td rowspan="3">Up to 1.5 spaces per unit</td><td>45-90 u/ha</td><td rowspan="3">Up to one space per unit</td></tr><tr><td>3.1-3.7 hr/unit</td><td>40-65 u/ha</td><td>40-90 u/ha</td><td>55-115 u/ha</td></tr><tr><td>2.7-3.0 hr/unit</td><td>50-75 u/ha</td><td>50-95 u/ha</td><td>70-130 u/ha</td></tr><tr><td><b>Urban</b></td><td>150-250 hr/ha</td><td></td><td>200-450 hr/ha</td><td></td><td>200-700 hr/ha</td><td></td></tr><tr><td>3.8-4.6 hr/unit</td><td>35-65 u/ha</td><td rowspan="3">Up to 1.5 spaces per unit</td><td>45-120 u/ha</td><td rowspan="3">Up to 1.5 spaces per unit</td><td>45-185 u/ha</td><td rowspan="3">Up to one space per unit</td></tr><tr><td>3.1-3.7 hr/unit</td><td>40-80 u/ha</td><td>55-145 u/ha</td><td>55-225 u/ha</td></tr><tr><td>2.7-3.0 hr/unit</td><td>50-95 u/ha</td><td>70-170 u/ha</td><td>70-260 u/ha</td></tr><tr><td><b>Central</b></td><td>150-300 hr/ha</td><td></td><td>300-650 hr/ha</td><td></td><td>650-1100 hr/ha</td><td></td></tr><tr><td>3.8-4.6 hr/unit</td><td>35-80 u/ha</td><td rowspan="3">Up to 1.5 spaces per unit</td><td>65-170 u/ha</td><td rowspan="3">Up to one space per unit</td><td>140-290 u/ha</td><td rowspan="3">Up to one space per unit</td></tr><tr><td>3.1-3.7 hr/unit</td><td>40-100 u/ha</td><td>80-210 u/ha</td><td>175-355 u/ha</td></tr><tr><td>2.7-3.0 hr/unit</td><td>50-110 u/ha</td><td>100-240 u/ha</td><td>215-405 u/ha</td></tr></tbody></table> <div>Maximum residential parking standards</div> <table><thead><tr><th>number of beds</th><th>4 or more</th><th>3</th><th>1-2</th></tr></thead><tbody><tr><td>parking spaces</td><td>up to 2 per unit</td><td>up to 1.5 per unit</td><td>less than 1 per unit</td></tr></tbody></table> <div>Notes: All developments in areas of good public transport accessibility (in all parts of London) should aim for significantly less than 1 space per unit Adequate parking spaces for disabled people must be provided preferably on-site<sup>3</sup> 20 per cent of all spaces must be for electric vehicles with an additional 20 per cent passive provision for electric vehicles in the future. In outer London areas with low PTAL (generally PTALs 0-1), boroughs should consider higher levels of provision, especially to address 'overspill' parking pressures.</div>			PTAL 0 to 1		PTAL 2 to 4		PTAL 5 to 6		<b>Suburban</b>	150-200 hr/ha	<b>Parking provision</b>	150-250 hr/ha	<b>Parking provision</b>	200-350 hr/ha	<b>Parking provision</b>	3.8-4.6 hr/unit	35-55 u/ha	Up to 2 spaces per unit	35-55 u/ha	Up to 1.5 spaces per unit	45-90 u/ha	Up to one space per unit	3.1-3.7 hr/unit	40-65 u/ha	40-90 u/ha	55-115 u/ha	2.7-3.0 hr/unit	50-75 u/ha	50-95 u/ha	70-130 u/ha	<b>Urban</b>	150-250 hr/ha		200-450 hr/ha		200-700 hr/ha		3.8-4.6 hr/unit	35-65 u/ha	Up to 1.5 spaces per unit	45-120 u/ha	Up to 1.5 spaces per unit	45-185 u/ha	Up to one space per unit	3.1-3.7 hr/unit	40-80 u/ha	55-145 u/ha	55-225 u/ha	2.7-3.0 hr/unit	50-95 u/ha	70-170 u/ha	70-260 u/ha	<b>Central</b>	150-300 hr/ha		300-650 hr/ha		650-1100 hr/ha		3.8-4.6 hr/unit	35-80 u/ha	Up to 1.5 spaces per unit	65-170 u/ha	Up to one space per unit	140-290 u/ha	Up to one space per unit	3.1-3.7 hr/unit	40-100 u/ha	80-210 u/ha	175-355 u/ha	2.7-3.0 hr/unit	50-110 u/ha	100-240 u/ha	215-405 u/ha	number of beds	4 or more	3	1-2	parking spaces	up to 2 per unit	up to 1.5 per unit	less than 1 per unit			
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18	Each designated wheelchair accessible dwelling should have car parking space that complies with Part M4 (3).	Baseline		See Transport Assessment																																																																																	
19	Careful consideration should be given to the siting and organisation of car parking within an overall design for open space so that car parking does not negatively affect the use and appearance of open spaces.	Baseline		See Transport Assessment																																																																																	
Cycle storage																																																																																					
20	All developments should provide dedicated storage space for cycles at the following level: 1 per studio and one bed 2 per all other dwellings In addition, one short stay cycle parking space should be provided per 40 units.	Baseline		See Transport Assessment																																																																																	
21	Individual or communal cycle storage outside the home should be secure, sheltered and adequately lit, with convenient access to the street. Where cycle storage is provided within the home, it should be in addition to the minimum GIA and minimum storage and circulation space requirements. Cycle storage identified in habitable rooms or on balconies will not be considered acceptable.	Baseline		Cycle storage provided in basement is convenient, secure and covered.  See Transport Assessment																																																																																	

	<b>Refuse, post and deliveries</b>			
22	Communal refuse and recycling containers, communal bin enclosures and refuse stores should be accessible to all residents including children and wheelchair users, and located on a hard, level surface. The location should satisfy local requirements for waste collection. Refuse and recycling stores within buildings should be located to limit the nuisance caused by noise and smells and maintained to a high hygiene standard.	Baseline		Scheme has been designed in line with all local requirements and should achieve full credits for CfSH. Refuse stores have been located to limit nuisance caused by noise and smells and are provided with adequate drainage, ventilation and means for cleaning. Refuse stores are located within 30m horizontal distance from any residential dwelling and will be accessible by wheelchair users.
23	Storage facilities for waste and recycling containers should be provided in accordance with local authority requirements and meeting at least British Standard BS5906:2005 Code of Practice for waste management in Buildings.	Baseline		
	<b>Dwelling Space Standards</b>			
24	All new dwellings should meet the nationally described space standard.	Baseline		See Design and Access Statement and Planning
25	Dwelling plans should demonstrate that dwellings will accommodate the furniture, access and activity space requirements relating to the declared level of occupancy and the furniture schedule set out in Approved Document Part M.	Baseline		Refer to Application Drawings
	<b>Private open space</b>			
26	A minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant.	Baseline		
27	The minimum depth and width for all balconies and other private external spaces should be 1500mm.	Baseline		
	<b>Privacy</b>			
28	Design proposals should demonstrate how habitable rooms within each dwelling are provided with an adequate level of privacy in relation to neighbouring property, the street and other public spaces.	Baseline		See Design and Access Statement
	<b>Dual aspect</b>			
29	Developments should minimise the number of single aspect dwellings. Single aspect dwellings that are north facing, or exposed to noise levels above which significant adverse effects on health and quality of life occur, or which contain three or more bedrooms should be	Baseline		See Design and Access Statement
	<b>Noise</b>			
30	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.	Baseline		
	<b>Floor to ceiling heights</b>			
31	A minimum floor to ceiling height of 2.5metres for at least 75% of the gross internal area is strongly encouraged.	Baseline		
	<b>Daylight and sunlight</b>			
32	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	Good Practice		The majority of apartments meet this requirement with the exception of a very small number of single aspect units facing the

	<b>Air Quality</b>			
33	Minimise increased exposure to existing poor air quality and make provision to address local problems of air quality: be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas designated as Air Quality Management Areas)	Baseline		
	<b>Environmental performance</b>			
34	All homes should satisfy London Plan policy on sustainable design and construction and make the fullest contribution to the mitigation of and adaptation to climate change.	Baseline		
	<b>Energy and CO2</b>			
35	Development proposals should be designed in accordance with the LP energy hierarchy, and should meet the following minimum targets for carbon dioxide emissions reduction.  <u>Year Improvement on 2013 Building Regulations</u> 2014 - 2016            35 per cent 2016 - 2036            Zero carbon	Baseline		Targeting minimum requirements through on-site provision and off-setting any shortfall.  See Sustainability Statement and Energy Strategy
	<b>Overheating</b>			
36	Development proposals should demonstrate how the design of dwellings will avoid overheating without reliance on energy intensive mechanical cooling systems.	Baseline		See Sustainability Statement and Energy Strategy

	<b>Water</b>			
37	New dwellings should be designed to ensure that a maximum of 105 litres of water is consumed per person per day in line with the optional requirement of Part G.	Baseline		See Sustainability Statement
38	Where development is permitted in an area at risk of flooding, it should incorporate flood resilient design in accordance with the NPPF and its associated technical Guidance whilst ensuring level access is	Baseline		See Flood Risk Assessment
39	New development should incorporate Sustainable Urban Drainage Systems and green roofs where practical with the aim of achieving a Greenfield run-off rate, increasing bio-diversity and improving water quality. Surface water run-off is to be managed as close to source as	Baseline		See Flood Risk Assessment
	<b>Ecology</b>			
40	The design and layout of new residential development should avoid areas of ecological value and seek to enhance the ecological capital of the area in accordance with GLA best practice guidance on biodiversity and nature conservation.	Baseline		See Ecology Statement
	<b>Design Process</b>			
41	Developments should manage existing materials, specify sustainable materials that are robust and fit for purpose and secure the sustainable procurement of materials.	Good practice		See Application Drawings and Design and Access Statement regarding extent of demolition and façade retention

1.1.1	<p>a:</p> <ul style="list-style-type: none"> <li>• The location of the buildings have been designed to maximise pedestrian links and visual connections through from Mortlake High Street/ Lower Richmond Road to the River Thames</li> <li>• A generous 'green link' public amenity space as well as a series of publicly accessible towpath, courtyard spaces and public squares are proposed to provide generous amenity space to the development as well as wider context</li> <li>• The height and massing of the buildings responds to the Stag Brewery Planning Brief</li> <li>• Varied architectural typologies are proposed to enrich the proposed urban environment and provide animated streetscapes and reflect local context</li> <li>• A transformative and far reaching project that will bring together local people, residents and businesses, new and existing</li> <li>• Creation of a mixed and balanced community</li> <li>• Creation of a new routes across the site and connections to the wider Mortlake area</li> </ul> <p>b:</p> <ul style="list-style-type: none"> <li>• The design process has identified, explored and addressed the extraordinary potential for this strategically significant site</li> <li>• Creation of a new vibrant, mixed-use, inclusive and profoundly sustainable development</li> <li>• The proposal creates a major new waterfront public realm that includes a hierarchy of generously landscaped open spaces that are legible permeable and accessible to all</li> <li>• Significant ground floor active retail frontages animate the new streetscapes (Thames Street and Green Link) and Riverside Terrace</li> <li>• The creation of new focal point for the Borough with a distinct sense of place, for use by the wider community</li> </ul>
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