
Richmond Upon Thames College Residential Development Zone

Compliance Statement

Prepared by Barton Willmore LLP on behalf of Clarion Housing Group

December 2018

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1.0 INTRODUCTION

1.1 This Compliance Statement has been prepared and submitted on behalf of Clarion Housing Group ('the Applicant') in support of a Reserved Matters Application for the proposed redevelopment of the Residential Development Zone at Richmond College ('the site'). The Site falls within the jurisdiction of the London Borough of Richmond Upon Thames ('The Council') or 'Local Planning Authority').

1.2 This application is for:

"Detailed Reserved Matters application including Appearance, Landscaping, Layout and Scale for the Residential Development Zone pursuant to Conditions U08027 and U08031 of Outline Planning Permission 15/3038/OUT dated 16.08.16. Demolition of existing college buildings, removal of hardsurfacing, site clearance and groundworks together with the redevelopment of the site to provide 180 residential units together with associated parking for 160 vehicles, open space and landscaping."

1.3 This Compliance Statement has been prepared in accordance with condition U08031 of Outline Planning Permission (15/3038/OUT) and the supporting Decision Notice dated 16th August 2016.

1.4 This Statement supports the submission of a Reserved Matters Application for the Residential Development Zone (RDZ). The RDZ comprises four Residential Building Zones, as shown below.

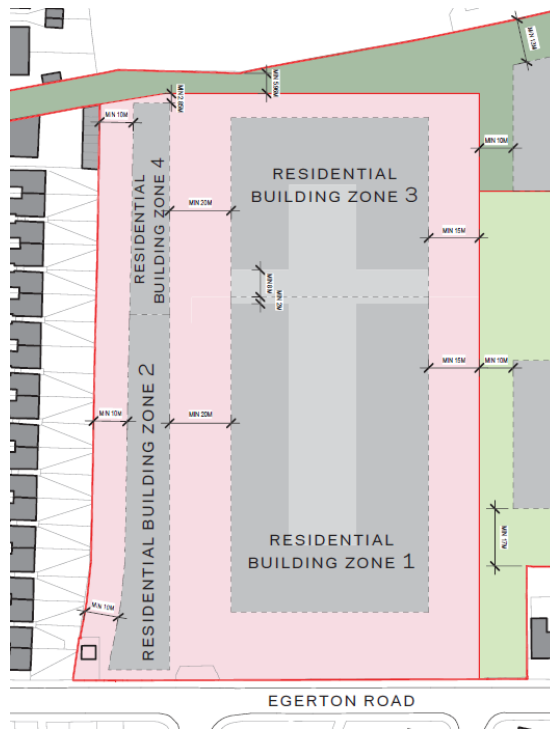


Figure 1: Residential Development Zone

- 1.5 Condition U08031 of the Outline Planning Permission requires any Reserved Matters application to be accompanied by the following information where appropriate:
- i) A statement to demonstrate how the proposed development of a Development Zone, or phase thereof, is in accordance with the Phasing Programme;
 - ii) An explanatory statement detailing how the proposed quantum of land uses and scale of development proposed within the Development Zone, or phase thereof, are consistent with the limitations set in conditions notes: U07999, U08000, U08001, U08002, U08006 and U07931.
 - iii) And explanatory statement detailing how the proposed development of a Development Zone, or phase thereof, addresses the mitigation measures outlined in the Environmental Statement and the Environmental Statement Addendum.
- 1.6 Condition U08031 of the Outline Planning Permission sets out information to be submitted in relation to Layout, Scale, Appearance and Landscaping, which is covered within this report.

2.0 PHASING PROGRAMME

2.1 Condition U07996 of Outline Planning Permission 15/3038/OUT, requires the development to be constructed in accordance with the Phasing Programme identified in principle in the Development Specification. Details for each particular Development Zone are to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

2.2 The Phasing Programme is identified within Section 6 of the Development Specification with Phasing Plans provided within Appendix 1 of that document. For the Residential Development Zone, the following information from the Phasing Programme is relevant (the timescales stated are indicative):

- Phase 2b (Winter 2018-2019) – Phase 1 of the residential starts on site:

"Following completion of demolition works in Phase 1E, works on the first phase of the residential element of the scheme will then take place. All construction traffic for this development will be via the residential access road / Langhorn Drive past the existing College buildings."

As set out within the Environmental Statement, Construction of the first phase of residential development will commence following the demolition of the buildings within Phase 1e.

- Phase 3b (Winter 2019) – Construction of Phase 2 residential:

"The second phase of the residential development can then commence; as with the first phase it will be accessed exclusively via Langhorn Drive past the (by then completed) Sports Centre and STEM buildings. The contractors' compound will be located at the north-western corner of the residential site to manage access/exit to the site at appropriate times."

2.3 The commencement of the Residential Development is subject to the completion of the works set out in Phases 1A-E and 2A Inclusive.

2.4 The Development is being phased and constructed in accordance with the Phasing Programme indicated in the Outline Planning Permission.

3.0 PROPOSED LAND USE, QUANTUM AND SCALE

3.1 The Residential Development Zone (RDZ) will be constructed in accordance with Conditions

- U07931 (Specific Use);
- U07999 (Approved Drawings);
- U08000 (Gross Floorspace);
- U08001 (Building Heights);
- U08002 (Vehicle and Cycle Parking); and
- U08006 (Residential Mix).

3.2 Condition U07931 requires no Development Zone or building within each Development Zone to be used other than for the specified purposes or ancillary uses listed within the condition. For the RDZ this has been identified as Use Class C3 with the "Specified Purpose" being Houses/flats/maisonettes. The Ancillary Use is Parking.

3.3 The submitted Reserved Matters Application is for C3 residential use and therefore fully in accordance with Condition U07931.

Condition U07999 – Approved Drawings

3.4 Condition U07999 requires the development to be carried out in accordance with the approved Parameter Plans, Development Specification, Design Code Rev B and detailed access drawings. The following Parameter Plans are relevant to the Residential Development Zone:

- PL01 – Site Location Plan
- PL02 – Site Access Parameter Plan
- PL03 – Development Zones
- PL04 Rev A – Building Zones Parameter Plan
- PL05 Rev B – Building Zone Height Parameter Plan
- PL06 Rev A – External Space Parameter Plan
- PL13 Rev A – Residential Development Zone Building Zones Parameter Plan 1
- PL14 Rev A – Residential Development Zone Building Zones Parameter Plan 2
- PL15 Rev A – Residential Development Zone Building Zones Parameter Plan 3

3.5 The Design and Access Statement (see section 3) and the submitted Compliance Plan (18-103-D-620-C) which accompanies this application, demonstrates how the proposed development is consisted with parameters and principles set out in Condition U07999.

Condition U08000 – Gross Floorspace

3.6 Condition U08000 sets out the Use Class, minimum floorspace and maximum floorspace permissible for each development zone.

3.7 The RDZ complies with this Condition as the Use Class will be C3 and the GEA will not exceed 22,250 sqm. The proposed GEA of the RDZ will total 19,271.5 sqm. The breakdown of this is as follows:

- Block 1 – 1,551.8 sqm
- Block 2 – 1,535.5 sqm
- Block 3 – 2,175.3 sqm
- Block 4 – 1,787.1 sqm
- Block 5 – 6,253.9 sqm
- Terrace 1 – 1,694.8 sqm
- Terrace 2 – 917.6 sqm
- Terrace 3 – 3,356.7 sqm

3.8 The submitted Reserved Matters Application is therefore fully in accordance with Condition U08000.

Condition U08001 – Building Heights

3.9 Condition U08001 sets the minimum and maximum heights (with the exception of rooftop plant and projections) and maximum number of storeys for each building height zone within each development zone.

3.10 The Residential Development Zone (RDZ) comprises five height zones:

- Height Zone 1 – Max 3m (12.2m AOD)
- Height Zone 2 – Max. 6m (15.2m AOD)
- Height Zone 3 – Max. 13m (19.2m AOD)
- Height Zone 4 – Max. 13m (22.2m AOD)
- Height Zone 6 – Max. 16m (25.2m AOD)

3.11 The proposed Residential Development maximum building heights are shown below:

- Block 1 – 22.2m (13m) – Height Zone 4
- Block 2 – 22.2m (13m) – Height Zone 4
- Block 3 – 25.2m (16m) – Height Zone 6
- Block 4 – 25.2m (16m) – Height Zone 6
- Block 5 – 25.2m and 22.2m (16m and 13m) – Height Zone 4&6
- Terrace 1 – 19.2m (10m) Height Zone 3
- Terrace 2 – 15.2m (6m) Height Zone 2
- Terrace 3 – 15.2m (6m) Height Zone 2

3.12 The building storeys for each area is as follows:

- Block 1 – 4 Storeys
- Block 2 – 4 Storeys
- Block 3 – 5 Storeys
- Block 4 – 5 Storeys
- Block 4 – 4 & 5 Storeys
- Terrace 1 – 3 Storeys
- Terrace 2 – 2 Storeys (plus room in the roof)
- Terrace 3 – 2 Storeys (plus room in the roof)

3.13 The submitted Reserved Matters Application is therefore fully in accordance with Condition U08001.

Condition U08002 – Vehicle and Cycle Parking

3.14 Condition U08002 provides the number of vehicle and cycle parking spaces for each development zone. The condition requires 190 vehicle parking spaces, 315 resident cycle parking spaces and 5 visitor cycle parking spaces within the RDZ.

3.15 The RDZ will provide 160 car parking spaces, comprising 123 residential parking spaces, 18 accessible parking spaces and 10 visitor parking spaces.

3.16 The condition states that no fewer than 95 car parking spaces and 150 cycle parking spaces shall be provided within the RDZ prior to the first occupation of a residential unit.

3.17 The Development Zone is providing 30 less car parking spaces compared to the maximum number required by the condition. The requirement of 190 spaces is a maximum figure attached to the planning permission. Following discussion with the Planning Officers, a reduction in Car Parking is welcomed. The reduction in car parking provides a ratio of 0.8. Given the accessibility of the site, this is considered to be an acceptable reduction to encourage sustainability, ensure the environment is not dominated by vehicles, whilst also ensuring that a viable scheme can be delivered and that car parking is provided for 135 family units, disabled units and visitors.

Condition U08006 – Residential Mix

3.18 The unit mix for the RDZ is in accordance with the mix set out in Condition U08006. The proposed development will deliver:

- 45 x 1 bed 2-person units;
- 82 x 2 bed 4-person units;
- 36 x 3 bed 5-person units; and
- 18 x 4 bed 6-person units.

4.0 MITIGATION MEASURES

- 4.1 This section sets out how the proposed development addresses the mitigation measures outlined in the Environmental Statement (ES) and the Environmental Statement Addendum.
- 4.2 This section also demonstrates how the proposed development will seek to mitigate the issues which would otherwise result in an adverse effect on the local area and sets out how the RDZ addresses the relevant mitigation measures.

Environmental Statement

Transport

- 4.3 The ES notes that the construction and operation of the site will result in an increase in pedestrian, cycle, bus, rail and motorised trips when compared to the existing situation. As set out within the ES a number of measures are being brought forward to mitigate the increase in trips. In addition, a Construction Logistics Plan and Construction Environmental Management Plan is requested for each Development Zone.
- 4.4 Construction vehicles are to only use the strategic road network to access the site. In line with these requirements following the decision for this application, a Construction Logistics Plan and Construction Environmental Management Plan will be submitted to discharge Conditions U08012 and U08015, pursuant to the Outline Planning Application.

Noise and Vibration

- 4.5 The Noise and Vibration effects are likely to be mostly associated with the construction phase.
- 4.6 The ES identifies that during the site enabling, demolition and construction process, Construction Noise will range between having a negligible to major adverse effect without the mitigation measures in the Construction and Environmental Management Plan (CEMP). The effects are likely to be mostly associated with the construction phase, including noise generated by demolition, piling (if required), earth movements and general construction activities.

- 4.7 A Construction and Environmental Management Plan will be submitted to discharge condition U08015. The plan will identify a number of measures which will be implemented during construction to minimise the impact of noise.
- 4.8 Following the implementation of these measures, in accordance with the ES the residual impact will be reduced to negligible to moderate adverse.

Air Quality

- 4.9 The ES identifies that during the site enabling, demolition and construction work, dust generated by demolition, earthworks, construction and vehicles could cause dust deposition to local habitat sites, dust deposition to buildings and parked vehicles and increased local airborne PM10 concentrations. The mitigation measure identified is to implement the best practice dust mitigation in accordance with the CEMP. The Dust Management Strategy applies the principles outlined in 'The control of dust and emissions from construction and demolition best practice'. This mitigation will reduce the likely residual effects to negligible.

Ground Conditions

- 4.10 The ES notes that safe levels for contaminants are exceeded at some locations within ground in the residential development zone, mitigation will take the form of further site investigation and soil testing to characterise the nature and extent of contamination. In accordance with Condition U08033, prior to development of the Residential Development Zone a desk study with details of a site investigation strategy will be submitted.
- 4.11 When construction is completed, minor to moderate beneficial effects will ensue in the residential development zone because levels of contaminants or exposure to them will have been reduced as a result of the works which will be identified through the Site Investigation Strategy.

Waste

- 4.12 The effects of the waste arising from the completed residential development and from the other elements of the development are considered to be negligible. A Foul Sewage and Utilities Report has been prepared and submitted to support this consideration.

Water Resources and Flood Risk

- 4.13 During the Site Enabling, Demolition and Construction process, the ES has identified potential impacts on the existing surface water, foul drainage or supply network as well as changes to surface water run-off. Impacts on these areas could result in potential minor adverse effects.
- 4.14 The ES identifies the implementation of a Sustainable Drainage Strategy and measures included within the CMP and CEMP as suitable mitigation measures to address the issues of existing drainage systems and water supply networks. These measures will reduce the residual effect to negligible.
- 4.15 In addition, the ES notes the increased population from the schools, Tech Hub and residential development will result in an increased demand for water and wastewater disposal, which could potentially cause reduced pressure in Thames Water's water mains and sewer flooding in combined sewers. A Foul Sewage and Utilities Report has been prepared and submitted to support this consideration.
- 4.16 A Flood Risk Assessment and Surface Water Drainage Strategy has been submitted alongside this application. Subsequently, the strategy will be submitted to discharge condition U08037 and a CMP and CEMP will be submitted to discharge conditions U08011 and U08015 respectively.

Daylight, Sunlight and Overshadowing

- 4.17 The ES stated that compliance with the BRE guide levels for VSC, annual sunlight availability and sunlight on ground in relation to neighbouring properties is exceptional for an urban development project and the level of compliance with the guide levels for winter sunlight is very high. No further mitigation measures were considered necessary in relation to daylight and sunlight effects.
- 4.18 A Daylight and Sunlight Assessment has been submitted alongside this application and concludes that with the exception of two winter sunlight reductions that are unlikely to be noticeable, all windows and rooms to neighbouring properties will satisfy the BRE guidelines in respect of both Daylight and Sunlight.

Ecology

- 4.19 Demolition, site clearance and construction have the potential to cause direct impacts to non-designated habitats within the site boundary. These include habitat loss, habitat damage, and habitat fragmentation. The development's landscaping proposals include measures to replace lost habitat features such as trees. Habitat damage on site will be reduced by protecting any retained features such as trees and their roots.
- 4.20 The development includes measures to enhance the available nesting and roosting habitat for important species groups such as birds, bats and invertebrates through extensive tree planting, hedgerows, bird and bat boxes, and dead-wood habitat features such as a 'loggery' for stag beetles. Further information demonstrating the sites ecological enhancements can be seen in the submitted landscape plans (IA-421-LGA-P02-A).

Townscape and Visual Amenity

- 4.21 In order to address the "moderate adverse visual effect on residents immediately adjoining the Site, and with an extensive outlook over it" a CMP and CEMP will be submitted prior to commencement to discharge conditions U08011 and U08015 to demonstrate how this can be mitigated during the construction period.
- 4.22 In order to mitigate the moderate adverse effect arising from the removal of trees along Marsh Farm Lane, replacement planting and an ecological corridor has been incorporated as part of the proposals.
- 4.23 In order to ensure there are no harmful townscape or visual effects, the proposed development accords with the parameter plans and design code to deliver good quality design with an emphasis on site permeability through the breaking down of the massing set out within the Outline Planning Application (see section 3.5 of DAS).

Cultural Heritage

- 4.24 An archaeological statement has been submitted to support the findings of Cultural Heritage set out within the ES.

Socio-Economics

- 4.25 The ES notes that the development will meet local housing needs by providing 180 homes of which 15% will be affordable. The proposed scheme will deliver 180 homes, of which all will be affordable. From a socio-economic perspective the proposed residential development will have a beneficial effect, greater than the moderate effect identified within the ES.

5.0 LAYOUT

5.1 As set out within Condition U08031, with regards to layout, a Reserved Matters Application shall include the following documents:

a) A report and plans detailing the layout of the proposed buildings and any relevant roads, pedestrian and cycle routes, parking and servicing areas and the detailed layout of open spaces with the RDZ are required to support the application.

5.2 To satisfy this requirement, the submission includes detailed design drawings, landscape drawings and a Design and Access Statement (see sections 4.4 – 4.8 and 5) which provides the details requested above. The plans which relate specifically to this are set out below:

Overall Site

• Proposed Site Plan – Ground Floor	18-103-D-600-C-P1
• Proposed Site Plan – First Floor	18-103-D-601-B-P1
• Proposed Site Plan – Second Floor	18-103-D-602-B-P1
• Proposed Site Plan – Third Floor	18-103-D-603-B-P1
• Proposed Site Plan – Fourth Floor	18-103-D-604-B-P1
• Proposed Site Plan – Roof Plan	18-103-D-605-C-P1

Landscape Plans

• Landscape Site Plan	IA-421-LP-P01
• Landscape General Arrangement Plan	IA-421-LGA-P01
• Landscape GA Softworks Plan	IA-421-LGA-P02

b) A reconciliation plan showing how the proposed detailed layout of the roads, pedestrian and cycle routes, parking and servicing areas and the detailed layout of open spaces within the Development Zone are consistent with the parameters and principles for the layout of the wider development.

5.3 The Design and Access Statement (see sections 3.4-3.5) and the submitted Compliance Plan (18-103-D-620-B) which accompanies this application, demonstrates how the proposed development is consistent with parameters and principles set out in condition U07999 and the Design Code.

c) A report and plans detailing the internal layout of any buildings within the Development Zone.

5.4 The Design and Access Statement (see section 3.5) set out the internal layout of the buildings, demonstrating the different unit types across the five building zones. In addition, the following plans which relate specifically to this requirement are:

Block 1 GA Plans

- Block 1 – Ground Floor Plan 18-103-D(B1)-100-C-P1
- Block 1 – First Floor Plan 18-103-D(B1)-101-C-P1
- Block 1 – Second Floor Plan 18-103-D(B1)-102-C-P1
- Block 1 – Third Floor Plan 18-103-D(B1)-103-C-P1
- Block 1 – Fourth Floor Plan 18-103-D(B1)-104-C-P1
- Block 1 – Roof Floor Plan 18-103-D(B1)-105-C-P1

Block 2 GA Plans

- Block 2 – Ground Floor Plan 18-103-D(B2)-100-C-P1
- Block 2 – First Floor Plan 18-103-D(B2)-101-C-P1
- Block 2 – Second Floor Plan 18-103-D(B2)-102-C-P1
- Block 2 – Third Floor Plan 18-103-D(B2)-103-C-P1
- Block 2 – Roof Floor Plan 18-103-D(B2)-104-C-P1

Block 3 GA Plans

- Block 3 – Ground Floor Plan 18-103-D(B3)-100-C-P1
- Block 3 – First Floor Plan 18-103-D(B3)-101-C-P1
- Block 3 – Second Floor Plan 18-103-D(B3)-102-C-P1
- Block 3 – Third Floor Plan 18-103-D(B3)-103-C-P1
- Block 3 – Fourth Floor Plan 18-103-D(B3)-104-C-P1
- Block 3 – Roof Floor Plan 18-103-D(B3)-105-C-P1

Block 4 GA Plans

- Block 4 – Ground Floor Plan 18-103-D(B4)-100-D-P1
- Block 4 – First Floor Plan 18-103-D(B4)-101-D-P1
- Block 4 – Second Floor Plan 18-103-D(B4)-102-D-P1

- Block 2 – Third Floor Plan 18-103-D(B4)-103-D-P1
- Block 4 – Fourth Floor Plan 18-103-D(B4)-104-D-P1
- Block 4 – Roof Floor Plan 18-103-D(B4)-105-D-P1

Block 5 GA Plans

- Block 5 – Ground Floor Plan 18-103-D(B5)-100-C-P1
- Block 5 – First Floor Plan 18-103-D(B5)-101-C-P1
- Block 5 – Second Floor Plan 18-103-D(B5)-102-C-P1
- Block 5 – Third Floor Plan 18-103-D(B5)-103-C-P1
- Block 5 – Fourth Floor Plan 18-103-D(B5)-104-C-P1
- Block 5 – Roof Floor Plan 18-103-D(B5)-105-C-P1

Floor Plans Terrace 1

- Terrace 1 – Ground Floor Plan 18-103-D(T1)-100-C-P1
- Terrace 1 – First Floor Plan 18-103-D(T1)-101-D-P1
- Terrace 1 – Second Floor Plan 18-103-D(T1)-102-D-P1
- Terrace 1 – Roof Floor Plan 18-103-D(T1)-103-B-P1

Floor Plans Terrace 2

- Terrace 2 – Ground Floor Plan 18-103-D(T2)-100-C-P1
- Terrace 2 – First Floor Plan 18-103-D(T2)-101-C-P1
- Terrace 2 – Second Floor Plan 18-103-D(T2)-102-C-P1
- Terrace 2 – Roof Floor Plan 18-103-D(T2)-103-B-P1

Floor Plans Terrace 3

- Terrace 3 – Ground Floor Plan 18-103-D(T3)-100-C-P1
- Terrace 3 – First Floor Plan 18-103-D(T3)-101-C-P1
- Terrace 3 – Second Floor Plan 18-103-D(T3)-102-C-P1
- Terrace 3 – Roof Floor Plan 18-103-D(T3)-103-B-P1

Floor Plans Terrace 4

- Terrace 4 – Ground Floor Plan 18-103-D(T4)-100-C-P1
- Terrace 4 – First Floor Plan 18-103-D(T4)-101-C-P1
- Terrace 4 – Second Floor Plan 18-103-D(T4)-102-C-P1
- Terrace 4 – Roof Floor Plan 18-103-D(T4)-103-B-P1

e) A report and plans demonstrating how the building and its associated external spaces, both public, shared and private, have been designed to accord with the principles of maximum access.

5.5 The Design and Access Statement (see sections 4.4-4.8) and the Landscape and Public Realm Statements (see section 2) should be read in conjunction to understand how the buildings work with the external spaces.

f) No Reserved Matter Application for the RDZ, shall be submitted unless it is accompanied by an explanatory statement and plans demonstrating:

- a) that the proposed development of the relevant residential building and units therein complies with the design and construction standards contained in the DCLG Technical Housing Standards – Nationally Described Space Standards, the Mayor’s Housing Supplementary Planning Guidance 2016.*
- b) That 90% of all units within a building are compliant with Approved Document Part M4(2)*
- c) That 10% of all units within a building are compliant with Approved Document Part M4 (3)*
- d) That discussions with a registered affordable housing provider have influenced the submitted design of the relevant residential building in accordance with the Design Code requirement*
- e) That private external amenity space accords with table 1 of the Decision Notice.*

5.6 The supporting Design and Access Statement confirms that the proposed development complies with the abovementioned Space Standards. In addition, 90% of all units are compliant with M4(2) and 10% of all units are compliant with M4(3) (see section 5.7 of submitted DAS).

g) A daylight/sunlight report in accordance with the Building Research Establishment methodology demonstrating that external spaces, balconies and internal rooms to dwellings within the RDZ comply with standards set out in Site Layout, Planning for Sunlight and Daylight (BRE:1991).

5.7 A Daylight/Sunlight report has been submitted to accompany the submission, this demonstrates daylight/sunlight compliance of external spaces, balconies and internal rooms to dwellings within the RDZ.

6.0 SCALE

6.1 In relation to Scale, Condition U08031 contains one matter which is required to be included as part of the Reserved Matters submission:

a) A statement (including accompanying design material) to demonstrate that the scale of the development is consistent with the Parameter Plans and Design Code.

6.2 Section 3 of the submitted Design and Access Statement the Compliance Plan and the plans listed below set out the Scale of the proposed Residential Buildings and, how this is consistent with the Parameter Plans and Design Code.

Sections

• Site Sectional Elevations 1	18-103-D-700-B-P1
• Site Sectional Elevations 2	18-103-D-701-B-P1
• Site Sectional Elevations 3	18-103-D-702-B-P1
• Site Sectional Elevations 4	18-103-D-703-B-P1
• Site Sections A&B – Block 5	18-103-D-300-B-P1
• Site Sections C&D – Block 5	18-103-D-301-B-P1
• Site Sections E&F – Blocks 1-4	18-103-D-302-B-P1
• Site Sections G&H – Block 1-4	18-103-D-303-B-P1

Elevations

• Block 1 – Proposed Elevations	18-103-D-(B1)-200-C-P1
• Block 2 – Proposed Elevations	18-103-D-(B2)-200-C-P1
• Block 3 – Proposed Elevations	18-103-D-(B3)-200-B-P1
• Block 4 – Proposed Elevations	18-103-D-(B4)-200-C-P1
• Block 5 – Proposed Elevations 1	18-103-D-(B5)-200-B-P1
• Block 5 – Proposed Elevations 2	18-103-D-(B5)-201-B-P1
• Block 5 – Proposed Elevations 3	18-103-D-(B5)-202-A-P1
• Terrace 1 – Proposed Elevations	18-103-D-(T1)-200-C-P1
• Terrace 2 – Proposed Elevations	18-103-D-(T2)-200-B-P1
• Terrace 3 – Proposed Elevations	18-103-D-(T3)-200-B-P1
• Terrace 4 – Proposed Elevations	18-103-D-(T4)-200-C-P1

7.0 APPEARANCE

7.1 As set out within Condition U08031, with regards to appearance a Reserved Matters Application shall include the following documents:

a) Plans, drawings, sections, elevations and photomontages to explain in full detail the massing, design and materials to be used on all external surfaces, fenestrations, balconies/roof terraces/winter gardens, canopies, entrances, porches, cladding systems, renewables technologies, rooftop plant, flues, vent, lift overruns and signage, podium parking, and where practical samples shall be provided.

7.2 The following detailed design drawings set out the massing, design and materials to be used across the RDZ:

Sections

• Site Sectional Elevations 1	18-103-D-700-B-P1
• Site Sectional Elevations 2	18-103-D-701-B-P1
• Site Sectional Elevations 3	18-103-D-702-B-P1
• Site Sectional Elevations 4	18-103-D-703-B-P1
• Site Sections A&B – Block 5	18-103-D-300-B-P1
• Site Sections C&D – Block 5	18-103-D-301-B-P1
• Site Sections E&F – Blocks 1-4	18-103-D-302-B-P1
• Site Sections G&H – Block 1-4	18-103-D-303-B-P1

Elevations

• Block 1 – Proposed Elevations	18-103-D-(B1)-200-C-P1
• Block 2 – Proposed Elevations	18-103-D-(B2)-200-C-P1
• Block 3 – Proposed Elevations	18-103-D-(B3)-200-B-P1
• Block 4 – Proposed Elevations	18-103-D-(B4)-200-C-P1
• Block 5 – Proposed Elevations 1	18-103-D-(B5)-200-B-P1
• Block 5 – Proposed Elevations 2	18-103-D-(B5)-201-B-P1
• Block 5 – Proposed Elevations 3	18-103-D-(B5)-202-A-P1
• Terrace 1 – Proposed Elevations	18-103-D-(T1)-200-C-P1
• Terrace 2 – Proposed Elevations	18-103-D-(T2)-200-B-P1
• Terrace 3 – Proposed Elevations	18-103-D-(T3)-200-B-P1
• Terrace 4 – Proposed Elevations	18-103-D-(T4)-200-C-P1

CGI's

- Street View 1 18-103-D-800-P1
- Street View 2 18-103-D-801-P1
- Balcony View 18-103-D-802-P1

Landscape Drawings

- Landscape Site Plan IA-421-LP-P01-A
- Landscape GA Plan IA-421-LGA-P01-A
- Landscape GA – Softworks Plan IA-421-LGA-P02-A
- Landscape Sections – Ecological Corridor IA-421-LS-P01-A
- Landscape Sections – Central Gardens IA-421-LS-P02-A
- Landscape Sections – Egerton Green IA-421-LS-P03-A

7.3 In addition, further details can be found in section 3.7 of the submitted Design and Access Statement.

b) A statement (including accompanying design and materials) to demonstrate the selection of materials accords with the Design Code.

7.4 Details regarding materials can be found in section 4.2 of the submitted Design and Access Statement.

c) An external illumination or lighting strategy for a building.

7.5 A lighting strategy prepared by MLM Group accompanies the planning submission.

d) A statement to demonstrate how the siting and design of a building or townscape element serves a prominent role as a distinguishing feature, focal point, landmark or wayfinder for that Development Zone.

7.6 Section 4 of the Design and Access Statement sets out the Design Drivers for the proposed development, setting out the character areas which create distinguished Site Character.

e) A statement to demonstrate how the siting and design of a building has incorporated active frontages to engage with the public realm and promote activity and security.

7.7 BPTW have engaged with the Secure by Design Officer to ensure that the detail of the proposal consider specific security issues. It was confirmed by the Officer that greater consultation will take place through the statutory consultation period. In addition, sections 4.4-4.8 of the DAS and section 2 of the landscape statement demonstrate how the scheme incorporates active frontages to promote activity through and across the site.

f) A statement demonstrating how the design of the buildings within the Residential Development Zone have adopted the principle of Tenure Blind.

7.8 The proposed scheme provides 100% affordable housing with a tenure split of 14% Affordable Rent and 86% Shared Ownership. The scheme exceeds the minimum affordable housing required by the Section 106 Agreement by providing an additional 146 shared ownership homes available to buyers on medium incomes who are unable to access the private sale housing market. As demonstrated by section 5.9 of the DAS the scheme is tenure blind.

8.0 LANDSCAPING

8.1 As set out within Condition U02699, with regards to Landscaping a Reserved Matters Application shall include the following documents:

a) Full details, including plans, drawings, elevation and specification, of both hard and soft landscaping works, these details shall include all ecological enhancements measures including stage beetle loggeries, planting of native species, creation of ecology corridors (2 metre wide minimum), proposed finished levels or contours, means of enclosure; car parking layouts; other vehicle and pedestrian access and roads/other circulation areas; other outside spaces, hard surfacing materials; minor artifacts and structures; proposed and existing utility services above and below ground; and a program or timetable of the proposed works;

8.2 The following landscape design documents provide the information set out above:

- Landscape Site Plan IA-421-LP-CT01-A
- Landscape General Arrangement Plan IA-421-LGA-P01-A
- Landscape GA – Softworks Plan IA-421-LGA-P02-A
- Landscape Sections – Ecological Corridor IA-421-LS-P01-A
- Landscape Sections – Central Gardens IA-421-LS-P02-A
- Landscape Sections – Egerton Green IA-421-LS-P03-A

8.3 As a result of pre-application meetings with the Council, and discussions with both the ecology and arboriculture officers, the scheme incorporates a larger ecological corridor than the 2 metres requested by the Outline Planning Permission and Design Code.

8.4 The extent of the Ecology Corridor is explored further on page 7 of the Landscape Statement.

b) Where within the Root Protection rea of retained trees hard landscape design, small structure installation and service installation should be formulated in accordance with section 7.4, 7.5 and 7.7 of British Standard 5837:2012 Trees in relation to design, demolition and construction.

8.5 An Arboricultural Method Statement will be submitted to discharge a number of the outstanding conditions including Condition U08022 and Condition U08020 prior to construction. This statement will take into account and respond to the recommendations identified within the submitted Tree Survey produced by Delta Simons. The measures

contained in the Method Statement will be based on advice and guidance set out in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations.

c) Soft landscape works shall include planting plans, written specifications; the specification is to include details of the quantity, size, species, position, planting methodology, proposed time of planting and anticipated routine maintenance of all trees to be planted. Any proposed tree planting should be undertaken in accordance with section 5.6 of British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

8.6 Landscape GA – Softworks Plan (IA-421-LGA-P02-A) and the supporting landscape document, include planting plans and written specifications detailing of the quantity, size, species, position, planting methodology, proposed time of planting and anticipated routine maintenance of all trees to be planted. This is further supported by the Landscape Statement.

d) All tree/plant/shrub planting included within the approved specification shall be carried out in accordance with that specification and in accordance with BS 3936:1986; BS 4043:1989, Transplanting root-balled trees; and BS 4428:1989 Code of practice for general landscape operations

8.7 As shown in plans Section 3 of the Landscape Statement, the landscape plans contain the specification of typical tree/plant/shrub planting details in accordance with British Standard 3936:1986 (parts 1 and 4) and 4428:1989 'Code of practice for general landscape operations'.

e) Specification for anticipated surface changes between Development Zones and the size, type and appearance of all paving or other hard surfaces within the particular Development Zone

8.8 The submitted Landscape General Arrangement Plan (IA-421-LGA-P01-A) provides detail on the hard landscaping proposed across the RDZ.

f) Details of proposed green or brown roofs including detailed specification and a supporting explanatory statement to demonstrate the anticipated distribution of green or brown roofs within a particular Development Zone

8.9 Details of the proposed biodiverse roof are provided within the Flood Risk Assessment and Surface Water Drainage Strategy prepared by MLM Drainage. Biodiverse roofs are proposed for a minimum of 70% of flat roofs surface area, this is clearly demonstrated within the plans included within the aforementioned strategy.

8.10 The submitted Landscape GA Softworks plan also shows the proposed Biodiverse Roofs across the development.

g) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the commencement of occupation/use of the land and buildings.

8.11 This is a compliance requirement and is therefore not relevant.

9.0 CONCLUSIONS

- 9.1 The information provided within this report demonstrates how the Reserved Matters details for the Residential Development Zone accord with condition U08031 – Compliance Report of Outline Planning Permission 15/3038/OUT.
- 9.2 This condition requires a statement to be submitted demonstrating how the proposed development is in accordance with the indicative Phasing Programme for the redevelopment of the Residential Development Zone. The development complies with the phasing plan in principle as the works will not commence until the completion of works set out within Phase 2A.
- 9.3 Condition U08031 also requires an explanatory statement detailing how the proposed land uses and scale of development are consistent with conditions U07999 (Approved Drawings), U08000 (Gross Floorspace), U08001 (Building Heights), U08002 (Vehicle and Cycle Parking), U08006 (Residential Mix) and U07931 (Specific Use). This document demonstrates how the proposed development for the Residential Development Zone complies with these conditions.
- 9.4 The third requirement of outline Condition U08031 is the submission of an explanatory statement detailing how the proposed development addresses the mitigation measures outlined in the ES and ES Addendum. This Statement outlines the potential issues raised in the ES and ES Addendum for the Residential Development Zone and highlights the mitigation measures which will be incorporated on site to address these issues.
- 9.5 Finally, this document explains where identified matters for Layout, Scale, Appearance and Landscaping have been addressed within this Reserved Matters submission and within the Discharge of Condition submission where relevant.
- 9.6 This proposed scheme would provide the following public benefits:
- Provide 180 new Affordable Homes in the local area;
 - Complete the redevelopment of Richmond College;
 - Enable the delivery of the previous and future phases of the College Redevelopment;
 - Increase the provision of green space;
 - Create new habitat spaces for wildlife;

- Provide both direct and indirect employment opportunities during the construction period.

9.7 In conclusion, we consider the detail provided within this Statement complies with condition U08031 and discharges the requirements for the Residential Development Zone.