

**Introduction**

**Design process**

**3.0 Final design response**

**Access**

3.1 Urban design

Scheme overview

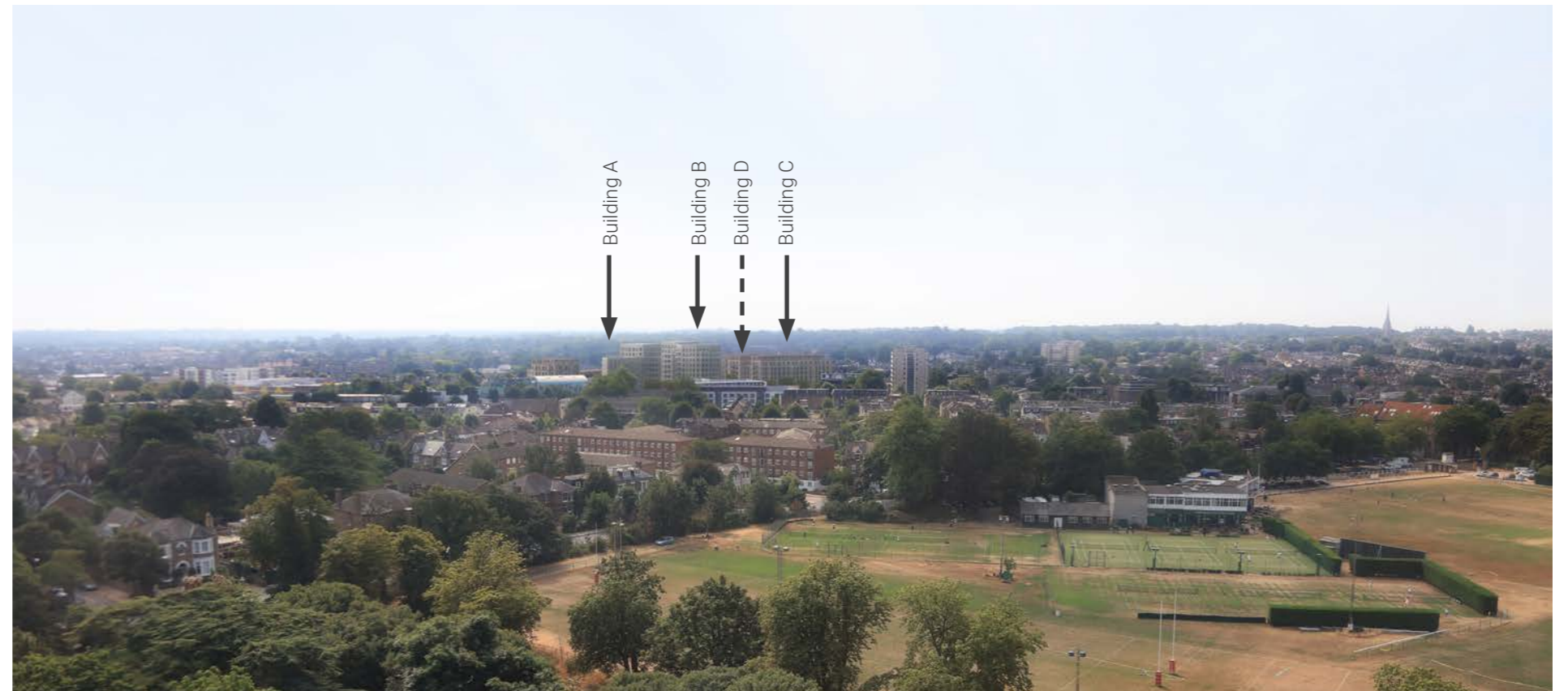
The development of the masterplan has evolved over the course of the project, it was formed from a series of principles set-up at the outset.

Urban design changes since planning submission

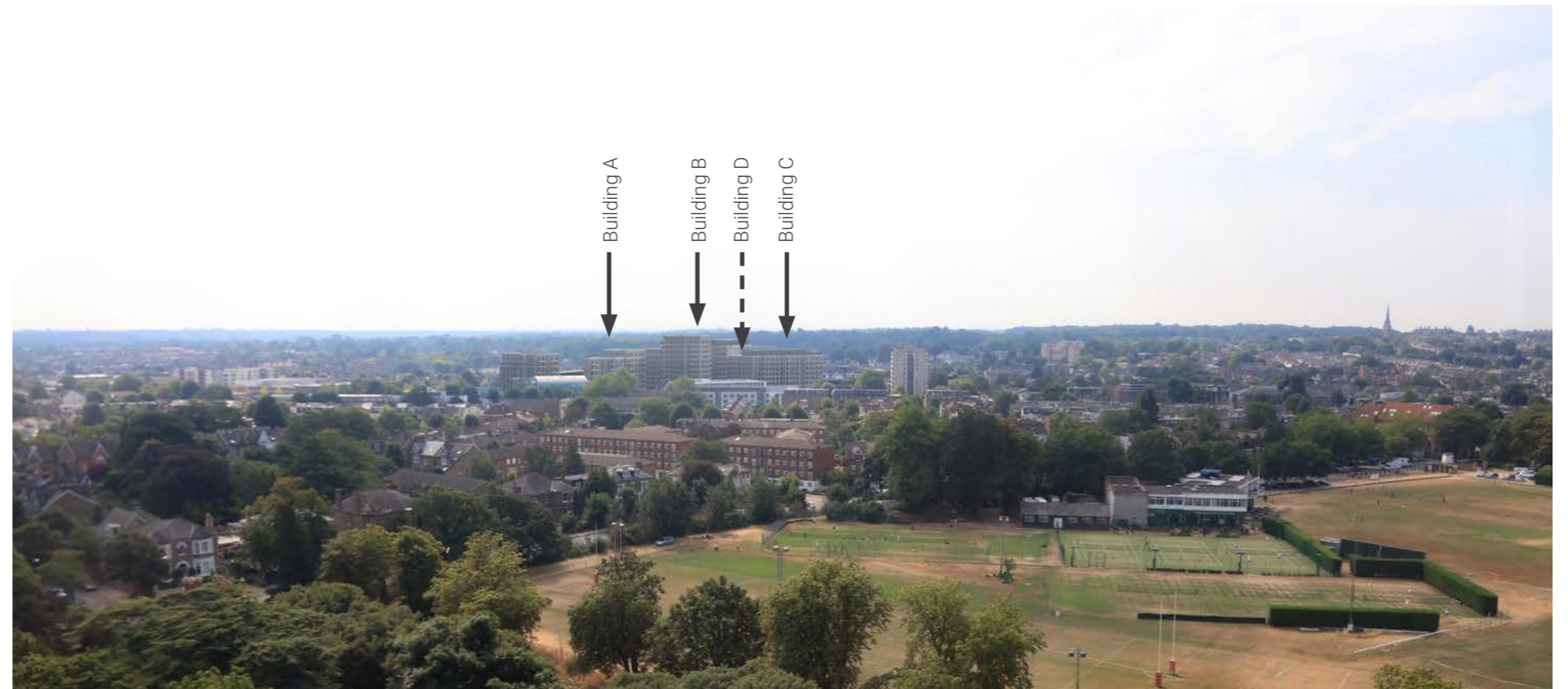
1.  The commercial frontage along Manor Road has been extended towards North Sheen station
2.  Offset distances between buildings have been reviewed to allow for 18m offsets between buildings and an improved design for Building C
3.  The ground floor of Building B has been reshaped to provide a more defined edge to the public square
4.  The pavilion has been removed from the public square
5.  The massing of the development has been redistributed to enable more variety in building heights across the site



Landscape plan of submitted scheme highlighting changes



View from the top of the Pagoda at Kew Gardens TVIA 09  
Original proposed development



View from the top of the Pagoda at Kew Gardens TVIA 09  
Amended proposed development



3.1.2 Scale and massing overview

The massing of the development has changed through consultation with the GLA and the London Review Panel. In order to viably deliver 40% affordable housing on the site, the overall quantum from the original proposed development needed to increase.

Many of the original principles remain, including the concentration of height in the centre of the site and stepping down the massing at the edges of the site (on Manor Road and along the southern boundary).

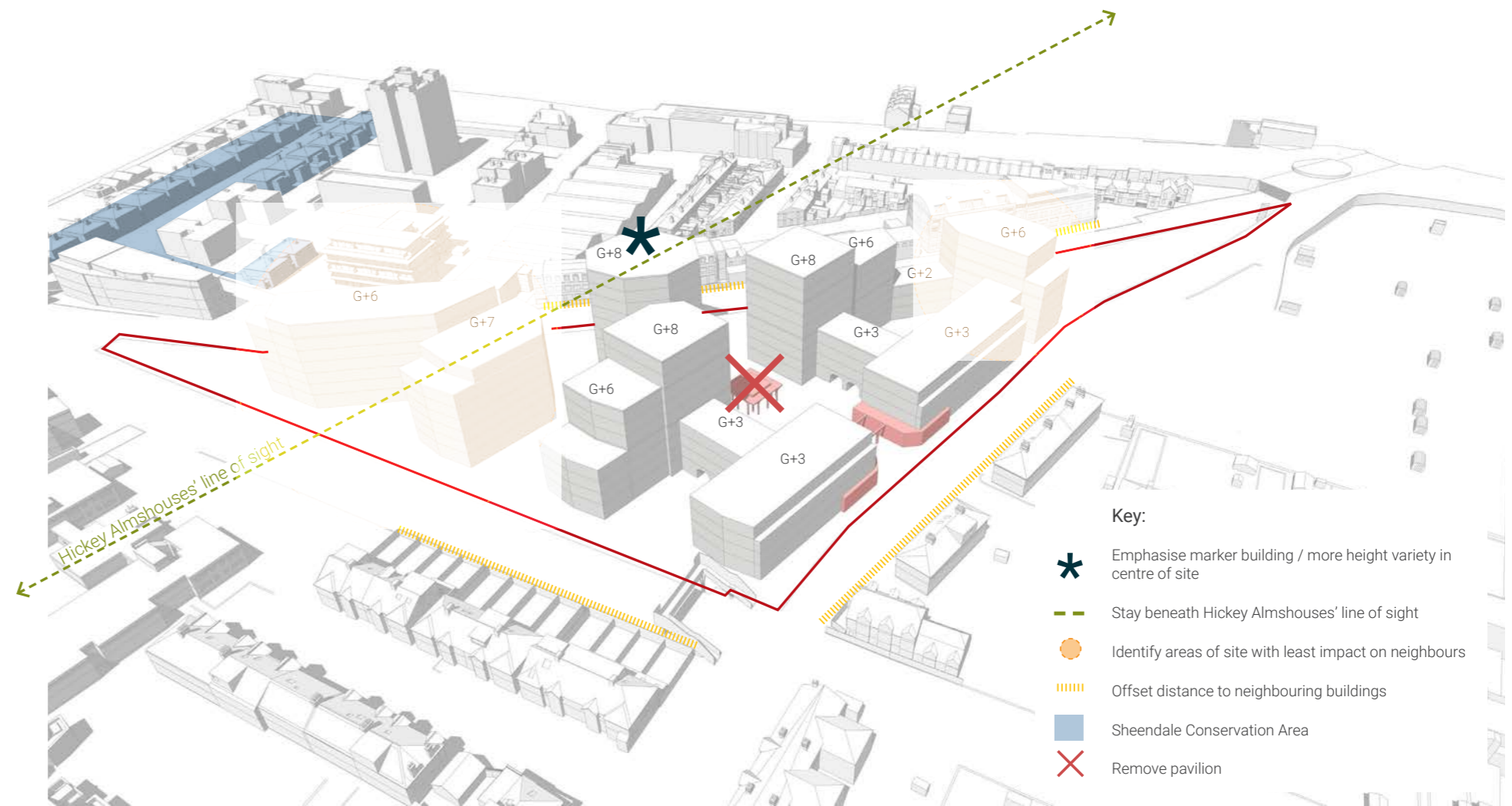
Analysis of the surrounding context informed massing increases on Buildings A and C, which benefit from less sensitive neighbours (the bus layover site and railway tracks). Building B in the centre of the site also increased in height to signify its prominence and significance in the scheme and as the terminus of the neighbourhood square.

The two buildings either side of the neighbourhood square have been reduced in scale to a more suitable height for the main space. The omission of the pavilion has allowed for a clearer vision for the character and function of this square.

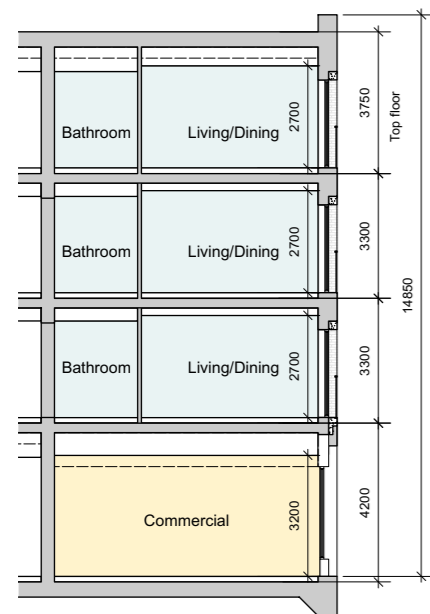
A reduction in floor-to-floor heights across the scheme has minimised the massing increases and the scheme still sits below the line of sight from the Almshouses on Sheen Road to the South.

The main changes to massing through the design process include;

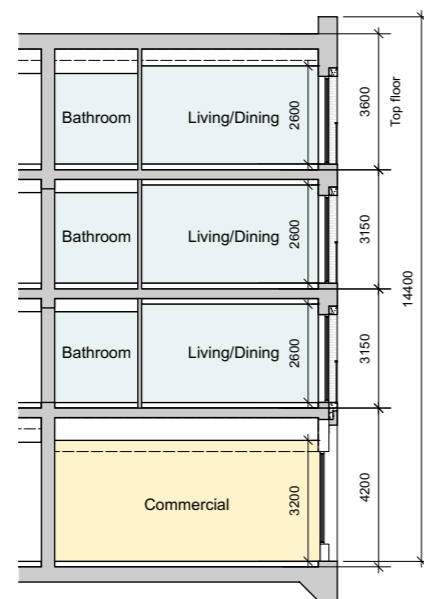
- Increasing Building A (core A) by 1 storey
- Increasing Building B by 2 storeys
- Increasing Building C (core A) by 3 storeys
- Increasing Building C (cores B&C) by 1 storey
- Decreasing Building A (core D) by 1 storey
- Decreasing Building D (core B) by 1 storey
- Reducing floor-to-floor heights from 3300mm to 3150mm to minimise impact of height adjustment



Opportunities for changes to original proposed development massing



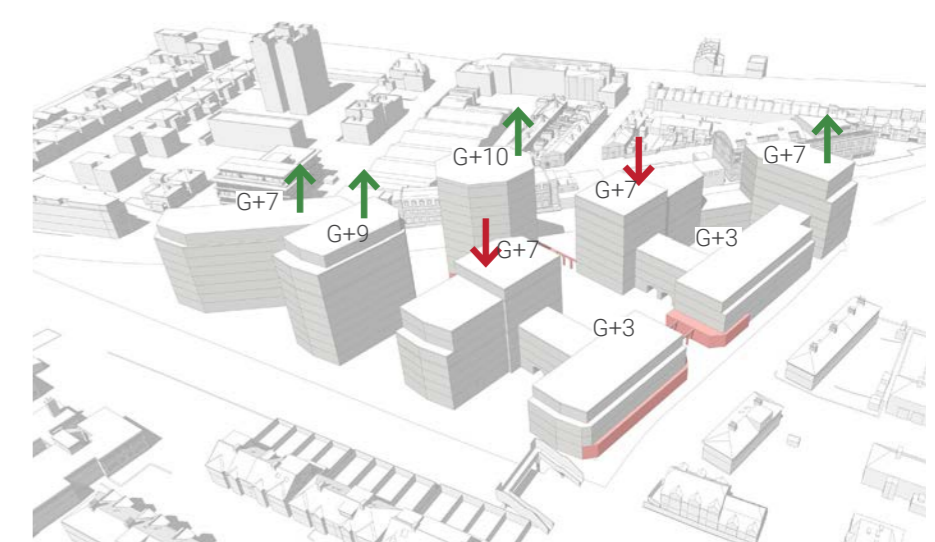
Previous floor to floor heights, Nov 2019 scheme



Proposed floor to floor heights



Original Proposed Development



Amended Proposed Development

### 3.1.3 Tenure distribution

The scheme proposes 40% affordable housing by habitable room across the site. This is to be a mix of intermediate and social tenures as a 48/52 split.

Where possible, affordable homes are served by their own core to meet requirements for Registered Providers. However, to allow the affordable dwellings to be distributed across the site we are currently proposing one core to have an overlap between private and intermediate apartments (Building A, Core A).

Larger homes have been allocated to the social tenure, while the intermediate tenure is made up of 1 and 2 bed dwellings.

#### Original proposed development

##### Affordable dwelling totals:

1 bed:	<b>52</b> (39%)
2 bed:	<b>61</b> (45.5%)
3 bed:	<b>21</b> (15.5%)

**Total: 134**

Affordable percentage: 35%

##### Affordable rent:

1 bed:	6 (11%)
2 bed:	13 (51%)
3 bed:	21 (38%)

**Total: 40**

##### Intermediate (Shared Ownership):

1 bed:	46 (49%)
2 bed:	48 (51%)
3 bed:	0 (0%)

**Total: 94**

##### Residential area:

GIA: **12,113 sq m** (130,383 sq ft)

#### Amended proposed development

##### Affordable dwelling totals:

1 bed:	<b>57</b> (33.5%)
2 bed:	<b>101</b> (49%)
3 bed:	<b>13</b> (17.5%)

**Total: 173**

Affordable percentage: 40%

##### Affordable rent:

1 bed:	20 (23.8%)
2 bed:	49 (58.3%)
3 bed:	13 (17.9%)

**Total: 84**

##### Intermediate (split between S.O & LLR):

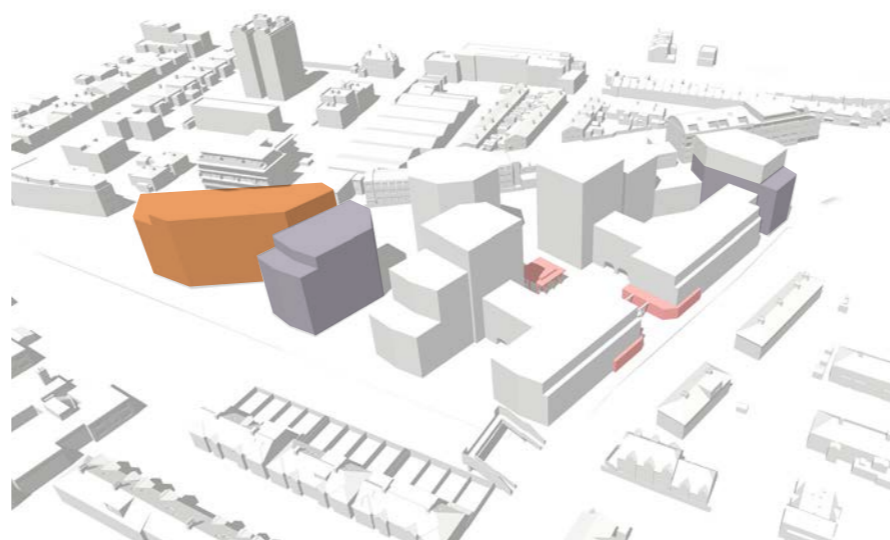
Shared Ownership:	
1 bed:	1 (3%)
2 bed:	33 (97%)
3 bed:	0 (0%)
Total:	34

London Living Rent:	
1 bed:	36 (65%)
2 bed:	19 (35%)
3 bed:	0 (0%)
Total:	55

**Total: 89**

##### Residential area:

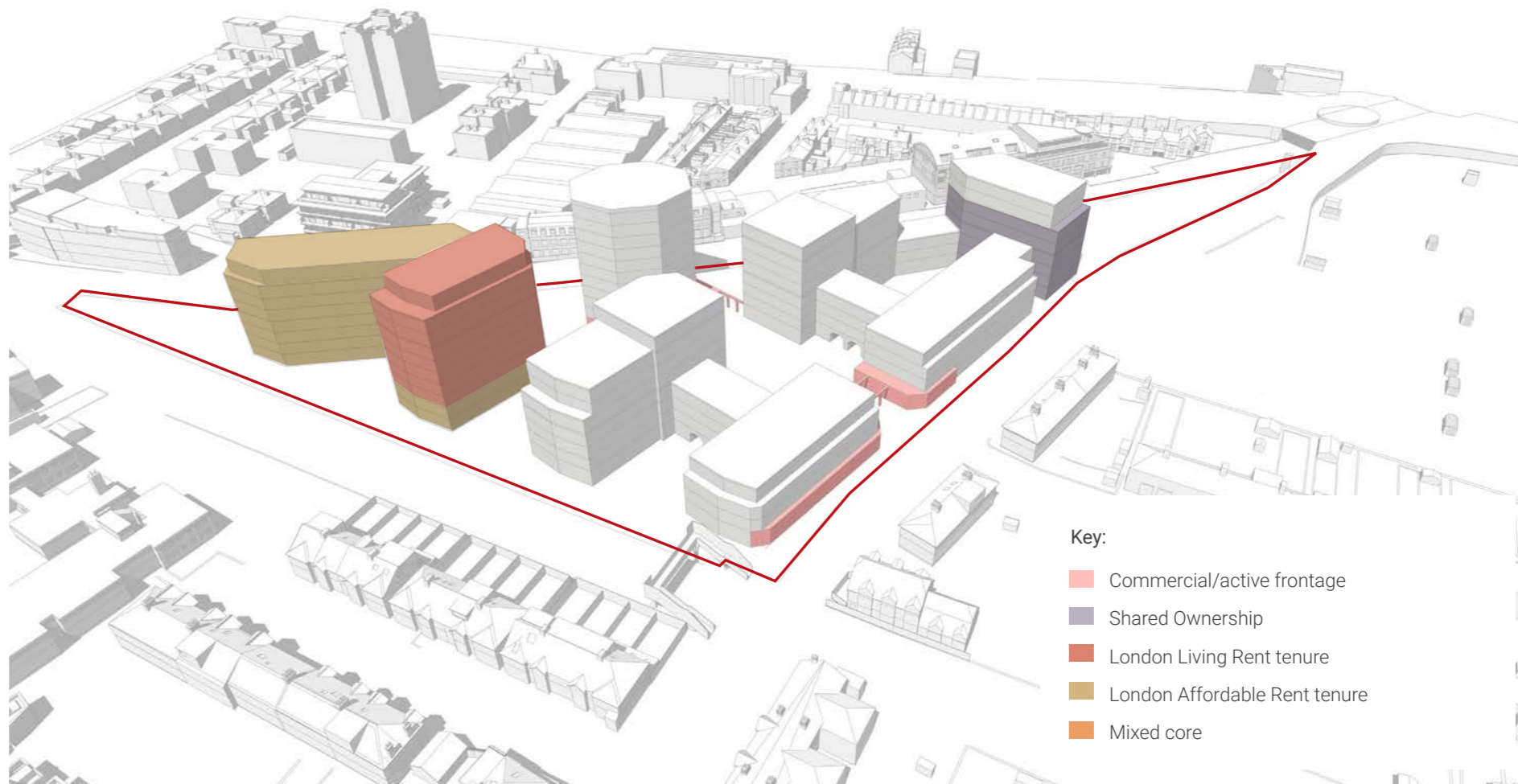
GIA: **14,691 sq m** (158,400 sq ft)



Original Proposed Development



November 2019 Amendments










- Key:
- Commercial/active frontage
  - Shared Ownership
  - London Living Rent tenure
  - London Affordable Rent tenure
  - Mixed core

Amended proposed development

### 3.2 Residential quality

#### Residential quality changes since planning submission

1.  Ground floor dwellings in Buildings A, C and D redesigned as dual-aspect.
2.  Lower ground and ground floor duplexes in Buildings C and D removed
3.  Floorplates across Buildings A and D have been optimised to improve efficiency and minimise north-facing apartments
4.  Building C has been redesigned to provide greater overlooking distances in the internal courtyard and improve residential amenity
5.  Basement size has been reduced and bins/bikes relocated to ground floor
6.  Housing tenure mix has changed to provide 40% affordable homes by habitable room
7.  Affordable tenures to be split 52/48 between affordable rent and intermediate tenures respectively

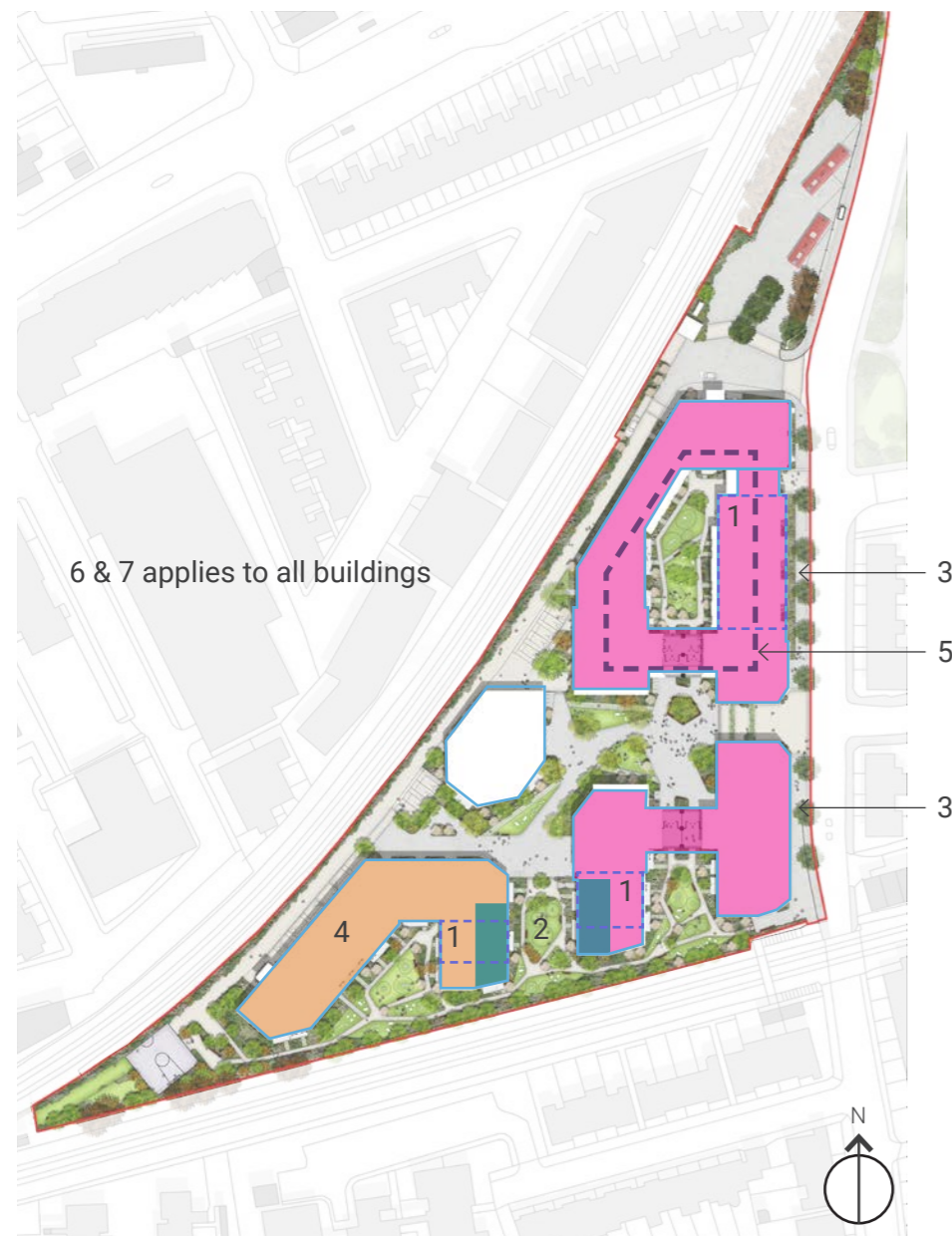
#### 3.2.1 Accommodation overview

Changes since the last application include increasing residential accommodation to 40% by habitable room (from 35%) and for the affordable tenures to be split 52/48 by social and intermediate tenures.

Every effort has been made to provide high quality residential accommodation. Changes include;

- A review of all ground floor dwellings (reviewed in detail on next page)
- Lower ground dwellings in Buildings C and D have been replaced by ground floor homes with generous floor to ceiling heights and a higher quality of internal accommodation
- Percentage of dual-aspect homes has increased through the design of Building E (100% dual-aspect) and new dual-aspect apartments at ground floor. Now 61% of homes are dual-aspect (up from 56%)

- Width of courtyard in Building C has increased to reduce overlooking
- Single-aspect north-facing dwellings (original proposed development had two dwellings per typical floorplate) have been designed out with these apartments now benefitting from a projecting living/dining room with views/daylight from three aspects
- All new apartments have been tested and comply with TM59 overheating analysis
- Number of 'oversized' dwellings reduced across the scheme
- All residential storeys have a floor-to-floor height of 3150mm and internal floor to ceiling height of 2600mm



Design principle 6: Provide high quality new homes



Interior view of apartment in Building A

## 3.2.2 Ground floor apartments

In response to feedback received from the GLA, TfL and through the MDA reviews the ground floor residential accommodation has evolved, as has the nature of the central square.

These changes are listed below;

- Pavilion removed and commercial area redistributed along Manor Road, to address North Sheen station.
- Landscape in central square adapted to become less formal and 'softer' providing a more residential setting for ground floor dwellings.
- All residential entrances orientated to address an area of public realm.
- Ground floor dwellings in Buildings A, C and D re-planned to become dual-aspect and be accessed from either Manor Road or the residential courtyard.

### Key:

- X Dwellings removed
- Dwellings introduced
- Dwellings changed

