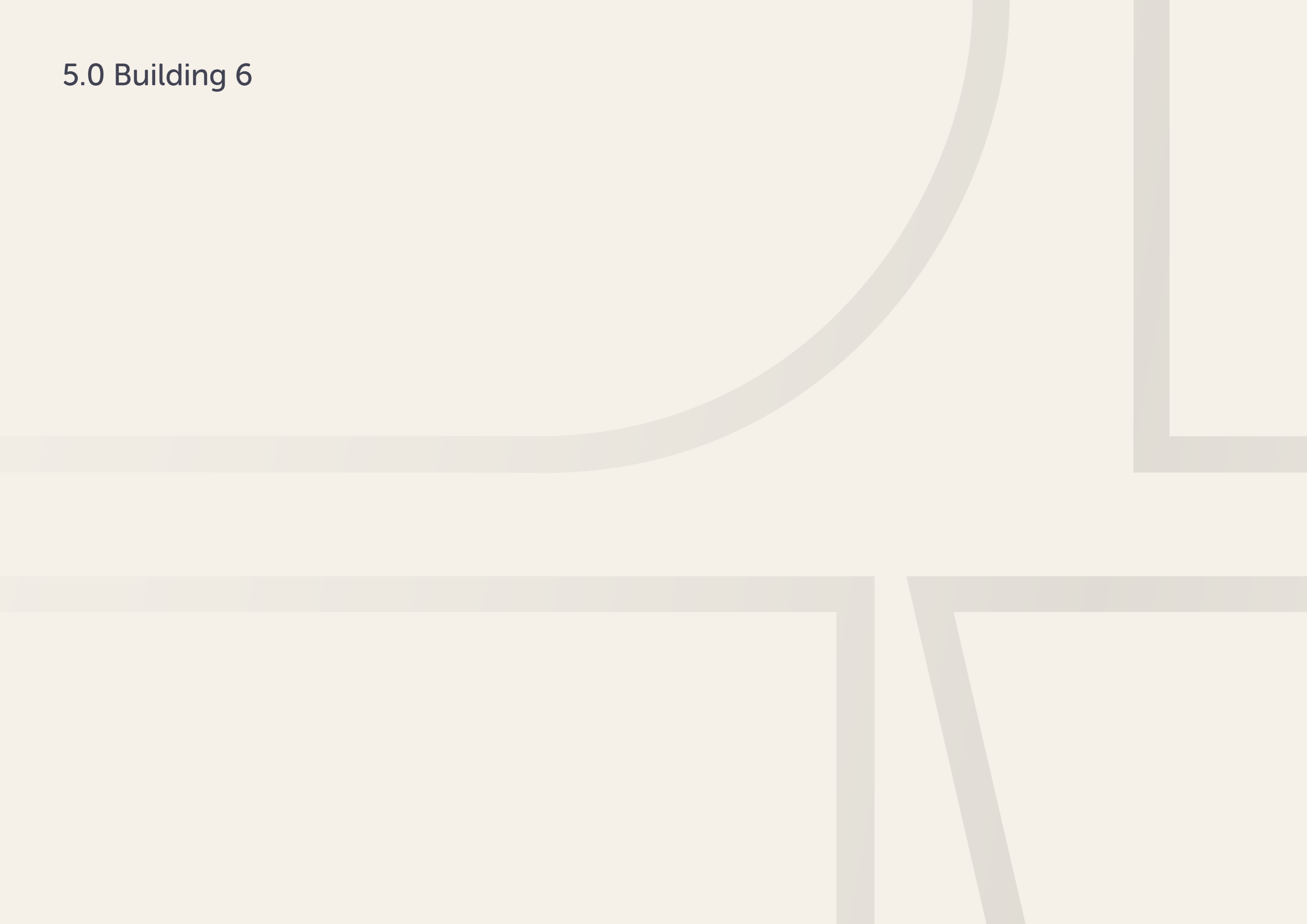


5.0 Building 6



5.1 Houses to Apartments

Design/Planning Considerations

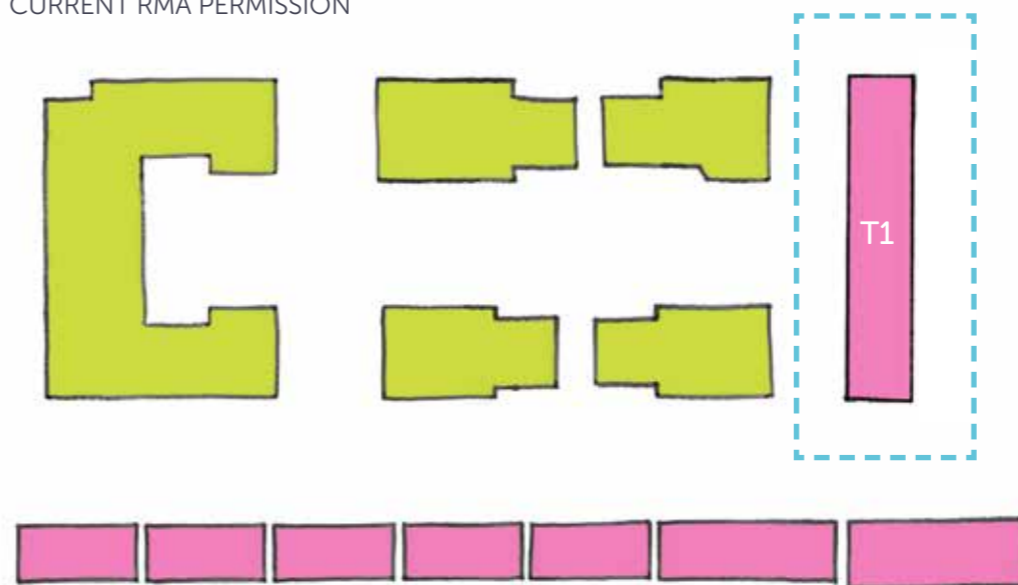
Clarion aim to deliver affordable housing to local communities. The RMA approval has a significant number of high value townhouses and Clarion would like to reduce the number of these, replacing them with more modest apartments offered as Shared Ownership.

The proposal seeks to amend the 12no. terrace houses (labelled T1) into 28no. 1, 2 and 3 bedroom apartments.

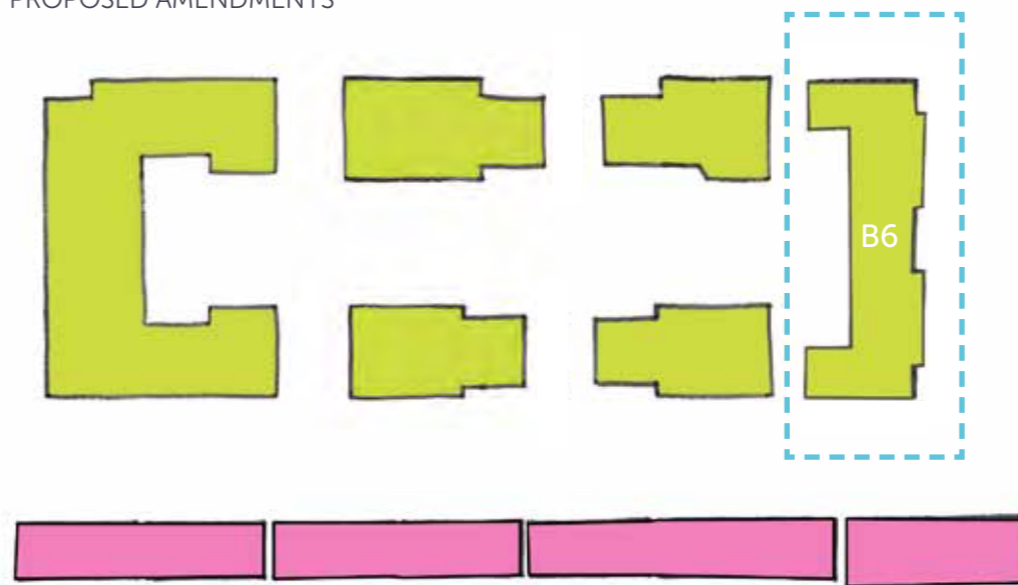
The new apartment building only represents a modest increase in GEA over the Reserved Matters approval and is within the site height parameters plan and residential zone as detailed in the outline consent.

The design will adhere to the design code principles and build on the previously approved architectural vernacular.

CURRENT RMA PERMISSION

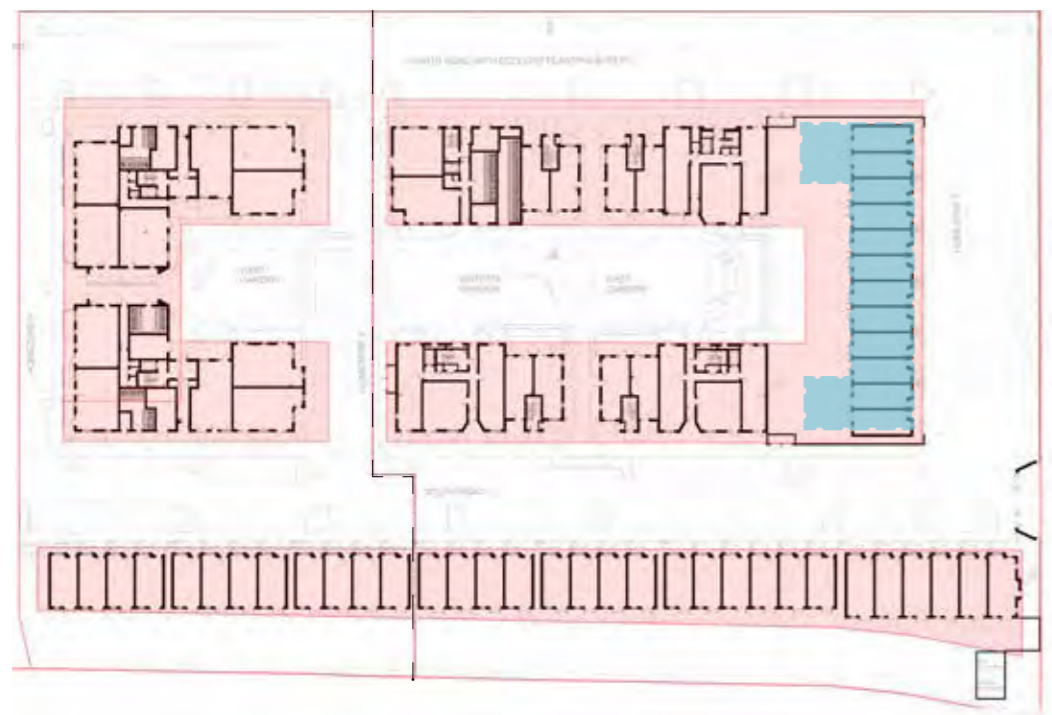


PROPOSED AMENDMENTS



Key

- Apartments
- Terrace Houses



Current approved permission with outline application development footprint shown in pink, the proposed apartment building highlighted in blue



5.2 Design Amendments

Building Footprint and Landscape

The adjacent illustrates the emerging design changes and how the landscape will adapt to suit.

The building footprint has marginally increased with the addition of 'return' elements to the corners, this helps to enclose a new communal courtyard space to the rear, which is seen as an improvement on back gardens abutting this communal edge.

The communal entrance to the building is central to the plan marking it as an important node to the development with access into the courtyard.

CURRENT RMA PERMISSION



PROPOSED APARTMENT BUILDING 6



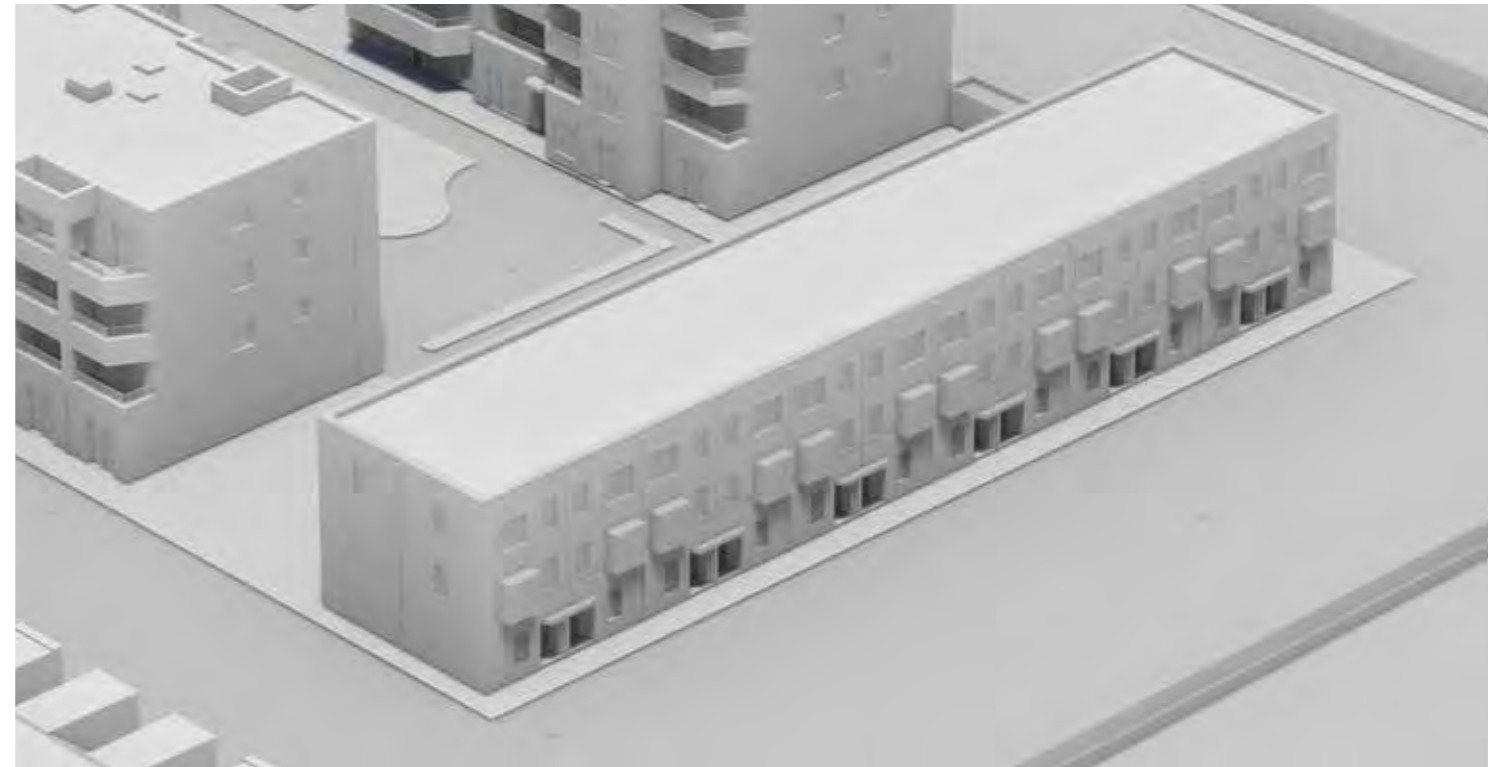
5.3 Massing & Form

Massing Comparison

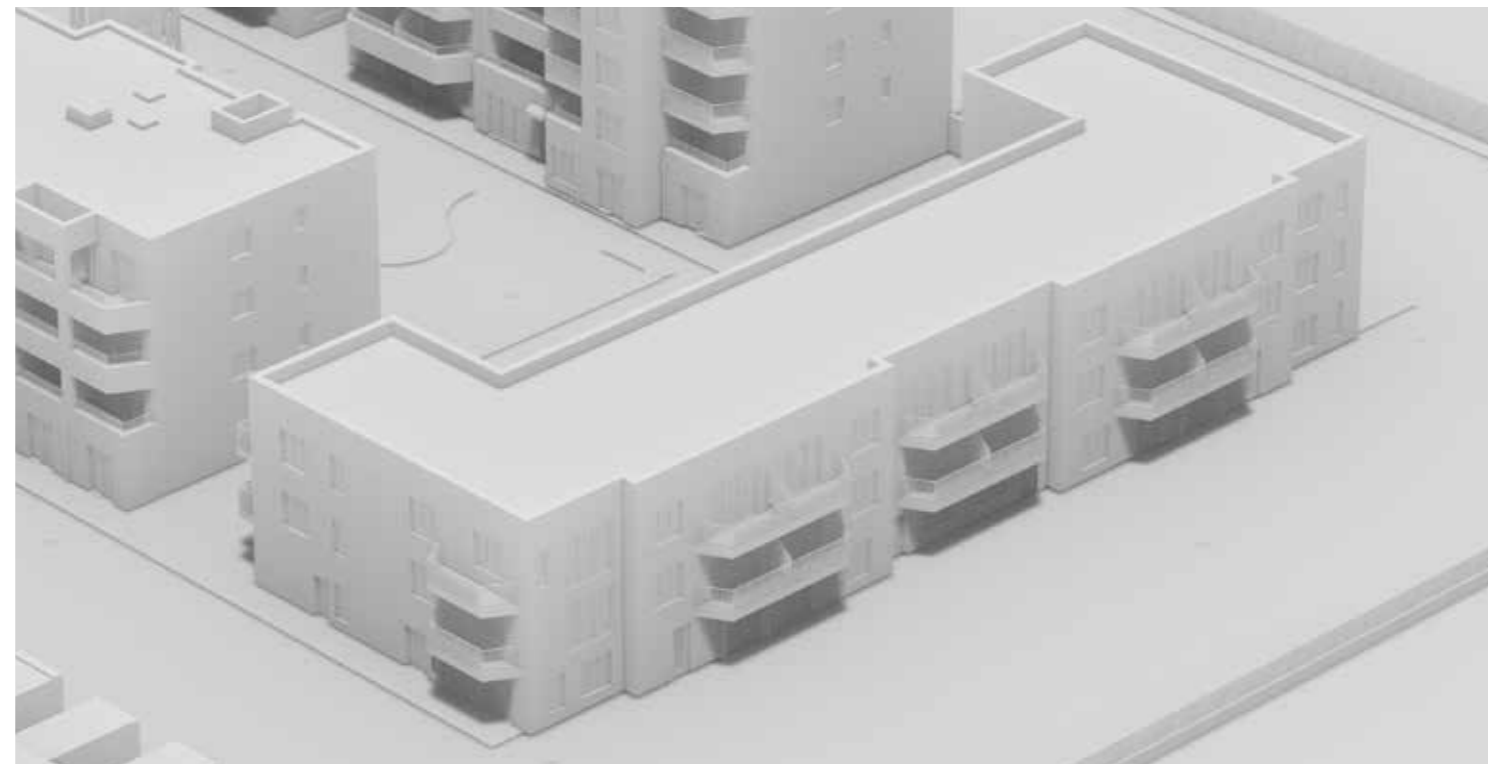
The diagrams below outline the massing of the new apartment block in comparison to the consented town houses. The proposed changes, result in minimal increase in footprint, no increase in height.

Massing is shown indicatively and the elevation articulation will incorporate the angled balcony vernacular and banding prevalent across the scheme.

CONSENTED RMA SCHEME - 12no. unit Terrace block



DESIGN DEVELOPMENT - 28no. apartments



Location



5.4 Building 6 Elevation



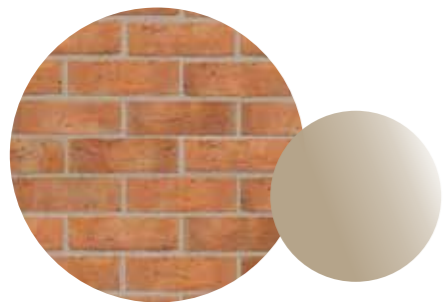
Building 6 has a distinctly formal frontage addressing Egerton Road. The white plinth is centrally extruded to the parapet to announce the communal site entrance.

The main lobby will include electronic lockers so will be accessible for the wider development.

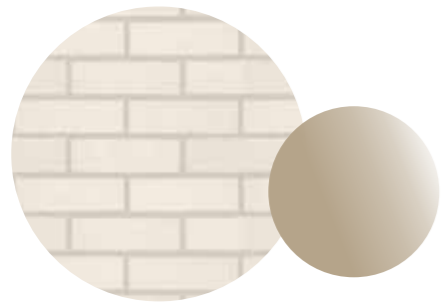
The elevation looks to marry the scale of the houses with the larger apartment buildings.

Front doors along all outwards facing elevations help to activate the street frontage.

Material Palette



Red Brick with Sand coloured mortar



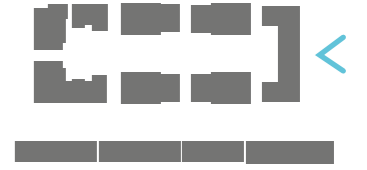
White Brick with Sand coloured mortar



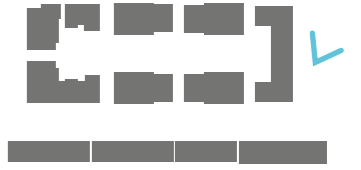
- Bronze/Gold Aluminium Coping
- Buff Contrasting Soldier Course
- Buff Contrasting Stretcher Course
- Red Brick
- Bronze/Gold Metal Screen
- Bronze/Gold Railings
- Bronze/Gold Window Frames
- Buff Contrasting Soldier Course
- White Brick
- Louvred Door to Ancillary
- Glazed Communal Door
- Stepped Brick Entrance Detail



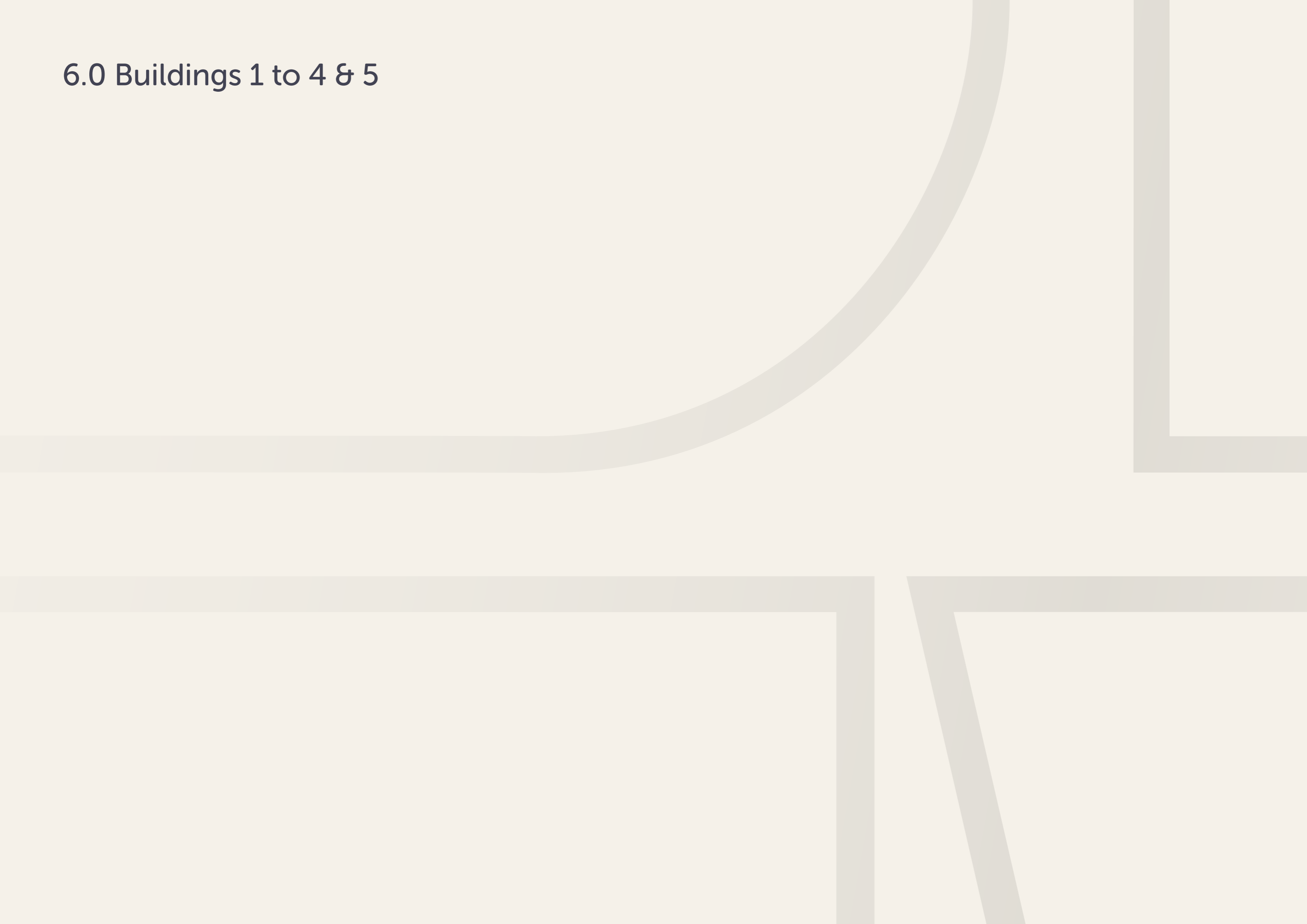
5.5 Communal Entrance



5.6 House Relationship



6.0 Buildings 1 to 4 & 5



6.1 Wider Design Amendments

Buildings 1 - 4 & 5

As part of our wider review we have updated the internal layouts of many of the apartments in buildings 1 - 5, including ground floor plans to reorder cycle stores.

Building 5 has had closer scrutiny in order for it to target Net Zero Carbon in operation.

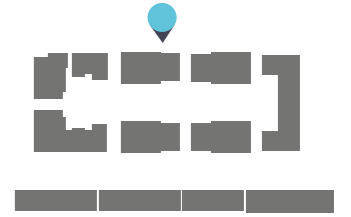
As a result of these amendments, there are alterations to the elevations, however we have maintained the original design intent of the RMA and 1930's character.

The next few pages highlight the retained architectural vision for the site, whilst allowing for the internal amendments.



Courtyard view looking North-West towards buildings 3 and 4

6.2 Building 3 Bay Study



Building 3 (and subsequently 1,2 and 4) has been reorganised internally to better the efficiency of the plans, thereby reducing unnecessary circulation. The elevations have been updated and amended in-keeping with the character of the previous RMA.

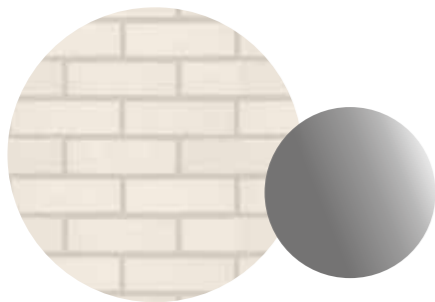
Buildings 1-4 are all of the same family, largely handed and mirrored about a North/South, East/West axis. Building 3 and 4 have an additional set-back storey.

The buildings contrast to the red brick bookends of buildings 5 and 6, and are all buff brick with white plinths.

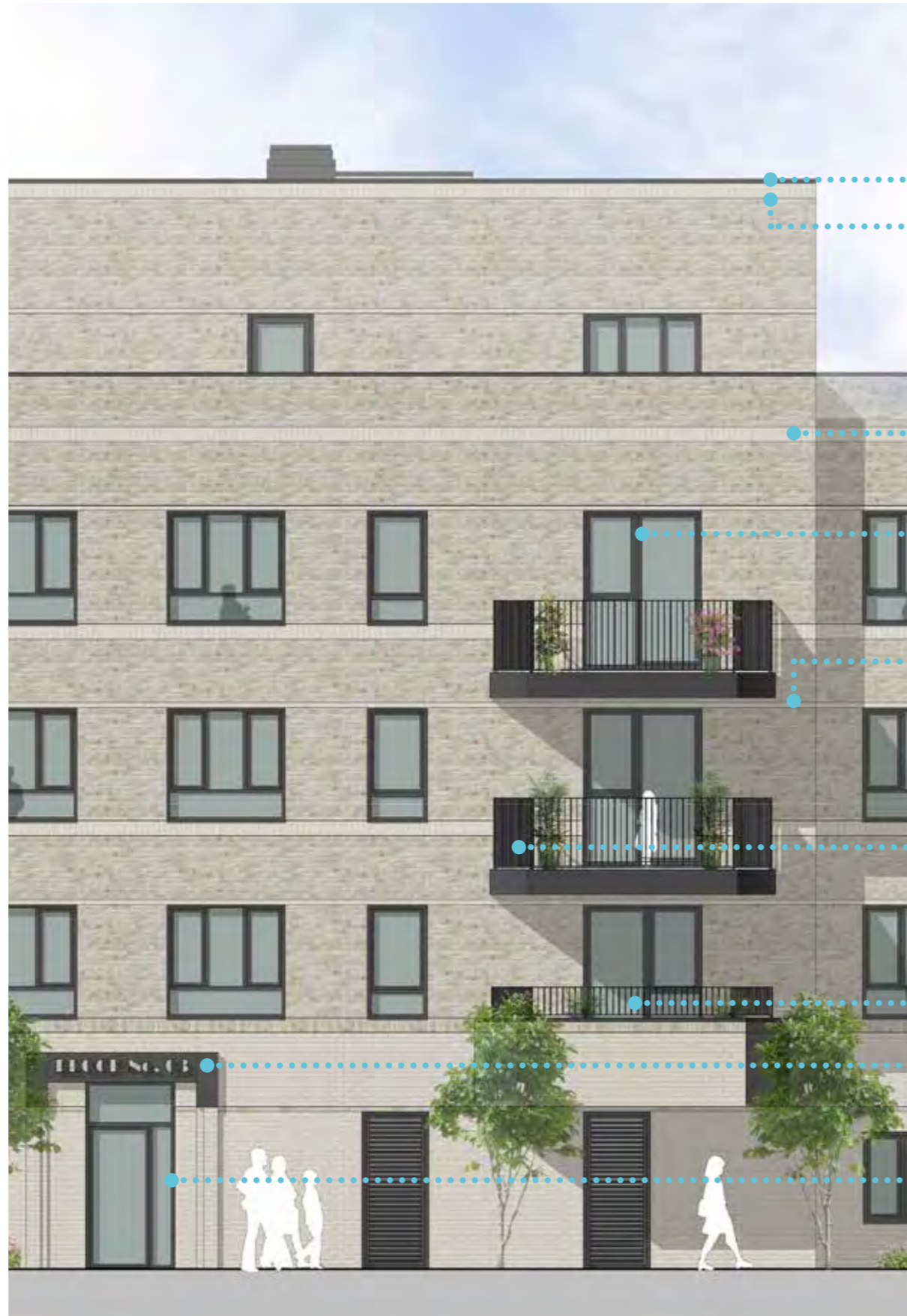
Material Palette



Buff Multi stock Brick with White coloured mortar



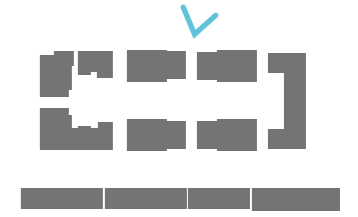
Projecting White Brick Banding with White coloured mortar



- Dark Grey Aluminium Coping
- Buff Contrasting Soldier Course
- Buff Contrasting Soldier Course
- Dark Grey Window Frames
- Contrasting Stretcher Course
- Dark Grey Metal Railing
- Brick and Railing Balcony
- Dark Grey Canopy with Stepped Brick Entrance
- Glazed Communal Door

Building 3 Communal Entrance

6.3 Building 3



6.4 Building 5 Bay Study

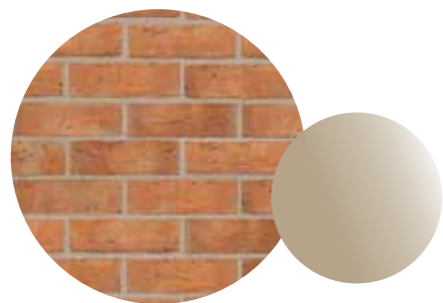
The character of building 5 has been retained from the RMA with its grand arched courtyard entrance, brick banding and distinct window proportions.

Building 5 and 6 bookend the site East/West in red brick responding to the sites former character.

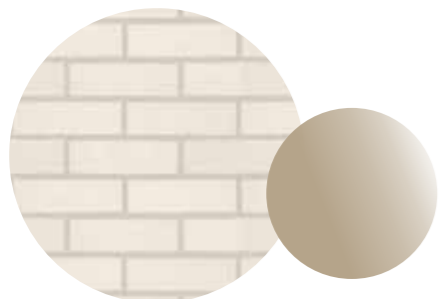
The ordered facade and external envelope has been developed to deliver an element of this building as Net Zero Carbon in operation.



Material Palette



Red Brick with Sand coloured mortar



White Brick with Sand coloured mortar



Building 5 Entrance Arch

- Bronze/Gold Aluminium Coping
- White Brick Inset
- White Contrasting Soldier Course
- Bronze/Gold Window Frames
- Contrasting Stretcher Course
- Bronze/Gold Metal Railing
- Strepped Brick Entrance Archway with Signage
- Brick and Railing Balcony

6.5 Building 5 Courtyard Entrance



6.6 Window Design

The window design has been limited and repeated across the scheme so that there is a consistent style between all proposed buildings.

The triple panel without the lower light is used on Building 5 as part of the Net Zero Carbon strategy.



APARTMENTS



Description	Single Pane with Lower Light
Location	Buildings 1-4 & 6 and Houses



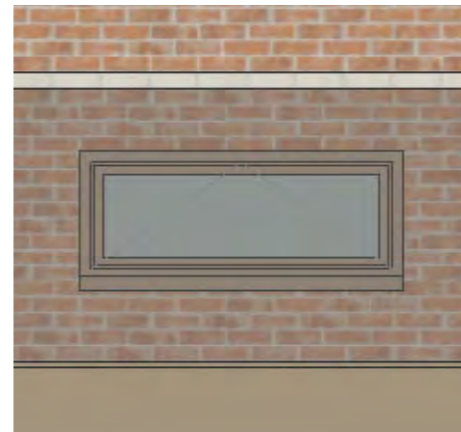
Description	Triple Pane with Lower Light
Location	Buildings 1-4 & 6 and Houses



Description	Triple Pane
Location	Building 5



Description	Single Pane
Location	Buildings 1-6 and Houses



Description	High Level Window
Location	Building 5 Deck Access

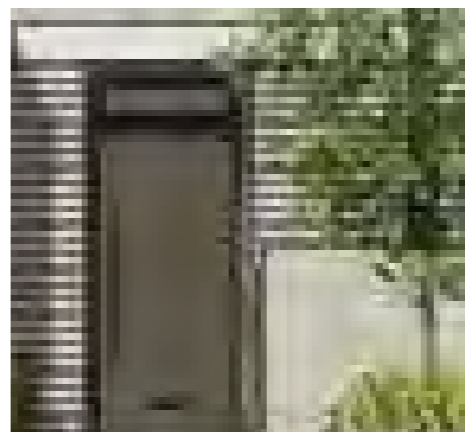
HOUSES



Description	Double Window Pane with Glass Juliet
Location	Houses



Description	Single Window Pane with Glass Juliet
Location	Houses



Description	Slatted Timber Front Door
Location	Houses



Description	Bay Window
Location	Houses

6.7 Building 5



6.8 Balcony Design

The balcony strategy for the wider scheme has been reconsidered to have a more consistent approach sitewide.

Two type of balcony are proposed and are shown adjacent. A full metal railing, chamfered balcony is the most prevalent and found on 2nd floor and above.

At first floor where more privacy is required, the balconies are brick faced with a small railing cap.



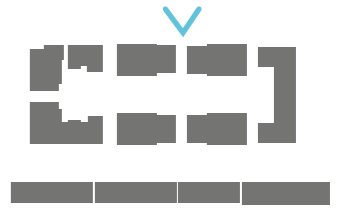
Balcony Type 01	
Material	Metal Railings
Location	2nd Floor and Above



Balcony Type 02	
Material	Brick Faced with Metal Railing
Location	1st Floor



6.9 Between Buildings 3 & 4



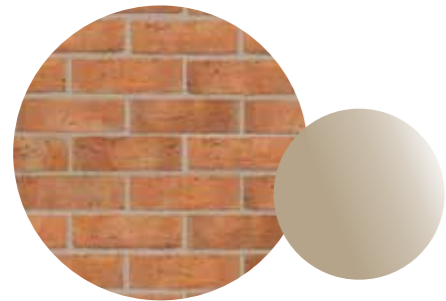
6.10 Material Palette

Two key brick types are predominantly used across the scheme, a red and a buff, these are highlighted on the site wide key adjacent.

A white brick is used as a continuous plinth element which steps up to parapet height at the building 5 and 6 gateways.

A bronze/gold coloured metal is used across the red brick buildings (5 and 6) in windows, railings, rainwater pipes. A dark grey coloured metal is used across the buff multi stock brick buildings respectively.

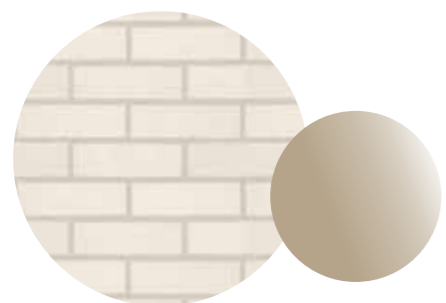
Key



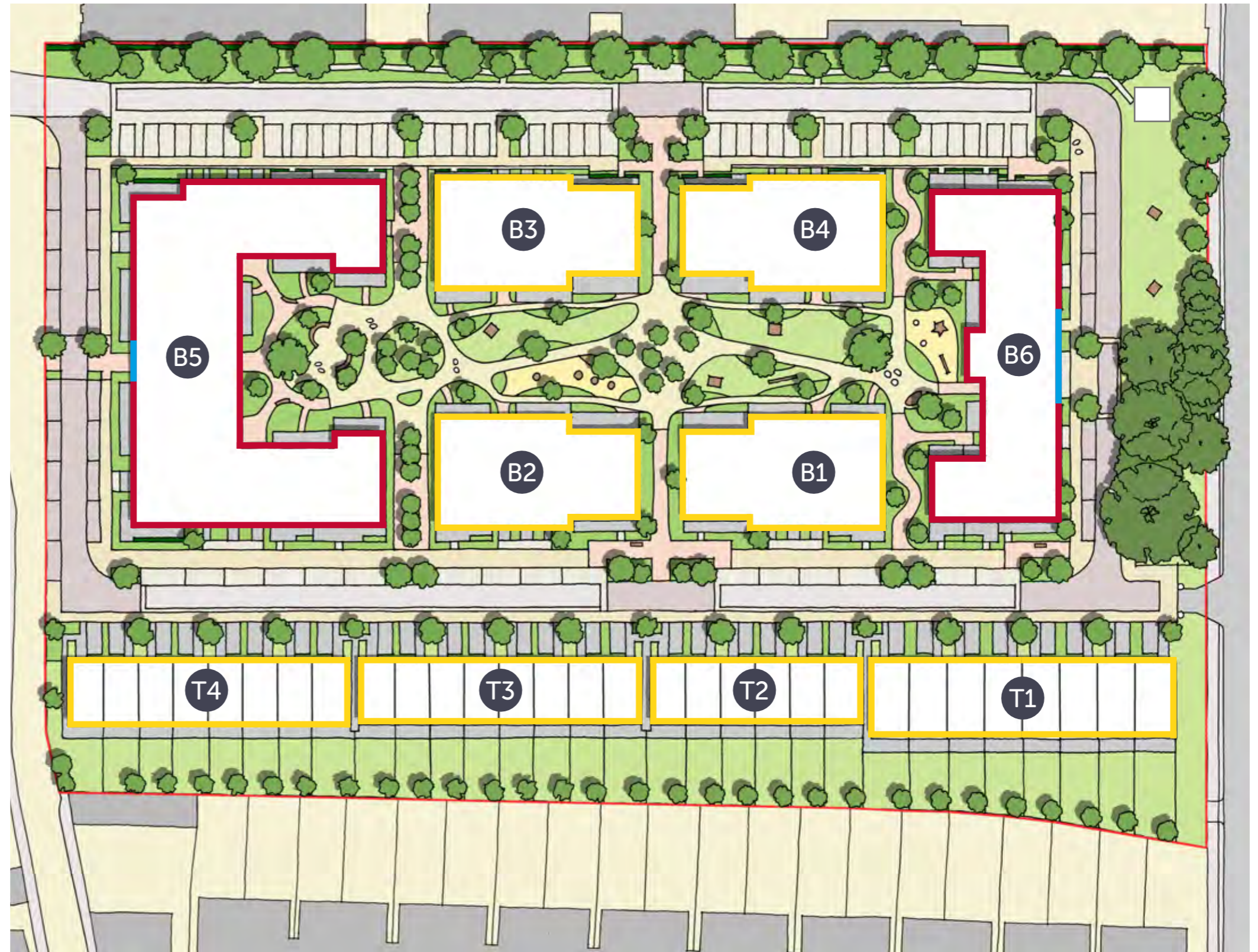
Red Brick



Buff Multi Stock Brick



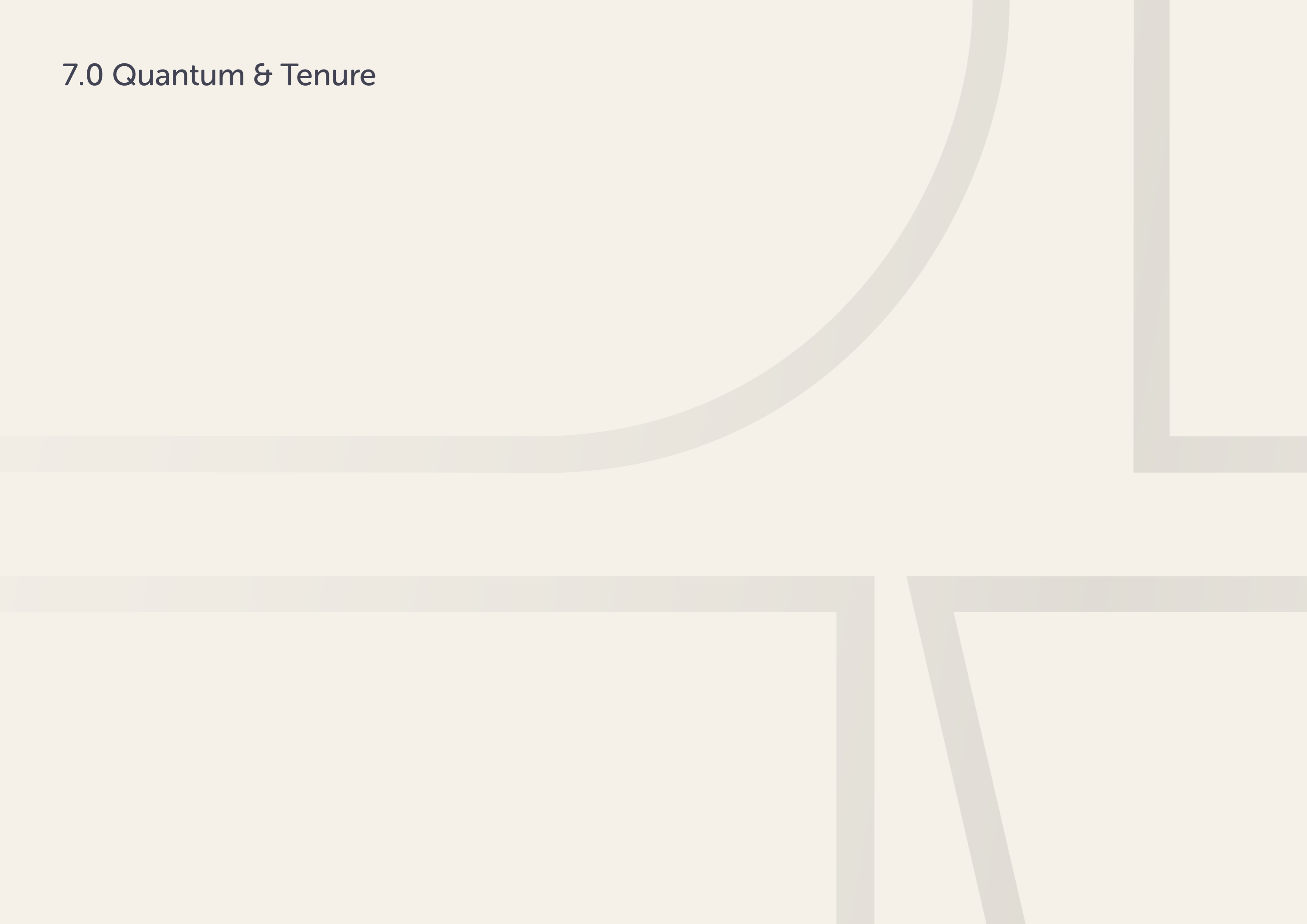
White Brick



Site Plan



7.0 Quantum & Tenure



7.1 Quantum & Tenure Overview




Site Summary

Clarion wish to offer an increased quantum of affordable homes. The proposal looks to reallocate the S106 contingent of affordable homes and introduce additional affordable homes increasing the overall percentage of affordable housing delivered on site to around 50%.

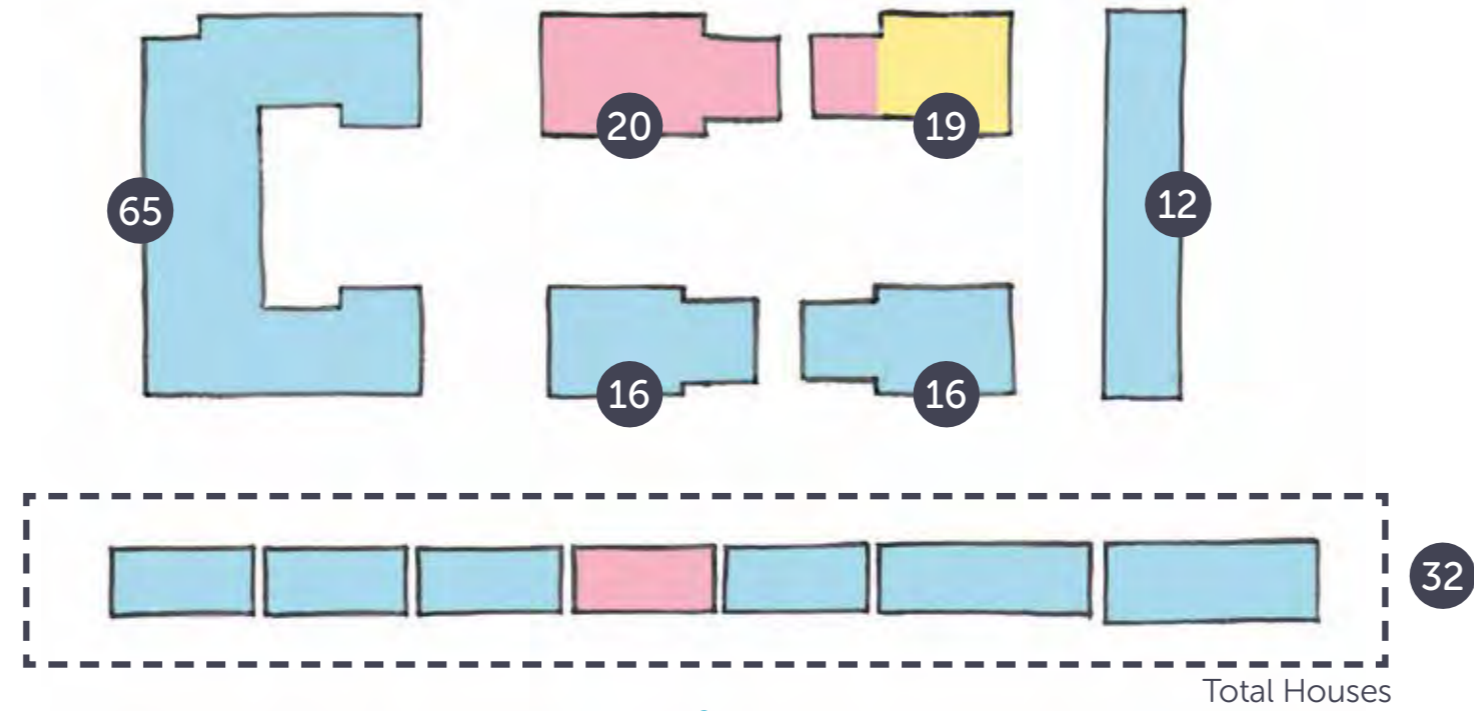
Affordable rented homes are proposed to the south core of building 5, with intermediate rent to the north core. Newly proposed building 6 will be intermediate homes.

The proposed 50% affordable split has been calculated using habitable rooms and is outlined in the table below. The previously approved application is also shown for comparison.

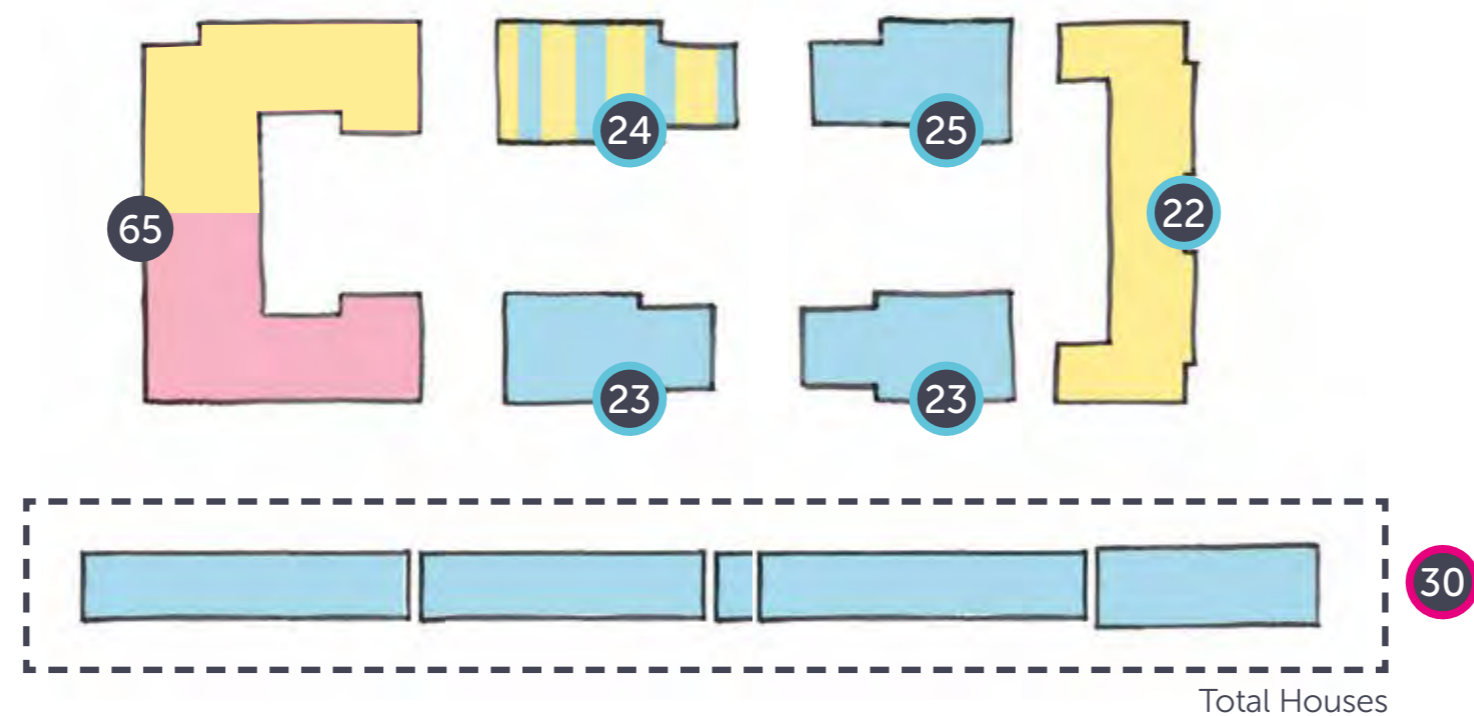
Key

-  Number of homes per building
-  Increase
-  Decrease

CURRENT RMA PERMISSION



PROPOSED AMENDMENTS



Key

-  Affordable
-  Shared Ownership
-  Market

7.2 Accommodation Schedule

Below is the accommodation schedule which factors in further 3-bedroom homes into the affordable rent tenure following discussions with LB Richmond housing team.

The mix is broadly similar to the RMA with an uplift in affordable housing provision.

Accommodation Mix	1b/2p flat 2HR	1b/2p wch flat 2HR	2b/3p flat 3HR	2b/3p wch flat 3HR	2b/4p flat 3HR	2b/4p maisonette 3HR	2b/4p WCH flat 3HR	3b/5p WCH flat 4HR	3b/5p flat 4HR	3b/5p house 4HR	3b/5p AFF WCH fla 5HR	3b/5p AFF flat 5HR	4b/7p house 5HR	3b/6p house 5HR	3b/6p flat 4HR	total units	total hr	% units overall	% hr overall	% hr affordable
Rent	7	1			12		1		1		1	5				28	89	13%	14.2%	29%
Intermediate	26	2	4	6	28	4		2	8							80	220	38%	35.1%	71%
Private Sale	33	6	9	3	19				2	22			8		2	104	315	49%	50.3%	n/a
Total units	66	9	13	9	59	4	1	2	11	22	1	5	8	0	2	212		100%	100%	
Habitable rooms	132	18	39	27	177	12	3	8	44	88	5	25	40	0	8		626			

Accommodation Mix	1b units	2b units	3b units
Rent	25%	46%	21%
Intermediate	33%	40%	13%
Private Sale	32%	27%	2%

7.3 Tenure Plans

Site layout - Proposed tenure

As stipulated in the outline planning application, this proposal is tenure blind.

During the concept design stage and right through to the developed design the design intention is focused on a hierarchy of entrances. The principle of the hierarchy is based on how many dwellings are served by an entrance. The hierarchy of entrances is the same on all flat blocks, duplex's and houses regardless of the tenure.

The aesthetic of the houses and flat blocks is identical on both rent and shared ownership buildings. This includes window fenestration, materials specification and entrance details.

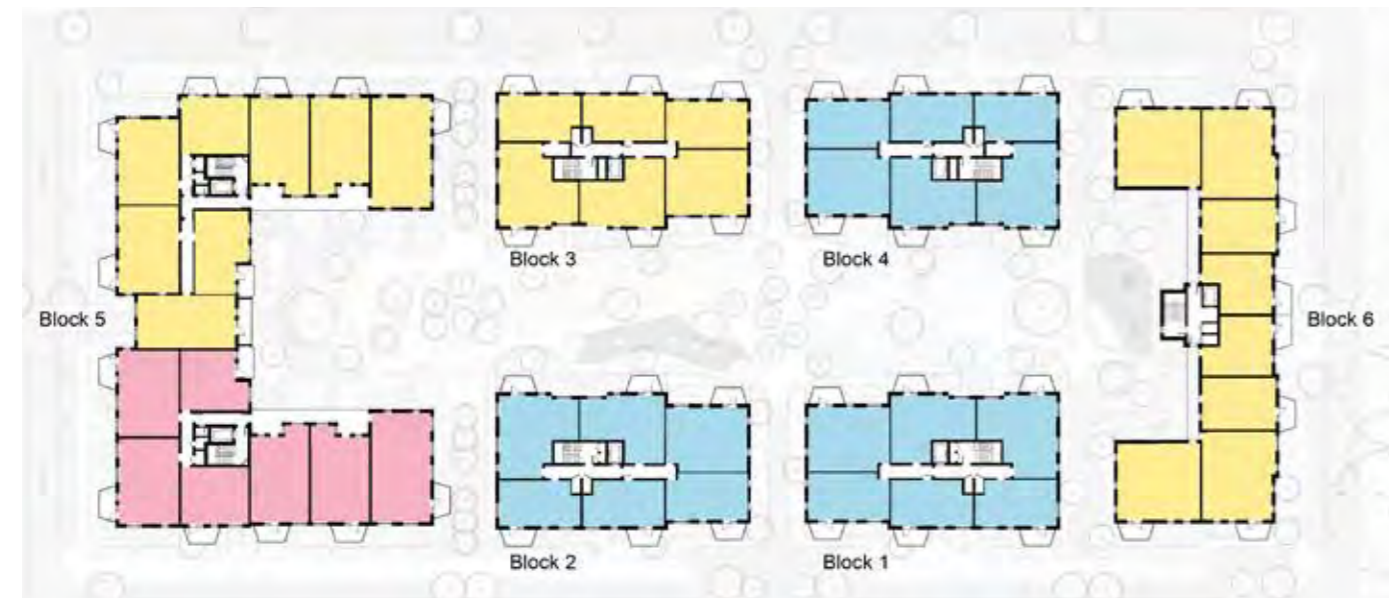
This ethos will improve social integration, improve the image of the neighbourhood and allow greater social integration.

Key

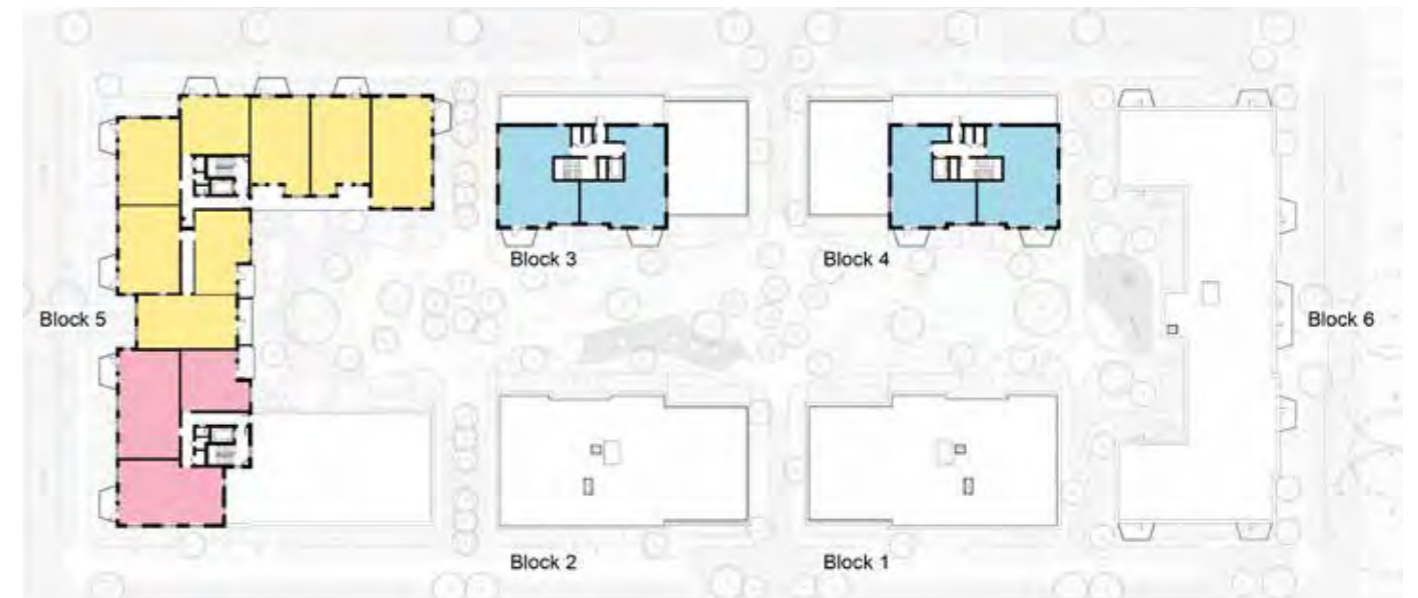
- Affordable
- Shared Ownership
- Market



Ground floor layout



Typical floor layout



Upper floor layout

7.4 Type Plans

Site layout - Ground floor mix

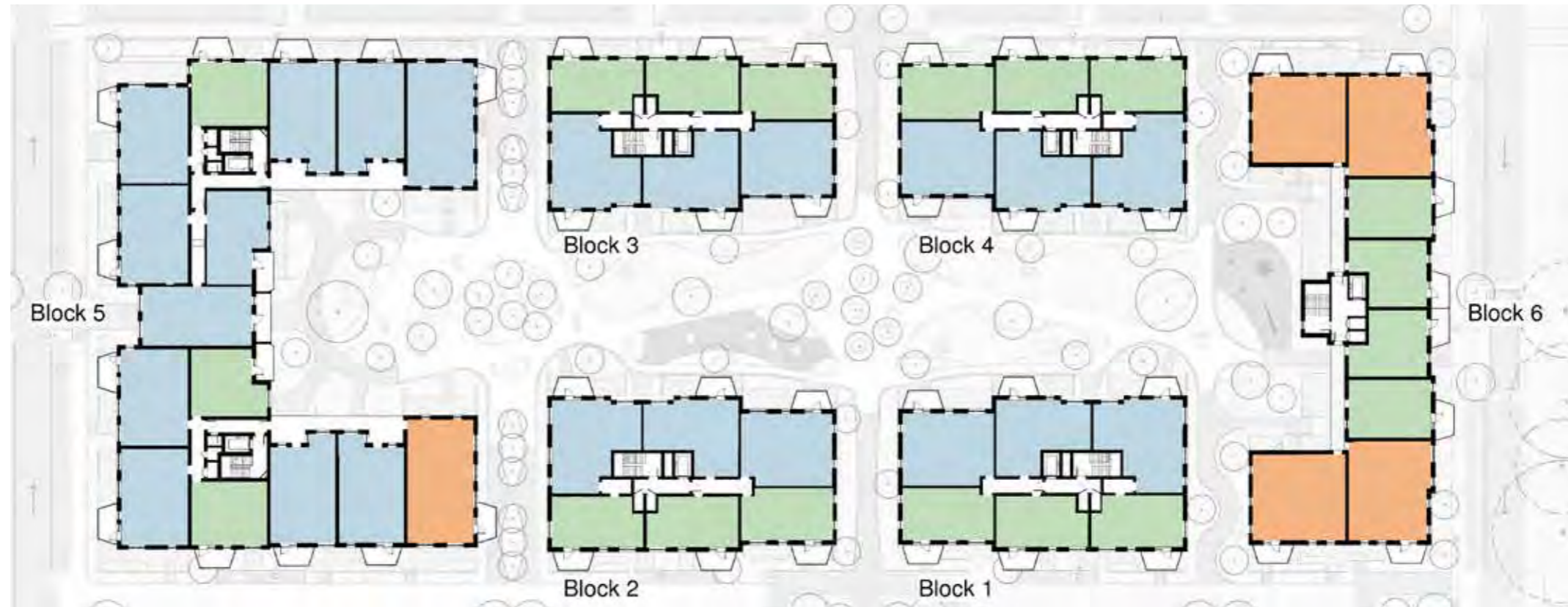


Key

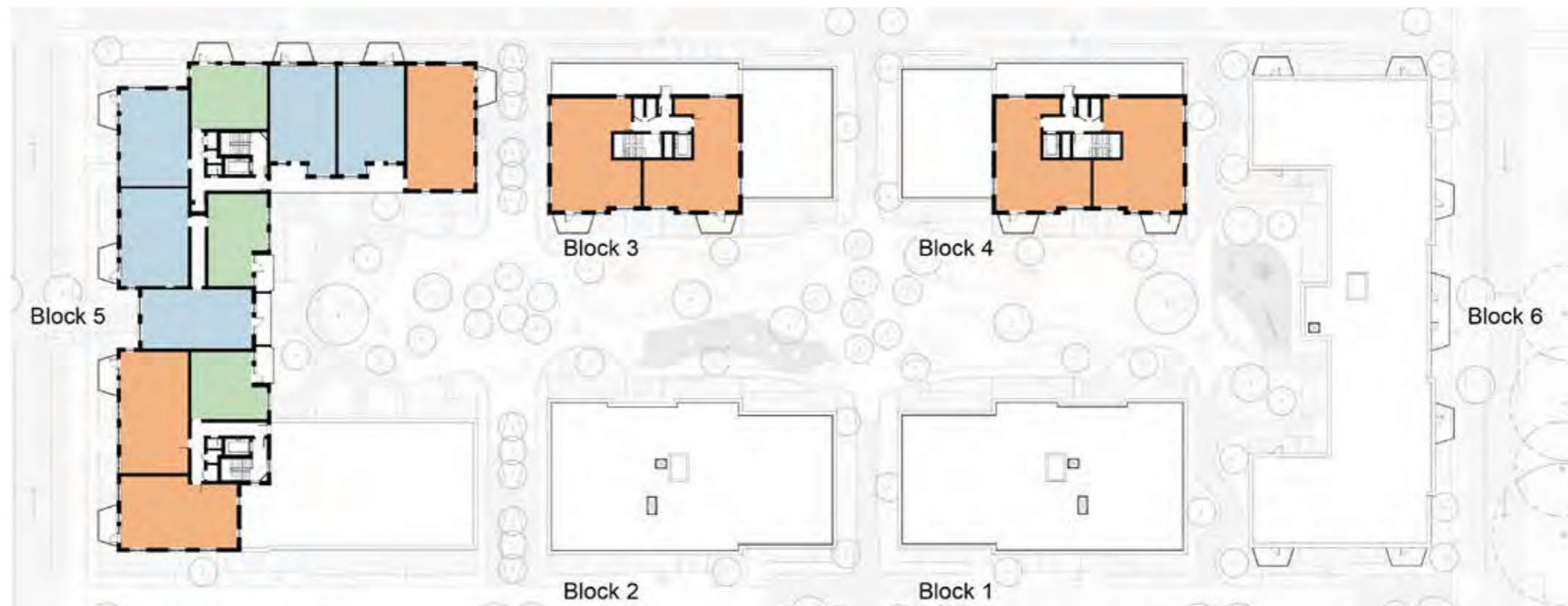
- 1B
- 2B
- 3B
- 4B

7.5 Type Plans

Site layout - Typical & upper floor mix



Typical Floor layout



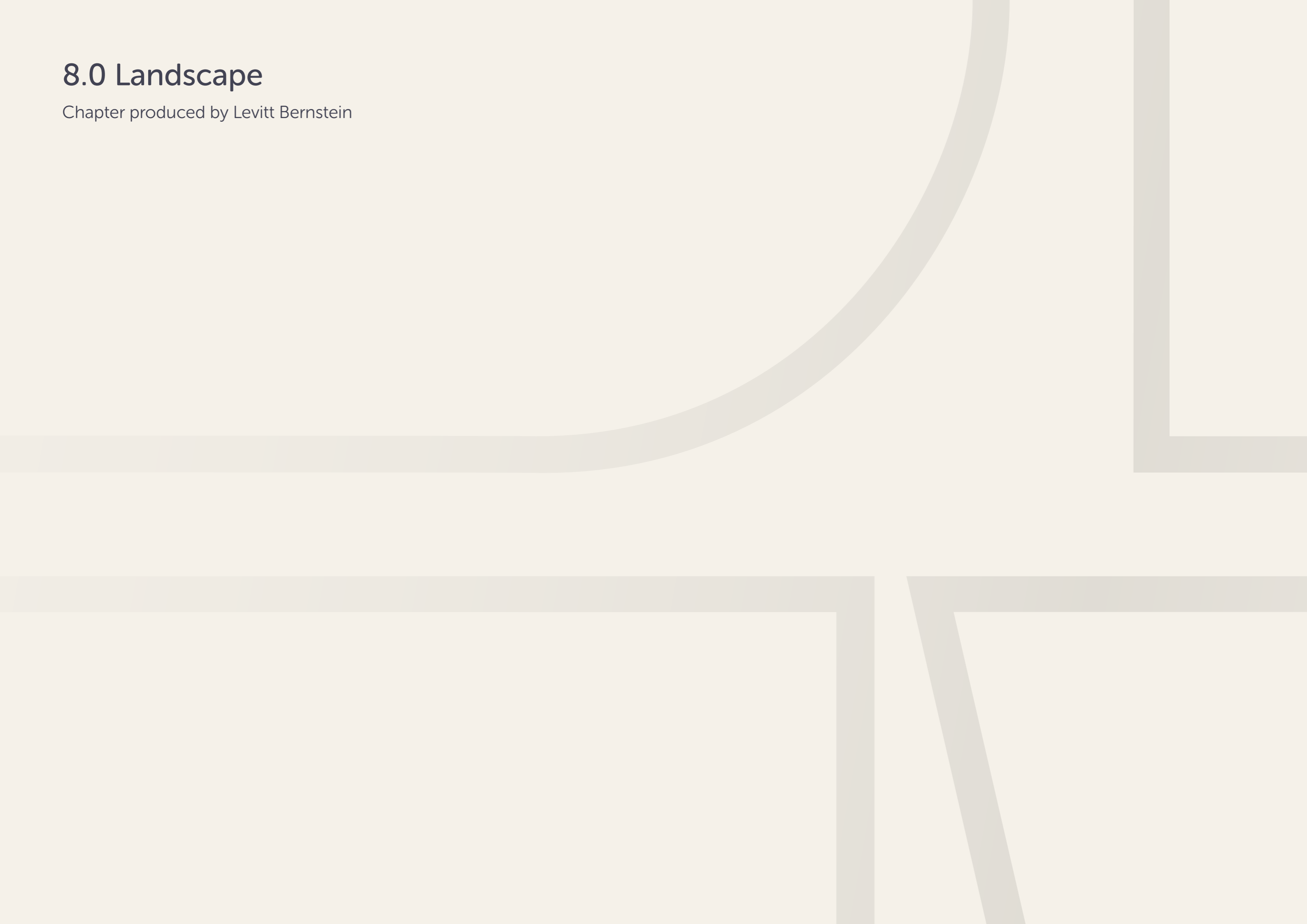
Upper Floor layout

Key

- 1B
- 2B
- 3B
- 4B

8.0 Landscape

Chapter produced by Levitt Bernstein



8.1 Public Open Space Context

Provision of public open space in close proximity to the site is good and will be a key benefit to future residents of the proposed development.

Marsh Farm Lane along the development site's western edge provides direct pedestrian access to the Lower Crane Valley to the south. Marsh Farm Lane is to undergo significant improvements by others as part of a separate application.

The Lower Crane Valley provides local residents with a well connected network of open green spaces along the River Crane. The variety of green spaces provide multiple opportunities for play, recreation, sport, food growing and access to nature.

Access to open space to the north of the site is relatively poor in comparison as a result of the high degree of development and infrastructure associated with Twickenham Stadium.



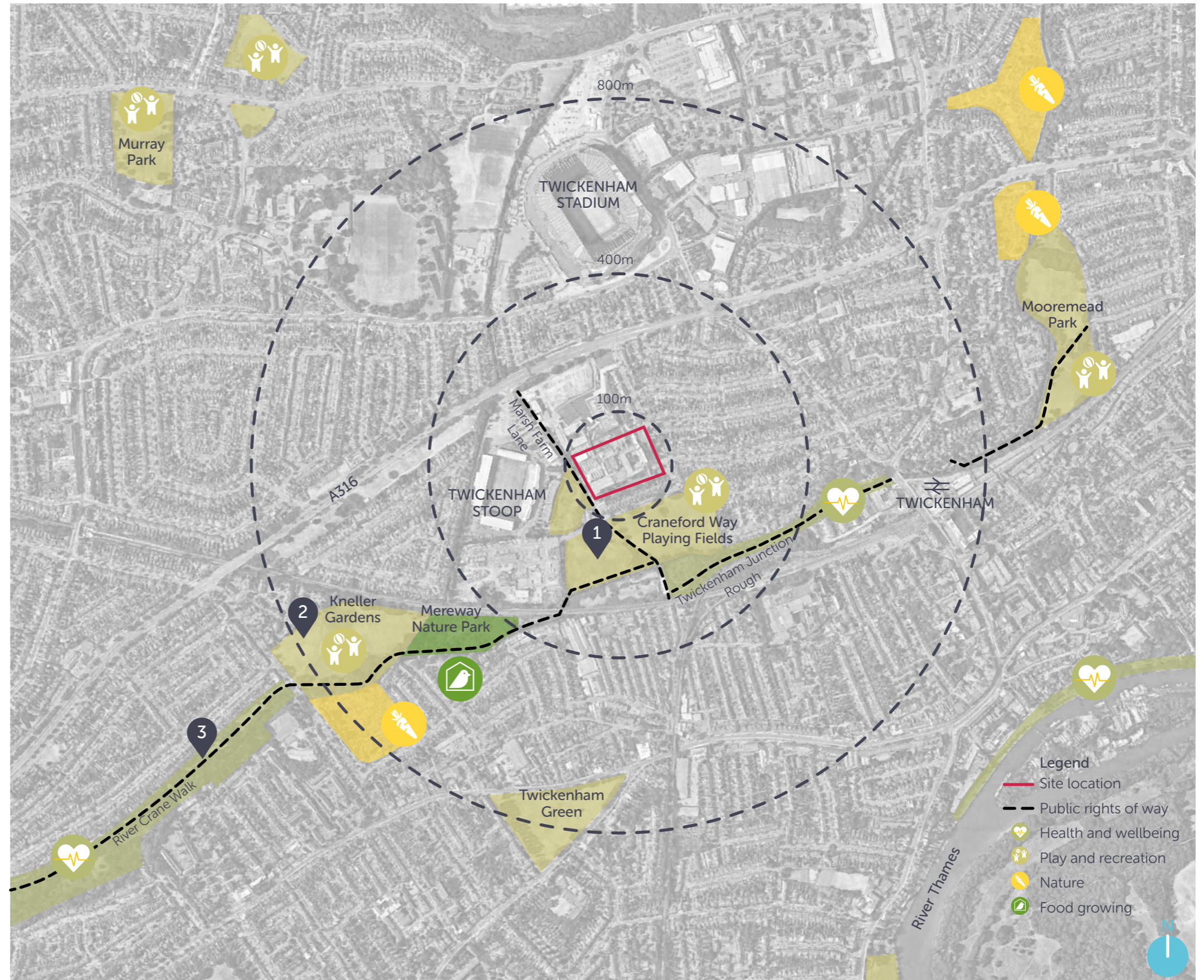
1 Craneford Way Playing Fields



2 Kneller Gardens



3 River Crane Walk



Open space context

- Legend
- Site location
 - - - Public rights of way
 - Health and wellbeing
 - Play and recreation
 - Nature
 - Food growing

8.2 Local Amenity Space

The diagram opposite illustrates walking distances from the development site to nearby publicly accessible green space to understand the existing amenity provision in line with the London Plan Supplementary Planning Guidance on play and informal recreation. The table below includes the advised walking distances for different age groups.

Child age	Walking distance
Under 5yrs	100m
5 - 11yrs	400m
12yrs +	800m

Accessibility to play space (London Plan, Play and Informal Recreation SPG, 20120)

Under 5yrs

With the site's current access arrangements there is no under 5yrs play provision within 100m walk, however a new proposed access onto Marsh Farm Lane from the site will enable the existing Challenge Court Meadow and Craneford Way Recreation Ground to both be within 100m. Additional under 5yrs play will be included within the site.

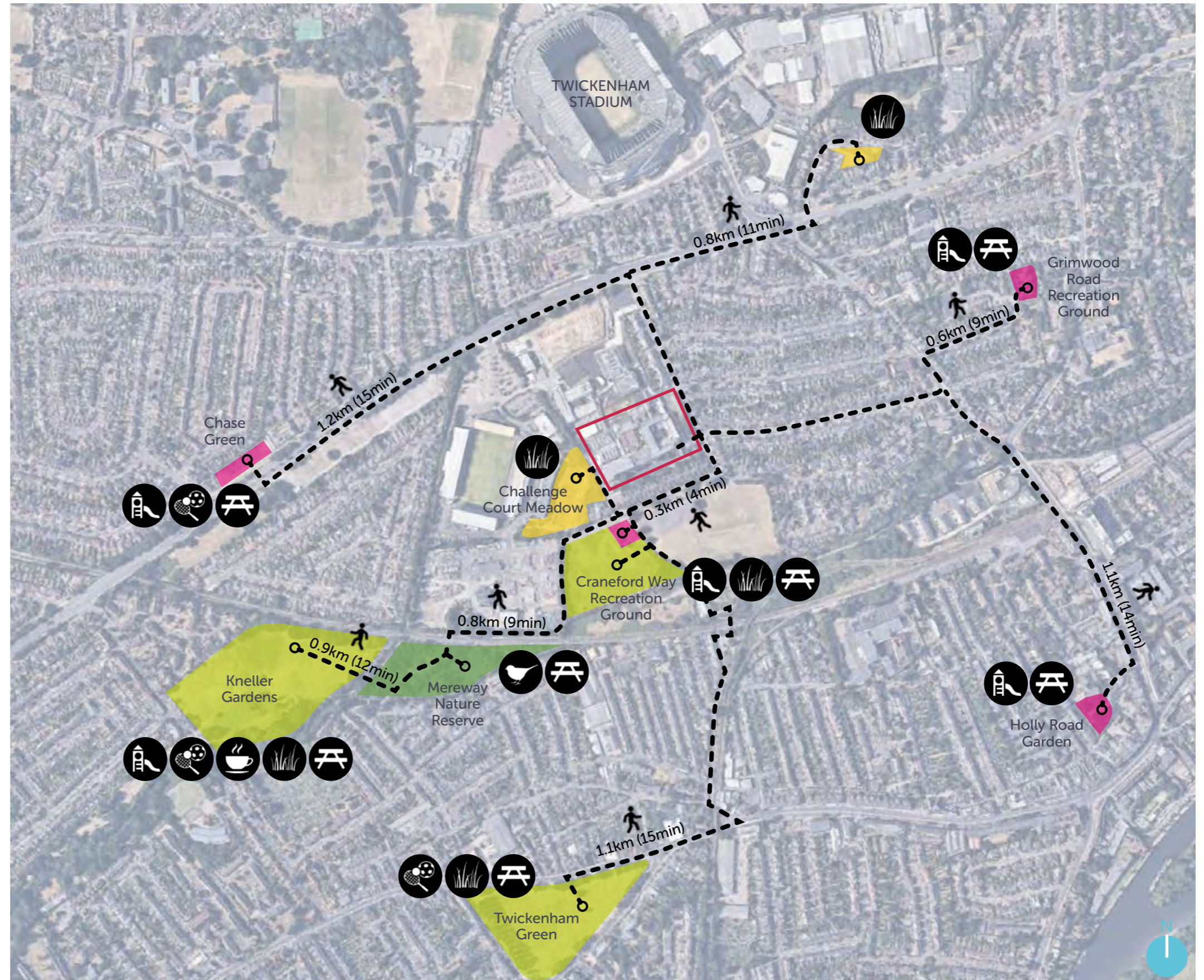
5 - 11yrs

Craneford Way Recreation Ground is the main local provision of open green space and play within 400m of the site. Additional 5-11yrs play will be included within the site.

12yrs+

Informal recreation and play provision for ages 12yrs+ is accommodated for by multiple parks including Craneford Way Recreation Ground, Kneller Gardens and Grimwood Road Recreation ground. The new access and improvements to Marsh Farm Lane would also bring Chase Green to within 800m walking distance from the site.

- Legend**
- Public park
 - Nature reserve
 - Playground
 - Open greenspace
 - Cafe
 - Group seating and tables
 - Sports and games facilities
 - Play equipment
 - Open grassland
 - Nature and wildlife



Local amenity provision

8.3 Lower Crane Valley

The Lower Crane Valley is a linked network of open spaces along the River Crane and forms an important environmental and recreational resource for west London. The park will provide new residents living in the proposed development with valuable access to nature on their doorstep.

Many of the spaces along the river corridor are of high environmental significance, forming an important wildlife corridor for west London. The River Crane, a tributary of the River Thames, also supports a diverse range of aquatic and marginal river wildlife.

It comprises a wide variety of habitats including the river and marginal wetland, open grassland and heath, woodland and scrub. Each of these habitats contributes to the overall value of the corridor. As a result most of the corridor is designated as a site of London wide importance for nature conservation (SMINC).

Crane Park Island

Crane Park Island is a Local Nature Reserve surrounded by the river in Crane Park. The reserve is a mosaic of woodland, scrub, ditches, ponds and reedbed that has grown up since it stopped being used as an industrial area in the mid-20th century and now provides a home for many important and rare species. The island is heavily wooded, including wet woodland and provides important habitats for mammals, including the rare water vole, and other animals such as kingfishers, woodpeckers, frogs, damselflies and dragonflies.



Mill Road Meadow and Willow Way Meadow

Mill Road Meadow and Willow Way Meadow are two of the larger areas of grassland along the Crane Valley Park and consist of small areas of rough grasses mixed with annuals and perennials and can be classified as semi-improved neutral grassland. They are moderately species-rich and the Mill Road meadow in particular supports a number of species usually associated with unimproved species-rich grassland. Both meadows are sources of wildflowers forming important habitats for insects, bees and butterflies.



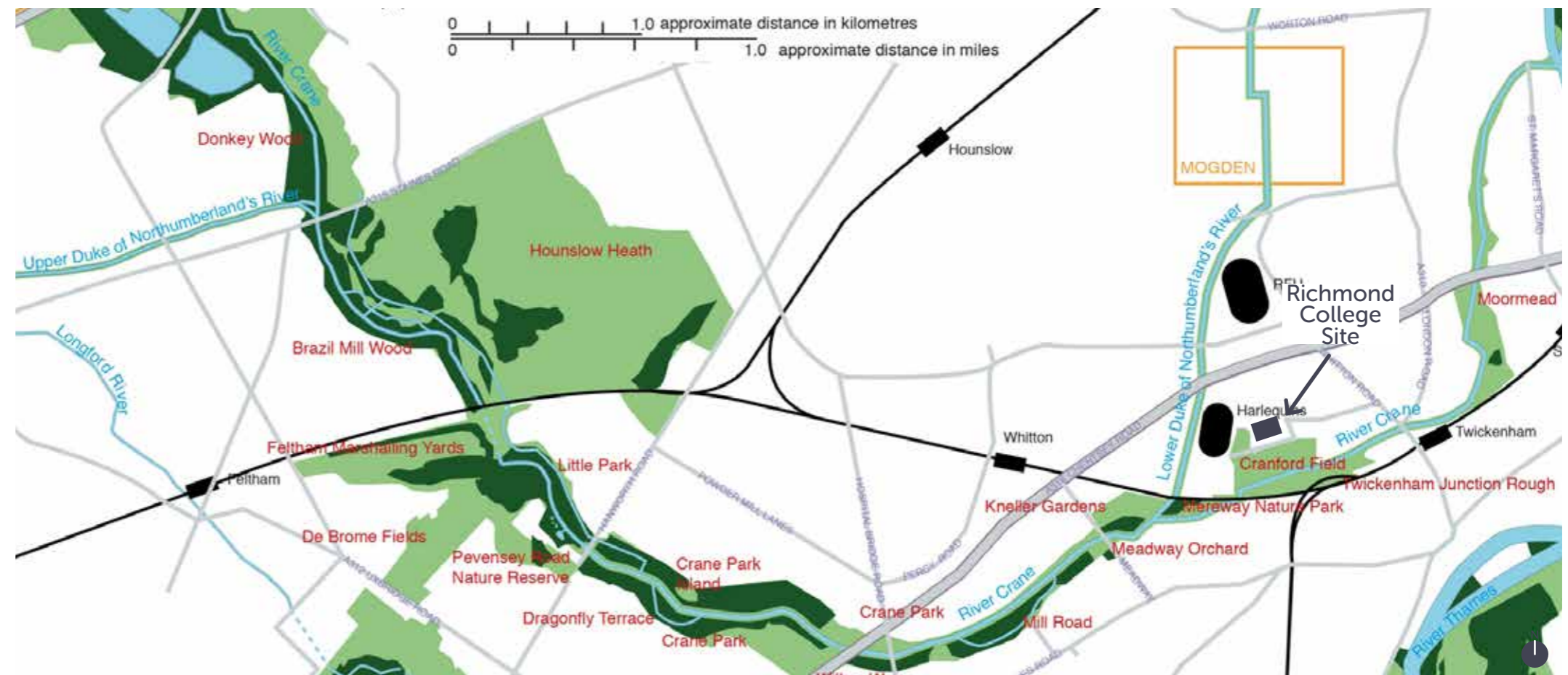
Mereway Nature Park

Mereway Nature Park is a small area of mosaic habitat located between the River Crane and the Duke of Northumberland's River. The park has been described as the "only tract of truly wild land" in the area and forms a vital component of the environmentally significant River Crane Corridor. The largest area of habitat at Mereway is bramble scrub which provides excellent shelter for birds, a rich source of nectar for insects and an abundant berry harvest. Other vegetation types include unimproved grassland, nascent woodland and aquatic vegetation.



Meadway Orchard

Meadway Orchard is a traditional UK orchard, managed in a low intensity manner by the local community with no use of chemicals, beneficial to biodiversity. A mix of fruits are grown within the orchard including apples, plums, gooseberries and currants.



Lower Crane Valley open spaces

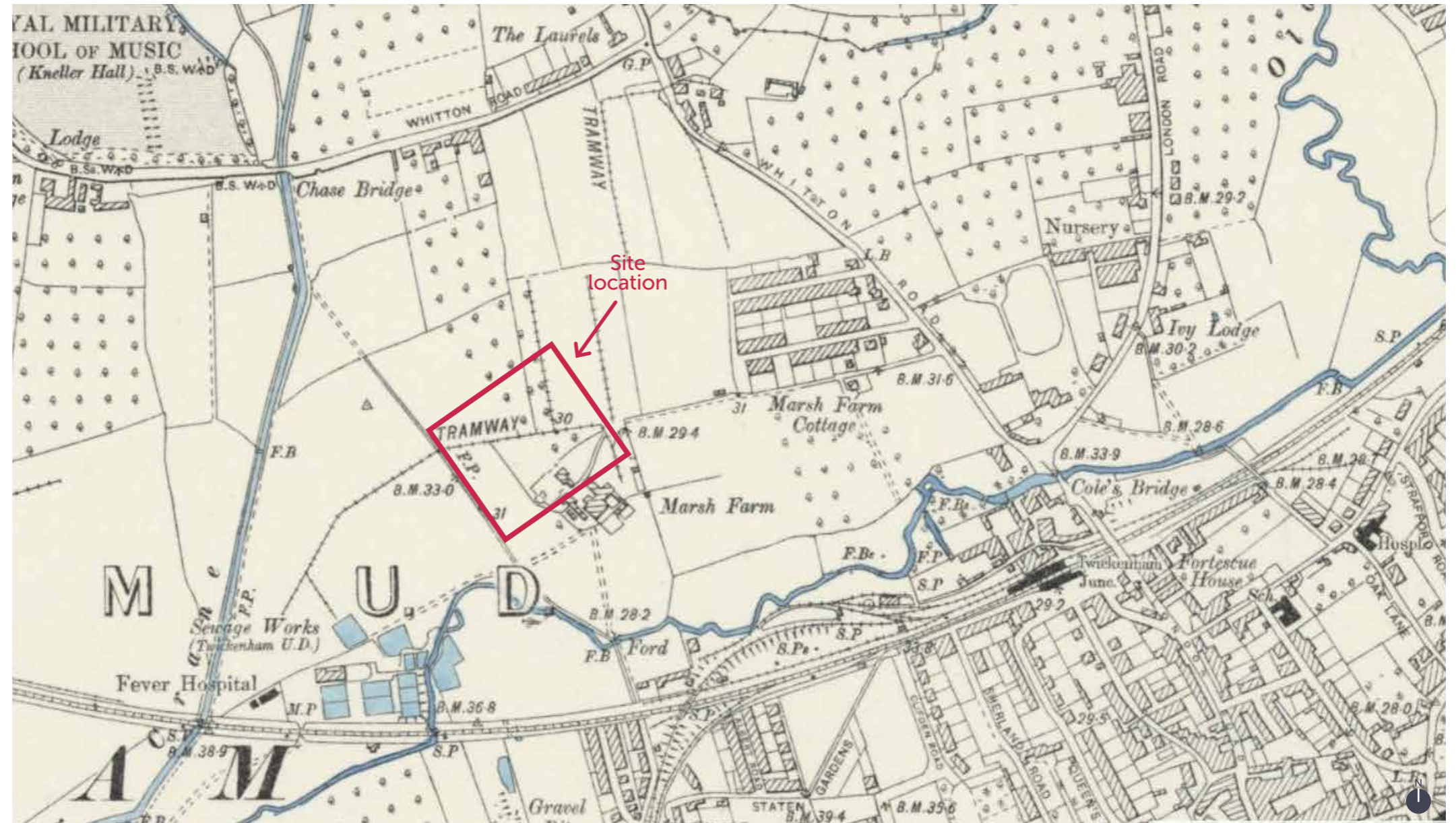
8.4 From Orchard to Table

The history associated with the site and surrounding areas provide an interesting insight into the community and prevailing land use of the area during the 19th and early 20th century, and help to explain the legacy that can still be found today in remnants of architecture, landscape features and place names. This heritage provides an inspiration for the narrative of the landscape spaces within the proposed development.

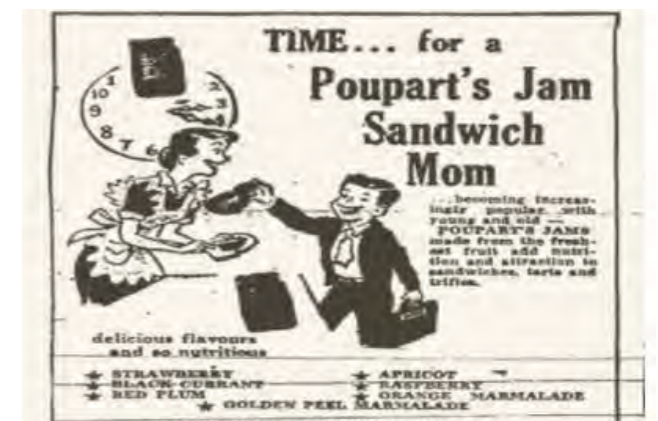
By the late 19th Century much of the area along the Crane Valley was planted with orchards and market gardens, growing fruit and vegetables to meet the increased demands for these goods throughout London. The orchards were important for the livelihoods of the local community and provided not just income, but also allowed individuals to work closely with nature and they were important gathering points for the community, intertwined with old traditions.

From 1882 Crane Valley and the surrounding area were part of the farmland and market gardens owned by the Poupart family of Marsh Farm, one of the largest market gardens locally. They provided London with fresh fruit and vegetables including apples, pears, plums, cherries and cut flowers. The Poupart family were also famous jam makers and established a reputation for quality produce, living by their motto 'from orchard to table'.

By the mid 20th century the industry had declined and many of the orchards were replaced by housing estates although remnants of the market gardens can be found along the Crane Valley in the names of farms, estates and lanes including Marsh Farm Lane.



Map of Marsh Farm during 1898



Historical references

8.5 Social and Environmental Brief

A well designed public realm can contribute significantly to the quality of the built environment and play a key role in the creation of sustainable and inclusive places that are environmentally sensitive and form the basis from which healthy communities can grow.

The Social and Environmental Briefs outlined below illustrate our vision for the external landscape and public realm within the Richmond College site.

Social Brief

Social vision



To create a high quality neighbourhood that will be inclusive for all, adaptable to all stages of life and contribute towards a vibrant, healthy community.

Objectives



Create inclusive, multi-generational spaces that offer equal opportunity to everyone.



Design spaces that are vibrant and interesting and promote a sense of pride and community stewardship.

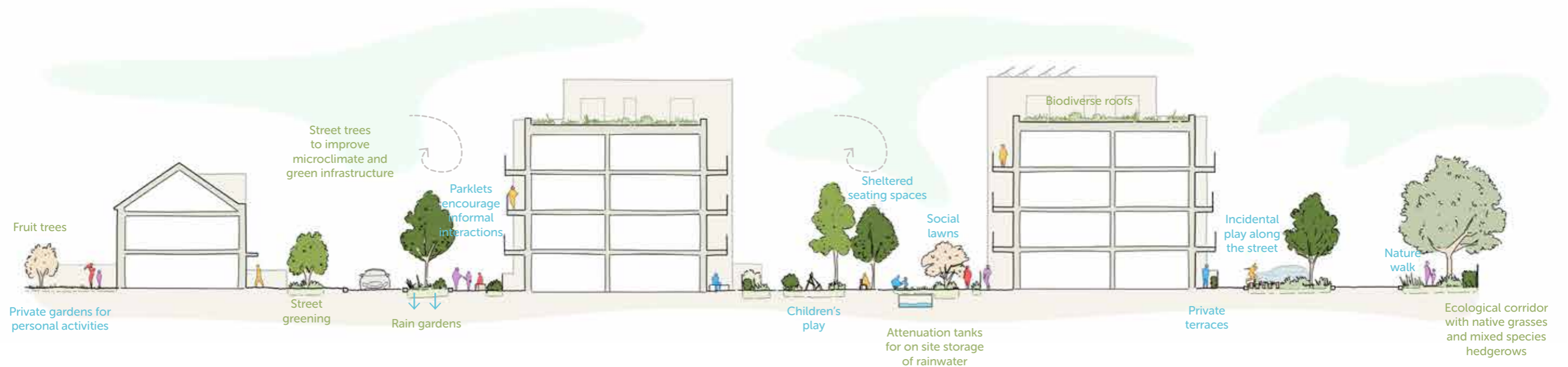


Include active spaces that improve personal wellbeing and enable residents to live a healthy lifestyle.



Nurture the formation of a cohesive community through the design of social spaces that encourage frequent and informal interactions along with larger organised activities.

“Something for everyone”



Environmental Brief

Environmental vision



Embrace a multilayered environmental approach to create a diverse and resilient landscape that is healthier for the planet than the one it replaces.

Objectives



Create external spaces that can adapt to the future pressures associated with climate change.



Embrace the principles of sustainability in the specification and sourcing of materials with lower whole life carbon.



Design external spaces and the routes between them that promote use of sustainable transport methods and make walking and cycling safe and enjoyable.



Include a variety of planting and habitat types to increase biodiversity within the site and improve urban greening and local green infrastructure.

“A multilayered landscape”

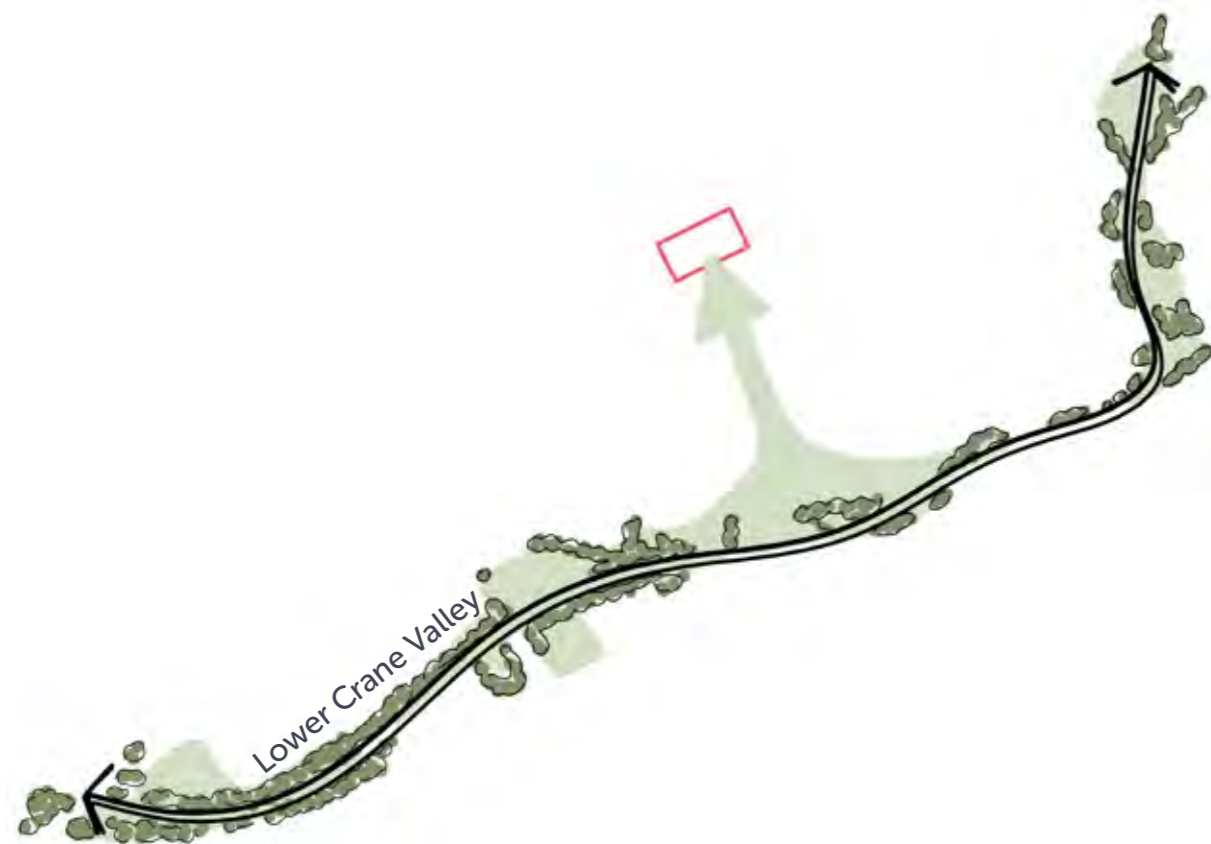
8.6 Landscape Concept

A design concept helps to establish an informed narrative for the landscape proposals, which in turn shapes the identity of the spaces and creates a sense of place that ties the new proposals into their locale by drawing upon a site's past and wider context.

The concept that has informed the landscape proposals builds upon the social and environmental vision for the site and embraces the influence of the natural environment in creating vibrant and healthy places. The landscape concept explores two strands with the aim of creating a new green neighbourhood that enhances the local natural environment:

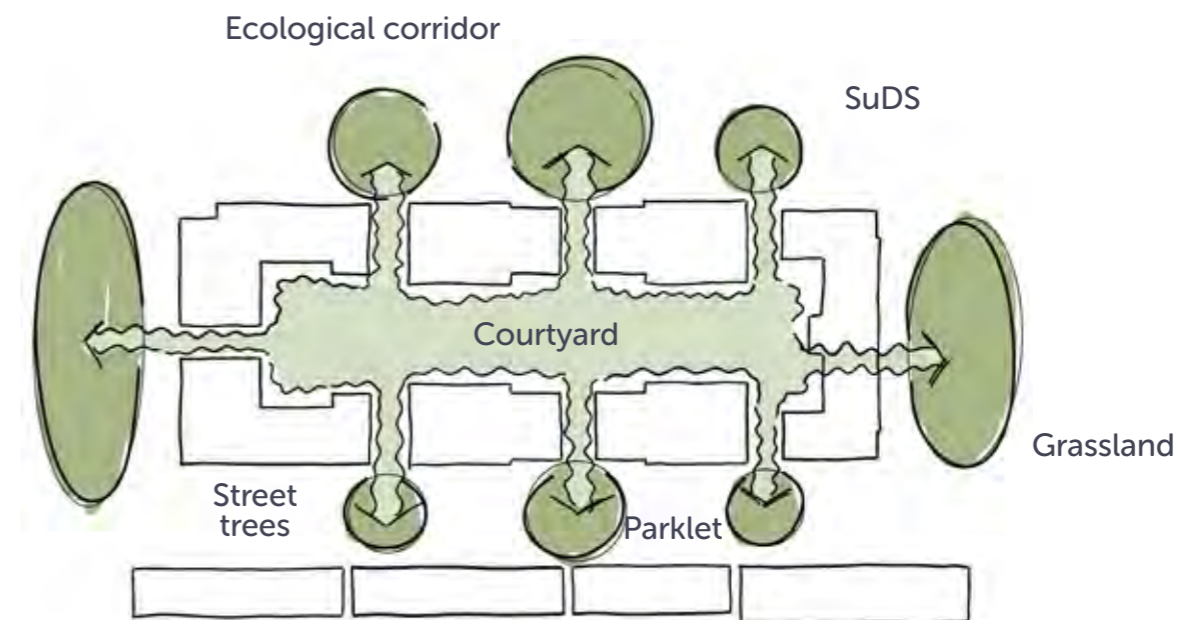
1. Allow the character of the Crane Valley to flow in

The site's proximity to the Lower Crane Valley is a significant positive and provides a unique opportunity to draw upon the valuable biodiversity and amenity on offer along the river corridor. Aspects of the Lower Crane Valley, such as the diverse range of habitats and meandering network of open spaces are interpreted within the design of the public realm to allow residents to feel connected to nature while also strengthening local green infrastructure.



2. Let the green of the courtyard flood out

The central courtyard will provide important external amenity, not only in the context of the site but also that of the wider community. It will be a valuable source of nature and biodiversity on the resident's doorsteps and these benefits will be allowed to spill-out into the surrounding streets so that the development as a whole is one that is green and vibrant.



8.7 Landscape Masterplan

The proposed landscape masterplan draws upon the character and ecology of the Crane Valley along with the site's own rich natural history to form lively streets and external spaces with a strong green character and a vibrant setting for the new dwellings.

1 Central courtyard 'The Orchards'

The courtyard draws inspiration from the meandering Crane Valley along with the site's 19th Century market garden narrative. Islands of planting and fruit trees provide pockets of space for residents to play, socialise and relax in a highly green outdoor setting.

2 Ecological corridor

The 6m wide ecological corridor along the northern boundary of the site consists of diverse local vegetation inspired by the Crane Valley. Planting includes broadleaved trees, mixed species hedgerows and meadow planting. Log piles located amongst the planting will provide refuge for invertebrates while a lightweight and unobtrusive timber trail will provide informal access along the ecological corridor to allow residents to get close to nature.

3 Egerton Road open space

The existing open space along Egerton Road will be retained and enhanced to increase the amenity value for residents. The existing trees and lawn will be retained, with new trees, low level planting and picnic benches added to provide residents with a greater choice of external spaces in which to relax and play.

4 Parklets

Parklets located along the streets will include seating, incidental play and planting to offer residents a greater choice of spaces to relax and promote informal interactions among neighbours.

5 Apartment front gardens

Ground floor front gardens provide external private space for residents and increased levels of passive surveillance along the street. Defensible planting along the thresholds create a sense of privacy.

6 Apartment rear gardens

Private gardens consisting of a patio area for residents to customise with planters and furniture.

7 Townhouse front gardens

Off-street parking is provided in the front gardens of the proposed Townhouses. Planting beds and small trees contribute to the green character of the street.

8 Townhouse rear gardens

Generous sized gardens consisting of lawn, a patio and fruit trees.

9 Street greening

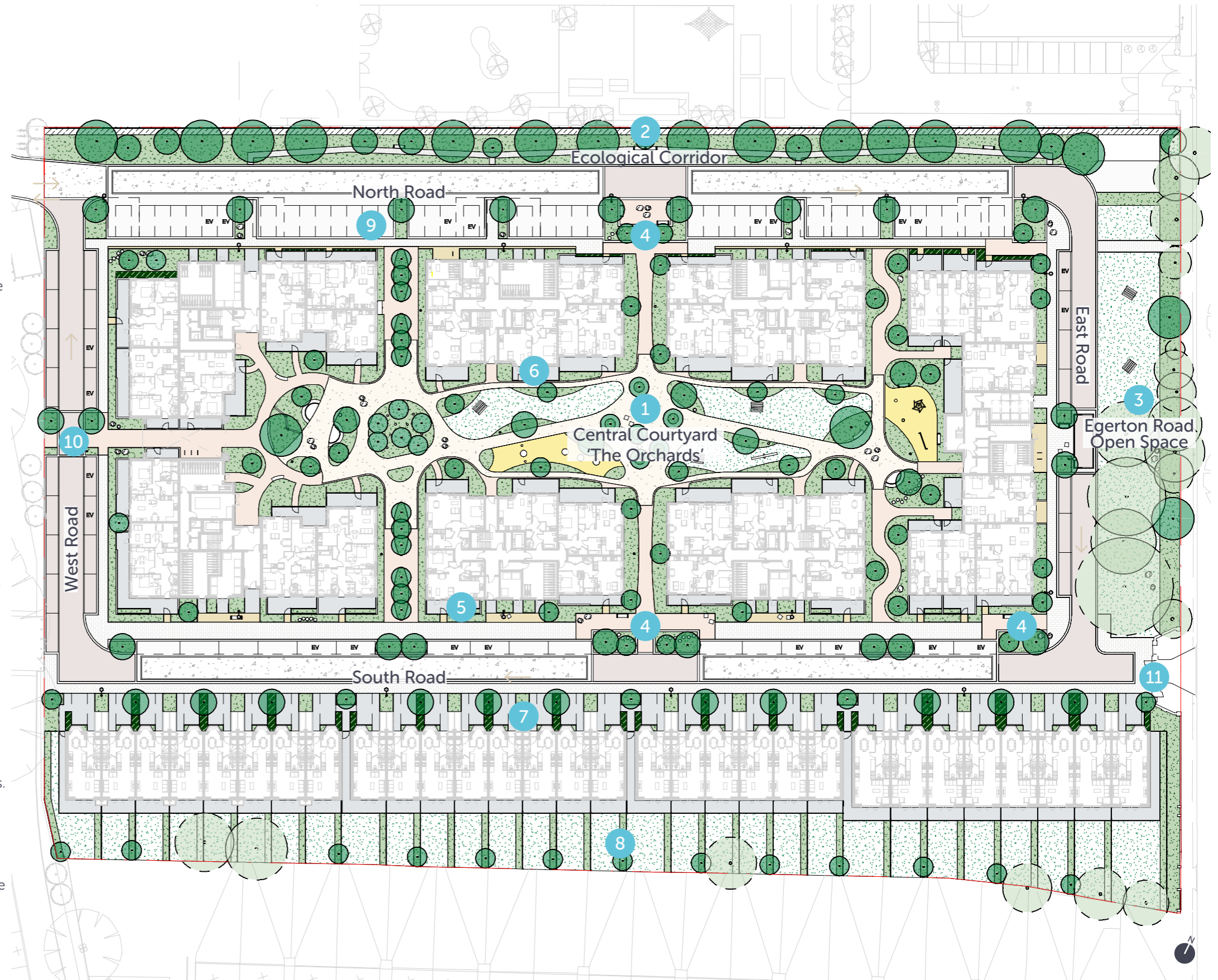
Rain garden planting and street trees will contribute significantly to the green character of the site.

10 Pedestrian access to Marsh Farm Lane

A new pedestrian access point from Marsh Farm Lane will provide improved access to Challenge Court Meadow and the Crane Valley.

11 Pedestrian access to Egerton Road

The existing access along Egerton Road will be retained for cyclists and pedestrians.



Landscape masterplan

8.8 North Road

The design of the North Road combines an efficient layout with high levels of planting and resident amenity to form a street that provides functionality and activity in equal measures.

Private amenity

Ground floor private amenity provision along the North Road consists of a patio area secured by a gated railing boundary, backed by evergreen hedging. The metal railings will match those used throughout the architecture to create a coherent elevation along the street.

Street greening

The street scene is broken up by areas of low level planting and trees to visually enhance the character of the street and improve levels of biodiversity and

green infrastructure. Evergreen hedging along private boundaries will contribute to a consistent green edge along the length of the street. The Ecological Corridor along the northern site boundary will also play a significant role in the provision of greening and amenity.

Incidental play and public amenity

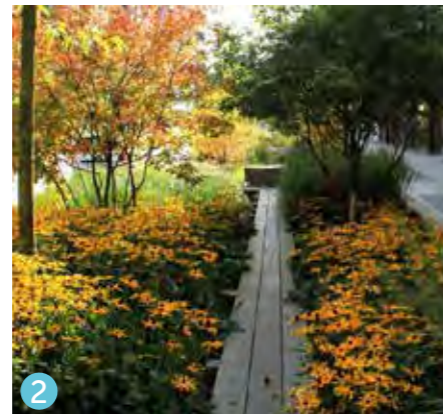
Incidental play elements, such as stepping logs and playful street furniture, will provide transient moments of play as residents move across the site. A parklet, including seating and planting, will also provide an alternative space for residents to relax, resulting in improved levels of activity and passive surveillance.

Parking

The North Road provides 40 parking bays including 7 accessible bays and 8 electric vehicle charging points.



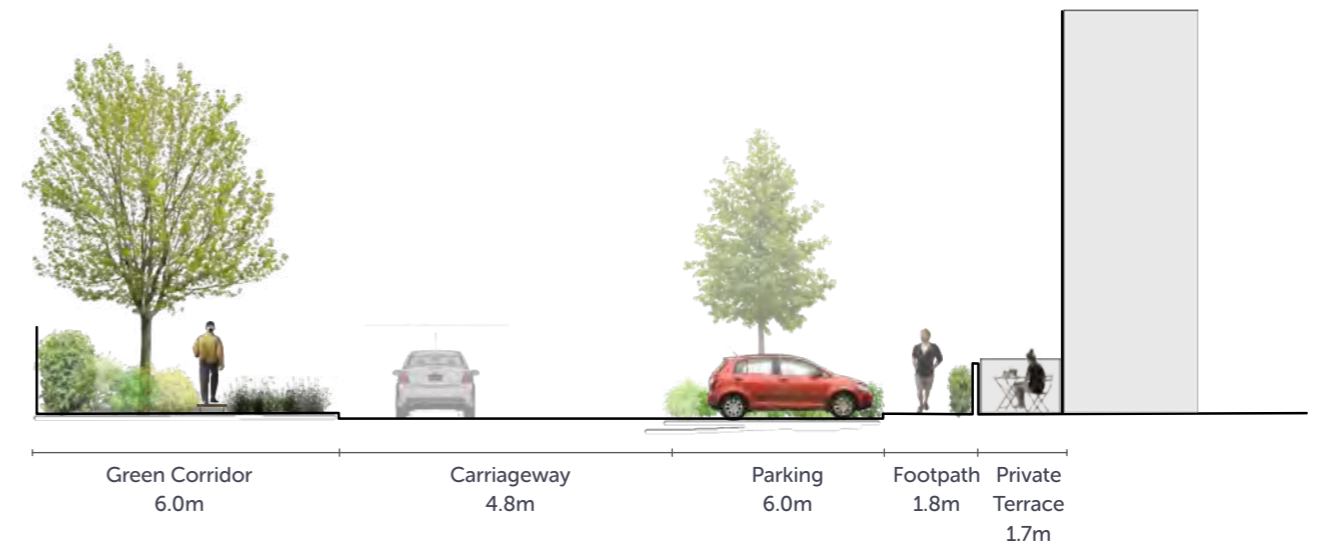
1 Private gardens with evergreen hedges and metal railing boundary treatments



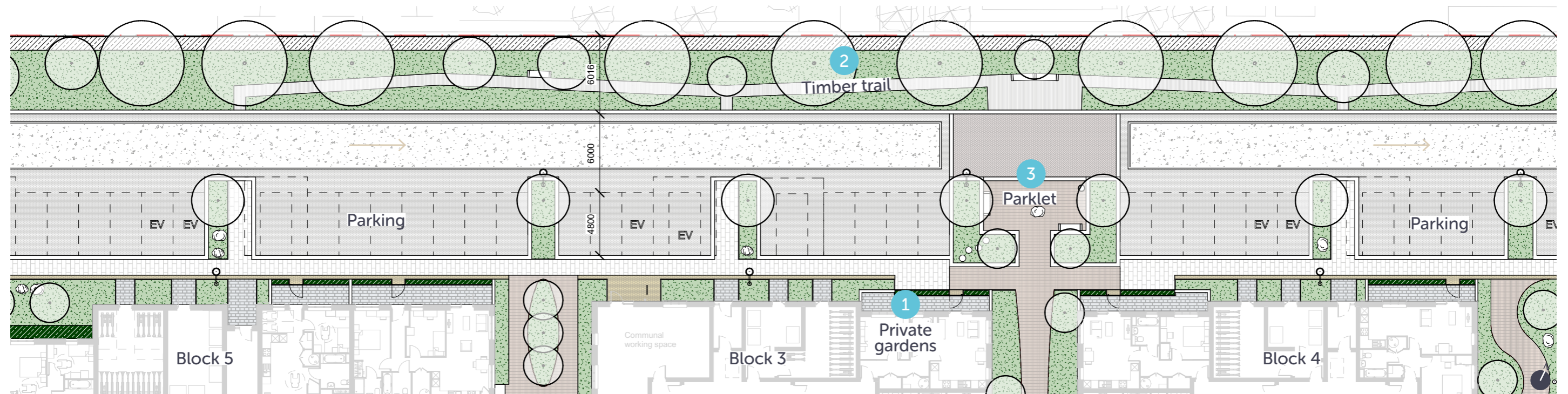
2 Timber trail threads sensitively through the soft landscape



3 Parklet with rain garden planting creates an attractive resting point along the street



North Road typical cross section



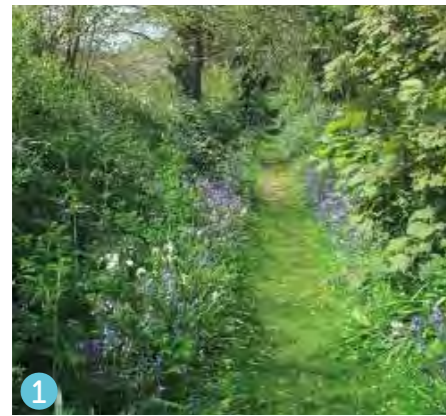
North Road detail plan

8.9 Ecological Corridor

The Ecological Corridor on the north boundary forms a 6m buffer to the adjacent school site and an important asset to enhance local biodiversity and wildlife. It will include a wide selection of native trees and shrub planting of the same species found locally along the Crane Valley. In time the tree planting will soften the impact of the 5 storey residential blocks, particularly when viewed from the school site.

Other features within the ecological corridor include:

- > Mixed species native hedgerow planting along the boundary.
- > Wildflower meadow grass areas, planted with 3 different native wildflower mixes, suited to the site.
- > Habitat enhancement measures such as bird boxes and wood piles for invertebrates.
- > A timber boardwalk along the length of the corridor to allow residents to get close to nature without disturbing the flora.



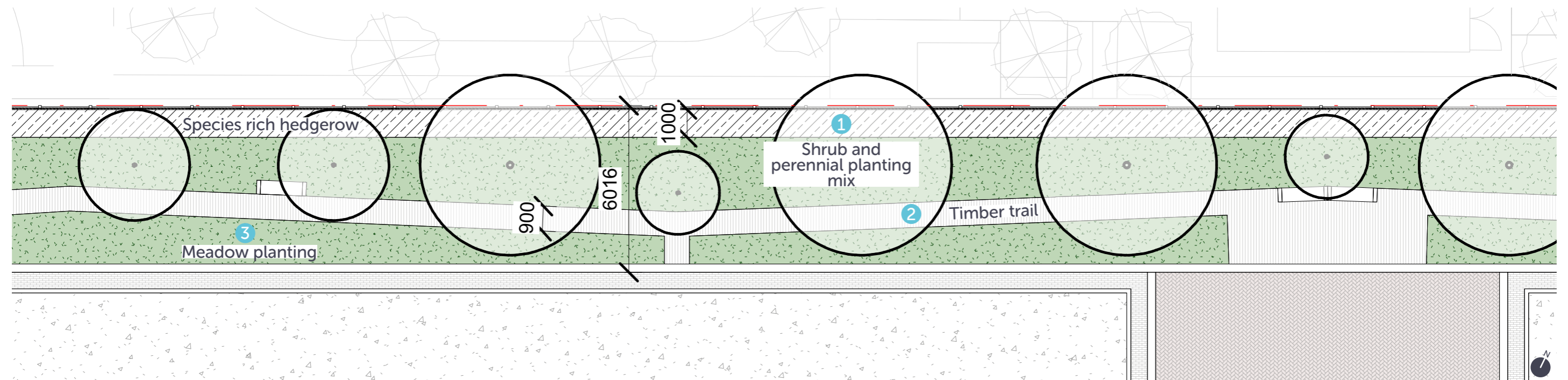
1 Hedge boundary with shrub and perennial planting to enhance the ecological corridor



2 Timber trail threads sensitively through the soft landscape



3 Meadow planting to attract insects and other wildlife.



Ecological Corridor detail plan

8.10 East Road

The focus of the design for the East Road is to form a pedestrian friendly environment that provides a continuous connection between the new dwellings and the existing Egerton Road open space.

Private amenity

Private amenity for the ground floor properties along the East Road is largely provided for by generous gardens that face onto the central courtyard. Front gardens overlooking the street consist of approximately 1.5m wide defensible planting beds and 1.1m high brick dividers that frame individual dwelling entrances.

Street greening

The design of the East Road aims to build upon the green character along Egerton Road through additional street trees framing the main communal building entrance, along with a generously planted strip along

the length of the street, forming a green buffer between the pedestrian footpath and ground floor dwellings.

Pedestrian friendly design

A paved carriageway, nominal kerb heights and restrained parking provision along with wide crossing points and clear sight lines will prioritise pedestrian comfort over vehicular use.

Public amenity

The existing Egerton Road greenspace will form an important contribution to amenity provision across the site and will be enhanced through additional trees and planting along with natural play elements and seating.

Parking

The East Road provides 7 parking bays including 1 accessible bay and 2 electric vehicle charging points.



1 Level carriageway, street trees and furniture prioritise pedestrian comfort



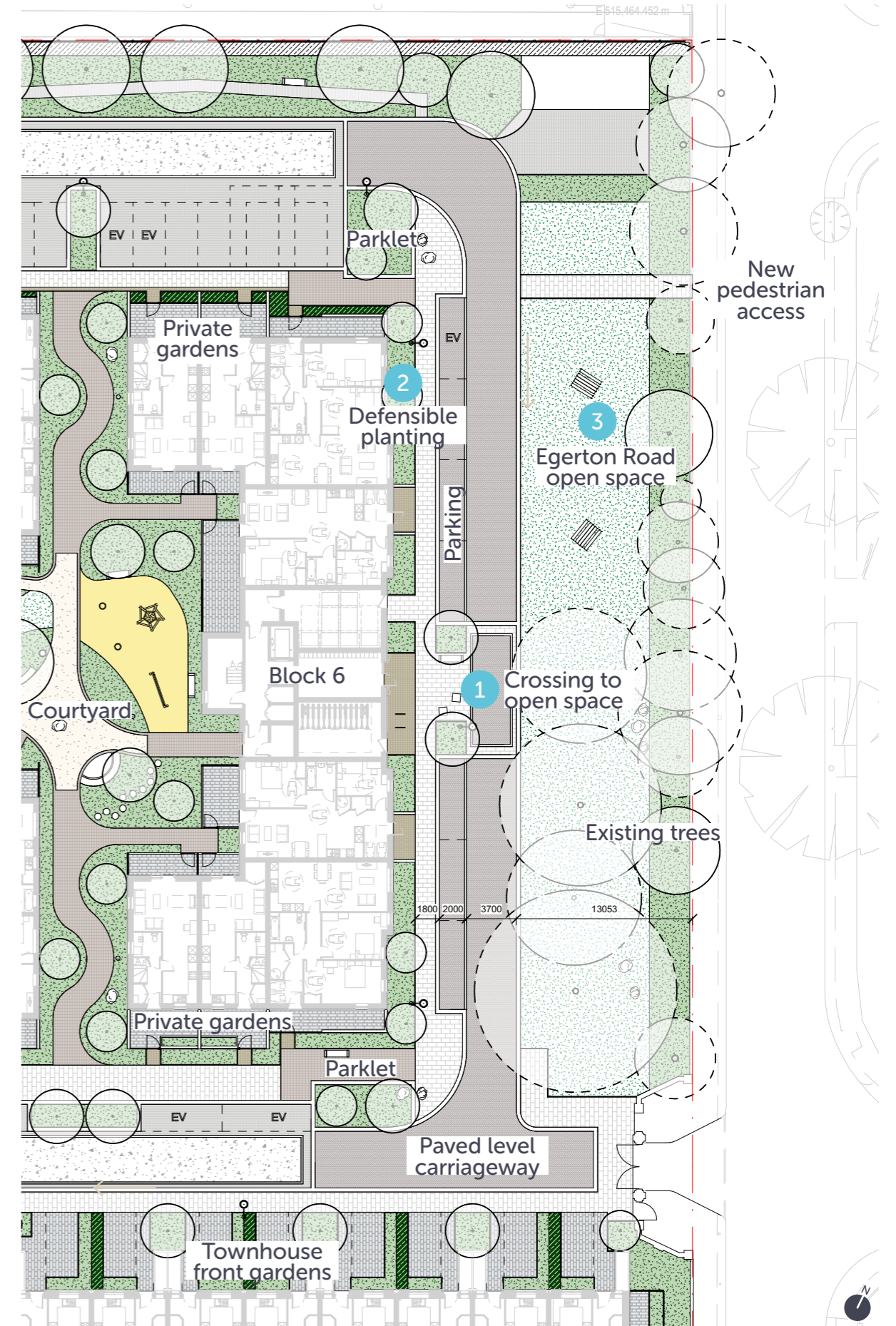
2 Planting along the building facade forms a green buffer between public and private space



3 Natural play features and meadow planting increase the amenity and ecological value of existing greenspace



East Road typical cross section



East Road detail plan