

9.0

MASTERPLAN & ACCESS STRATEGY

9.1 PEDESTRIAN ACCESS STRATEGY

The main pedestrian access to the site is located on the Northern site boundary from South Worple Way. Pedestrians can access the site from Mortlake Railway Station at Sheen Lane via South Worple way. Additionally, there are pedestrian link bridges crossing the railway tracks to the North of the site to help facilitate pedestrian access towards the site.

The development landscape will create pedestrian routes within the site with access through the shared landscape gardens to be available for residents.

Pedestrian access to the residential buildings will be provided from the main routes in the landscape.

Key Points:

- Primary pedestrian entrance to the site is adjacent to the BTMs
- The entrance lodge will include a concierge, post room and residential amenity space to welcome residents at the site entrance and facilitate management of site services and deliveries.
- Residential cores all have ground level access via an entrance lobby facing the central courtyards/ linear gardens
- Residential Entrances are clearly marked by a feature entrance portal
- Block C entrances have been developed and proposed to be of equal design quality, both being accessed from the linear gardens.






9.2 VEHICULAR ACCESS & PARKING

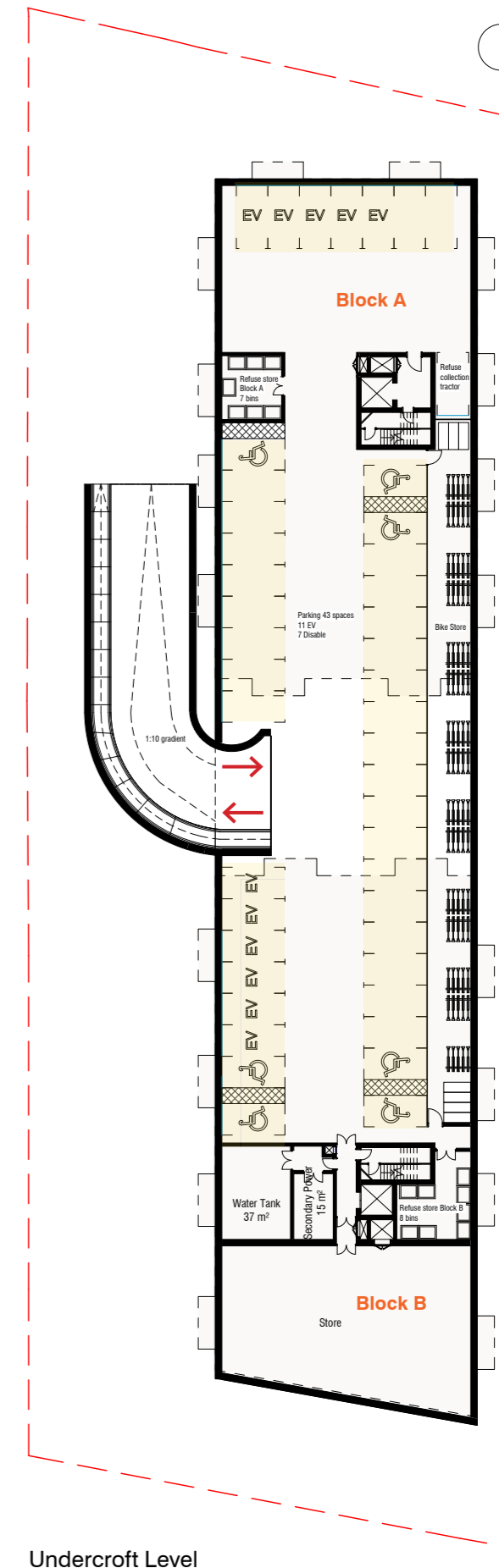
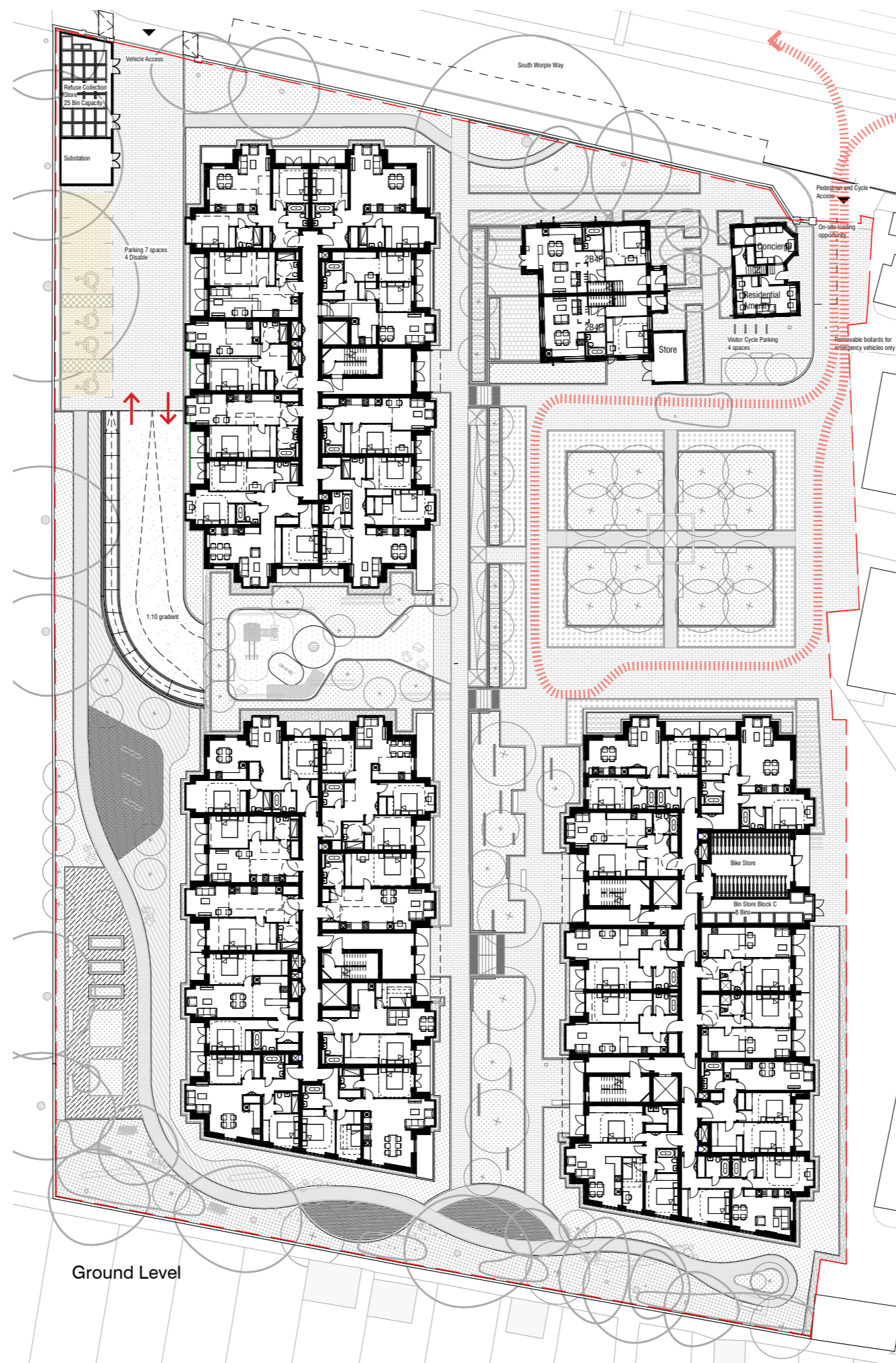
The primary vehicular access for residents is located along the Western boundary of the site. The vehicular entrance leads to a two-way ramp which connects to the undercroft residential car park under blocks A&B.

Key Points:

- A total of 50 parking spaces are proposed throughout the scheme
- 43 undercroft parking bays and 7 surface parking
- Disabled parking: total of 11 disabled bays; 7 in the undercroft and 4 on the ground surface
- 20% EV parking bays (11 spaces)
- Refuse collection and servicing can be accommodated on site to minimise traffic impact on South Worple Way
- The ramp will have a segregated path alongside it with shallow steps and a bicycle track to enable cyclists and pedestrians to safely access the undercroft from this location.
- The existing vehicular access has been maintained at the North of the site to allow for refuse collection and disabled car park access to block C.
- An emergency route has been considered in the design of the landscape layout

Key:

-  Parking
-  Vehicular Access
-  Emergency Access Route



UNDERCROFT PARKING

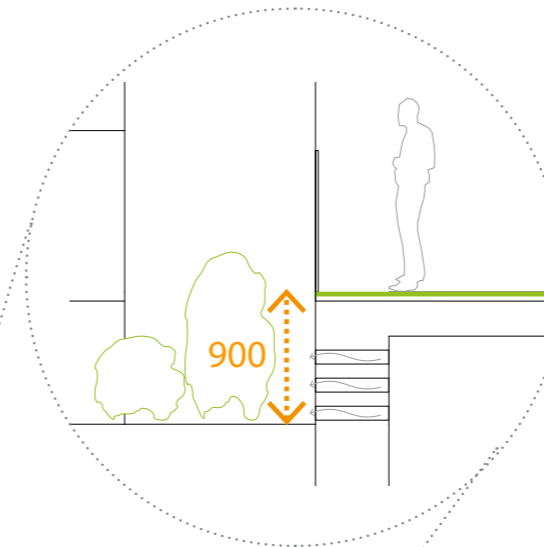
The undercroft parking raises block A&B by 900mm above ground level. This provides the benefit of reducing site excavation, increasing privacy to ground floor units and allowing for natural ventilation to the car park.

The soil from the car park excavation will be used on the surface to create gentle slopes connecting the blocks seamlessly with the rest of the landscape to ensure the buildings are not isolated from the surrounding gardens.

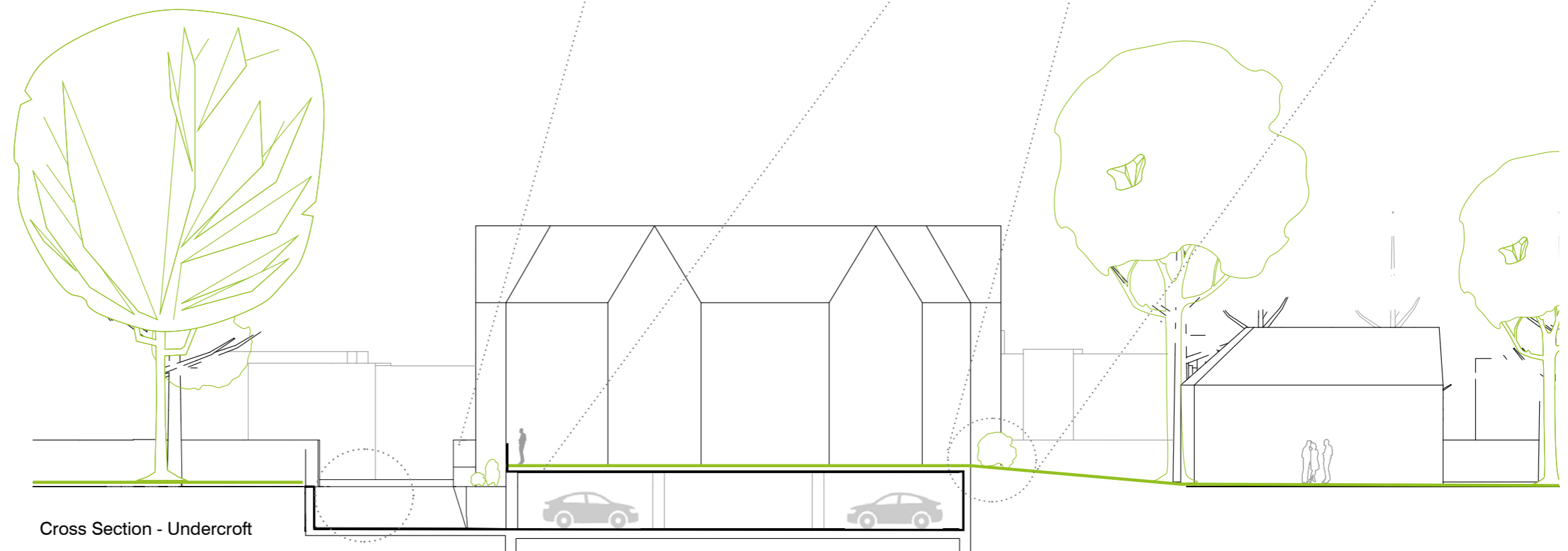
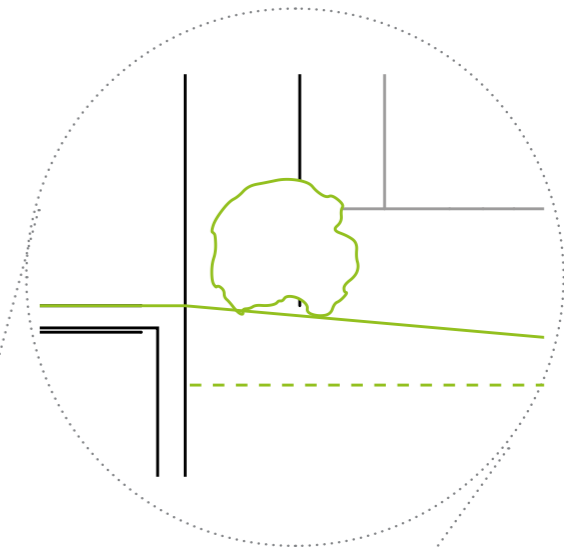
Key Points:

- Naturally ventilated basement reducing energy requirements for the development with reduced noise from omission of fans
- More sustainable design with less earth removed from the site
- Reduction in basement dig due to shallower undercroft basement
- 50% of the undercroft soil to be used for landscaping within the site
- Reduced basement dig volume will result in approximately 50 less vehicular load movements than when compared to the planning consented scheme.

Ground Floor raised by 900mm

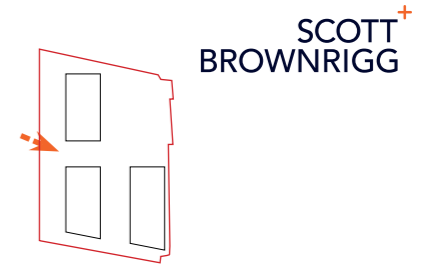


Level access is maintained, raised landscape



Cross Section - Undercroft

CGI VIEW





9.3 CYCLE STORAGE STRATEGY

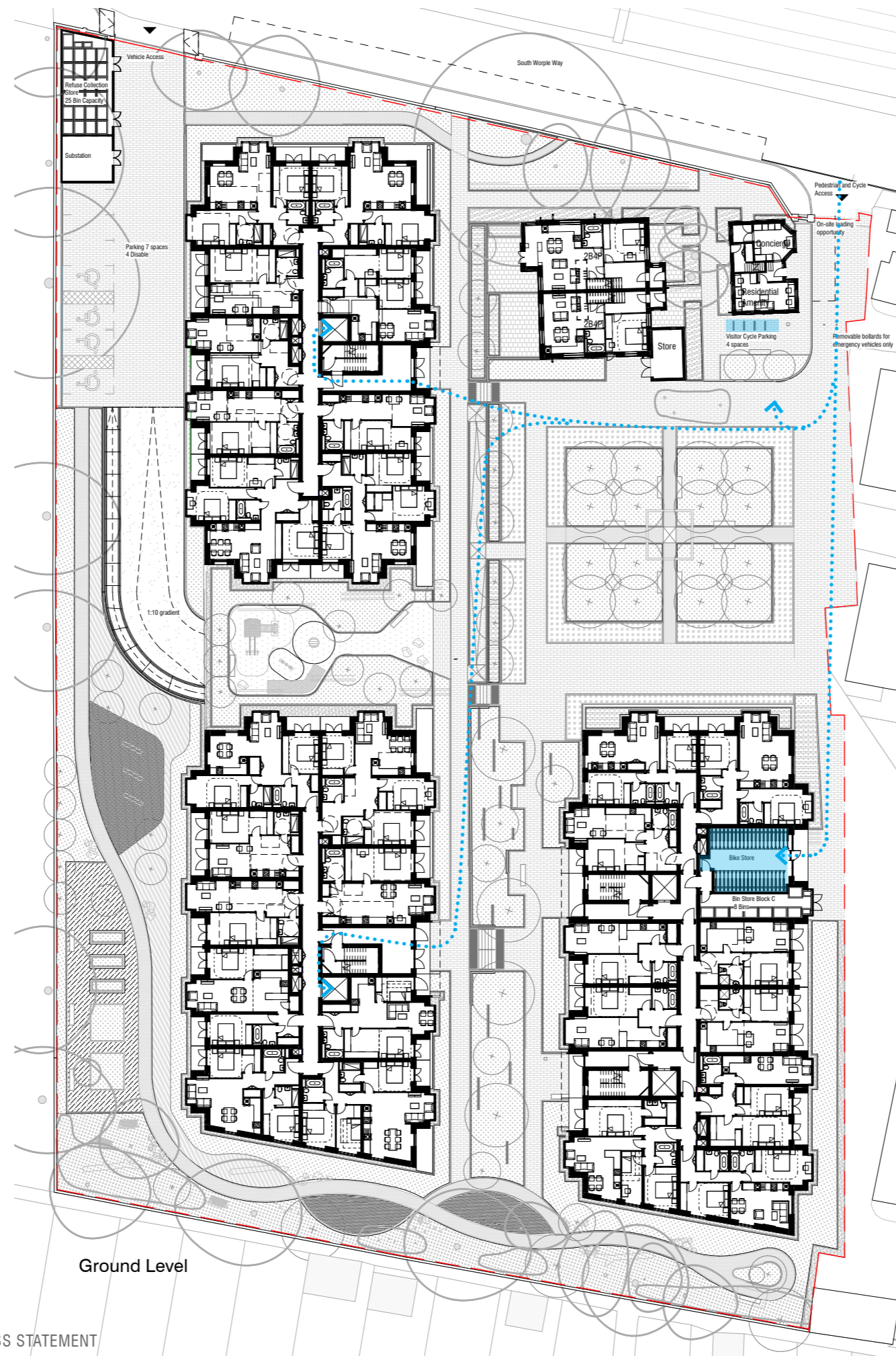
Paths and routes around the park are be provided for cycle use. Shared cycle/ pedestrian paths are a minimum 3.5m wide, with signage to guide shared use. The primary entrance for cyclist will be via the central access point to the site.

Key Points:

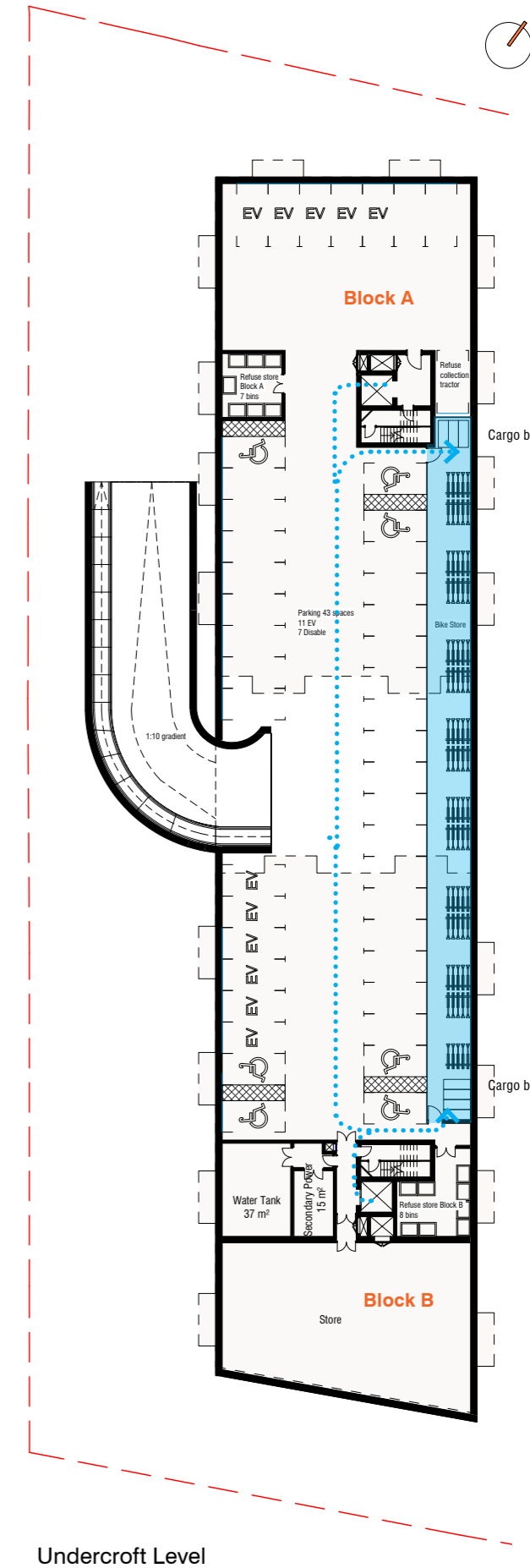
- Blocks A&B have a shared cycle storage in the undercroft holding 121 spaces for both blocks, including 8 cargo bike spaces.
- Block A&B residents can access the undercroft cycle store via the residential lift cores.
- Alternatively, the undercroft cycle store can be accessed via the shallow steps and bicycle track alongside the ramp.
- Block C residents will have a cycle store at ground level which can be accessed directly from the building exterior. This holds 76 parking spaces including a cargo bike space.
- Sheffield stands (4 cycle capacity) are provided externally for short stay cycle parking and integrated within the landscape. These are located close to the pedestrian entrance for ease of access navigation.
- Larger cargo bay stands are provided to accommodate a wider range of cyclists and encourage alternative means of transport.

Key:

- Cycle Store
- Cycle access



Ground Level



Undercroft Level

9.4 REFUSE & SERVICING STRATEGY

The residential waste stores for each block can be accessed directly from the residential core at basement level for blocks A&B and ground level for block C. The internal storage areas will enable residents to segregate their waste into refuse and recyclables, and store them temporarily.

Key Points:

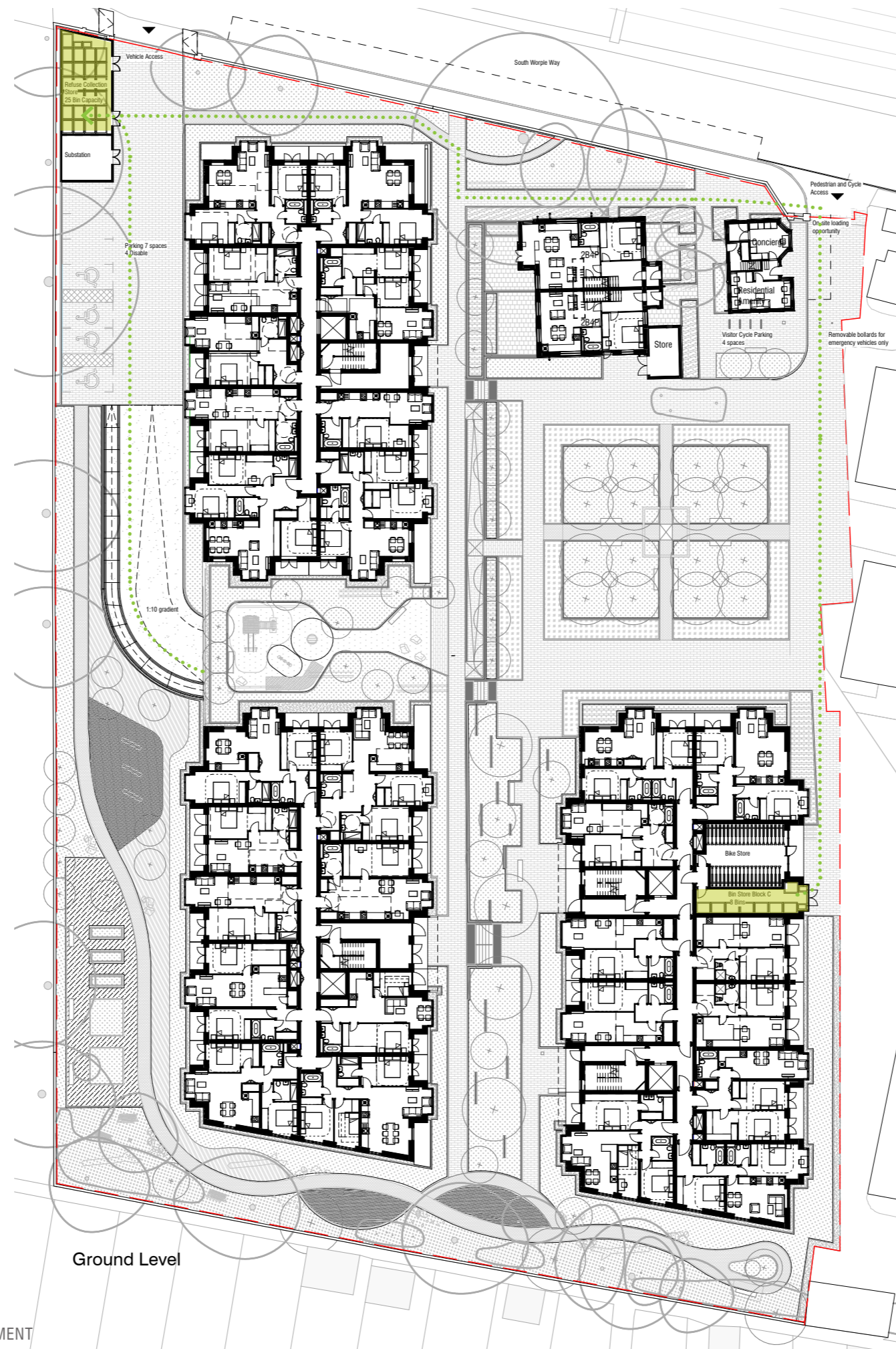
- Waste from Blocks A&B will be collected in stages from each one of the residential bin stores via a waste car travelling up the car ramp, and transported to the waste collection point adjacent to the vehicular access point to the North-West of the site.
- Waste from the Block C communal refuse store, as well as the residential units in the BTMs, will be transported to a waste collection store held there for collection from the vehicular access point to the North-West of the site.
- Waste from BTM's will be collected from the waste collection point as above.
- Space has been allocated within the undercroft to park a refuse collection tractor/vehicle.

Servicing & deliveries are enabled from the temporary parking bay off South Worple Way adjacent to the Entrance Lodge where there is a concierge service as well as post room for deliveries and parcels.

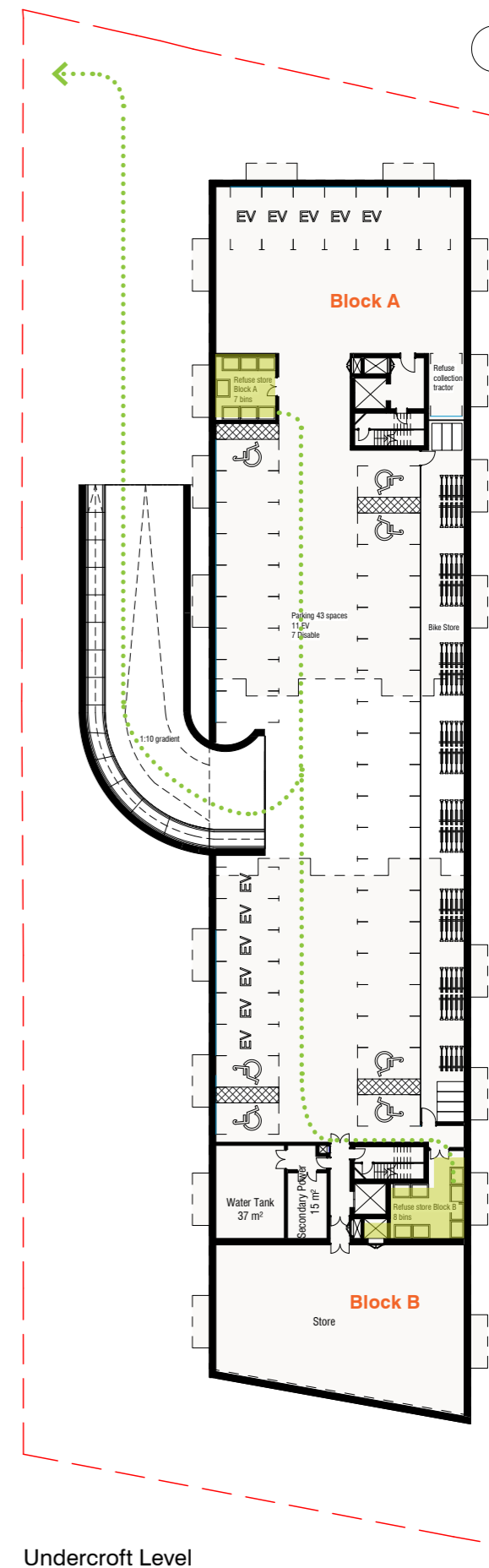
Emergency vehicles can access via central entrance in a similar way as Fire tender using the route via Orchard garden.

Key:

- Refuse Store
- Refuse collection



Ground Level



Undercroft Level

