

5.0 THE PROPOSAL

5.1 STREET VIEW 3D RENDER

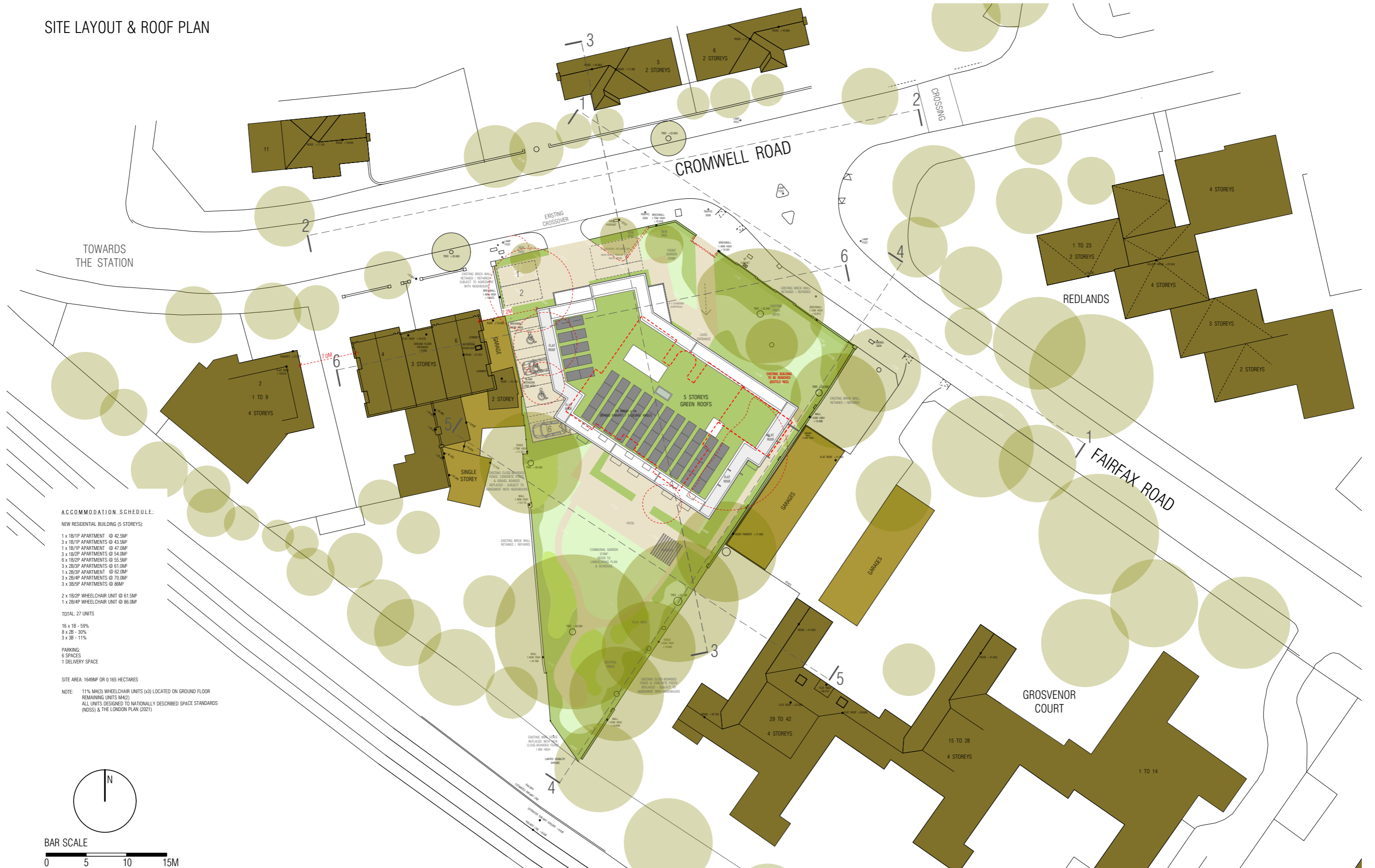


5.2 STREET-VIEW 3D RENDER



5.3 SITE LAYOUT & ROOF PLAN

SITE LAYOUT & ROOF PLAN



ACCOMMODATION SCHEDULE:

NEW RESIDENTIAL BUILDING (5 STOREYS):

- 1 x 1B/1P APARTMENT @ 42.5M²
- 3 x 1B/1P APARTMENTS @ 43.5M²
- 1 x 1B/1P APARTMENT @ 47.0M²
- 3 x 1B/2P APARTMENTS @ 54.0M²
- 6 x 1B/2P APARTMENTS @ 55.5M²
- 3 x 2B/2P APARTMENTS @ 61.0M²
- 1 x 2B/3P APARTMENT @ 62.0M²
- 3 x 2B/4P APARTMENTS @ 70.0M²
- 3 x 3B/5P APARTMENTS @ 86M²

2 x 1B/2P WHEELCHAIR UNIT @ 61.5M²

- 1 x 2B/4P WHEELCHAIR UNIT @ 86.0M²

TOTAL: 27 UNITS

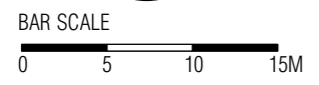
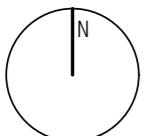
- 16 x 1B - 59%
- 8 x 2B - 30%
- 3 x 3B - 11%

PARKING:

- 5 SPACES
- 1 DELIVERY SPACE

SITE AREA: 1649M² OR 0.165 HECTARES

NOTE: 11% M4(3) WHEELCHAIR UNITS (x3) LOCATED ON GROUND FLOOR
 REMAINING UNITS M4(2)
 ALL UNITS DESIGNED TO NATIONALLY DESCRIBED SPACE STANDARDS
 (NDS) & THE LONDON PLAN (2021)



5.4 SITE LAYOUT & GROUND FLOOR PLAN

SITE LAYOUT & GROUND FLOOR PLAN



ACCOMMODATION SCHEDULE:

NEW RESIDENTIAL BUILDING (5 STOREYS):

- 1 x 1B/1P APARTMENT @ 42.5M²
- 3 x 1B/1P APARTMENTS @ 43.5M²
- 1 x 1B/1P APARTMENT @ 47.0M²
- 3 x 1B/2P APARTMENTS @ 54.0M²
- 6 x 1B/2P APARTMENTS @ 55.5M²
- 3 x 2B/3P APARTMENTS @ 61.0M²
- 1 x 2B/3P APARTMENT @ 62.0M²
- 3 x 2B/4P APARTMENTS @ 70.0M²
- 3 x 3B/5P APARTMENTS @ 86M²

- 2 x 1B/2P WHEELCHAIR UNIT @ 61.5M²
- 1 x 2B/4P WHEELCHAIR UNIT @ 86.0M²

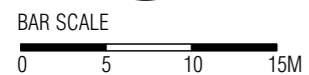
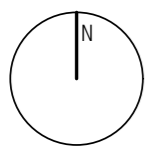
TOTAL: 27 UNITS

- 16 x 1B - 59%
- 8 x 2B - 30%
- 3 x 3B - 11%

PARKING:
6 SPACES
1 DELIVERY SPACE

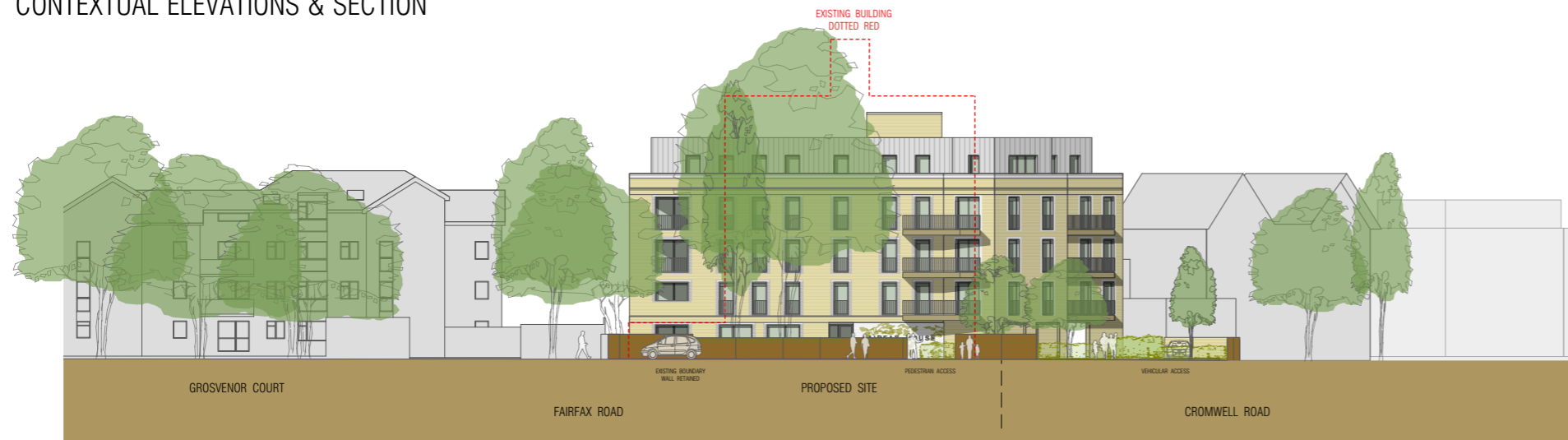
SITE AREA: 1649M² OR 0.165 HECTARES

NOTE: 11% M4(3) WHEELCHAIR UNITS (x3) LOCATED ON GROUND FLOOR
REMAINING UNITS M4(2)
ALL UNITS DESIGNED TO NATIONALLY DESCRIBED SPACE STANDARDS
(NDSS) & THE LONDON PLAN (2021)

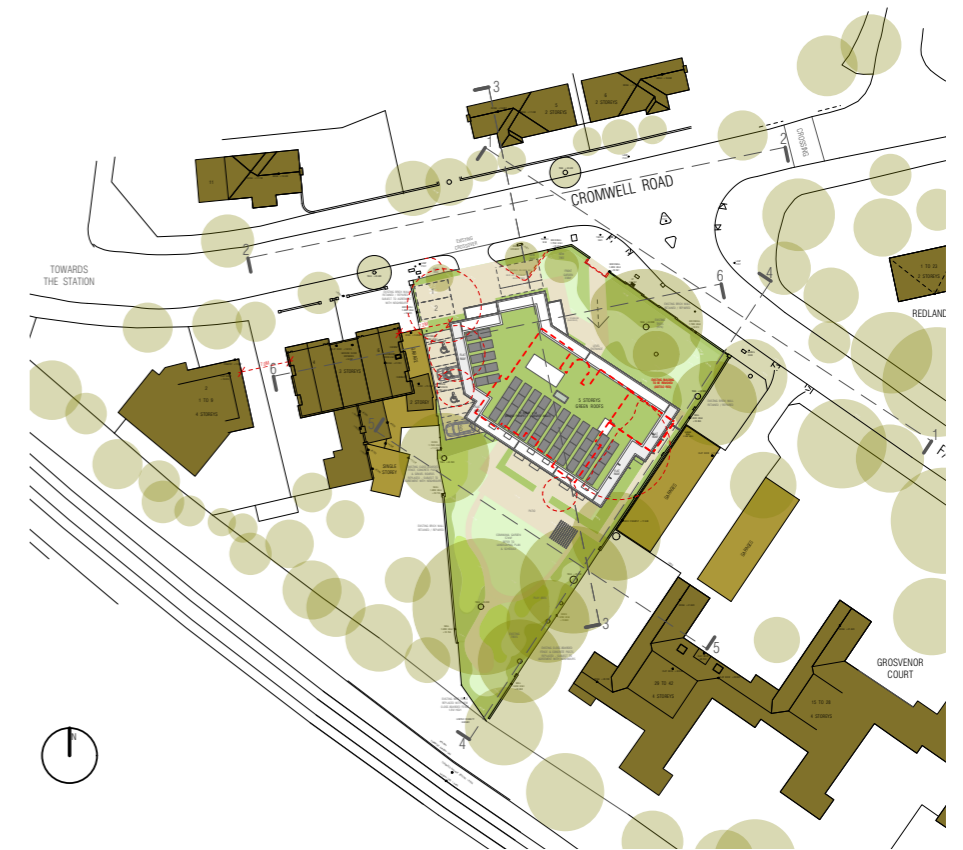


5.5 CONTEXTUAL ELEVATIONS

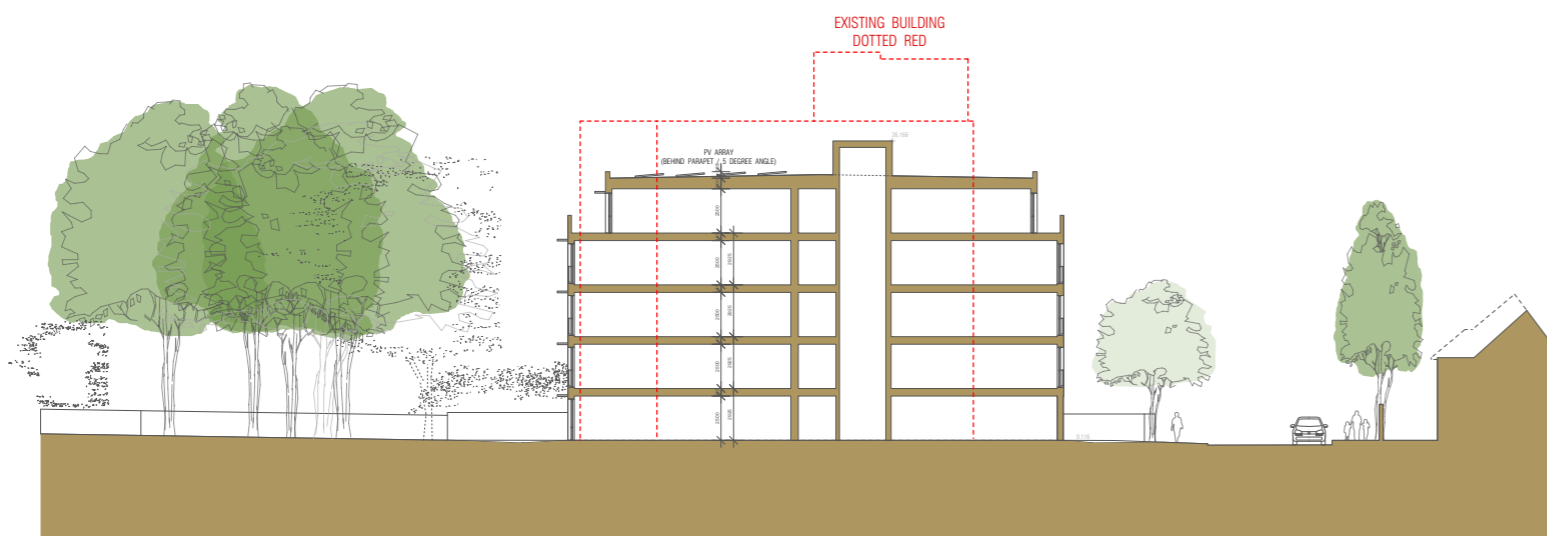
CONTEXTUAL ELEVATIONS & SECTION



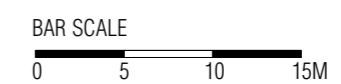
CONTEXTUAL ELEVATION 1



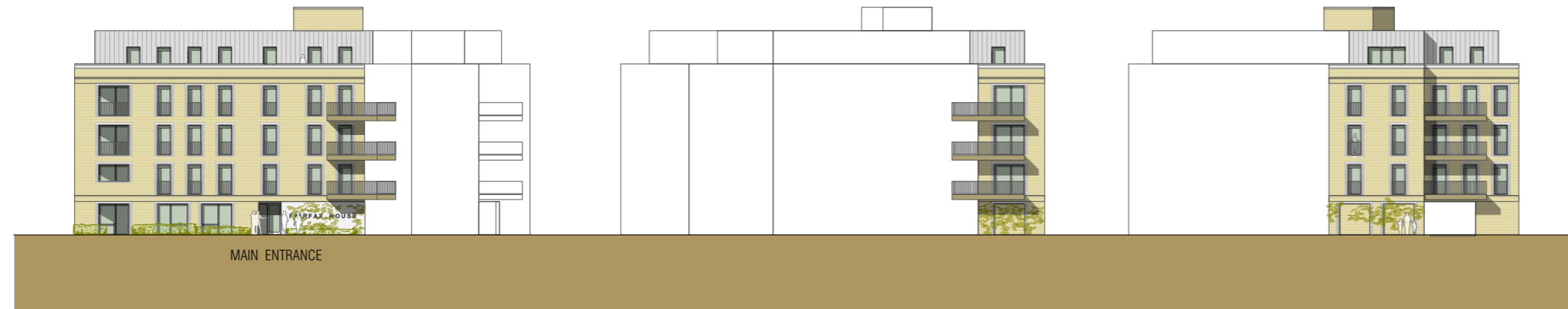
CONTEXTUAL ELEVATION 2



CONTEXTUAL SECTION 3



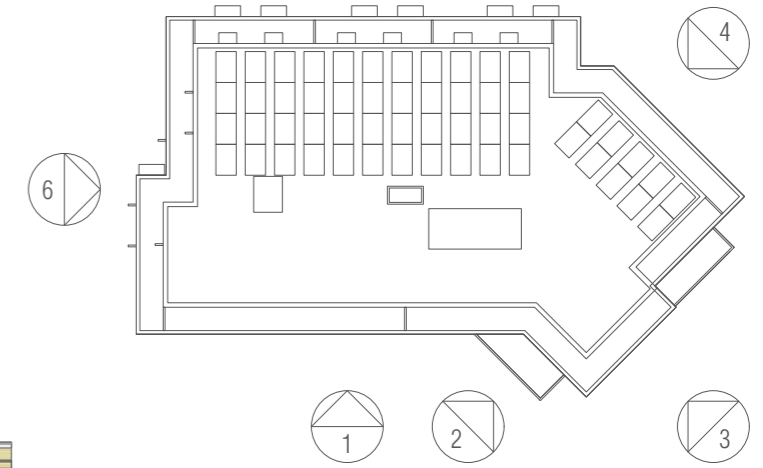
5.6 BLOCK ELEVATIONS



ELEVATION 1 - FRONT

ELEVATION 2 - SIDE

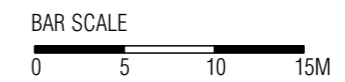
ELEVATION 3 - FRONT



ELEVATION 4 - SIDE

ELEVATION 5 - REAR

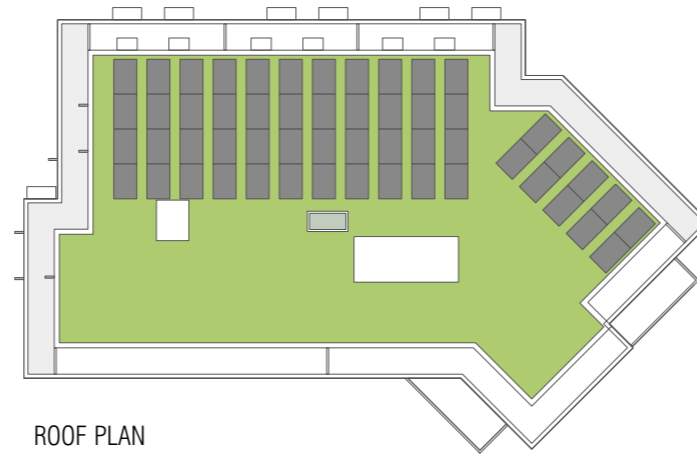
ELEVATION 6 - SIDE



5.7 FLOOR PLANS & ACCOMMODATION



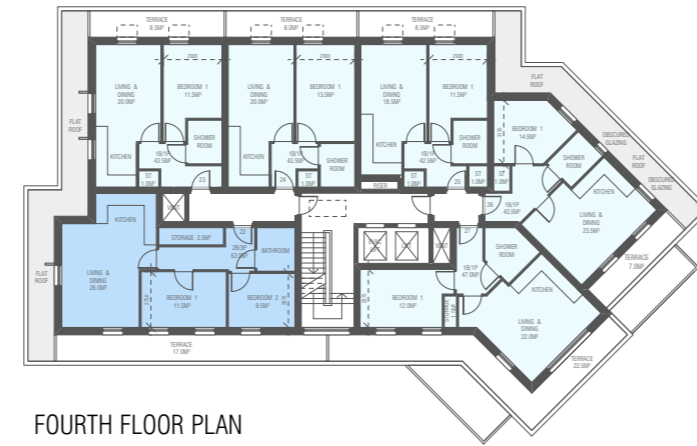
SECOND FLOOR PLAN



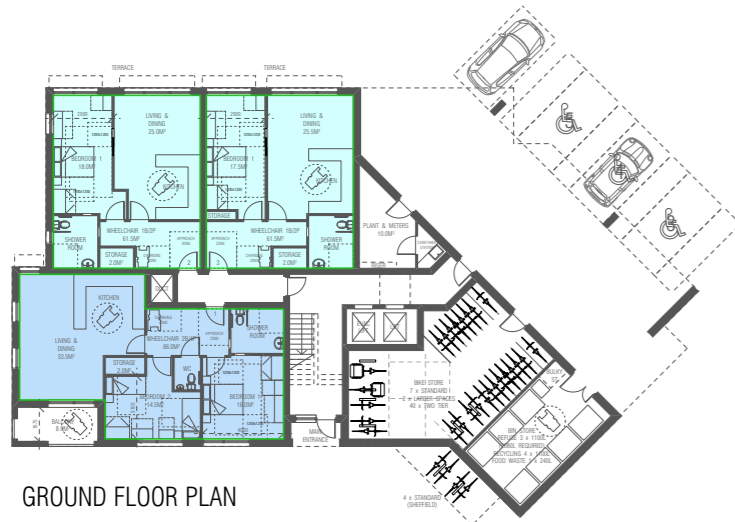
ROOF PLAN



FIRST FLOOR PLAN



FOURTH FLOOR PLAN



GROUND FLOOR PLAN



THIRD FLOOR PLAN

ACCOMMODATION SCHEDULE:

NEW RESIDENTIAL BUILDING (5 STOREYS):

- 1 x 1B/1P APARTMENT @ 42.5M²
- 3 x 1B/1P APARTMENTS @ 43.5M²
- 1 x 1B/1P APARTMENT @ 47.0M²
- 3 x 1B/2P APARTMENTS @ 54.0M²
- 6 x 1B/2P APARTMENTS @ 55.5M²
- 3 x 2B/3P APARTMENTS @ 61.0M²
- 1 x 2B/3P APARTMENT @ 62.0M²
- 3 x 2B/4P APARTMENTS @ 70.0M²
- 3 x 3B/5P APARTMENTS @ 86M²

- 2 x 1B/2P WHEELCHAIR UNIT @ 61.5M²
- 1 x 2B/4P WHEELCHAIR UNIT @ 86.0M²

TOTAL: 27 UNITS

- 16 x 1B - 59%
- 8 x 2B - 30%
- 3 x 3B - 11%

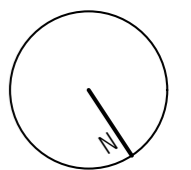
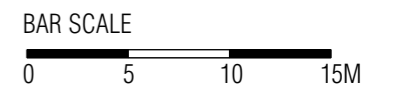
PARKING:
6 SPACES
1 DELIVERY SPACE

SITE AREA: 1649M² OR 0.165 HECTARES

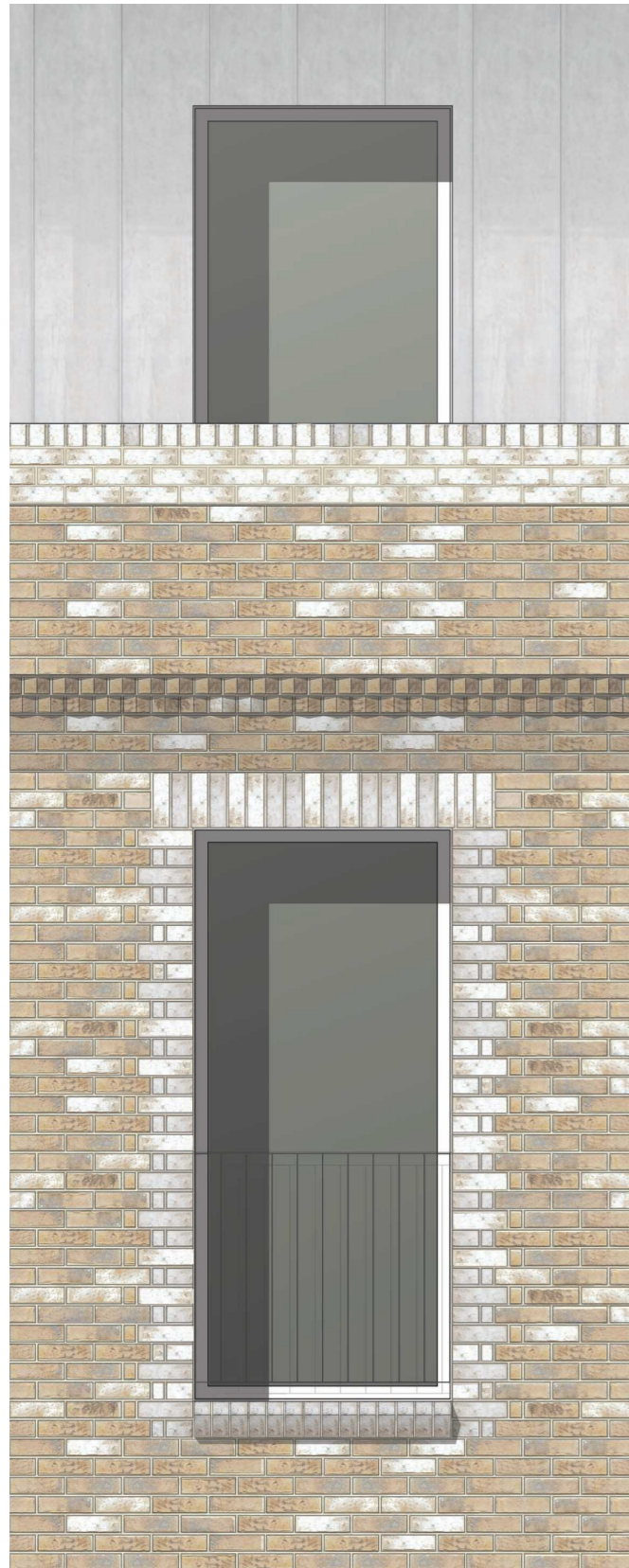
NOTE: 11% M4(3) WHEELCHAIR UNITS (x3) LOCATED ON GROUND FLOOR
REMAINING UNITS M4(2)
ALL UNITS DESIGNED TO NATIONALLY DESCRIBED SPACE STANDARDS
(NDSS) & THE LONDON PLAN (2021)

ACCOMMODATION KEY:

- 1B / 1P APARTMENTS
- 1B / 2P APARTMENTS
- 2B / 3P & 4P APARTMENTS
- 3B / 5P APARTMENTS
- WHEELCHAIR APARTMENTS



5.8 DETAIL & MATERIALS



NATURAL ZINC
STANDING SEAM ROOF

WHITE BRICK HEADER COURSE
& WHITE BRICK STRETCHER
COURSES TO PARAPET TOP

KINGSTON WEATHERED GAULT
FACING BRICK

DOGTTOOTH BRICK DETAIL
RECESSED BRICK BANDING

WHITE BRICK WINDOW SURROUND
FOLLOWING HISTORIC / LOCAL
FAIRFAX ROAD DETAIL -
THOUGH DIFFERENT COLOUR SCHEME

WHITE BRICK SUBSIL



BRICK WINDOW SURROUND
HISTORIC / LOCAL
FAIRFAX ROAD DETAIL

PROPOSED MATERIALS

Roof & Top floor

Green 'wild flower' roof & zinc standing seam cladding - Natural zinc finish, shiny light grey.

Gutters/Downpipes/Hoppers

Aluminium square section - Galvanised.

Main walls

Stock multi facing brick - Buff/white weathered gault (Kingston Weathered Gault or similar approved).

Brick detailing/Parapet coping/Window surrounds

Same weathered gault brick, but selecting the whites for the bond detail.

Windows/Doors

Double glazed aluminium/timber composite - White powder coat finish.

Hard landscaping - Resin bond permeable gravel driveway, parking and footpaths (refer to landscaping proposals).

Boundaries - Refer to drawing SH-03 Site Layout & Ground Floor Plan.

5.9 AFFORDABLE HOUSING STATEMENT

The development is for a Registered Provider, and will deliver 100% affordable dwellings. The proposed tenure split is as follows:

Social Rent x 15 units (56%)

London Living Rent x 6 units (22%)

Shared Ownership (Intermediate) x 6 units (22%)

5.10 RESIDENTIAL STANDARDS STATEMENT

The proposal is Use Class C3(a) Dwellinghouses.

ACCOMMODATION SCHEDULE:

1 x 1B/1P Apartment @ 42.5M²

3 x 1B/1P Apartments @ 43.5M²

1 x 1B/1P Apartment @ 47.0M²

3 x 1B/2P Apartments @ 54.0M²

6 x 1B/2P Apartments @ 55.5M²

3 x 2B/3P Apartments @ 61.0M²

1 x 2B/3P Apartment @ 62.0M²

3 x 2B/4P Apartments @ 70.0M²

3 x 3B/5P Apartments @ 86M²

2 x 1B/2P Wheelchair units @ 61.5M²

1 x 2B/4P Wheelchair unit @ 85.0M²

TOTAL: 27 Units

GROSS INTERNAL FLOOR AREA (GIFA): 2080M²

(2067.5M² EXCLUDING PLANT ROOM)

PERCENTAGE MIX:

16 x 1B - 59%

8 x 2B - 30%

3 x 3B - 11%

All units designed to nationally described space standards (NDSS) and The London Plan (2021).

5.11 INCLUSIVE ACCESS STATEMENT

The scheme follows the guidance set out in LBRuT Accessible and Inclusive Housing (February 2021), Part 2 Wheelchair Housing Site Brief. The units also need to meet the regulatory requirements of Approved Document M4, with three ground floor M4(3)(b) wheelchair accessible dwellings, and the remaining units meeting M4(2) accessible and adaptable dwellings.

Parking and refuse/recycling areas have been designed to meet inclusive access guidance, and the communal gardens have also taken into account the inclusive access needs of all the future users.

5.12 WHEELCHAIR HOUSING STATEMENT

3 x M4(3) Wheelchair user dwellings: (b) Wheelchair accessible dwellings, located on ground floor. This equates to 11% of the total units. All remaining units to M4(2) Accessible and adaptable dwellings.

3 x Disabled parking spaces have been provided for the wheelchair units, accessed directly from a communal corridor to the undercroft parking court.

The wheelchair units and parking has been assessed by the borough's Occupational Therapist.

5.13 ANCILLARY SPACES

REFUSE & RECYCLING STORAGE

A secure bin store is provided, integral to the building. It has access space for a wheelchair turning circle. The capacity is based upon the LBRuT Refuse & Recycling Storage Requirements SPD:

General refuse @ 70 litres per 40 bedrooms = 2800 Litres or 3 x 1100 litres

Mixed paper, card & carton recycling bins = 2 x 1100 litres

Mixed container recycling bins = 2 x 1100 litres

BICYCLE STORAGE

A secure bicycle store is provided, integral to the building. The capacity is based upon the London Plan requirements:

Long stay spaces = 44

Short stay spaces = 2

This has been exceeded with the following provision:

Standard = 7

2 Tier = 40

Larger spaces = 2

Total long stay spaces = 49

Total short stay spaces = 4

5.14 SUSTAINABILITY

The results show that providing PV panels for energy generation and ground-source heat pumps for space and water heating will be most appropriate and practical strategy to meet the energy efficiency and carbon reduction targets set by the council and central government, refer to Energy Report for complete calculations.

The conclusion is:

- The proposal can achieve the required reduction of carbon dioxide emissions, with a demonstrated 45.05% reduction over Building Regulations Part L1A, bettering the reduction target of 35%;
- Provides a portion of 35.88% reduction in CO2 emissions and CO2 sequestration through the provision of energy efficiency measures, in this case with ground source heat pumps, bettering the target of 10%;
- Provides a 5.88% reduction of predicted carbon emissions through the use of small-scale renewable energy technologies, in this case with PV arrays;
- Achieves an A+ rating assessed against the LBRUT Sustainable Construction Checklist 2020
- Achieves the higher standard of water consumption efficiency of 101.31 litres person per day per one new dwelling.

The design will target a high level of sustainability, being classed as 'major' new residential development, and therefore the LBRuT requires the scheme to demonstrate a zero carbon standard (LP 22). Systems and principles being explored are:

- Super insulated fabric.
- Ground or air source heat pumps, and roof mounted PV arrays.
- Extensive 'native wild flower' green roof.
- Deep terraces for solar shading, ventilation and privacy.
- Recycling of existing building materials (brick slips, concrete) for hardcore.

Further considerations:

A number of measures have been suggested to mitigate any future possibility of overheating. These include peak-logging Mechanical Ventilation Heat Recovery (MVHR), or Ground Source Heat Pumps (GSHPs) with cooling. These measures will need to be further assessed during the detailed design stage by the future appointed MEP consultants, to assess the suitability and cost effectiveness for the project.

5.15 GREEN / BROWN ROOF DETAILS

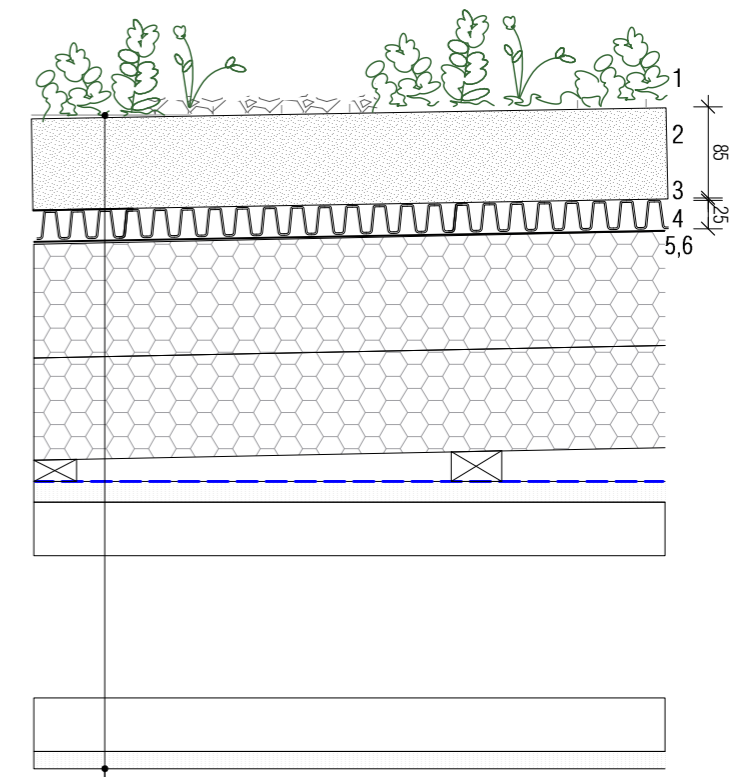
The green roof would include a good mixture of wildflower species with brown and gravel bare areas to promote new habitats and enhance biodiversity in the immediate context area.

Levels of light, moisture, aeration and nutrients will be achieved with the selection and varied depth of the Extensive Biodiverse substrate (85mm+) localised habitat variation and free draining substrate on a drainage mat.

Depth of substrate will secure good levels of moisture to ensure plug plants survival during dry periods.

Regular maintenance will be executed twice per year to clear gutters, rainwater outlets and vegetation breaks; including removal of any unwanted debris (in autumn) or litter; replenishment of any areas of settled substrate. This is to be carried out as recommended by ICB Waterproofing, and will be undertaken by experienced professionals who will carry out the necessary risk assessments and comply with all current health and safety legislation throughout the duration of the work.

Once a year, strimming of the roof will be performed to keep species in check, including applying organic slow release granular fertilizer in early spring; prevent the growth of unintentional vegetation or invasive species; replace any failed plants or dead flower heads.



GREEN ROOF CONSTRUCTION BUILD-UP (EVAGREEN ICB WATERPROOFING (OR SIMILAR APPROVED))

GREEN ROOF SYSTEM:

1. GROWING MEDIUM (WILD FLOWERS, GRASSES, AND BARE AREAS GRAVEL)
2. 85MM+ (MINIMUM) BIODIVERSE SUBSTRATE
3. FL200 FILTER FLEECE (OR SIMILAR APPROVED)
4. 25MM DRAINAGE MAT
5. PL500 PROTECTION FLEECE (OR SIMILAR APPROVED)
6. SINGLE PLY MEMBRANE, ADHERED.
7. 190MM CELOTEX GA4000 (100+90) (OR SIMILAR APPROVED)
8. TIMBER FIRRINGS LAID TO FALLS (WIDTH VARIES)
9. PRO CLIMA INTELLO PLUS VAPOUR CONTROL LAYER (OR SIMILAR APPROVED)
10. 18MM PLYWOOD DECK
11. 219MM WS200 EASY-JOIST @ 400CTRS
12. 12.5MM GYPSUM PLASTERBOARD + 3MM PAINT SKIM

5.16 URBAN GREENING FACTOR

Based on the Outerspace (Landscape Architects) proposals, the Urban Greening Factor for the scheme is 0.68, well beyond the 0.4 residential target.



6.0 CONCLUSION

This development proposal on behalf of RHP aims to deliver an articulated 5 storey building that:

- responds to the corner and the two streets that is sympathetic to neighbouring BTMs and surrounding buildings;
- has a retained gap between it and the BTMs to mirror the gap on the other side between No.2 Cromwell Road, as requested by the Planning Department;
- retains all the important surrounding trees.
- replaces the lessor trees being lost with new semi-mature trees;
- provides new residential accommodation of 27 apartments, to be 100% affordable;
- provides a mix of 1, 2 and 3 bed units, together with 3 No. wheelchair units located on the ground floor;
- hides a parking court under and the building, for 6 spaces (3 disabled bays) and a delivery bay;
- gives over the frontage to landscaped gardens;
- places bicycle and bin stores integral to the building, at the front;
- retains established trees to the rear within communal gardens, together with a dedicated play area.