

6.8 BOUNDARY TREATMENTS

BOUNDARY STRATEGY

Across the development proposed boundaries will meet existing ones, to adjacent properties.

The proposed interfaces are as follows:

Northern boundary

2m high proposed brick wall to meet the existing brick wall in some parts, with buffer planting. Along the existing properties, the existing concrete wall and timber fencing will be retained.

Western boundary

The railway boundary will be defined by timber fencing 1.8m high. Ecologically rich planting will enhance the naturalistic character of the railway edge.

Eastern boundary

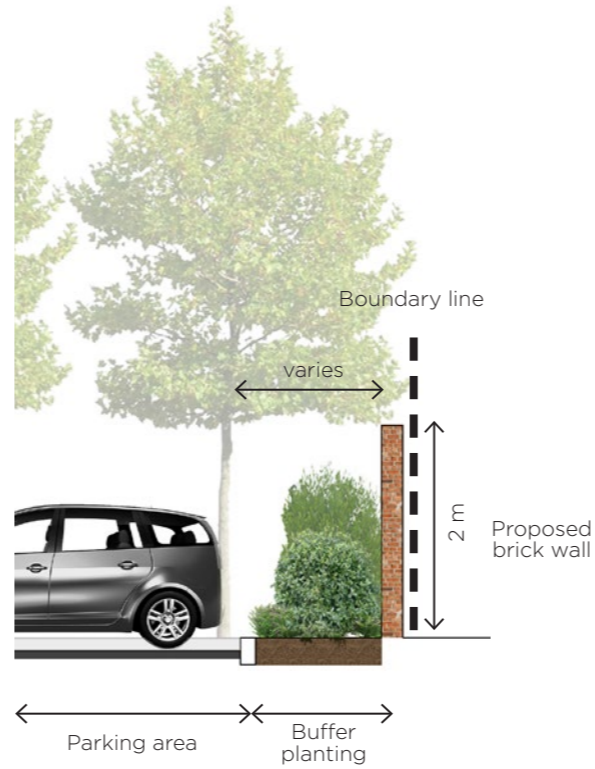
2m high proposed brick wall to meet the existing brick wall in some parts, with buffer planting.

Southern boundary

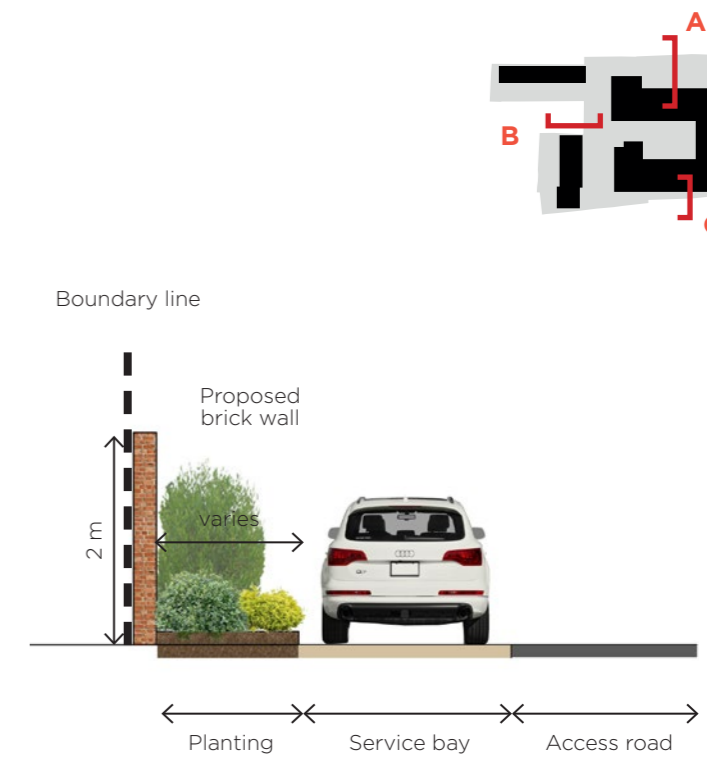
The existing brick wall will be retained.

Rear Gardens

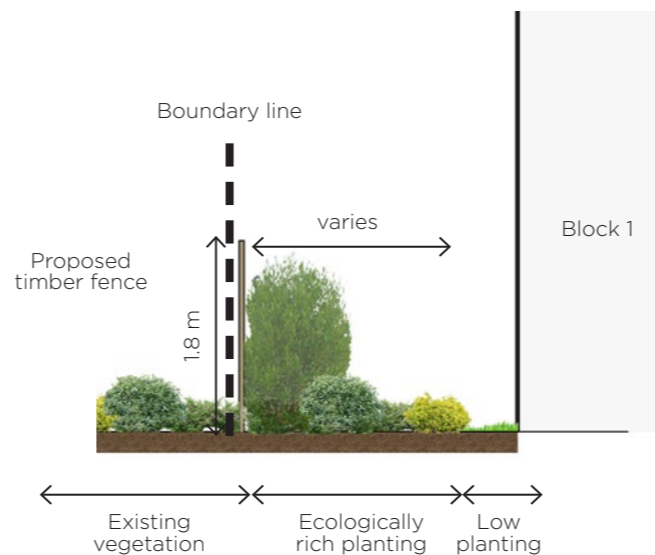
1.8m high timber fencing is proposed (hit and miss type).



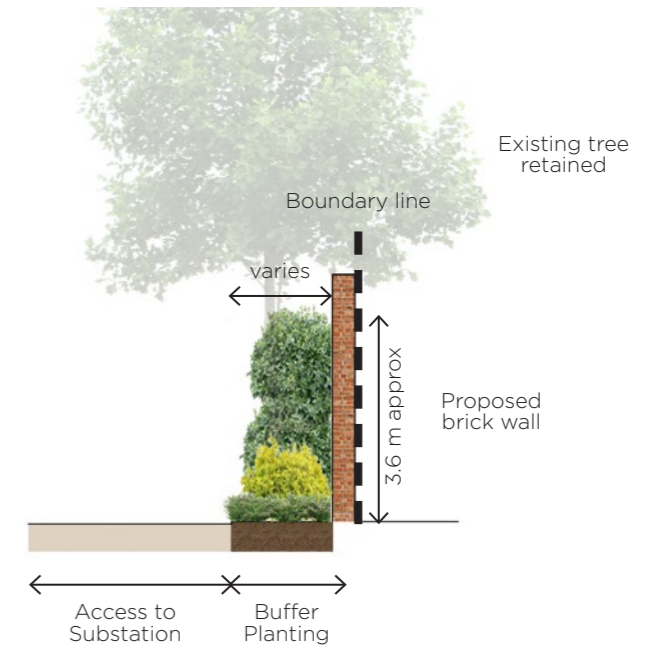
Section A - Eastern boundary



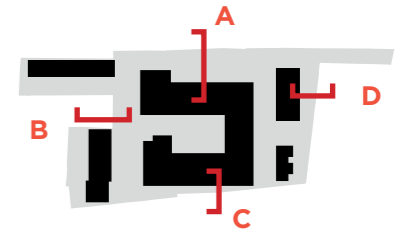
Section B - Northern boundary



Section C - Western boundary



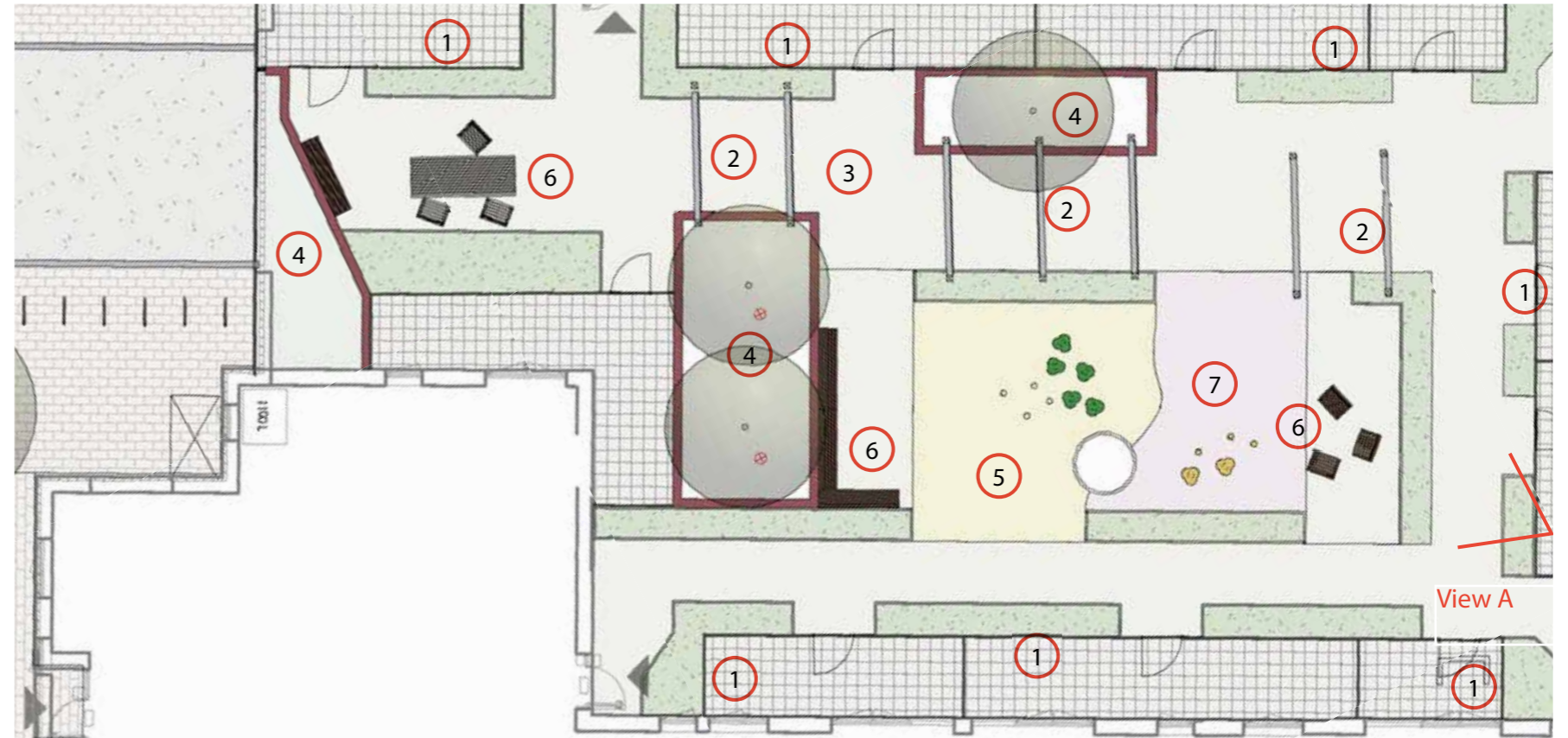
Section D - Southern boundary



6.9 PODIUM GARDEN

KEY DESIGN PRINCIPLES

- Private terraces have gated access to the shared amenity space and are bounded by fencing with railings and areas of hedge planting
- Provide opportunities for informal play (stepping stones along footpaths, boulders etc.).
- Create visual interest by adding colour and variety in play surfaces (rubber surface and loose gravel)
- Provide seating in close proximity to the play features
- Allow for nature, wildlife attractive features as part of the play experience
- Footpaths and seating areas for the residents to walk, rest, relax and socialise
- Allow for nature, wildlife attractive features as part of the play experience
- Provide variety and interest. This will be achieved by including a number of different play features including natural play features and more formal prescriptive equipment, and features which promote a range of movement e.g. balancing, jumping and spinning.

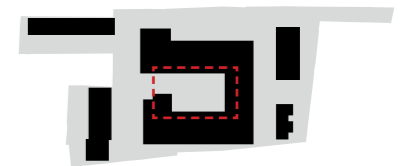


View A

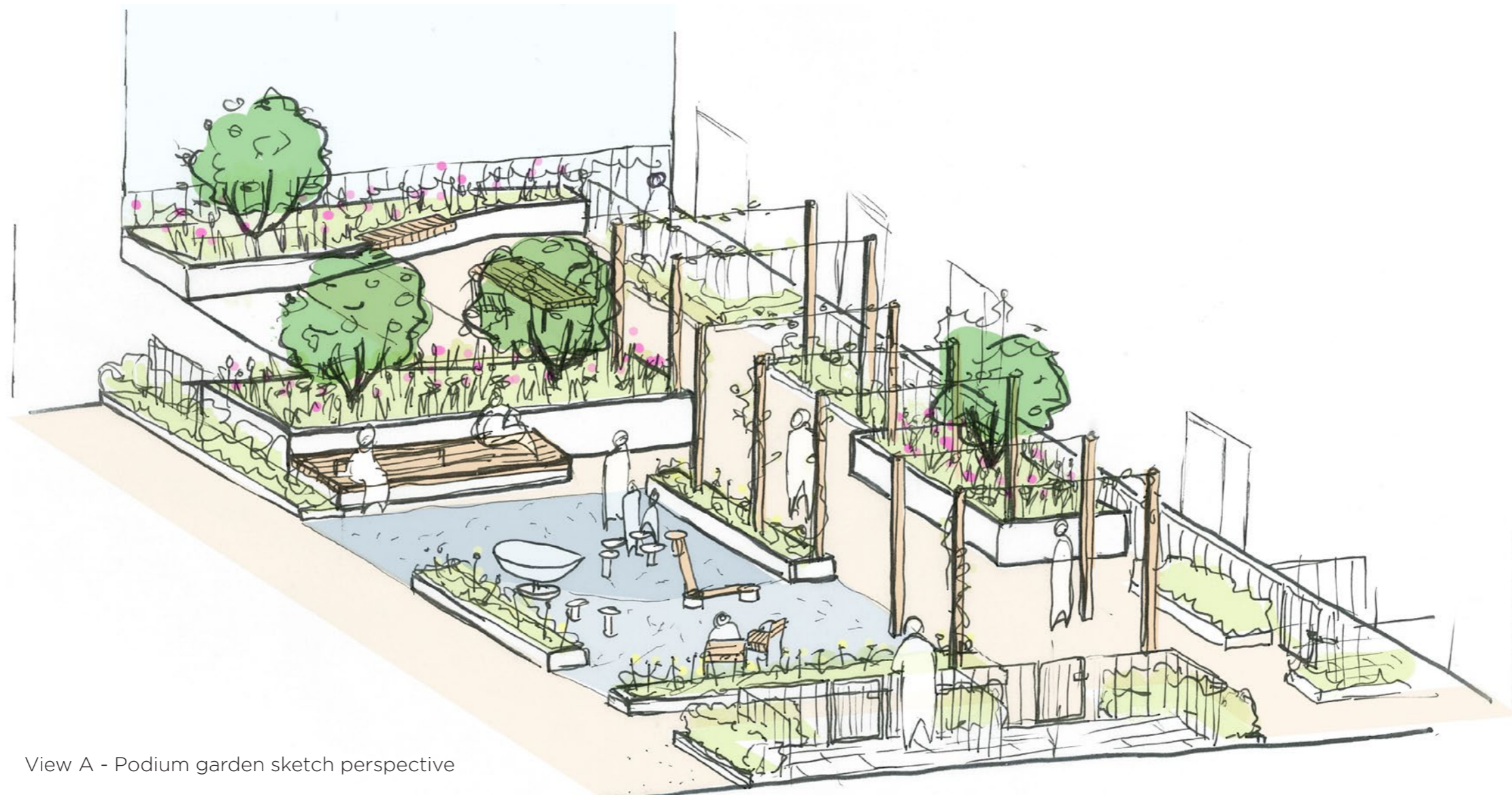


KEY

- ① Hedge planting at private terraces
- ② Pergola structure
- ③ Resin bound gravel - permeable surface
- ④ Raised planters
- ⑤ Lawn area - informal play
- ⑥ Seating area
- ⑦ Play area - play surface



6.9 PODIUM GARDEN



View A - Podium garden sketch perspective



6.10 STREET FURNITURE

The site will be as 'clutter' free as possible, avoiding civic qualities apart from two bollards that will clearly indicate that the parking court allows for no through route.

Some carefully located timber top seating will continue to soften the space and allow comfort and rest along the green link walking route.

On the podium garden benches, seats, decks, picnic tables and a pergola feature will be suitable to the residential character of the site and create an open, interesting and usable space for all ages.



Bench at public realm



Timber seating



Informal podium seating



Removalbe bollards

6.11 EXTERNAL LIGHTING STRATEGY

Post-top columns are proposed for areas of vehicular circulation and parking to reflect the increased levels of light required. Also, for the public route between Holly Road and Windmill Road, post luminaires are proposed so as the street is well lit alongside with tree uplights to highlight the entrances to the site.

Lighting positions are thoroughly selected, creating a 'warm' atmosphere and a pleasant environment for residents to walk through. Also, lighting has been positioned and specified so as to reduce light spread to neighbouring properties, particularly along the green link along the eastern boundary.

New planting will be specified and maintained to a height which will allow light to be thrown across the width of footways. New trees will also have a clear-stem to ensure clear sight lines.

To ensure wildlife disturbance is kept to a minimum, existing trees will not be up-lit, and downward facing lighting will be specified.



Examples of bracket mounted lighting unit



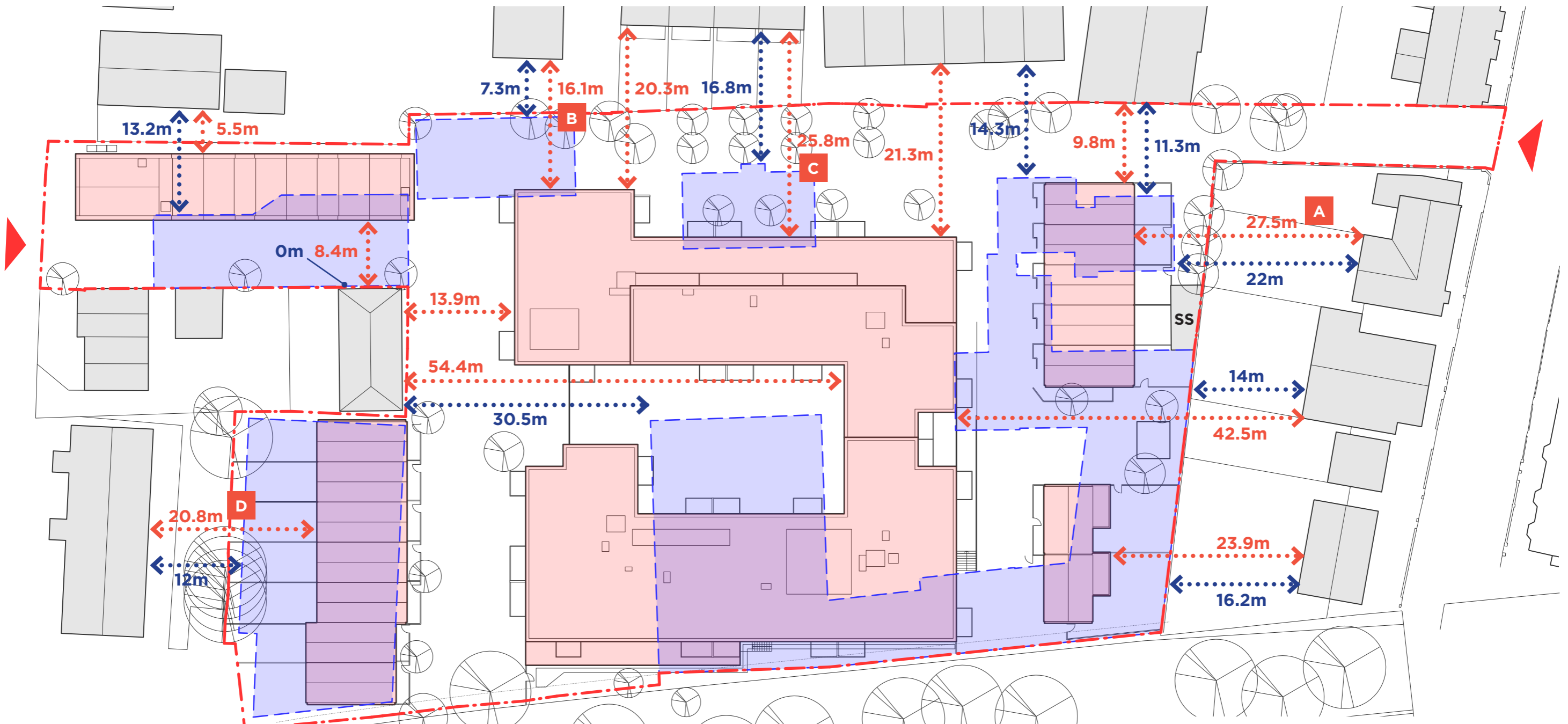
Post-top luminaire



An architectural line drawing of a multi-story residential building. The building features a mix of window styles, including some with shutters and others with balconies. In the foreground, a person is riding a bicycle on the left, and a group of people is walking on the sidewalk to the right. The drawing is done in a sketchy, hand-drawn style with fine lines. The text '7.0 SAFEGUARDING RESIDENTIAL AMENITY' is overlaid on the upper left portion of the drawing.

7.0 SAFEGUARDING RESIDENTIAL
AMENITY

7.1 EXISTING AND PROPOSED FOOTPRINT



KEY

	EXISTING BUILDINGS
	PROPOSED DEVELOPMENT
	DISTANCE TO EXISTING BUILDINGS
	DISTANCE TO PROPOSED DEVELOPMENT
	EXISTING SUB-STATION

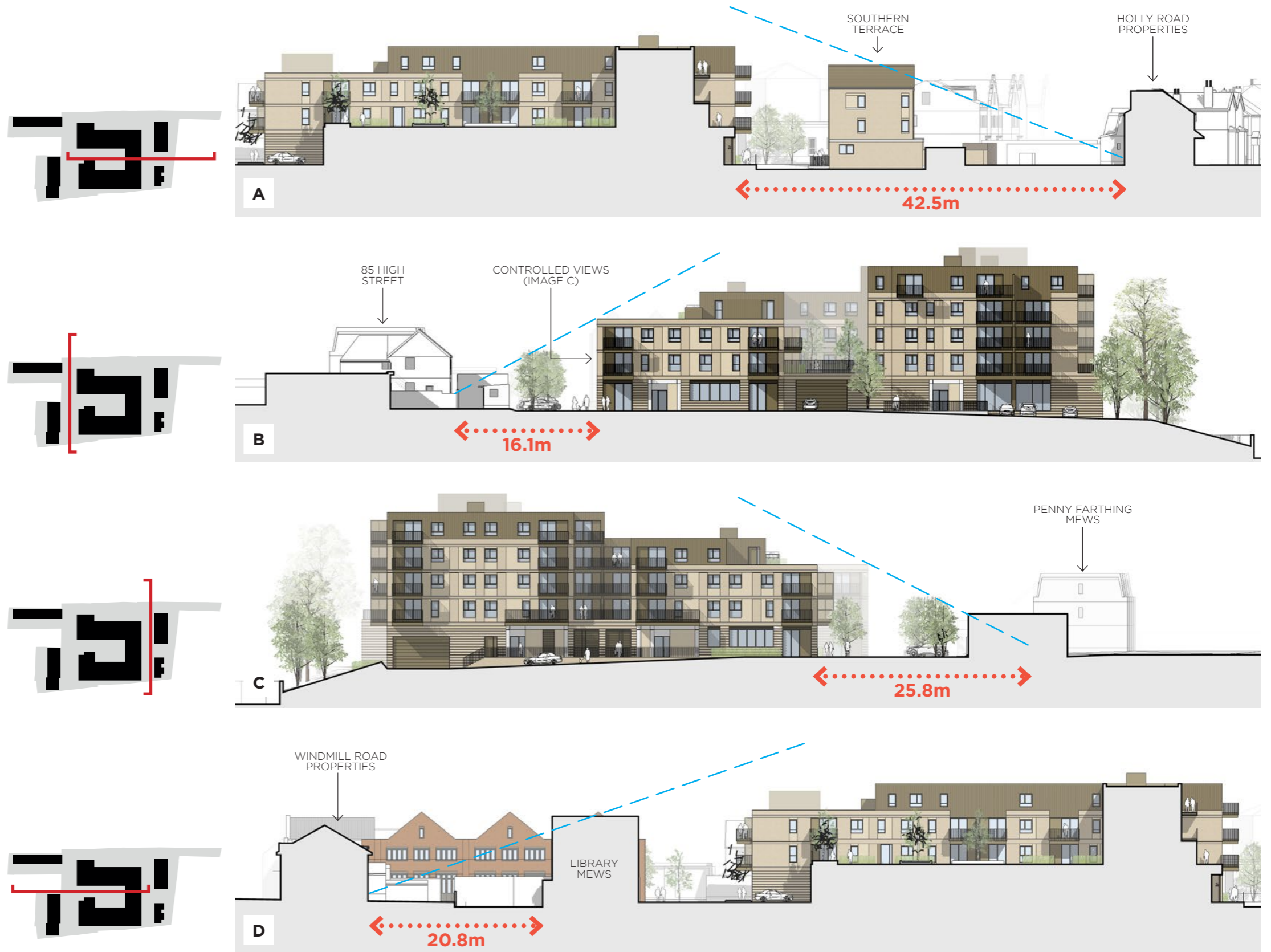
Comparison of existing and proposed buildings footprint reveals that distances to adjacent residential properties have been increased in most cases. Therefore, all crucial locations will benefit from improved amenity and views.

Refer also to section 7.2 for detailed site sections A-D illustrating crucial interference points.

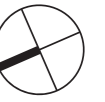
7.2 PRIVACY PROTECTION

Detailed site sections highlighting relationship between the proposed development and existing residential properties.

Blue lines indicate lower edge of visible sky from GF windows.



7.2 PRIVACY PROTECTION

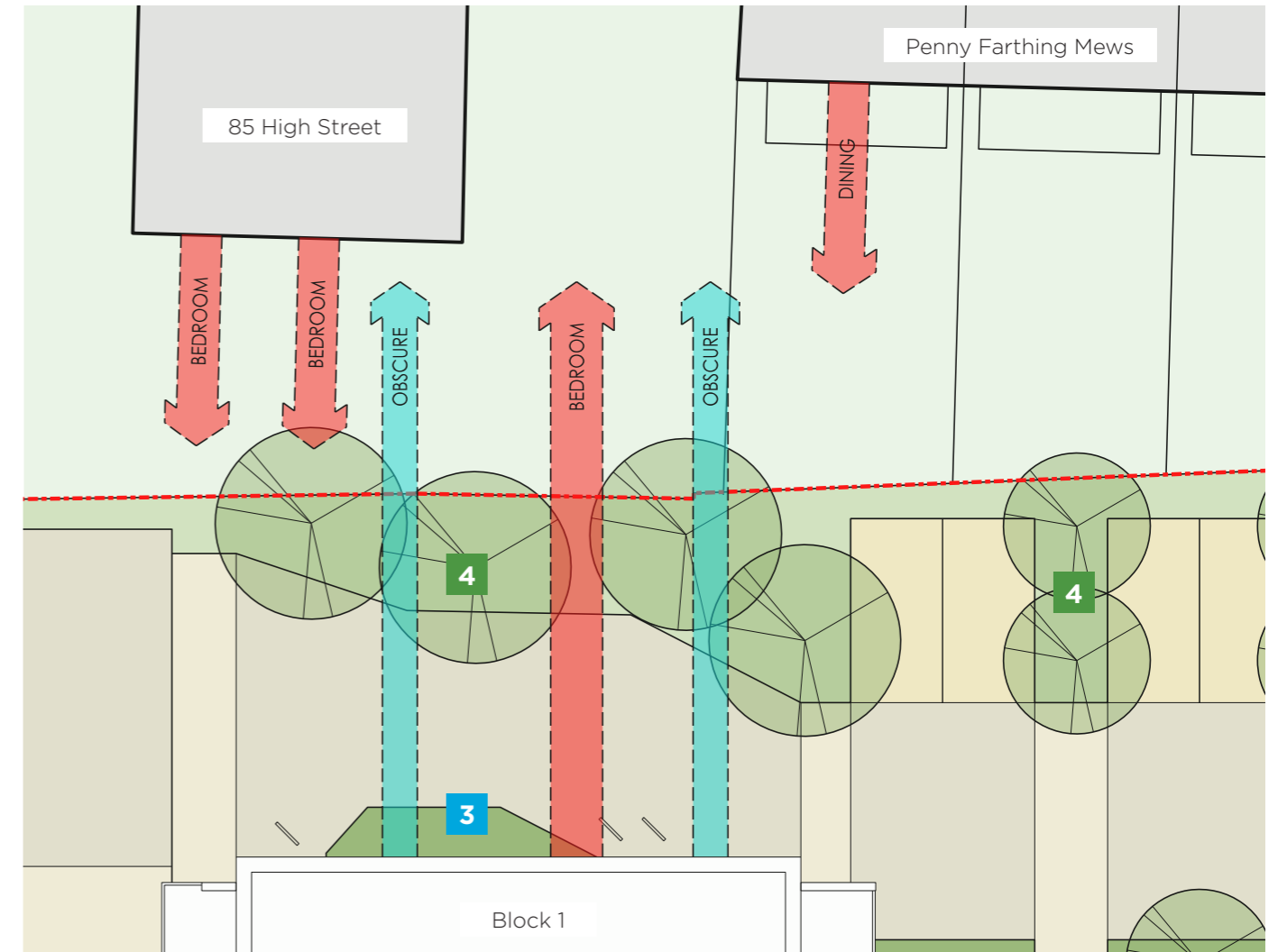
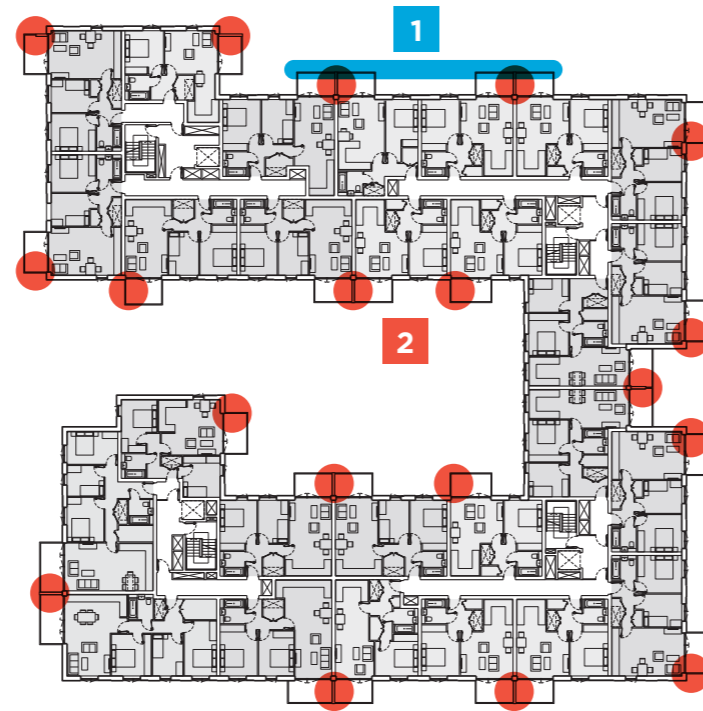


LBRT's planning policy seeks a distance of at least 20 metres between habitable room windows on neighbouring properties.

Due to the proximity to existing residential buildings, while detailing the proposal, particular consideration has been given to preventing overlooking of adjacent buildings.

Main measures adopted to mitigate overlooking are:

- metal mesh balustrades in sensitive locations in Block 1 (1)
- etched metal privacy screens adjacent to balconies in Block 1 (2)
- strategic locations of primary windows and obscure glazing to selected secondary windows (3)
- careful landscape design and strategic positioning of new trees to create visual buffers (4)
- smaller windows introduced to the rear of townhouses (5)
- opaque windows introduced to the west elevation of commercial building overlooking Library Mews (6)



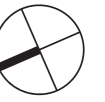
ASPECT CONTROL - FIRST FLOOR LEVEL

KEY

- CLEAR WINDOWS
- OBSCURE WINDOWS



7.2 PRIVACY PROTECTION

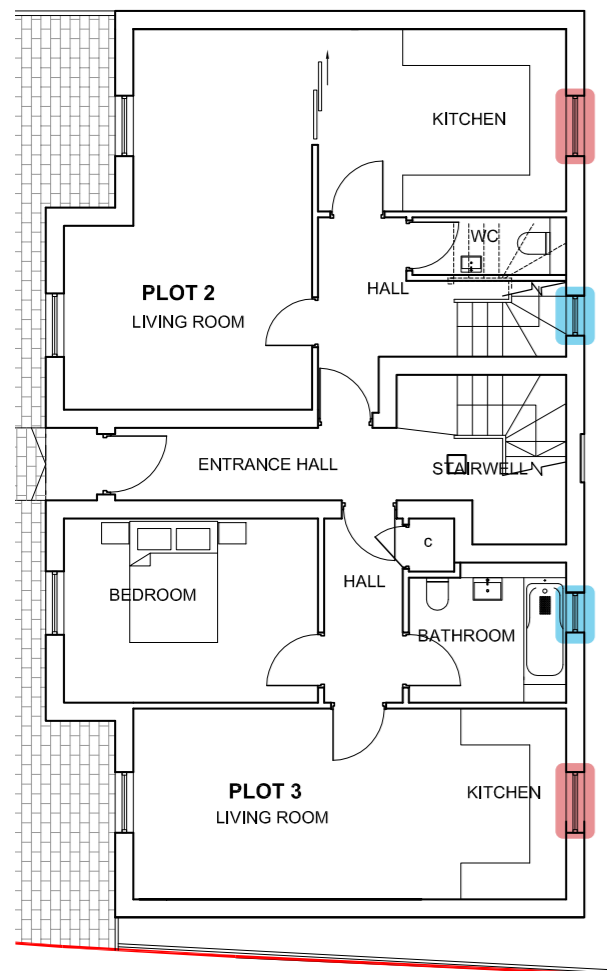


In the Appeal Decision APP/L5810/W/21/3278412 (points 33-38), Planning Inspector emphasized a requirement to protect the privacy of residents of the adjacent apartment building at 1-3 Library Mews.

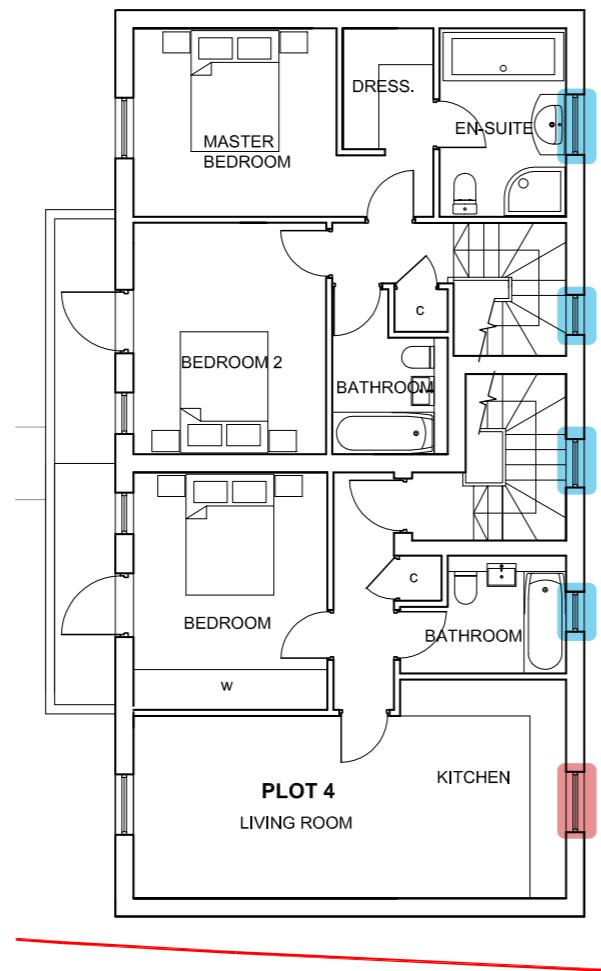
The original plans for Library Mews building confirm there are no primary habitable room windows overlooking proposed site.

The diagram opposite illustrates that, despite close proximity of 13.9m from northern elevation of proposed Block 1, there is no direct overlooking between apartments at 1-3 Library Mews and new homes located in Block 1.

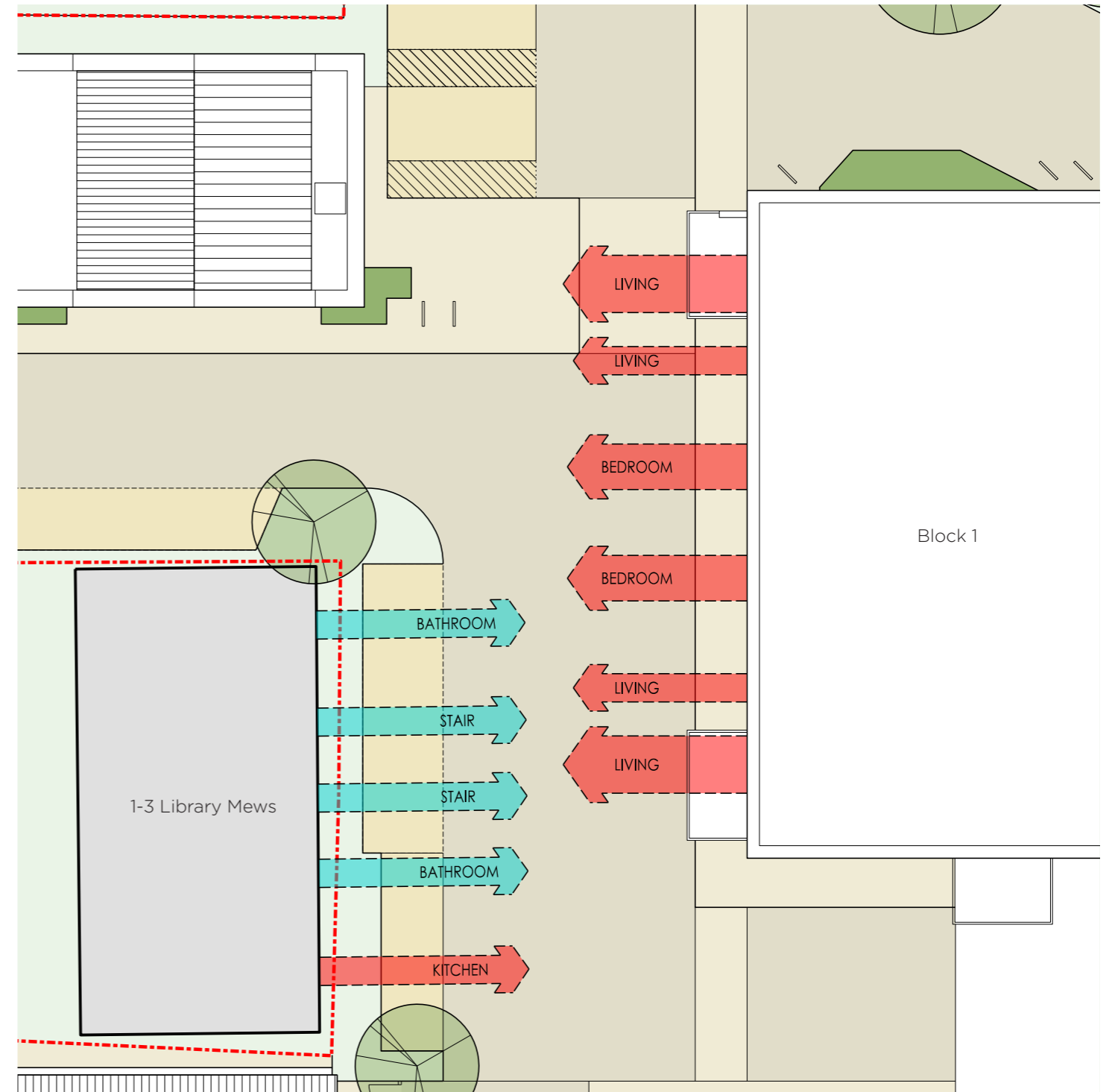
LIBRARY MEWS HOUSES



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ASPECT CONTROL - FIRST FLOOR LEVEL

KEY

- WINDOWS TO HABITABLE ROOMS
- WINDOWS TO NON-HABITABLE ROOMS

7.3 DAYLIGHT/SUNLIGHT ANALYSIS

The following surrounding properties contain residential accommodation and, due to their proximity to the development site, have been assessed in terms of the effects of the proposed development upon their daylight and sunlight amenity:

- 20, 18, 16, 14, 12, 10A, 10, 8 Windmill Rd
- Burnham House, Archer Mews
- 19A, 21, 21A, 23, 23A, 23B Windmill Rd
- The Old Library, 13 Windmill Rd
- 1-3 Library Mews
- 85 High St
- 1, 2, 3, 4 Penny Farthing Mews
- 1, 2, 3, 4 The Mews, 53 High St
- 14, 16, 18, 24, 26, 28, 30, 32, 34-36, 38-40 Holly Rd
- 43, 41, 39, 37, 35, 33, 31, 29, 27, 25 Holly Rd
- 2, 4, 6, 8, 10, 12, 14, 16 Myrtle Rd
- 63-71 High St

Point 2 and AHR Architects have worked closely to ensure that all surrounding residential properties maintain sufficient daylight and sunlight amenity, developing a proposal which respects its environment.

All rooms material for assessment remain fully BRE compliant for Annual Probable Sunlight Hours.

Throughout the design process, special consideration has been given to constraints resulting from proximity to existing residential properties and daylight provision.

Block 1 underwent several stages of redesign to respond to feedback from local community consultation.

Setbacks were introduced on 3rd and 4th floors and detailed height studies have been carried out, ensuring any element does not obstruct the views from neighbouring properties.

Additionally, the proposed scheme takes advantage of existing level differences

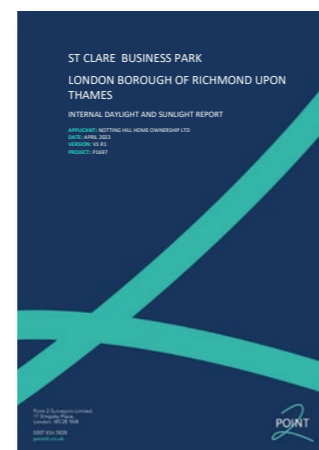
on site to accommodate Block 1 various uses (garage, commercial, residential) and required internal headheights, resulting in minimal ground works and optimal external volume.

The revised application has removed an entire floor of residential accommodation to the elevation facing Penny Farthing Mews. Outline of the previous refused massing is shown in red outline in the section opposite.

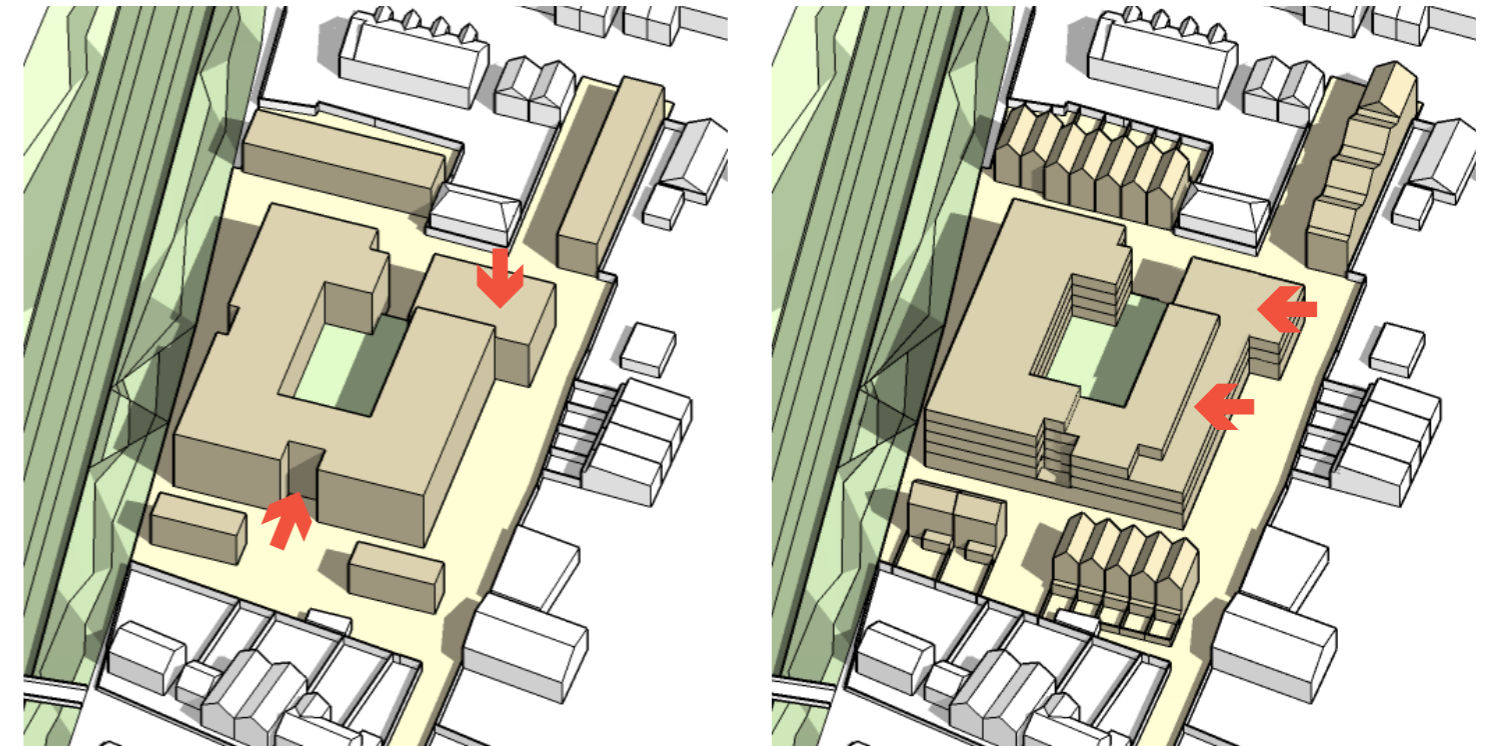
Internal daylight and sunlight

Reprot summary and conclusions:

- Sunlight exposure results show that the proposed scheme demonstrates excellent compliance with the BRE guidance in terms of internal daylight and sunlight.
- The scheme has been well designed to allow for good levels of daylight to penetrate into the proposed units and distribute throughout the rooms efficiently, especially in consideration of the size of the site and being in an urban area. Where rooms do fall short of the target daylight and/or sunlight values, they are located underneath overhanging balconies and many of these are also oriented north, both of which restrict the availability of skylight.
- We fully support this scheme in terms of internal daylight and sunlight amenity.

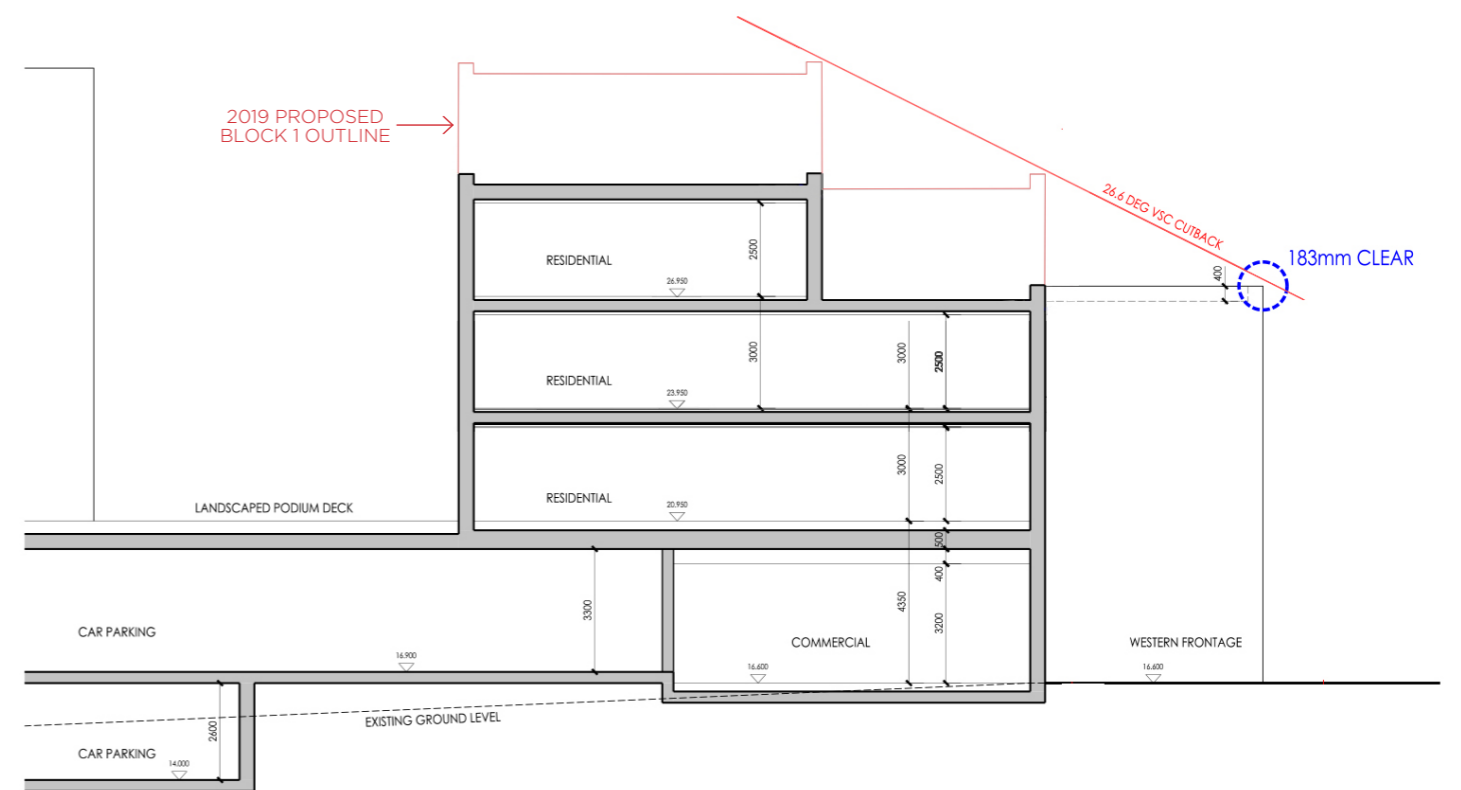


For more information, refer to the April 2023 Internal Daylight and Sunlight report by Point 2

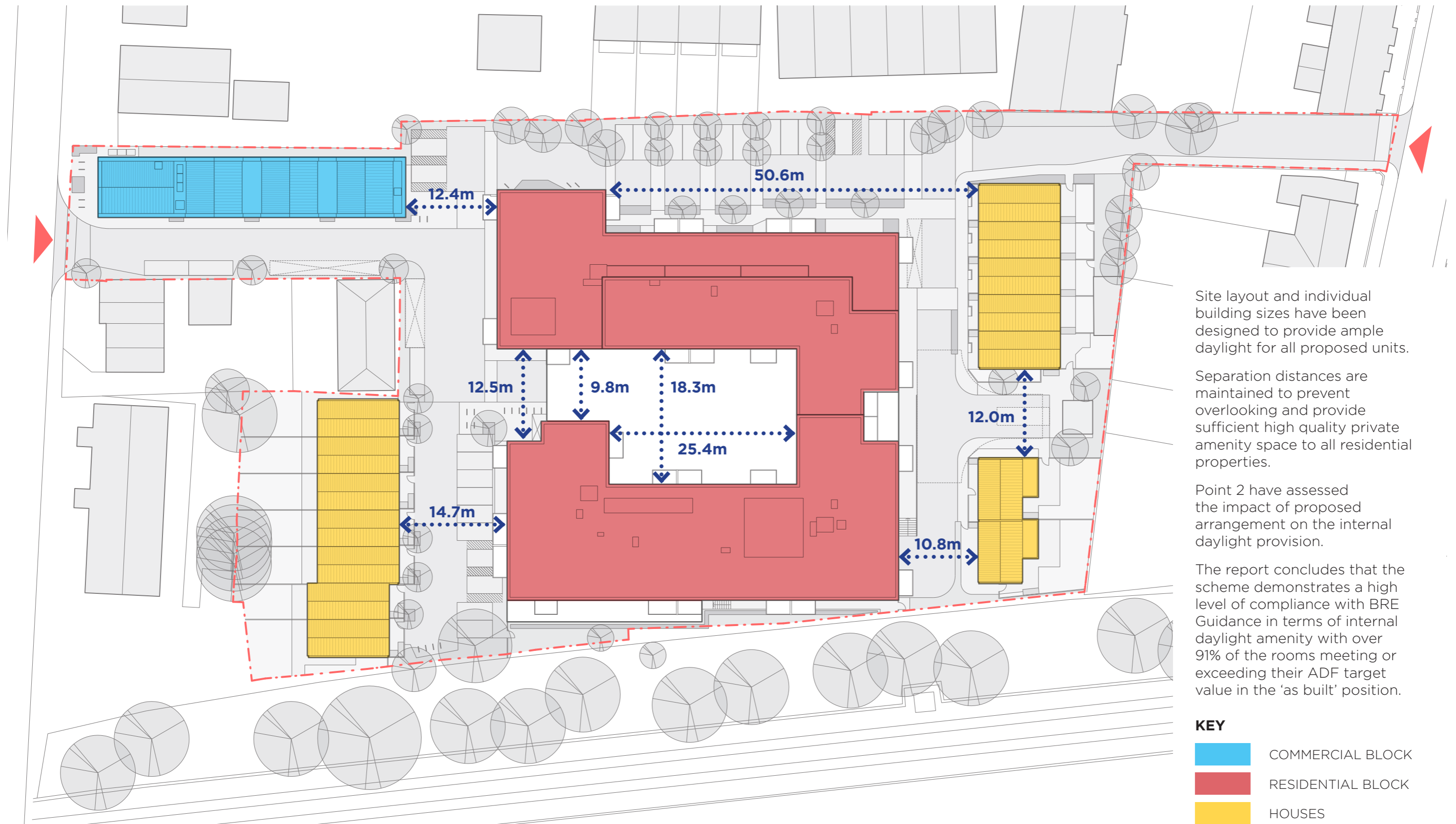


CROSS SECTION LEVELS STRATEGY

SCALE 1:100 @ A3



7.4 DISTANCES WITHIN THE PROPOSAL



7.5 VISUAL ASSESMENT FROM SURROUNDING AREAS

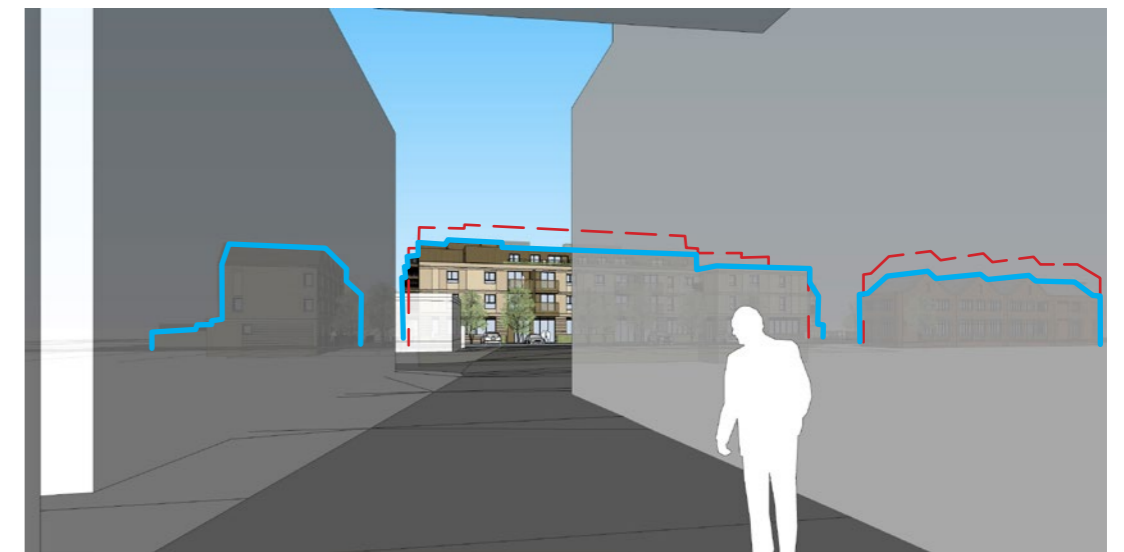
We have analysed a number of views from key points in the surrounding area.

Our studies and analysis show that the proposed development will not adversely affect any existing street scenes or key views.

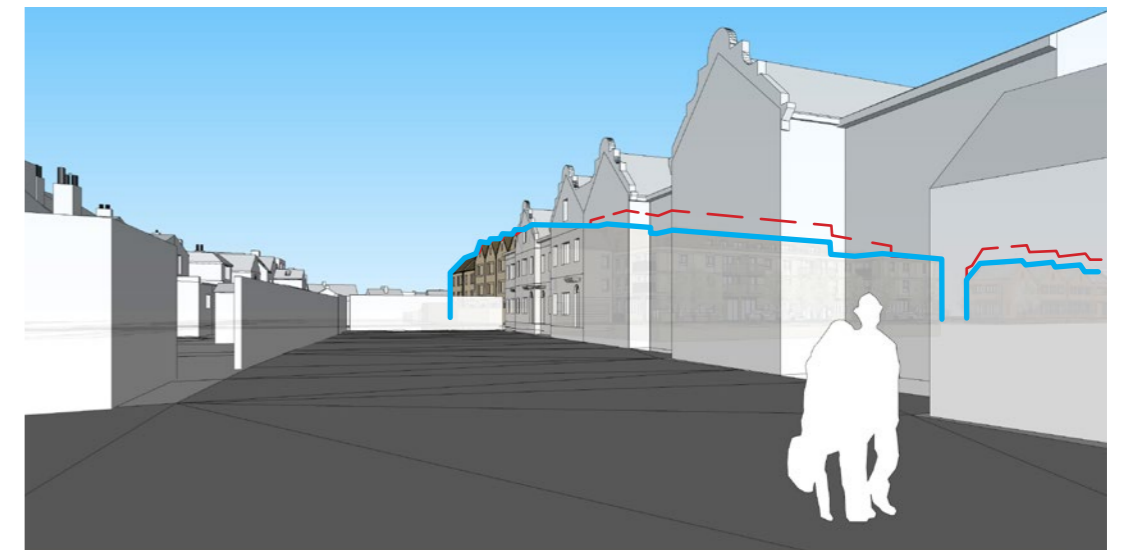
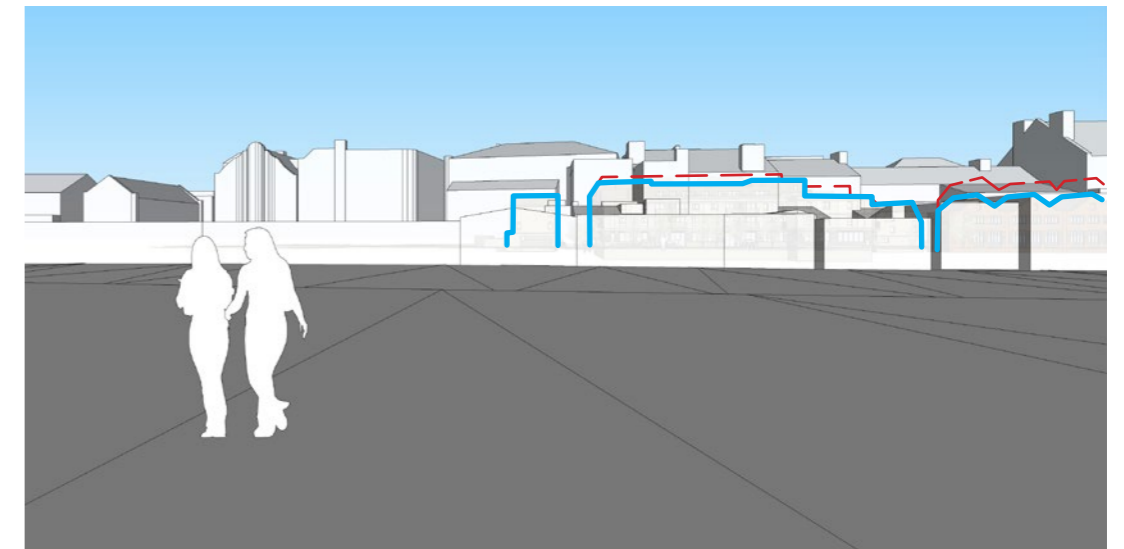
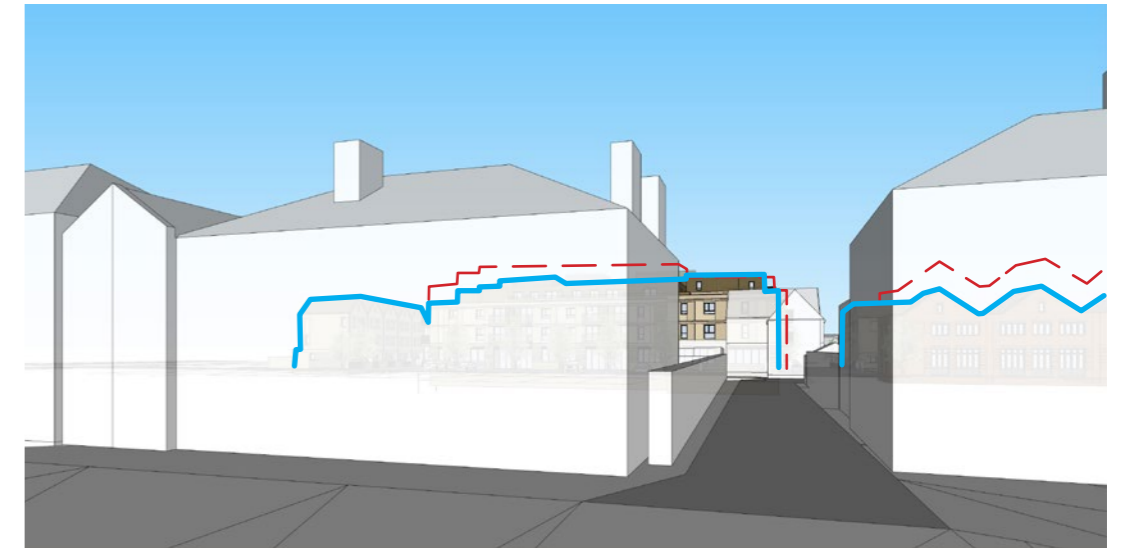
Indeed, the development will replace the existing poor quality buildings on site with architecture designed to respect local character, and introduce new landscaping. The Holly and Windmill Road frontages, in particular, will be enhanced by these works.

KEY



- OCTOBER 2019 SUBMISSION
- CURRENT SUBMISSION

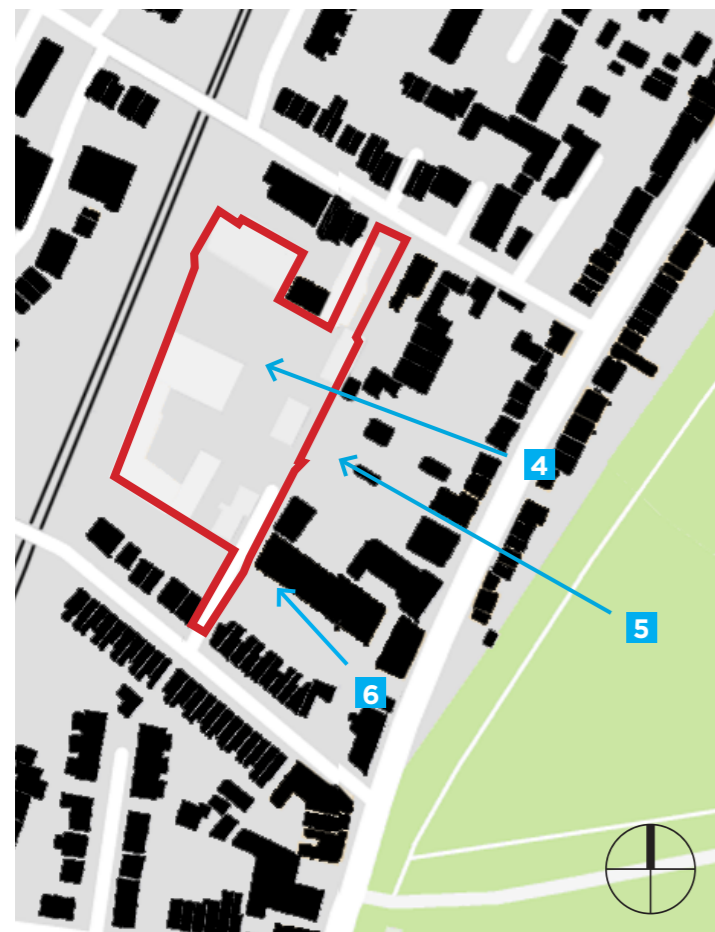


7.5 VISUAL ASSESMENT FROM SURROUNDING AREAS



KEY

-  OCTOBER 2019 SUBMISSION
-  CURRENT SUBMISSION

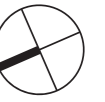




8.0 ACCESS

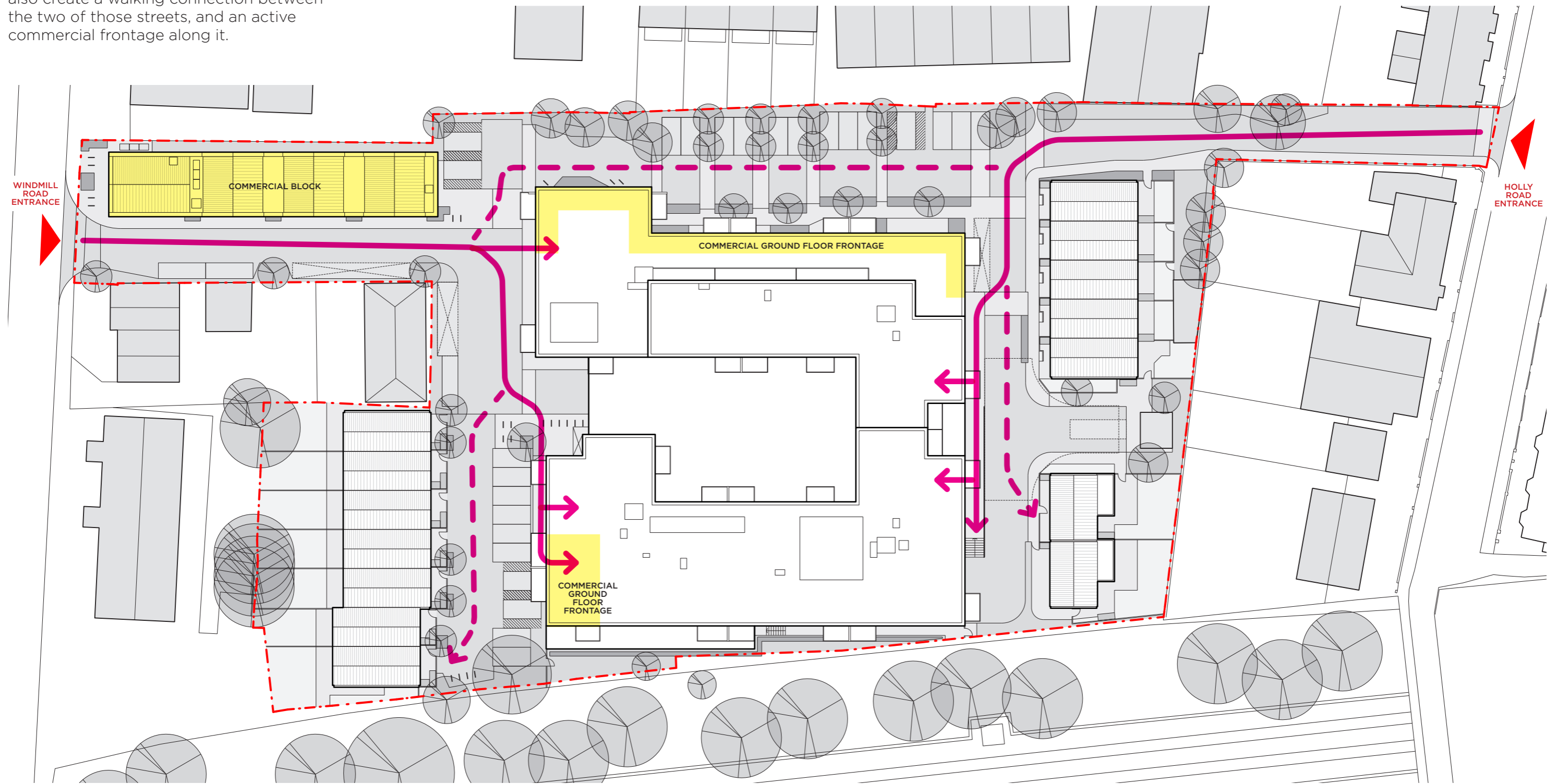


8.1 PEDESTRIAN ACCESS STRATEGY

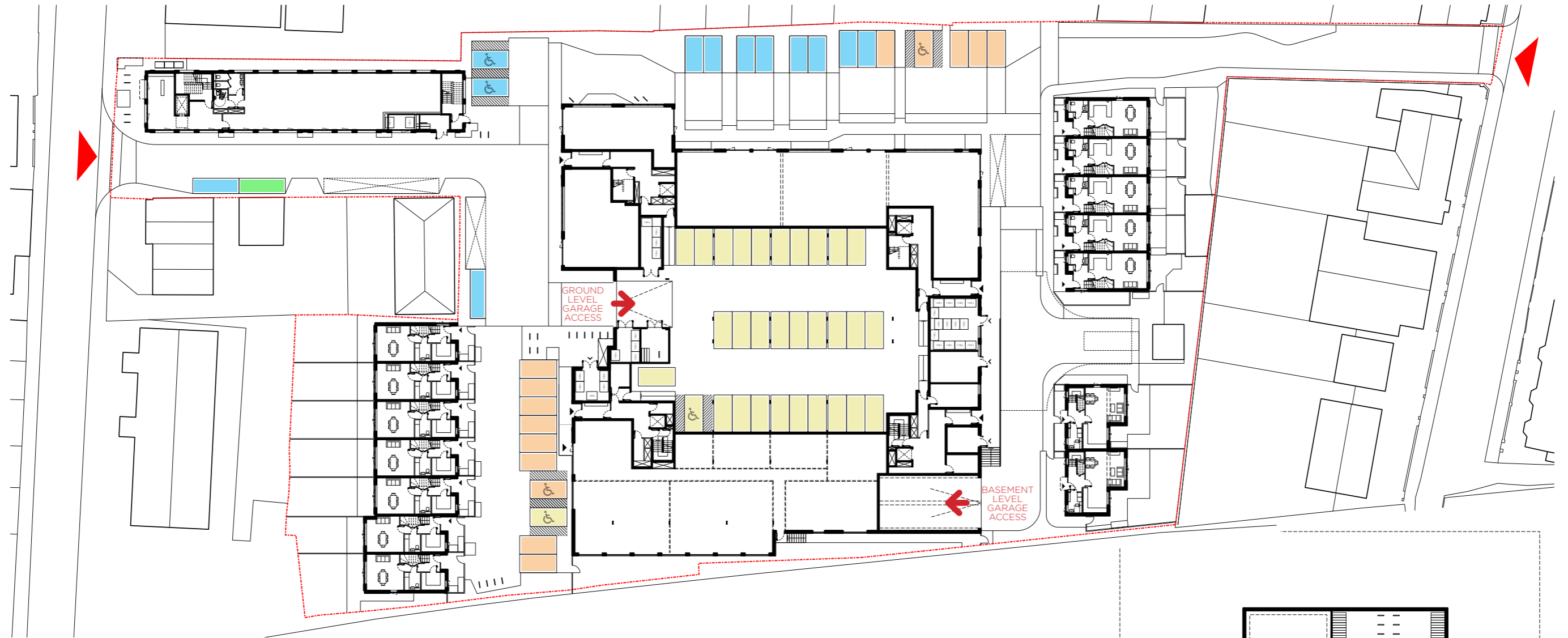


There is currently no public access to the site.

The proposed development will not only provide pedestrian access to the site from both Windmill Road and Holly Road, but also create a walking connection between the two of those streets, and an active commercial frontage along it.



8.2 CAR ACCESS AND PARKING STRATEGY



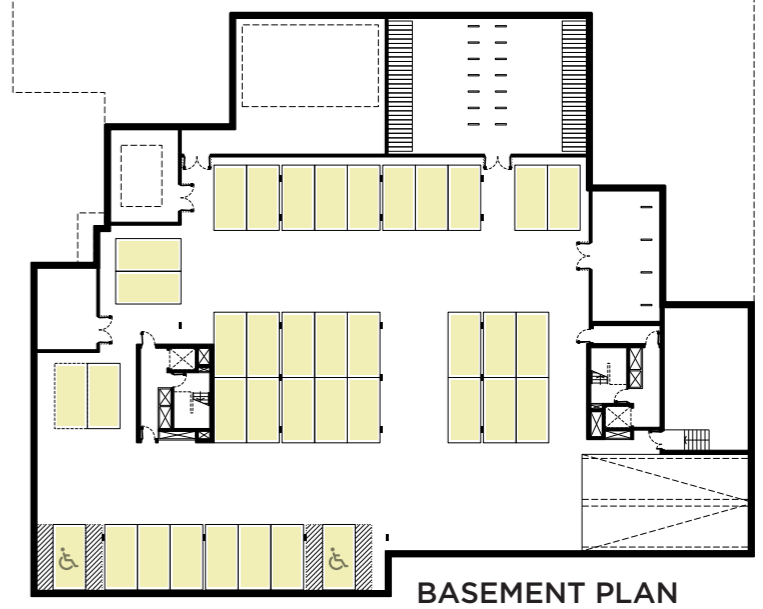
There are 96 car parking spaces in total provided throughout the site, both in basement and podium garages, and as surface parking.

Of those, 83 spaces are designated as residential, 12 as commercial, and one space dedicated to a car club.

In total, 8 of these spaces are wheelchair accessible.

For more information, refer to transport report by Curtins.

KEY	BASEMENT CAR PARK		PODIUM CAR PARK		SURFACE PARKING		SUM
	STD	♿	STD	♿	STD	♿	
FLATS	36	2	29	1	-	1	69
HOUSES	-	-	-	-	12	2	14
COMMERCIAL	-	-	-	-	10	2	12
CAR CLUB	-	-	-	-	1	-	1
TOTAL	38		30		28		96





9.0 RESIDENTIAL STANDARDS



9.1 AFFORDABLE HOUSING TENURE MIX

In terms of tenure split, all London Affordable Rent units are contained within Core 1.

Shared ownership units are located in Core 2, as well as on top floor of Core 1.

TENURE KEY

	LONDON AFFORDABLE RENT	15
	SHARED OWNERSHIP	20
	MARKET	51

1st FLOOR



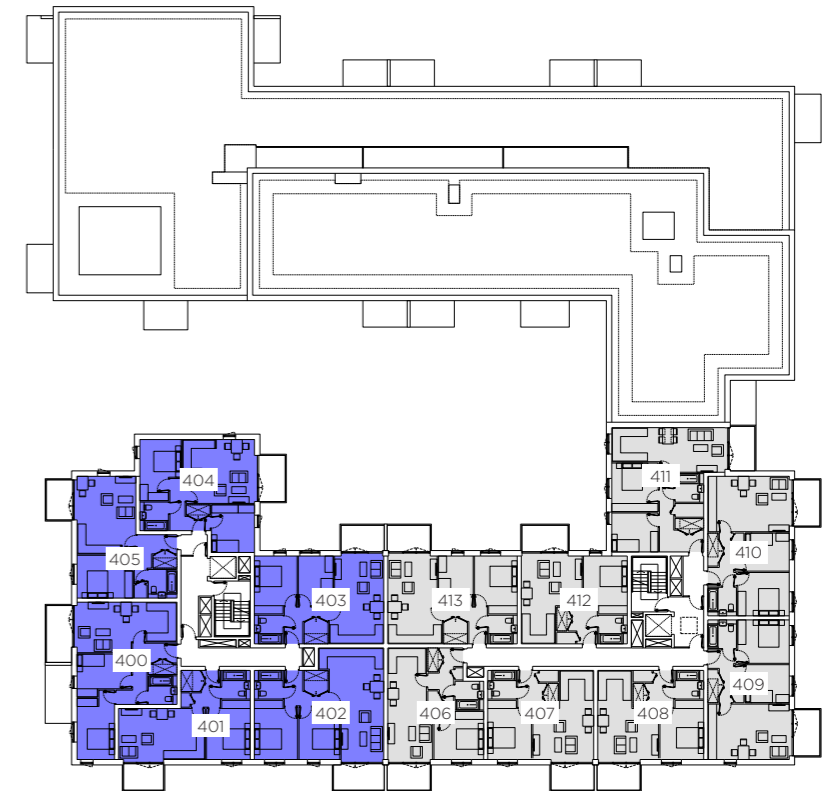
2nd FLOOR



3rd FLOOR



4th FLOOR



9.2 ACCOMMODATION SCHEDULE

Zone	Plot no.	Core	Level	Unit Type	Unit Code	Unit Size (in acc. with National Space Standards)		Amenity Area		
						sq m	sq ft	sq m	sq ft	
Block 1	FIRST FLOOR									
	101	1	1	3bed	3A	86.1	927	45.3	488	
	102	1	1	2bed	2A+	70.0	753	27.6	297	
	103	1	1	1bed	W1	61.3	660	13.5	145	
	104	1	1	1bed	1F	53.9	580	19.2	207	
	105	1	1	3bed	3B	86.4	930	8.1	87	
	106	2	1	1bed	1B	53.8	579	9.4	101	
	107	2	1	1bed	1A	50.9	548	6.1	66	
	108	2	1	1bed	1A	50.9	548	6.1	66	
	109	2	1	1bed	W2	61.2	659	6.3	68	
	110	2	1	1bed	W2	61.2	659	13.4	144	
	111	2	1	1bed	W4	59.4	639	20.7	222	
	112	2	1	1bed	1A	50.2	540	6.8	73	
	113	2	1	2bed	2A	61.3	660	20.7	223	
	114	3	1	1bed	W4	59.4	639	18.9	203	
	115	3	1	1bed	W2	61.2	659	13.4	144	
	116	3	1	1bed	W2	61.2	659	6.3	68	
	117	3	1	1bed	1A	50.9	548	6.1	66	
	118	3	1	1bed	1A	50.9	548	6.1	66	
	119	3	1	1bed	1C	51.1	550	6.1	66	
	120	3	1	1bed	1A	50.2	540	17.2	185	
	121	3	1	1bed	1A	50.2	540	6.8	73	
	122	4	1	1bed	W2	61.2	659	6.3	68	
	123	4	1	1bed	1A	50.2	540	13.2	142	
	124	4	1	1bed	W1	61.3	660	18.8	202	
	125	4	1	1bed	W3	63.9	688	6.1	66	
	126	4	1	1bed	1E	50.3	541	6.1	66	
127	4	1	1bed	W2	61.2	659	6.3	68		
Block 1	SECOND FLOOR									
	201	1	2	3bed	3A	86.1	927	8.1	87	
	202	1	2	2bed	2A+	70.0	753	7.2	78	
	203	1	2	2bed	2A	61.3	660	6.1	66	
	204	1	2	2bed	2D	61.4	661	6.3	68	
	205	1	2	3bed	3B	86.4	930	8.1	87	
	206	2	2	1bed	1B	53.8	579	6.1	66	
	207	2	2	1bed	1A	50.9	548	6.1	66	
	208	2	2	1bed	1A	50.9	548	6.1	66	
	209	2	2	2bed	2B	61.2	659	6.3	68	
	210	2	2	2bed	2B	61.2	659	6.3	68	
	211	2	2	2bed	2C	66.7	718	6.1	66	
	212	2	2	1bed	1A	50.2	540	6.3	68	
	213	2	2	2bed	2A	61.3	660	6.1	66	
	214	3	2	2bed	2C	66.7	718	6.1	66	
	215	3	2	2bed	2B	61.2	659	6.3	68	
	216	3	2	2bed	2B	61.2	659	6.3	68	
	217	3	2	1bed	1A	50.9	548	6.1	66	
	218	3	2	1bed	1A	50.9	548	6.1	66	
	219	3	2	1bed	1C	51.1	550	6.1	66	
	220	3	2	1bed	1A	50.2	540	6.1	66	
	221	3	2	1bed	1A	50.2	540	6.3	68	
	222	4	2	2bed	2B	61.2	659	6.3	68	
	223	4	2	2bed	2A	61.3	660	6.2	67	
	224	4	2	2bed	2A	61.3	660	6.1	66	
	225	4	2	2bed	2A-	63.9	688	6.1	66	
	226	4	2	1bed	1E	50.3	541	6.1	66	
	227	4	2	2bed	2B	61.2	659	6.3	68	

Zone	Plot no.	Core	Level	Unit Type	Unit Code	Unit Size (in acc. with National Space Standards)		Amenity Area		
						sq m	sq ft	sq m	sq ft	
Block 1	THIRD FLOOR									
	301	1	3	3bed	3A	86.1	927	8.1	87	
	302	1	3	2bed	2A+	70.0	753	7.2	78	
	303	1	3	2bed	2A	61.3	660	6.1	66	
	304	1	3	2bed	2D	61.4	661	6.3	68	
	305	1	3	3bed	3B	86.4	930	8.1	87	
	306	2	3	1bed	1B	53.8	579	6.1	66	
	307	2	3	1bed	1A	50.9	548	6.1	66	
	308	2	3	1bed	1A	50.9	548	6.1	66	
	309	2	3	2bed	2B	61.2	659	6.3	68	
	310	2	3	2bed	2B	61.2	659	6.3	68	
	311	2	3	2bed	2C	66.7	718	6.1	66	
	312	2	3	1bed	1A	50.2	540	6.3	68	
	313	2	3	2bed	2A	61.3	660	6.1	66	
	314	3	3	2bed	2C	66.7	718	6.1	66	
	315	3	3	2bed	2B	61.2	659	6.3	68	
	316	3	3	2bed	2F	61.1	658	13.9	150	
	317	3	3	2bed	2G	70.3	757	15.6	168	
	318	3	3	2bed	2H	70.6	760	12.0	129	
Block 1	FOURTH FLOOR									
	400	1	4	2bed	2E	66.1	712	8.0	86	
	401	1	4	1bed	1G	50.4	543	5.7	61	
	402	1	4	2bed	2A+	70.0	753	7.2	78	
	403	1	4	2bed	2A	61.3	660	6.1	66	
	404	1	4	2bed	2D	61.4	661	6.3	68	
	405	1	4	1bed	1H	52.6	566	5.7	61	
	406	2	4	1bed	1B	53.8	579	6.1	66	
	407	2	4	1bed	1A	50.9	548	6.1	66	
	408	2	4	1bed	1A	50.9	548	6.1	66	
	409	2	4	2bed	2B	61.2	659	6.3	68	
	410	2	4	2bed	2B	61.2	659	6.3	68	
	411	2	4	2bed	2C	66.7	718	6.1	66	
	412	2	4	1bed	1A	50.2	540	6.3	68	
	413	2	4	2bed	2A	61.3	660	6.1	66	
TOTAL FLATS						5182.1	55780.1	740.1	7966.1	
TOTAL FLATS						86				

Zone	Plot no.	Core	Level	Unit Type	Unit Code	Unit Size (in acc. with National Space Standards)		Amenity Area		
						sq m	sq ft	sq m	sq ft	
Houses	H01	n/a	n/a	3bed	H1n	130.4	1,404	79.4	855	
	H02	n/a	n/a	3bed	H1n	130.4	1,404	61.1	658	
	H03	n/a	n/a	3bed	H1n	130.4	1,404	62.3	671	
	H04	n/a	n/a	3bed	H1n	130.4	1,404	63.0	678	
	H05	n/a	n/a	3bed	H1n	130.4	1,404	66.3	714	
	H06	n/a	n/a	3bed	H1n	130.4	1,404	53.1	572	
	H07	n/a	n/a	3bed	H1n	130.4	1,404	92.9	1,000	
	H08	n/a	n/a	3bed	H1s	130.4	1,404	31.0	334	
	H09	n/a	n/a	3bed	H1s	130.4	1,404	30.2	325	
	H10	n/a	n/a	3bed	H1s	130.4	1,404	30.2	325	
	H11	n/a	n/a	3bed	H1s	130.4	1,404	30.3	326	
	H12	n/a	n/a	3bed	H1s	130.4	1,404	60.3	649	
	H13	n/a	n/a	3bed	H2	131.2	1,412	83.5	899	
	H14	n/a	n/a	3bed	H2	131.2	1,412	109.2	1,175	
TOTAL HOUSES						14	1827.2	19668.0	852.8	9179.5

TOTAL RESIDENTIAL UNITS

100

COMMERCIAL




GIA

Block	Unit Code	GIA	
		sq m	sq ft
Block 1	BSM	117.3	1263
	G	1172.6	12622
Block 2	G	297.5	3203
	1	297.5	3203
TOTAL COMMERCIAL		1885.0	20,290

SUMMARY

	GIA	GEA
residential	11313.6	12123.5
commercial	1885.0	2099.7
SUM	13198.6	14223.2
<hr/>		
	GIA	GEA
block 1	10776.3	11384.7
houses	1827.2	2165.2
block 2	595.1	673.3
SUM	13198.6	14223.2

TENURE KEY

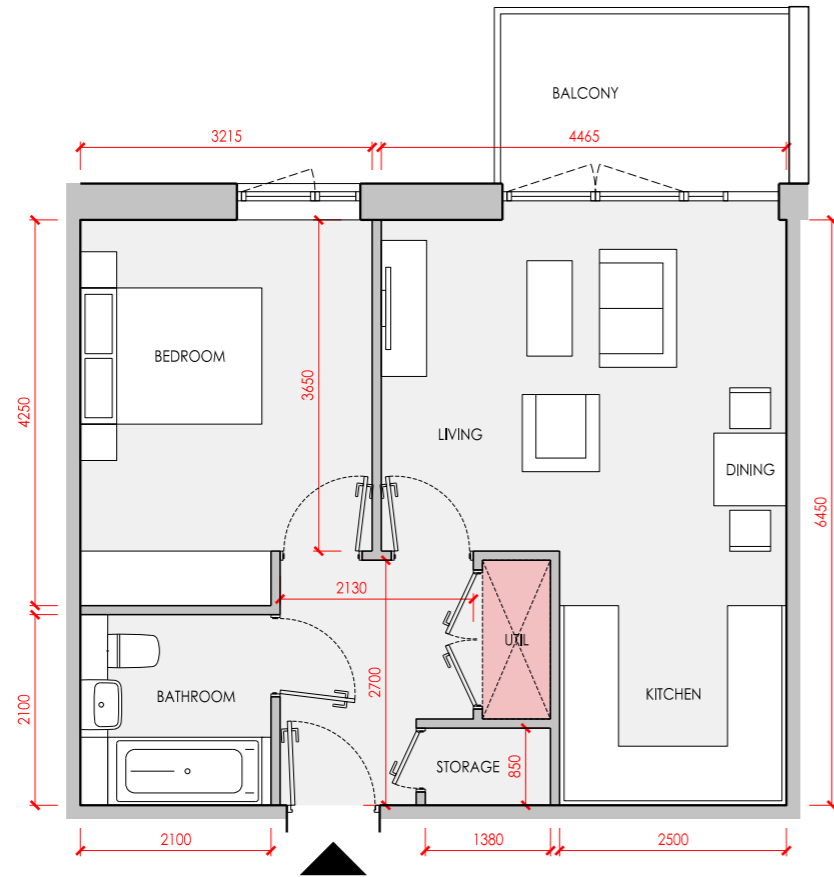
	LONDON AFFORDABLE RENT	15
	SHARED OWNERSHIP	20
	MARKET	65

ACCESIBILITY KEY

	STANDARD	90
	BR M4(2) COMPATIBLE	
	WHEELCHAIR	10
	BR M4(3) COMPATIBLE	

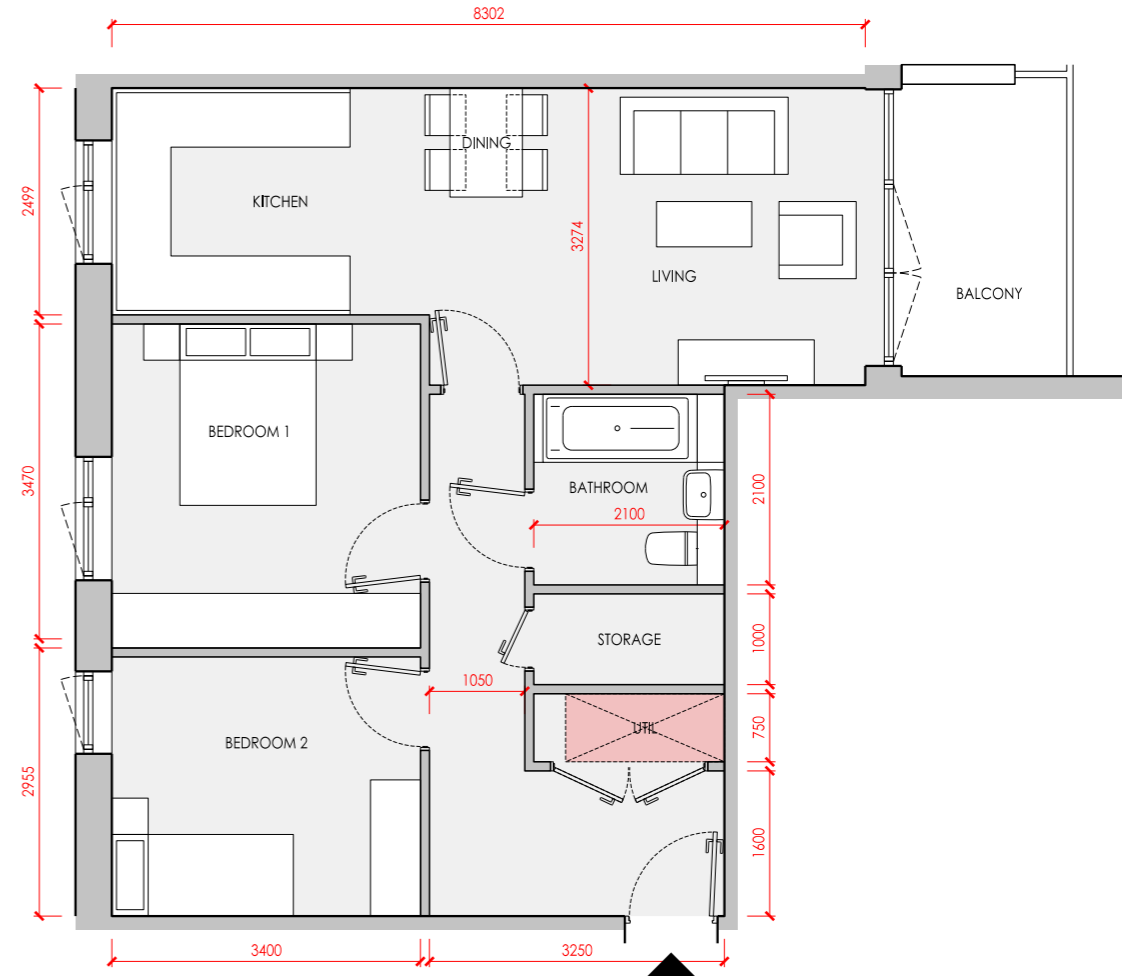
9.3 RESIDENTIAL UNIT TYPOLOGY

1A 1 BEDROOM FLAT
TYPE A
area 50.2 m²



ROOM	AREA
LIVING + DINING + KITCHEN	23.9 m ²
BEDROOM	13.0 m ²
STORAGE	1.7 m ²
AMENITY	6.2 m ²

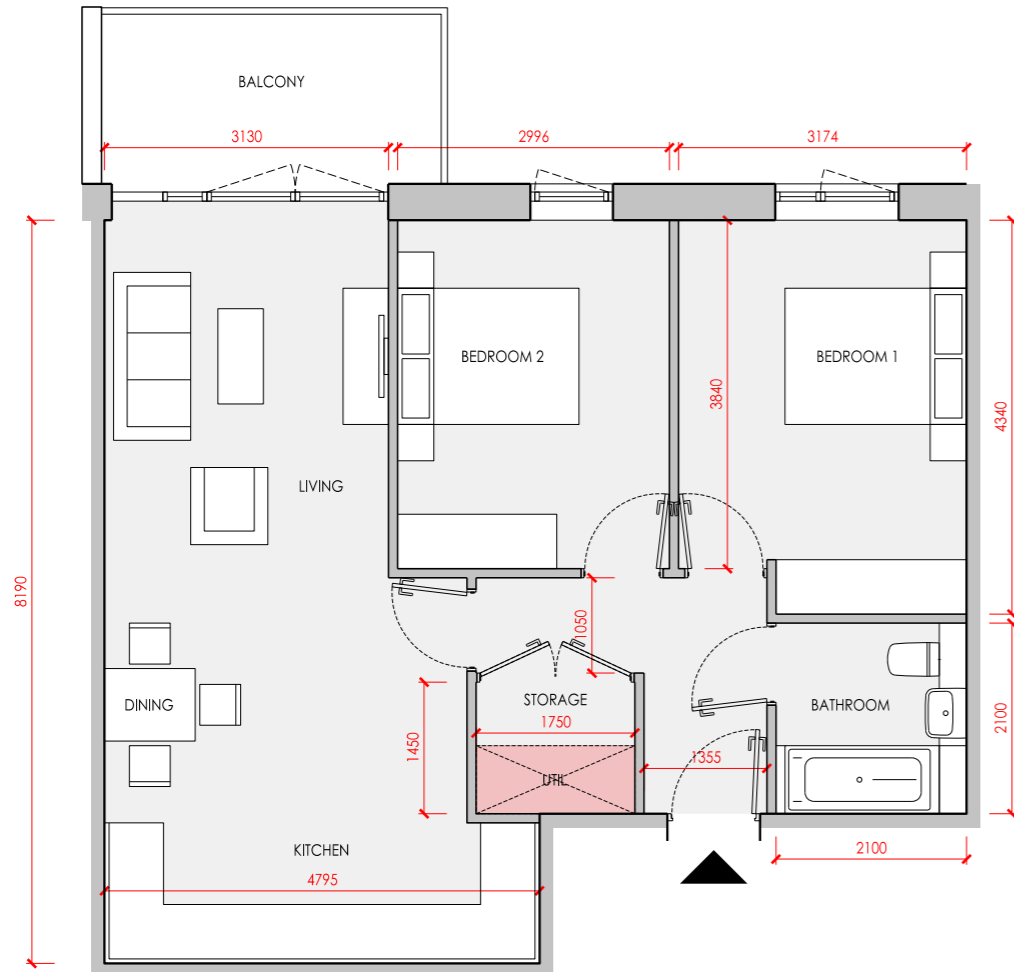
2C 2 BEDROOM FLAT
TYPE C
area 66.7 m²



ROOM	AREA
LIVING + DINING + KITCHEN	25.1 m ²
BEDROOM 1	12.0 m ²
BEDROOM 2	10.2 m ²
STORAGE	2.1 m ²
AMENITY	6.1 m ²

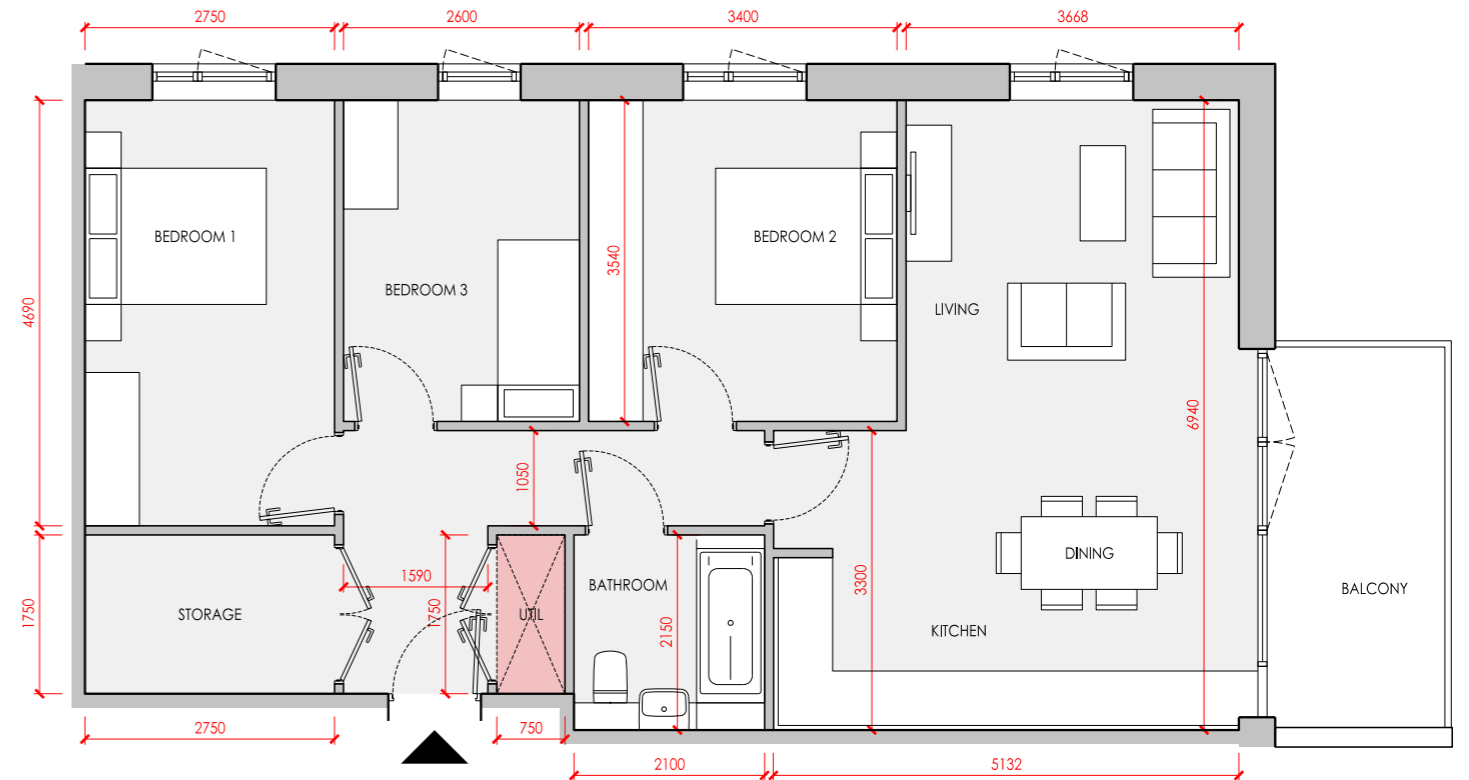
9.3 RESIDENTIAL UNIT TYPOLOGY

2A+ 2 BEDROOM FLAT
TYPE A+
area 70.0 m²



ROOM	AREA
LIVING + DINING + KITCHEN	31.2 m ²
BEDROOM 1	13.2 m ²
BEDROOM 2	11.5 m ²
STORAGE	2.5 m ²
AMENITY	7.1 m ²

3A 3 BEDROOM FLAT
TYPE A
area 86.1 m²



ROOM	AREA
LIVING + DINING + KITCHEN	31.1 m ²
BEDROOM 1	12.9 m ²
BEDROOM 2	12.0 m ²
BEDROOM 3	9.2 m ²
STORAGE	4.8 m ²
AMENITY	8.2 m ²

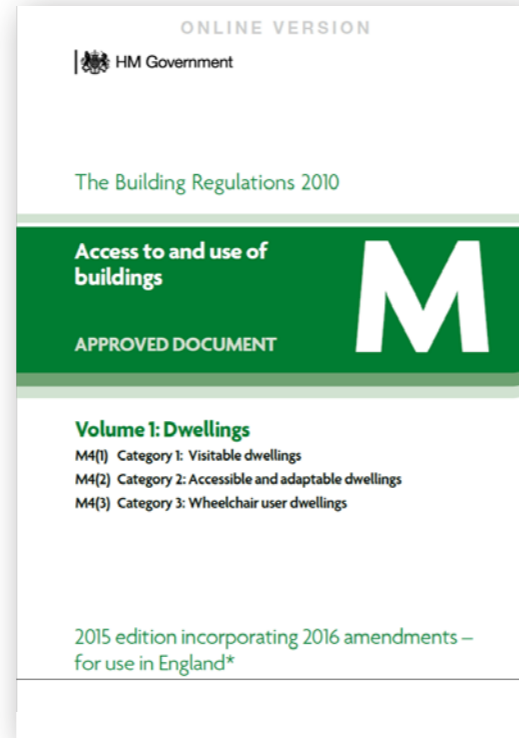
9.4 WHEELCHAIR ACCESSIBLE UNITS

The proposal is providing 10 wheelchair accessible flats (which is 10% of overall number of residential units in the scheme).

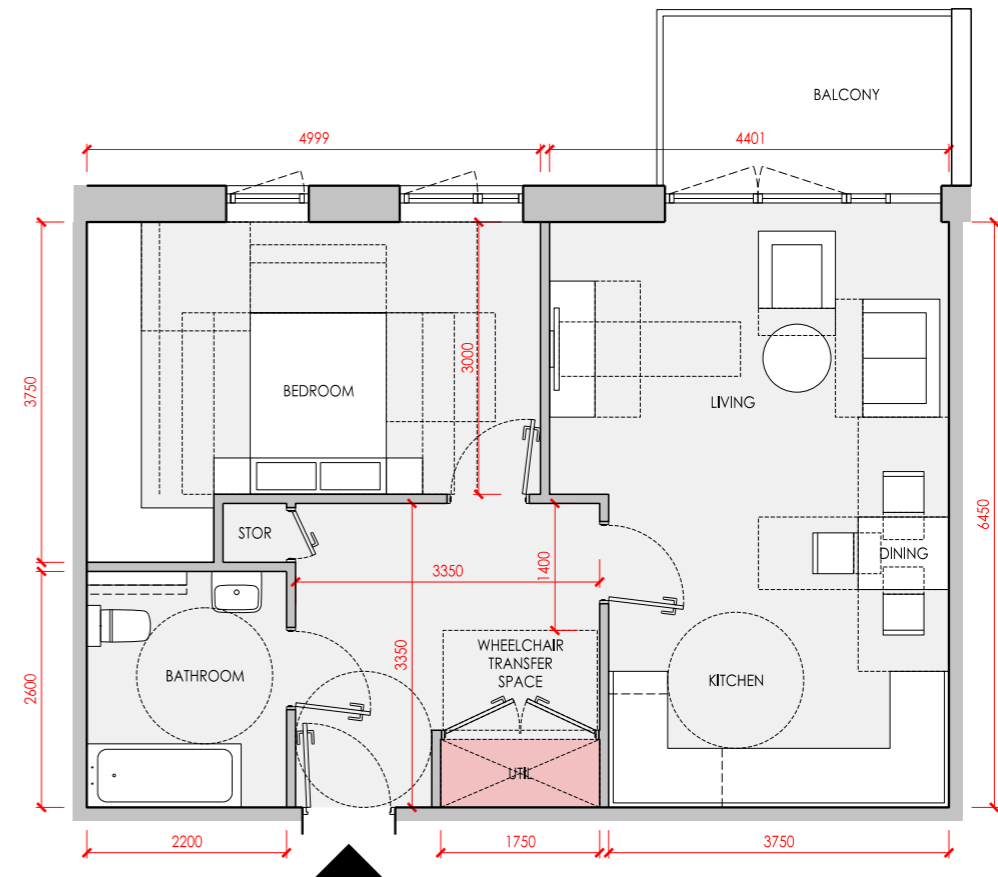
All accessible flats are located on the 1st floor of Block 1 and have level access to the podium deck. This way, they can take advantage of podium access to lifts in other cores, in the event that a lift in their core is out of service.

The proposed accessible units are spread across all three tenure types.

All wheelchair accessible flats comply with Building Regulations Part M4(3).



W1 1 BEDROOM WHEELCHAIR ACCESSIBLE FLAT
area 61.3 m²

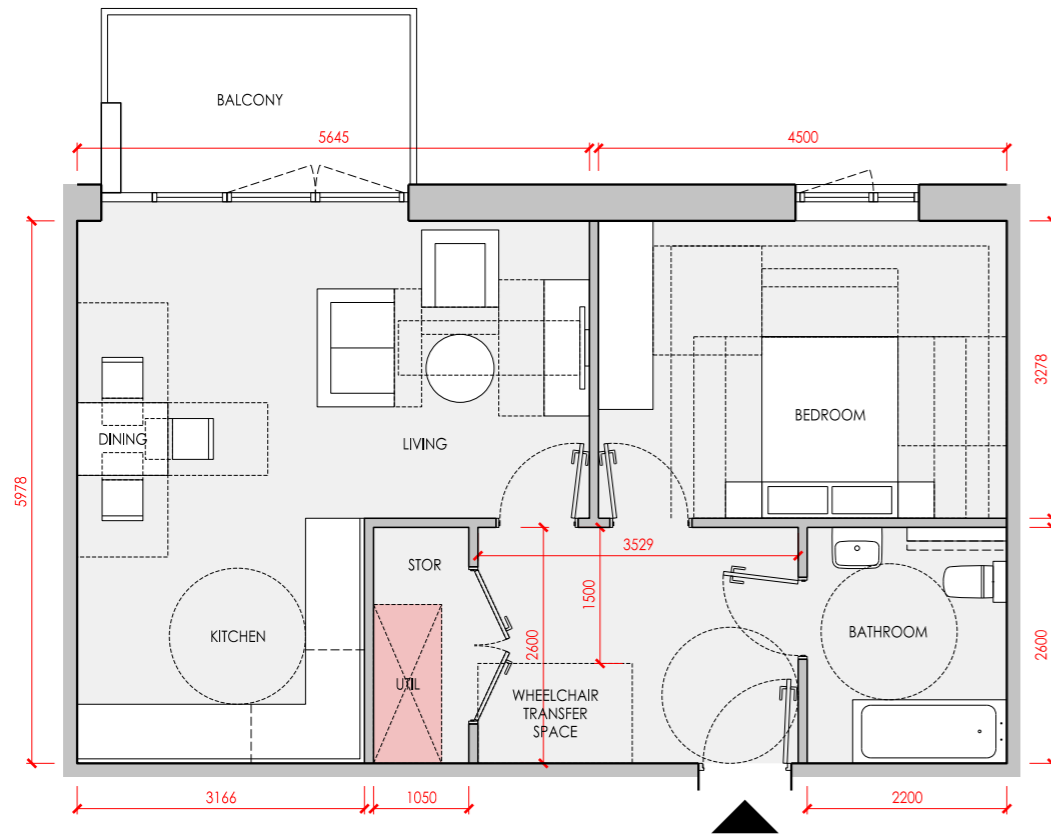


ROOM	AREA
LIVING + DINING + KITCHEN	26.1 m ²
BEDROOM	16.0 m ²
STORAGE	2.5 m ²
AMENITY	6.2 m ²

9.4 WHEELCHAIR ACCESSIBLE UNITS

W2

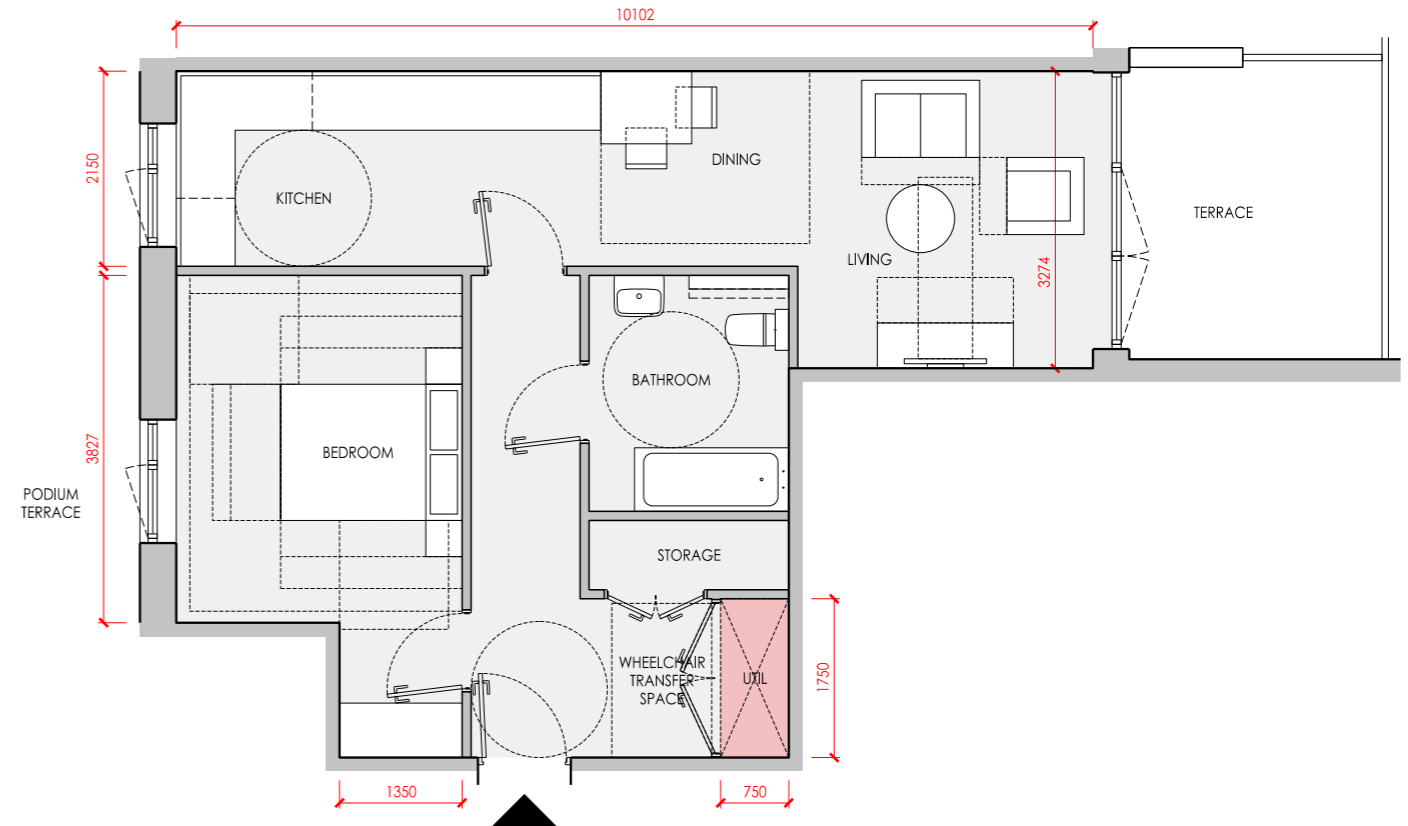
1 BEDROOM
WHEELCHAIR ACCESSIBLE FLAT
area 61.2 m²



ROOM	AREA
LIVING + DINING + KITCHEN	27.0 m ²
BEDROOM	14.7 m ²
STORAGE	1.9 m ²
AMENITY	6.3 m ²

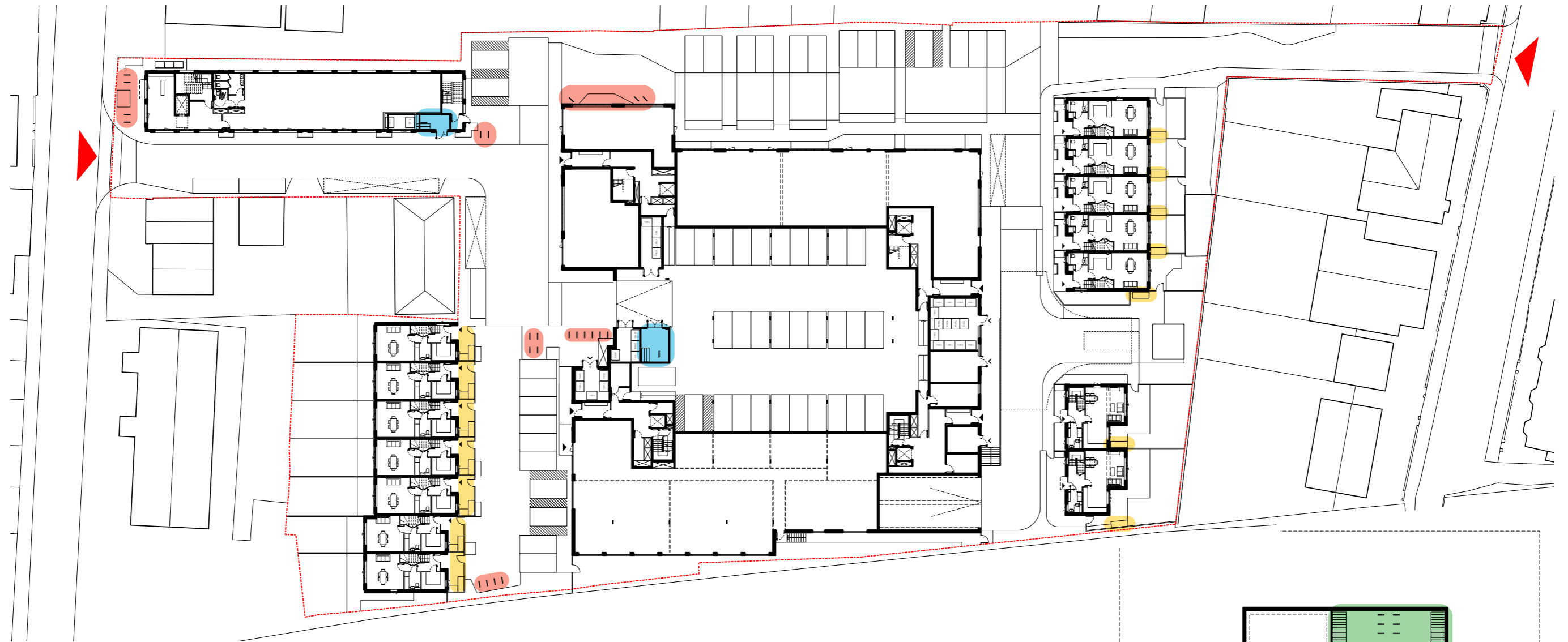
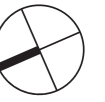
W4

1 BEDROOM
WHEELCHAIR ACCESSIBLE FLAT
area 59.4 m²



ROOM	AREA
LIVING + DINING + KITCHEN	25.4 m ²
BEDROOM	14.1 m ²
STORAGE	1.7 m ²
AMENITY	18.9 m ²

9.5 CYCLE STORAGE STRATEGY



Long-stay

Long-stay cycle storage for flats is located within basement car park, in separate lockable storage rooms, utilising double-stacking storage racks as well as standard Sheffield stands. There are 152 spaces in total, 8 of them are accessible.

Cycle storage for houses is provided within private gardens in dedicated storage sheds, providing two bike spaces for each house.

There are 13 commercial spaces located in dedicated stores on the ground floor level of Blocks 1 and 2. Ten of them utilise double racks, 3 are accessible.

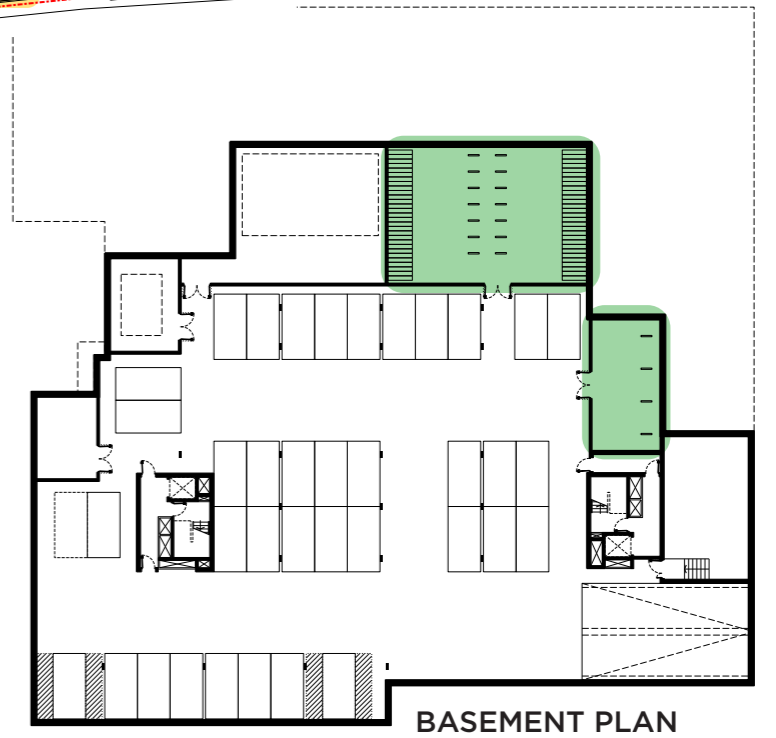
Short-stay

There are Sheffield stands located throughout the site catering for residential and commercial short-stay requirements. For details, refer to section 6.5

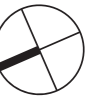
KEY

LONG-STAY CYCLE STORES	STD	ACC	SUM
RESIDENTIAL - HOUSES	28	-	28
RESIDENTIAL - FLATS	144	8	152
COMMERCIAL	10	3	13

SHORT-STAY CYCLE PARKING
SHEFFIELD STANDS



9.6 REFUSE AND DELIVERY STRATEGY



Refuse and recycling

There are three residential refuse stores within Block 1 to minimise travel distances from each core.

Additionally, there are two separate bin stores in each block dedicated to commercial refuse.

Each house has an individual refuse storage located in the front garden.

Council Requirements

(LBRuT Refuse and Recycling Storage Requirements SPD, April 2015)

HOUSES (3 BED)

Refuse - 240 litres
 Recycling - 2x 55 litres | these will be provided in each front garden

FLATS

Refuse - 70 litres per bedroom
 Recycling - 2-6x 1100 l bins depending on number units using bin store

COMMERCIAL

Refuse - 1300 litres per 1000 m² GIA
 Recycling - 1300 litres per 1000 m² GIA

Servicing

There are two loading/servicing bays on each side of Block 1 to cater for commercial and residential requirements.

Additionally, dedicated servicing zones have been provided for the existing and proposed sub-station.

BINS CALCULATION

FLATS	units	beds	refuse	recycling
Core 1	21	44	3x 1100l	2x 1100l
Core 2+3	53	74	6x 1100l	6x 1100l
Core 4	12	17	2x 1100l	2x 1100l

COMMERCIAL	GIA [m ²]	refuse	recycling
Block 1	1289.9	2x 1100l	2x 1100l
Block 2	595.1	1x 1100l	1x 1100l



1100 litre wheelie bins will be used

9.7 SERVICING STRATEGY

This strategy has been produced in order to demonstrate how the site will be served in order for residents to live comfortably and ensure that the development is kept in good repair.

The strategies outlined below have been formed on the basis that the development will be unmanned, with the costs incurred with servicing the site being recovered from residents, via payment of the annual service charge.

Postal

Individual externally secure post boxes for all 86 flats will be located within the ground floor lobby of each core.

In line with the guidance provided by the Crime Prevention Officer and by Royal Mail, the postman will gain access to each block via a programmed fob, with access restricted to the ground floor only.

The postman will be responsible for the distribution of mail to each post box.

Window cleaning

As each unit has the benefit of an external balcony, all residents will be able to clean external opening doors and windows independently.

The windows/doors which can not be accessed internally (i.e. stair core windows), will be cleaned by the facilities management team every quarter.

Due to both residential and commercial blocks being medium-rise there is no requirement for a building maintenance unit.

A hose and pole cleaning strategy can be implemented at ground level to clean the lower levels.

ManSafe system has been provided to allow for abseiling methods to clean the upper floors, which will be inspected in line with health and safety requirements.

Parking management

To prevent unauthorised parking by residents with multiple cars, all units will be provided with an assigned parking space.

Groundskeeping

The facilities management team will be responsible for undertaking the following actions:

- Sweeping and litter picking
- Mowing of grassed areas
- Clipping and pruning of trees, hedges and shrubs
- Replacement of external light bulbs
- Re-planting (if required)
- Cleaning of bin stores

Dependant on seasons and weather conditions, as a minimum the above will be undertaken once a month.

External and internal maintenance

Internal and external maintenance will be reviewed annually by the management team and when required will be responsible for the procurement of maintenance services.



9.8 SECURED BY DESIGN

Integrated Approach

In preparing the layout, priority has been given to creating well lit public open spaces which can accommodate multiple uses, e.g. movement, recreation and parking. The lighting scheme will be designed to BS 5489, ensuring that good light levels are provided to all external highways, footpaths, communal and commercial seating areas, parking bays, doorways, storage rooms and internal circulation points. Consideration of crime prevention at the outset will avoid the need for installing physical measures at a later date.

Natural Surveillance

Clearly defined private defensible space has been provided to all houses and podium apartments through the use of planting and hedges.

All glazing to ground floor units and common ground floor glazed areas will have 6.4 mm laminated glass installed. Communal doors serving residential accommodation will comply with enhanced security specification PAS 24.

Open space and management

Public open spaces will be surrounded by apartments with principal frontages, therefore maximising natural surveillance.

Secured by Design review

The meeting with Secured by Design officer, Constable Ray Goodlett, was held on site on 17 September 2019.

The proposal was very well received and Mr Goodlett confirmed that the design in its current form has good potential to make the site self-policing.

Mr Goodlett has also made the following detailed observations:

- All 4 x communal entrances to the flats will have an airlock (as per the plans), with the front door to each core achieving LPS1175:SR2, the inner door can be an FD60, both doors to have an access controlled audio and video entry system.
- The 1st floor podium amenity space to have an access control system installed, an thumb turn on the inside is acceptable.
- Due to the permeability of the site, due diligence will have to be shown to the site being used as a cut through from Holly Road to Windmill Road.
- Lighting scheme to be confirmed.
- Bin and postal strategy is acceptable
- Bike storage within the car park to be within a brick built building with an LPS1175:SR2 rated door.
- All Town houses & flats to have a PAS24:2016 door with 3rd party test certification fitted to the front entrance.
- All other accessible doors and windows to be PAS24:2016 with 3rd party test certification
- SMART meters to be installed for both electricity and gas.



9.9 M&E STRATEGY



Electrical strategy: Existing sub-station to be retained. New sub-station to be provided in an individual building to the south of the site, with dedicated servicing bay in the front. Switch rooms for Block 1 to be located on the Ground Floor level.

Heating strategy: All commercial and residential units will have electrical heating provided by ASHP system located on the roof.

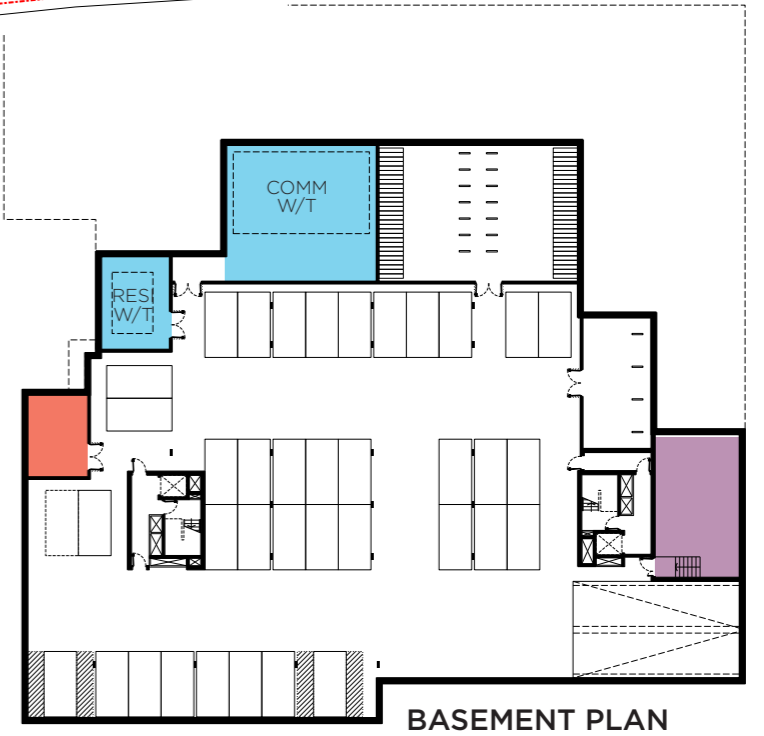
The commercial units will be heated via reverse-cycle heat pumps that will also be used to provide comfort cooling. Condenser units for Block 1 will be located on floor 3 roof level. Condenser units for Block 2 will be located to the east of the block.

Both basement and ground level garages to have mechanical smoke extract, located in dedicated rooms.

Water tanks for both commercial and residential element to be located in dedicated rooms on the basement level.

KEY

- GARAGE SMOKE EXTRACT ROOMS
- ELECTRICAL SUB-STATIONS
- GENERATOR ROOM
- SWITCH ROOMS
- A/C CONDENSER UNITS
- WATER TANK ROOMS
- PLANT ROOM



BASEMENT PLAN