

Design:

- As I mentioned, a number of the second floor units have no/minimal outlook from some habitable rooms. This gives poor living standards. I have discussed with our UD officer who would not be averse to some modest and appropriately designed dormer windows to these units. Can this please be explored. Some provisional elevations would be useful so we can consider.

Response

Please refer to previous comments regarding BRE guidance and development plan spd/spg in relation to the need for an outlook for units not each habitable room.

Living Standards:

- The 1b 2p dwellings on the second floor of Blocks A and B have no (or minimal) outlook.

Response

Please refer to previous comments regarding BRE guidance regarding quality of outlook in relation to unit size and occupants.

All second floor units have an east, west or south facing aspect from their primary living space towards the landscaped communal gardens and with access from these rooms onto private amenity space. The scheme provides an acceptable outlook and good standard of residential accommodation for all units.

Amenity Space:

- Ground floor units have access to private amenity space.
- Seems that there is lack of delineation between GF private amenity space in some cases i.e. Block A.

Response - This is an exporting to pdf issue. There is a delineation line on the CAD files.

- Could amenity space adjacent to access points be hedged for clarity on separation between private and public space?

Response – yes this is what is shown on the landscape masterplan.

- Block B Ground floor – amenity space to 2b 4p units extends to the window of adjacent 3b 5p unit. Could this be separated off by planting? Not appropriate.

Response - This is an exporting to pdf issue. There is a delineation line on the CAD files that aligns with the party wall between the two units.

- Unclear whether private amenity space around 3b 5p units in GF of Block B can be accessed from the units – if not, can this be provided? How are they accessed?

Response - The southern part is accessed via the front door path. The eastern part is considered as barrier planting only. This is accessed from the single bedroom through the full height window as shown on the elevations.

- What is this area in grey? Roof terrace? 3b 5p unit on FF of Block B.



Response - Flat canopy roof as shown on the elevations.

- Our Residential Standards SPD requires a minimum of 5 sqm of private outdoor space for 1-2 person dwellings plus an extra 1 sqm should be provided for each additional occupant.

Response – The balcony areas are set out in the schedule of accommodation.

- Some of the 3b 5p units in Block B (FF) only have small balconies which do not meet required size (significantly so). It also appears that a number of the other balconies are marginally short (less of a concern).
- Don't want balcony provision to come at the expense of high quality design /amenity considerations but can enlarging some of the balconies (as necessary) be explored.
- As a caveat, I do not have access to hard copies of plans so am measuring from the online version as best as I can. Can clarification be provided if I am mistaken.

Response - the schedule of accommodation includes the private amenity space areas – the 3b5p unit in Block B (FF) has 8 sqm which meets the minimum standard.

Gated:

- Why is communal amenity space gated – LP 1 resists this. Please remove. This was also advised by the DRP.

Response - The community space at the rear of the property is private for the benefit of residents only. It is a secured-by-design requirement. It is not a 'gated development' – there is public access along the access road to Scamps nursery and as such the scheme does not conflict with LP1.

Playspace:

- The Planning Statement indicates that the playground is proposed for U5s play space (approx. 140sqm). This is sufficient to meet U5s provision based on the GLA calculator.
- Can you please confirm how provision for 5-11s and 12+ is being met. Is this on or off-site?
- It is noted there is extensive communal amenity space on site but it is not clear how this is being used.
- We may need an off-site contribution if provision for 5-11s and 12+ is not being met on site, dependent on capacity in the area.

Response – It is understood that there is no requirement to provide over 5s playground space within the development. The site is located close to Strawberry Woods playground and the sports facilities in the adjacent school (including swimming pool) are dual use. The site is located within easy walking distance of Fulwell and Strawberry Hill golf courses which is publicly accessible.

The applicant considers that there is sufficient capacity in the area and within the borough to meet the needs of over 5s children bearing in mind that the occupants of affordable rent units will already be drawing on community facilities in the borough.

Open space / playing pitches:

- I can't find an open space or playing pitch assessment as required by LP 31. I can only see a very brief reference in the D&A.
- Can you please provide a statement to this effect so our Parks team can consider whether needs are being or if mitigation is needed.

Response

The scheme incorporates a publicly accessible pocket park at the junction with Strathmore Road. There is insufficient land available to provide playing pitches within the development and comply with the council's other policy requirements. It should be noted that the provision of public open space or playing pitches must be balanced against the substantial planning benefits arising from the scheme i.e. 100% affordable housing and the re-provision of the Scamps nursery.

The area is well served by sports facilities in Bushy Park (approximately 1.2 km from the site) including playing pitches (rugby, football, bowls, cricket, hockey) and other sports organisations such as Thames Turbo and the Bushy Park Run. There are a number of local bus routes running along Stanley Road which provide direct accessible transport links to other sports facilities in the borough including Teddington and Richmond swimming pools.