

7.0 SCHEME DESIGN

7.4 HOUSING QUALITY

51 new homes will be provided and it is envisaged that they will be of high quality, robust construction creating energy efficient healthy homes to live in.

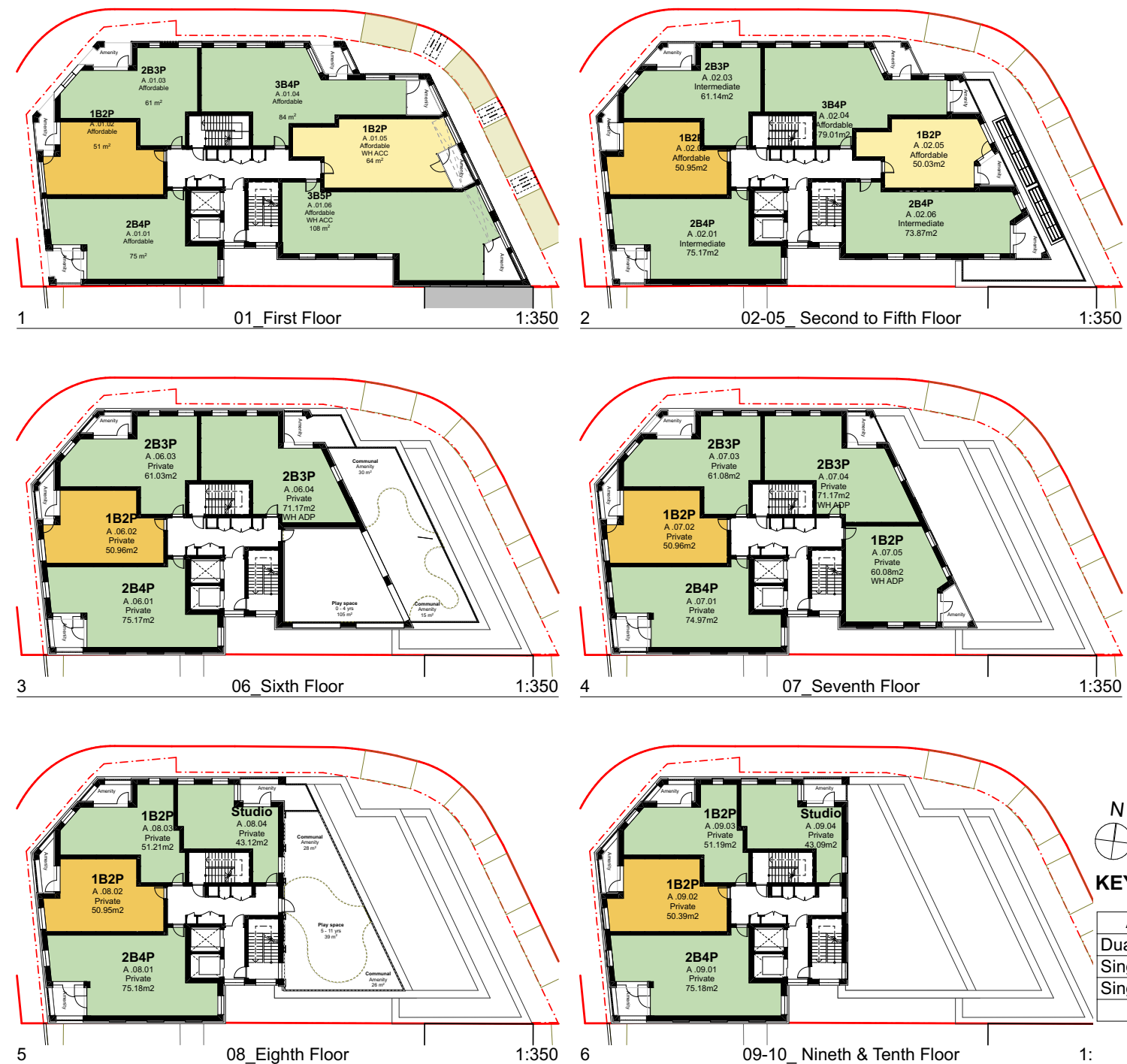
All the homes will be designed to achieve GLA standards and some will exceed them. 69% of the dwellings are dual aspect and where they have a single aspect they are east or west facing with access to good levels of daylight and sunlight.

Communal amenity and play space, in addition to private balconies and terraces will enhance the living experience for residents.

Large window openings with high-performance glazing will maximise natural light into the dwellings whilst good quality materials will provide a welcoming environment to live in.



QUALITY HOMES

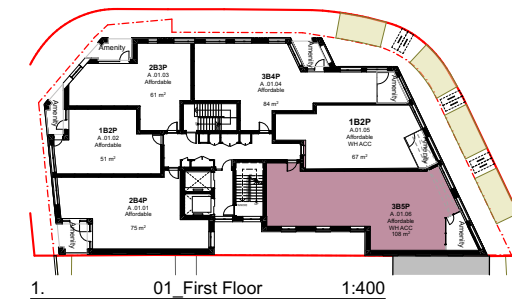
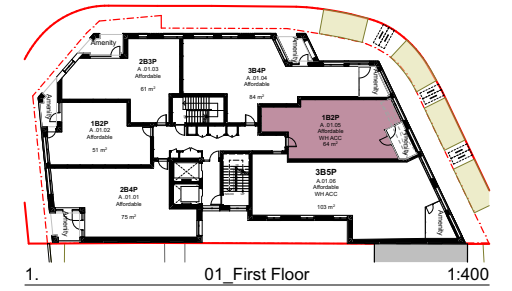
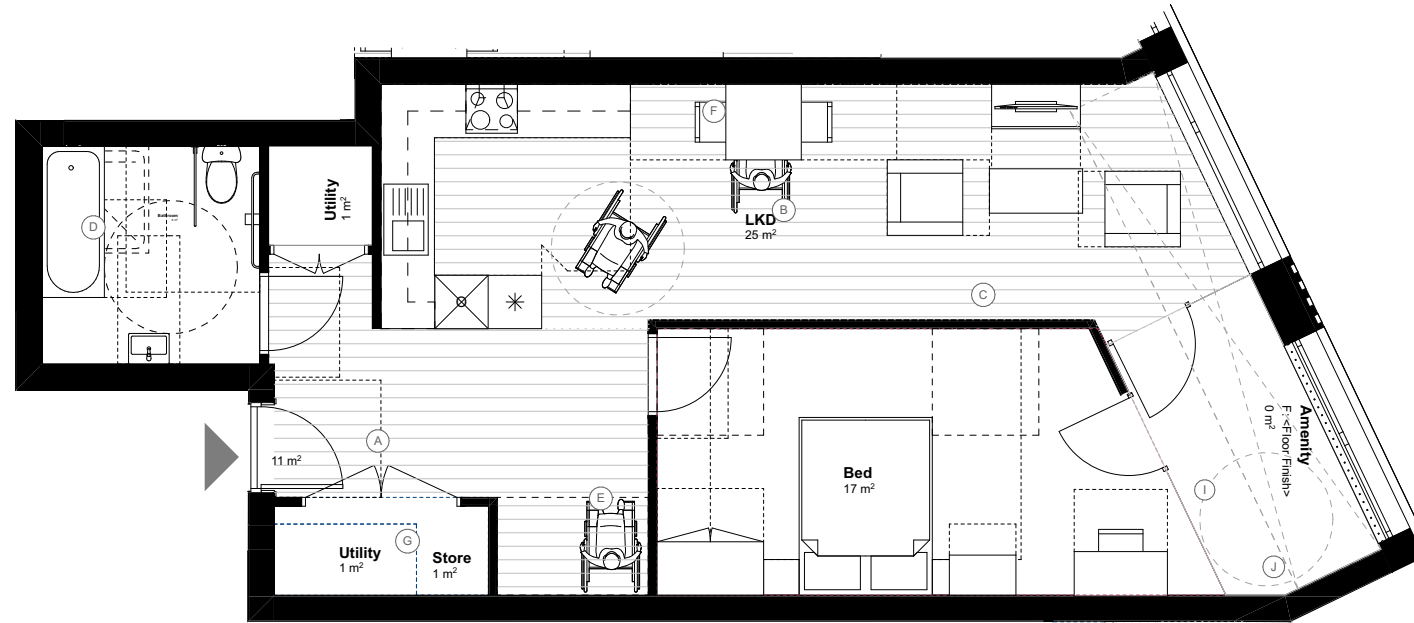


7.5 WHEELCHAIR FLATS ACCESSIBLE

KEY

Part M Legend

- A. Principal private entrance level door with:
 - 850mm clear opening width and 300mm nib for 1800mm min beyond it
 - 1500mm turning circle inside entrance area
- B. Internal doors min clear width 850mm with 300mm nibs
- C. Clear Access routes around beds as follows:
 - principal bedroom: 1000mm clear space to the sides and foot of the bed and 1200mm manoeuvring space on both sides of bed
 - other double bedrooms: 1000mm to one side and foot of the bed
 - single bedroom: 1000mm to one side and in front of all furniture
- D. 1500mm x 1500mm turning circle in main bathroom
- E. Minimum 1500mm clear space in front of and between all kitchen units and appliances
- F. Adequate built-in household storage space
- G. Wheelchair transfer space 1100mm wide x 1700mm long
- H. 4 bed spaces and above additional WC/cloakroom space
- I. Doors to balcony/terrace amenity 850mm min clear opening width
- J. 1500mm clear turning circle on every outdoor space
- K. External level landing to principal entrance with 1500mm minimum depth and covered for a minimum width and depth of 1200mm.



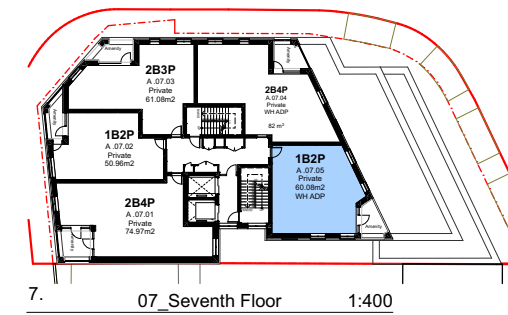
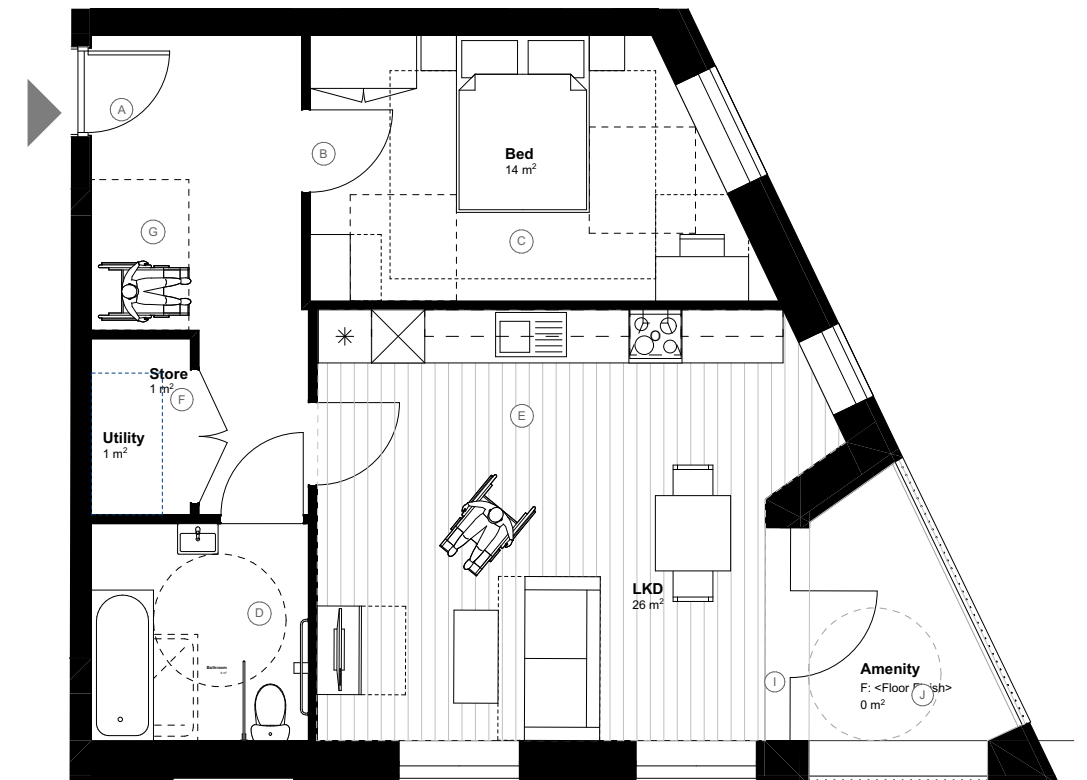
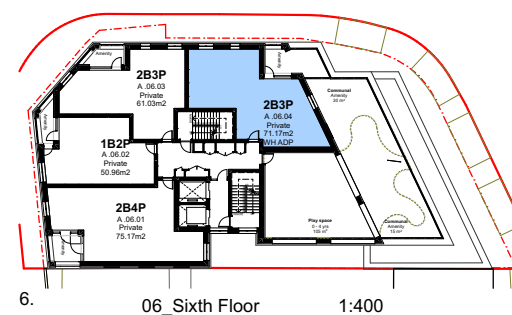
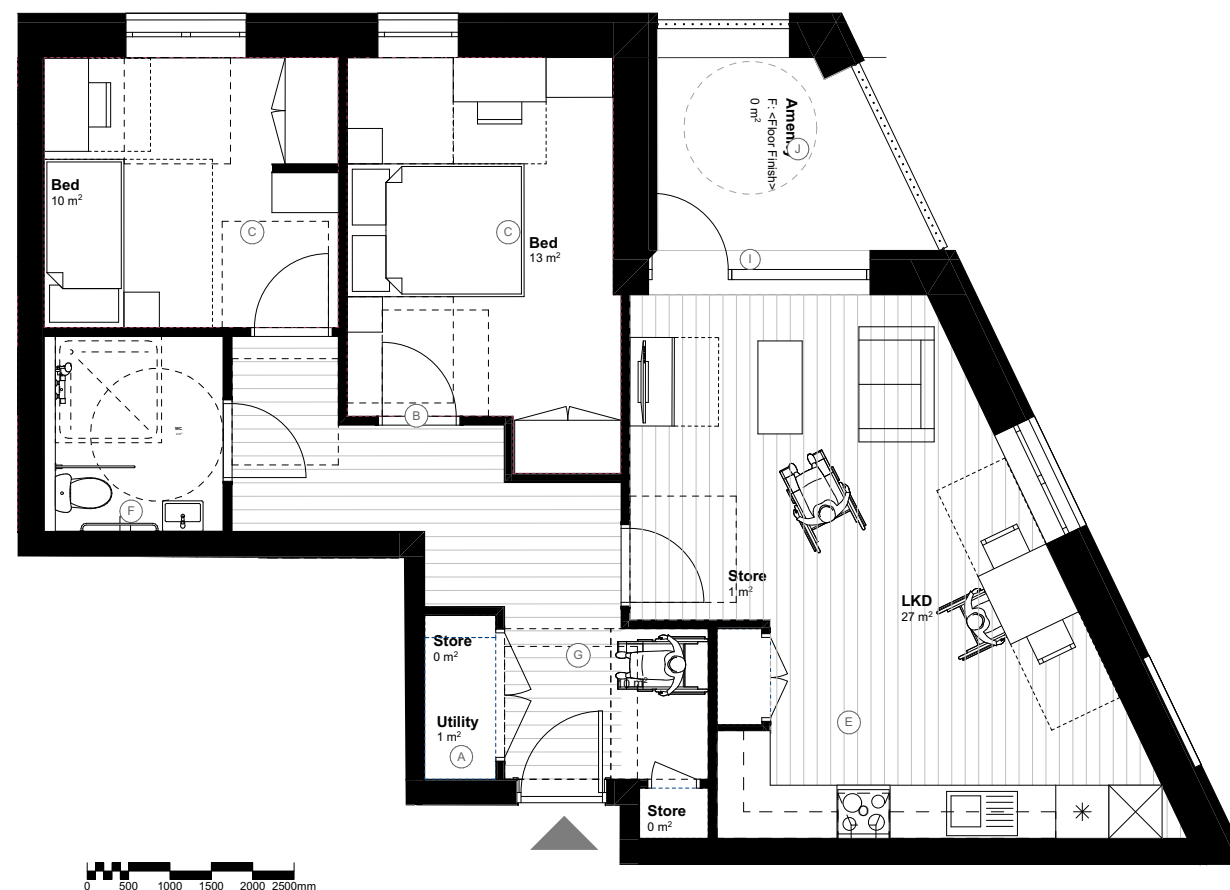
7.0 SCHEME DESIGN

7.5 WHEELCHAIR FLATS ADAPTABLE

KEY

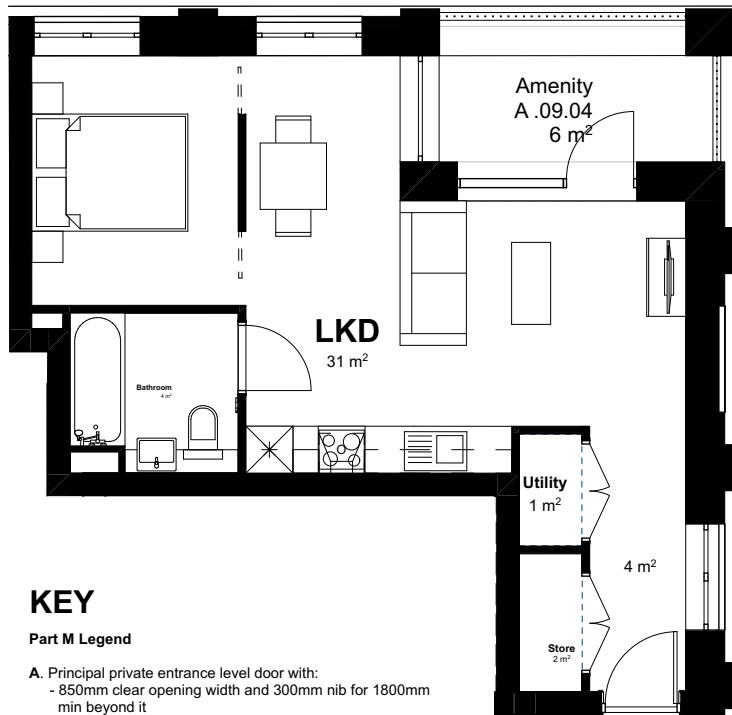
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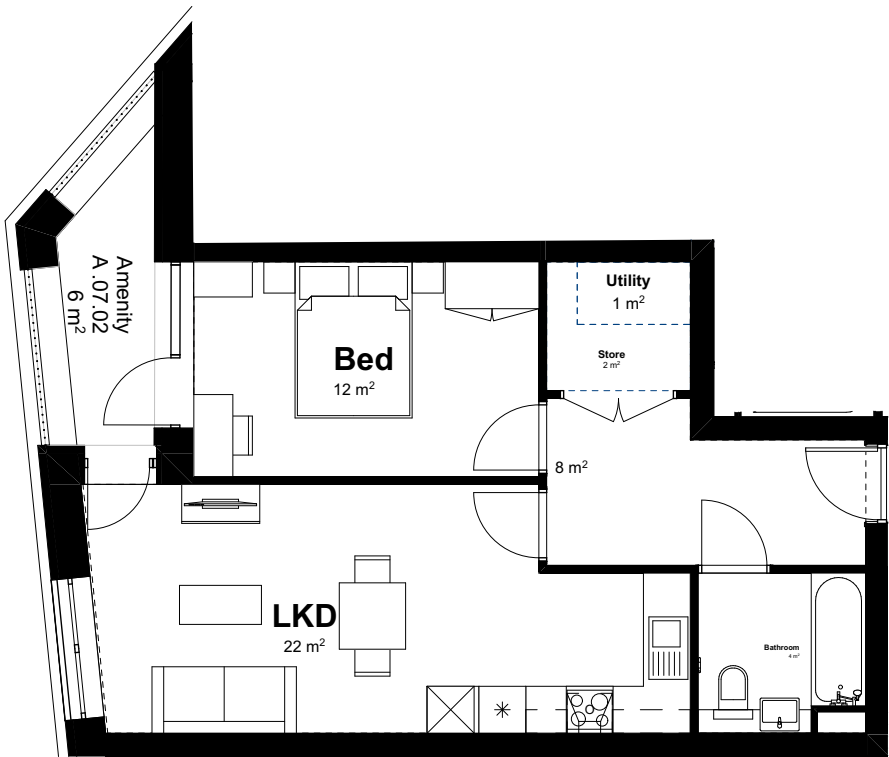


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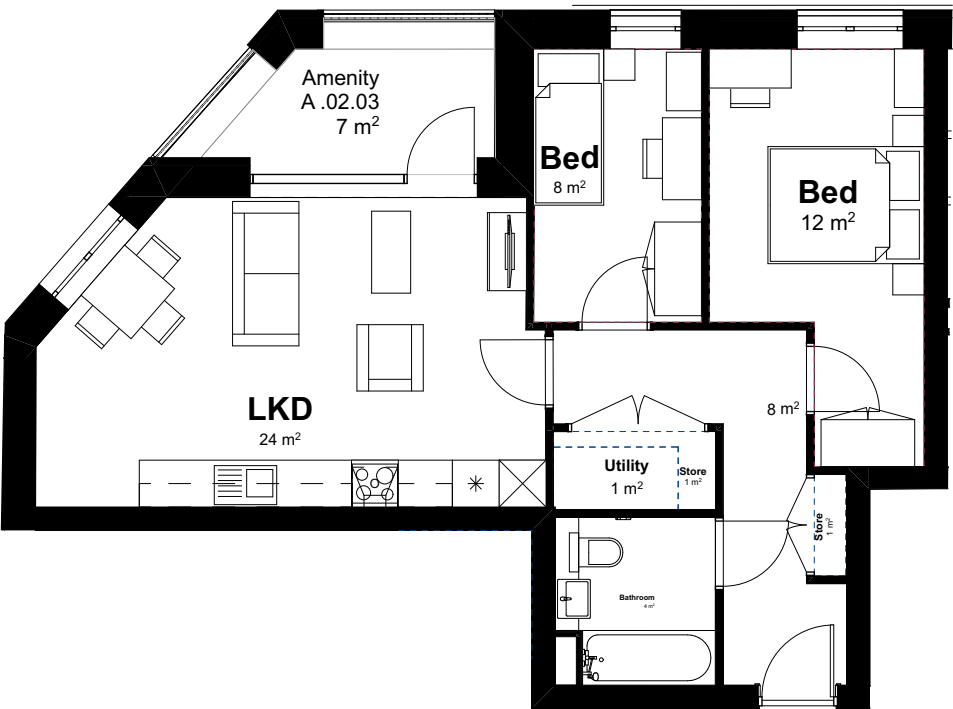
7.6 TYPICAL FLAT LAYOUTS



STUDIO APARTMENT 43 M²



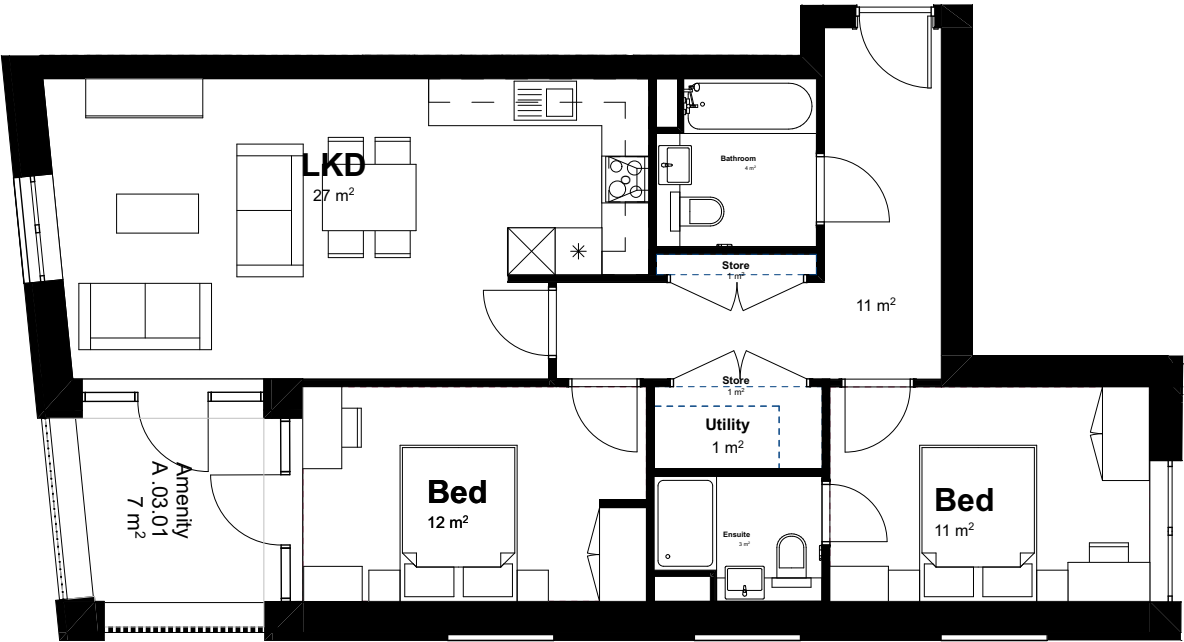
1 BED 2 PERSON APARTMENT 50 M²



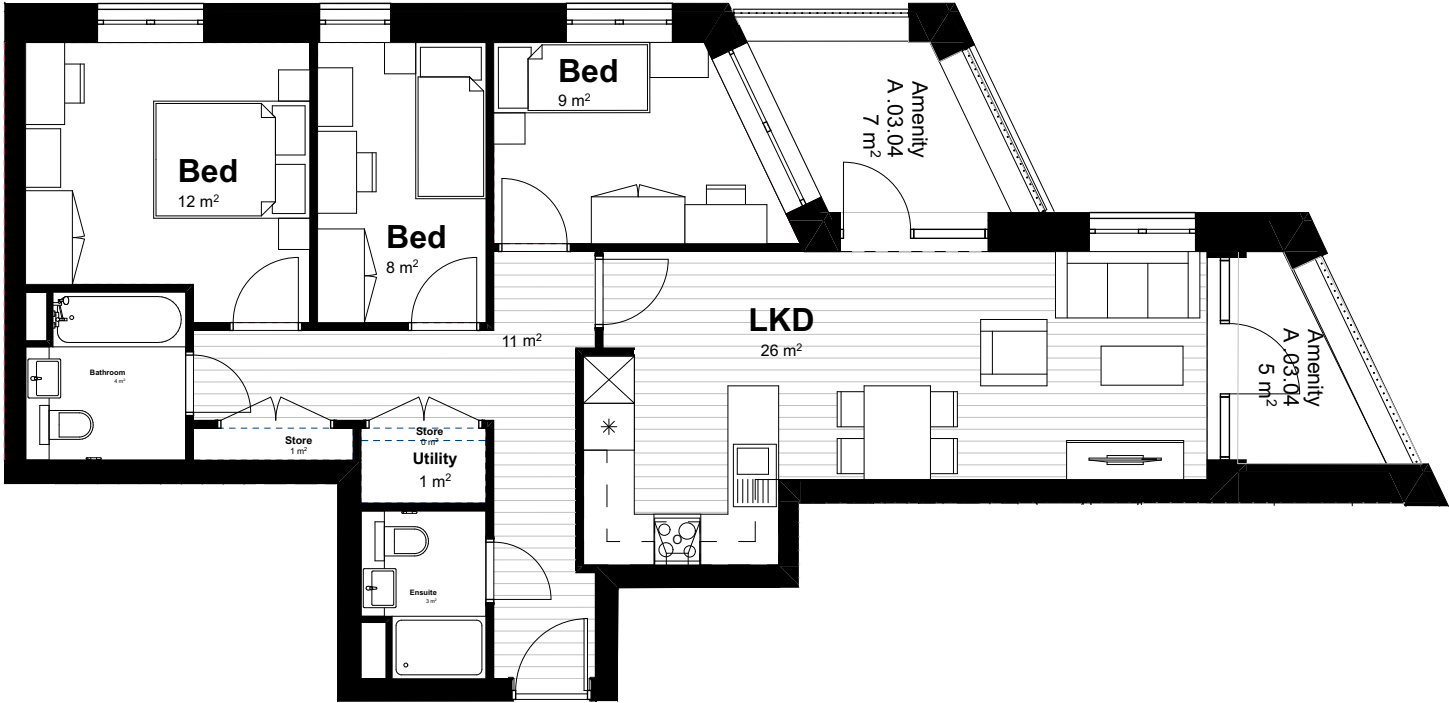
2 BED 3 PERSON APARTMENT 61 M²

7.0 SCHEME DESIGN

7.6 TYPICAL FLAT LAYOUTS



2 BED 4 PERSON APARTMENT 75 M²



3 BED 5 PERSON APARTMENT 78 M²

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8.0

8.0 LANDSCAPE, PUBLIC REALM 8.1 PROPOSED LANDSCAPE

LANDSCAPE STRATEGY

To develop a holistic approach to landscape design that considers both the local and wider context in terms of urban design, sustainability, public and residential amenity and biodiversity. The landscape strategy will consider the following in detail

PUBLIC REALM

- Provide a net gain in usable public space with increased permeability across the site with wider footpaths
- To improve the pedestrian experience along Clarendon Road with wider paths, street furniture and planting in line with 'Healthy Streets' guidance
- Promote active frontages with high quality landscape and an opportunity for integrating public art or community projects as wider masterplan develops
- Create opportunities for street trees and sustainable urban drainage coordinated with existing and proposed services

RESIDENTIAL AMENITY & PLAY

- Look to provide a safe green oasis for residents providing a sense of calm and well being where passive and active spaces can be in harmony
- Provide integrated and inclusive play for 0-11 age groups accessible to all tenures, in line with current SPG requirements and the GLA play space calculator
- Consider day light sunlight levels and wind conditions in the orientation of the proposed amenity gardens

BIODIVERSITY & URBAN GREENING

- Demonstrate a net gain in biodiversity creating habitats suitable for a wide variety of species to survive • To achieve an Urban Greening Factor of 0.4 in line with the GLA's recommendations, this is achieved by utilising roofs for biodiversity gain and street tree planting.
- Take account of habitat and species targets in relevant Biodiversity Action Plans (BAPs) to ensure proposals are suitable for their location.
- Provide comprehensive ecological mitigation and enhancements that encourages the passage of fauna and flora across the site joining up to wider wildlife corridor

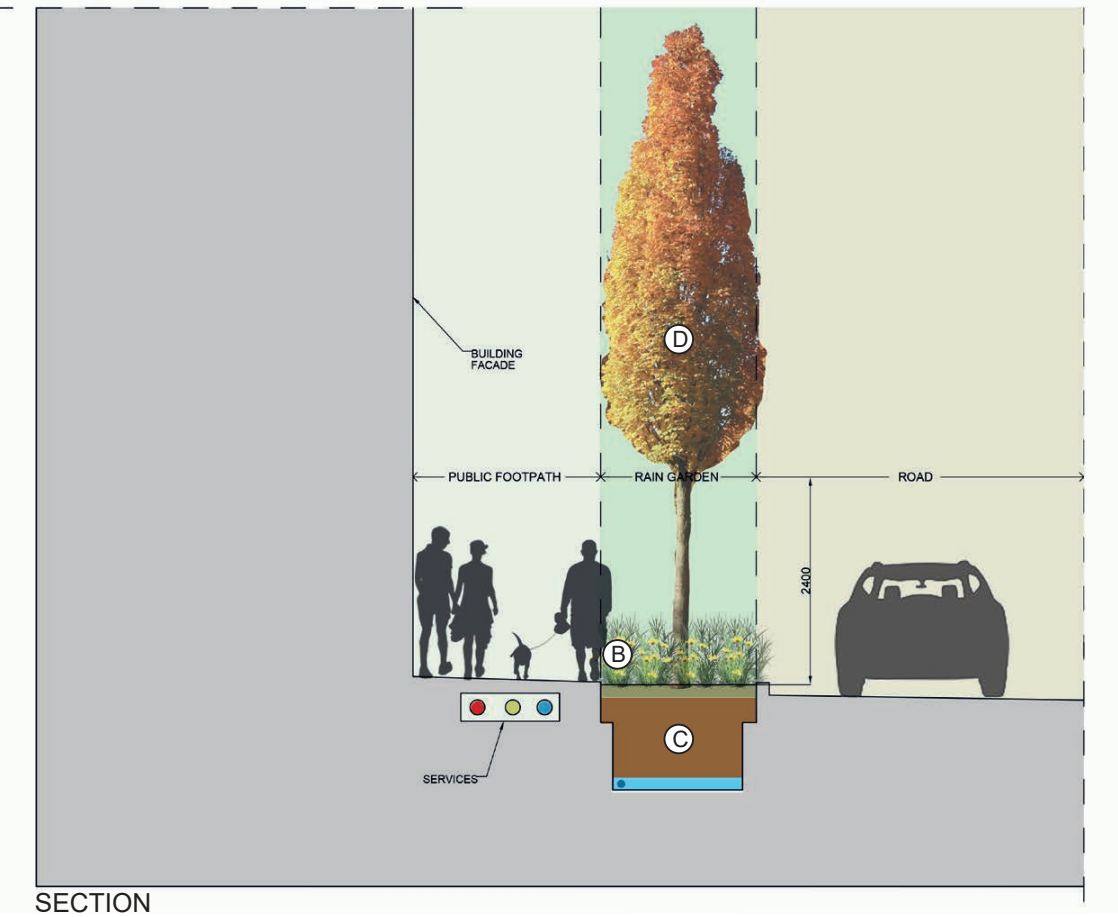
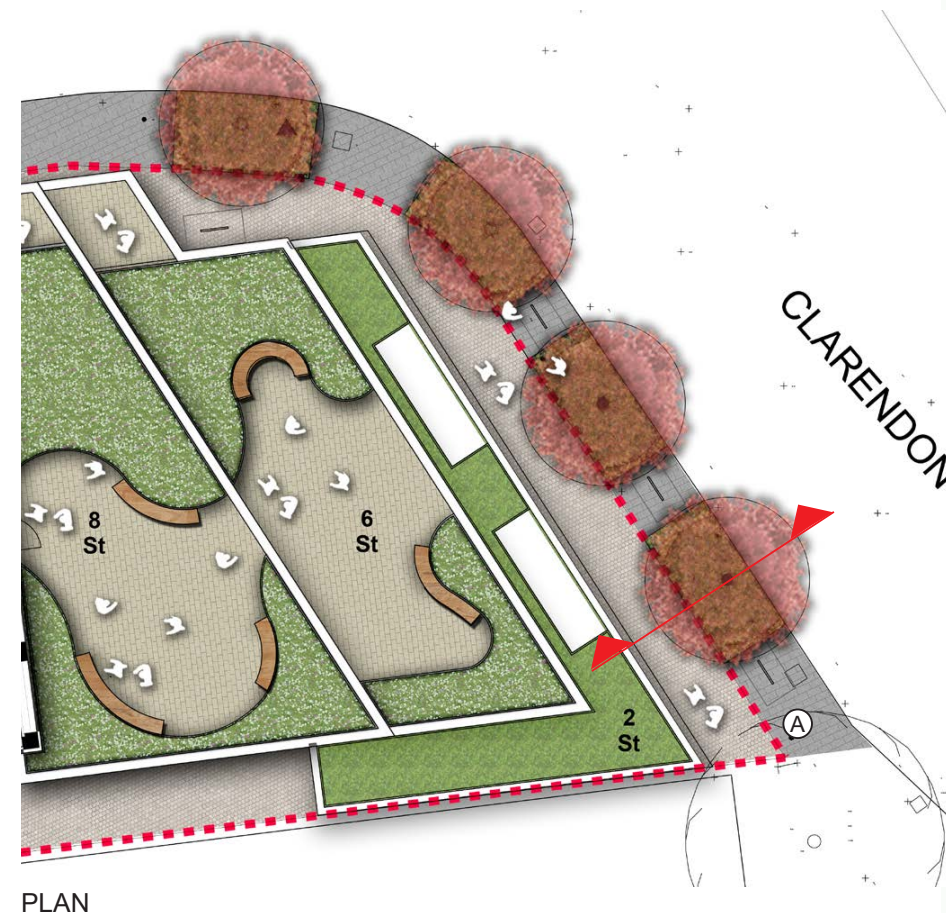
LANDSCAPE MASTERPLAN OF JESSICA BUTTONS



8.0 LANDSCAPE, PUBLIC REALM

8.2 CHARACTER AREAS : PUBLIC REALM STREET LEVEL

TREES IN PUBLIC REALM SECTION

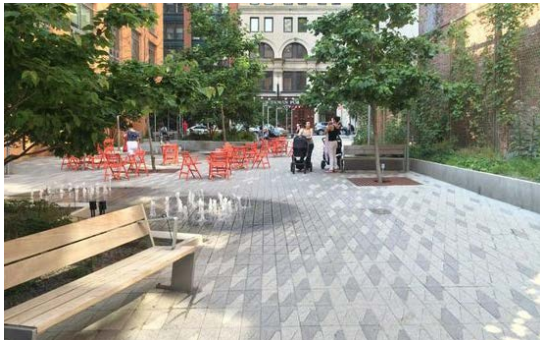


8.0 LANDSCAPE, PUBLIC REALM

8.3 CHARACTER AREAS : PLAY SPACE



STREET TREES & UGF PITS



PUBLIC REALM IMPROVEMENTS



RAIN GARDENS & SUD'S



BIO-DIVERSE ROOFS



PASSIVE AMENITY SPACE



OUTDOOR PLAY



INDOOR PLAY



ECOLOGICAL MITIGATION

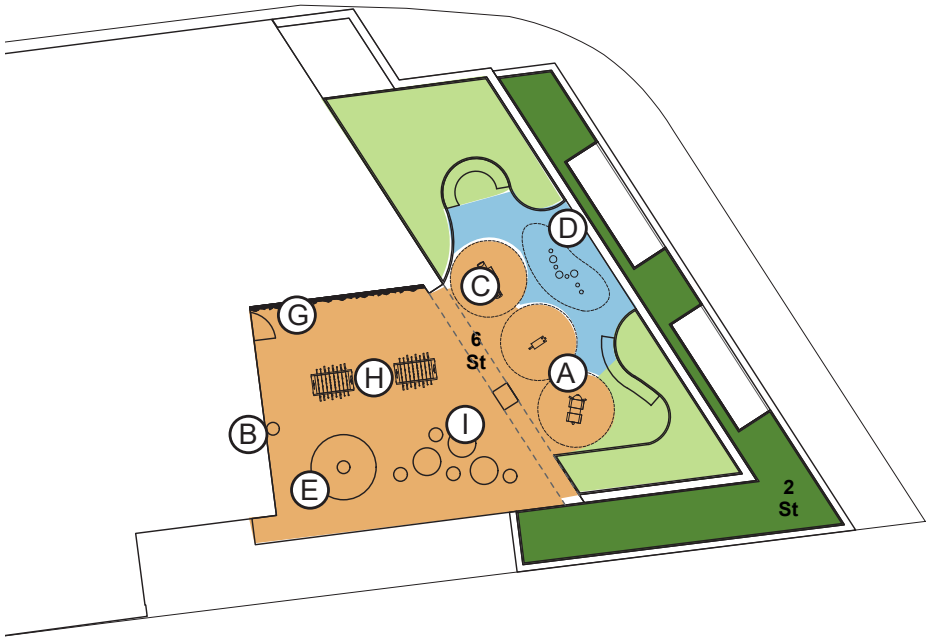
Yield from Development (persons)			
	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	3.9	4.9	8.9
Ages 5, 6, 7, 8, 9, 10 & 11	2.6	3.9	6.4
Ages 12, 13, 14 & 15	0.5	1.9	2.4
Ages 16 & 17	0.3	1.0	1.3
18-64	69.6	16.2	85.8
65+	1.7	0.4	2.0
Total Yield	78.6	28.2	106.8

88.9✓
64.1✓

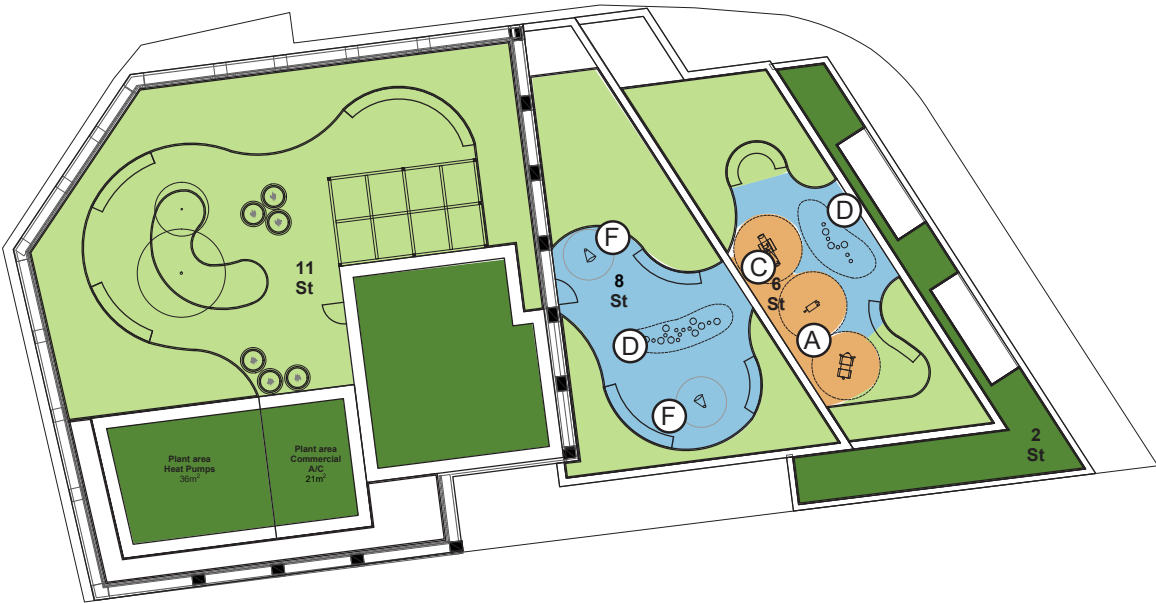
Play Space Calculator		
Total Children	18.9	
	Benchmark (m²)	Total play space (m²)
Play space requirement	10	189.3

- KEY:
- 0-4 PLAY
 - 5-11 PLAY
 - PASSIVE/SHARED AMMENITY
 - BIODIVERSE ENHANCEMNET

- STRATEGY:
- TO PROVIDE 0-11 PLAY PROVISIONS ONSITE
 - PLAY TO BE ACCESSIBLE TO ALL AND TO ALL TENURES
 - NATURE THEME AND EDUCATAIONAL PLAY



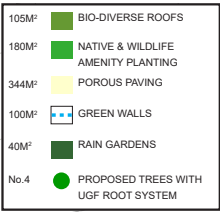
OUTDOOR PLAY AREAS



8.0 LANDSCAPE, PUBLIC REALM

8.4 CHARACTER AREAS : UGF URBAN GREENING FACTOR

JESSICA BUTTON - PRELIMINARY URBAN GREENING FACTOR - OPTION A		SITE AREA (M2) =		6300	SITE AREA (M2) =		779
Surface Cover Type	Factor	Existing Site Areas	Existing Site UGF	Proposed Site Areas	Proposed Site UGF		
Semi-natural vegetation (e.g. woodland, flower-rich grassland) created on site.	1	150	150		0		
Wetland or open water (semi-natural; not chlorinated) created on site.	1	0	0		0		
Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm – see livingroofs.org for descriptions.	0.8	0	0	105	84		
Standard trees planted in natural soils or with a minimum of 25 cubic metres soil volume per tree (preferably with load-bearing substrates and connected pits) – see Trees in Hard Landscapes for overview.	0.8	27	21.6	4	3.2		
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code (2014).	0.7	0	0		0		
Wild life - Flower-rich perennial planting – see Centre for Designed Ecology for case-studies.	0.7	1500	1050	180	126		
Rain gardens and other vegetated sustainable drainage elements – See CIRIA for case-studies.	0.7	0	0	40	28		
Hedges (line of mature shrubs one or two shrubs wide) – see RHS for guidance.	0.6	210	126		0		
Standard trees planted in individual pits with less than 25 cubic metres soil volume.	0.6	0	0		0		
Green wall – modular system or climbers rooted in soil – see NBS Guide to Façade Greening for overview.	0.6	0	0	100	60		
Groundcover planting – see RHS Groundcover Plants for overview.	0.5	120	60		0		
Amenity grassland (species-poor regularly mown lawn).	0.4	0	0		0		
Extensive green roof of sedum mat without substrate or other systems that do not meet GRO Code (2014).	0.3	0	0		0		
Water features (chlorinated) or unplanted detention basins.	0.2	0	0		0		
Permeable paving - see CIRIA for overview.	0.1	3650	365	344	34.4		
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	670	0		0		
Totals			0.281		0.431		



8.0 LANDSCAPE, PUBLIC REALM

8.5 CHARACTER AREAS : PASSIVE AMENITY



MATERIALS PALLET



CORTEN STEEL PLANTERS



METAL PERGOLA WITH COLOURED PANNELS FOR REFLECTION



CORTEN STEEL PLANTER POTS



INTERGRATED BENCHES



11TH FLOOR GARDEN
OFFERING A PASSIVE AMENITY SPACE SKY GARDEN WITH VIEWS OVER THE CITY FOR RESIDENTS
"A CALM OASIS OF GREEN"

HEDGE PLANTING



Buxus sempervirens



Carpinus betulus



Griselinia littoralis

HEDGE & SHRUB MIX STRATEGY - GROUND FLOOR & ROOF

SHRUB PLANTING



Briza media



Ceanothus thyrsiflorus repens



Dianthus 'Haytor white'



Hebe 'White Gem'



Hebe pinguifolia 'Pagei'



Hedera hibernica



Heuchera micrantha 'Palace Purple'



Hebe albicans



Iris foetidissima



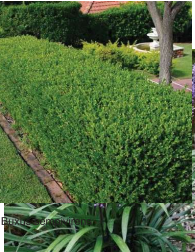
Kimmia japonica 'Rubella'



Lavandula angustifolia 'Munstead'



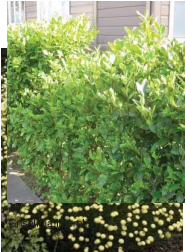
Lavandula stoechas pedunculata



Liriope muscari



Santolina chamaecyparissus 'Lemon Queen'



Santolina pinnata (Neapolitana) Sulphurea



Stachys byzantina



Sedum spectabile 'Septernberglut'



Vinca minor 'Argenteovariegata'



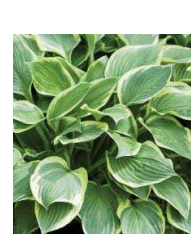
Crocosmia 'Lucifer'



Cistus corbariensis



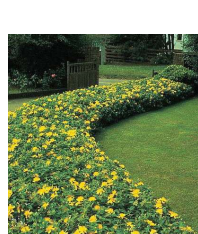
Euonymus fortunei 'Emerald Gaiety'



Hosta fortunei



Houttuynia cordata 'Chameleon'



Hypericum calycinum



Prunus 'Otto Luyken'



Pittosporum tenuifolium 'Tom Thumb'



Salvia officinalis 'purpurascens'



Alchemilla mollis



Bergenia cordifolia 'Purpurea'



Bergenia 'Silberlicht'