

POPULARWORKS

CYCLE CAFE

ABERFELDY

JOLLYS GREEN

Design and Access Statement: The Masterplan Addendum - Revision E | November 2023

ABERFELDY VILLAGE MASTERPLAN

Introduction

The new Aberfeldy Village Masterplan is a once in a generation opportunity to stitch together east and west Poplar, transforming and regenerating the neighbourhood. The masterplan will provide new homes, workspace, open space and local amenities and deliver growth on a strategic scale in one of London's most important Opportunity Areas. The regeneration will transform the area for existing residents and deliver social, economic and environmental benefits, fulfilling the potential of the Site as an Opportunity Area, Housing Zone and Neighbourhood Centre.

The Aberfeldy Village Masterplan seeks approval for:

- High quality housing – up to 1,565 new homes
- 38.8% of new homes (by habitable room) will be affordable and, of the affordable homes 46% will be family homes (3 bedrooms or more)
- Transformed public realm with new public open spaces at Highland Place, Nairn Park and Nairn Square and Town Square; as well as improvements to four existing public spaces (Braithwaite Park, Leven Road, Jolly's Green and Millennium Green)
- Enhanced biodiversity and greening with 453 new trees and a comprehensive play strategy creating interesting and playable landscape
- Improved east-west connections with the pedestrianisation of the vehicular underpass providing a direct pedestrian and cycling link to Jolly's Green and improvements to the existing Dee Street underpass
- A new High Street with over 2,000m² of retail space
- New workspace, including affordable workspace providing local employment opportunities with the expansion of Poplar Works (2,100 m²)
- Traffic calming of Abbott Road, creating a pedestrian focussed healthy street

(Numbers shown above refer to the maximum parameter scheme).

The illustrative masterplan

This document has been prepared as an Addendum to the Aberfeldy Village Masterplan Design and Access Statement: The Masterplan Revision B - 11th August 2022. This document supersedes The Masterplan Addendum Revision D submitted in January 2023, which set out changes to the scheme made following the planning submission made in October 2022. This revision includes all changes in Revision D (unless superseded by this document) along with further changes made as part of the GLA's Stage 3 process. This document is to be read alongside the Aberfeldy Village Masterplan Design and Access Statement: The Masterplan Revision B - 11th August 2022.



Fig.1 Aerial sketch of the proposed Aberfeldy Village Masterplan

Introduction

Changes January 2023

Working alongside the London Borough of Tower Hamlets, changes were made to the masterplan in 2022 and submitted in January 2023. These include:

- The removal of Building A3 and associated amendments to dwelling mix and tenure. Please refer to pages 6-9 of this document for further information.
- Provision of Nairn Park and associated changes to landscape spaces, particularly open space and play provision. Please refer to pages 10-28 of this document for further information.
- Changes to Phase A to accommodate second staircase in Buildings F and I and resulting in a minor reduction in play space requirements. Please refer to Design and Access Statement: Detailed Proposals Addendum for more information.

Changes September 2023

Following a resolution to refuse planning permission by LBTH's Strategic Development Committee (SDC) in February 2023, the scheme was called in by the Mayor of London. Working alongside the GLA as part of their Stage 3 call-in process, the following changes were made to the scheme in summer 2023 and are now submitted in September 2023:

- Amendments to planting to achieve a Urban Greening Factor of 0.4 (previously 0.37). Please refer to pages 29-30 of this document.
- Addition of second stairs to all buildings over 18m. An initial exercise was carried out to add second stairs to all buildings over 30m in accordance with the GLA's guidance. This was expanded to include all buildings over 18m following the publication of the government's Long Term Plan for Housing in July 2023. Please refer to pages 31-37 of this document and to the Illustrative Building Layouts submitted with this application for further information.
- Revision to accommodation schedule capturing changes to dwelling mix made in summer 2023. Please refer to page 38 of this document for further information.

The maximum parameters

The changes to the maximum parameters and guidance about how these should be delivered is set out in the Parameter Plans and Design Code, which have also been updated as part of this resubmission.

This Addendum to the Design and Access Statement sets out these updated proposals and the changes to the masterplan. This Addendum should be read alongside Revision B of the Design and Access Statement (11 August 2022), with the following assumptions made in relation to the material provided within Revision B of the Design and Access Statement.

- All masterplan drawings of the Proposed Development should assume the removal of building A3, in line with the drawings on pages 4 and 5 of this Addendum
- The Layers of the Masterplan set out in Chapter 5 remain applicable and still work with the removal of building A3, with the exception of those set out in this Addendum: Illustrative masterplan layout, open space, scale and massing maximum building parameters and sections.
- The Tenure strategy, Phasing strategy and schedule of accommodation in Chapter 6 are superseded by the updated versions included within this Addendum.
- The illustrative general arrangement plans on pages 164- 167 have been superseded
- Pages 193 - 194 of Revision B are no longer required as this building has been removed from the masterplan
- The information provided about Nairn Square on page 282 of Revision B has been superseded by the information provided in this Addendum
- The material palette for the new proposed area of green space to replace A3, 'Nairn Park', will follow the same logic as plot J community garden area as set out in chapter 7.3 of The Design and Access Statement: The Masterplan Revision B.

Summary of key changes

The table below outlines the key changes in the Proposed Development between the original application (DAS Revision B), the scheme presented at SDC (DAS Addendum Revision D) and the current scheme (DAS Addendum Revision E):

	DAS Revision B Aug. 2022	DAS Addendum (Revision D) Jan. 2023	DAS Addendum (Revision E) Sept. 2023
Number of homes (illustrative masterplan)	1595	1556	1539
Number of homes (maximum parameters)	1628	1582	1565
Affordable homes percentage	35%	38.8%	38.8%
Proposed trees	437	453	453
Total play space (+ additional playable)	4,974m ² (+ 3,954m ²)	5,459m ² (+ 4,663m ²)	5,459m ² (+ 4,663m ²)
Proposed open space	3,574m ²	3,573m ²	3,573m ²

Document references

- This Addendum supports, and should be read in conjunction with, Revision B of the Design and Access Statement: The Masterplan dated August 2022.
- All references to the Design and Access Statement: Detailed Proposals refer to Revision B dated October 2022 and must be read in conjunction with its Addendum Revision B dated November 2023.
- All references to the Design Code refer to Revision D dated November 2023.
- References to the Parameter Plans refer to Revision 3 dated September 2023.
- All references to the Tall Buildings Statement refer to Revision C dated November 2023.
- For other supporting documents please refer to the most recent revision as set out in the Planning Application Documents and Drawing Schedule dated November 2023, prepared by DP9.

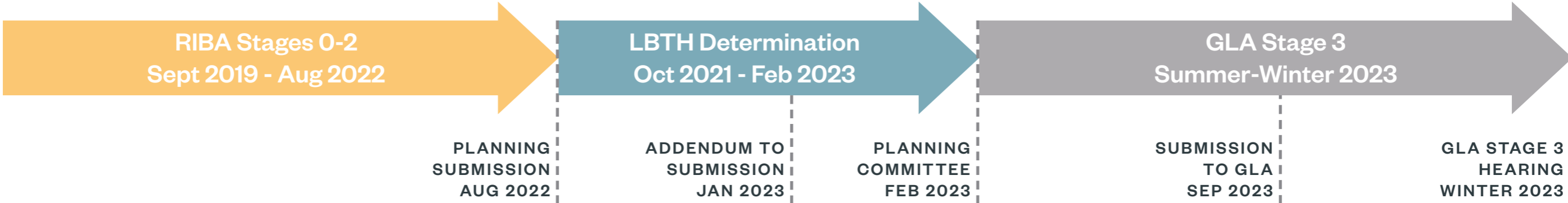


Fig.2 Project timeline

Layout

The adjacent plan shows the proposed layout of the illustrative masterplan, including the removal of building A3, the extension of Nairn Square and creation of new additional public space, Nairn Park.

- 1 Lochnagar Street
- 2 Allotments
- 3 Enterprise Yard
- 4 Community Lane (North)
- 5 Slip Road
- 6 Works Square
- 7 Nairn Park
- 8 Nairn Square
- 9 Repurposed Underbridge
- 10 Jolly's Green
- 11 Highland Place
- 12 Healthy Street / Abbott Road
- 13 Community Lane (South)
- 14 Millennium Green
- 15 Ettrick Street
- 16 Leven Road Open Space
- 17 Culloden Green
- 18 Town Square
- 19 Dee Street underpass
- 20 Dee Street
- 21 School Square
- 22 Kirkmichael Road
- 23 High Street
- 24 Lansbury Gardens
- 25 Braithwaite Park



Fig.3 Illustrative Masterplan

Scale and massing

Maximum building parameters

This addendum to the Design and Access Statement shows the proposals for the illustrative masterplan for 1539 homes, (including 277 homes in Phase A which is fixed through the Detailed Proposals of this hybrid planning application).

The building envelopes within the remaining phases (B – D) of the Outline Proposals are flexible and can be adapted within the maximum parameters set out in the Design Code and on the Parameter Plans, notably:

- Drawing 3663 - LB - ZZ - 00 - DR - A - 000021: Building Plots
- Drawing 3663 - LB - ZZ - 00 - DR - A - 000031: Building Heights

This would allow the capacity of the masterplan to be increased, in line with the maximum parameters, to deliver up to a total of 1565 homes.

Please note: all Parameter Drawings have been updated to remove Building A3 and, where buildings over 18m provide roof-top amenity spaces, the maximum height of access pop-ups has been increased from 80m² to 100m² to allow second stairs to come to roof level. Revision 3 of the Building Heights Parameter Plan reflects these amendments.



Fig.4 Diagram illustrating the maximum parameters and relationship with the illustrative masterplan

Phase B

Removal of Building A3

Working alongside the London Borough of Tower Hamlets, changes were made to Phase B of the outline masterplan following the planning submission in August 2022 to improve the aspect and outlook of residents of Atelier Court, which sits immediately to the east of the site boundary. Building A3 is replaced with Nairn Park, a new public space. This change was made in advance of the presentation of the scheme at LBTH's Strategic Development Committee (SDC) in February 2023, and was captured in the Design and Access Statement: The Masterplan Addendum Revision D (January 2023), which this document supersedes.

The removal of Building A3 reduces the sense of enclosure likely to be experienced by residents of Atelier Court and will improve the privacy within their homes. The provision of Nairn Park, which incorporates diverse planting types, new trees, and childrens' play spaces, will significantly improve the outlook of these residents, as well as their access to green space. The closest proposed building to Atelier Court is now Building A1-A2 which, at 26m, is significantly further away than the existing buildings on the Nairn Estate (typically 16m), that will be demolished as part of the development.

The nine social rent family homes (8 no. 3 bedroom homes and 1 no. 4 bedroom home) lost as a result of removing Building A3 have been reprovided in Building B1, with intermediate homes in B1 relocated to Building B2. As part of this exercise, an uplift in social rent homes has been provided across this scheme and the mix has been amended to significantly increase the number of family homes. A total of 15.1% of the social rent homes are now four bedroom family homes and 39.2% are three bedroom family homes.

Changes to dwelling numbers, habitable rooms, and residential and non-residential areas resulting from the removal of A3 and re-distribution of affordable homes are reflected in the revised area schedule on page 38 of this document, which also incorporates changes made to accommodate second stairs in Summer 2023.

— — Outline of Building A3, now omitted



Fig.5 Extract of Phase B from the illustrative masterplan

Scale and massing

Site sections

The removal of building A3 is illustrated on Section D-D, adjacent.

Section D-D cuts through the existing Poplar Works building adjacent to the A12 and the existing Atelier Court to the east of the Site, along Leven Road. A robust building of 12 storeys sits along Enterprise Yard, before buildings decrease in scale along Community Lane. With the removal of building A3, these buildings are set back from Atelier Court in order to respect both the scale of the surrounding buildings and for minimal impact on daylight, sunlight and overlooking to Atelier Court.



Further information at the maximum parameters is provided on **pages 42 to 45 of the Design Code** and on the **Parameter Plans Drawing 3663 - LB - ZZ - 00 - DR - A - 000031: Building Heights, Drawing 3663 - LB - ZZ - XX - DS - A - 000040: Parameter Sections-01 and Drawing 3663 - LB - ZZ - XX - DS - A - 000041: Parameter Sections-02.**

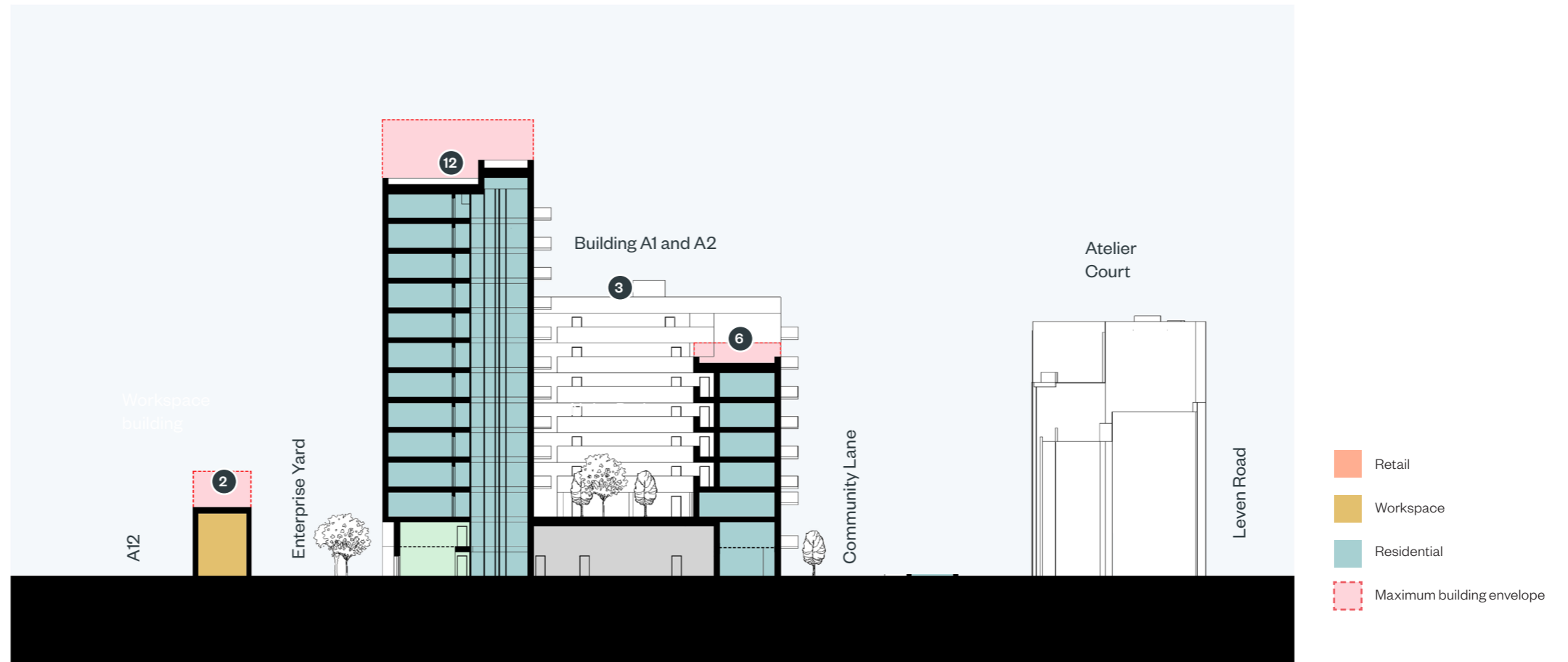


Fig.7 Section D-D cutting east-west through the northern part of the Site - Illustrative Scheme

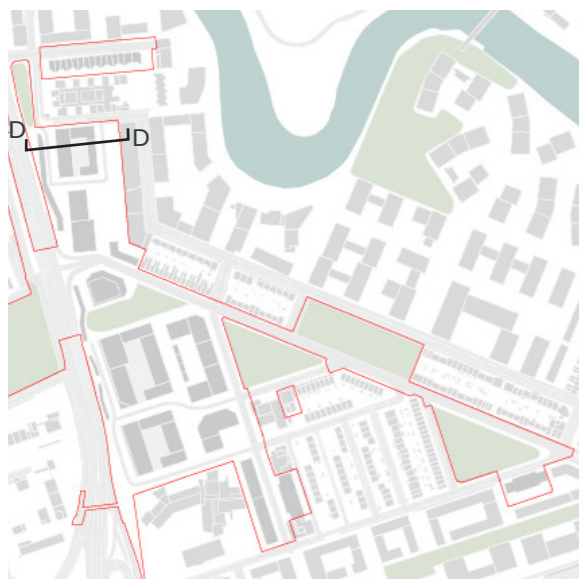


Fig.6 Key plan showing section cuts

Scale and massing

Community Lane North and relationship with Atelier Court

This page illustrates the section through building A, Community Lane North and Atelier Court. With the removal of building A3, the distance between the Proposed Development and Atelier Court increases significantly, beyond the extent of the existing Nairn Street Estate (shown by the dashed line).

The additional space will be public open space, Nairn Park, providing amenity to both new and existing residents of Aberfeldy and Atelier Court.

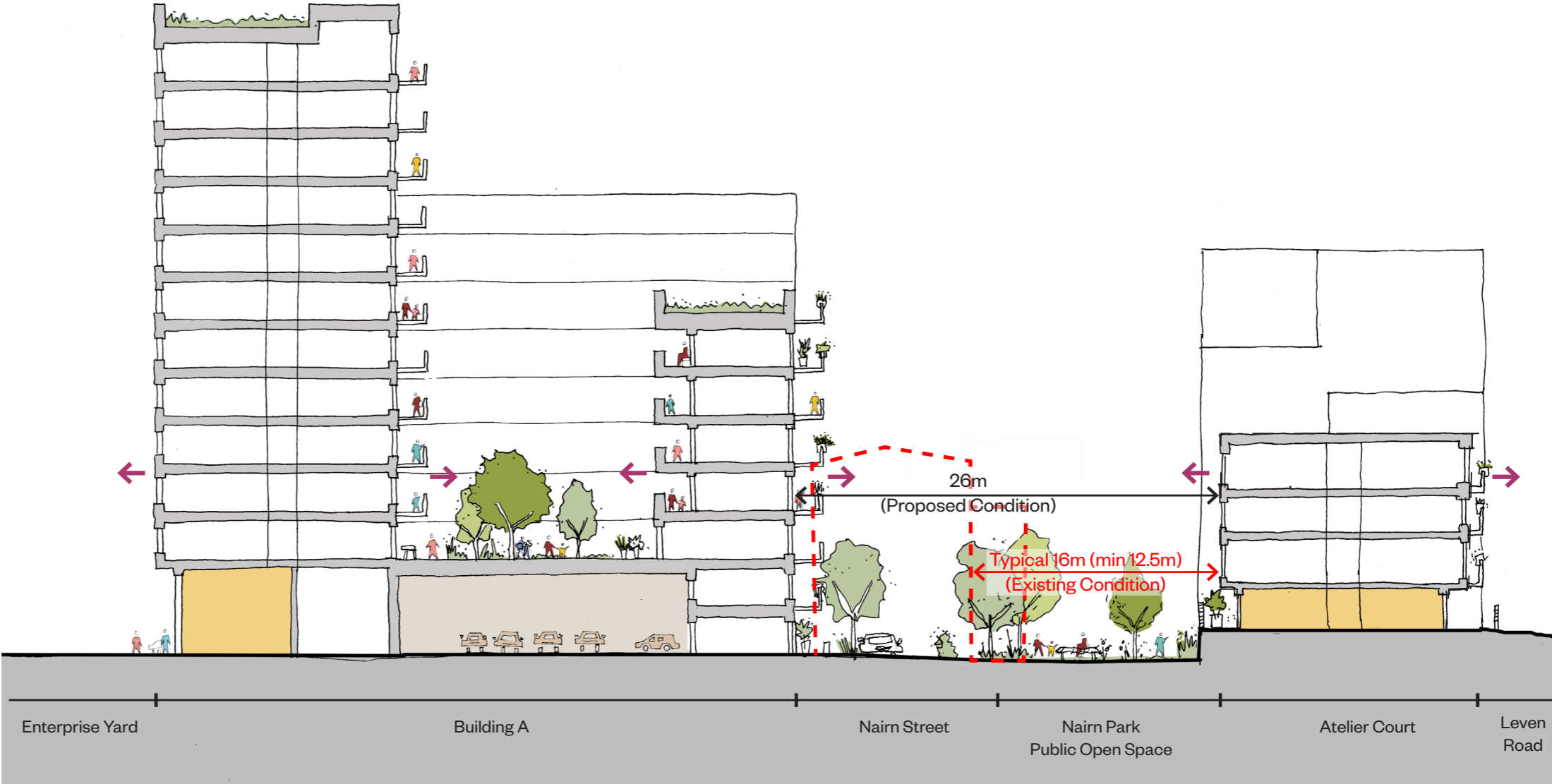


Fig.8 Sketch section cutting east-west through the northern part of the Site - Illustrative Scheme

Scale and massing

Community Lane North and relationship with Atelier Court

This page shows the updated illustrative street view from Nairn Square looking towards Atelier Court.

The removal of Building A3 has significantly improved the outlook of Atelier Court, which now enjoys views directly onto new public open space. This has also reduced the sense of enclosure to the Atelier Court homes. Building A3 was removed in advance of the presentation of the scheme at LBTH's Strategic Development Committee (SDC) in February 2023.

The lawn area at the south of Nairn Park has become a semi-natural wildflower meadow to improve the scheme's Urban Greening Factor (UGF), and enhance the biodiversity of this area. This change was made in Summer 2023 and further information on the improvements to the schemes UGF is provided on page 29 of this document.



Fig.9 Illustrative view from Nairn Square looking north towards Nairn Park

Open space and public space

Revised open space strategy

The revised open space strategy provides the following additional benefits:

- New linear open space, Nairn Park, providing play, growing areas and wildflower meadow, connecting Lochnagar Street (Phase A), Nairn Square and the wider masterplan to the south.
- All communities within the masterplan are connected with a corridor of linked green spaces.
- Creates a significant new 'green' arrival space at the northern end of Community Lane.
- Builds on the masterplan strategy of creating links between new and existing green spaces, to create safe pedestrian routes for children and young people.



Fig.10 Diagram illustrating open space strategy for Phase B and connections to other Phases

Open space and public space

Location and network of spaces

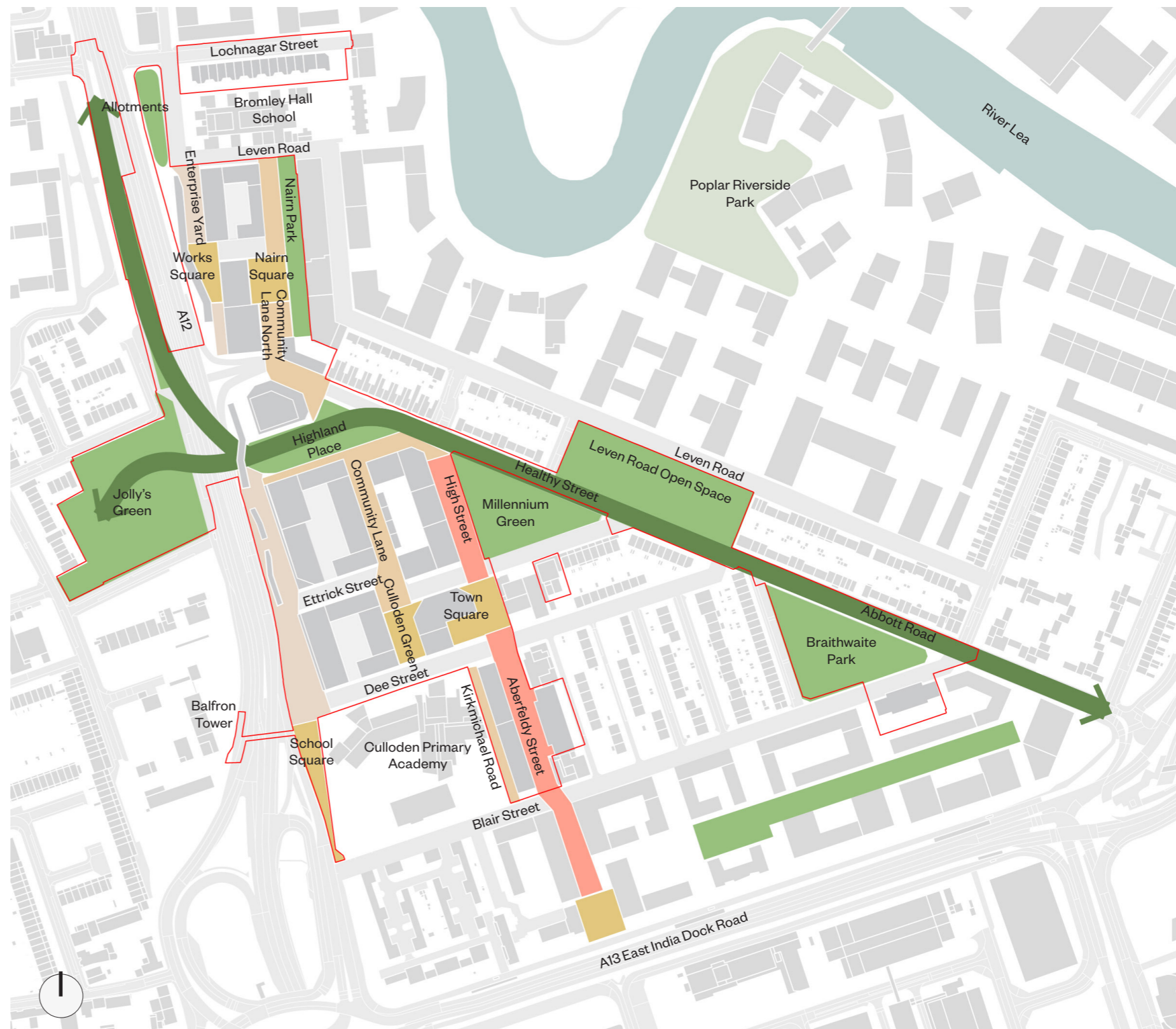
The adjacent diagram shows the relationship of the spaces discussed on the previous page, including the green spaces and squares or hard surfaced space. It also highlights the location of key routes: Enterprise Yard, the High Street and the pedestrian and cycle priority Community Lane.


Nairn Square

Nairn Square is located along Community Lane North. It is a local square that provides a variety of different areas for social opportunities, and for families and neighbours to gather and play.

Nairn Park

Nairn Park is a new space at the gateway of Community Lane North, offering a wildflower meadow, doorstep play and spaces to grow food close to the home.



 Further information and detailed design about the open spaces is provided in **Chapter 7: Public Realm of the Design and Access Statement: The Masterplan**

Reference should also be made to **Chapter 4 of the Design Code and Parameter Plan 3663 - LB - ZZ - 00 - DR - A - 000024: Principal Public Realm Areas.**







-  Site boundary
-  Enterprise Yard
-  Pedestrian/ cycle priority
-  Squares/hard surfaces
-  High Street
-  Green spaces
-  Healthy Street

Fig.11 Diagram illustrating the open spaces across the illustrative masterplan

Open space

Illustrative proposal

By stitching the existing green spaces together and creating a series of additional open spaces of varying sizes, a connected green network opens up and enhances previously poorly connected space.

In this way, the illustrative masterplan produces a critical mass of green space that addresses the existing deficiency.

- Site boundary
- London Borough of Tower Hamlets boundary
- Water space
- Publicly accessible open space
- 5 min walking distance (400m) to publicly accessible open space
- Area of open space deficiency

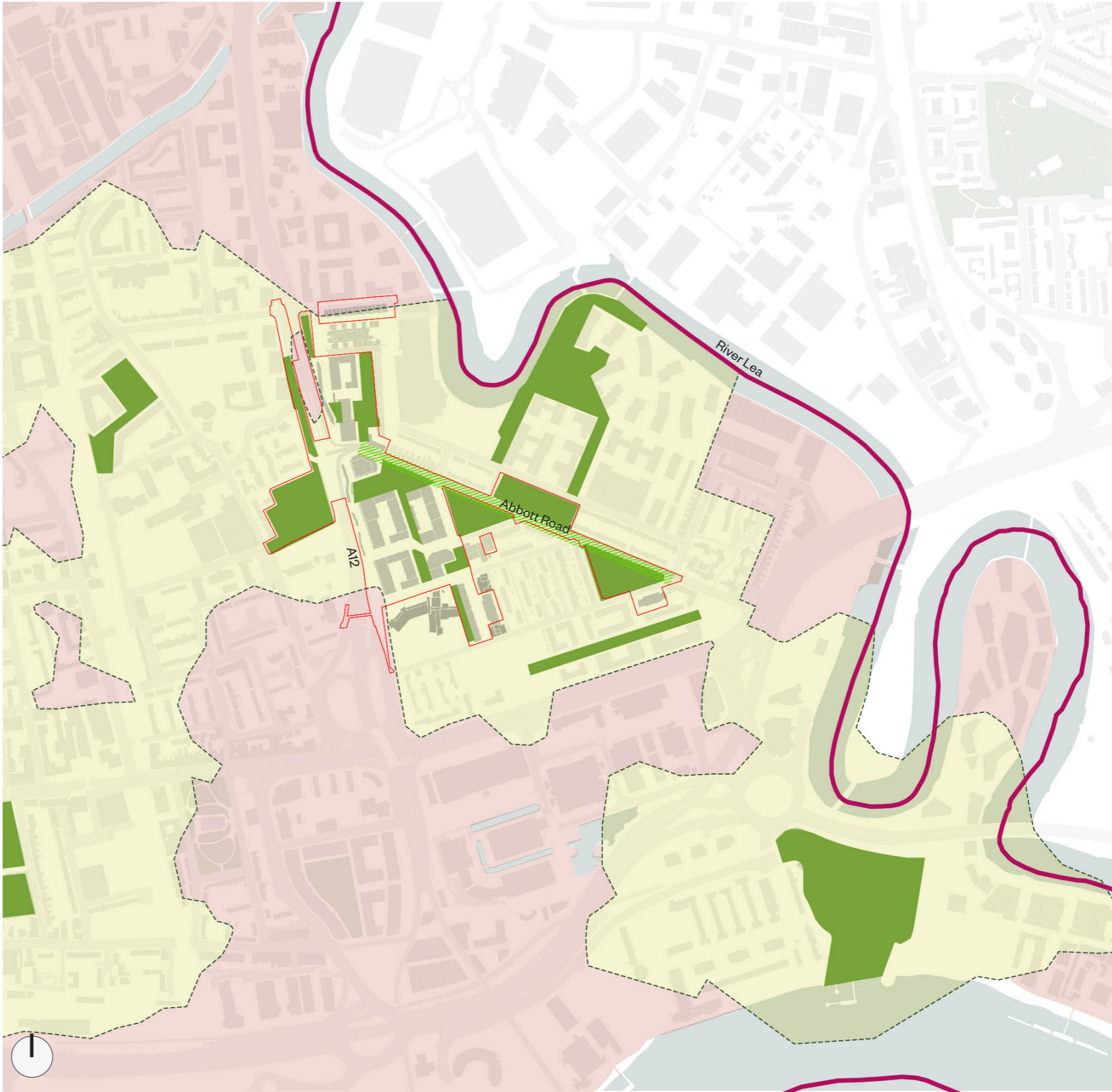


Fig.12 Open space illustrative proposal diagram

Proposed illustrative play and open space provision

Proposed illustrative provision overview

Open space:

Typology	Scheme Requirement (sqm)	Proposed Illustrative Scheme Provision (up to sqm)
Proposed Illustrative Open Space	n/a	3,573
Existing Greenspace Proposed Illustrative Open Space		5,984
TOTAL	n/a	up to 9,557

Play space:

Play Typology	Scheme Requirement (sqm)	Proposed Illustrative Scheme Provision (up to sqm)
Proposed Illustrative Dedicated Play (All ages)	n/a	2,937
Proposed Illustrative Playable Landscape (All ages)		4,663
SUB-TOTAL (inc. dedicated play, playable landscape, exc. existing greenspace)	7,241	up to 7,600
Existing Greenspace Proposed Illustrative Dedicated Play	n/a	(4,075)
Existing Dedicated Play		(-1,553)
Existing Greenspace difference of Proposed - Existing (All Ages)		2,522
SUB-TOTAL (including all dedicated play, excluding playable landscape)	n/a	up to 5,459
TOTAL (including dedicated play, playable landscape and existing greenspace)	7,241	up to 10,122

The London Borough of Tower Hamlets Play Space Child Yield Calculator has been used to demonstrate both Scheme Requirement and Scheme Provision (sqm).

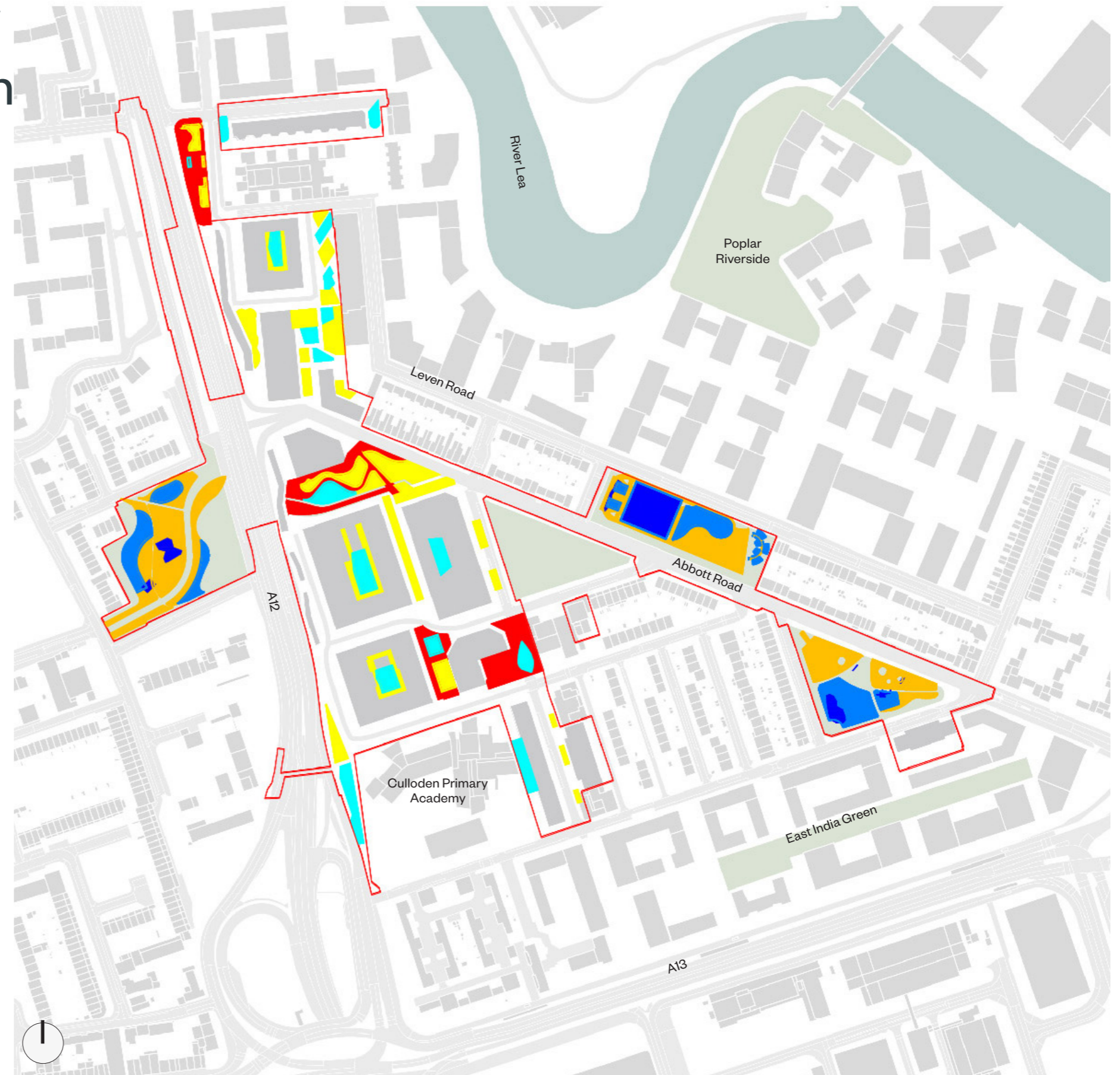


Fig.13 Proposed illustrative play and open space diagram - Overview

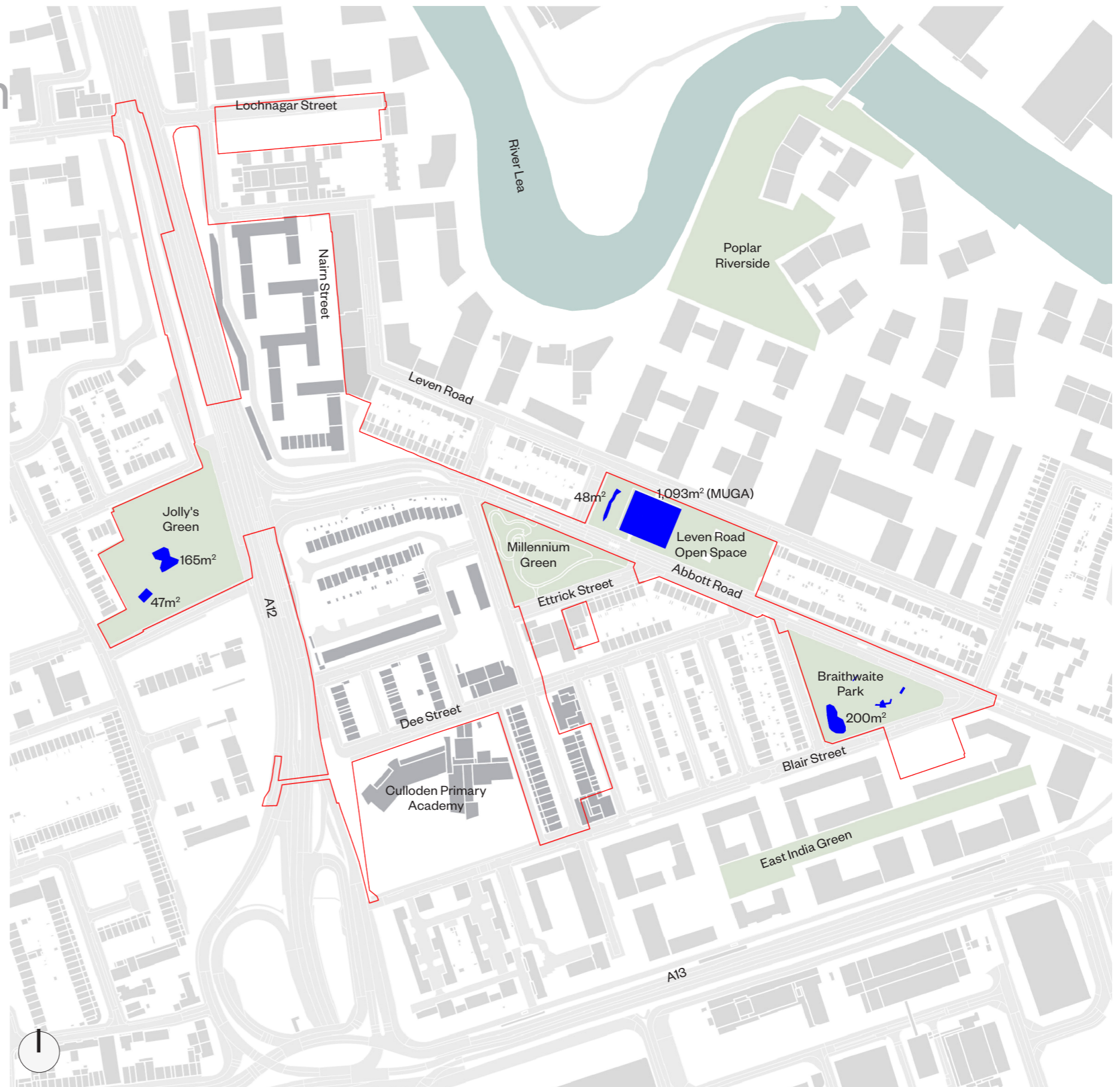
— Site boundary

Proposed illustrative play and open space provision

Existing dedicated play in existing greenspaces

The three existing green spaces of Braithwaite Park, Leven Road Open Space, and Jolly's Green are all included within the red line boundary of this hybrid planning application.

It is acknowledged that the three existing green spaces already provide 1,553m² of dedicated play, in the form of the MUGA (1,093m²) at Leven Road Open Space, as well as play equipment and gym equipment.



Typology	Area (sqm)
Existing dedicated play (all ages)	1,553

Fig.14 Existing dedicated play diagram - Existing greenspaces

— Site boundary

Proposed illustrative play and open space provision

Illustrative dedicated play in existing greenspaces

As part of the wider masterplan, it is proposed to substantially upgrade the facilities within the existing greenspaces of Braithwaite Park, Leven Road Open Space and Jolly's Green. This has been developed in line with community consultation for the aforementioned two parks. It is proposed that community consultation is also undertaken for Jolly's Green to further develop the concept design beyond the Outline Proposals.

The masterplan proposal for the existing greenspaces includes new general arrangements to enhance the connectivity of the wider area and improve the access and usability of each park, as well as substantial investment in new dedicated play. This includes both play equipment and gym equipment for a range of ages and abilities, as well as re-surfacing of the existing MUGA at Leven Road Open Space (1,093m²).

As shown in the diagram on the right, the proposed illustrative dedicated play for the Existing Greenspace proposes a total new area of 4,075m². On balance, this represents an additional 2,522m² of proposed illustrative dedicated play across Braithwaite Park (920m²) and Leven Road Open Space (788m²) and Jolly's Green (814m²).

It is acknowledged that the creation of and investment in larger dedicated play areas within the existing greenspaces results in a loss of public open space. However, the quality of the proposed illustrative open space within the existing greenspace is also proposed to substantially increase, with greater connectivity between all three spaces, new tree planting and shrub/perennial planting, areas of wildflower meadow as well as amenity lawn, street furniture including seating and picnic benches, lighting and drinking water fountains. Currently the three existing greenspaces, notably Jolly's Green, are not well connected, and primarily offer large expanses of open amenity lawn area.



Further information on the proposal for each of the above existing greenspaces can be found in the **Design and Access Statement: The Masterplan, chapter 7.2 Character Areas.**

Play Typology	Scheme Requirement (sqm)	Illustrative Scheme Provision (up to sqm)
Illustrative dedicated play (all ages)	n/a	4,075
Difference of proposed - Existing (all ages)	n/a	2,522

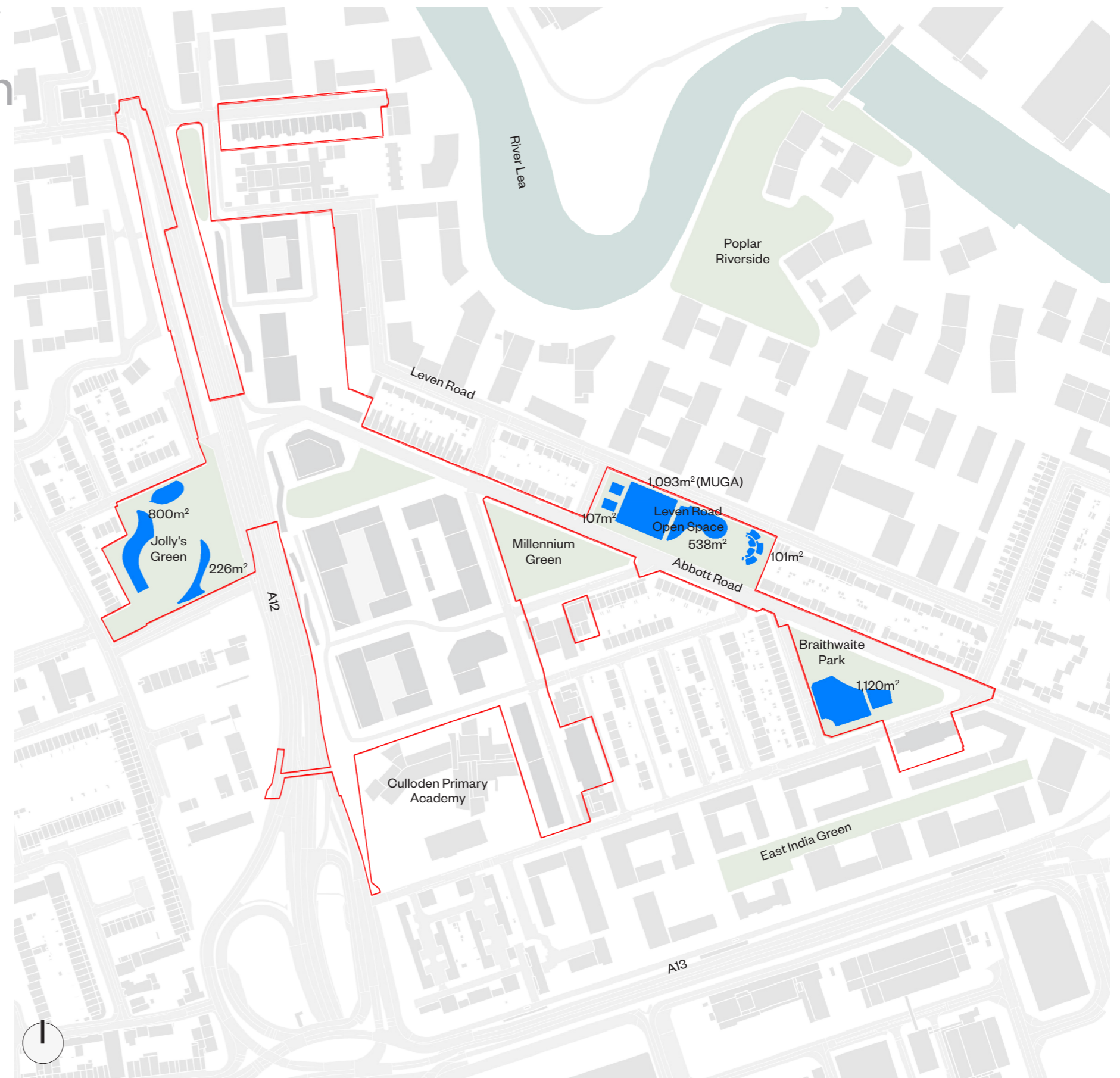


Fig.15 Illustrative dedicated play diagram - Existing greenspaces

— Site boundary

Proposed illustrative play and open space provision

Illustrative dedicated play and playable landscape

In line with the masterplan vision established at Stage 1, Aberfeldy Village is designed to be a child friendly neighbourhood. This means it will be a safe place for children to play out, young people will feel welcome and included, and all ages of the community will enjoy spending time outside. This approach continues to be embraced throughout the design process of this substantial scheme, taking into consideration for Policy, Design, Participation and Management (Good Growth: Design in Making London Child Friendly (2020)).

In accordance with the GLA: Shaping Neighbourhoods: Play and Informal Recreation SPG (2012), playspace must be provided for in a range of typologies addressing the needs of children of different ages at a ratio of 10sqm per child. When meeting the LBTH quantities, play should be delivered only on the ground floor and podium levels and follow the guidance in the LBTH High Density Living SPD. As part of the commitment to the new approach underpinning the masterplan vision, the design team strongly believe that a combination of both informal playable space and equipped playspace is required to deliver exemplary placemaking, most notably across a large scheme and within the practicalities of high density living. Substantially improved connectivity across the proposed illustrative masterplan helps to achieve the vision and safely connect educational buildings, play areas, sports facilities, playable furniture, and areas of open lawn as part of a holistic experience for children of all ages.

It is acknowledged that the quantum of dedicated play space is not fully compliant with current policy (the required area for new dedicated play provision is 7,241m², the masterplan provides a total of 5,459m² new dedicated play space). This has been for placemaking reasons so that the high-quality public realm is inclusive and balanced in function. A significant investment will be made in new, additional, dedicated play within the existing greenspaces, as well as their infrastructure, to substantially mitigate this situation. Additionally, up to 4,663m² of illustrative new playable landscape is included within the new masterplan. The illustrative dedicated play for the new masterplan (up to 2,937m²) combined with the illustrative new dedicated play for the three Existing Greenspaces (up to 4,075m²) - subtracting the area of existing dedicated play (1,553m²) to be removed and upgraded - represents a total of up to 5,459m² of proposed illustrative new dedicated play within the red line planning application boundary.

The project will provide a combined total of up to 5,459m² of dedicated play and up to 4,663m² of playable landscape. This is 133% of the total scheme requirement for play (7,241m²): the overall provision is 33% above requirement.

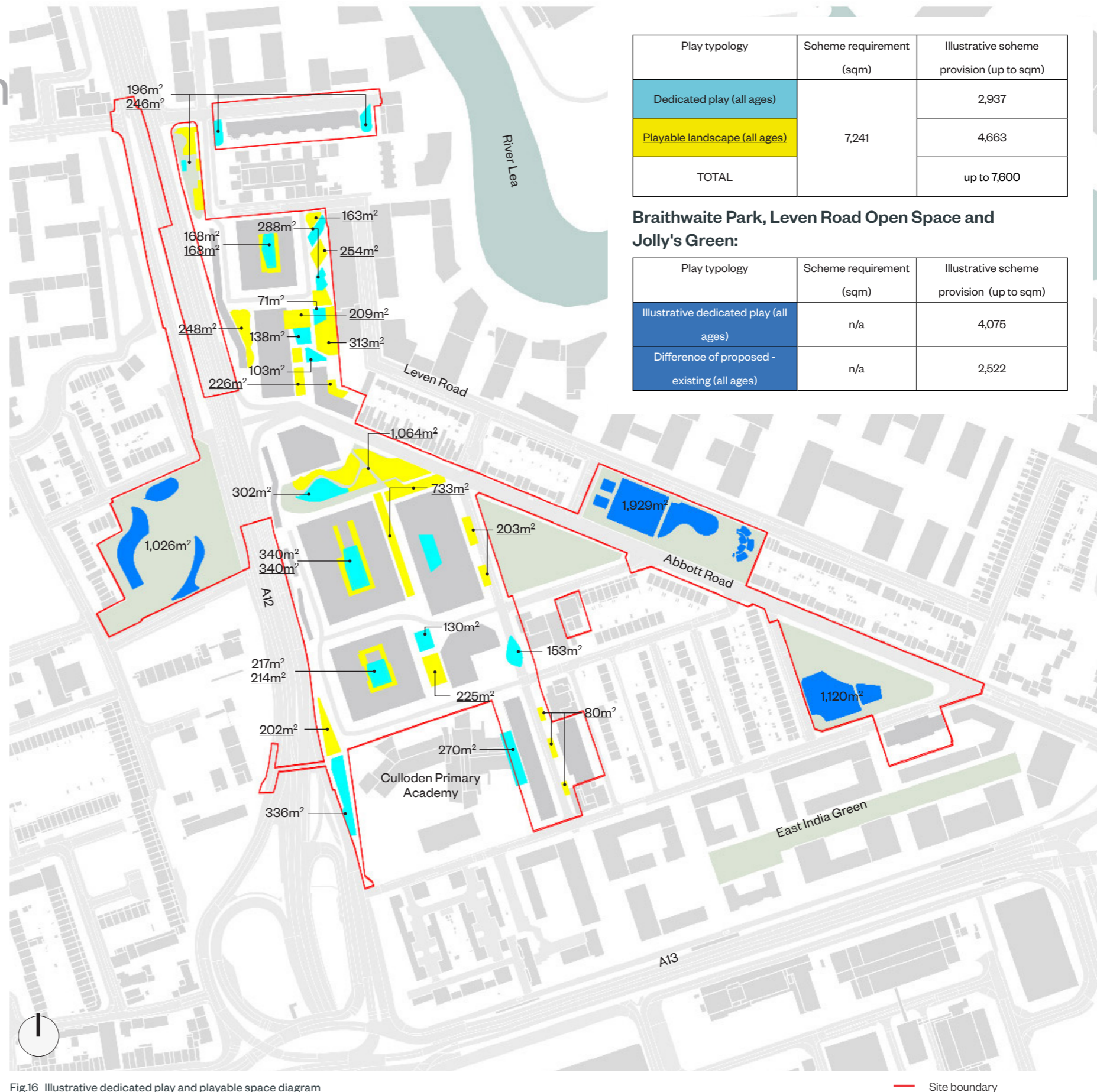


Fig.16 Illustrative dedicated play and playable space diagram

— Site boundary

Proposed illustrative play and open space provision

By age

The illustrative on-site play strategy consists of a mixture of outdoor play spaces with dedicated and playable components woven incidentally throughout the public realm. The London Borough of Tower Hamlets Play Space Child Yield Calculator has been used to demonstrate both scheme requirement and scheme provision (sqm). All of the play requirements can be satisfied on Site.

0-4 years doorstep play

Doorstep play is located such that at least one play space is located within 100m of every residential front door within the public open space. The play provision for the younger age group will be landscaped spaces that includes engaging play features for young children and places for parents to sit and talk close to the activity and with a good view of the children.

5-11 years local play

Play for older children will consist of elements upon which children can play and be physically active. This can range from simple changes in level, undulating forms, raised platforms and playful terrains, to fixed equipment integrated into the landscape that allows children to swing, slide and climb. Seating areas would be set slightly further back from play space for passive supervision by parents and carers.

12+ years neighbourhood play

Play provision for this age group in their teens should include facilities for informal sport or recreation activities, providing a space for space for young people to meet and congregate.

It is vital to consider both gender mainstreaming and accessibility when designing for children and young people, and the different age groups.

Age profile (proposed play typology)	Scheme requirement (sqm)	Illustrative scheme provision (up to sqm)
Under 5 years (Doorstep play)	2,672	2,776
5 – 11 years (Local play)	2,248	2,345
12 – 18 years (Neighbourhood play)	2,320	2,479
TOTAL	7,241	up to 7,600

Braithwaite Park, Leven Road Open Space and Jolly's Green:

Play typology	Scheme requirement (sqm)	Illustrative scheme provision (up to sqm)
Illustrative dedicated play (all ages)	n/a	4,075
Difference of proposed - existing (all ages)	n/a	2,522

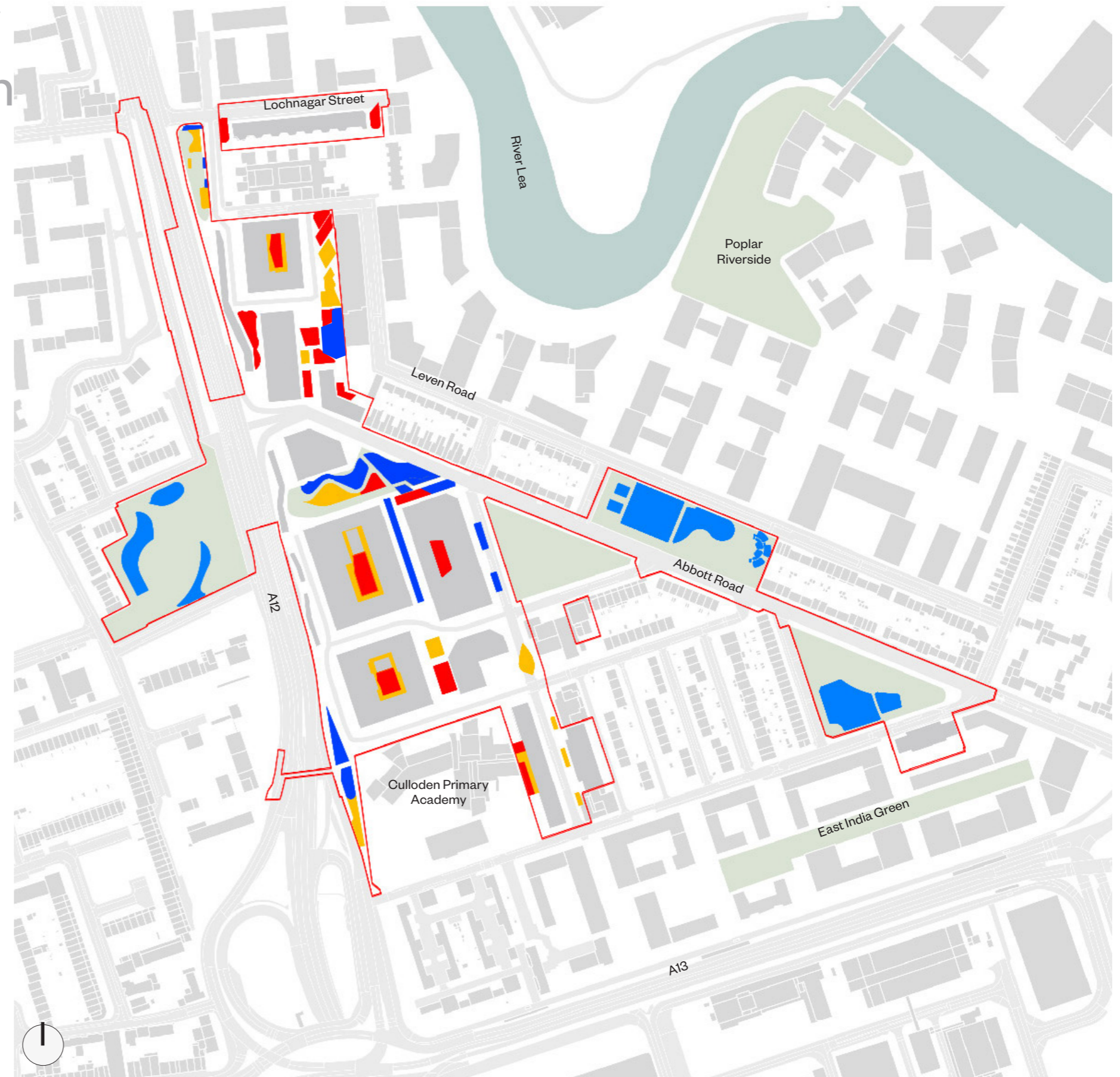


Fig.17 Illustrative play space provision by age diagram

— Site boundary

Proposed illustrative play and open space provision

Proposed illustrative open space

The Site's allocation within the LBTH Local Plan (2020) does not set a minimum requirement for a m²/ha provision of open space.

The diagram opposite shows the illustrative Proposed Development has a combined offer of up to **3,573m²** of new public open space. The open spaces are of high quality and varying character, enabling a variety of uses and meeting the needs of the existing community as well as the new residents.

The new open spaces are divided into allocated uses as set out in the diagram opposite. The new open spaces are:

- Highland Place; a new piece of public realm contributing to a key pedestrian and cycle connection, this space maximises the opportunity to use the slopes/level changes to create a unique environment for a variety of activities, such as terraced seating for gathering and sloped lawns for sunbathing/relaxing. This is integrated with playable landscape features, delivered as a separate provision but same holistic design approach;
- The Square; a sizeable space at up to 1,043m², this performs an important civic and social function for the neighbourhood. The aim is to create a space for a diverse range of community events: markets, music, theatre, games, exhibitions, and community gatherings;
- Culloden Green; is a key local square/green at the heart of Community Lane, that connects Culloden School, Dee Street, Etrick Street, individual entrances to blocks and the lobby entrance to Plot F. Like Highland Place, it is a child-centric design with playable landscape at its heart; this play provision is calculated separately on the following pages;
- Allotments; the transformed area of public realm around plot J is born from an existing essence of rustic garden character in the makeshift allotments on site.
- Nairn Park; a new community park connected to Community Lane. The new park has gardens, lawn and play areas.

Illustrative open space calculations exclude trafficable and servicing areas, and allow for an offset of 1.5m from all building facades.

Typology	Scheme requirement (sqm)	Illustrative scheme provision (up to sqm)
Illustrative open space	n/a	3,573
Existing greenspace		5,984
illustrative open space		4,663

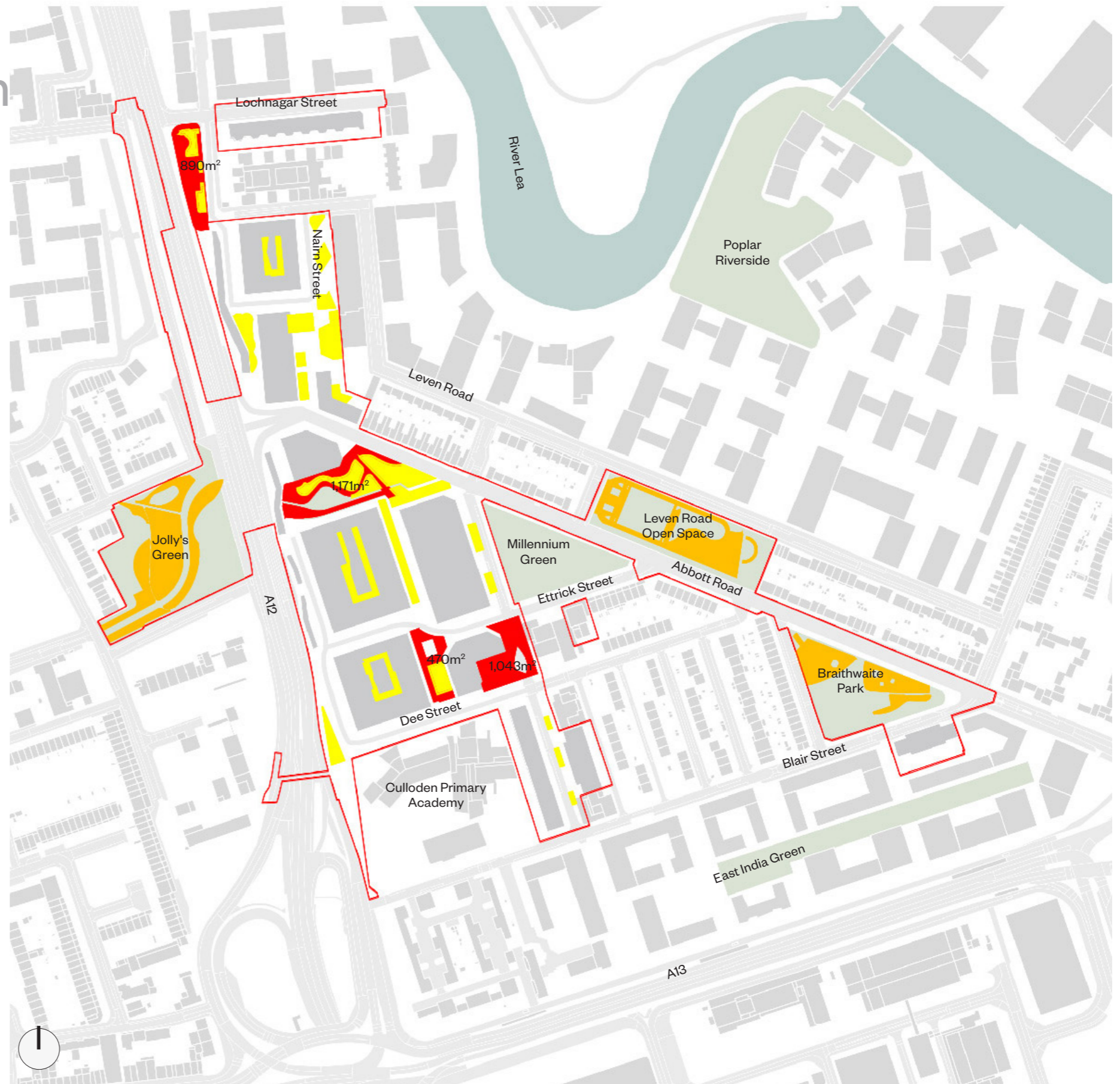


Fig.18 Illustrative open space diagram

Further information on each of the above can be found in the **Design and Access Statement: The Masterplan, chapter 7.2 Character Areas.**

Proposed illustrative play and open space provision

For developments with 10 or more residential units, the minimum communal amenity space (excluding circulation areas, access routes and waste or bike storage) should be 50 square metres for the first 10 units plus a further one square metre for every additional unit thereafter - LBTH Policy D.H3 of the Local Plan (2020).

The residents' amenity in B3 is illustrated as an internal space forming part of the Residents Hub, which could serve the whole Proposed Development and not just the residents of B3.

Internal communal amenity space is also proposed within Plot H1 + H2 and Plot I, as part of Phase A works.

The illustrative external communal amenity spaces include a combination of ground floor courtyards, level 1 Podiums, and Roof Gardens. For further information on Podiums and Roof Gardens, refer to the Character Areas in section 7.2 of the Design and Access Statement: The Masterplan.



Further information on Plots F, H, I & J can be found in the **Design and Access Statement: Detailed Proposals**.

Typology	Plot	Illustrative scheme provision (up to sqm)
Communal amenity	Residents Hub (B3)	850
	Plot D courtyard	684
	Plots A, C, E podiums	349
	Plots A-E roof terraces	1,791
	Plot F	337 (roof)
	Plot H	130 (roof) + 95 GF
	Plot I	176 (roof) + 73 GF
	Plot J	0
TOTAL	up to 4,485	

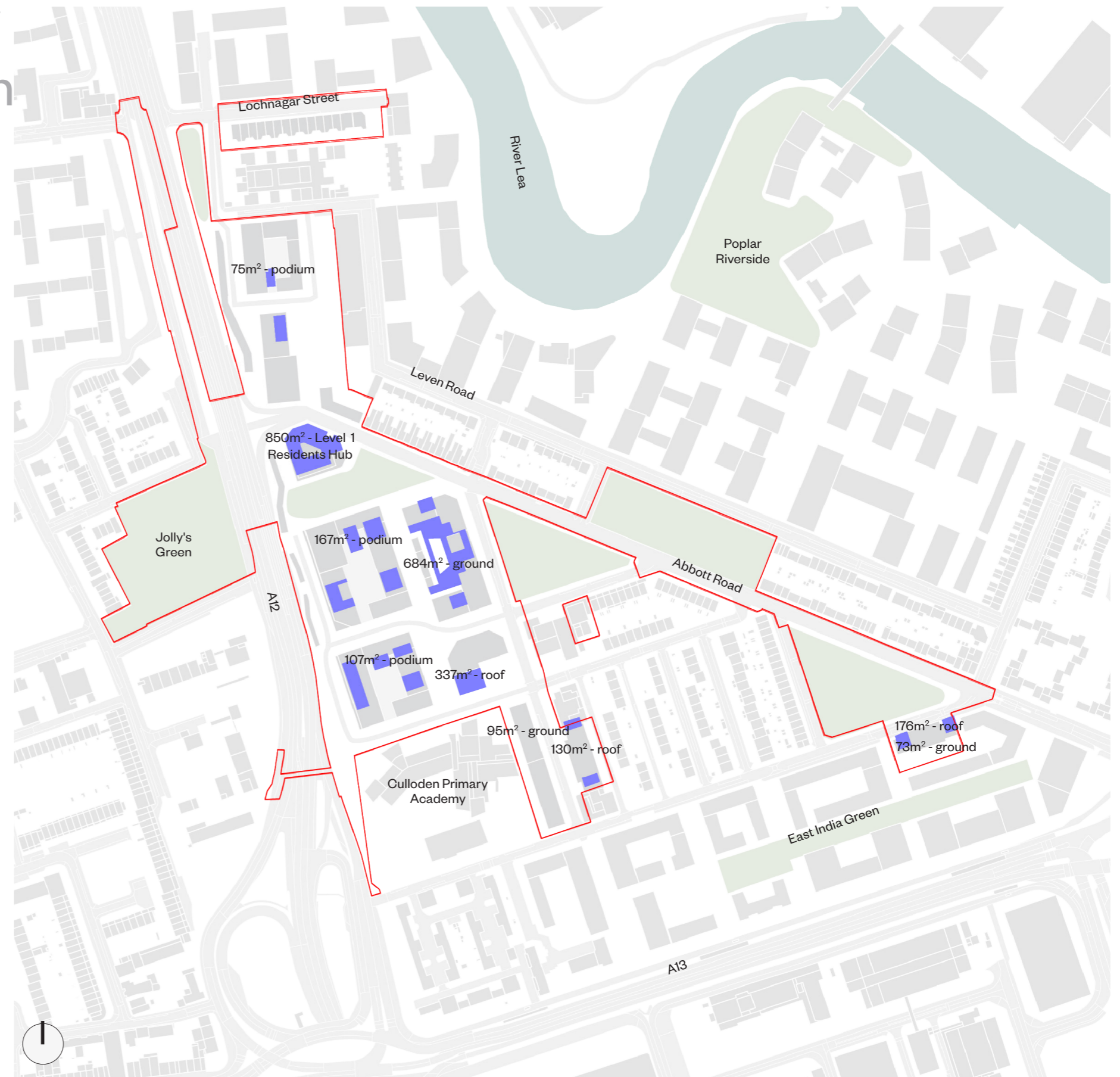


Fig.19 Illustrative communal amenity space provision

— Site boundary

Tree strategy

Existing tree retention and removal

The Proposed Development of the Site benefits from a network of existing mature trees which provides a sense of place and belonging. The existing tree structure has been considered carefully and has been a key driver of the illustrative masterplan throughout. No changes have been made to the proposed tree strategy, or the proposed number of new and retained trees across the masterplan.

Of the 193no. individual trees surveyed, the large majority are to be retained. 66no. trees (45no. of which are mature Category A and B trees) are to be removed as part of the illustrative masterplan. None of the trees on the Site are protected by a tree preservation order.

Of the 94no. to be retained, the majority (56no.) are London Plane; the species of a further no. are itemised below; 14no. are indicated as 'Other'. In Braithwaite Park, a group of Cat B2 mixed species, including Paperbark maple and Crab apple, are also to be retained. The diagram on the right indicatively shows an additional 11no. trees shown to Allotments to the west of Plot J.

3no. category A London Plane trees are located (as indicated) to the north of Abbott Road, and 1no. category A London Plane tree along Ettrick Street. The illustrative masterplan aspires to retain these trees, as they contribute significantly to the character of the area. However their size and proximity to the proposed new road layout will need to be further reviewed through specialist consultation on a tree-by-tree basis at the detailed design stage, in order to ensure the trees are not harmed during any future excavation or day-to-day operation.

67no. individual trees and 1no. group of trees (G35) at Jolly's Green were surveyed at a later date. 27no. individual trees and the maximum possible area of G35 are proposed to be retained, whilst still being able to facilitate the proposed new Underbridge and level changes associated with the connecting pedestrian and cycle route. 40no. individual trees (including 21no. young trees) and an area of G35 are to be removed. G35 is classified as 'woodland' in the ecology report, attributing it the highest possible status. 21no. individual trees are young, having been more recently planted along the existing footpath by the community. As such it is recommended that their retention/ relocation is subject to further community consultation; any transplantation would need to be planned as part of wider works. There is 1no. Category A London Plane (T27) to be retained and 3no. Category U trees (T34, T45 and T68) to be removed, with the remaining trees being a mix of Category B and C.

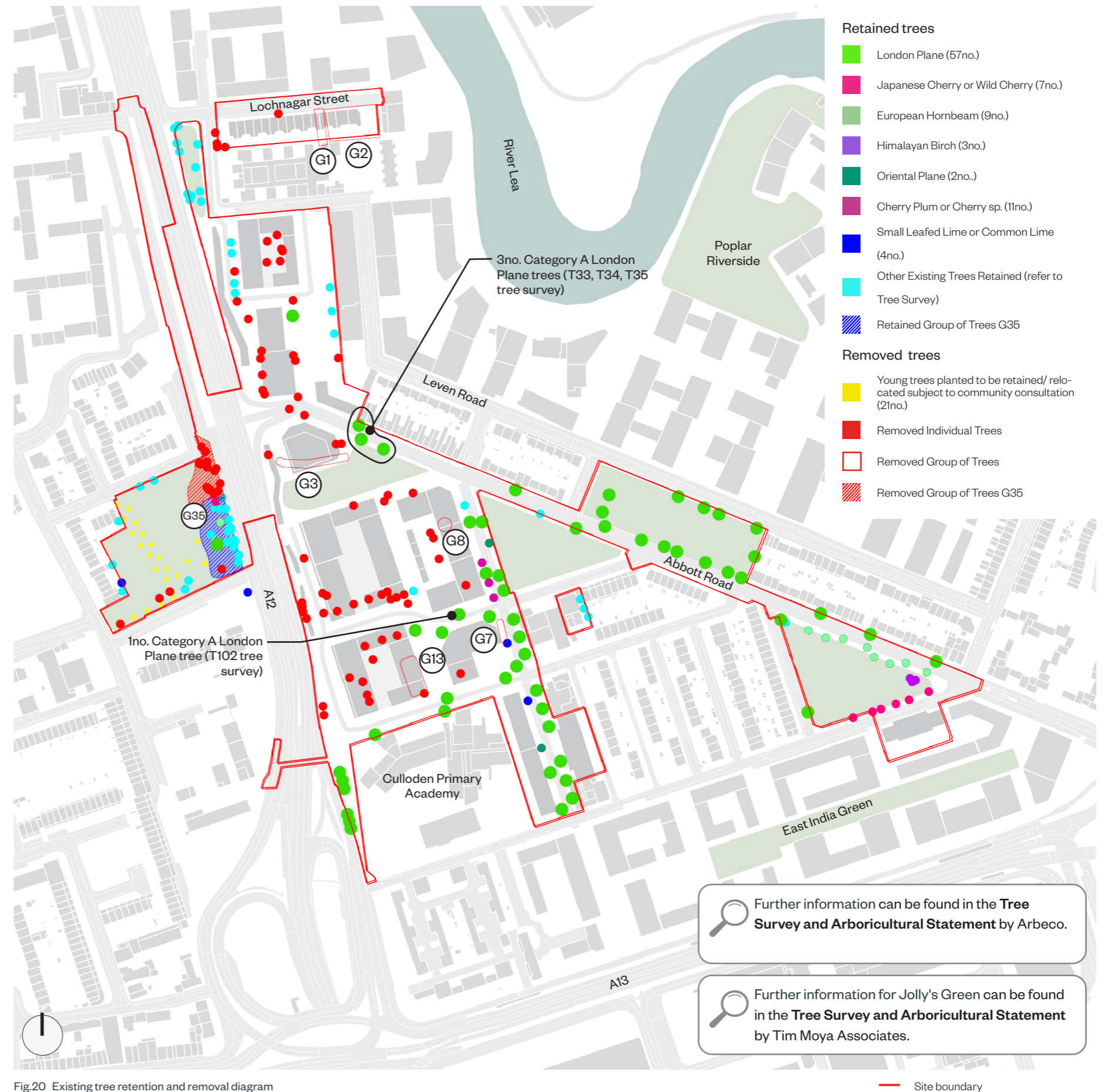


Fig.20 Existing tree retention and removal diagram

— Site boundary

Tree strategy

Illustrative new tree planting

The site wide tree planting strategy has remained the same as previous proposals however the new proposed green space in Nairn Park has provided the opportunity to add 16no. extra trees bringing the new proposed total to 453no.

To compliment the existing canopy and character of mature trees, described in the previous pages, the illustrative masterplan proposes substantial planting of new trees to strengthen the wider green connections strategy, provide shade in the summer and shelter in cooler winter months, and equally importantly to contribute positively to biodiversity and environmental measures, such as climate change, the heat island effect, air quality and noise pollution.

It is proposed to plant a total of up to 453no. new trees across the scheme, of which up to 406no. are in the ground within the public realm, and up to a further 47no. on the three Level 1 podiums.

Additional tree planting is proposed on the communal roof terraces coming forward as part of Phase A, and further tree planting will be included in Phase B - D roof terraces, in line with the Design Code.

The quantity of trees to be included in the new woodland area (1,390m²) at Jolly's Green is also not included in the above total count, and would be an additional provision subject to further specialist consultation. Ideally the woodland should be as close to the existing woodland on site as possible, that is: quite dense; selection of native trees; under story of blackthorn, rose, elm, hawthorn, bramble; ground flora of bluebell, dog mercury, daffodil.

The illustrative masterplan tree species will be selected to maximise the Site's potential for biodiversity (indicative tree species palettes, by character areas, are described in more detail later in this chapter). Selection will include consideration for the use of native species and also those trees known to have particularly notable wildlife value. Where appropriate, these will be planted in favour of non-native species, with ideally a minimum of 3 species native to the UK at each location.

Trees will be of local provenance, where possible, tolerant of local climatic conditions, and species selection will take in to consideration the impacts of climate change. No invasive species are to be planted (Schedule 9 Wildlife Act, London Invasive Species Initiative) and no planting of Quercus sp. due to the presence of OPM across the Borough.

The illustrative masterplan proposes the planting of up to 406no. trees within the public realm (excluding podiums, roofs and woodland area) alongside the removal of 85no. existing trees (19no. Jolly's Green and 66no. wider masterplan). This represents a net gain of over 4:1 for any trees removed. Any trees planted as a direct replacement for removed trees are to be a minimum stock size of Semi-mature, in line with BS 3936.

- Site boundary
- Existing tree
- Existing Woodland, as classified in Ecology report (G35 in tree survey)
- Illustrative new Woodland, as required by Ecology report
- Illustrative new tree



Fig.21 Existing tree and illustrative new tree diagram

Softworks strategy

A place for nature

A report by Natural England published in October 2020 showed that the ability to get outside to enjoy nature is linked to family income. Almost three-quarters of children from households with a total annual income below £17,000 spent less time outdoors since the pandemic began. This compared with 57% of children from households with an annual income above £17,000.

Eight in ten children agree that being in nature made them very happy. Numerous published studies, including in Bioscience, demonstrate that even quite sparse nature in a neighbourhood can be associated with better mental health and reduced stress. This has important implications for policy, planning and design and paves the way to test for health gains that arise from specific interventions in and around the places where we live and work.

As such, designing in every possible opportunity to (re)connect people with natural systems has been considered to ultimately enhance health and well-being for the local community, both new and existing. Abbott Road - the new Healthy Street - forms an important spine in the delivery of this approach, and connects the improved open spaces of Leven Road and Braithwaite Park, new Highland Place, and improved existing open space of Jolly's Green.

The design team approach is to create natural capital and green connections as a layered matrix across the entire site, and in this way actively respond to the climate emergency. A variety of planting typologies will be proposed, including semi-natural wildflower meadow planting, SuDS, and flower-rich ornamental planting with perennials, grasses and shrubs.

Further information can be found in **Chapter 7.3 Hardworks and Softworks of the Design and Access Statement: The Masterplan**, including the Ecology Strategy, Biodiversity Net Gain, and Urban Greening Factor.

- Site boundary
- Illustrative planting
- Illustrative amenity lawn
- Illustrative wildflower meadow
- Illustrative woodland (as defined by Ecology report)
- Existing woodland (as classified by Ecology report)

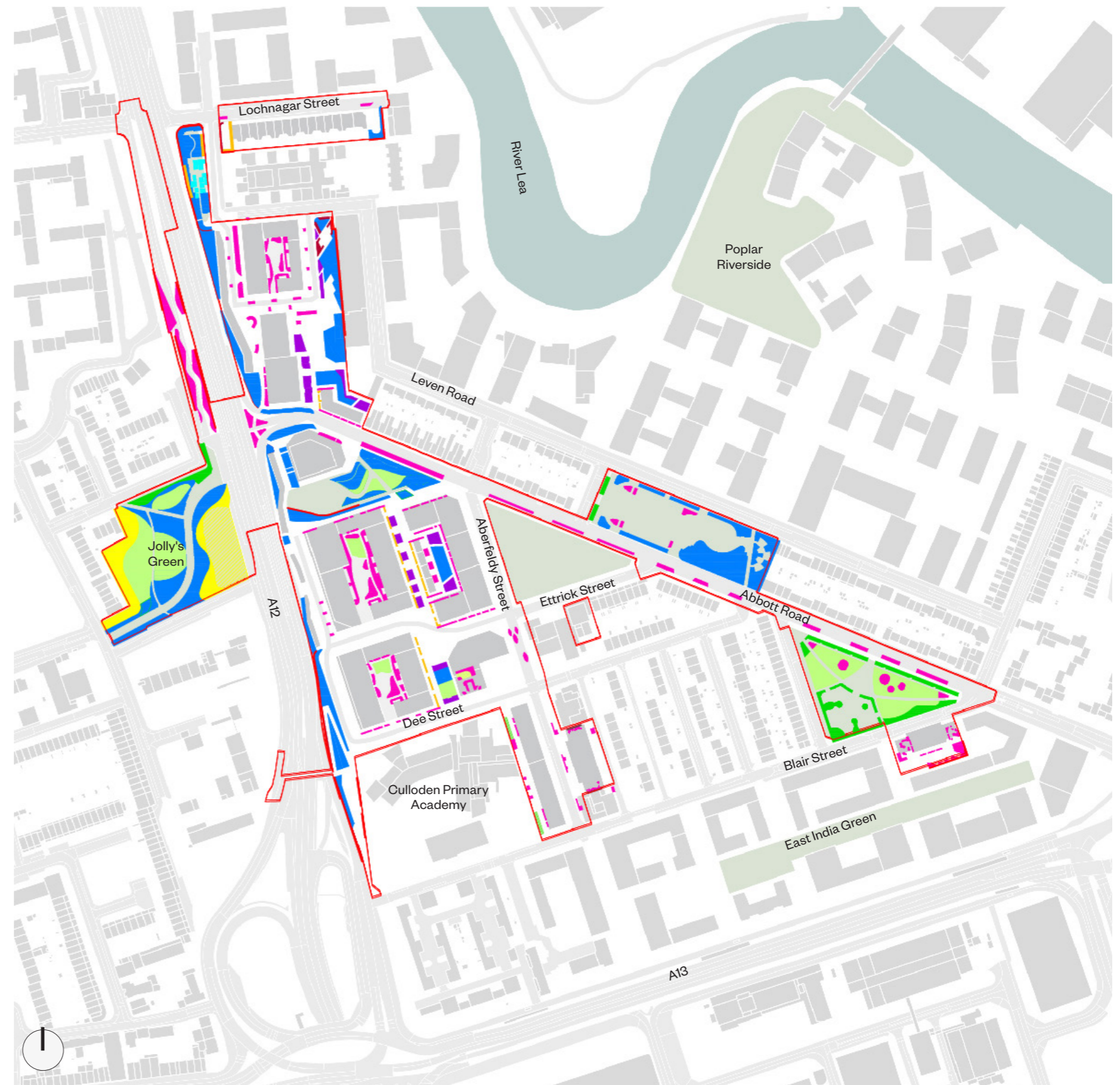


Fig.22 Illustrative softworks diagram

Public Realm

Community Lane

The life of Community Lane

Community Lane is a safe, pedestrianised route through the heart of the residential part of the illustrative masterplan. It is activated by maximising opportunities for front door access direct to family housing, with front gardens along its edges. It is characterised by informal, soft planting with opportunities for private and semi-private social spaces opening out into key spaces, e.g Nairn Square, Culloden Green, for community activities.

Community Lane being car free, creates a safe route for children which encourages independent child mobility, walking to school as part of a healthy lifestyle and play on the way. Maintaining clear sight lines will be key to ensuring all residents feel safe and welcome through this space.

The northern part of Community Lane is connected to Nairn Street. The proposal here is to keep the current conditions for traffic. This limits traffic accessing the Site to only necessary journeys, but also creates a wide pedestrian/cycle only connection to the South of Nairn Street. Nairn Park will provide gardens, play, seating and meadow. This creates a substantial new community green space at the northern end of Community Lane. The extent of meadow has been increased in this revision to achieve an Urban Greening Factor of 0.4 (previously 0.37). Please refer to pages 29-30 of this document for further information.

Front garden transitions from private to public will allow residents to take ownership of their private front gardens for active uses and meeting neighbours, particularly through the southern part of Community Lane.

The southern part of Community Lane, between Ettrick Street and Dee Street, Culloden Green is formed, bordered by private front gardens and planting. As a small community green, it adds to the diversity of spaces along Community Lane, offering opportunities for play, games and social activity.

- ① Nairn Street with new tree planting alternating with parking bays
- ② Nairn Park, new gardens, play and wildflower meadow
- ③ Nairn Square dedicated play and playable landscape
- ④ SuDS planting
- ⑤ Pockets of green space, playable landscape and semi-private hardspace
- ⑥ Formal pedestrian crossings with enhanced safety
- ⑦ Playable landscape, street furniture and new tree planting
- ⑧ Culloden Green with meadow



Fig.23 Character area diagram Community Lane - North



Fig.24 Character area diagram Community Lane - South

Public Realm

Movement and spatial organisation

Spatial Design

The design for Community Lane flexibly responds to both the changes in widths and the adjacent building uses. A route of 3.7m wide for pedestrians, cyclists and emergency vehicles creates a diverse range of spaces. Throughout Community Lane spaces range from private to semi-private, and through to public.

Entrances will be coupled where possible to allow every opportunity for neighbours to meet. Private front gardens are defined by low-walls, which also offer the potential as incidental seating and the chance for the community to get to know one another in these spaces.

Strengthening Community

Providing this transition from private to public fosters a sense of security and community which allows residents to take ownership of their private front gardens and utilise them to their full potential, whether it's for growing tomatoes in pots or eating breakfast in the morning sun.

The semi private amenity zone will have parcels of green space with play, informal seating, and planting that frame small pockets of hard space that have the opportunity to be used informally.

- █ Main pedestrian footway
- █ Vehicle movement
- █ Commercial spill out zone
- █ Semi-private amenity zone
- ▲ Servicing entrances
- ▲ Retail entrances
- ▲ Lobby/main entrances
- ▲ Residential Entrances
- █ Suggested locations for parking
- █ Suggested locations for loading
- ✿ Node
- █ Active landscape zone
- █ Planting opportunity
- █ Flexible lawn area
- █ Play area
- █ Play on the way
- █ Meadow

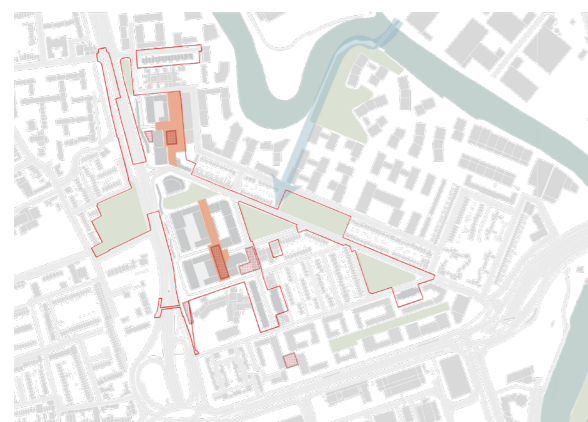


Fig.25 Character area location plan - Community Lane



Fig.26 Community Lane North movement and spatial organisation diagram

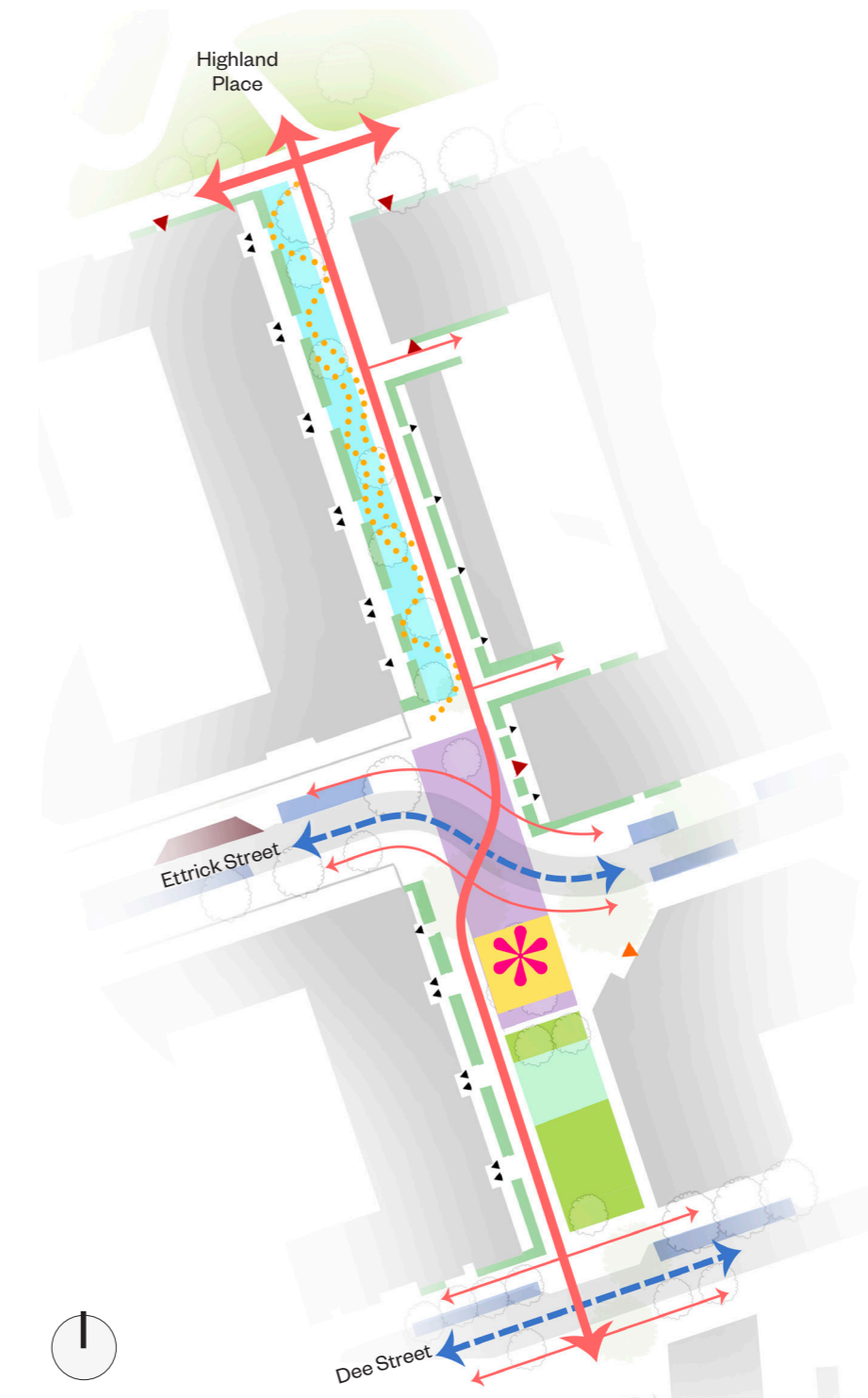


Fig.27 Community Lane South movement and spatial organisation diagram

Public Realm

Nairn Square

Nairn Square is an important community space within the over-arching character area of Community Lane. It is a local square that provides a variety of different areas for social opportunities, and for families and neighbours to gather.

Within the space is a mix of dedicated and playable opportunities, and multiple play areas to cater for a number of age groups and abilities. Immediately to the south of Nairn Square there is a strong green planted strip, designed to manage water as a sustainable drainage area that will also bring greening and nature into the heart of the space.



Fig.28 Illustrative view of SuDS planting and street furniture with residential terrace spill out, located to the southern end of Nairn Street



Public Realm

Nairn Park

Nairn Park is a new proposed area of green space that forms the northern arrival space to Community Lane. The new linear park connects the dynamic and playable Nairn Square with Lochnagar Street. The proposals include continuation of the active play spaces of community lane unfolding into picnic areas and community growing gardens. This change was made in advance of the presentation of the scheme at LBTH's SDC in February 2023.

The eastern edge forms a planted buffer zone to the Atelier Court entrances and the northern part of the park acts as a community arrival platform and garden space. The park is intended to act as the community garden to community lane, a green respite area offering opportunities for neighbourly interaction in a garden setting. Amendments were made to the planting strategy in Summer 2023 to improve the schemes Urban Greening Factor. Further information on the UGF is provided on page 29 of this document.



Fig.30 Illustrative view of Nairn Park looking north

Public Realm

Nairn Park precedents



Fig.31 Play on the way opportunities



Fig.32 Additional formal play areas



Fig.33 Willow tunnel



Fig.34 Community garden areas



Fig.35 Incorporation of all age play



Fig.36 Meadow areas

Ecology strategy

All levels

The plan opposite outlines the proposed areas of soft landscape, planting and ecological enhancement. The landscape proposal significantly increases the biodiversity across the illustrative masterplan area compared with the existing site condition, offering a range of habitats for urban wildlife to flourish.

Key ecological areas of note are the provision of intensive roofs across the scheme, swathes of wildflower meadow planting, which will perform a vital role for pollinating insects and small mammals, the retention of mature street trees, and the planting of many new trees. Flower-rich shrub and herbaceous beds will contain a minimum of 10 pollinator species to enhance wildlife corridors and increase the ecological value of the Site. Roofs and gardens have been designed to maximise habitat types for a host of invertebrates and bird communities.

Biodiversity Net Gain

The scheme delivers a BNG score of 18.2%, versus the target gain of 10%.

Urban Greening Factor

The scheme delivers a UGF score of 0.4 and includes all roads owned by Highways and excluding Millennium Green.

The illustrative masterplan design development has strived to improve this score, through a variety of interventions including: delivery of entirely intensive roofs (in favour of extensive); an increase in wildflower meadow planting versus earlier design iterations; additional vertical greening; enhanced planting mixes and more rain gardens; new woodland area in Jolly's Green.

The illustrative masterplan includes roads that are proposed to be Highways/ TfL owned, and therefore more limited and/or challenging in their potential for greening. Taking these roads in to account, the scheme would deliver a UGF score of 0.48.

Further information can be found in the **Urban Greening Factor Assessment, Preliminary Ecological Appraisal**, and other reports prepared by Greengage which support the application.

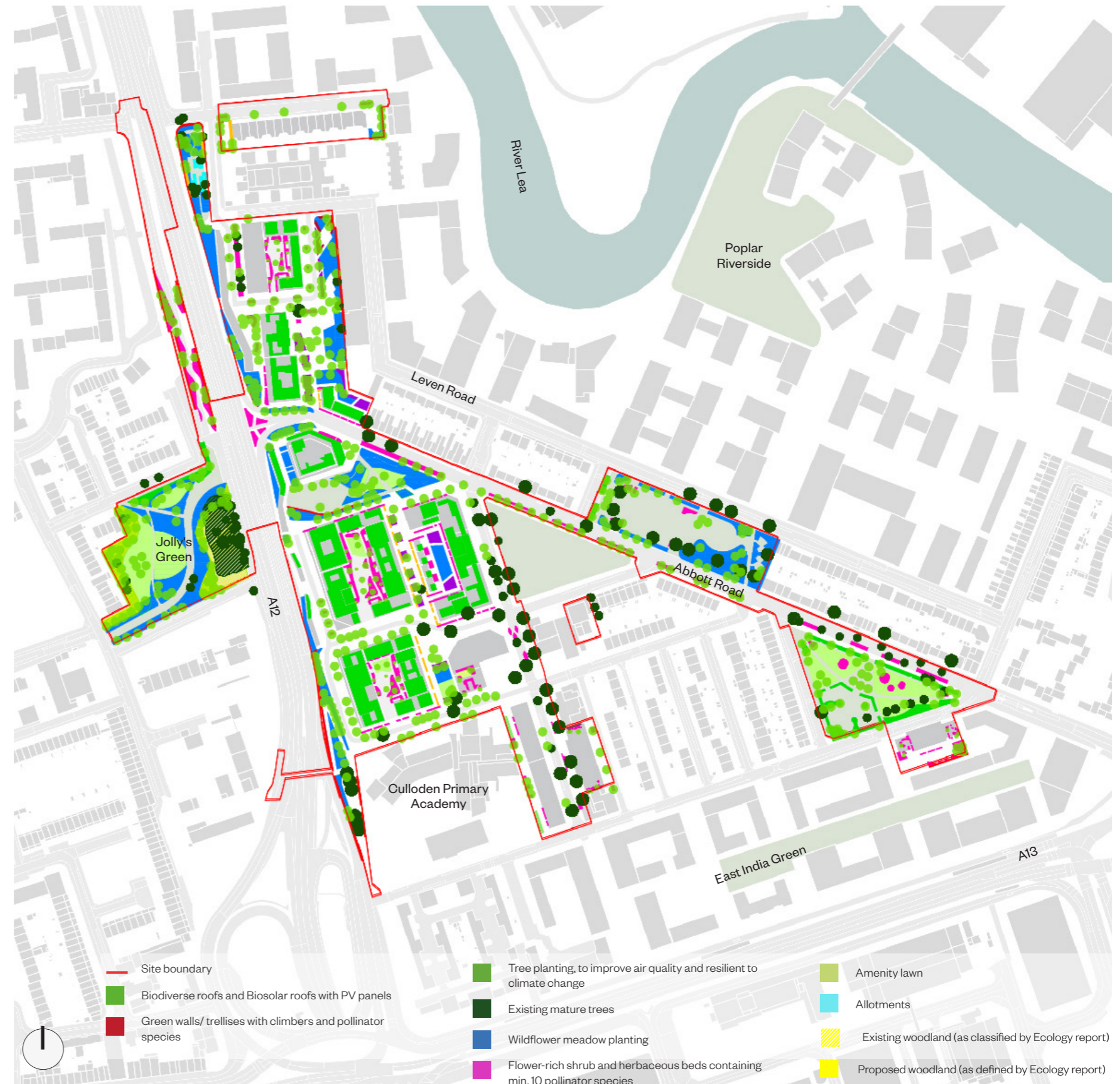


Fig.37 Ecology strategy diagram

Planting typologies

Ground floor

The planting strategy has been designed to reinforce the character area, to assist with placemaking, increase biodiversity, provide seasonal interest and increase the ecological value of the Site.

The planting typologies have been developed offering different habitat value, colour, texture and size, selected for their suitability for each location aspect, soils, and light, and providing a mix of evergreen and deciduous species to look good year round. The plan opposite illustrates the various soft landscape areas in the illustrative scheme. The habitats vary from flower rich ornamental perennial and herbaceous planting, native hedge planting to SuDs mixes and amenity lawns.

Podiums and roof gardens

The podiums of Plots A, C and E and roof gardens of Plots F, H3 and I have a more limited palette than the illustrative masterplan at ground level, with an emphasis still on balancing resident enjoyment and appreciation with maximum biodiversity gains.

These communal areas include climbing plants to add a vertical element to roof gardens; flower-rich ornamental perennial, grass and shrub planting designed to suit podium and upper level microclimates with consideration for varying amounts of sunlight throughout the day and wind conditions; and amenity lawn areas at podium level to compliment the playable landscape and amenity space offering.

Maintenance strategy

The proposed areas of soft landscape with lawns, trees and planting will create attractive and inviting spaces. It is paramount that these spaces are well-maintained and cared for to keep them looking beautiful and inviting. How the landscape is maintained begins with how it is designed. The balance of hard and soft landscape, selection of materials and appropriate planting in the different character areas will need to be carefully developed throughout the detailed design process to minimise maintenance and associated costs of upkeep. It is to be noted that all areas of proposed wildflower meadow will be cut a maximum of three times per year (once in April, once in late summer and once in autumn) and all cuttings removed from site as per the guidance for maintaining a semi-natural meadow.

- Site boundary
- Native corridor planting mix, to A12
- Climbing plants, to A12 and roof terraces
- SuDS planting mix
- Native hedge planting mix, typically to private residential units
- Low maintenance border shrub planting mix
- Wildflower meadow planting mix
- Ornamental shrub grass and/or perennial planting mix
- Amenity lawn area
- Allotments, to Bromley Hall Road
- Existing woodland (as classified by Ecology report)
- Proposed woodland (as defined by Ecology report)

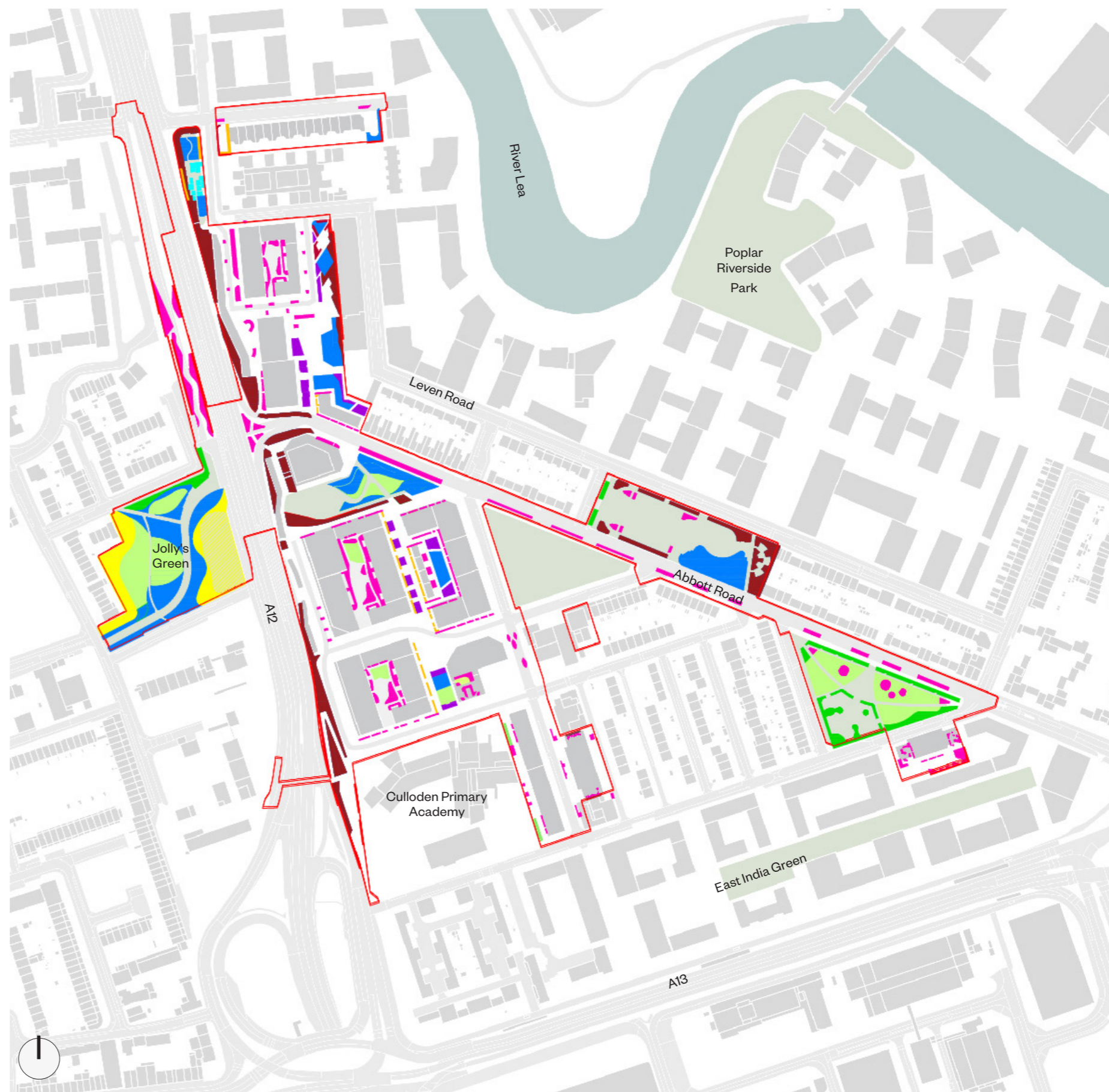


Fig.38 Planting typologies diagram - Ground Floor

Fire safety

Response to emerging fire safety guidance

Following the initial planning submission to LBTH, the Applicant and their design team reviewed the emerging fire safety guidance (Draft BS:9991, 2021) to determine the implications of adding additional stairs to buildings over 30m in accordance with the GLA's requirements. Following the publication of the government's Long Term Plan for Housing on 24th July 2023, this exercise was expanded to include all buildings over 18m. Amendments have been made to the illustrative masterplan, with advice from fire engineers Elementa, to incorporate second stairs to these buildings (identified in the drawing on this page).

All outline phases will be subject to future Reserved Matters Applications, which will respond to the relevant fire safety legislation and guidance in place at that time.

Changes to the illustrative masterplan include:

- Additional second stairs and protected lobbies added to Buildings A1, A2, B1, B2, B3, C1, C2, C3, C4, D1, D2, D3, E1, E2 and E3.
- Adjustment to the building layouts, housing mix and number of homes in all of these buildings - the total number of homes reduces. All homes lost are in open market sale tenure.
- Retention of affordable homes has been prioritised, and there is no reduction to the overall number of either social rent or intermediate homes. There is a slight reduction in social rent family homes (8no. in total) compared to the scheme presented at SDC, although provision still represents a significant uplift on the original application (August 2022).
- The total number of habitable rooms reduces. There is a loss of 64no. hab. rooms in the private sale tenure and 36no. hab. rooms in the social rent tenure compared to the scheme presented at SDC but again, this represents a significant uplift in social rent provision compared to the original application. There is no change to intermediate provision in terms of dwellings or hab. rooms.
- There is a minor reduction in residential NIA to accommodate larger cores, and a minor increase in residential GIA - this occurs at ground floor level and is to accommodate additional space for circulation and escape associated with second stairs.
- There is a minor reduction in workspace and retail GIA as a result of larger cores and escape routes at ground floor level.

Changes to buildings in Phase A are addressed in the Addendum to the Design and Access Statement: Detailed Proposals and drawings prepared by Morris + Company.

- Site boundary
- Buildings with the top floor of accommodation over 30m
- Buildings with the top floor of accommodation over 18m



Fig.39 Plan showing the proposed layout of the illustrative masterplan and the buildings with the top floor of accommodation over 18m, and over 30m

Residential quantum

Changes resulting from addition of second stairs

The tables on this page show the changes to key provisions of the proposed scheme, including homes, habitable rooms and residential and non-residential areas resulting from the addition of second staircases to buildings over 18m and the re-design of cores. The table also includes the loss of 9no. homes resulting from the removal of building A3 as described on pages 6-10 of this document.

While the loss of residential NIA associated with the introduction of additional stairs to 15no. buildings in phases B-D (and a further loss in buildings H1-H2) means that some reduction in residential provision is inevitable, maintaining the level of affordable (social rent and intermediate) homes has been prioritised.

As a result of the increase in the area required for core and circulation spaces associated with changes in layout, residential NIA reduces. Additional space is required for the larger cores at Ground Floor level, and for new escape routes separated from residential entrances, and so the residential GIA and GEA increases at the expense of other Ground Floor uses including Workspace and Retail space.

The figures in these tables are shown in same way as in the previously submitted application for ease of comparison and are compared to the scheme submitted to LBTH's Strategic Development Committee (SDC) in January 2023. Homes, dwelling numbers and areas are inclusive of Phase A. Single aspect homes refer only to the Outline Phases B-D.

Further information on the dwelling mix for the illustrative masterplan is provided on page 38 of this document.

Following the amendments outlined within this DAS Addendum, the Detailed Proposals of the planning application will allow for 48.6% of the habitable rooms as affordable with a tenure split of 92.04% social and 7.96% intermediate rent, with the masterplan proposals overall delivering 38.8%. All references to the quantum of affordable housing set out within Revision B of the Design and Access Statement should be read on this basis.

The Programme for the delivery of the affordable housing provision will provide a minimum of 38.8% affordable housing by habitable room overall and that percentage shall be secured on a rolling minimum cumulatively across the masterplan.

Illustrative Masterplan	Addendum (Revision D) January 2023	Proposed (Revision E) September 2023	Change in provision (+/-)
Overall dwelling numbers and habitable rooms (Homes in Phase A are included)			
Number of homes	1556	1539	- 17
Number of habitable rooms	4405	4305	- 100
Dwelling and habitable room numbers by tenure (Homes in Phase A are included)			
Open market sale homes	1116	1099	- 17
Open market sale habitable rooms	2698	2634	- 64
Intermediate homes	77	77	-
Intermediate habitable rooms	185	185	-
Social rent homes	363	363	-
Social rent habitable rooms	1522	1486	-36
Affordable homes (social rent + intermediate)	440	440	-
Affordable habitable rooms (social rent + intermediate)	1707	1671	-36
% Affordable (social rent + intermediate) habitable rooms	38.8%	38.8%	-
Single aspect homes (Homes in Phase A are not included, percentage of single aspect homes refers to Outline Proposals Phases B-D only)			
% Single aspect homes	50%	50%	-
% North facing (of single aspect homes)	2%	2%	-
Residential areas (Areas in Phase A are included)			
Residential NIA	105,657m ²	101,937m ²	- 3,720m ²
Residential GIA	142,516m ²	143,785m ²	+ 1269m ²
Non-residential areas (Areas in Phase A are included)			
Retail GIA	2346m ²	2,121m ²	- 225m ²
Workspace GIA	2274m ²	2,104m ²	- 170m ²

Fig.40 Schedule comparing provision of scheme submitted to LBTH's SDC (January 2023) with proposed scheme (September 2023) - Illustrative Masterplan

Maximum Parameter Scheme	Addendum (revision D) January 2023	Proposed (revision E) August 2023	Change in provision (+/-)
Overall dwelling numbers and habitable rooms (Homes in Phase A are included)			
Number of homes	1582	1565	- 17
Number of habitable rooms	4487	4394	- 93

Fig.41 Schedule comparing provision of scheme submitted to LBTH's SDC (January 2023) with proposed scheme (September 2023) - Maximum Parameter Scheme

Masterplan layout

Lower Ground Floor

The drawing on this page and those on the following pages show the illustrative masterplan building arrangements.

These drawings have been amended to show second stairs to buildings over 18m and to accommodate associated changes to core and building layouts and to escape routes. Where second stairs have been added, escape routes separated from entrance lobbies and letting out directly to fresh air have been added at lower ground floor level.

Building layouts have been developed in detail and coordinated with input from the consultant team (see page 10 of the Design and Access Statement: Masterplan). The layouts incorporate the following principles. Future Reserved Matters Applications will reflect updates to any of the policies, standards and guidance referred to below along with any new guidance and regulation applicable at the time:

- Layouts have been designed in accordance with the London Plan Housing SPG 2016
- Layouts have been designed in accordance with the LBTH's High Density Living SPD 2020 wherever possible
- In accordance with Policy D12 of the London Plan 2021, at least 10% of homes can meet Building Regulation requirement M4(3) 'wheelchair user dwellings'. All other homes will meet requirement M4(2) 'accessible and adaptable dwellings'
- All building frontages are activated by individual residential entrances, communal entrances or non residential uses
- All homes are provided with their own private amenity space in accordance with the London Plan Housing SPG 2016
- Buildings typically have 8 homes per floor per core
- For information on the Phase A Building layouts please refer to the Design and Access Statement: Detailed Proposals and its Addendum.
















 2B4P M	 Core	 Retail
 3B4P M	 Cycle Hub	 Workspace
 3B5P M	 Estate Management Hub	
 3B6P M	 Lobby	
 4B7P H	 Post Room	
 4B7P M	 Residents Amenity Hub	
 4B8P M		



Fig.42 Lower ground floor plan illustrating building arrangements and uses

Masterplan layout

First Floor

The drawing on this page shows the illustrative scheme at first floor level. The scheme has been updated to include second stairs in buildings over 18m.

In these buildings, the primary stair is accessed from a protected lobby with a wheelchair refuge. This lobby also provides access to fire-fighting and evacuation lifts. Risers are now accessed from corridor rather than from the lobby and second stair, and a door has been added in the corridor separating access to each stair.

 1B1P	 3B4P M	 4B7P M
 1B2P	 3B5P	 4B7P W
 1B2P W	 3B5P M	 4B8P M
 2B3P	 3B5P W	 Core
 2B3P W	 3B6P M	 Lobby
 2B4P	 4B5P	 Residents Amenity Hub
 2B4P W	 4B7P	 Workspace
 3B4P	 4B7P H	

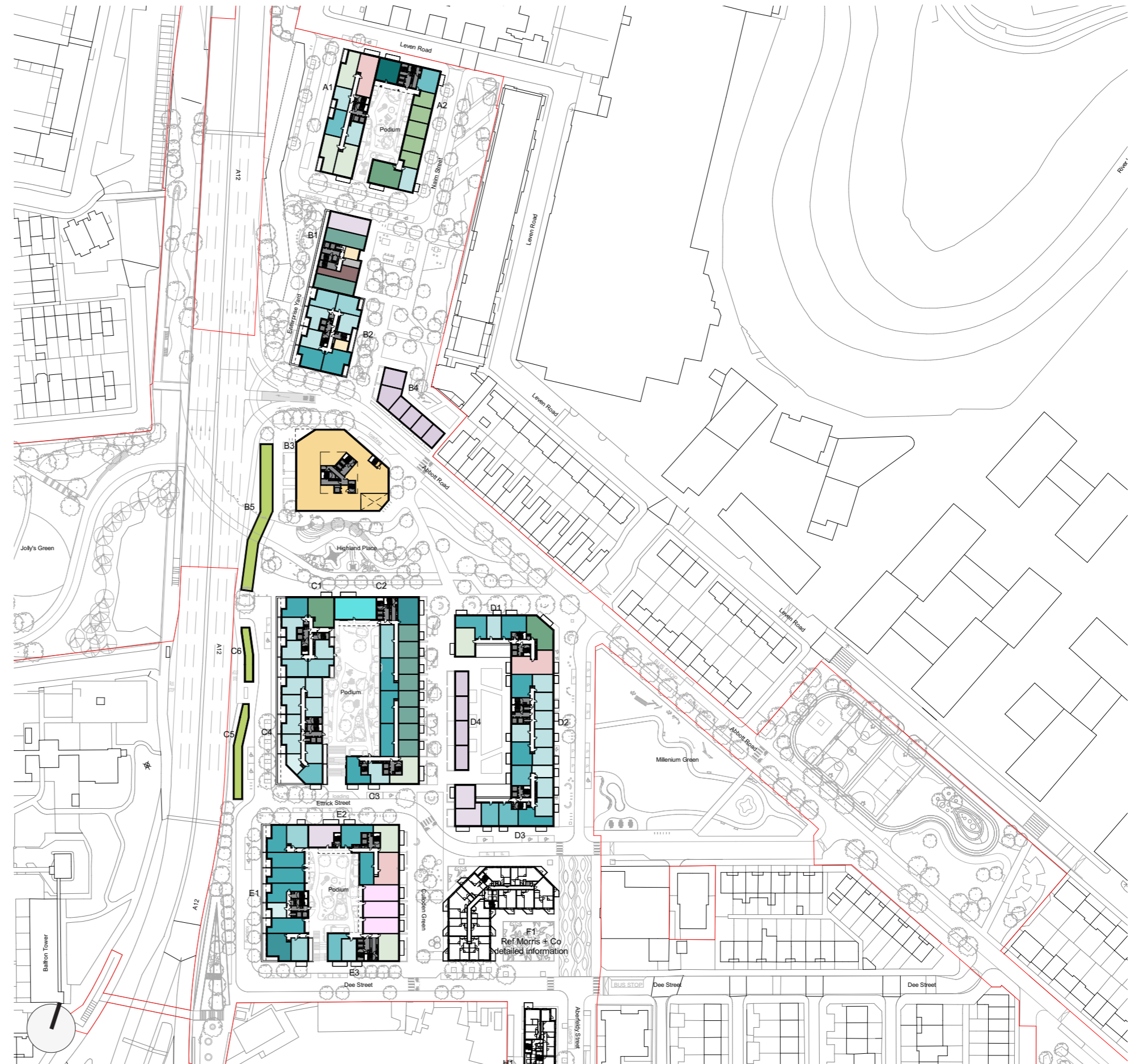


Fig.43 First floor plan illustrating building arrangements and uses

Masterplan layout

Typical Intermediate Floor

The drawing on this page shows the illustrative scheme at typical intermediate levels. The scheme has been updated to include second stairs in buildings over 18m as set out on the previous page.

Indicative building layouts shown on pages 168-170 of the Design and Access Statement: Masterplan will be further developed at Reserved Matters stages and apartment layouts will be revised to accommodate second stairs and address other guidance and regulations applicable at that time.

- 1B1P
- 1B2P
- 1B2P W
- 2B3P
- 2B3P W
- 2B4P
- 2B4P W
- 3B4P
- 3B4P W
- 3B5P
- 3B5P W
- 4B7P
- Core

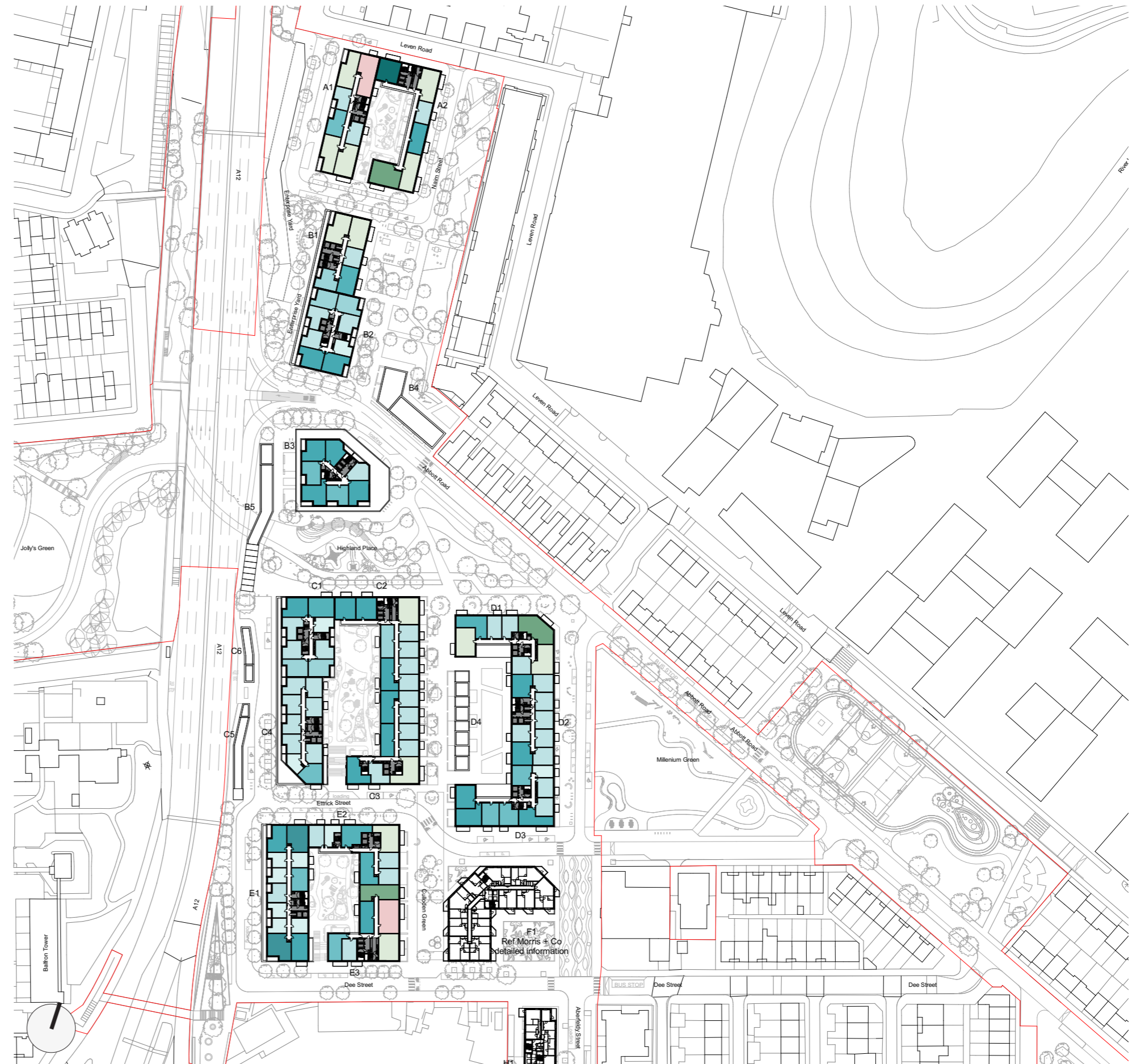


Fig.44 Typical intermediate floor plan illustrating building arrangements

Masterplan layout

Typical Upper Floor

The drawing on this page, shows the typical upper floor arrangement. Layouts of buildings over 18m shown here incorporate second stairs, lobbies and refuges as described on the previous pages.

Where buildings over 18m incorporate accessible roof-top amenity spaces, second stairs come to roof level providing access/escape to terraces.

- 1B1P
- 1B2P
- 2B3P
- 2B4P
- Core

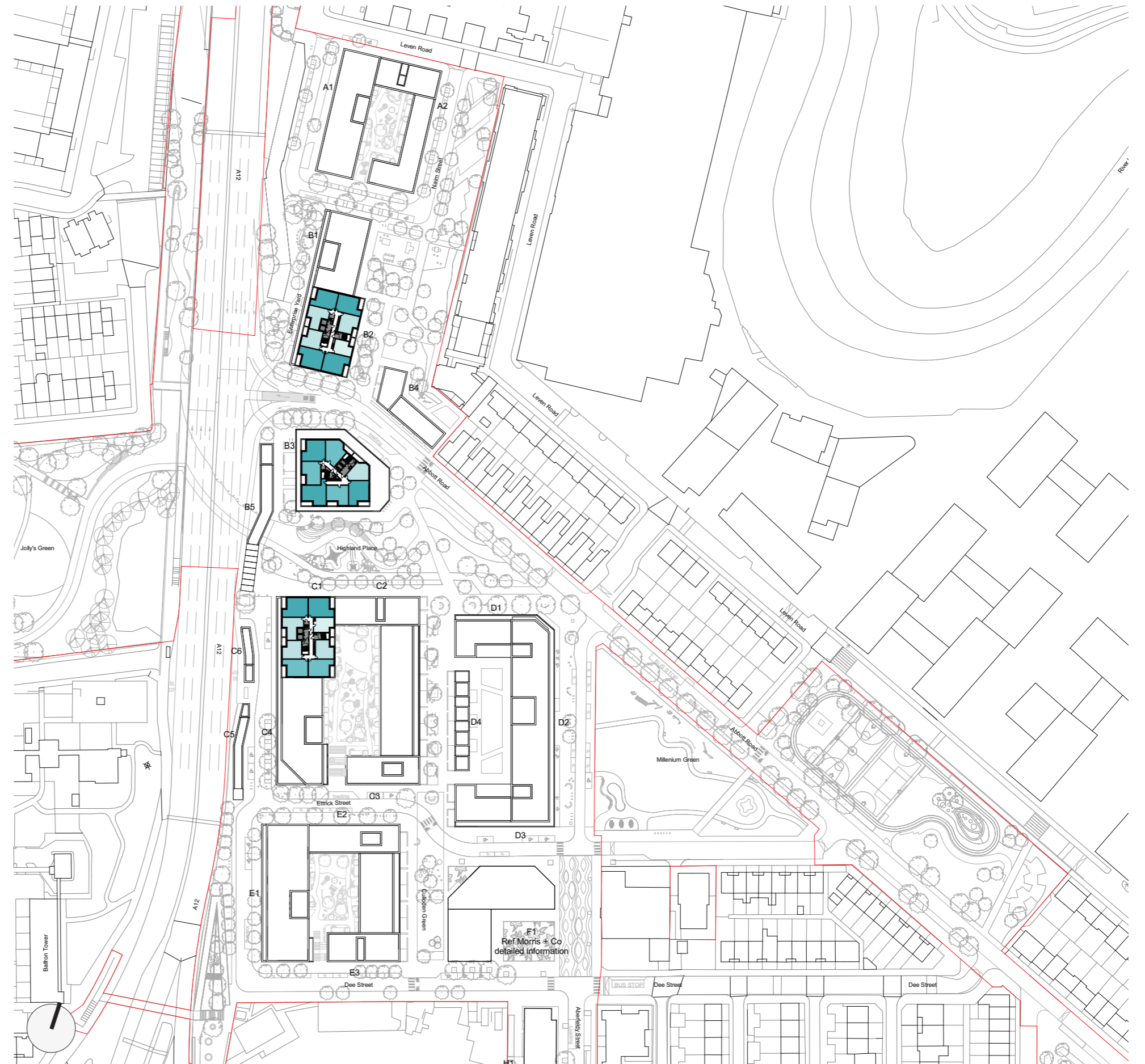


Fig.45 Typical upper floor plan illustrating building arrangements

Tenure

The Proposed Development will provide a minimum of 38.8% affordable by habitable rooms. 89% of affordable homes will be social rent and 11% will be intermediate - this will be secured through the Section 106 agreement.

The illustrative masterplan for the Outline Proposals and the Phase A Detailed Proposals demonstrate how this tenure split can be delivered over the four phases. The illustrative masterplan for the Outline Proposals is indicative only and the tenure split by phase will be agreed once each Reserved Matters Application is submitted.

The affordable homes will consist of social rent re-provision for existing residents, additional social rented homes and additional shared ownership homes.

Each phase has been designed to have a mix of affordable and private homes to ensure a mixed tenure community is delivered. Phase A has the highest proportion of affordable homes.

The different tenures are generally split between cores, but where cores are shared this is between intermediate and private tenures. Large social rented family maisonettes within the courtyard buildings C and E are located at ground and first floor, with private homes above. Homes of all tenures share the communal podium amenity space.

The social rented homes are generally located in the low and mid rise buildings, with the majority of the private homes located within the towers and in buildings closer to the A12.

- Site boundary
- Private
- Social rent
- Intermediate
- ✦ Social rent maisonettes on the lower floors
- ✦ Intermediate homes on the lower floors

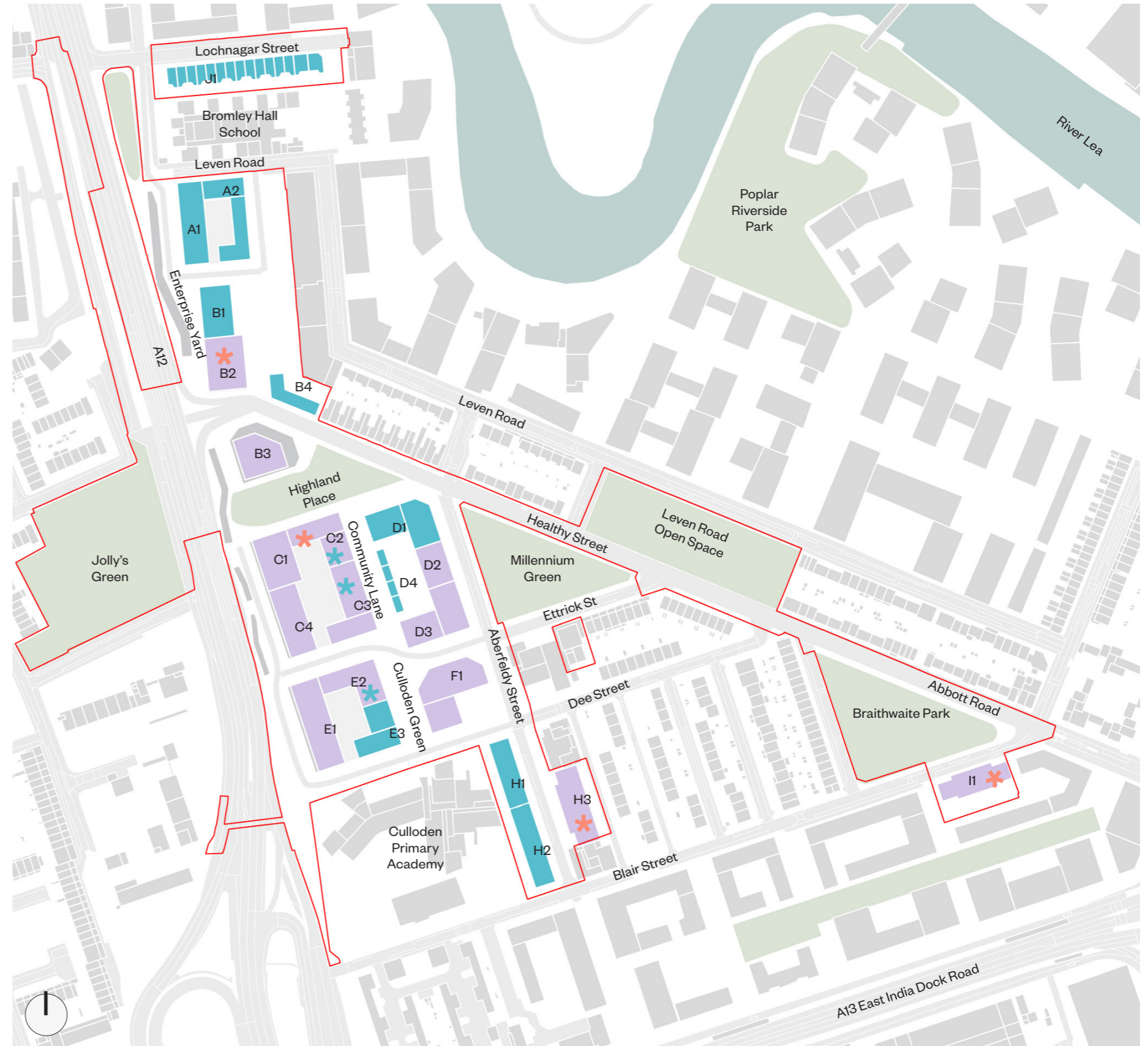


Fig.46 Diagram to illustrate site wide tenure strategy

Schedule of accommodation

The tables on this page show the proposed area and accommodation schedules for the Outline Proposals (Phases B-D) and the Detailed Proposals (Phase A).

Cycle storage requirements have been amended to respond to the revised dwelling mix. All phases meet the minimum requirements set out in the London Plan 2021 and all outline phases (B-D) meet either the London Plan 2021 or 58% occupancy, whichever is higher.

The illustrative masterplan for the Outline Proposals is indicative only. The tenure split, home mix and areas by phase may change and will be agreed through the development of detailed proposals and submission of Reserved Matter Applications for each phase.

PHASE	GIA m ² BY USE				
	Workspace	Marketing Suite	Residential	Retail	Total
A	0	294.9	27,794.9	1,148.6	29,238.4
B	667.7	0	48,429.3	286.7	51,279.0
C	1,436.3	0	51,292.2	0	54,624.5
D	0	0	16,269.0	685.6	16,954.6
TOTAL	2,104.0	295.0	143,785.0	2,121.0	148,305.0

Fig.47 Proposed area schedule - Gross internal area by use and phase

PHASES A-D SUMMARY										
		Studio	1B	2B	3B	4B	5B	6B	Total Homes	Total habitable rooms
PRIVATE	Homes	140	408	526	25	0	0	0	1099	2634
	Percent	12.7%	37.1%	47.9%	2.3%	0%	0%	0%	71.4%	61.2%
SOCIAL	Homes	0	73	88	144	54	0	4	363	1486
	Percent	0%	20.1%	24.2%	39.7%	14.9%	0%	1.1%	23.6%	34.5%
INTERMEDIATE	Homes	0	46	31	0	0	0	0	77	185
	Percent	0%	59.7%	40.3%	0%	0%	0%	0%	5%	4.3%
TOTAL	Homes	140	427	645	169	54	0	4	1539	4305
	Percent	9.1%	34.2%	41.9%	11.0%	3.5%	0%	0.3%		

Fig.48 Proposed accommodation schedule and dwelling mix

PHASE	CYCLE PARKING TYPE		
	Long Stay Residential	Long Stay Non-residential	Total
A	485	12	497
B	1,031	15	1,046
C	981	24	1,005
D	335	5	340
TOTAL	2,832	56	2,888

Fig.49 Proposed long-stay cycle storage

Phasing

The masterplan is divided into four phases. These phases are named alphabetically from A-D so as to not be confused with the phasing of the previously approved Aberfeldy Village Masterplan outline planning permission.

The first phase of the masterplan, Phase A, is the key linking phase between the last phase of the previously approved Aberfeldy Village masterplan (Phase 3), and the new Aberfeldy Village Masterplan. It includes the development of the majority of the Aberfeldy Street with a rich collection of retail units of all sizes, the Town Square, the redevelopment of Blairgowrie House, Lochnagar Street site, Braithwaite Park, Leven Road Open Space and the Allotments. This phase sees the demolition of the meanwhile buildings along Aberfeldy Street, the Aberfeldy Neighbourhood Centre and Blairgowrie House.

Phase B involves the demolition of the Nairn Street Estate in the north of the Site, and provides a variety of homes, new workspace along Enterprise Yard and new public open spaces - Nairn Square and Nairn Park. This phase also includes the development of Highland Place, the repurposing of the vehicular underpass and the Slip Road, works to Jolly's Green and the underbridge to establish a direct connection to Jolly's Green, and the delivery of the neighbourhood landmark tower, B3, which is home to the Residents' Hub and Concierge.

Phase C includes a large proportion of residential development in the form of two large urban courtyard buildings with raised podium gardens and car parks beneath. This phase also delivers a large quantum of the proposed workspace and the improvements to the Dee Street underpass. The buildings demolished in the phase include those along the western portion of Balmore Close, Kibrennan House and Tartan House.

Phase D will see the completion of the remainder of the High Street with a residential courtyard building, D. The buildings demolished in the phase include the buildings along the eastern portion of Balmore Close and Jura House.

- Site boundary
- Phase A - March 2025 to April 2028
- Phase B - April 2027 - May 2032
- Phase C - September 2031 to February 2037
- Phase D - September 2031 to February 2037

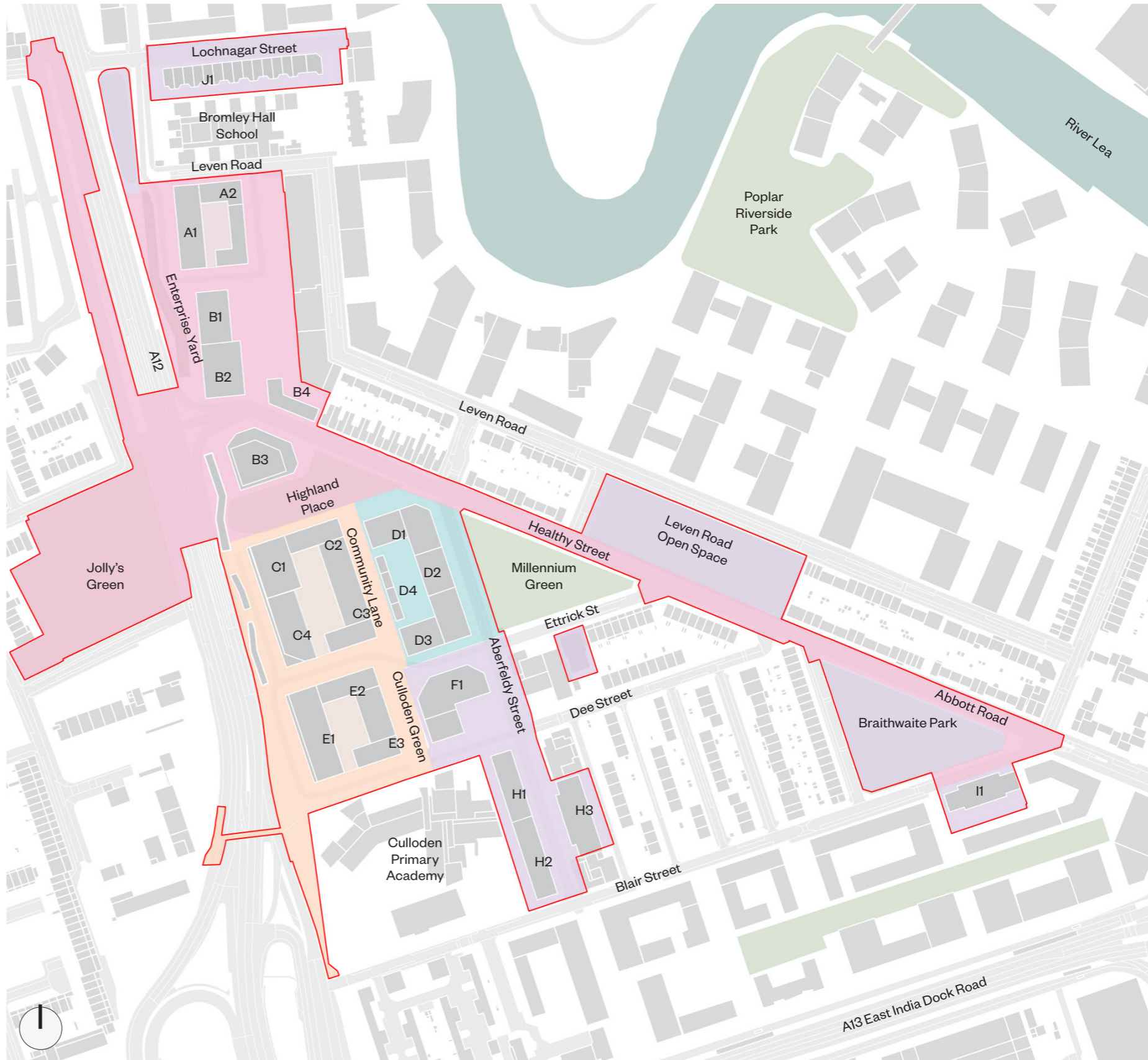


Fig.50 Diagram to illustrate site wide tenure strategy



POPLARWORKS

CYCLE CAFE

ABERFELDY

JOLLYS GREEN

ECOWORLD
LONDON
CREATING TOMORROW & BEYOND

POPULAR HARCA

ABERFELDY VILLAGE MASTERPLAN