


13.0 Project Team

Client	Leopard Guernsey Anchor Propco Ltd
Development Manager	Rockwell Properties Ltd
Architect	SimpsonHaugh and Partners
Landscape Architect	Cameo and Partners
Planning Consultant	GVA
Structural Engineer	WSP
MEP Engineer	PSH Consulting Ltd
Fire Consultant	Jeremy Gardner Associates
Transport Consultant	Transport Planning Practice Ltd
Environmental Planning	Ramboll Environ
Wind Consultant	RWDI
Townscape Consultant	The Peter Stewart Consultancy
Visualisation Consultant	Simpson Haugh, Trropershill, Behind the Texture
Habitat Survey	Aspect Ecology
Survey	Cloud 10 Ltd
Rights to Light	eb7
Façade Access Consultant	Access Advisors
Property Development	Acumen Portfolio Solutions
Political Consultant	Capital Management Consultants
Pool Plant	Cheshire Wellness
Façade Consultant	Jonathan Wood Associates Ltd
Lifts Consultant	Kone Plc
Public Consultation	Soundings Ltd
Flood Risk Consultant	Water Environment

Appendix A Table of Compliance with Housing SPG

Design review against the GLA Housing SPG, 2016		
This table has been prepared by Bilfinger GVA to review the proposed development against GLA design standards. The criteria used for this assessment is taken from Mayor's Housing SPG (2016).		
	Standard achieved	
	Partial accordance with standard	
	Standard not achieved	
	Not applicable	
Design Standards	Performance	Comments
Defining Good Places		
1		The location of the buildings on the two plots was developed to create an extensive green space in the centre of each plot as the heart of the scheme. Pedestrian links connect to the river and provide east west routes connecting to the wider Masterplan area. Residential blocks are situated along the eastern and western boundaries orientated on a north south axis in order to minimise north facing units and maximising daylighting. To the northern and southern boundary of plot A two buildings have been carefully placed to provide both a street edge and the necessary permeability on ground floor maintaining the pedestrian route through the site and sufficient daylight penetration to the central park area. The buildings have been set out to correspond with the perimeter blocks and cores have been placed to minimise overlooking. The southern end of the southern plot located close to the Charlton train station and at the end of Bugsby Way arriving from the Backwall tunnel provides a strategic provision for a taller element marking the entrance to the Masterplan.
2		Development Proposals should demonstrate: a. how the scheme complements the local network of public spaces, including how it integrates with existing streets and paths. b. how public spaces and pedestrian routes are designed to be overlooked and safe, and blank elevations onto the public realm at ground floor have been avoided. c. for larger developments, how any new public spaces including streets and paths are designed on the basis of an understanding of the planned role and character of these spaces within the local movement network, and how new spaces relate to the local vision and strategy for the area.
		The location and proximity of key local spaces have been identified and researched, with the proposals looking to continue the green links / network which starts at the river and continues south to Shooters Hill. New connections to Anchor & Hope Lane have been proposed, with future links to the wider masterplan also considered. The scheme compliments the local network of spaces by adopting similar plant species and materials seen in the local vernacular. The pedestrian routes and footways have been designed with safety in mind. Clear sight lines, lockable gates and external lighting have all been developed based on feedback from Secured By Design and local people. The network of paths, roads and footways all share a common approach which looks to deter anti-social behaviour, and establish an environment safe and suitable for families. The open space provision is significant, which has always been a characteristic feature of the scheme. The quality of these spaces is such that people feel welcome, safe and secure when travelling to or from the development.

Communal and Public Open space		
3		Development proposals should demonstrate that they comply with the LPAs' open space strategies, ensuring that an audit of surrounding open space is undertaken and that where appropriate, opportunities to help address a deficiency in provision by providing new public open spaces are taken forward in the design process.
4		Where communal open space is provided, development proposals should demonstrate that the space: is overlooked by surrounding development; is accessible disabled people including people who require level access and wheelchair users; is designed to take advantage of direct sunlight; has suitable management arrangements in place.
		The open space proposals comply with the quantum set out in the LPA's open space strategy, and in fact exceed the requirement. The current local provision is relatively limited with Maryon Park and the site next to the Thames Barrier offering the only real significant amenity space for local people. The proposals include high quality public open space, which adopts a best practice approach to the design.
		The open space provision within the scheme has been carefully positioned to ensure the spaces are sufficiently overlooked by the surrounding development. Each space provides stepped and step free access, ensuring a fully accessible approach has been adopted. This is an important principle which helps ensure disabled members of the community can equally enjoy the external spaces and facilities. Sunlight studies have informed the location of specific areas / uses within the landscape, and helped develop a planting palette suitable for the unique on site conditions. It is envisaged that an on site management team will ensure the open spaces are maintained and managed to the highest standard. A tailored management and maintenance plan will be developed prior to site occupation.
Play Space		
5		For developments with an estimated occupancy of ten children or more, development proposals should make appropriate play provision in accordance with the Mayor's Play and Informal Recreation SPG.
		Play space and provision are a key part of the landscape proposals, and have been integrated into the design at various levels. The play area / quantum provided is in accordance with the Mayor's Play and Informal Recreation SPG. Details of which can be seen on the play drawings.
Housing for Diverse City		
6 (Density)		Development proposals should demonstrate how the density of residential accommodation satisfies London Plan policy relating to public transport access levels (PTALs) and the accessibility of local amenities and services, and is appropriate to the location.
		Please Refer to Planning Statement.
7 (Residential Mix)		Development proposals should demonstrate how the mix of dwelling types and sizes and the mix of tenures meet strategic and local need and are appropriate to the location.
		The scheme delivers a mixture of 1, 2, 3 and 4 bedroom units, including a high proportion of family-sized units. See the Planning Statement for further detail.
Entrance and Approach		
8		All main entrances to houses, ground floor flats and communal entrance lobbies should be visible, clearly identifiable, and directly accessible from the public realm.
		All main entrances are located close to the public realm and are clearly identifiable.
9		The distance from the accessible car parking space of standard 18 to the home or to the relevant block entrance or lift core should be kept to a minimum and should be preferably level or where level is not possible, gently sloping (1:60 – 1:20) on a suitable ground surface.
		Car parking spaces are easy accessible from the residential cores and are at level.
Active Frontages		
10		Active frontages should be maximised and inactive frontages minimised on the ground floor of buildings facing publically accessible space.
		The ground level includes areas of active frontage across the two sites located at the perimeter along current and future access roads providing space for retail, cafe, restaurant, leisure and community use together with significant areas of public realm and some private secure gardens associated with the townhouses. Some of the spaces extend over two floors with access to the garden on plinth level on Plot B.

Access		
11	90 per cent of new build housing should meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' with the remaining 10 per cent meeting Building Regulation requirement M4(3) 'wheelchair user dwellings'.	The design has been developed in full consideration of national legislation. This includes the provisions of BS8300:2001 and The Building Regulations Part M (2015 Edition). The design also reflects the importance that the applicant places on complying with the requirements of the Equality Act 2010 and emerging Equality Act 2010 (Amendment) Bill 2015-16. The considerations seek to ensure that people are not discriminated against regardless of disability, age or gender. These extend from accessing the new buildings and the public realm within the application site through to moving around the internal parts of the buildings and accessing information (signage, contact details etc).
Shared Circulation		
12	Each core should be accessible to generally no more than eight units on each floor.	There are 6 to 8 apartments per core and the core provides the adequate number of lifts.
13	An access core serving 4 or more dwellings should provide an access control system with entry phones in all dwellings linked to a main front door with electronic lock release. Unless a 24 hour concierge is provided, additional security measures including audio-visual verification to the access control system should be provided where any of the following apply: i. more than 25 dwellings are served by one core; or ii. the potential occupancy of the dwellings served by one core exceeds 100 bed spaces; or iii. more than 8 dwellings are provided per floor.	Adequate access control system with entry phones in all dwellings linked to a main front door with electronic lock release will be provided.
14	Where dwellings are accessed via an internal corridor, the corridor should receive natural light and adequate ventilation where possible.	Internal corridors of building AEN, AES, AEW, AES, BE, and BW receive natural daylighting and ventilation. Due to the setting out on site and hexagonal shape of buildings
15	All dwellings entered at the seventh floor (eighth storey) and above should be served by at least two lifts.	All residential levels within the development are served by 2 lifts
16	It is desirable that every wheelchair user dwelling is served by more than one lift.	All residential levels within the development are served by 2 lifts
Car parking		
17	The maximum standards set out below should be the basis for considering planning applications (See image on right)	Plot A basement car park provides 172 spaces and Plot B plinth car park provides 26 spaces. 20% provision + 20% future provision of the spaces will have electric charging points. All spaces will be private.
		
18	Each designated wheelchair accessible dwelling should have a car parking space that complies with Part M4(3).	Overall, 28% of the car parking spaces will be designed as accessible bays, in line with the GLA requirements
19	Careful consideration should be given to the siting and organisation of car parking within an overall design for open space so that car parking does not negatively affect the use and appearance of open spaces.	Car and cycle parking will be provided within the constructed one storey basement car park on plot A to where cars and bicycles will access from Mirfield street. Car and cycle parking is also provided on grade on plot B within the plinth, accessed from Yarn lane.
Cycle storage		
20	All developments should provide dedicated storage space for cycles at the following level: i. 1 per studio and one bed; ii. 2 per all other dwellings iii. an additional one short stay cycle space should be provided per 40 units.	It is proposed to provide cycle parking for each of the proposed land uses. In total 1,556 cycle parking spaces are provided within the development, providing one space per 1-bed apartments and two spaces for all other types. In addition 42 cycle parking spaces are proposed for staff and will be allocated in the commercial units. 24 cycle parking spaces for residential visitors plus 30 spaces for commercial visitors will be provided in a convenient location outside the building entrances

21	Individual or communal cycle storage outside the home should be secure, sheltered and adequately lit, with convenient access to the street. Where cycle storage is provided within the home, it should be in addition to the minimum GIA and minimum storage and circulation space requirements. Cycle storage identified in habitable rooms or on balconies will not be considered acceptable.	Secure Bike stores are located within the plinth of Plot B and within the basements on Plot A. All stores are provided with access control and are located with close proximity to the residential core.
Refuse, post and deliveries		
22	Communal refuse and recycling containers, communal bin enclosures and refuse and recycling stores should be easily accessible to all residents including children and wheelchair users, and located on a hard, level surface. The location should satisfy local requirements for waste collection. Refuse and recycling stores within buildings should be located to limit the nuisance caused by noise and smells and maintained to a high hygiene standard.	Purpose built refuse stores are included at basement and ground floor/plinth levels within each building with access from each core, which have been designed to accommodate the appropriate number of Eurobins, as indicated on the application drawings.
23	Storage facilities for waste and recycling containers should be provided in accordance with local authority requirements and meeting at least British Standard BS5906:2005 Code of Practice for Waste Management in Buildings	Calculations to forecast the quantities of waste that will be generated by the development have been undertaken using BS 5906:2005 calculations and RBG standards. This has been used to calculate refuse store sizes, and demonstrates that the buildings contain sufficient storage based on number of collections per week.
Dwelling Space Standards		
24	All new dwellings should meet the nationally described space standard.	All apartments within the proposed scheme meet or exceed the minimum apartment sizes as defined by the London Housing SPG, and are designed to meet the requirements of Lifetime Homes.
25	Dwelling plans should demonstrate that dwellings will accommodate the furniture, access and activity space requirements relating to the declared level of occupancy and the furniture schedule set out in Approved Document Part M.	In accordance with the London Plan, 10% of the apartments have been designed as wheelchair adaptable layouts, based on the wheelchair space standards set out within Part M of the Building Regulations, and with reference to the Wheelchair Housing Design Guide.
Private open space		
26	A minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant.	All apartments will be provided with generous private amenity space in the form of private roof terraces, open loggias and enclosed balconies or winter garden spaces according to GLA requirements.
27	The minimum width of hallways and other circulation spaces inside the home should comply with Part M4(2).	All circulation spaces are designed to comply with Part M
Privacy		
28	Design proposals should demonstrate how habitable rooms within each dwelling are provided with an adequate level of privacy in relation to neighbouring property, the street and other public spaces.	Habitable rooms are designed with sufficient privacy in relation to neighbouring property, streets and public spaces.
Dual Aspect		
29	Developments should minimise the number of single aspect dwellings. Single aspect dwellings that are north facing, or exposed to noise levels above which significant adverse effects on health and quality of life occur, or which contain three or more bedrooms should be avoided.	The layouts are arranged to maximise double aspect apartments and minimise single aspect and north facing apartments. Apartments close to noise sources are provided with mechanical ventilation and wintergardens.
Noise		
30	The layout of adjacent dwellings and the location of lifts and circulation spaces should seek to limit the transmission of noise to sound sensitive rooms within dwellings.	The design team will seek to specify and design to limit noise transmissions between dwellings and adjacent to circulation spaces and lift cores.
Floor to ceiling heights		
31	A minimum ceiling height of 2.5 metres for at least 75% of the gross internal area is strongly encouraged.	A minimum ceiling height of 2.5 m is provided for all living rooms and bedrooms
Daylight and sunlight		
32	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	The results of the internal daylighting assessment have shown that provision of daylight within the proposal is excellent with 95% of habitable rooms exceeding the BRE targets.
Air quality		
33	Minimise increased exposure to existing poor air quality and make provision to address local problems of air quality: be at least 'air quality neutral' and not lead to further deterioration of existing poor air quality (such as areas designated as Air Quality Management Areas (AQMAs).	The application site is located within an urban environment, affected by poor air quality and road traffic noise. It is expected that the operation of the buildings would not result in increase in air quality emissions.
Environmental performance		
34	All homes should satisfy London Plan policy on sustainable design and construction and make the fullest contribution to the mitigation of and adaptation to climate change.	The proposed development is designed in accordance with the CO2 emissions reduction targets and responsible sourcing of materials as set out in London Plan policy.

Energy and CO2		
35	Development proposals should be designed in accordance with the LP energy hierarchy, and should meet the following minimum targets for carbon dioxide emissions reduction. Year Improvement on 2013 Building Regulations 2014 - 2016 35 per cent. 2016 - 2036 Zero carbon	An Energy Strategy has been developed for the proposed development, which contains technical details of the approach and measures integrated into the design to minimise regulated CO2 emissions in line with the London Plan Energy Planning Guidance requirements. The Energy Strategy demonstrates how the overall energy consumption has been taken into consideration by reference to the Energy Hierarchy. The Proposed Development has been designed to minimise energy consumption and associated carbon emissions. Including a Zero Carbon target for the residential units, of which a minimum 35% reduction in regulated carbon emissions (below Part L 2013) and the remainder achieved through the RBG cash in lieu contribution to the value of £60/tonne for 30 years. The result of the design considerations equates to an 11% reduction in regulated carbon emissions in the residential units. The same proportion of savings are also attributed to the non-residential builds, although currently not modelled due to the level of design detail available at the time.
Overheating		
36	Development proposals should demonstrate how the design of dwellings will avoid overheating without reliance on energy intensive mechanical cooling systems.	The proposed development was modelled for the risk of overheating due to solar gains. The results of which show that the proposed development's passive design features results in the building's area weighted average building cooling demand to be lower than the 'notional' building; therefore in line with the requirements of the London Plan and GLA guidance.
Water		
37	New dwellings should be designed to ensure that a maximum of 1051 litres of water is consumed per person per day in line with the optional requirement of Part G.	Dwellings are designed to comply with maximum water consumption requirements within Part G.
Flooding and drainage		
38	Where development is permitted in an area at risk of flooding, it should incorporate flood resilient design in accordance with the NPPF and its associated technical Guidance 1 whilst ensuring level access is maintained.	The results of the Flood Risk Assessment carried out by Water Environment Limited ¹³ indicate that there is a potential for a for a breach in the Thames defences in a 1 in 200 year tidal event with potential 2.42 m flooding across the application site. As such the design has ensured that all bedrooms are designed to be above this height and residences have access to safe refuge above the potential flood water height in the event of flooding. Additionally it is deemed the EA flood warning service would provide residents with a flood warning in order to seek refuge in sufficient time.
39	New development should incorporate Sustainable Urban Drainage Systems and green roofs where practical with the aim of achieving a Greenfield run-off rate, increasing bio-diversity and improving	A preliminary below ground drainage strategy for the proposed development has been prepared which outlines the foul and storm water drainage requirements to satisfy the current drainage strategy for the wider London area. The following SuDs measures will be incorporated across the application site: <ul style="list-style-type: none"> • Green roofs are proposed for all building's roofs; • Use of swales in landscaping to provide storage for surface water run-off; • Attenuation ponds to slow the flow of surface run-off and increase infiltration; and, • Use of an underground storage tank to attenuate rainfall.
Ecology		
40	The design and layout of new residential development should avoid areas of ecological value and seek to enhance the ecological capital of the area in accordance with GLA best practice guidance on biodiversity and nature conservation.	The results of the Ecology survey shows how the application site is currently of low ecological value therefore redevelopment of the application site will not have a significant negative impact on local, regional or national ecology. Through the mitigation and ecological enhancements described in the Sustainability Statement the proposed development will have a positive impact on ecology of the application site and surrounding area in line with the Local Core Strategy and SPD policies.
Design process		
41	Developments should manage existing materials, specify sustainable materials that are robust and fit for purpose and secure the sustainable procurement of materials.	The design team will seek to specify materials with a low environmental impact and consideration will be given to the major building elements, which will be informed by the British Research Establishment's (BRE's) Green Guide to Specification.