

Assael

1A & 1C Eynsham Drive, Abbey Wood

Design & Access Statement - Addendum R1

Date: 14 September 2018

Consultant: Assael Architecture

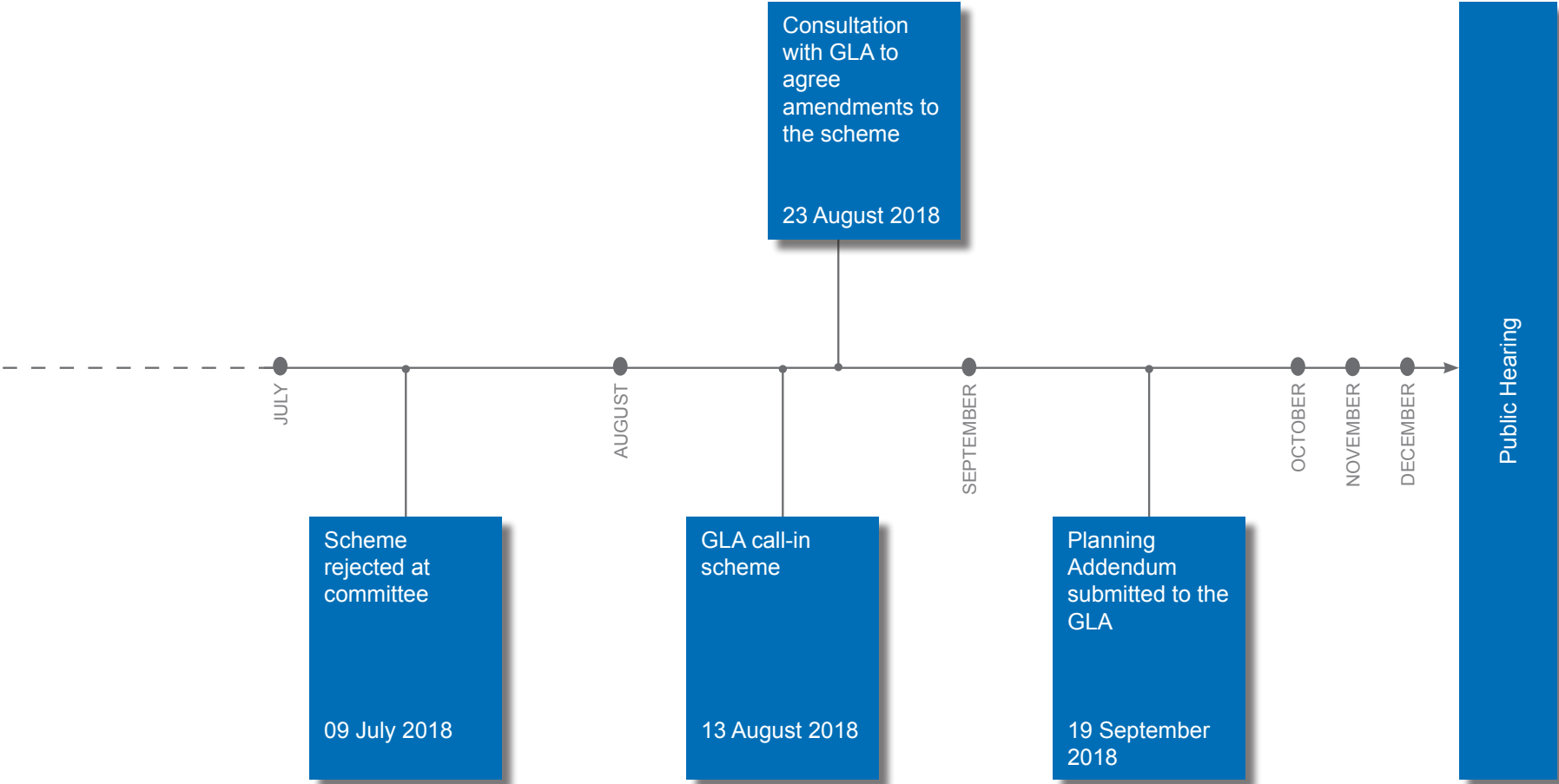
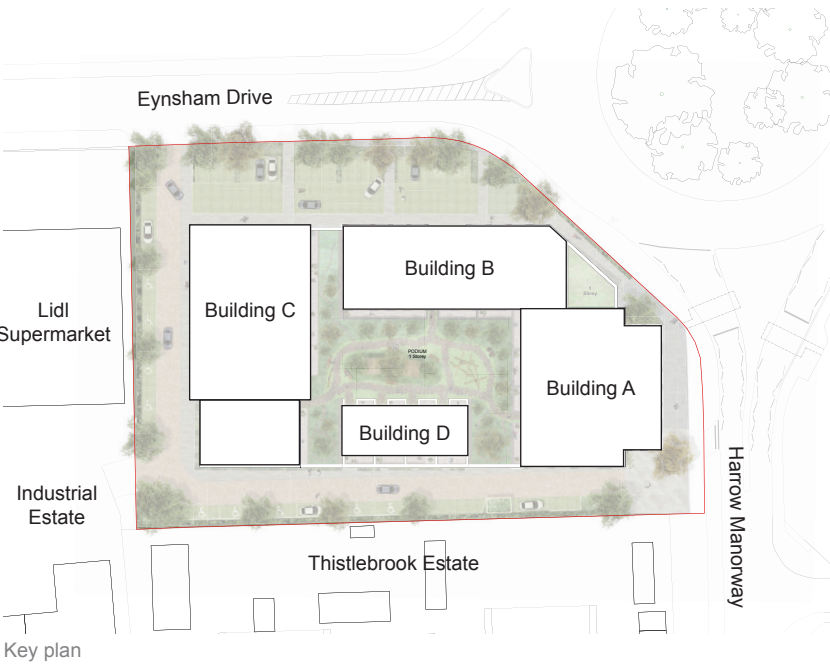


1.1 Introduction

This Design and Access Statement Addendum has been produced to explain and illustrate the design amendments to our proposals following GLA ‘call-in’ and review of the scheme.

The changes detailed in this document can be summarised as follows:

- 1. Increased activation of the southern ground floor frontage;
- 2. Confirmation of the boundary treatment with the Thistlebrook estate;
- 3. Landscaping approach at ground floor with amendments to parking area material finish and additional trees.
- 4. Landscaping approach on roofscape and quality of playspace provision;



1.2 Amendment 1 - Increased activation of southern ground floor frontage

We have looked to increase activity of the frontage on the southern side of the site. In order to do this, different options were considered, such as creating additional apartments but proved unfeasible due to the site being within a flood zone, as no sleeping accommodation can be located at ground floor. We also considered whether providing commercial units would be feasible but decided that this is not an appropriate location for commercial or office uses due to the low footfall.

Our solution is to provide active frontages through the introduction of duplex units with front doors off the street. These duplex units are located at the lower floors of the proposed buildings and will have generous floor to ceiling heights at ground level. The facades of these buildings have been redesigned at the ground level to ensure active frontages which allow adequate light and most importantly natural surveillance of the street.

The arrangement is similar to the design of the four townhouses already located along that elevation.

Impact on the scheme:

- Reconfiguration of five first floor units into five duplex units with entrance and kitchen / living space and bathroom at ground floor.
- Recessed entrances for all units accessed at ground floor to create a natural canopy and protect entrance doors.
- No additional units, but a change to the mix and additional residential area is created.
- Reconfiguration and relocation of bike stores, refuse stores and parking resulting in a loss of 10 accessible parking spaces. Refuse stores remain within suitable distance of highway for collection by refuse team.
- Relocation of 2 x wheelchair unit types to upper floors in building C.
- Relocation of the double substation and electric switch room.
- All units are designed to be M4(2) compliant.
- All units achieve recommended private external amenity space and have access from the first floor level to the podium garden.
- We have taken the opportunity through making these amendments to increase the number of cycle spaces to reflect the requirement of the new London Plan



First floor - previous proposals



Ground floor - previous proposals

First floor amendments:

- Reconfiguration of five first floor units into five duplex units with sleeping accommodation at first floor.
- No additional units, but a change to the mix and additional residential area is created.
- All units are designed to be M4(2) compliant.
- All units achieve recommended private external amenity space and have a private balcony as well as access from the first floor level to the podium garden.



First floor - Amended layout

Ground floor amendments:

- Reconfiguration of five first floor units into five duplex units with entrance and kitchen / living space and bathroom at ground floor.
- Recessed entrances for all units accessed at ground floor via their own entrance.
- No additional units, but a change to the mix and additional residential area is created.
- Reconfiguration and relocation of bike stores, refuse stores and parking resulting in a loss of 10 accessible parking spaces. Refuse stores remain within suitable distance of highway for collection by refuse team.
- Relocation of the double substation and electric switch room.
- All units are designed to be M4(2) compliant.
- Loss of 10 car parking spaces.
- Increased cycle provision to meet the Draft London Plan 2017



Ground floor - Amended layout

1.3 Revised summary of proposals

A summary of the key figures are as follows:

Residential

272 units in total

3 x Studio units (1%)
106 x 1 bed units (39%)
132 x 2 bed units (49%)
30 x 3 bed units (11%)
1 x 4 bed units (0%)

22,497 sq m Residential GIA (242,164 sq ft)
1,139 sq m Ancillary GIA (12,249 sq ft)

488 Residential Cycle spaces

Commercial (including PDSA)

792 GIA sq m (8,525 sq ft)
819 sq m Covered Carpark GIA (8,816 sq ft)

28 External spaces

21 Internal spaces

49 total parking spaces (including for residents and visitors to the PDSA)

16 PDSA Staff Cycle spaces

46 Visitor Cycle spaces in the public realm

Our proposals include:

- 272 new homes including a variety of unit types and sizes
- Commercial space activating Eynsham Drive and Harrow Manorway
- Relocation and re-provision of the PDSA into Phase 1 with associated parking
- Massing set back from Eynsham drive providing surface parking and green landscaping
- Predominantly dual aspect homes for enhanced outlook and daylighting, with no single aspect north facing apartments
- South-facing landscaped amenity spaces on podium protected from road
- Active green roofs
- Servicing route to the rear with loading bays for commercial and refuse collection
- Tall building providing a distinct marker at the roundabout
- Facilitate the widening of Eynsham Drive and Harrow Manorway
- Activate southern frontage with multiple external front doors and residential units facing the streets



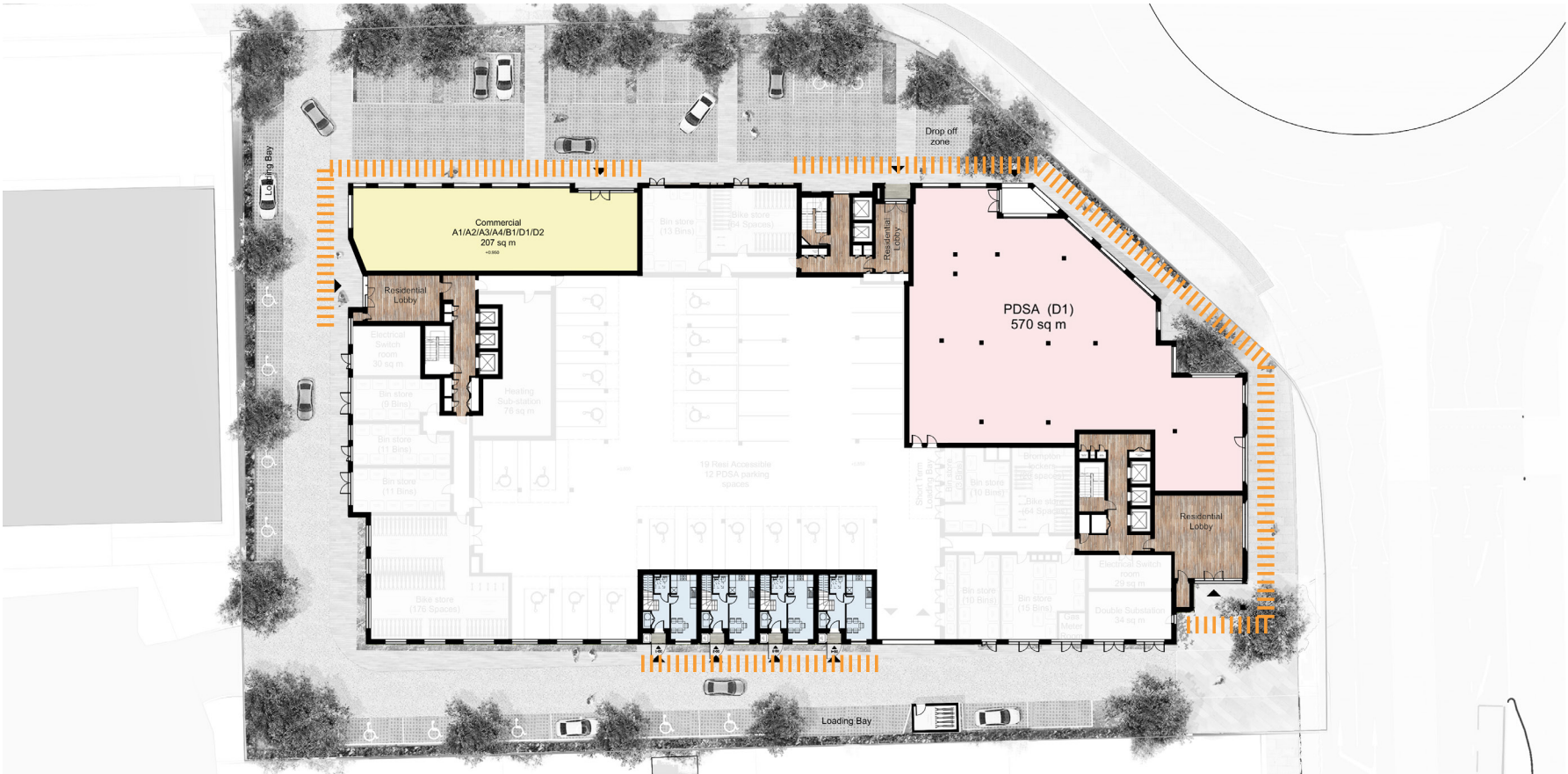
Revised CGI of building A entrance and access road junction with A2041 Harrow Manorway with proposed road widening

1.4 Ground floor active uses

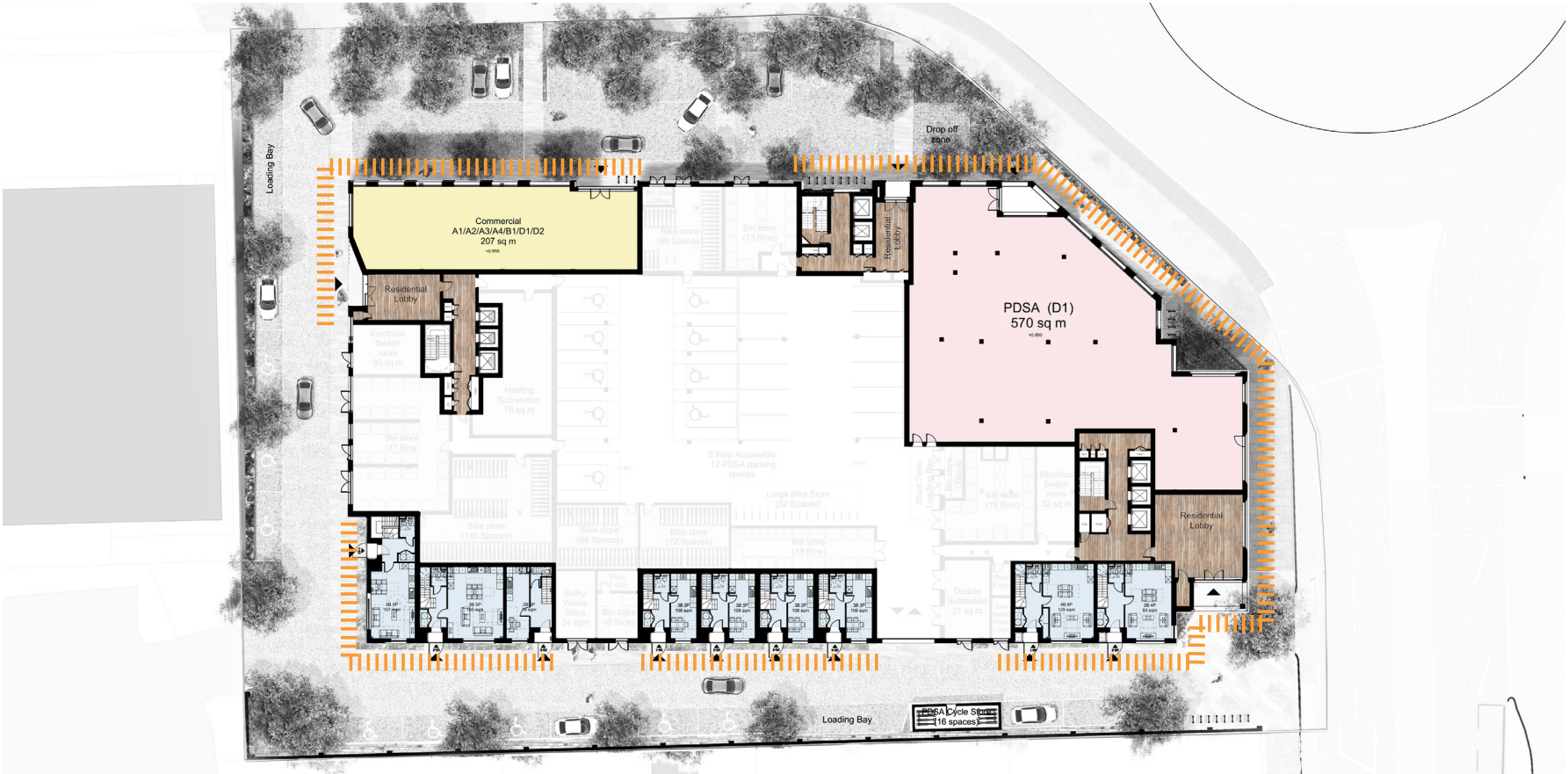
The key driver behind the amendments to the scheme is to increase the active frontage along the southern side of the building.

The introduction of duplex units results in increased activity and public surveillance of the street. The ground floor of these units benefit from a tall floor to ceiling height and recessed entry points directly off the street.

The images to the right show the originally proposed scheme and the updated proposals to provide a direct comparison.



Previously proposed ground floor plan illustrating active frontages and uses at ground floor



Revised ground floor plan illustrating additional active frontages at ground floor

1.5 Servicing strategy update

The servicing strategy has been considered at the outset of the design to ensure a good environment for residents during the interim phase and completion of the scheme. The introduction of duplex units accessed at ground floor further increases the need to propose a design solution that suits servicing requirements whilst creating a good quality environment for residential use.

The proposals benefits from a private one-way road accessed from Eynsham Drive and exiting onto Harrow Manorway. This will be reused and adjusted to accommodate loading bays and parking as well as landscaping as part of the proposals. A shared surface approach has been proposed as part of the landscape proposals. The public realm will be robustly surfaced and geometrically laid out to permit vehicle access to all areas for emergency services and servicing / deliveries to all commercial / retail and, residential lobby areas to facilitate people moving in and out.

1.5.1 Refuse strategy

Refuse stores have mainly been positioned in ventilated and accessible locations at the ground floor of each building. Where refuse stores are not located on the facade, mechanical ventilation will be used to ensure adequate air movement.

Each residents' core has access to its own specific bin store(s), accommodating recycling and refuse bins as required by the local authority. Refuse collection vehicles have two loading bays to stop in along the access route to facilitate refuse collection from each store.

Royal Borough of Greenwich policy requires the first eight flats to provide 1x general waste (1100 litre), 1x mixed dry recyclables (1100 litre) and 1x organic waste (500 litre). For each additional eight flats, 2 x 1100 litre waste bins are required. We are currently above the minimum refuse required.

Building A (122 units):
17 x 1100 litre general waste bins
17 x 1100 litre mixed dry recycling bins / WEEE containers / Textiles recycling
1 x 500 litre organic waste bin

Building B (36 units):
6 x 1100 litre general waste bins
6 x 1100 litre mixed dry recycling bins / WEEE containers / Textiles recycling
1 x 500 litre organic waste bin

Building C (110 units):
15 x 1100 litre general waste bins
15 x 1100 litre mixed dry recycling bins / WEEE containers / Textiles recycling
1 x 500 litre organic waste bin

Townhouses / Duplex:
All duplex's and houses along the southern frontage have a dedicated refuse store. They also benefit from a temporary refuse cupboard immediately adjacent to there entrance, which can store 1 x 240 litre bin.

A bulky waste store is provided at the rear of the site to be shared by each block. A separate refuse store is provided for the PDSA adjacent to their service entrance.

1.5.2 Servicing strategy

The loading bays positioned along the access road will provide opportunities for servicing and deliveries to the residential cores. Servicing vehicle tracking is included within the accompanying reports. A short-term loading bay is

provided specifically for PDSA clinical waste below the podium adjacent to their service access. It is expected this will be required once a week for 15 minutes.



Proposed ground floor plan



Loading bay

Short-term loading bay

Refuse Store / Commercial Refuse Store



Commercial access points

Residential access points

Vehicle movements



Phasing line

Residents access route to bin store

Refuse collection route

1.5.3 Vehicle parking

Car parking is proposed at ground level below the podium and within the public realm fronting Eynsham Drive and along the access route.

Total parking spaces across the scheme are as follows:

Surface:	Below podium:
16 PDSA visitor spaces	12 PDSA staff spaces
2 Commercial/residential visitor spaces	9 Residential accessible spaces
2 Car club spaces	
8 Residential accessible spaces	

1.5.4 Cycle parking

The cycle parking arrangements have been updated to meet the increased requirements of the Draft London Plan 2017. A total of 550 cycle spaces are provided across the entire scheme

Residential

The development will provide secure residential cycle parking facilities at ground floor and basement level. Cycle storage is provided close to the core of the buildings to enable easy access to/from residential units. An alternative route through the car park is provided to avoid bringing bikes through residential lobbies.

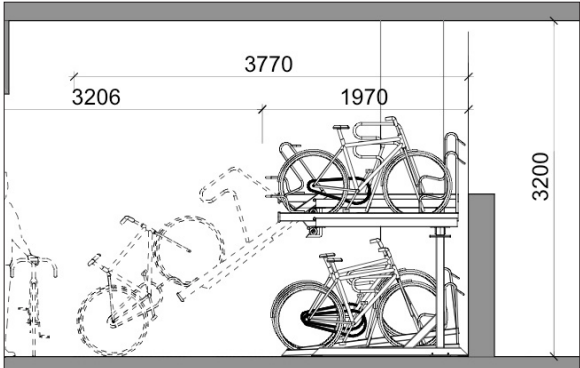
Cycle spaces have also been provided for users with larger cycles whilst the remaining spaces are provided as a double stacker system. Cycle stands for short term visitors to the residential units are also provided in easily accessible locations at ground floor level within the public realm.

A summary of the cycle spaces is provided as follows:

Building A – 211 bikes	Building B – 66 bikes	Building C – 203 bikes
196 double stacking	4 Sheffield stands	188 double stacking
15 Sheffield stands	60 double stacking	15 Sheffield stands

Townhouses – 8 bikes
8 double stacking

A further 46 Sheffield stand spaces are provided within the public realm for visitors to both the residential and commercial elements of the scheme.

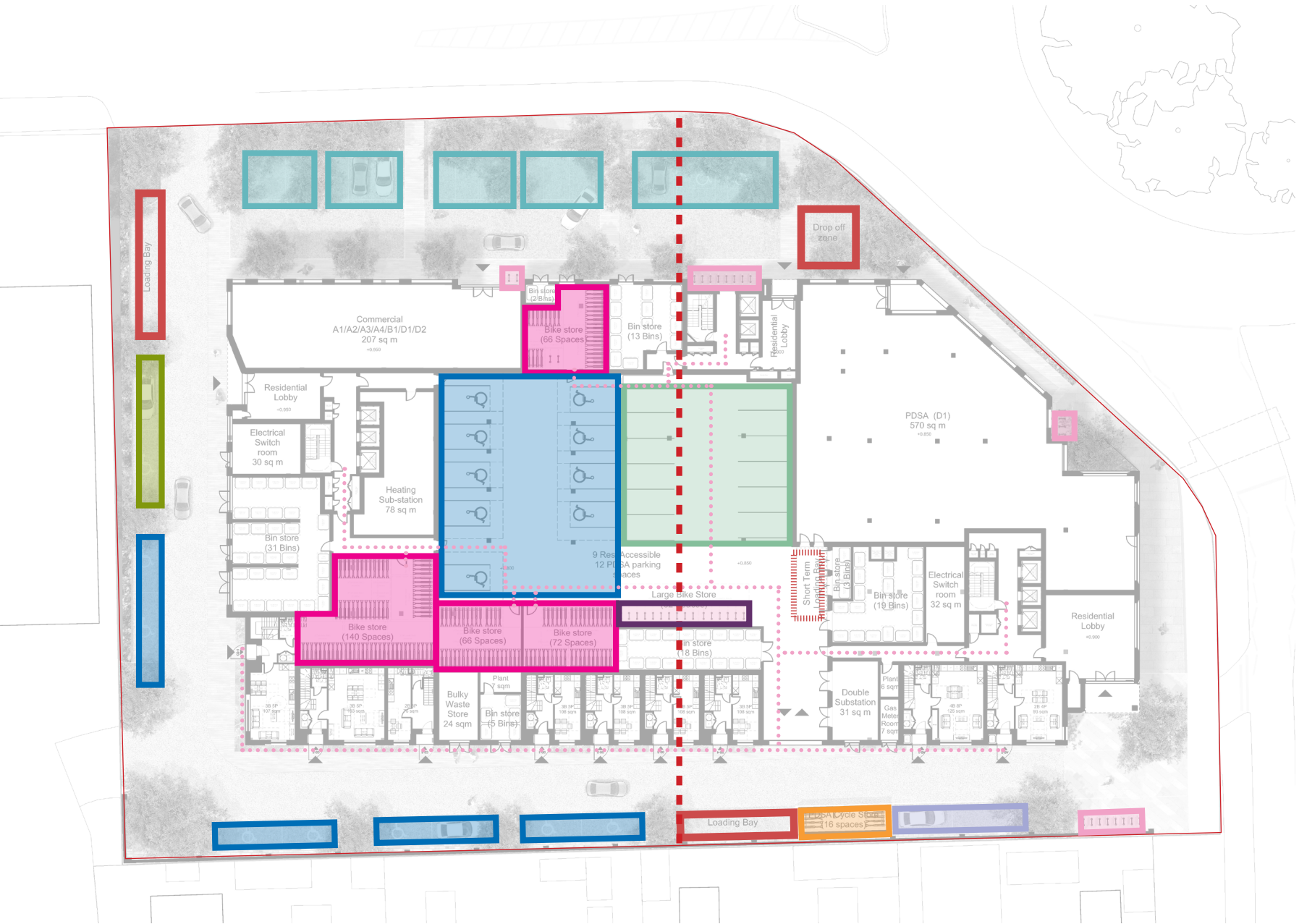


Two tier cycle rack

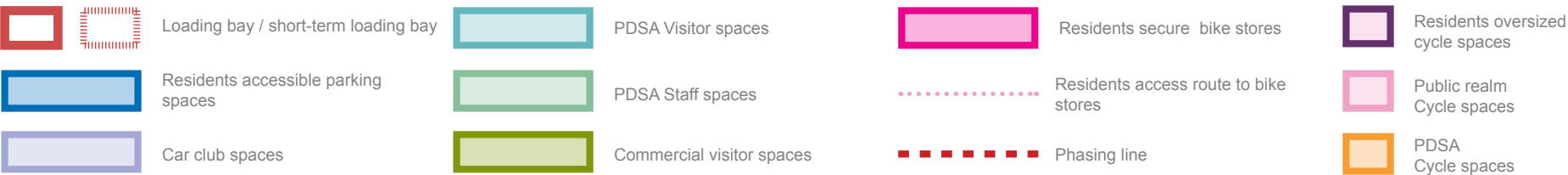
Commercial users

Commercial cycle parking will be available on the ground floor level within the commercial unit, in accordance with LLDC/TfL standards. This will be further supplemented by the visitor cycle parking available within the public realm.

The PDSA is provided with a purpose built cycle store located along the access road, providing 16 spaces in two tier cycle racks.



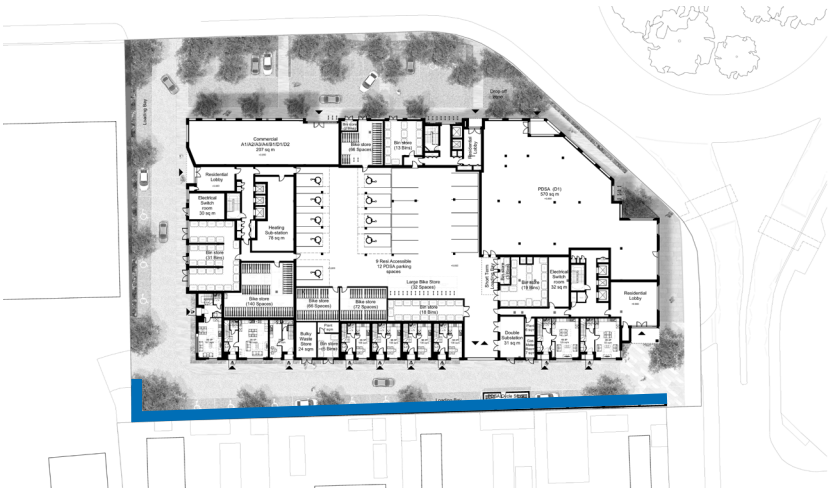
Proposed ground floor plan



2.1 Amendment 2 - Boundary treatment

The existing boundary fence is of low quality and in poor condition and should be replaced as part of the proposal. This will improve outlook, privacy and security for all parties. The existing fence is approximately 2 meters high.

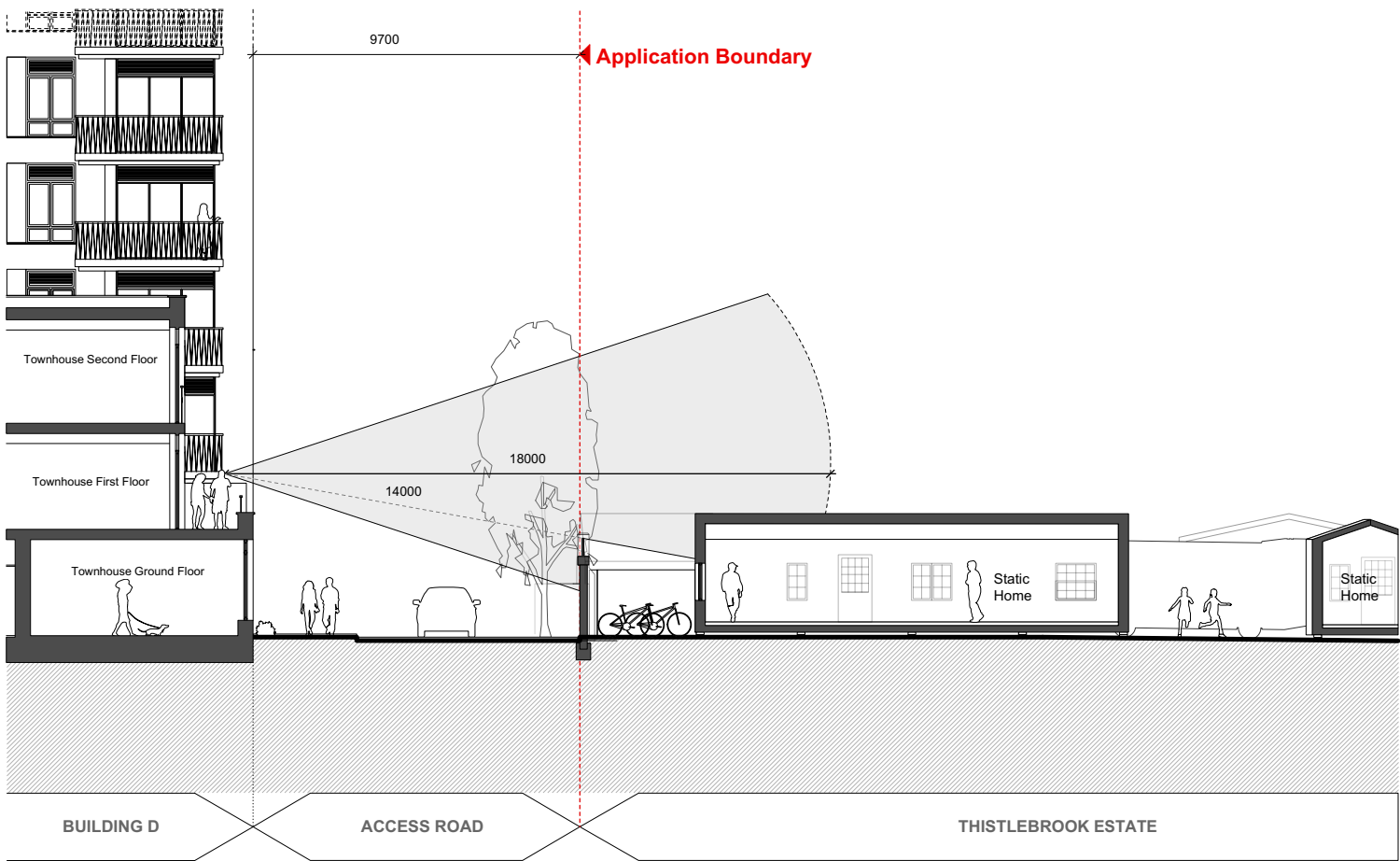
We propose a new wall of masonry construction 2.5 meters high, to ensure no overlooking from first floor level, with a trellis detail above, to provide further privacy but also allow light to penetrate through. This will provide a robust boundary edge and reduce overlooking whilst still maximising daylight to windows on the ground floor on both sides without affecting the existing quality of Thistlebrook Estate. Planting is proposed along the wall edge to encourage climbers to green this wall and embed it into the context.



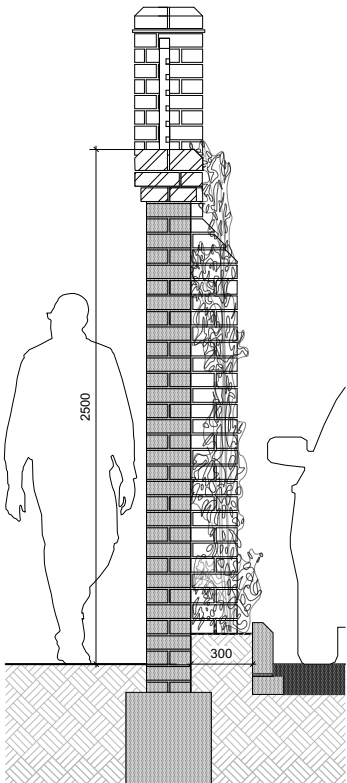
Proposed area of new boundary wall



Photograph looking down the existing access road showing the poor quality timber fence.



Typical section demonstrating increased privacy provided by the boundary treatment



Section of the proposed boundary wall

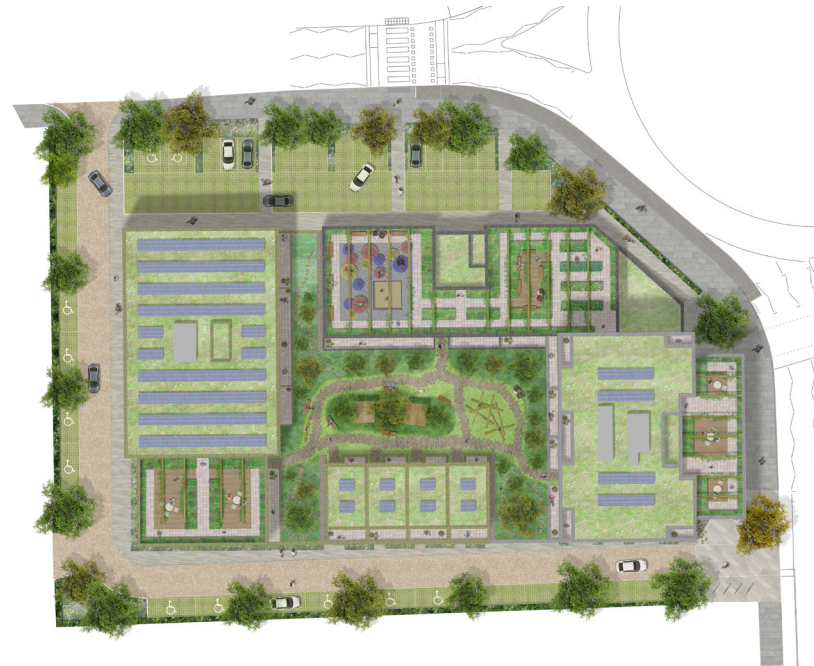


Example of the boundary wall proposal



Revised CGI along southern access road

3.1 Submitted Landscape Proposals



above: submitted scheme

The Royal Borough of Greenwich resolved to refuse planning permission for the proposed development partly on the grounds that the proposals comprise a 'lack of appropriate private and communal amenity spaces', which would in turn result in the creation of a poor living environment, citing London Plan Policy 7.6 and Royal Borough of Greenwich Local Plan Core Strategy Policies DH1 and H5. The full reason for refusal is as follows:

The proposed development due to the lack of appropriate private and communal amenity spaces would result in the creation of a poor living environment for prospective occupiers contrary to Policy 7.6 of the London Plan (2016) and Policies DH1 and H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies July 2014.

With regard to the above stated reason for refusal, the following planning policies are of relevance:

- London Plan Policy 7.6 'Architecture' contains general design guidance that is referred to on a strategic level. The policy does not contain any specific guidance in terms of appropriate levels of private and communal amenity space.
- Policy DH1 'Design' further sets out general design principles for development within the Royal Borough of Greenwich. The policy does not contain any specific amenity or playspace requirements, but does state that residential development proposals should meet the requirements of Policy H5.
- Policy H5 'Housing Design' states that in flats, a good sized balcony, terrace or enclosed communal gardens should be provided.

Although not specifically detailed within the reasons for refusal provided, Standard 26 of the Mayor's Housing Supplementary Planning Guidance (SPG) is also of relevance. Standard 26 states 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.

Of further relevance, but also not specifically referenced, is the Mayor's 'Shaping Neighbourhoods: Play and Informal Recreation' SPG. In accordance with this document, the proposed development would be required to deliver 872sqm of playspace.

We have reviewed the compliance of the scheme with the above policies from both a quantitative and qualitative perspective.

Starting firstly with private amenity space, it is relevant to note that each of the proposed dwellings benefits from the minimum private amenity space requirements of Standard 26 of the Mayor's Housing SPG.

With regard to playspace, the scheme delivers 985sqm of playspace which exceeds the requirements of the Play and Informal Recreation SPG requirements.

Finally, with regard to communal amenity space, the above planning policies do not stipulate a specific requirement in terms of communal amenity space provision. Notwithstanding this, the proposals comprise 1,600sqm of shared

communal amenity space (including the playspace) set over a number of floors, with the primary communal amenity space comprising the podium garden at first floor level. Furthermore, appropriate screening between the podium communal garden and adjacent dwellings is provided.

Given the above, the proposed development is considered to accord with all quantitative amenity and playspace requirements of the GLA and RB Greenwich. This is a conclusion that was also reached by the GLA during their stage 1 report and the RB Greenwich Officers report. The proposed development is therefore considered to accord with Policies 7.6, DH1 and H5.

Notwithstanding the above, further to discussions between the Applicant and the GLA, we have considered a number of scheme amendments with a view to optimising the playspace and communal amenity space to further enhance user experience, as illustrated in the following sections. This is intended to seek to address the qualitative element of the reason for refusal.

3.2 Previous Proposal : Landscape Masterplan

- 1 Shared surface
- 2 'Pocket plaza'
- 3 Podium garden
- 4 Amenity roof terraces
- 5 Solar roofs





3.3 Revised : Landscape Masterplan

- 1 Shared surface
- 2 'Pocket plaza'
- 3 Podium garden
- 4 Amenity roof terraces
- 5 Solar roofs

- Updated Landscape masterplan ground floor :
- Add trees
 - Replace grasscrete with resin bound gravel
 - Update site boundary condition
 - Update defensible space to suit revised door openings
 - Update cycle parking store and racks

- Updated Landscape masterplan podium :
- Update playspace on podium and roof terraces



Plan showing the proposed playable space on site

- Doorstep Play (0-5) Total 545sqm (395sqm Affordable access)
- Local Play (5-11) Total 270sqm
- Youth Play (12+) Total 170sqm





3.4 Previous Proposal : Public Realm - Access Road and Pocket Plaza



3.5 Revised : Public Realm - Access Road and Pocket Plaza



Updated Pocket Plaza section :

- Update site boundary condition
- Omit climbers to accomodate residential units
- Update elevation

3.6 Previous Proposal : The Wilderness Garden (Podium Level)

Private defensible space

Tree houses

Timber play equipment

Species rich grass lawn

Shrub and perennial planting



3.7 Revised : The Wilderness Garden (Podium Level)



Updated Wilderness Garden section :

- Relocation of tree houses
- Addition of doorstep play features

3.8 Previous Proposal : Hard Materials

These hard materials have been selected to provide a high quality environment that is attractive, durable and will not require excessive amounts of maintenance.

At ground level to ensure continuity with the wider context and a consistent sense of place we have studied Peabody's (approved) proposals for the Thamesmead Estate. Our proposed materials palettes are similar – small unit pavers and resin bound gravel. This will provide comfortable and secure access for all and will be durable enough to accommodate all types of vehicles while requiring minimal maintenance.

Paving - Public Realm (ground level)



Resin bound gravel



'Grasscrete' - cellular grassed concrete paving



Feature natural stone pavers



Small format natural stone pavers

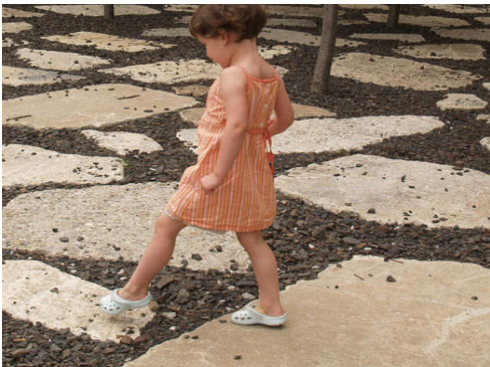
Paving - Wilderness Garden (podium level)



Natural stone pavers (private terraces)



Stepping stones



Stepping stones



Unbound gravel

Paving - Amenity Terraces (roof level)



Pedestal mounted ceramic pavers



Composite decking

3.9 Revised : Hard Materials

These hard materials have been selected to provide a high quality environment that is attractive, durable and will not require excessive amounts of maintenance.

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Resin bound gravel



Feature natural stone pavers



Small format natural stone pavers

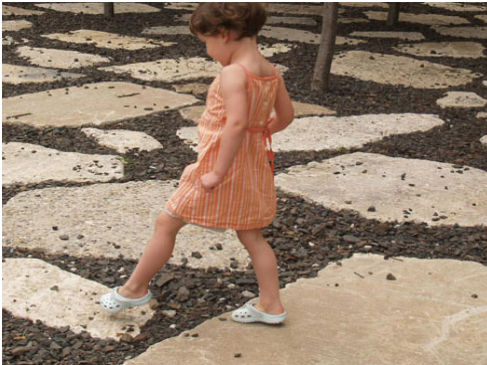
Paving - Wilderness Garden (podium level)



Natural stone pavers (private terraces)



Stepping stones



Unbound gravel

Paving - Amenity Terraces (roof level)



Pedestal mounted ceramic pavers



Composite decking

- Updated Hard material strategy :
- Replace grasscrete with resin bound gravel

3.10 Previous Proposal : Soft Landscape and Ecology



3.11 Revised : Soft Landscape and Ecology

- Native tree planting: semi-mature native broad-leaf trees.
- Mixed native species hedge: provides food and refuge for a variety of insect, mammalian and bird species.
- Woodland understory planting: native and wildlife friendly
- Amenity planting: herbaceous perennials selected to provide visual amenity for an extended season of interest.
- Grass Lawn: suitable as a play surface and as a general amenity
- Extensive planting: drought tolerant shrub and herbaceous planting for the reduced substrate depths above the commercial units.
- Biodiverse roof planting: suitable for shallow substrates of 80-150mm, providing nectar and pollen for bees and other pollinating insects.
- Climbing plants: climbers selected for both ornamental impact and ecological benefits will covers walls on the ground floor and pergolas on the roof terraces.



- Updated Hard material strategy :
- Add trees at ground floor
 - Update site boundary condition
 - Update playspace on podium and roof terraces

4.1 Previous Proposal : Play and Recreation

Our play and recreation strategy is informed by the ‘Shaping Neighbourhoods: Play and Informal Recreation’, supplementary planning guidance (SPG) which is part of the London Plan 2011 Implementation Framework. This document recommends that a minimum of 10m2 of play space is provided per child. The anticipated child population for the site, calculated by planning consultants GVA, yields a play space requirement of 836.7m2 when providing 10m2 play space per child. Our proposals will provide 857m2.

The podium ‘Wilderness Garden’ will provide 749m2 of play space. This is accessible to all residents and has been designed as a ‘Neighbourhood Playable Space’ - a varied natural space with secluded and open areas, suitable for all ages.

The northern amenity terrace provides an additional 108m2 of play space. This has been designed as ‘Doorstep Playable Space’ - an engaging space with play features for young children and places for carers to sit and talk. This play space is ideal for ages 0-5yrs. and is accessible to residents of the northern block.

The Wilderness Garden is landscaped to create a natural feel. There are tree houses, pieces of timber play equipment, stepping stones and scramble boulders, all set within a planted landscape. The tactile and sensory plants add an additional sensory element. Semi-mature trees provide shade and additional climbing opportunities. The planting, changes in levels and use of

natural materials create a naturalistic multi-layered landscape that will encourage adventurous play.

The roof terrace play space takes advantage of the beams that will span the space. These will support hanging play features, such as swing seats and hammocks. There will also be a large sand pit.

Seating is provided for carers in both spaces and both benefit from being secure and being overlooked by the adjacent homes.

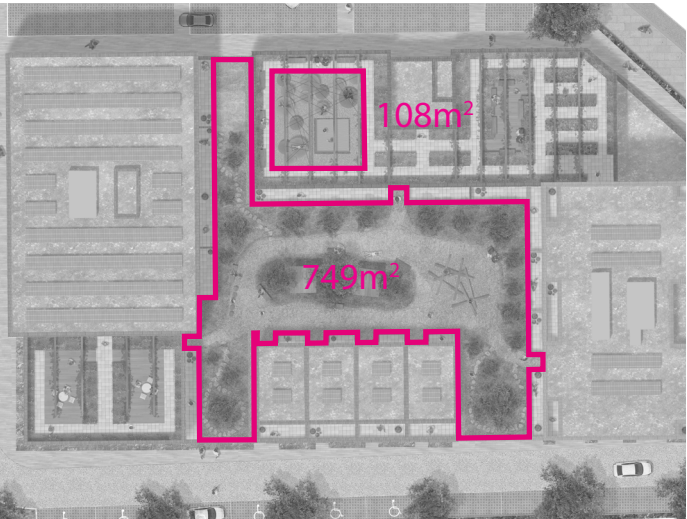
The site also benefits from close proximity to a number of open spaces featuring playgrounds and playable landscapes.



Section showing the wilderness garden - the neighbourhood playable space on the podium level



Section showing the additional doorstep playable space on the roof of the northern block



Plan showing the proposed playable space on site

4.2 Revised : Play and Recreation

Our play and recreation strategy is informed by the ‘Shaping Neighbourhoods: Play and Informal Recreation’, supplementary planning guidance (SPG) which is part of the London Plan 2011 Implementation Framework. This document recommends that a minimum of 10m2 of play space is provided per child. The anticipated child population for the site, calculated by planning consultants GVA, yields a play space requirement of 872m2 when providing 10m2 play space per child. Our proposals will provide 985m2.

The podium ‘Wilderness Garden’ will provide 635m2 of play space. This is accessible to all residents and has been designed as a ‘Neighbourhood Playable Space’ - a varied natural space with secluded and open areas, suitable for all ages.

The northern amenity terrace provides an additional 150m2 of play space. The southern amenity terrace provides 200m2 of play space for the block C residents. These have been designed as ‘Doorstep Playable Spaces’ - an engaging space with play features for young children and places for carers to sit and talk. This play space is ideal for ages 0-5yrs.

The Wilderness Garden is landscaped to create a natural feel. There are tree houses, pieces of timber play equipment, stepping stones and scramble boulders, all set within a planted landscape. The tactile and sensory plants add an additional sensory element.

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Seating is provided for carers in both spaces and both benefit from being secure and being overlooked by the adjacent homes.

The site also benefits from close proximity to a number of open spaces featuring playgrounds and playable landscapes.

	Required play space	Proposed play space	
		Residents access on amenity terraces	On podium ‘Wilderness garden’
Affordable playspace	0-5 : 381m2 5-11 : 220m2 12+ : 127m2	200m2 - -	195m2 230m2 140m2
Private playspace	0-5 : 87m2 5-11 : 35m2 12+ : 22m2	150m2 - -	- 40m2 30m2

Updated Play and Recreation strategy :

- Provide access to doorstep play for the affordable block on podium and roof terrace
- Summary table



Section showing the wilderness garden - the neighbourhood playable space on the podium level



Section showing the additional doorstep playable space on the roof of the northern block

- Doorstep Play (0-5) Total 545sqm (395sqm Affordable access)
- Local Play (5-11) Total 270sqm
- Youth Play (12+) Total 170sqm



Plan showing the proposed playable space on site

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Status	Revision	Date issued	Prepared by	Checked by
R1	R1	09/2018	ES	FK