

4.7 INCLUSIVE DESIGN

ACCESSIBLE DESIGN STANDARDS

In accordance with London Plan Policy D7, at least 10 per cent of dwellings will meet Building Regulation requirement M4(3) ‘wheelchair user dwellings’. All other dwellings will meet Building Regulation requirement M4(2) ‘accessible and adaptable dwellings’.

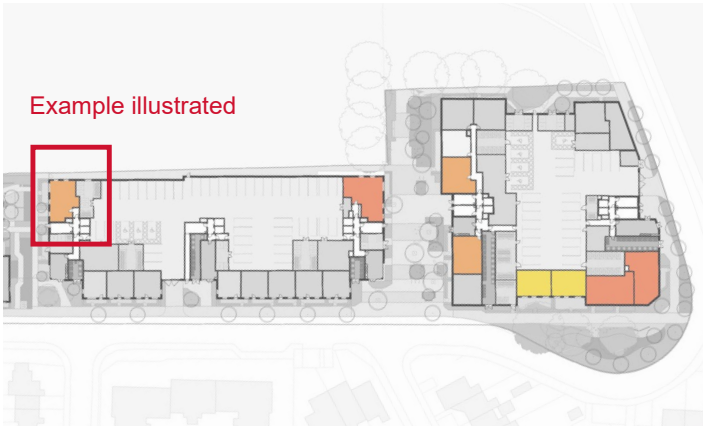
ACCESSIBLE HOME LOCATIONS

A high proportion of wheelchair user dwellings are located at Ground/First floor, with only a few homes provided on upper levels. On all levels above Ground, these are located close to cores with easy access to lifts.

ACCESSIBLE PARKING

Initially 8no. residential wheelchair parking spaces will be provided in the scheme. For more information on wheelchair parking please refer to Section 4.10 of this document.

Key	Wheelchair Units
1 Bed Accessible WCH unit	Total unit (inc. Phase 1A): 296
2 Bed Accessible WCH unit	Total Accessible units: 30
3 Bed Accessible WCH unit	WCH ratio 10.1%



GROUND FLOOR



LEVEL 01



TYPICAL FLOOR



PROPOSED TYPICAL LAYOUT - GROUND FLOOR WCH FLAT

4.8 KEY MASTERPLAN STRATEGIES

ACCESS / SERVICING STRATEGIES

Eliminating the through road around phase 1b in the consented masterplan keeps the proposed masterplan quieter and more pedestrian-focused.

Please refer to the Transport Assessment for further information about the vehicle/servicing strategies.



- Key**
- Site Boundary
 - Existing vehicle route (outside site boundary)
 - ↔ Vehicle access to podium parking
 - Pedestrian routes



- Key**
- Site Boundary
 - Existing vehicle route
 - ▭ Lobby
 - ▲ Entrance to individual homes from street
 - Communal entrance to lobby

KEY MASTERPLAN STRATEGIES

CYCLE / REFUSE STRATEGIES

Please refer to the Illustrative Refuse Management & Servicing Plan for further information about the refuse strategy.



- Key**
- Site Boundary
 - Existing vehicle route
 - Cycle parking access
 - Cycle routes connecting development to wider area
 - Cycle store
 - Duplex/ Ground floor flat private cycle store

*Cycle parking for duplexes will be provided in private front gardens

As per London Plan requirements, a minimum of 1.5 cycles spaces per 1 bed and 2 cycle spaces per 2 bed + are to be provided in secure cycle stores around the development.

Of these:

- 75% will be double stacked
- 20% will be standard Sheffield stands
- 5% will be larger Sheffield stand spaces capable of accommodating alternative accessible types of cycles

The cycle store arrangement will be based on LCDS.



- Key**
- Site Boundary
 - Existing vehicle route
 - Distance from curb to bin store
 - Bin Store
 - Lobby
 - Communal entrance
 - Duplex/ Ground floor flat private bin store
 - Refuse collection vehicle potential access point

*Bin stores for duplexes will be provided in private front gardens

KEY MASTERPLAN STRATEGIES

CAR PARKING / EMERGENCY ACCESS STRATEGIES

Please refer to the Transport Assessment for further information.



- Key**
- Site Boundary
 - Existing vehicle route
 - Parking access
 - Accessible Parking Bays
 - Podium Parking

Residential Parking:

Overall Parking Ratio	0.25
Initial Blue Badge Ratio*	0.03

Existing on-street parking is not included in the parking ratio calculation

* With potential to increase the blue badge ratio to 0.1, if additional demand arises, through conversion of standard parking spaces.

- Key**
- Site Boundary
 - Proposed Emergency vehicle access only
 - Existing vehicle route
 - Dry riser inlet
 - 18m radius around dry riser inlet
 - Emergency vehicle potential access point

Avondale Drive and Abbotswood Way provide primary vehicle access to the site.

There is provision in the landscape for an emergency vehicle to reverse a short distance to ensure access to core E.

4.9 LANDSCAPE STRATEGIES

4.9.1 Proposed Illustrative Landscape Masterplan

LANDSCAPE STRATEGY

The landscape proposals for the outline area has been developed to follow the objectives established within the consented scheme, whilst enhancing these where possible due to wider architectural and transport changes. The original objectives were as follows:

- to create a positive network of streets and open spaces;
- to deliver an active, green and living frontage to the new homes along Avondale Drive;
- to provide clear definition of public and private space
- to achieve ecological enhancements by creating new habitats for wildlife that connect to and compliment the green infrastructure to the north and east of the site;
- to manage surface water sustainably, and use SUDS features to deliver amenity and ecological benefits;
- to provide doorstep play within communal gardens, 'play-on-the-way' opportunities along the frontage of the development, and to support the provision of new play facilities within Hitherbroom Park;
- to be mindful of safety and security

The scheme consists of a number of ground floor public, and first floor communal spaces. The public spaces include the landscaped Avondale Drive and Abbotswood Way streets, and the Hitherbroom Link public open space leading to Hitherbroom Park. Three private communal courtyards are provided at first floor for residents.

The changes to the architectural massing have provided the opportunity for a more extensive public realm, particularly between Phases 1B and 2. This has creates a green link through to Hitherbroom Park, and allowed for the retention of two additional trees. The adjustments to the Phase 2 massing have led to two first floor communal courtyards, creating an increase in communal amenity space across the block.

The following pages of the Landscape Design and Access Statement chapter detail the landscape strategies and approaches to deliver the original objectives, whilst identifying the improved opportunities in landscape and public realm provision in comparison with the consented scheme.



LANDSCAPE STRATEGIES

4.9.2 Tree Strategy

Tree planting across the site aims to follow the strategies established within the original consent, whilst developing this based on the revised proposals and various other criteria (e.g. climate resilience, canopy cover, rooting volumes, and pollution tolerance).

The proposals retain all the trees previously intended for retention, however two additional trees are also retained. One between Phase 1B and Phase 2, providing a key focal point within the Hitherbroom Link public realm. The other is to the north of Phase 1B along the Hitherbroom Park boundary.

A total of 70 new trees are proposed. 41 proposed to the ground floor, and 29 proposed to the podium courtyards. The total excludes trees already being implemented as part of the Phase 1A full consent.

Keys

Existing Tree (Cat A)

Existing Tree (Cat B)

Existing Tree (Cat C)

Existing Tree (Cat U)

Tree to be removed

Tree to be retained

Proposed tree

Existing building extents

The map illustrates the proposed tree planting strategy for the site. It shows the layout of buildings, courtyards, and surrounding streets. Trees are represented by colored circles: green for Existing Tree (Cat A), blue for Existing Tree (Cat B), yellow for Existing Tree (Cat C), and red for Existing Tree (Cat U). Red circles indicate trees to be removed, while green circles indicate trees to be retained. Small green circles represent proposed trees. Blue dashed lines outline the existing building extents. A red line delineates the site boundary. The map is titled 'TREE PLANTING STRATEGY PLAN' in the bottom left corner.

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LANDSCAPE STRATEGIES

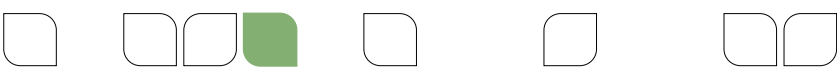
4.9.3 Proposed Trees

The palettes indicated represent an example of tree species to be proposed as per the strategy plan on the previous page. Species have been selected based on a number of criteria:

- Species longevity/life-span;
- form to suit spaces available;
- inclusion of native species where suitable;
- inclusion of species with significant wildlife value;
- variety of species for biosecurity purposes;
- rooting volume, particularly to the podium gardens;
- climate resilience, including drought and flood tolerance;
- pollution tolerance;
- canopy cover

Tree selection will also consider the aesthetic value of the tree to the space, providing seasonal interest in leaf colour, texture, bark, blossom and fruits. Specimen trees will be utilised to provide key focal points and interest.

The specification of new trees will consider the need to plant trees that are suitably robust for their new environment. The majority of clear stemmed trees will be of Extra Heavy Standard stock, however to Avondale Drive and Abbotswood Way semi-matures will be used to provide instant impact to the streetscenes.



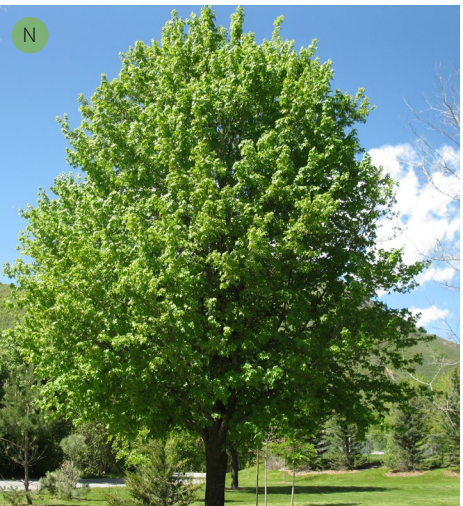
STREET TREES



Ulmus 'New Horizon'



Alnus glustinosa 'Laciniata'



Acer campestre

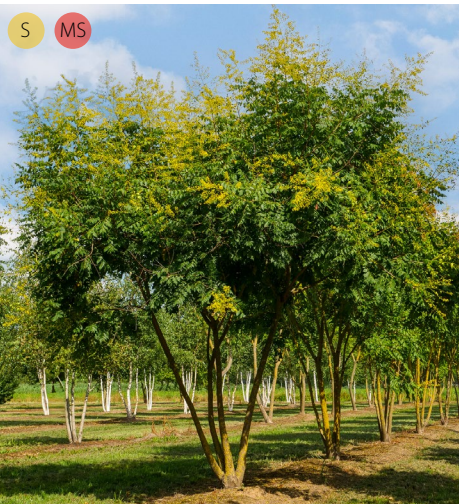


Carpinus betulus

HITHERBROOM LINK TREES



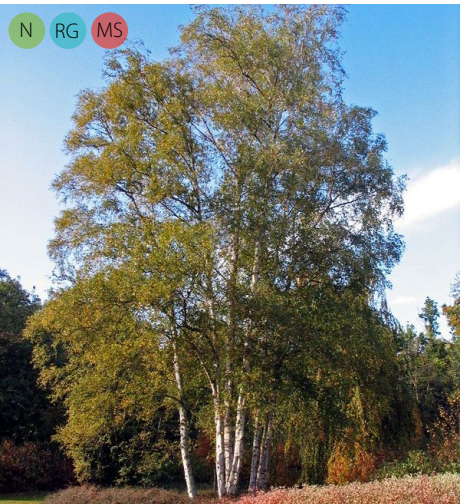
Gleditsia triacanthos 'Skyline'



Koelreutia paniculata



Ginkgo biloba



Betula pendula

PODIUM COURTYARD TREES



Prunus serrula tibetica



Betula jaquemontii 'Doorenbos'



Amelanchier lamarckii



Magnolia 'Leonard Messel'

- Key
- N Native or Native Cultivar
 - RG Rain Gardens (suitable for)
 - S Specimen Tree
 - MS Multi-stem

LANDSCAPE STRATEGIES

4.9.4 Amenity and Play Strategy

ACCESS TO EXISTING OPEN SPACE

The consented play strategy planned for play space for 12+ year olds to be met offsite within existing facilities, as these are only 400-800m from the site (as per the Play and Informal Recreation SPG). Play on site is therefore focused on children aged 0 to 11 years.

ON-SITE PROPOSALS

The developed site and landscape proposals allow for an increase in the overall areas of play, split between the public realm and communal spaces. With the revised proposals, an increased child yield is anticipated and indicated within the table below. The current proposals are still under the required area, however a significant improvement has been made. This is primarily due to the increased communal spaces within Phase 2, and the provision of play on the way features within the central Hitherbroom Link public realm.

The proposals follow the consented strategy of providing doorstep play within the communal spaces, and play on the way features to the public realm to create a child friendly environment for residents and site users.

As per the previous application, the intention is to account for the shortfall in play space area through a financial contribution within the S106 agreement.



Children Yield & Target Play Space (ages 0-17)

Age Group	No. of Children	Target Play Space (m2)
Ages 0-4	84.6	846
Ages 5-11	65.9	659
Ages 12-15	31.7	317
Ages 16-17	16.7	167
Total	198.9	1988.6

Play Area Calculation Comparison

	Consented Play Provision Area (m2)	Proposed Play Provision Area (m2)
Phase 1A (within residents' garden)	174	174
Phase 1B & 2 (within residents' garden)	541	946
Play-on-the-way within Avondale Drive frontage	300	137
Play to Hitherbroom Link (between P1B & 2)	0	187
Total on-site provision for 0-11 yr olds	1015	1444
Target play provision for 0-11 yr olds	1680	1988

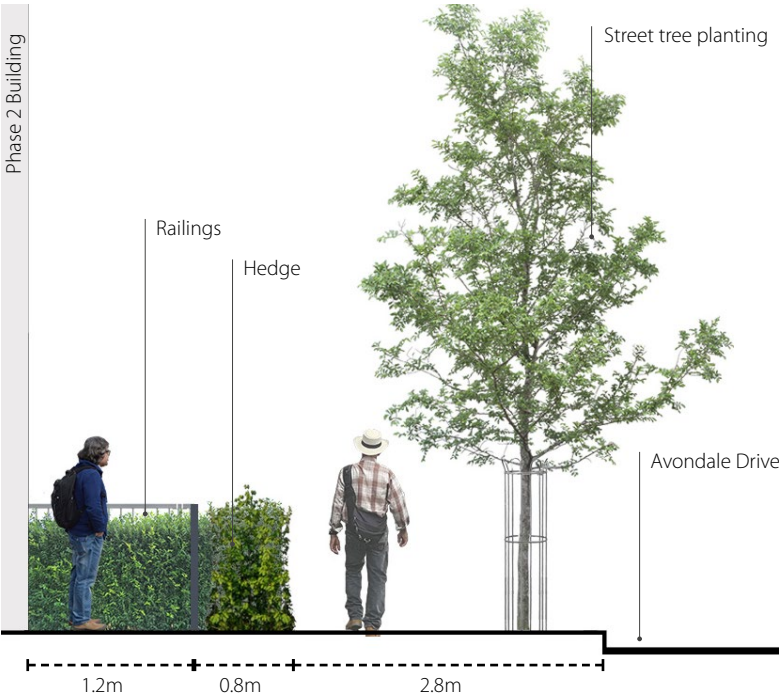
LANDSCAPE STRATEGIES

4.9.5 Street Frontages

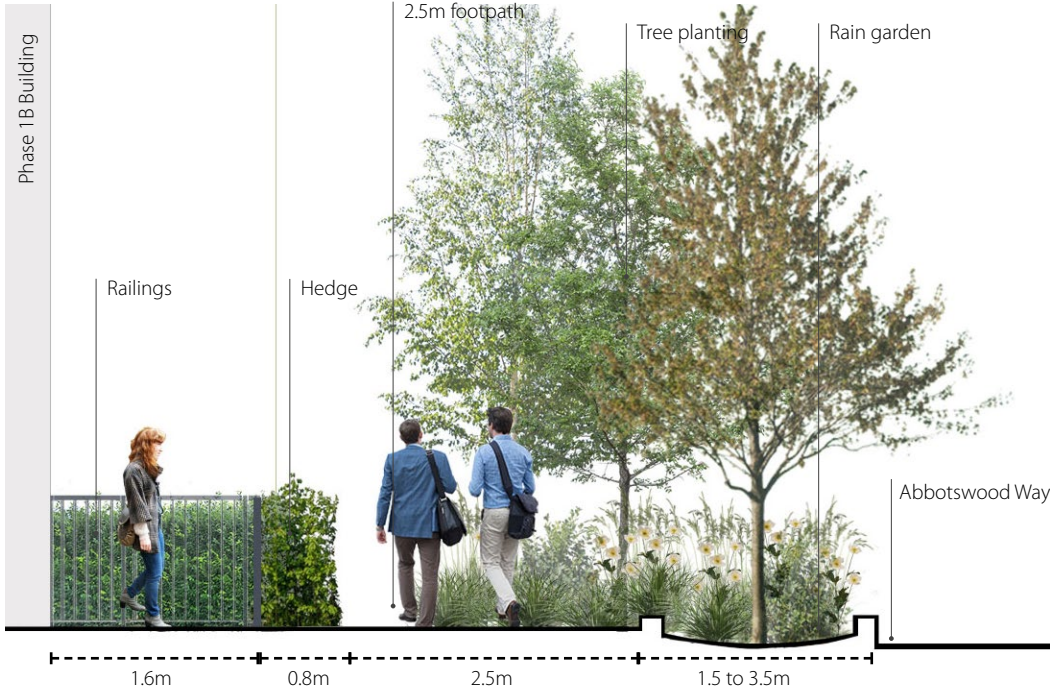
The landscape proposals for the frontages to Avondale Drive and Abbotswood Way aim to increase greening through trees and structural planting. The proposals provide additional tree planting to the frontage, with private amenity spaces and entrances delineated through railings and structural evergreen hedging.

To the south-east of the site, where Avondale Drive meets Abbotswood Way, an area of increased planting is provided amongst the existing retained trees. This includes additional tree planting alongside play on the way features.

To Abbotswood Way, rain gardens are proposed with tree planting and a suitable planting mix for both seasonally wet and drought conditions.



SECTION A: AVONDALE DRIVE FRONTAGE



SECTION B: ABBOTSWOOD WAY FRONTAGE



PLAY-ON-THE-WAY EXAMPLE



STREET FRONTAGE RAIN GARDEN EXAMPLE

LANDSCAPE STRATEGIES

4.9.6 Hitherbroom Link - Plan

The Hitherbroom Link public realm is an additional area provided compared to the consented scheme due to the redesign of the building and transport strategies. The area now provides a recreational space for local residents, and enhances the proposed pedestrian connection into Hitherbroom Park.

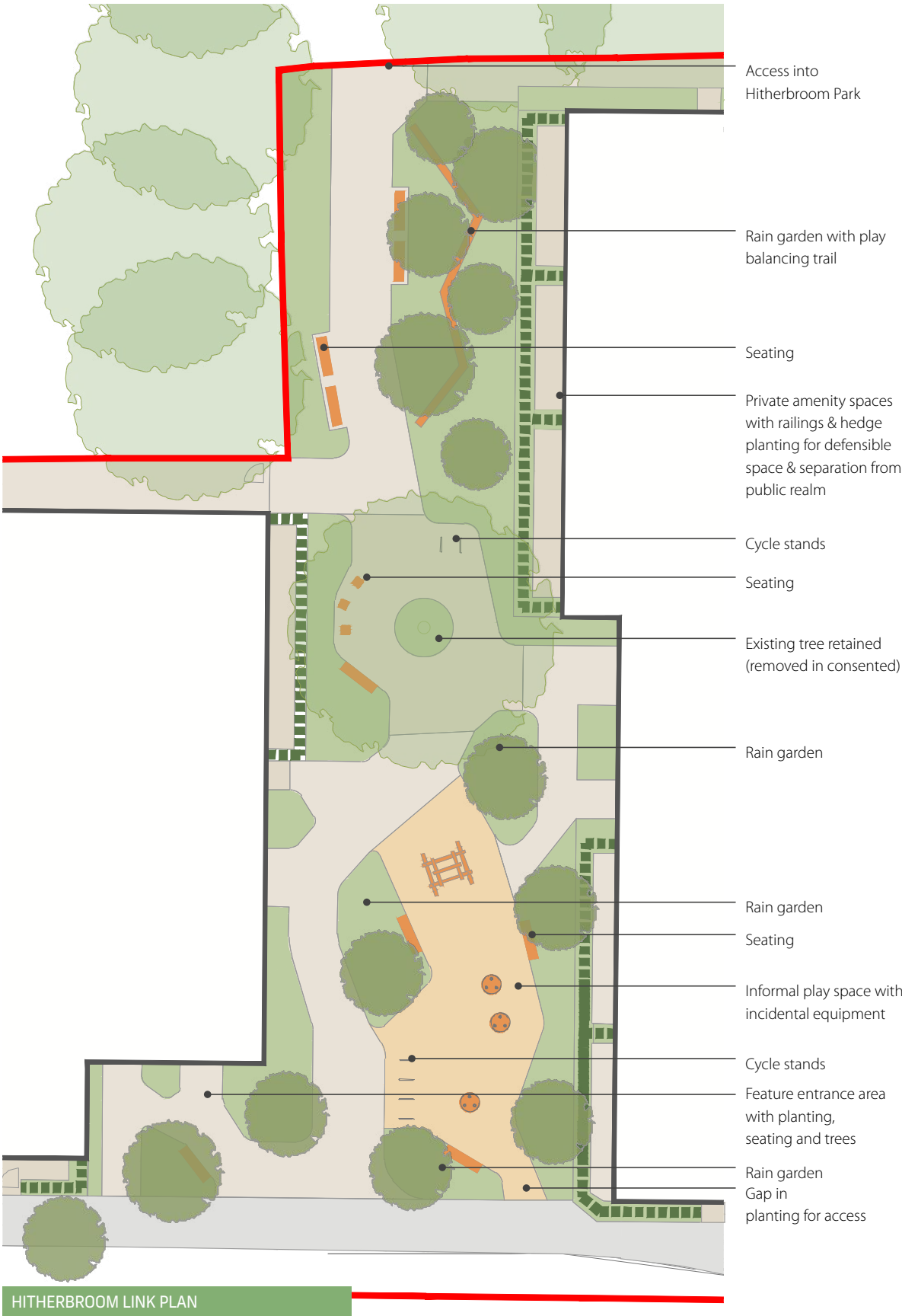
The proposals include three key character areas across a unified public realm, the intent being to provide a gradual transition and softening as users approach the park itself. At the centre of the proposals is the now retained Wild Cherry. This provides a strong focal point and instant greening to the space, beneath this is an area of feature paving and seating.

To the Avondale Drive frontage, the design is more open, with visual and pedestrian permeability provided through various walking routes. Incidental play equipment is proposed to create a child friendly environment, whilst rain gardens provide SUDS benefits.

To the north, another large rain garden is proposed with play on the way features leading up to the Hitherbroom Park connection. The main path includes seating opportunities amongst the existing and proposed trees.

Ample seating is provided across the public realm area, allowing various opportunities for rest and socialising in both full sun and areas of shade.

The public realm is flanked by private amenity spaces, these include structural evergreen hedging for defensible space, however they also provide passive surveillance over the public realm area.



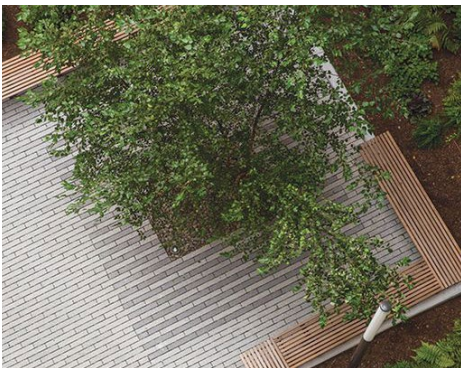
HITHERBROOM LINK PLAN



EXISTING WILD CHERRY TREE RETAINED



PLAY-ON-THE-WAY WITHIN RAIN GARDENS



EXISTING TREE AS FOCAL POINT



LOW PLANTING WITH MULTISTEM TREES

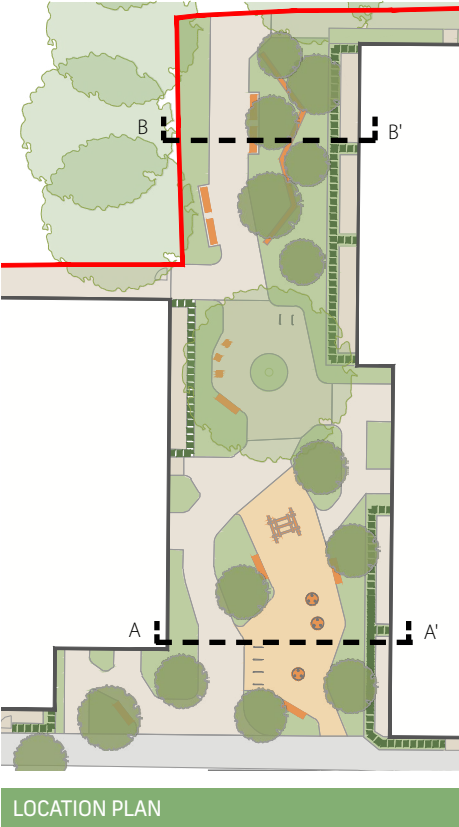


INCIDENTAL PLAY EQUIPMENT

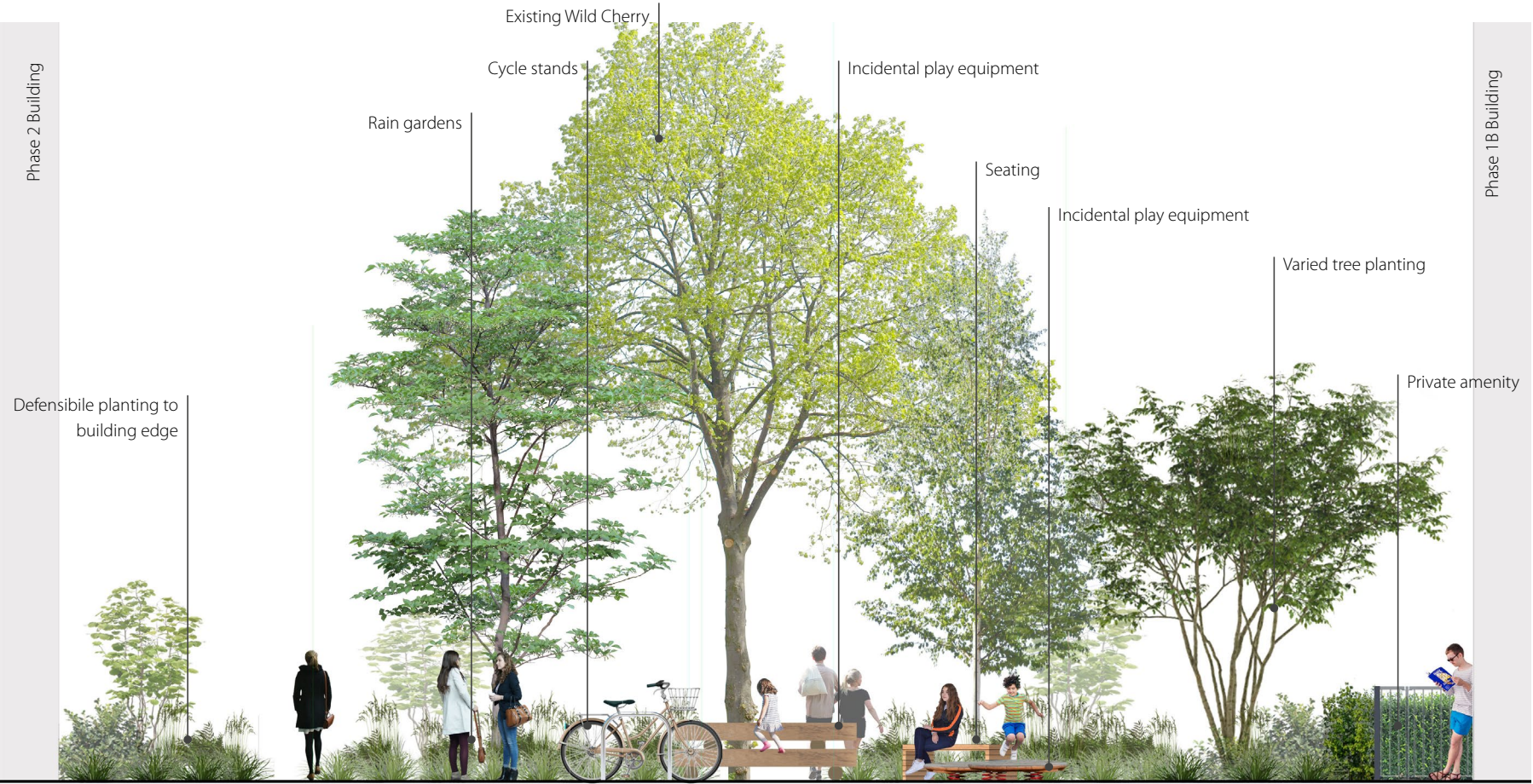
LANDSCAPE STRATEGIES

4.9.7 Hitherbroom Link - Sections

The sections indicate the design intent to both the north and south of the Hitherbroom Link public realm. These demonstrate the intended softness to the screen, providing varied tree planting to provide canopy cover, seasonal interest, and screening at a canopy and understorey level.



LOCATION PLAN



SECTION A - SOUTH



SECTION B - NORTH