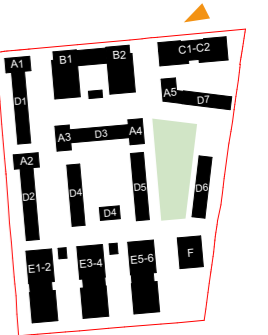
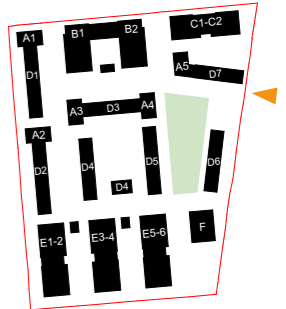


9
9.1
SELECTED CONTEXT VIEWS
LOOKING WEST ALONG YARNTON WAY



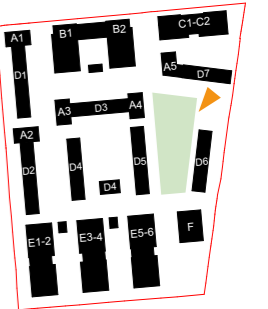
KEY VIEWS PLAN

9 SELECTED CONTEXT VIEWS
9.2 LOOKING WEST FROM SUTHERLAND ROAD



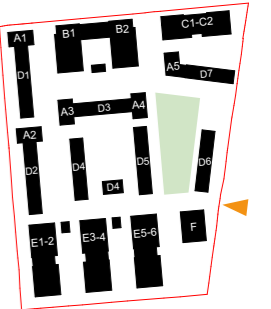
KEY VIEWS PLAN

9 SELECTED CONTEXT VIEWS
9.3 LOOKING SOUTH-WEST ACROSS THE PARK



KEY VIEWS PLAN

9 SELECTED CONTEXT VIEWS
9.4 LOOKING WEST FROM MAIDA ROAD



KEY VIEWS PLAN

10 SCHEME ANALYSIS

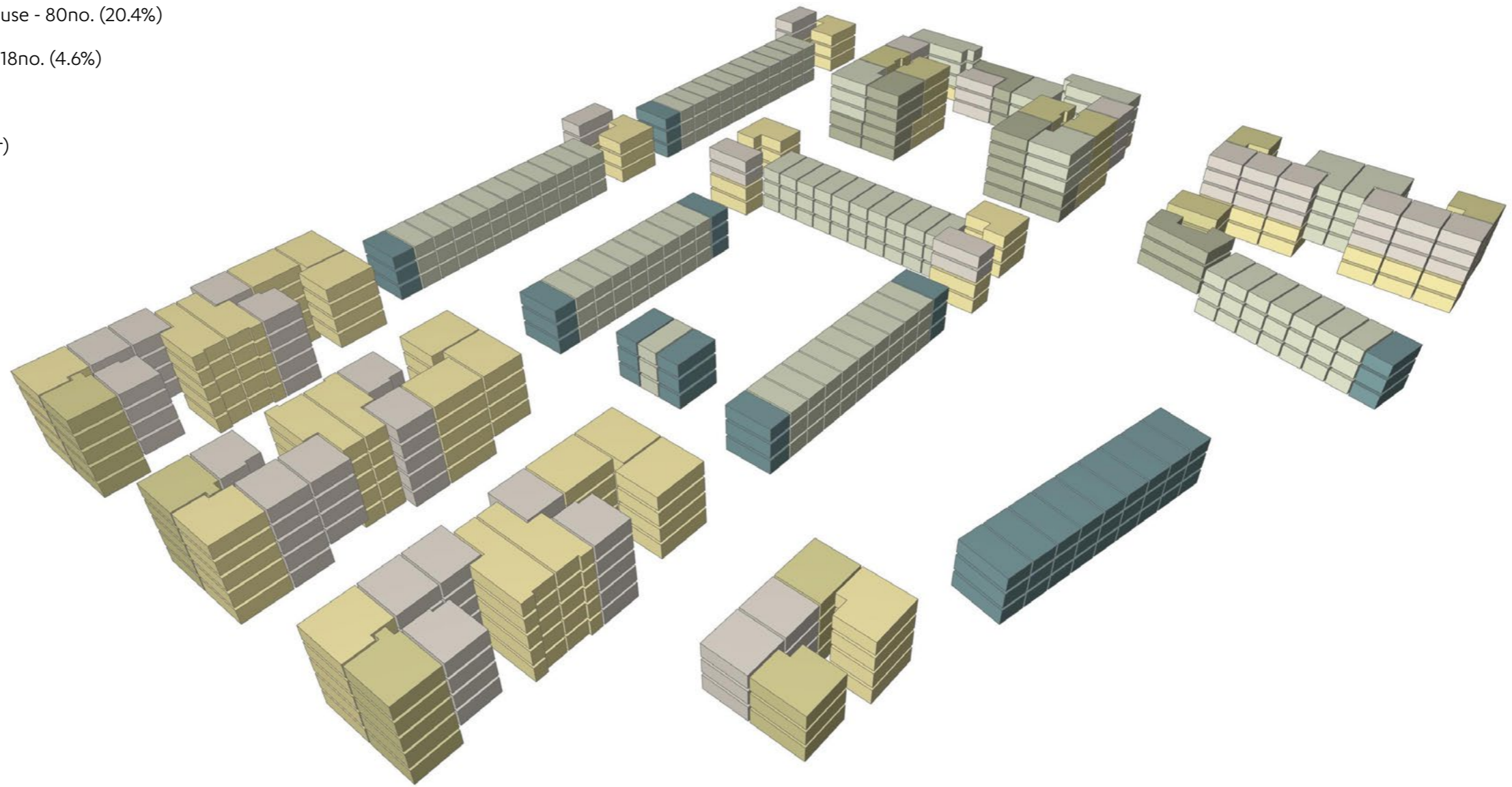
10.1 PROPOSED HOUSING MIX

TOTAL NUMBER OF HOMES - 392

- 1 bedroom, 2 person flat - 114no. (29.1%)
- 2 bedroom, 3 person flat - 44no. (11.2%)
- 2 bedroom, 4 person flat - 120no. (30.6%)
- 3 bedroom, 4 person flat - 16no. (4.1%)
- 3 bedroom 5 person flat or house - 80no. (20.4%)
- 4 bedroom, 6 person house - 18no. (4.6%)

TOTAL NUMBER OF FAMILY HOMES
114no. (29.1% of total dwelling number)

HOUSING TYPOLOGY SPLIT
Flats - 317no. (80.9%)
Houses - 75no. (19.1%)

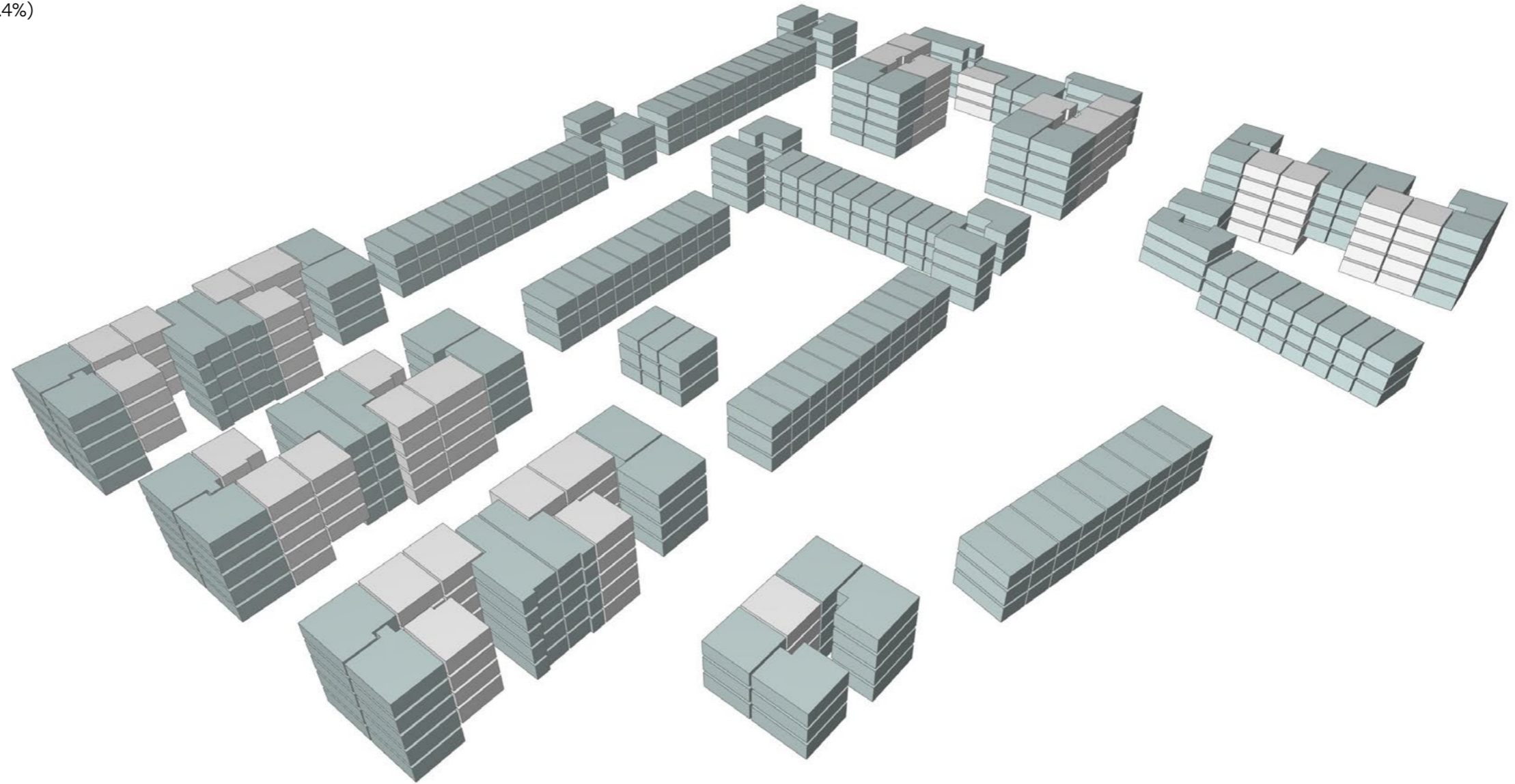


10 SCHEME ANALYSIS

10.2 RESIDENTIAL QUALITY

DUAL ASPECT HOMES

- 257no. dual or triple aspect homes (65.6%)
- 135no. single aspect homes (34.4%)

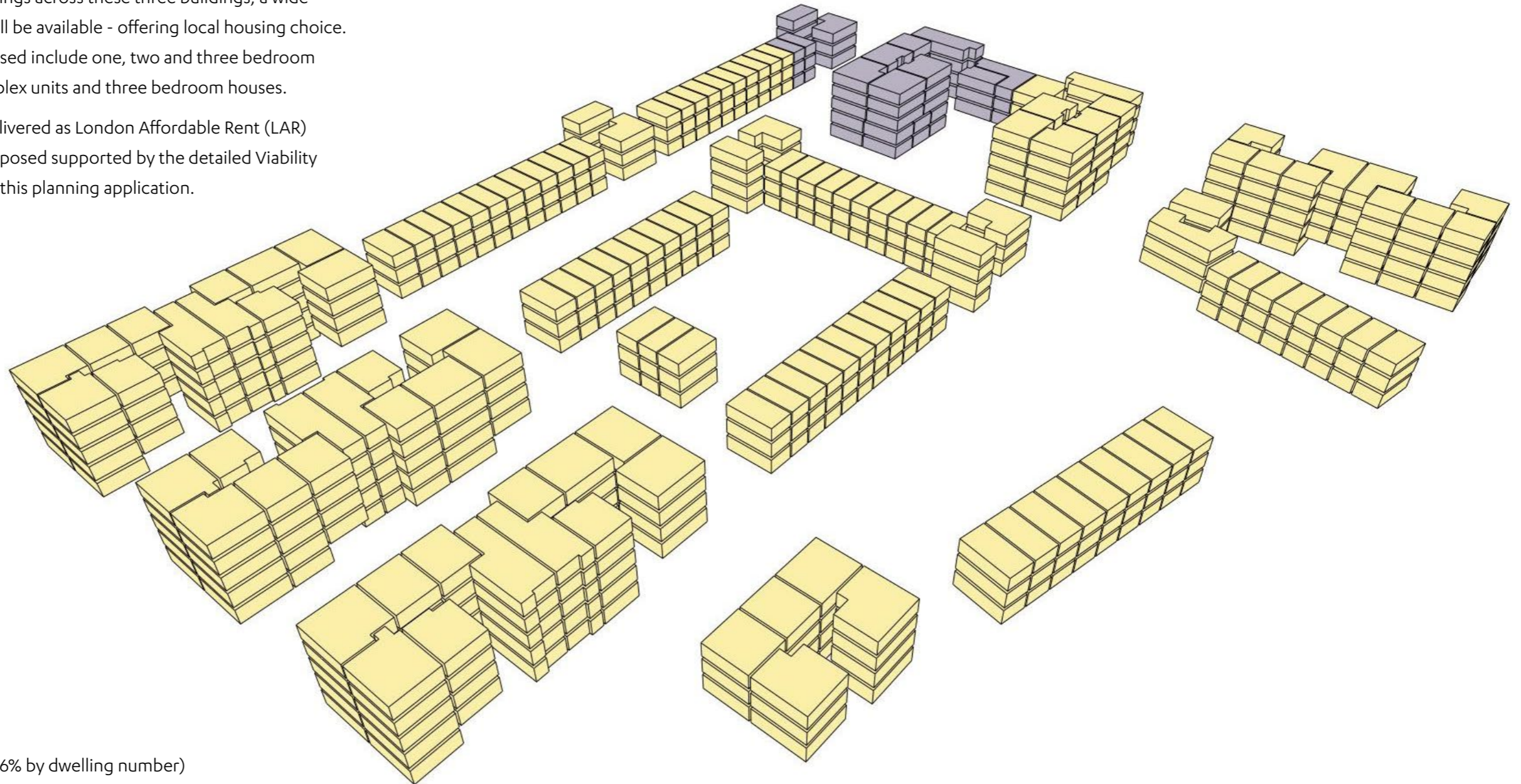


10 SCHEME ANALYSIS

10.3 ACCOMMODATION AND AFFORDABLE HOUSING STRATEGY

Of the 392 homes proposed, 41 have been allocated to affordable housing. These are located within Building A1, B1 and D1, as indicated on the diagram to the right. By including dwellings across these three buildings, a wide range of housing typologies will be available - offering local housing choice. The affordable dwellings proposed include one, two and three bedroom apartments, two-bedroom duplex units and three bedroom houses.

All affordable homes will be delivered as London Affordable Rent (LAR) with the level of affordable proposed supported by the detailed Viability Assessment that accompanies this planning application.



- 351no. private units (89.6% by dwelling number)
- 41no. affordable units (10.4% by dwelling no.)

10 SCHEME ANALYSIS

10.4 ACCESS STATEMENT

INTRODUCTION

The proposed development at SGN Belvedere comprises 392 homes, comprising lateral flats, duplex homes with private front doors at ground floor and standard family housing arranged in terraces. The aim throughout the design process has been to provide buildings and external areas of high quality that contribute to the regeneration of the immediate and broader surroundings. A range of housing types - from one-bed apartments to four-bedroom townhouses – is to be provided, making a positive contribution to local housing choice. The choice of dwelling typologies and tenures is aimed at providing genuine housing options to people of all abilities on a range of incomes. In light of the mix of uses proposed, access for all users, including disabled people, parents with young children and senior citizens to all areas of the development has been an important consideration during the design process. 14no. homes have been designed to be fully wheelchair accessible in line with Part M4(3)2b with a further 25 homes allocated as being wheelchair adaptable and can be adapted with minimal disruption to the internal unit layouts to meet Part M4(3)2a. The remaining homes across the development will be designed to meet Building Regulations Part M4(2) standards and the London Plan Housing Design Standards 2023

SOURCES OF GUIDANCE

- Approved document Part M 2010 (2015 edition incorporating 2016 amendments)
- Supplementary Planning Guidance Accessible London: Achieving an Inclusive Environment

GENERAL PRINCIPLES

- All lifts will be Part M compliant
- Thresholds will be level and door opening widths will be in accordance with Part M.
- All internal stairs will be suitable for ambulant disabled in accordance with Part M.
- Access to all residential amenity spaces, balconies, terraces and gardens will be step free.

SITE TOPOGRAPHY AND PUBLIC ACCESSIBILITY

Due to the site's historic use, much of the site is inaccessible, with only areas relevant to the gas infrastructure maintained. As a result the existing levels have not been moderated to any significant degree to address accessibility. Broadly speaking the site rises from a low point in the north-west corner (circa 0.4 AOD) to higher ground in the south-east corner (circa 1.4 AOD), although with little consistency and marked areas of local variance. Overall variance amounts to an incline of 1:300 north to south and 1:250 east to west. Finished levels within the public realm will be determined following site remediation, creating a development that will be wholly accessible to ambulant pedestrians and wheelchair users alike.

RESIDENTIAL ACCESS

- Residential Access to Buildings A1 - A5 will be gained through a ground floor lobby with level access. All upper floors will be directly accessible from the entrance lobby via an 8 person, Part M compliant lift and adjacent stairs. The A Buildings do not contain accessible or adaptable homes.
- Residential Access to Building B1 and B2 will be gained through a ground floor lobbies located on the north-east and north-west corner of the block. All upper floors will be directly accessible from the entrance lobby via two 13 person, Part M compliant lifts and the adjacent stairs. Block B will contain 14no. two-bedroom wheelchair accessible homes across 1st-4th floor levels.
- Residential Access to Building C is gained through ground floor lobbies at the north-west (C1) and north-east corner (C2). All upper floors will be directly accessible from the entrance lobby by two 13 person, Part M compliant lifts and the adjacent stairs. Block C will contain 6no. adaptable two-bedroom homes across 1st-4th floor levels.
- Residential Access to Buildings E1, E3 and E5 will be gained through ground floor entrances on the north elevation, which face the main east-west route that forms the continuation of Maida Road. Due to site constraints and internal levels required to address the potential for site flooding, the E Buildings feature a raised ground floor which is set 1.05m above general site levels. All upper floors will be directly accessible via the entrance lobby which provides level access from street level. From the lobby a dual entrance 13 person, Part M compliant lift will allow

access to the raised ground floor as well as all upper floors. An adjacent stair within the lobby will also serve all levels. Buildings E1, E3 and E5 will each contain 2no. accessible two-bedroom homes, all of which are located at upper-ground floor level.

- Residential Access to Buildings E2, E4 and E6 will be gained through ground floor entrances on either the east or west elevation, which face the internal courtyard areas. External entrance levels to the lobbies will be set 1.05m above general site levels to address the potential for site flooding, allowing level-access to the raised ground floor. All upper floors will be directly accessible from the entrance lobby via an 8 person, Part M compliant lift and adjacent stairs. Buildings E2, E4 and E6 will each contain 3no. accessible two-bedroom homes, all of which are located at upper-ground floor level.
- Residential Access to Building F will be gained through a ground floor entrance on the south elevation. The external entrance level to the lobbies will be set 1.05m above general site levels to address the potential for site flooding, allowing level-access to the raised ground floor. All upper floors will be directly accessible from the entrance lobby via an 8 person, Part M compliant lift and adjacent stairs. Building F does not contain accessible or adaptable homes.
- The individual family housing that comprise Building D will all have level access via front entrance doors to the street and rear access doors to the private gardens. Upper floors of all houses will be served by a Part M compliant stair. None of the houses are allocated for accessible or adaptable use.

NON-RESIDENTIAL USES

External doors to the non-residential uses in Building B will have level thresholds throughout with access either being through a communal entrance doors or individual doors to the separate commercial units depending on the final layout.

WHEELCHAIR PARKING

Please refer to section XX for details of the accessible parking bays access.

10 SCHEME ANALYSIS

10.5 DISPOSITION OF ACCESSIBLE AND ADAPTABLE DWELLINGS

Across the scheme and in line with planning policy 10% of the units will be designed to Building Regulations part M4(3) standards. Wheelchair units are provided across a number of buildings in the development and will provide a range of wheelchair home types.

- 14no. Part M4(3)2b Fully wheelchair accessible units are located within Block B on the upper floors from 1st-4th floor levels, accessible via 2no. 13 person lifts.
- 25no. Units have been allocated as being wheelchair adaptable and can be adapted with minimal disruption to the internal unit layouts to meet Part M4(3)2a standards. These are located with Buildings C and E
- The remaining dwellings will be designed to meet Building Regulations Part M4(2) standards and the London Plan Housing Design Standards 2023.

