

Design process

Comment

Landscape and public realm:

19

Add trees in front of building on Vastern Rd. Planting to consider 30:20:10 ratio (Family:genus:species).



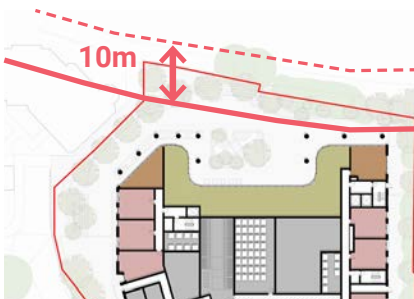
Response

Street trees could be added as part of 278 works. Two additional trees have been proposed within the foot-way along Vastern Road tying into the existing pattern of tree planting. To be agreed with the local authority as part of the 278 works.



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Natural Environment - Canopy cover in Thames ward now measured at 13.8%, not 27%. 10m Environment Agency buffer zone requirement needs to be demonstrated.



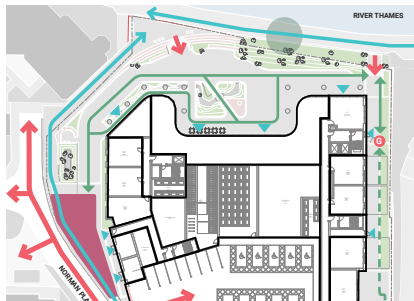
Noted. Significant tree planting incorporated into design proposals. 10m Environment Agency buffer zone from the river incorporated in design.



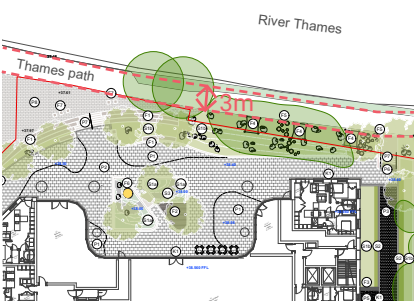
Transport / highways:

21

Should provide further justification for not widening National Cycle Network route 5 given it does not meet standards.



Widening of the route along Norman Place to be incorporated within site boundary although a balance needs to be struck with providing active frontage at ground floor in the form of residential homes with defensible space and the widths required for the pedestrian and cycleway.



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EV charging and car club - All car parking spaces should have access to an EV charging point. Dedicated car club to be provided on site.

Cycle storage - To be provided in accordance with Council's standards. Convenient access to be demonstrated.

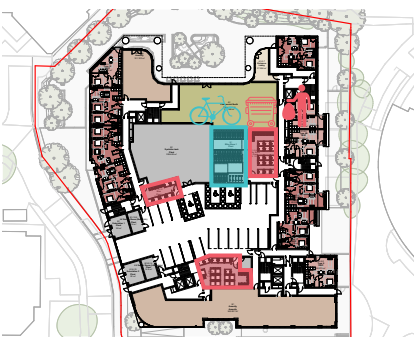
Bin storage/collection - Collection strategy to be demonstrated to avoid obstruction of footway/cycleway.



Access to EV charging points is supported and will be provided.

Proposals designed to meet councils standard.

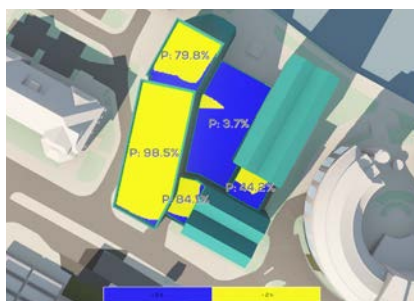
Refuse presentation zone will be designed to avoid obstruction to public thoroughfares. Refuse stores reduced through management of weekly collection.



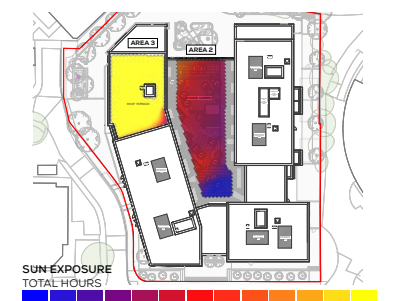
Environmental:

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Daylight/sunlight/overshadowing - Results to be tabulated as opposed to being a visual representation to confirm NSL/VSC results. Assessment for adjoining development land to be submitted. Daylight factor or interior illuminance to be assessed for internal courtyard apartments. Only 3.7% of the main courtyard space at first floor level would achieve the BRE recommendation of receiving 2 hours of sunlight on 21st March - significant question the use, function, value and benefit of this space



Further testing has shown that overall, 56% of the total open space provided sees two or more hours of direct sunlight on 21st March, exceeding the BRE recommendation of 50%. The proposed development offers future residents and visitors good access to a variety of well sunlit communal open spaces to enjoy throughout the year.

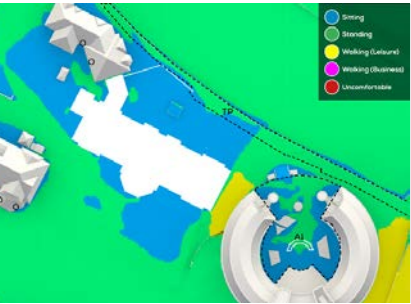


Comment

Environmental:

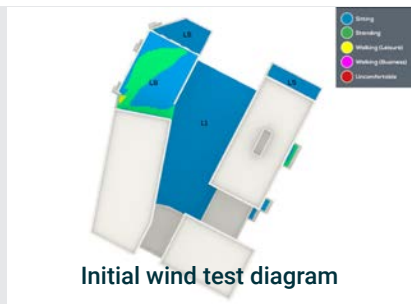
26

Wind - Rationale for CFD test as opposed to wind tunnelling to be demonstrated. Testing to include cumulative schemes.



Response

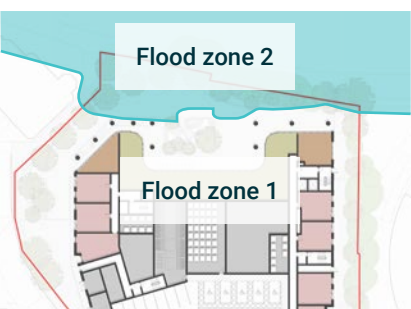
CFD test was considered appropriate and allowed for the design to be developed following the first iteration of testing. The balustrade was updated from a railing to a solid balustrade to improve conditions to the terrace level.



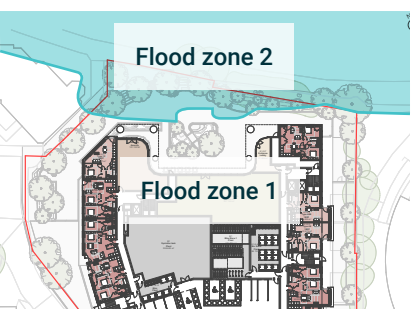
Initial wind test diagram

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Flood Risk - If the Environment Agency (EA) subsequently signal agreement with suggested approach (essentially to reclassify the site as Flood Zone 1), then following the national guidance the sequential and exception tests would thereafter not apply.

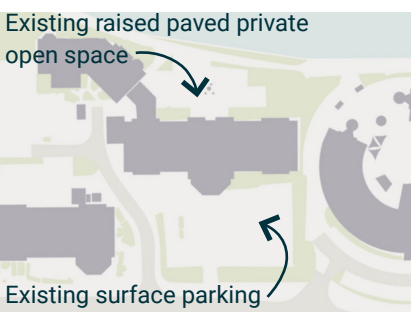


Noted. All built form sits within Flood Zone 1. Changes to boundary treatments provide further drainage capacity and betterment



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Ecology - 10% biodiversity net gain to be demonstrated. Wildlife-friendly lighting strategy to be submitted.



Significant planting and greening of the public realm, residents courtyard gardens and roof terraces, which will meet the 10% onsite BNG policy requirement

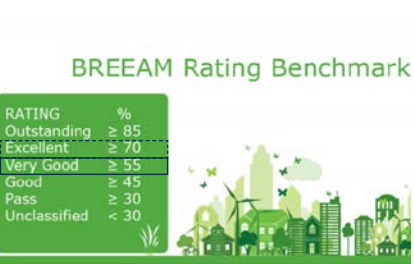


30

Sustainability - Non-residential components should be shown to meet at least BREEAM 'Very Good' with a BREEAM pre-assessment submitted at application stage

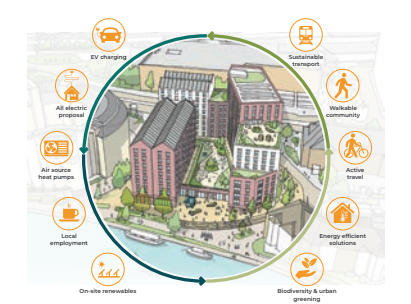


Noted. Assessments have been carried out to demonstrate how the non-residential component can perform to BREEAM 'Very Good'



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Energy - Evidence required to demonstrate why GSHP has been discounted and inclusion of ASHP. Water-based energy solution to be explored. Investigate District Heat Network within close proximity. Justification re why zero carbon emission rating is not thought required.



GSHP and water-based energy solution comes at a greater cost, which would impact upon scheme viability and the delivery of affordable housing. Infrastructure is outside of ownership boundary.

