



Roman Rise

Design & Access Statement

September 2020





BPTW brings together specialisms in Architecture and Planning to transform not just physical spaces, but people's lives. Our work tells our story. We are bold. We are innovative. We care.

For over 30 years we have worked with many of the UK's leading developers and housing providers to create desirable new homes and places. With over 100 staff, our teams are made up of individual experts who cultivate a friendly, creative and collaborative partnership with everyone we work with. From start to finish, we are committed to deliver success on every measure.

BPTW. Together we transform people's lives.

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# 1.0 Introduction



# 1.1 Introduction

This document has been prepared by BPTW on behalf of Homes for Lambeth. In collaboration with other consultants, BPTW has been appointed to produce a design proposal for a residential development at Roman Rise, Crystal Place in the London Borough of Lambeth.

This document provides an analysis of the wider site context and constraints and opportunities of the site in order to establish the principles for development.

The development at Roman Rise is of strategic importance due to its position at the south west edge of the Central Hill Estate.

The Roman Rise site provides the opportunity for a gateway development to the future regeneration of the estate as well as to Crystal Palace itself.

Delivered in advance of any wider redevelopment, new affordable homes provided at Roman Rise will be critical to support the process of decanting Lambeth tenants into new homes in order to facilitate any redevelopment.

## Project Team



Client



Architect



Planning Consultant



Landscape Architect



Sunlight/Daylight Consultants



Arboricultural Consultants



Fire Consultants



Transport Consultants



Energy Consultants



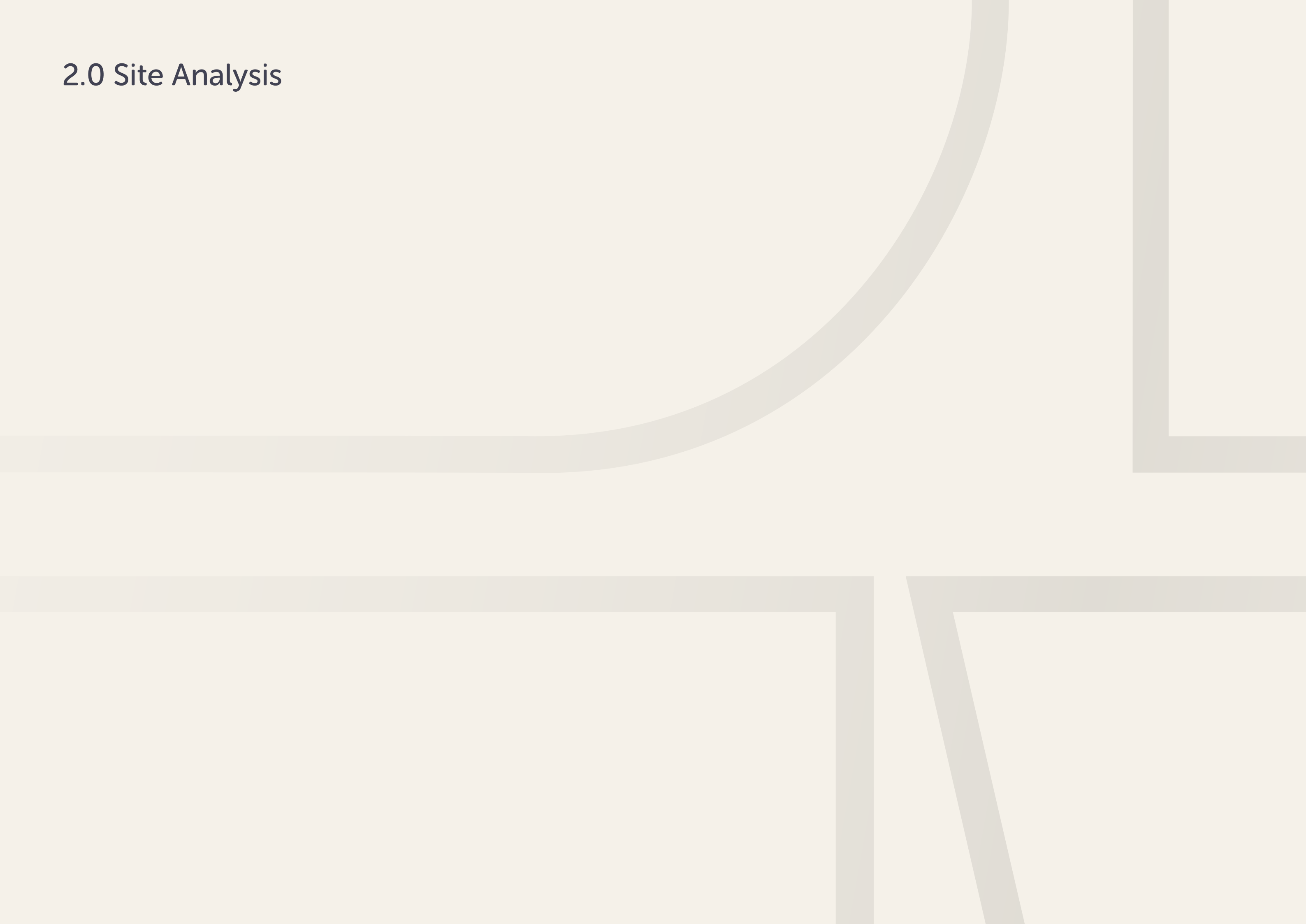
## 1.2 Our Vision

"Our vision is to provide high quality, affordable homes and make a more effective use of the site by increasing the number of dwellings currently provided"





# 2.0 Site Analysis





## 2.1 Site Location

The Roman Rise site is located in the London Borough of Lambeth in Gipsy Hill Ward. The site sits within a residential area and is located on the southern side of Roman Rise and on the western edge of the Central Hill Estate.

The site currently comprises a four storey block containing 7 units for temporary accommodation (Truslove House) on the south. An area of green space, garages and hardstanding is also within the site boundary.

The north of the site is separated by Oakwood Drive leading to a car park.

There are trees along the north, south and eastern boundary and beyond the red line there are a high number of trees on the Central Hill Estate



London Borough of Lambeth



Gipsy Hill Ward



The site within Gipsy Hill Ward





## 2.2 Site Photos



1 Looking south-east on Central Hill



2 Looking north-east on Roman Rise



3 Existing Truslove House on the site



4 View of the site from Central Hill



5 View looking east along Central Hill



6 View of Romany Prospect



# 2.3 Wider Site Context

The site has a PTAL rating of 3 and is located at the junction between Central Hill and Roman Rise. Crystal Palace station, which is a 20min walk from the site is on the Overground line between Dalston Junction and West Croydon/Crystal Palace. Gipsy Hill station is 10min walk and it offers direct train services to London Bridge and London Victoria.

There are numerous bus services and stops that operate along Central Hill:

- 417 - Crystal Palace to Clapham Common
- 432 - Anerley to Brixton
- 450 - West Croydon to Bell Green

Several large public parks are in close proximity of the site, the closest being Norwood Park which is a 10min walk and Crystal Palace Park is approximately a 20 min walk.

Local amenities (shops, restaurants, library, etc) can be found approximately 10min walk away on Westow Hill, Church Road and Westow Street (otherwise known as the Crystal Palace triangle)

Key

Site

Train line

Key Roads

Bus Stops

Crystal Palace Triangle

Central Hill Estate

Green Spaces

Borough Boundary

Views to Central London



- 1

 Crystal Palace Park
- 2

 Long Meadow
- 3

 Norwood Park
- 4

 Biggin Wood
- 5

 Upper Norwood Recreation Ground
- 6

 Westow Park
- 7

 Tivoli Park



## 2.4 Site Analysis

The diagrams opposite have been developed to help understand the existing site in terms of building height, uses, access routes and trees/amenity space.

Diagram (1) indicates the neighbouring storey heights of buildings in and around the site.

Diagram (2) indicates building uses. The wider area is predominantly residential with some commercial uses.

By analysing the existing routes (diagram 3), we can understand the connection that bound the site as well as those into the Central Hill Estate.

We also have looked at the existing amenity space and the location of the trees on the site (diagram 4) so we can consider this parameters during the design process.



1. Existing building heights



2. Existing building typology



3. Existing routes



4. Existing trees and residential amenity space

### Key

- One storey
- Two storey
- Three storey
- Residential
- Commercial
- Existing vehicle routes
- Existing footpaths
- Existing amenity space





## 2.5 Existing Trees

There are a number of mature trees along the north, south and eastern boundary.

SJA were commissioned to undertake an appraisal of existing trees, hedges and vegetation in and around the Roman Rise site. The survey was carried out in November 2019.

The survey shows that there are no 'A' category trees on the site. Instead there are both a mix of B and C category trees.

Trees on Roman Rise Site:

1. Common Lime  
Height - 16m, Age - Mature, Category - B12
2. Holly  
Height - 4m, Age - Semi-mature, Category - C1
3. Sycamore  
Height - 16m, Age - Mature, Category - B1
4. Flowering Cherry  
Height - 7m, Age - Young, Category - C1
5. Copper Beech  
To be removed in November 2019 by the LA
6. English Oak  
Height - 13m, Age - Semi-mature, Category - C12
7. Common Lime  
Height - 12.5m, Age - Semi-mature, Category - C2
8. Common Lime  
Height - 16m, Age - Semi-mature, Category - C2
9. Holly  
Height - 7m, Age - Semi-mature, Category - C1
10. Holly  
Height - 11m, Age - Mature, Category - C2
11. Common Lime  
Height - 17.5m, Age - Mature, Category - B12
12. Norway Maple  
Height - 14m, Age - Semi-mature, Category - C12
- G1. Various  
Height 13m, Age - Semi - mature, Category - C2





## 2.6 Local Typology Analysis

As part of our analysis, we have looked at existing residential typologies both on site and in the immediate surroundings.

The variety of residential vernacular in the surrounding area offers opportunity to continue local characteristics when considering the proposed massing and architectural language.

Image 1 is of the existing building adjacent to the site. There is a strong horizontal linearity expressed through the floor slabs. Its design is typical of its era.

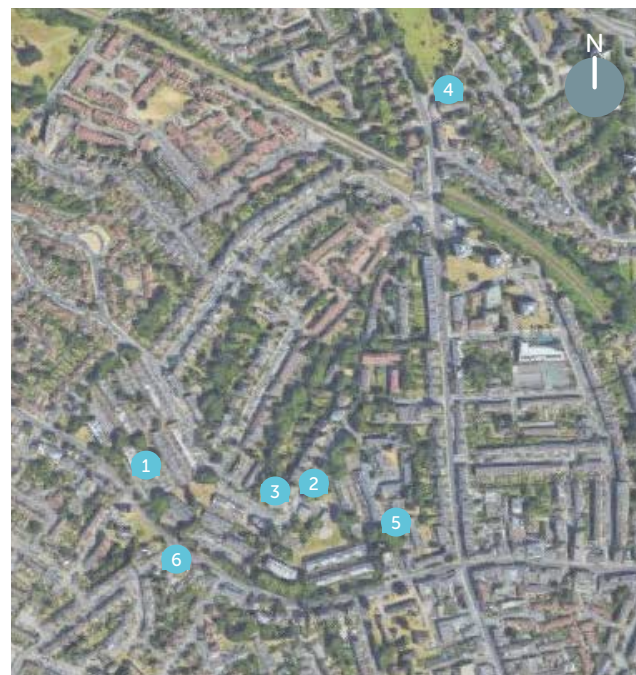
Image 2 and 3 are of Pear Tree house. It shares a similar visual language to the previous building which hails from the same era, albeit towards the end thus the incorporation of brick into its design. Furthermore it splits the massing vertically by organizing forms around a core.

Image 4 indicates how the facades of some local buildings use both colour and brick horizontal banding detail to outline levels.

Image 5 shows the Gypsy Hill police station with has capping detail to the top of the building with a brick detail to help emphasize the form.

Image 6 indicates how local houses use a simple two pane window, often sash.

### Key



1 Central Hill Estate. Four storey, post modern language.



2 Pear Tree house. Building elements around a central core.



3 Banding elements expressed on Pear Tree House.



4 Colby Arms.



5 Gypsy Hill Police Station.



6 Two Storey houses with half by half window proportions.



## 2.7 Site Constraints

- > Close proximity of Romany Prospect restricts development on the eastern side of the site
- > Potential overlooking from surrounding buildings
- > Central Hill slopes down towards the north-west and Roman Rise towards north-east
- > Existing utility services are located below the Oakwood Drive
- > Noise from traffic along Central Hill, Roman Rise is a quieter secondary route
- > Views to central London to the north, but limited sunlight from this aspect
- > Existing mature trees on site have been surveyed and assessed for quality and longevity



### Key

- Overlooking windows
- Slope
- Noise constraint
- Services below road
- Timber fence








## 2.8 Site Opportunities

- > Opportunity to create a gateway for the Central Hill Estate from the west
- > Potential to create active street frontages
- > New public realm with landscaped areas
- > Site offers panoramic views of central London and opportunity to develop a proposal that celebrates these views
- > Looking to future proof any design into a potential wider regeneration strategy for the Central Hill estate
- > Maintain access along Oakwood Drive to avoid effecting level changes and disturbing utilities



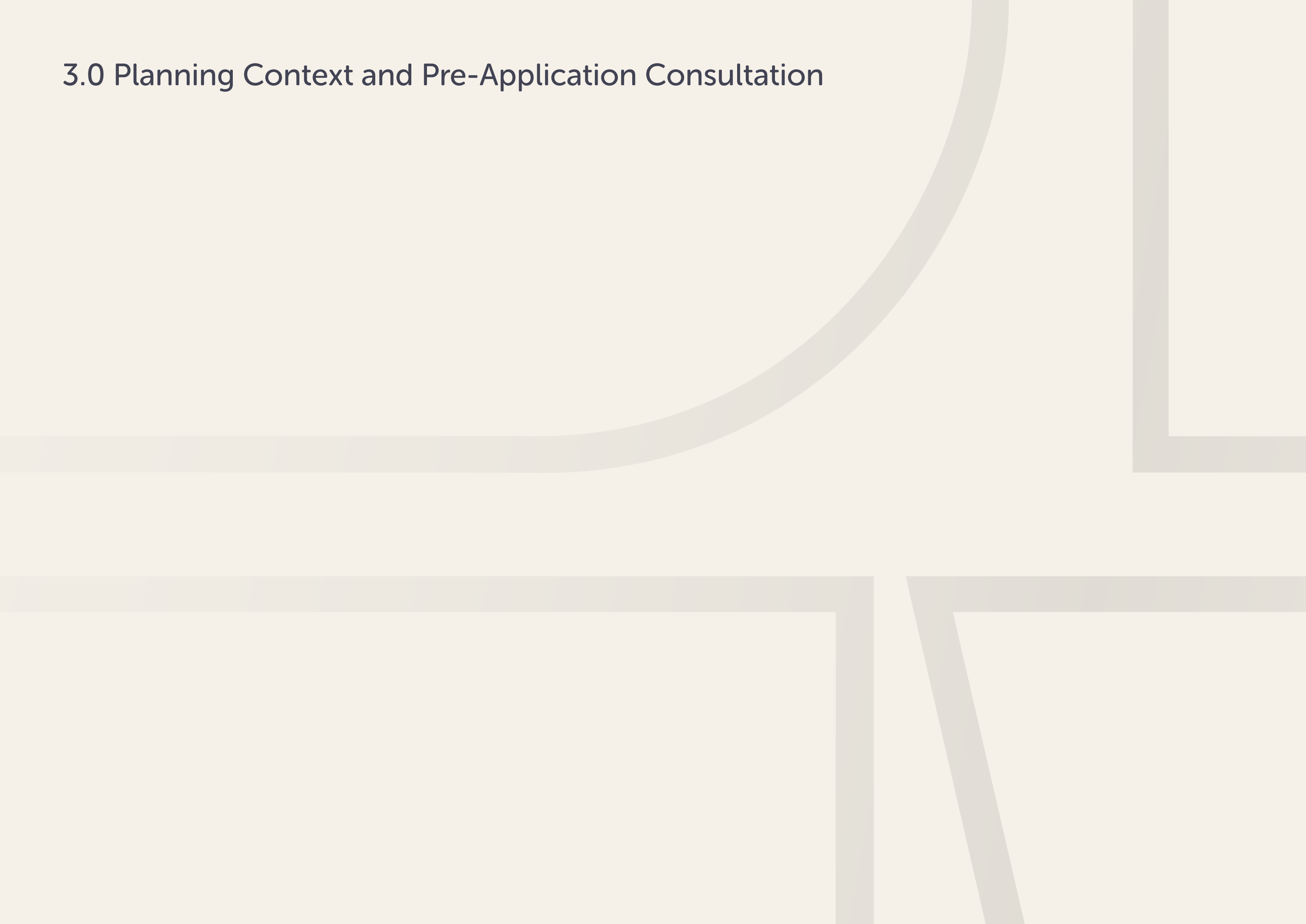
View to Central London from the Central Hill Estate

### Key

-  Panoramic views
-  Level access
-  Active street frontage
-  Potential future masterplan
-  Public realm



# 3.0 Planning Context and Pre-Application Consultation

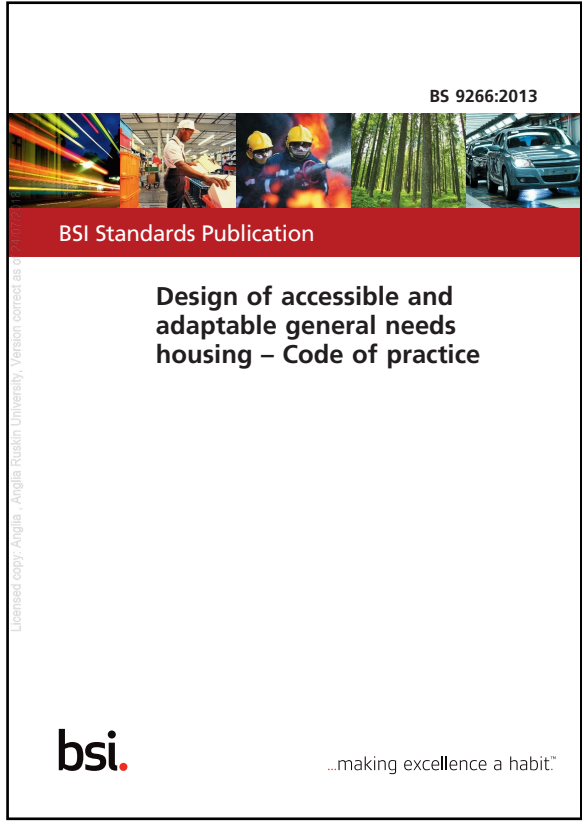
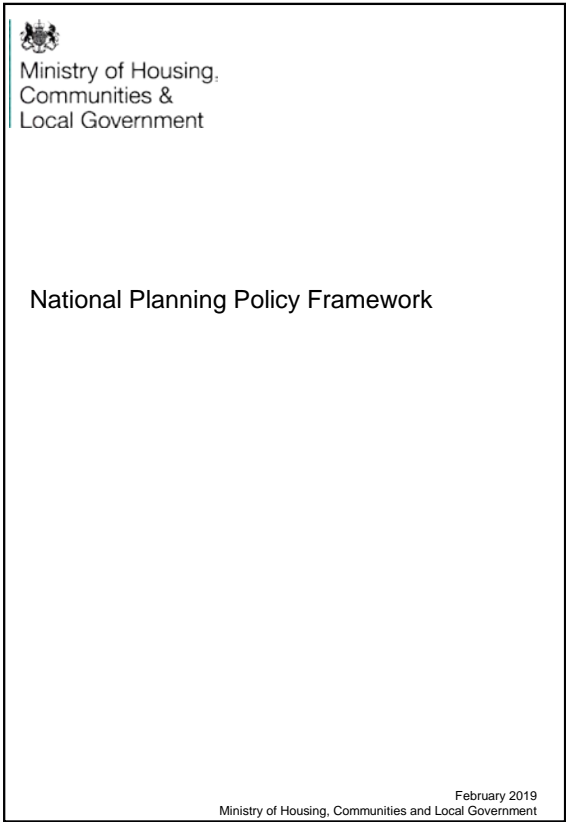
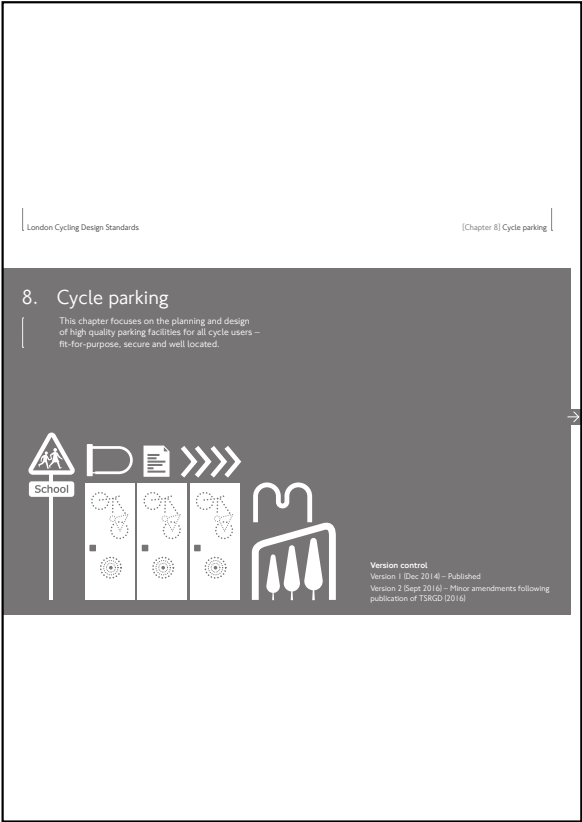
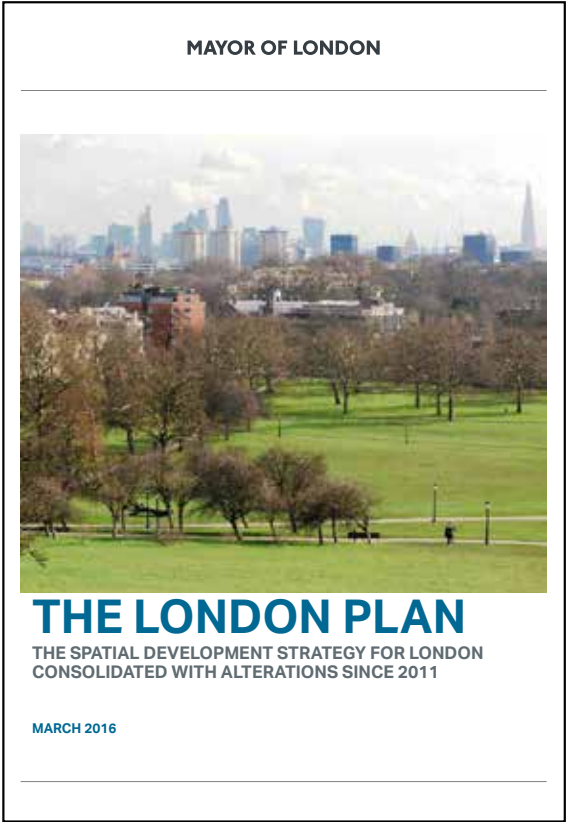
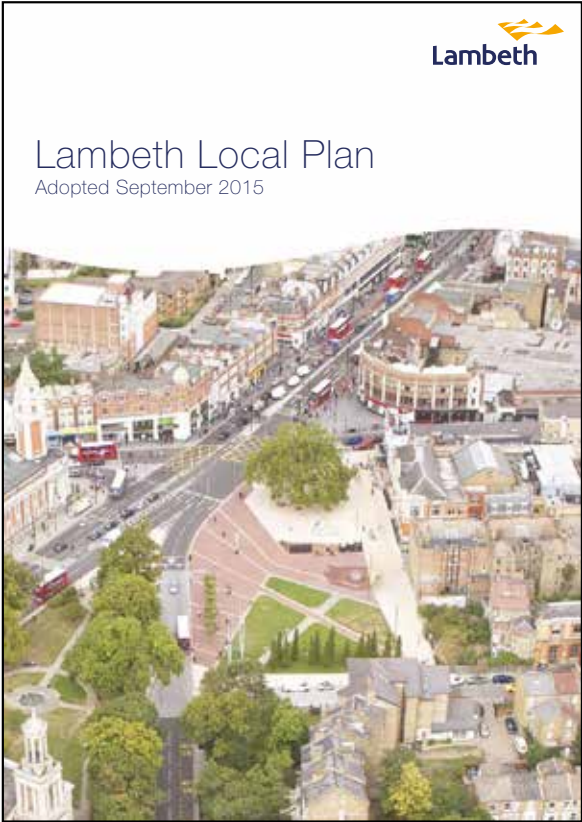




# 3.1 Planning Policy

As part of the design process we have consulted and applied the following Planning Policy documents as well as consulting with the local authority.

- > Technical Housing Standards - Nationally Described Space Standards (March 2015)
- > National Planning Policy Framework (February 2019)
- > Lambeth Local Plan (September 2015)
- > The London Plan (March 2016)
- > London Cycling Design Standards (September 2016)
- > British standard – Design of accessible and adaptable housing
- > Building Regulations – Part M and Part B
- > Homes for Lambeth (HFL) Housing Design Standards



## 3.2 Pre-Application Meetings & Resident Group Engagement

The design has developed through a consultation process with the LB Lambeth officers and resident representatives of the Central Hill Estate.

We have met on a two of occasions with both parties to discuss our design approach and received constructive feedback which we have incorporated into the developing design.

Key design developments include:

- > Re-arranging building form to ensure to retain mature trees and maximize amenity space.
- > We have incorporated comments around height and sunlight/daylight and through design development we have broken down the mass and created a step in height.

### Pre App 01 & Residents Meeting



#### Summary

- > The development offered the opportunity for a gateway development announcing the western edge of the Central Hill estate.
- > The proposal provided an enclosed courtyard amenity space that addressed the existing Central Hill buildings.
- > 6 storeys in height across entirety of building

#### Comments:

- > Open u-shaped form to allow for increased light into central courtyard amenity
- > Aim to retain additional existing trees and mature planting on site
- > Increase dual aspect nature of flats that face West/East
- > Encouraged to remove existing boundary wall facing onto Central Hill
- > Reduce sunlight/daylight impact on neighbouring buildings

### Pre App 02 & Residents Meeting



#### Summary

- > Complete re-plan of the footprint and flat arrangement but building on the positives of the previous arrangement and incorporating comments received at the pre application meeting
- > An additional mature quality tree is retained within the courtyard offering additional green wing and visual amenity from Central Hill
- > The amenity space is improved in size, functionality and quality of sunlight
- > 6 no. flats retained off the core in order to maximise the delivery of affordable homes
- > Reconfigured flat arrangement and circulation and maintains open nature and opportunity to create a development that supports good neighbourly interaction and physical connection with garden

#### Comments:

- > Increase retention of mature trees
- > Divide height across block
- > Provide garden access to residents of Central Hill Estate



## 3.3 Public Consultation

### Consultation and Covid-19

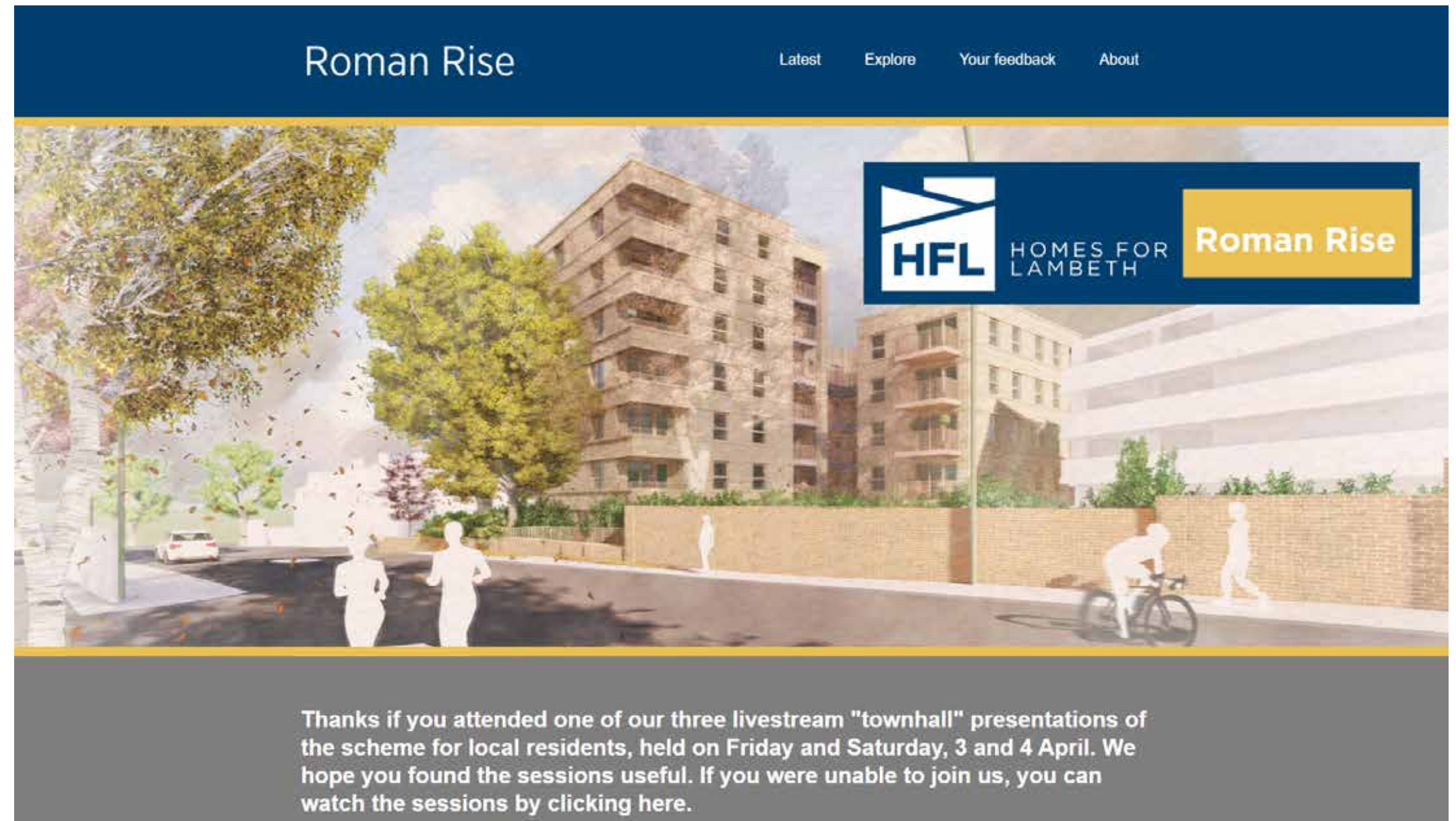
Flyers were distributed to local residents to highlight information available at [www.RomanRise.site](http://www.RomanRise.site). The flyer also publicised the upcoming consultation event on 3rd and 4th April.

The website includes an overview of the proposed development as well as information about the team and the opportunity to comment on the design.

Due to the current Covid-19 restrictions, a series of live stream "townhall" style presentations were held by the design team via this website which allowed residents to ask questions to the design team.

Two presentations were held on Friday 3rd April at 1pm and at 6pm, with a further presentation on Saturday 4th April at 11am. All three presentations were then uploaded to the website and are available to view.

The most common questions from these events were collated and responses posted online. These can be seen on the adjacent page.





# 3.4 Public Consultation

## Frequently Asked Questions

The page captures the most commonly asked questions collated from the three ‘townhall’ style online presentations.

“Are new works to Roman Rise being planned to improve the rest of the road likes sidewalks and the like”?

All nearby pavements will be upgraded. The scheme is car free, except for the provision of 3 parking bays for the wheelchair units. (2 of which will be where the current crossover to the garages is).

“Will the proposals impact on traffic generation”?

The new homes will be prioritised for secure tenants and resident leaseholders on Central Hill Estate, who will continue to be able to park on the estate.

“Will the pavement on Roman Rise on the estate side be resurfaced as part of the works”?

The pavements abutting the site both on Central Hill and Roman Rise will be resurfaced and upgraded at the end of the development.

“There are drainage problems on Central Hill including sewerage in homes, Will this building connect to sewerage system already in disrepair”?

There will be a drainage survey carried out for the scheme.

The proposed development will be built with the latest drainage systems, which shall be connected to the existing public network.

As required by policy, the proposed development will look to restrict and reduce the amount of surface water (non foul) going into the existing system via Sustainable drainage systems. This will in turn improve capacity in the public surface water drain.

The development will increase the amount of foul water, albeit not significantly. This will also connect to the existing network. However, given the reduction in surface water, this increase in foul water, it will still be an overall reduction when compared against the existing site.

How is this scheme and the schemes for the rest of the estate being financed? I understand loans from Public Loans Board now difficult to get?

The financing of Roman Rise and other projects being developed by HFL is outlined in the 2020-23 Business Plan - <http://engage.homesforlambeth>.

The overall capacity and quality of the public network is managed and maintained by Thames Water, as the water authority.

As part of the application we will engage with TW to ascertain the existing capacity of the network, and to understand if any existing issues exist. If necessary, any upgrades to the network shall be identified and implemented by TW to overcome any impact from the site. At this stage, we do not envisage that the proposed development will create such issues.

Furthermore, as part of the application we shall be consultation with the Lead Local Flood Officer at LB Lambeth, who will oversee the design and be a statutory consultee.

“How is noise going to be control and monitored during construction”?

Whilst temporary, we do appreciate that any development is disruptive. HFL will seek to mitigate the impact of the development through ensuring that the selected Contractor complies with the Considerate Contractors Scheme.

There will be an element of noise, dust ant traffic as part of a demolition and build project. But this will be minimised.

“How will it effect current residents (road closures, noise, dust etc.)”?

A full Construction management report will be completed as part of the application process. This will be a live document throughout the construction programme, which shall be made available to stakeholders, local residents and council members. The report shall include the proposed processes and methods of containment. Contact details and complaints procedures shall also be provided and advertised on any site hoardings.

As part of the Considerate Contractor requirements there will restrictions on when site traffic can enter the site and when construction takes place. There will also be contact details to report any issues on the site.

“Are there designated bin stores so they are not left on street”?

The bin stores are internal to the block, with refuse collection taking place from Roman Rise. There will be a communal refuse store within the building and individual, enclosed bin stores for each of the wheelchair homes adjacent to their entrance doors. Servicing is envisaged from Roman Rise.

“Will these properties be for the residents of Central Hill”?

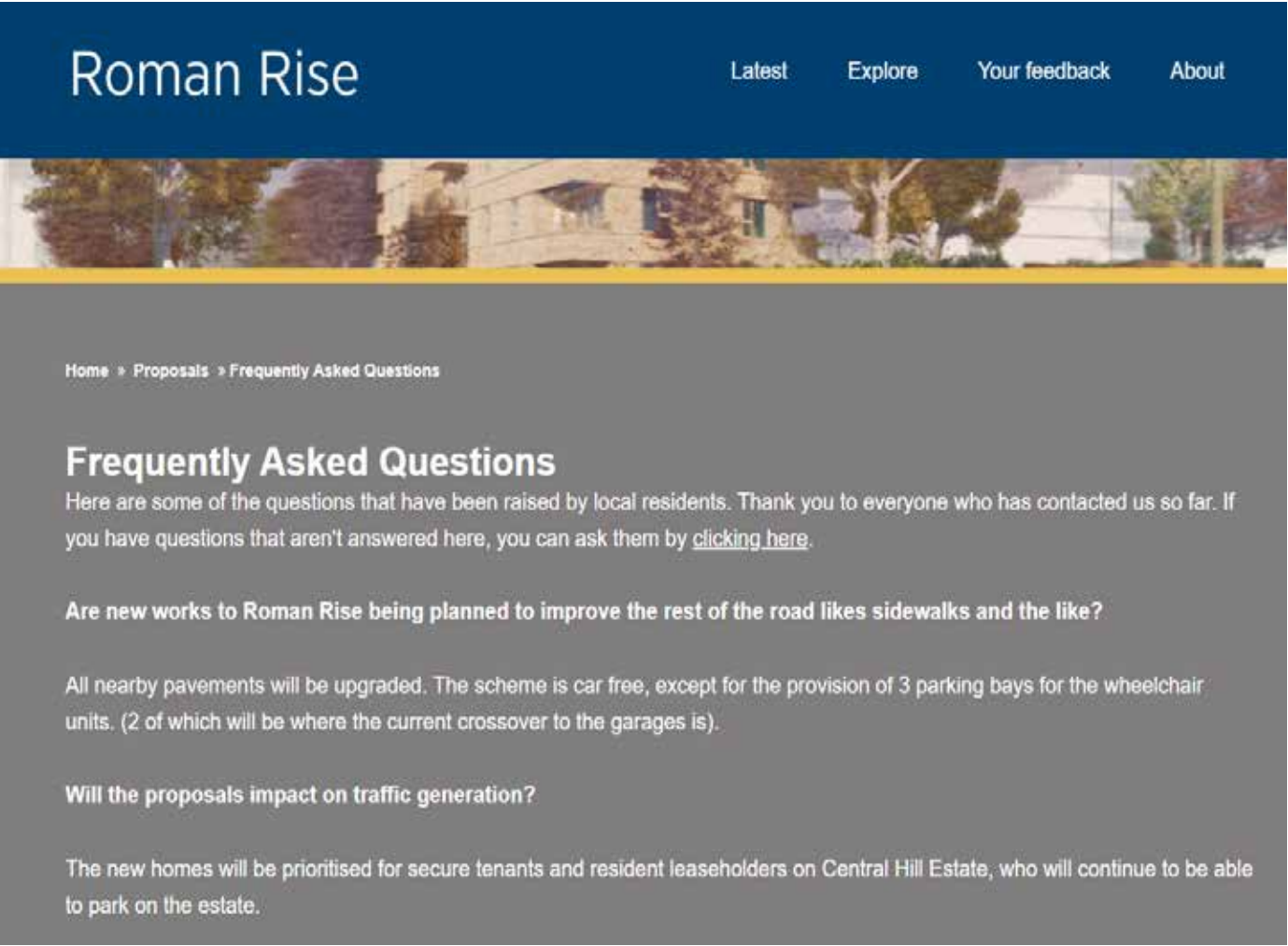
For Lambeth’s secure tenants and leaseholder on the regeneration estates there are Key Guarantees which outline the re-housing options - [http://engage.homesforlambeth.co.uk/key\\_guarantees](http://engage.homesforlambeth.co.uk/key_guarantees) These guarantees give households the option to move from the estate or move into a new home. There is also a package of compensation and support outlined in the guarantees.

“Will everyone who lives there at the moment get a new flat”?

In the event that the new homes are not taken up by existing Central Hill Estate residents then the shared ownership properties will be marketed in line with the GLA Shared Ownership guidelines and the council level rent homes will be offered to ease pressure on the Councils housing waiting list.

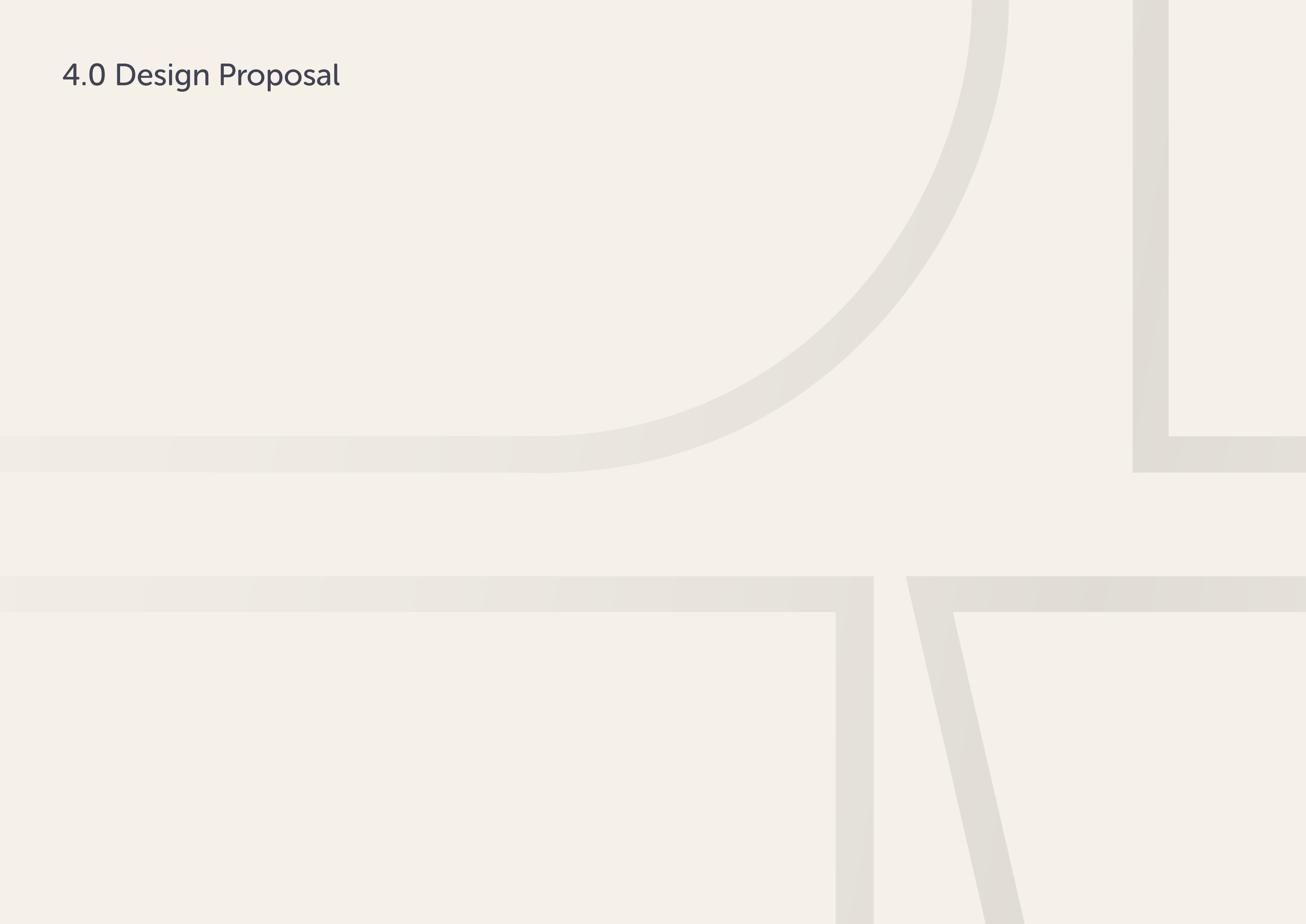
“How will you decide who moves on to the new Roman Rise site”?

The new homes will be available for secure tenants and resident lease holders on Central Hill. The wheelchair units will be allocated to families who need them & will be identified on the council’s housing list.





# 4.0 Design Proposal





# 4.1 Design Principles

## Design Drivers

At the beginning of the project we set out 6 key design drivers that would guide our design proposal.

These drivers look to inform principles for designing great places to live, as well as create robust, sustainable and manageable architecture.

1

Create an attractive space to move through as part of the daily experience of using the building



2

Create an enhanced connection with the garden and landscape



3

Create greater potential for social interaction between neighbours through good design



4

Be a robust solution that will continue to look good after heavy usage and reduce management and maintenance costs



5

Drive a sustainable energy approach, reducing a reliance on artificial lighting and ventilation. Lowering the cost for residents and more environmentally friendly



6

Sensitively optimise the site for the delivery of affordable homes and create a high quality benchmark for future redevelopment





## Design Ambition

As we developed the project and revisited the design drivers, there were 3 main ambitions that we looked to achieve within the project, these are shown below alongside the practical design decisions.

### RESIDENTIAL QUALITY



Sketch view of proposed living room

- > Minimum floor to ceiling height of 2.5m
- > Large patio doors will provide high levels of natural light and access to private space
- > All living areas are dual aspect, to increase lighting levels and allow for natural ventilation
- > Wide rooms allow for potential future adaptations

### NEIGHBOURLINESS



Access balconies allow for social interaction

- > Flats are entered from a series of light and spacious communal balconies which overlook the shared gardens
- > Each flat has a traditional front door and side window bringing natural light into the hallway and giving an enhanced 'sense of home'
- > Balcony access increases the opportunity for interaction between neighbours
- > Overlooking of the communal area enhances the enjoyment of the gardens and increases natural surveillance
- > Planting boxes and soft landscaping act as a buffer between homes

### COMMUNITY



Enclosed communal garden

- > Ground floor homes are orientated around a communal garden encouraging use and social interactions
- > All homes share a communal balcony access which overlooks the shared gardens
- > A strong connection with the garden engenders a sense of connection and community between residents



## 4.2 Floor Plans

### Ground Floor Plan

The ground floor layout contains all of the M4(3) accessible units, so that the access to these apartments is made easier for residents who may have mobility requirements.

Main entrances face out on to Roman Rise and Oakwood Drive. This creates an active frontage to the building and ensures that the circulation spaces are easily accessed.

- A** Private Terrace
- B** Communal Entrance
- C** Private Entrance
- D** Refuse Store
- E** Communal Cycle Store
- F** Postboxes
- G** Planted Buffer
- H** Communal Play Space
- I** Communal Terrace





# Typical Floor Plan

This plan contains a mixture of 1B2P, 2B4P and 3B5P apartments set out around a central core which provides level access to all apartments.

The layout of each apartment is set out to maximise efficiency whilst performing to the Nationally Described Space Standards. All apartments are dual aspect to take advantage of natural light and allow for cross ventilation.

Front doors are paired to give a sense of neighbourliness and community amongst residents,



- A Paired front doors
- B Views over garden from lift access
- C Private Balcony
- D Open Plan Living Spaces



# Typical Upper Floor Plan

The third floor of the block is a small area of the block itself that contains 6no 1B2P flats. This taller element provides a contrast in mass against the lower elements of the building, which helps to break the building up into smaller elements. We have located the taller element as far away as possible from adjacent dwellings to avoid overlooking and overshadowing of neighbouring buildings.



- A Paired front doors
- B Views over garden from lift access
- C Private Balcony
- D Views Towards London
- E Open Plan Living
- F Brown Roof With PV's



## 4.3 Flat Layout

### Typical 1 Bedroom Apartment

Typical one bedroom apartment suitable for up to two people.

The apartment is designed to meet requirements of Part M4(2) Accessible and Adaptable dwelling and meets the space and storage requirements set out in Local Policy and Nationally Described Space Standards.

The layout itself is efficient; minimizing circulation space to allow living spaces more usable area. Two large windows and glazed door provide lots of natural light and access to the private balcony amenity space.

The dual aspect nature of the design allows for plenty of natural light and passive cross ventilation.





## Typical 2 Bedroom Apartment

Typical two bedroom apartment suitable for up to four people.

The apartment is designed to meet requirements of Part M4(2) Accessible and Adaptable dwelling and meets the space and storage requirements set out in Local Policy and Nationally Described Space Standards.

The layout itself is highly efficient; minimizing circulation space to allow living spaces more usable area.

The apartment is positioned for dual aspect to provide lots of natural light and cross ventilation. Access from the main living space is provided to the private balcony amenity space for the residents to enjoy.





## Typical 3 Bedroom Apartment

Example of a typical two bedroom apartment suitable for up to four people.

The apartment is designed to meet requirements of Part M4(2) Accessible and Adaptable dwelling and meets the space and storage requirements set out in Local Policy and Nationally Described Space Standards.

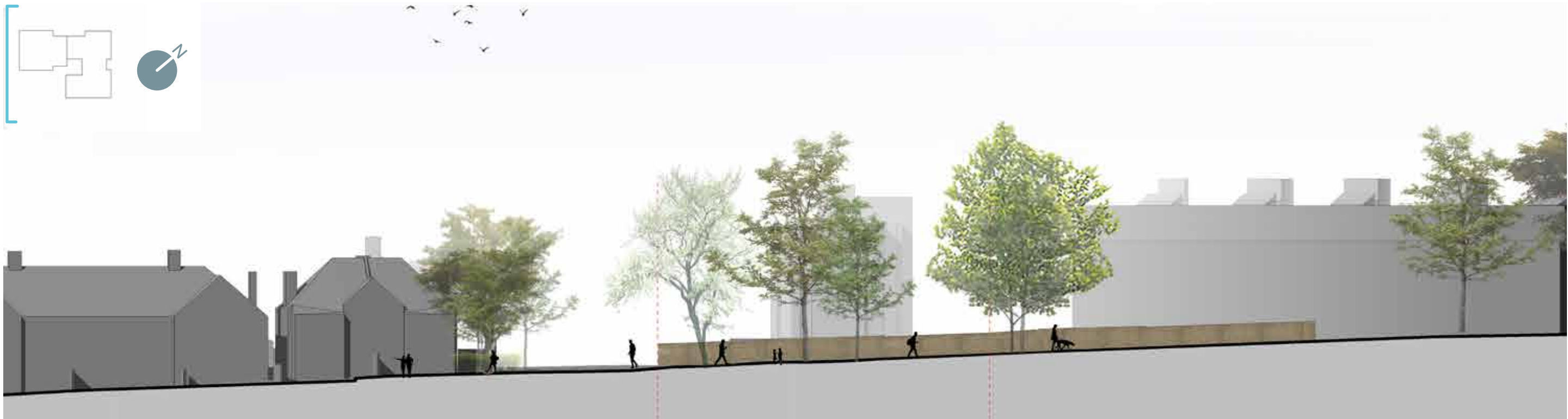
The layout itself is highly efficient; minimizing circulation space to allow living spaces more usable area.

The apartment is positioned for dual aspect to provide lots of natural light and cross ventilation. Access from the main living space is provided to the private balcony amenity space for the residents to enjoy.



# 4.4 Street Elevations - Existing & Proposed

## Central Hill Street Elevation



Existing Street Elevation



Proposed Street Elevation



Roman Rise Street Elevation



Existing Street Elevation



Proposed Street Elevation



## 4.5 Response to Existing Context

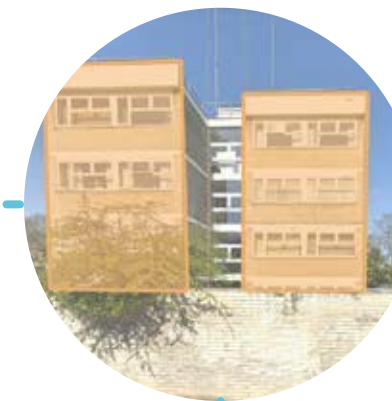
After undertaking a study of the local context the design team endeavoured to make subtle links to the findings.

The adjacent Central Hill Estate places strong emphasis on horizontal banding. Surrounding buildings have variations in height along the street and so both were key points upon influencing the building form and aesthetic.

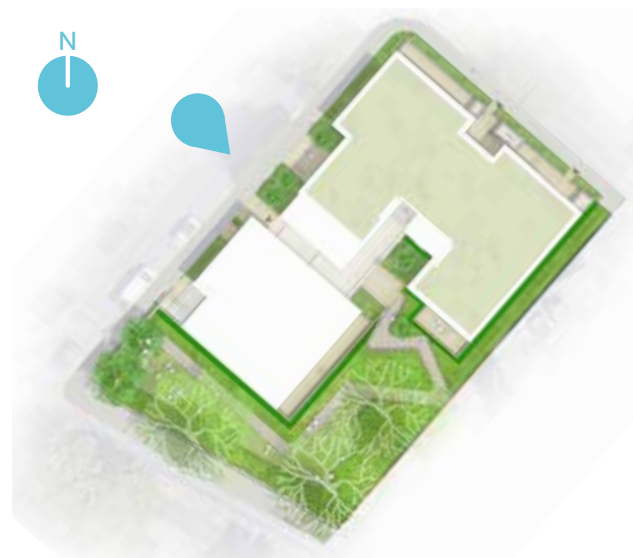
Further to the stepping of the roovescape, the design team have stepped the building in elevation using different brick types to break up the streetscape along Roman Rise.



Street elevation along Central Hill. Strong emphasis placed on horizontal elements.



Proposed Roman Rise street elevation highlighting stepped response





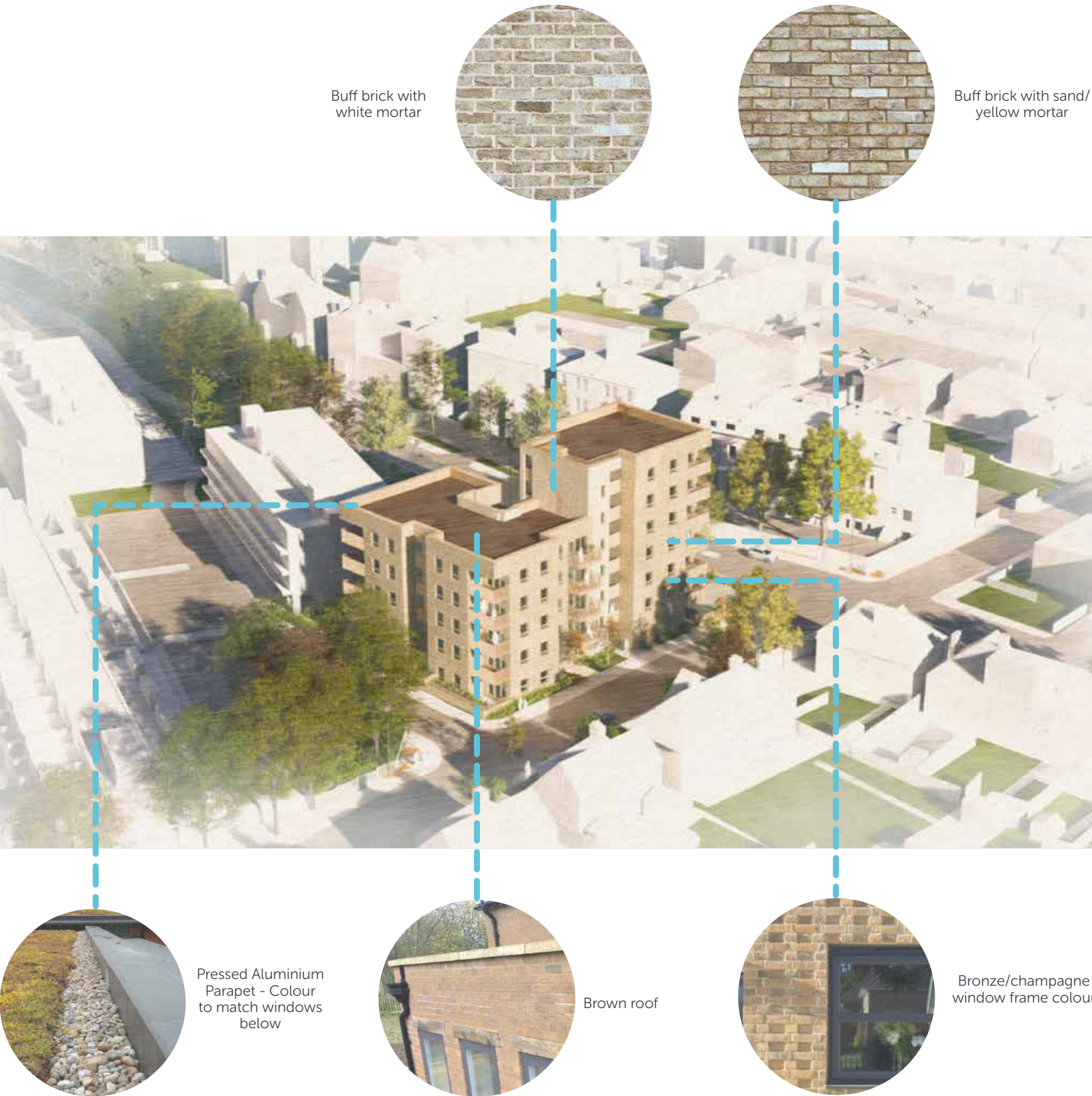
# 4.6 Materiality

Brick has been selected as the predominant external material across the scheme. As a material widely used throughout London, brick offers both aesthetic and practical properties:

- > Proven versatile robust material
- > Minimal on-going maintenance required
- > Fire resistant, recyclable and offers insulating benefits

The colours and textures of the brick have been chosen to complement the existing context with additional detailing to split up the elements in an ordered approach.

The primary bricks used across the site are a mixed, light buff colour. The contrast between the bricks creates a visual texture whilst also making the building light in tone.





# 4.7 Bay Study

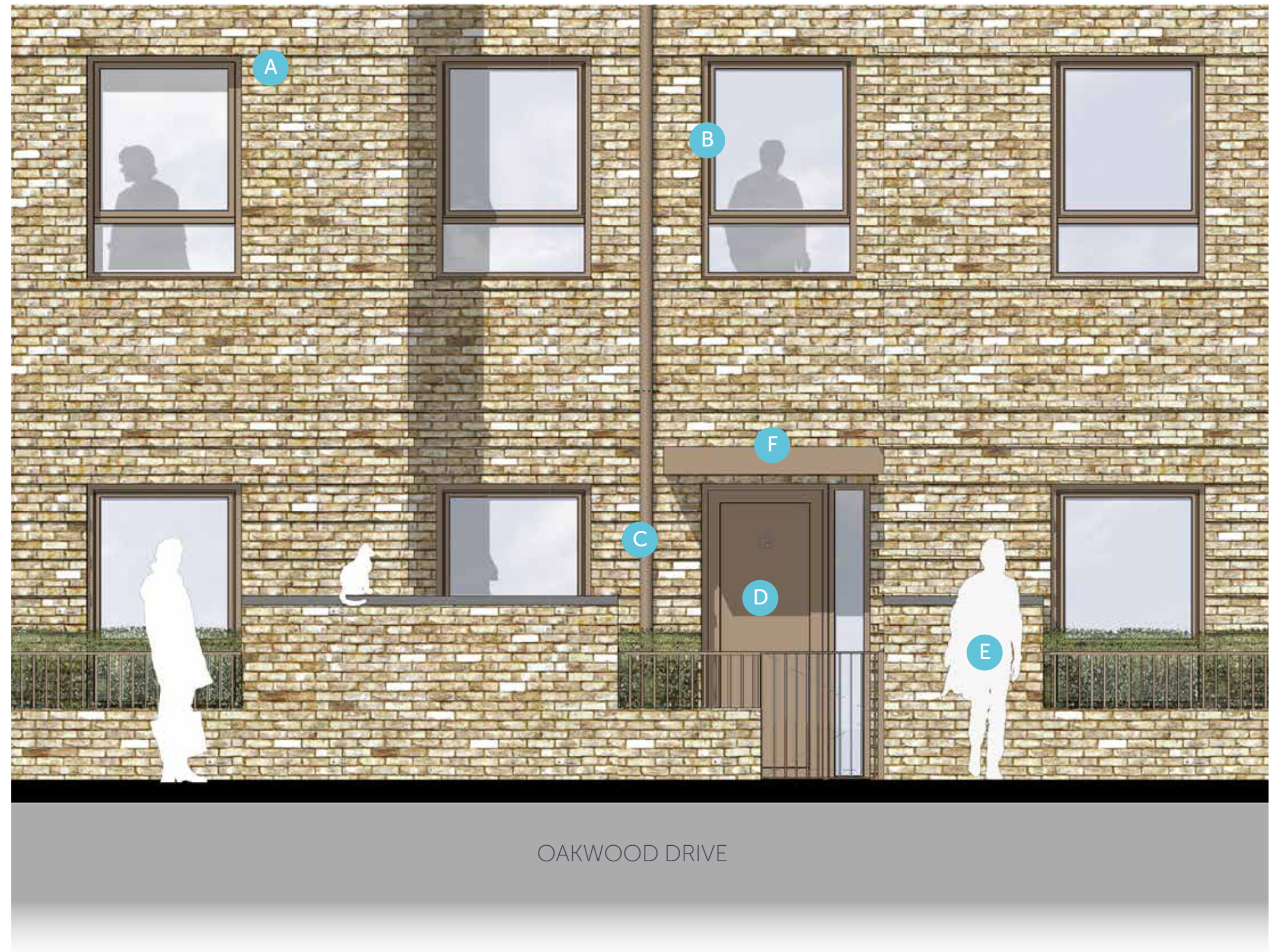
## Ground Floor Entrance Study

The adjacent image focuses on the finer detail of the building as shown in this bay study

Brick banding and striped projections maintain a horizontal emphasis, whilst a complimentary window and railing colour tie the wider design together.

### Key

- A Single projecting brick band
- B Proportioned windows
- C Brick detail at ground floor
- D Front doors along streets
- E Brick wall/railing detail
- F Canopy over entrance door





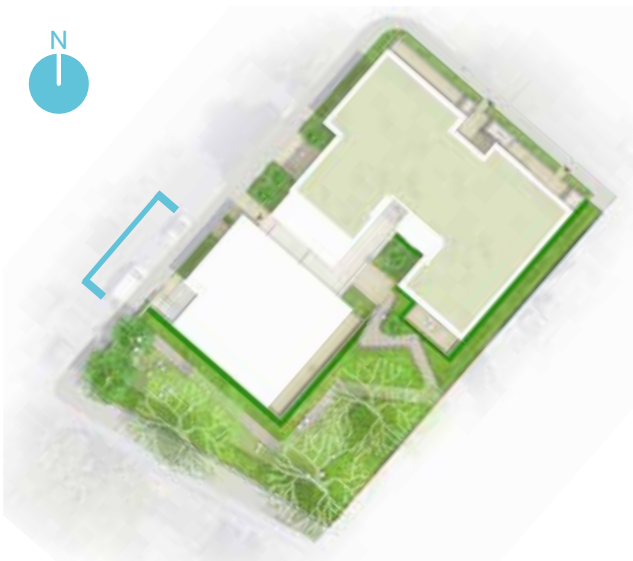
# Balcony Study

There are a few different balcony variations, but the adjacent images highlights the key principles.

Guarding is set at 1100mm and all apartments have large windows and doors to maximise light into living spaces.

## Key

- A Single projecting brick band
- B Proportioned windows
- C Bronze/Champagne railing
- D Glazed doors fronting balconies
- E Aluminium capping element





## 4.8 Views & Routes

Views and routes through the site are a key design aspect as they inform the way that residents and the public will experience and circulate through the site. This informs how the buildings should be set out to maximise the residents experience of the scheme.

These views emphasize the sense of neighbourliness and community.

View 1 shows the street frontage on Roman Rise. The brick detailing adds architectural interest at pedestrian level. The soft landscaping softens the buildings connection to the ground

View 2 shows the passage from the street to the community garden. The materiality draws you through and frames Romany Prospect and the garden beyond.

View 3 shows the amenity enclosed by the L-shaped plan of the building creating a sheltered community garden with balconies over looking from both sides. The existing Oak tree provides instant maturity to the garden.

View 4 details a typical view from the terraces connecting the upper floor flats.



View 1



View 2



View 3



View 4

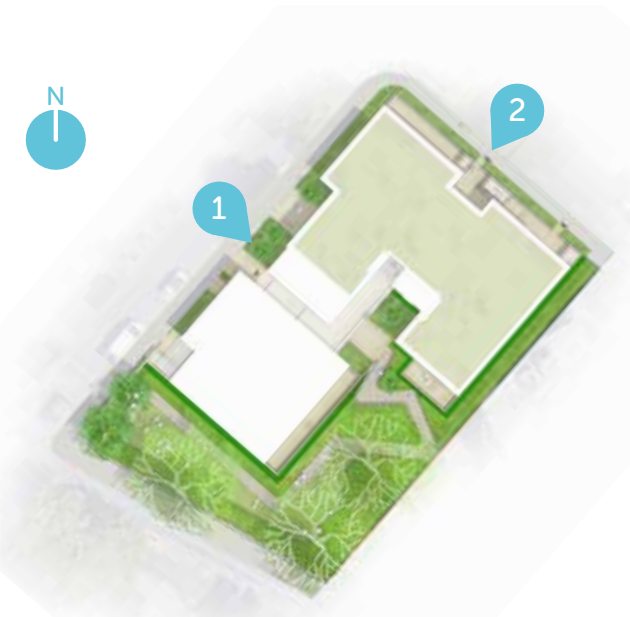


# 4.9 Entrances

Adjacent are images that highlight the main communal entrance to the building along Roman Rise (upper) and one of the private front entrance to the ground floor apartment along Oakwood Drive (lower).



View 1



View 2

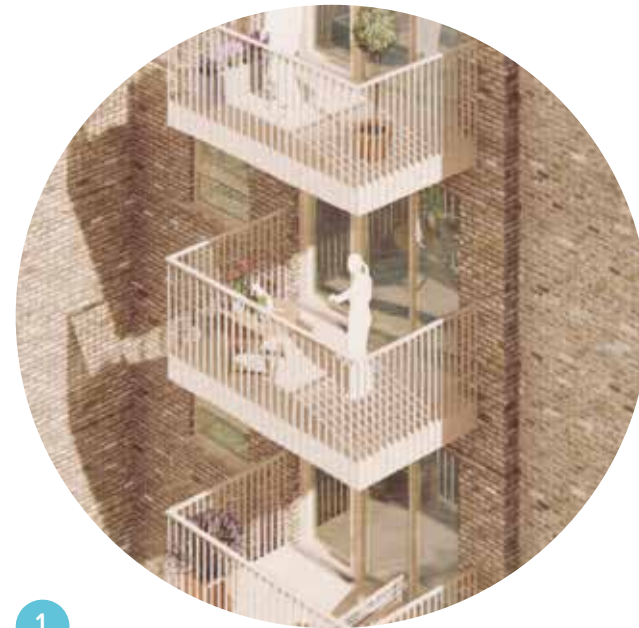


## 4.10 Balcony Types

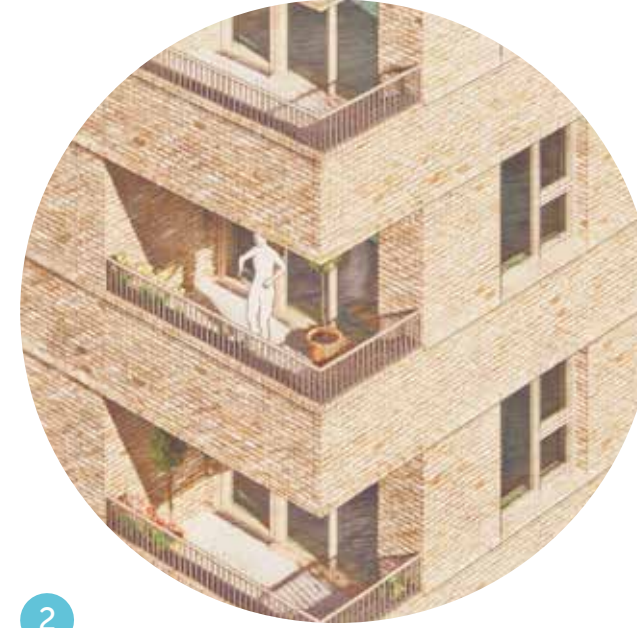
The design incorporates both recessed and projecting balcony types throughout the scheme.

Our strategy for the positioning of these two types of balconies has been as follows:

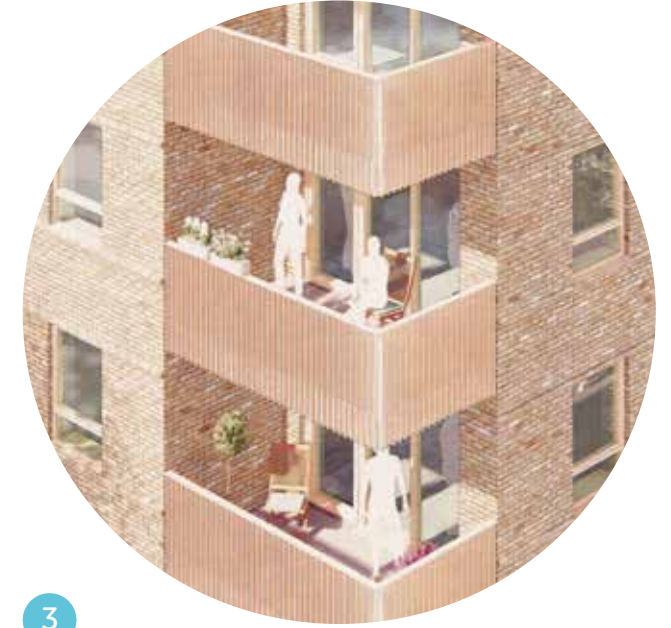
- > Recessed balconies have been implemented in locations where balconies face more public streets for additional privacy, particularly on corners
- > Projecting balconies have been implemented in all other locations where there are opportunities to exploit views
- > Recessed balconies have been implemented to add variation to the building line



- > Projecting balcony offers integration into the landscaped courtyard
- > Balcony types also offers views towards Central London along Roman Rise



- > Masonry and railing provides additional visual and acoustic screening from corner of Central Hill and Roman Rise
- > Stronger corner element acts as marker along Central Hill and into Crystal Palace

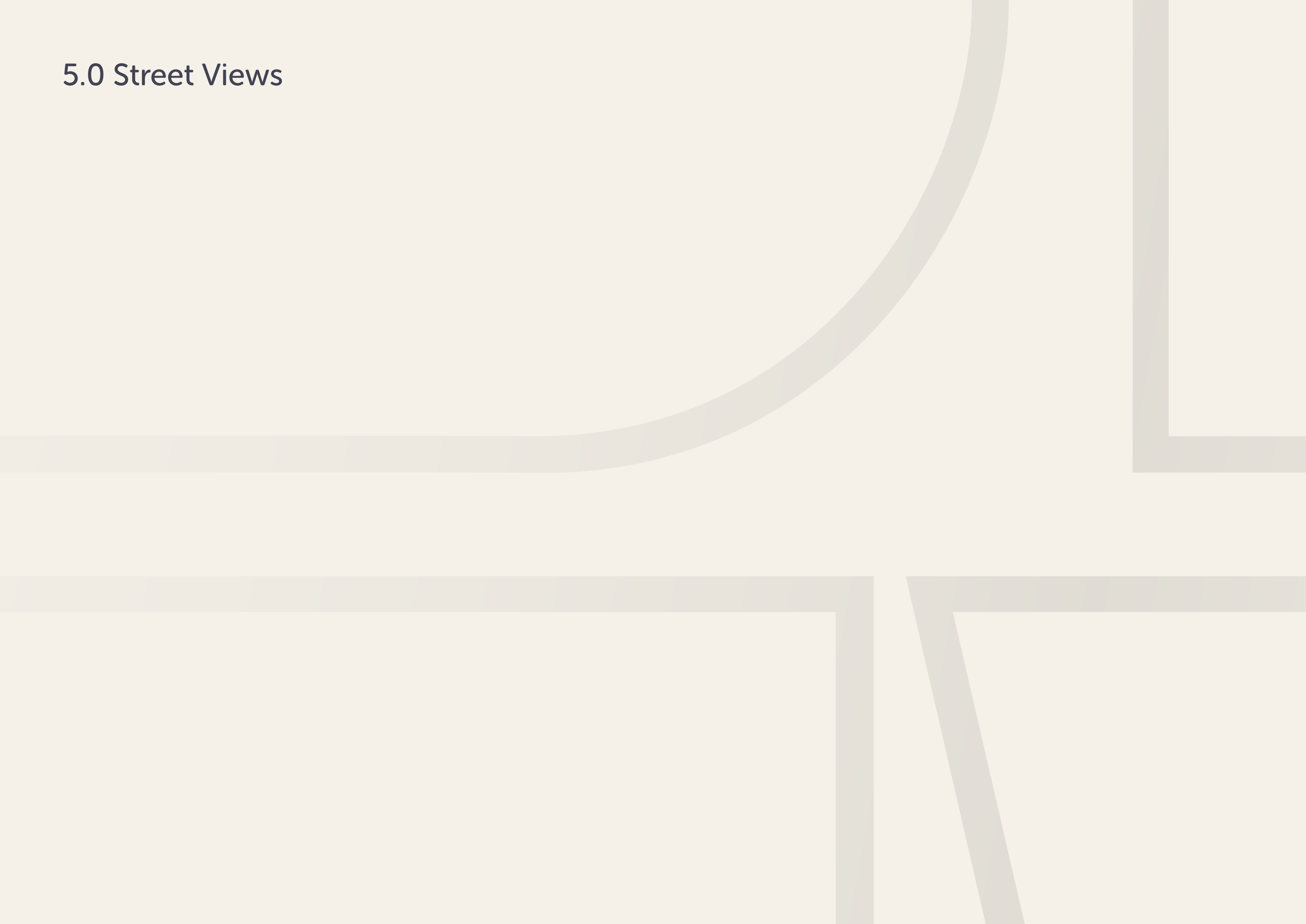


- > Inset for increased privacy on corner of Roman Rise and Oakwood Drive.
- > Railings provide enhanced views towards Central London





5.0 Street Views





## 5.1 View along Central Hill





## 5.2 Junction of Roman Rise & Central Hill



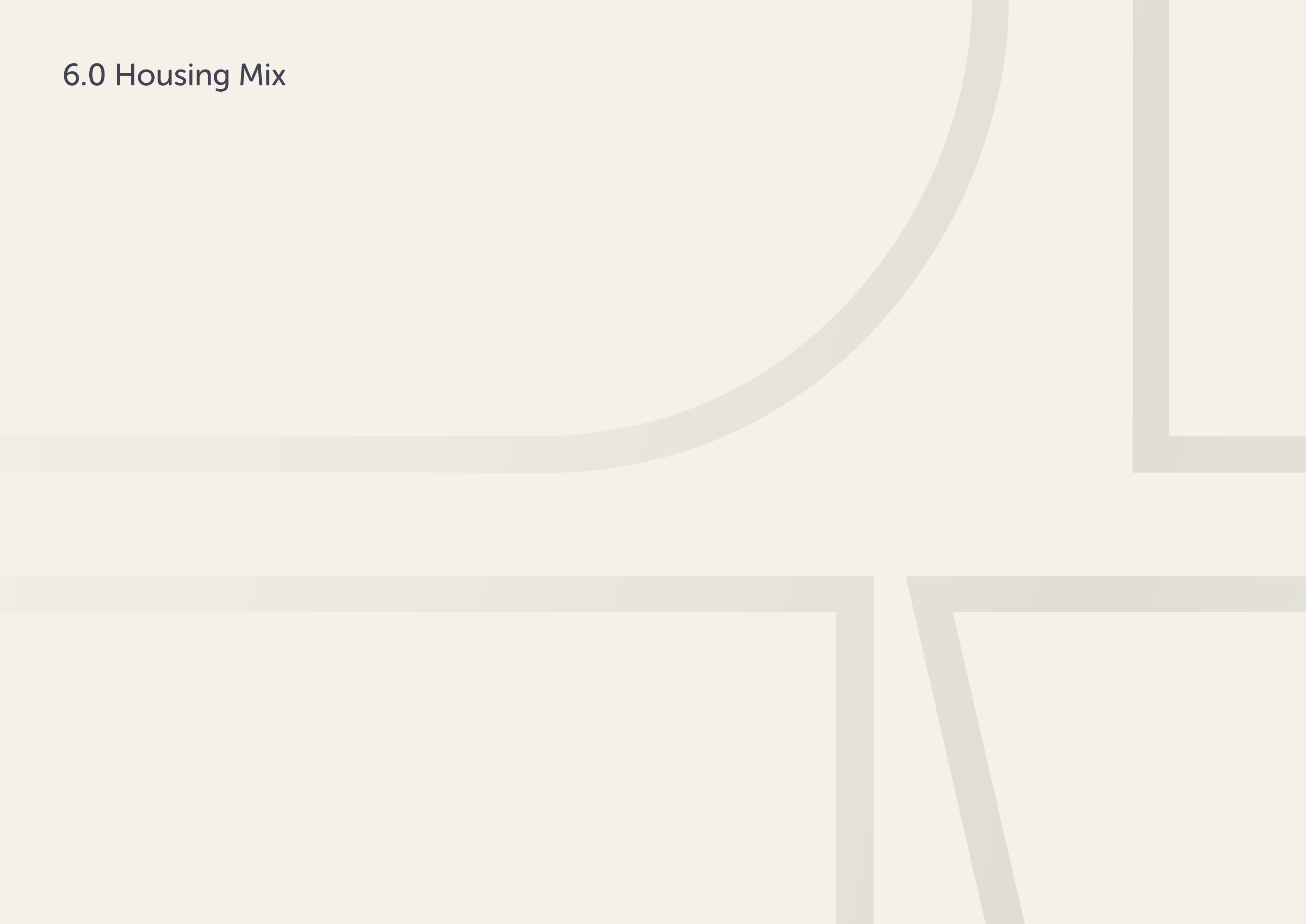


## 5.3 Junction of Oakwood Drive & Roman Rise





6.0 Housing Mix





# 6.1 Accommodation Schedule

## Accommodation Schedule

Accommodation Mix	1b/2p flat 2HR	2b/4p flat 3HR	3b/5p flat 5HR		total units	total hr	% units overall	% hr overall	% hr affordable		1b units	2b units	3b units
Additional units													
Rent	6	6	10		22	80	71%	75%	75%		27%	27%	45%
Intermediate	2	6	1		9	27	29%	25%	25%		22%	67%	11%
Private Sale					0	0	0%	0%	n/a		N/A	N/A	N/A
Additional units total													
Total units	8	12	11		31		100%	100%			26%	39%	35%
Habitable rooms	16	36	55			107							
						3.45	average hab room/unit						

Total Proposed GIA      2,715.1m²

Total Existing GIA      334.1m²

## Plot Types

Type Reference Number	Flat (F) House (H) 3Storey (3ST)	No. of Bedrooms	No. of Inhabitants	Habitable Rooms	Unit Area sq.m	W/CH Adaptable W or WA	m²					Ensuite	No. of Ty
							Living/Dining/Kitchen Area	Bedroom 1 Area	Bedroom 2 Area	Bedroom 3 Area	Built-In Storage Area		
1701	F	3	5	5	115.7	WA	35.25	15.06	12.5	9.13	2.32	N	1
1702	F	3	5	5	132.9	WA	39.36	15.83	14.44	11.23	5	N	1
1703	F	3	5	5	119	WA	35.83	11.66	14.22	13.36	3.14	N	1
1704	F	1	2	2	50.9		23.13	12.4			2.45	N	8
1705	F	3	5	5	92.3		31.8	11.76	13.3	7.58	2.63	N	4
1706	F	3	5	5	95		30.64	11.76	13.3	7.58	3.91	N	4
1707	F	2	4	3	70.2		27.36	12.45	12.02		2.04	N	12
												Total	31



## 7.0 Landscape Design

The background features a minimalist design with thick, light-grey geometric lines. A horizontal line runs across the middle, and a vertical line runs down the right side. A curved line starts from the left edge, below the horizontal line, and sweeps upwards and to the right, ending near the top right corner. The lines intersect to form various rectangular and triangular shapes, creating a modern, architectural feel.



# 7.1 Landscape Approach

Working with the exciting architectural solution, the landscape scheme will play a major factor in the quality of life for the existing and new community. We have therefore paid great attention to human scale issues whilst supporting nature and ecology where possible.

Taking this forward our overall objective is to create a solution that achieves a sense of belonging: to its time, its place and its community as follows:

1. Belonging to the time: respecting the special historical characters and events associated with the site whilst promoting a contemporary solution fit for the twenty first century;
2. Belonging to the place: understanding and responding to both the wider context of regeneration and the local townscape, promoting an accessible, legible, active and spatially dynamic environment;
3. Belonging to the community (both human and natural): appreciating the human scale psychological and amenity requirements of the residents; whilst maximising the ecological value of the site.

This report explains our design approach and strategy. It subsequently describes our concept for a holistic and cohesive masterplan whilst celebrating the character of the individual spaces. Finally we provide a guide towards the proposed landscape elements that will make up this masterplan, the paving materials, furniture, planting and play equipment.





It's HUMAN-NATURE

Creating a new sustainable gateway based on the integration of social interaction and biodiversity





# 7.2 Wider Context

## Wider Context

Access to local parks within 5 & 10 minute walk

AMENITY LAWN  
WITH BENCHES

LONG MEADOW PLAYGROUND  
TODDLER, YOUTH

BLOBLANDS CONCRETE SKATE PARK

SALTERS HILL PLAYGROUND  
TODDLER, YOUTH

GIPSY HILL TRAIN STATION

NORWOOD PARK

ROMAN RISE

CRYSTAL PALACE

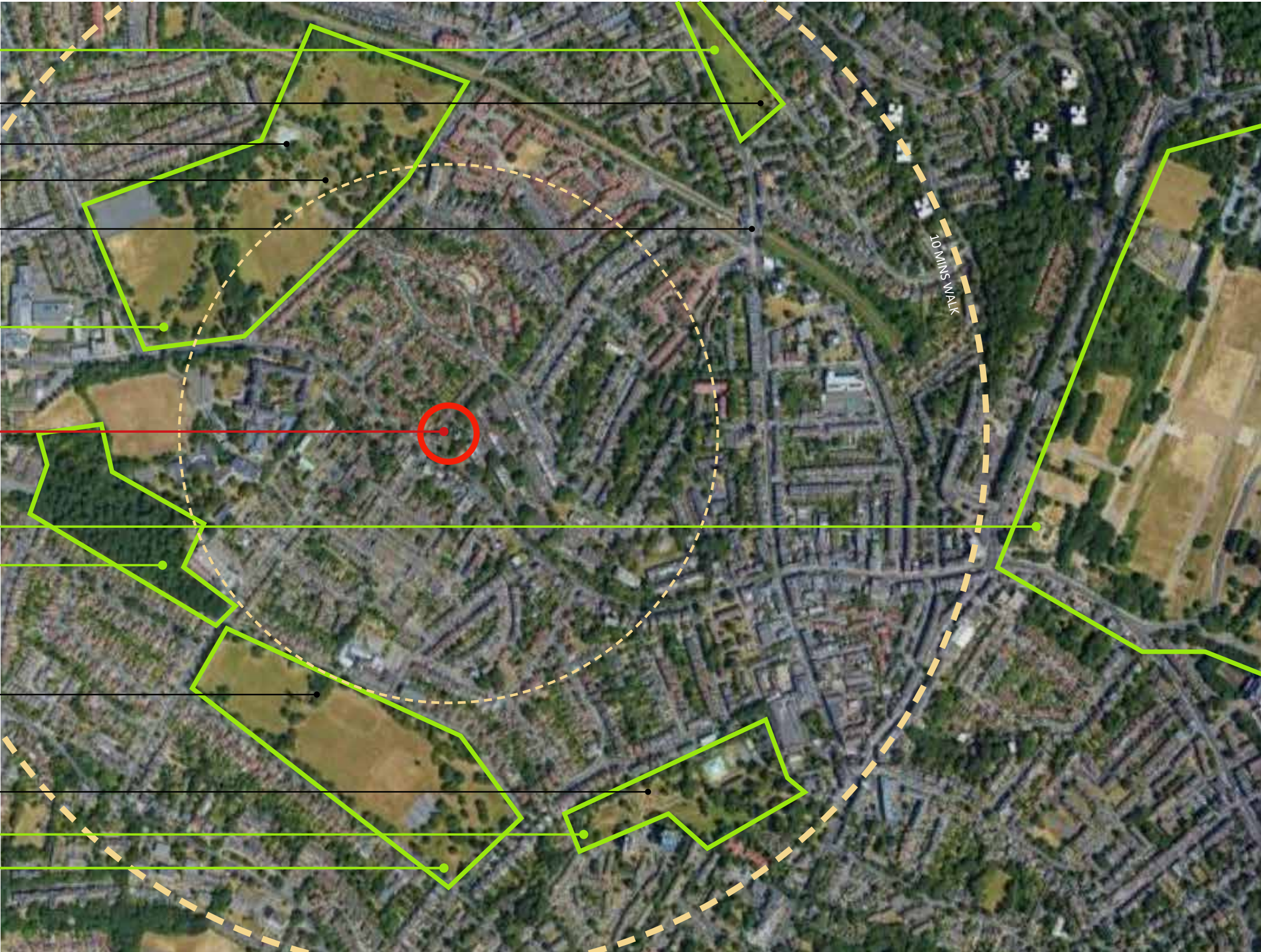
CONVENT WOODS  
no public access

THE CHEVENING HUB  
COMMUNITY CENTRE

WESTOW PARK PLAYGROUND  
TODDLER, YOUTH, FITNESS

WESTOW PARK

UPPER NORWOOD  
RECREATION GROUND





## 7.3 Immediate Context

### Immediate Context





# 7.4 Landscape Strategy

## Masterplan



The existing site sits at the junction of Central Hill and Roman Rise.

The landscape design aims to work with the architectural solution to site the development within its context, provide a varied and enhanced series of amenity spaces for both existing and future residents.

Furthermore it seeks to draw on the existing assets as much as possible and provide enhancements to ensure the value is maximised for both existing and future residents.

The landscape garden is designed to provide a wide range of activities for all ages and abilities. Retained existing trees have dictated the layout of the proposed landscape garden and the site character. Proposed planting works in harmony with existing trees whilst providing interest throughout the seasons. Existing masonry wall to the site perimeter facing Central Hill and partially Roman Rise will be lowered, piers retained and railing incorporated to allow the views into the garden and enhance Roman Rise and Central Hill streetscape experience.

Access to the communal garden will be through the gated courtyard and Oakwood drive. Both access roots will be lockable and accessible to all. The existing garden level will be maintained to ensure existing tree retention and gently sloped access has been provided.

The proposal includes the enhancement to the adjacent garden. The planting will be improved and seating and play element added.

- A Private Terrace
- B Communal Entrance
- C Retained Trees
- D Planted Buffer
- E Communal Play Space
- F Communal Terrace
- G Biodiversity Brown Roof
- H Communal garden enhancement
- I Lockable gate
- J Existing path





## 7.5 Landscape Character

### Masterplan character



Garden with a strong sense of place



Pleasant streetscape



Natural play integrated into the design of the garden



## 7.6 Streetscape

### Character

Proposed streetscape will have coherent character and will provide the development with attractive, yet low maintenance landscaping.

We propose to lower the existing masonry wall to the site perimeter facing Central Hill and partially Roman Rise to open the views into the garden to create strong visual connection.

Proposed landscape to the building perimeter will consist of low shrubbery planting punctuated with flowering specimens.

South Eastern boundary will be enclosed with dwarf wall and railing to create security without blocking the light and views.





Interfaces

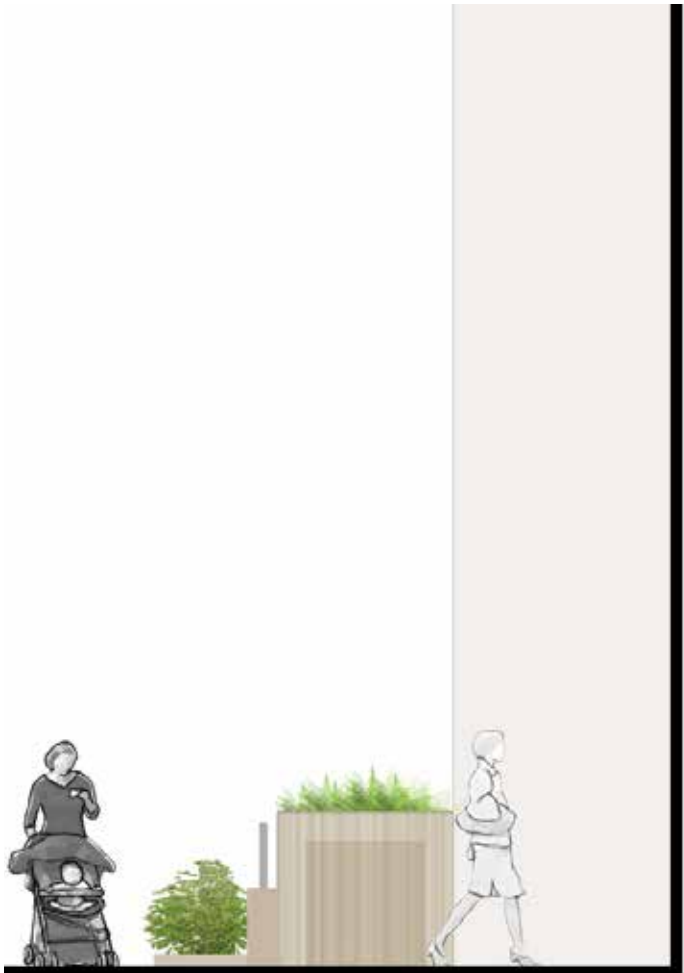
Interfaces between private, communal and public were carefully designed to allow privacy to the ground floor residential units. Proposed planting will consist of predominantly evergreen species to provide functional solution through the year.



Section AA'



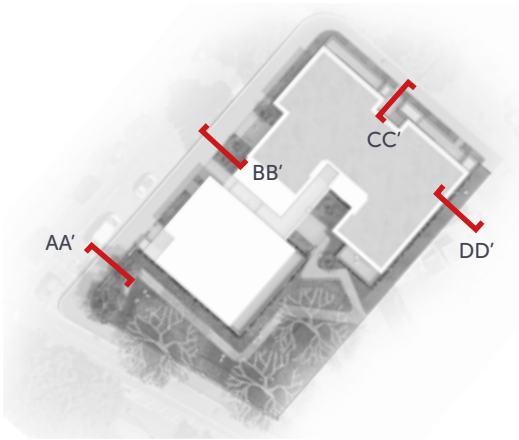
Section BB'



Section CC'



Section DD'





## 7.7 Elevations

### Elevation 1



Elevation 1

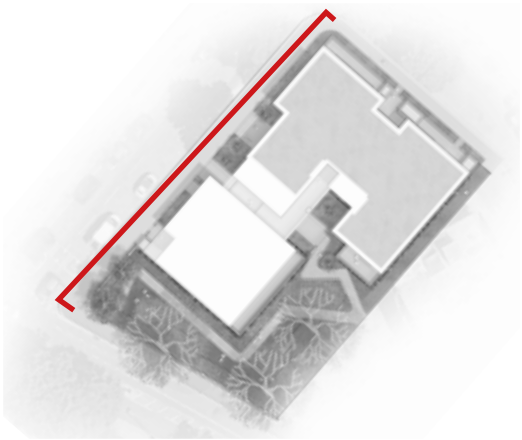




Elevation 2



Elevation 2

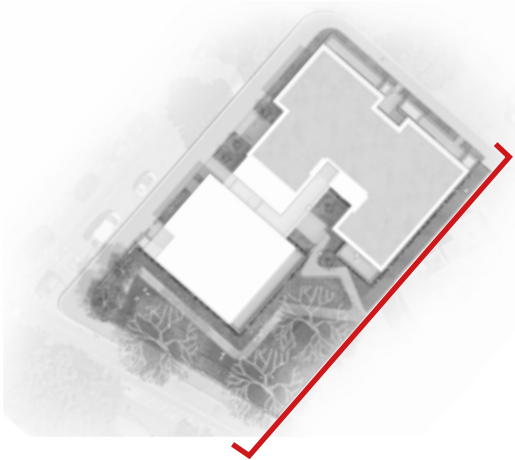




Elevation 3



Elevation 3

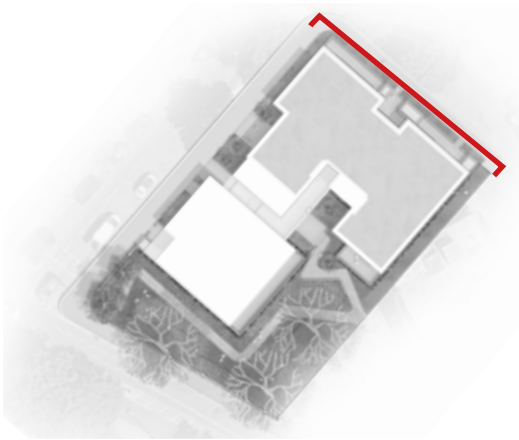




Elevation 4



Elevation





## 7.8 Garden

### Amenity and the Play Space

The Proposed landscape garden provides development with a high quality amenity and play area.

Retained existing trees create the strong backbones to the garden whilst screening proposed garden from the street.

We are proposing to lower existing brick wall and open the views into the garden.



Bird-eye view of communal garden and an access path



Garden Precedent Images



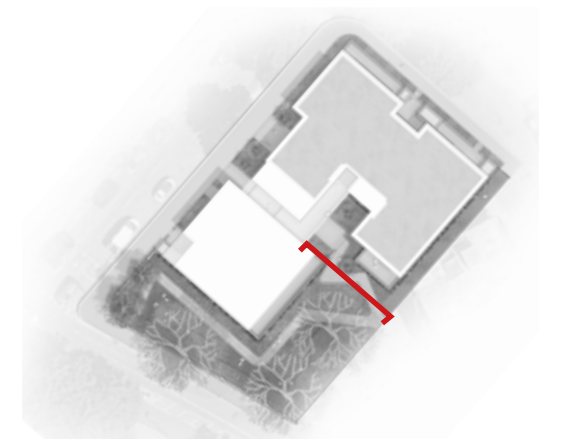


# 7.9 Garden Sections

## Landscape Garden Section 1

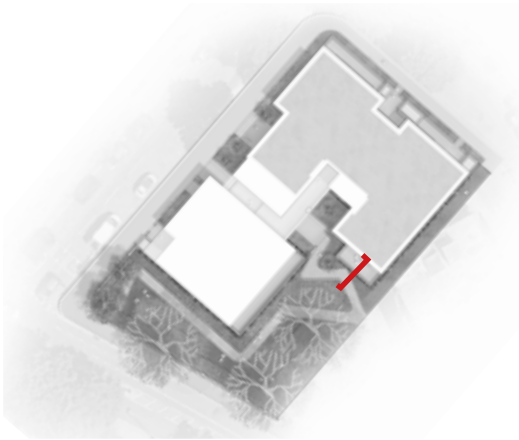


Section of an interface of an access path and private amenity space





Landscape Garden Section 2





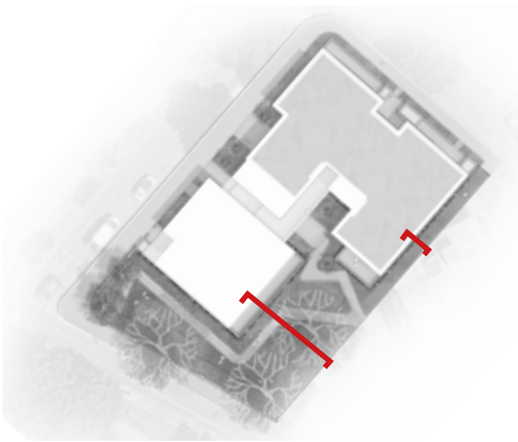
Landscape Garden Section 3 & 4



Section of an interface between the private and communal garden



Section of defensible space and the access path

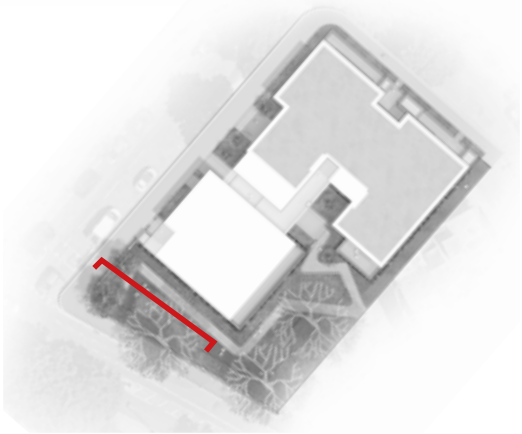




Landscape Garden Section 5



Section through the garden



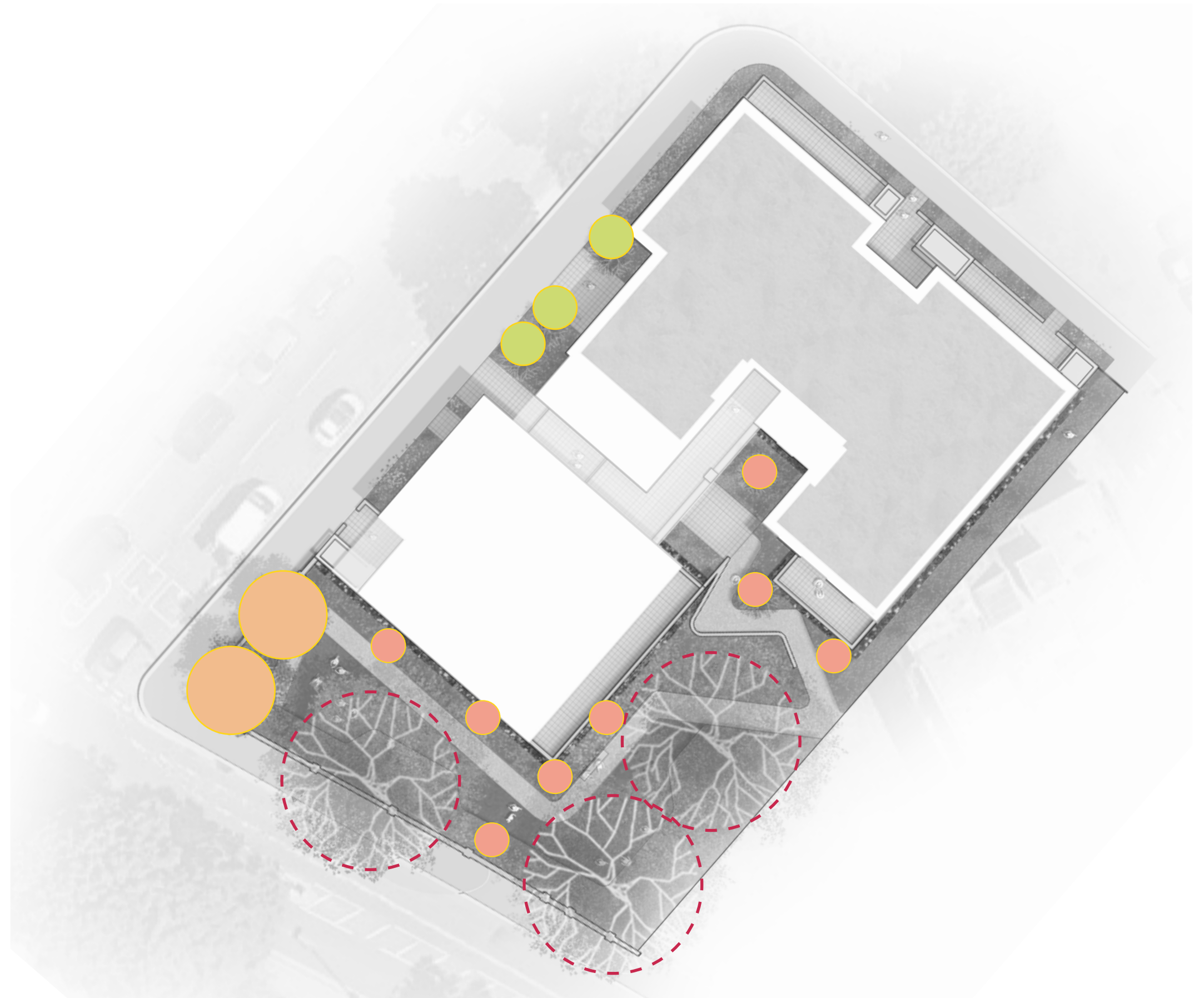


## 7.10 Planting Strategy

Whilst all the landscape elements including paving materials, furniture and planting are all part of the masterplan layout and form, it will be the planting strategy that defines the character of the site.

We are proposing to use a simple palette of trees, shrubs and perennials across the entire masterplan but arrange them in a composition according to their category: whether in the informal/naturalistic, semi-formal/sculptural or formal/civic group.

The tree planting strategy helps to reinforce the spatial hierarchy throughout the site, with larger specimens used at key points to have a real presence in each of the key spaces.





Planting Species Key



Prunus serrula



Hamamelis intermedia



Magnolia stellata



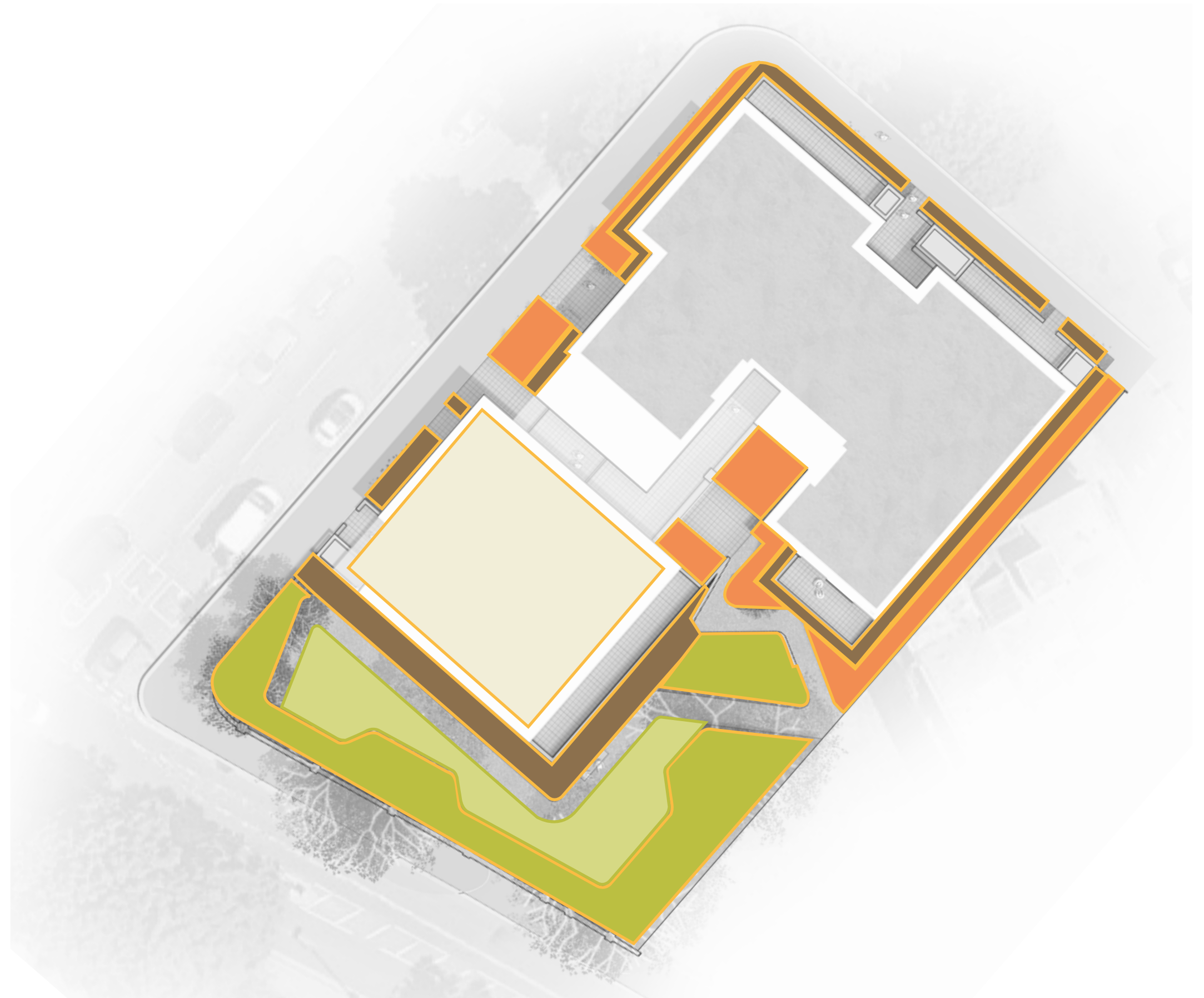
## Planting Types

Planting plays a crucial element to a success of the new scheme. Well arranged , maintained and cared for plants give good impression. We paid great attention to define the character of the planting to ensure we are defining the character and function of each space. We envisaged certain areas to have their moments of delight during the seasons. The strong structure of the planting will ensure the planting looks good throughout the year.

The function of the streetscape planting is to give enough privacy to the ground floor apartments, while creating attractive and well cared for building frontage. We propose using hedges and flowering shrubs to ensure good structure throughout the year.

The 5th floor roof will be a biodiverse brown roof. The growing medium will be seeded with species rich seed mix.

Substrate depths will vary across the roof to promote a diversity of both shallow and deep rooted plants. Undulating substrate depths also create differing habitats for a greater range of invertebrate species. Pebbles, boulders, gravels, sands, branches and logs will also be placed within the system to offer suitable habitats.





Planting Types Key



Evergreen flowering herbaceous plants under the existing trees punctuated with occasional flowering specimen shrub



Hedge

Shade tolerant lawn

Brown roof



Low maintenance groundcover species with strong character



# 7.11 Urban Greening Factor

## LN00901 - Roman Rise

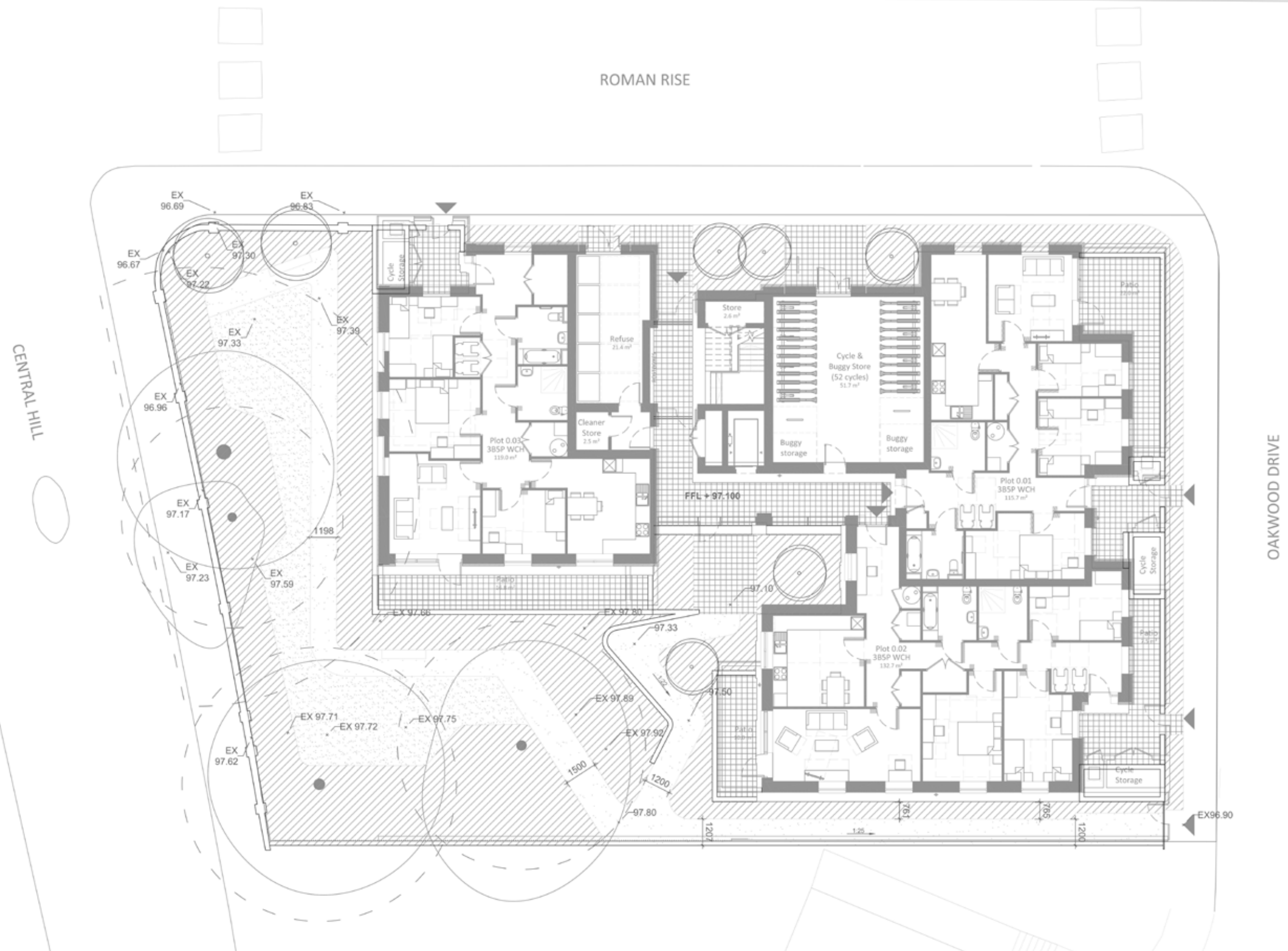
Total site area: 1287 mq

Recommended target score	
Residential developments	0.4
Commercial developments	0.3

Proposed surface cover			
Surface cover Type	Factor F	Area A (mq)	Score FxA (mq)
Semi-natural vegetation (e.g. woodland, flower-rich grassland) created on site.	1	240	240
Wetland or open water (semi-natural; not chlorinated) created on site.	1	0	0
Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm.	0.8	0	0
Standard trees planted in natural soils or with a minimum of 25 cubic metres soil volume per tree (preferably with load-bearing substrates and connected pits)	0.8	95	76
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket)	0.7	220	154
Flower-rich perennial planting	0.7	5.5	3.85
Rain gardens and other vegetated sustainable drainage elements	0.7	0	0
Hedges (line of mature shrubs one or two shrubs wide)	0.7	46.9	32.83
Standard trees planted in individual pits with less than 25 cubic metres soil volume	0.6	0	0
Green wall –modular system or climbers rooted in soil	0.6	0	0
Groundcover planting	0.5	0	0
Amenity grassland (species-poor regularly mown lawn).	0.4	78	31.2
Extensive green roof of sedum mat without substrate or other systems that do not meet GRO Code (2014)	0.3	0	0
Water features (chlorinated) or unplanted detention basins	0.2	0	0
Permeable paving	0.1	98	9.8
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	503.6	0
Total		1287	547.68
Total score			0.425547786



# 7.12 Levels Strategy



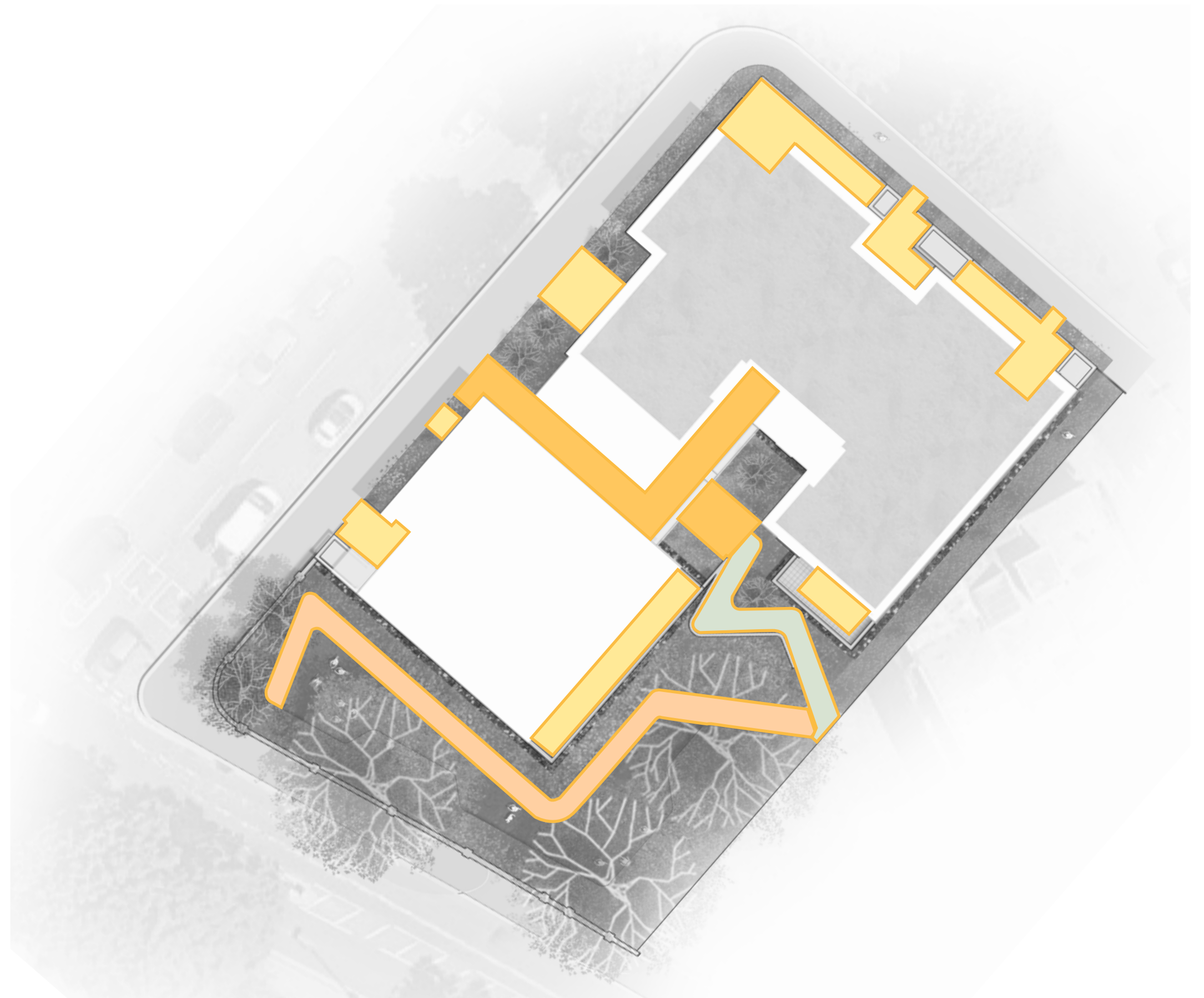


## 7.13 Material Strategy

The hard landscaping scheme has been designed to be high quality robust and hard wearing. The colours, sizes and material have been selected to compliment each other whilst providing a clear and legible hierarchy of spaces.

Materials will be used in such a way to help reinforce the design concept, create distinct spaces and support the interdependence of the character areas. The textures and colours chosen will help to create the unique spatial character of each area.

We proposed to use simple material palette in muted colours and highlight key areas through varied texture and details.





Material Strategy Key



Concrete block paving



Self-binding gravel



Resin bounded gravel



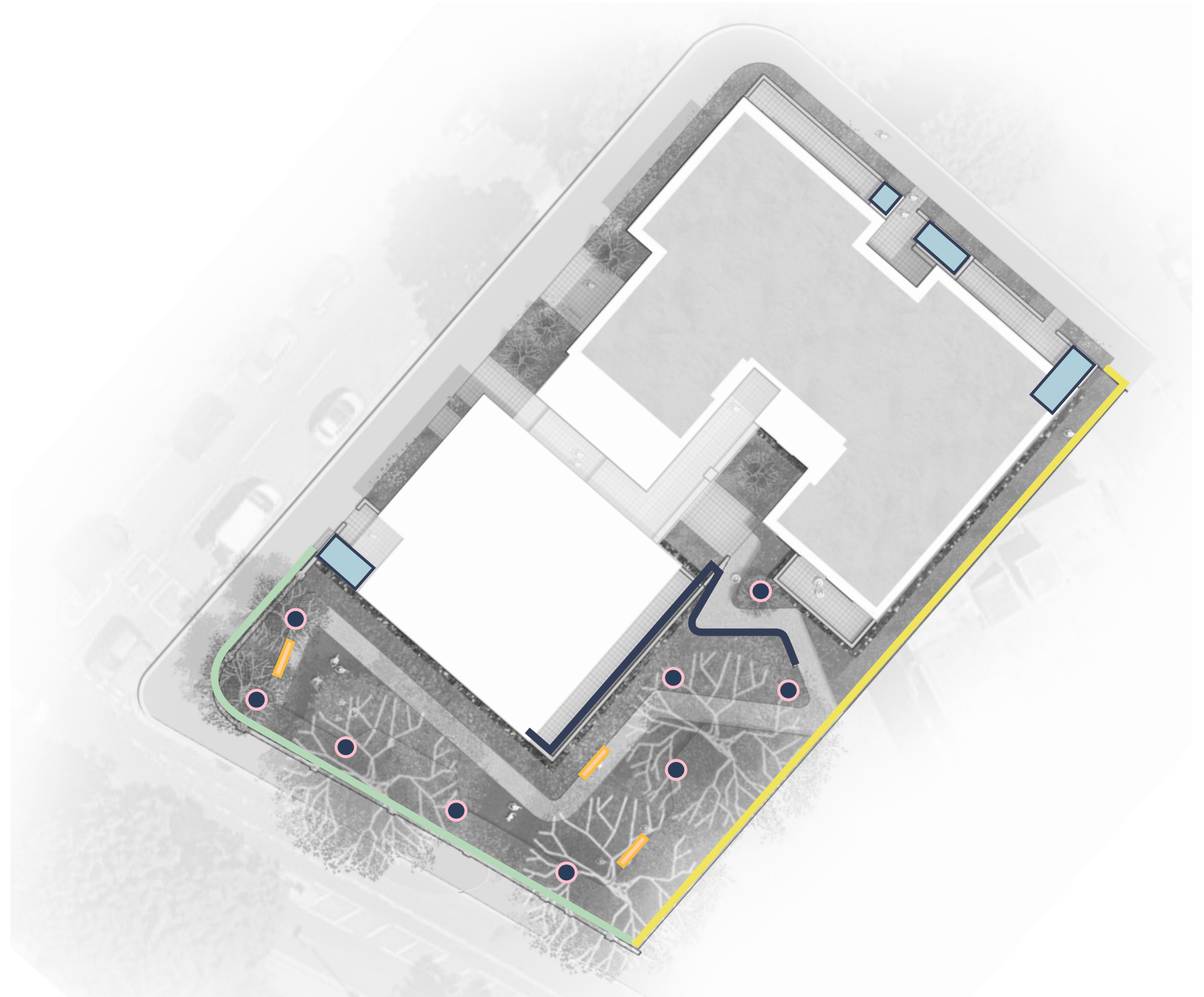
Concrete slabs



## 7.14 Furniture Strategy

The selected furniture will be built with natural materials of timber and steel and it is light weight. Selected benches all have back and arm rests to ensure everyone is able to use them.

The furniture was carefully placed to avoid tree root protection zones.





Furniture Strategy Key



Cycle and Refuse Enclosures



Timber and steel bench with handrails and backrest



Timber lighting bollard

- Proposed low masonry wall with steel railing
- Steel railing
- Existing masonry wall lowered with existing piers and proposed railing



# 7.15 Play Strategy

Whilst providing a fun, exciting and safe area for children to play landscape garden, we have taken a 'naturalistic' approach to the design and selection of play equipment. The garden provides 384m2 of play area.

Rather than have a dedicated play area, we propose the whole of the garden is used for informal play activities. The proposed planting will have a sensory characteristics. Interactive pieces of play equipment, that are both fun and educational, have been designed into the garden. They allow children to explore creative playing and team games.

It is our intention that the communal gardens will be 'self policed' through the natural surveillance provided by the surrounding residential overlooking the spaces.

Activities within the space:

Activities within the play spaces will be informal play for toddlers, under the supervision of adults. Informal play will range from exploring naturalistic elements, team games to using the play equipment provided.

The experience of the space:

Children can play throughout the day within the play spaces under the supervision of adults. They can explore the landscape, have fun by using the naturalistic play features and create team games with their friends. Children are not confined to only these spaces; they also have freedom to use the whole garden. The essence of the play spaces are to have fun and explore in a safe and friendly environment.

Appearance of the gardens:

In the creation of the play spaces, we have followed playground design guidance, established by Play England. This includes the use of natural elements such as timber.





Play Strategy

GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	2	6	1	
Council level rent	6	6	10	

Total Units	31
-------------	----

Geographic Aggregation	London
------------------------	--------

PTAL	PTAL 3-4
------	----------

Notes  
Sample size of 39 sites  
Shaded cells require user input  
Select both geography and PTAL  
For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

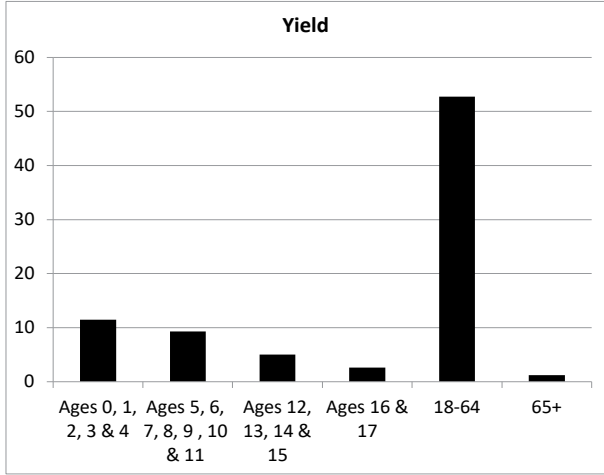
Yield from Development (persons)			
	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	1.1	10.4	11.5
Ages 5, 6, 7, 8, 9, 10 & 11	0.7	8.6	9.3
Ages 12, 13, 14 & 15	0.2	4.8	5.0
Ages 16 & 17	0.1	2.6	2.6
18-64	15.5	37.3	52.8
65+	0.4	0.9	1.2
Total Yield	17.9	64.5	82.4

Play Space Calculator

Total Children	28.4
----------------	------

	Benchmark (m <sup>2</sup> )	Total play space (m <sup>2</sup> )
Play space requirement	10	284.3

Estimated yield from a development of 31 units  
Located in London with a PTAL of 3-4



1.



2.



3.



# 7.16 Landscape Management

## Maintenance

Hard landscape materials, sizes and laying patterns have been carefully considered in order to maximise longevity and integrity of the wearing course. This is essential for buildings that expect relatively high footfall due to the nature of the development . The materials have been chosen for their robust nature, while not compromising their visual quality. By exploring the wider landscape, opportunities have arisen for promoting a consistent landscape palette of materials across neighbouring developments.

The landscape contractor will be provided with multiple water supply points. If required, watering of the generous soft landscape will be supplemented by an intelligent automated irrigation system. As with any investment in landscape comes the adage that, 'it is not what it is today, but what it becomes tomorrow'. A maintenance specification will be produced and incorporated into the planting specification.

A maintenance specification will address issues such as tree crown development and irrigation requirements to ensure the trees in particular are properly established and shaped in accordance with the design aims.



Clipping hedges to maintain a formal shape/appearance



Routine soft landscape maintenance



Litter picking on a regular basis



Watering during establishment



## Ecology and Sustainability

### Bats

Bats boxes (e.g. Schwegler woodcrete 2FS, 2F, 2FF, FN 1FW bat boxes) can be installed on new buildings and over time on trees (if required). Ideally artificial roosts should be located on or close to existing bat flight-lines, in order to maximise the chances of bats finding and using them. This will be monitored over time.

### Birds and Bugs

Bird and bug boxes/units will be located throughout the neighbourhood, on posts, buildings or set within the planting. These will be in accordance with RSPB standards.

### Green roofs

We will implement green/brown roofs to the upper exposed levels of the building. For more information, please refer to the architects specification.

### Sustainability

Wherever possible materials used on site will have a recycled content. The majority of the block paving specified will have a recycled content of at least 50%.

Not only do the materials specified add to sustainability, but by creating spaces and new residents to be involved with the up-keep of the landscape, we create a sustainable community.





## 8.0 Access & Strategies

The background features a minimalist design with thick, light-grey geometric lines. A horizontal line runs across the middle, and a vertical line runs down the right side. A curved line starts from the left edge, below the horizontal line, and arcs upwards towards the top right corner. In the bottom right, there is a small triangular shape formed by two lines meeting at a point.



# 8.1 Cycle and Pushchair Strategy

In line with the draft New London Plan requirement of 1.5 long stay cycle parking per one-bedroom unit and two cycle parking spaces for all larger units, the development will provide 58 total cycle spaces.

Each of the ground floor dwellings are provided with private cycle store spaces (2 each) located adjacent to the private main entrances.

Upper level dwellings' cycle spaces are provided in a central cycle store which accommodates:

- > 44 cycle spaces on double rack system
- > 8 cycle spaces on sheffield stands

Central cycle store is accessible directly from the street and internal core.

In addition, 2no visitor cycle parking is proposed, directly adjacent to the main entrance..



## Key

- Communal cycle and buggy store
- Private cycle store
- Visitor's cycle spaces



## 8.2 Vehicular Access and Parking Strategy

The site is bounded by roads on three sides; Roman Rise, Oakwood Drive and Central Hill. The site has a PTAL rating of 3 and has access to three regular bus services plus two night services from bus stops located a one minute walk from the site on Central Hill.

Furthermore, the site also has access to a good range of local services and amenities within reasonable walking distance of the site.




Therefore, in line with the London Borough of Lambeth Local Plan Policy T7 (Parking), the development is proposed to be car free; with car parking provision provided for wheelchair units only.

The development seeks to convert existing on street parking spaces on Roman Rise into three disabled parking bays with the furthest travel distance between wheelchair unit and parking bay of 30m max.

Deliveries and servicing will take place from Roman Rise and Oakwood Drive which is typical of the surrounding properties.

Dropped kerb access for refuse collection direct in front of the refuse store on Roman Rise is also proposed.

### Key

-  Wheelchair parking space
-  Deliveries and drop off point
-  Dropped kerb access for refuse collection





## 8.3 Refuse Strategy

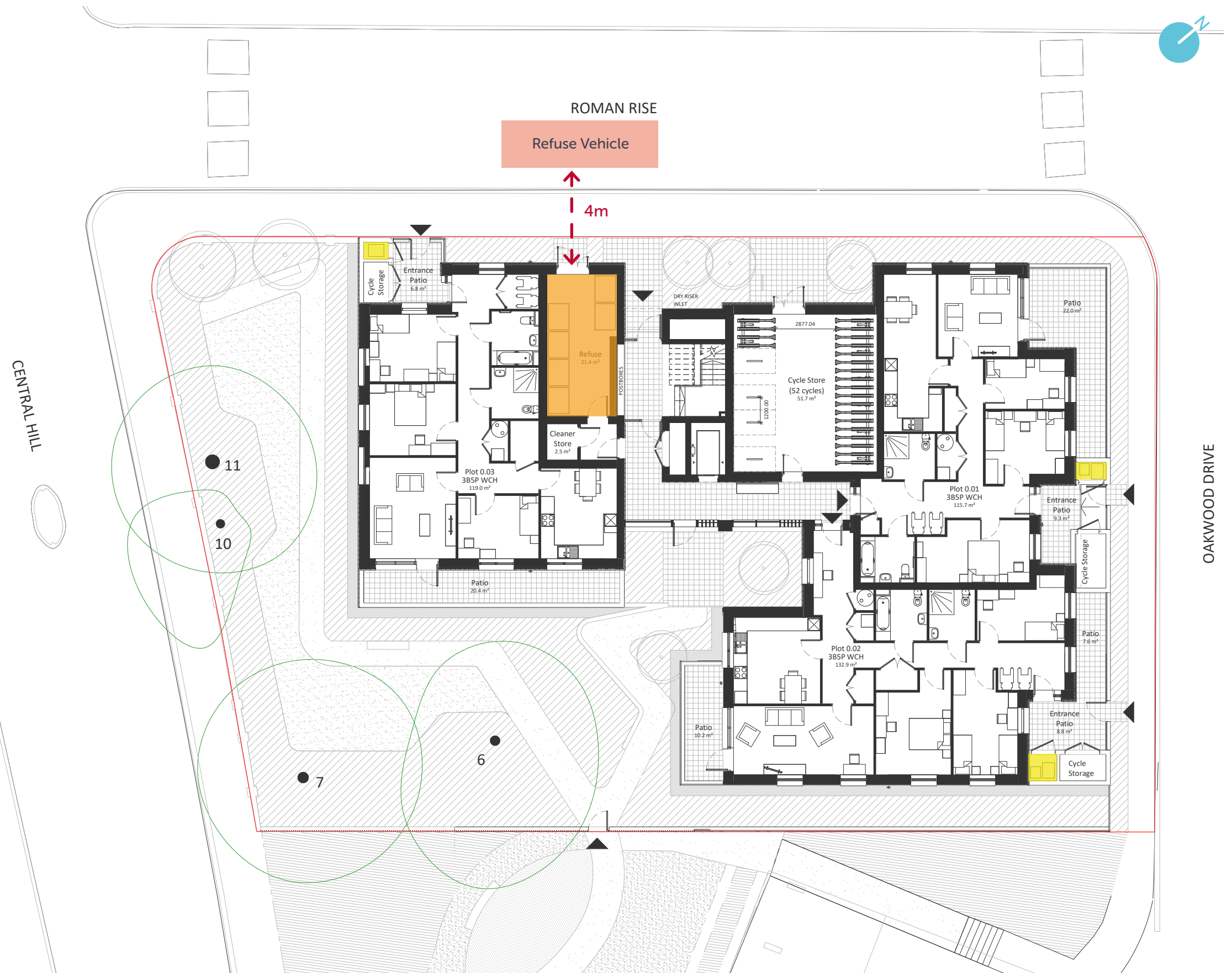
Refuse stores (communal and individual) are located directly adjacent to main roads to ensure compliance with maximum drag distance of 10m for the transport of eurobins to refuse vehicle.

The diagram opposite also illustrates the amount of refuse storage we have incorporated into the layout in order to service potentially 106 residents within the apartment block:

3 x 1100 Litre bins - General Waste  
2 x 1100 Litre bins - Recycling Waste

Ground floor dwellings have been provided with individual refuse store for general waste within the front amenity space.

Communal refuse store are also accessible internally from the main core.





## 8.4 Fire Strategy

The development is split into two different sections; one at 5 storey and 7 storey and is served by a single central core containing a staircase and lift with an open deck approach to individual front entrances. The top finished floor level is approximately 19.2m above fire service access level.

The fire strategy of the building has been developed on the guidance in Approved Document B and BS9991:2015.

### Fire Vehicle Access from Street

The building's elevation is accessible from all three sides; from Roman Rise, Central Hill and Oakwood Drive respectively.

Main access to fire services is located on Roman Rise. The main door has a minimum clear opening width of 1100mm.

Dry riser inlet is located on a prominent location directly adjacent to the main entrance and is 6.5m away from the fire vehicle.

### Core and Lift Access

As the building has a storey more than 18m above the fire and rescue service vehicle access level; a fire fighting stair and fire fighting lift is provided.

The fire fighting stair and lifts serves all floors. Dry riser outlet for each floor will be located within the fire fight stairwell with the furthest part of any floor accessible within 60m

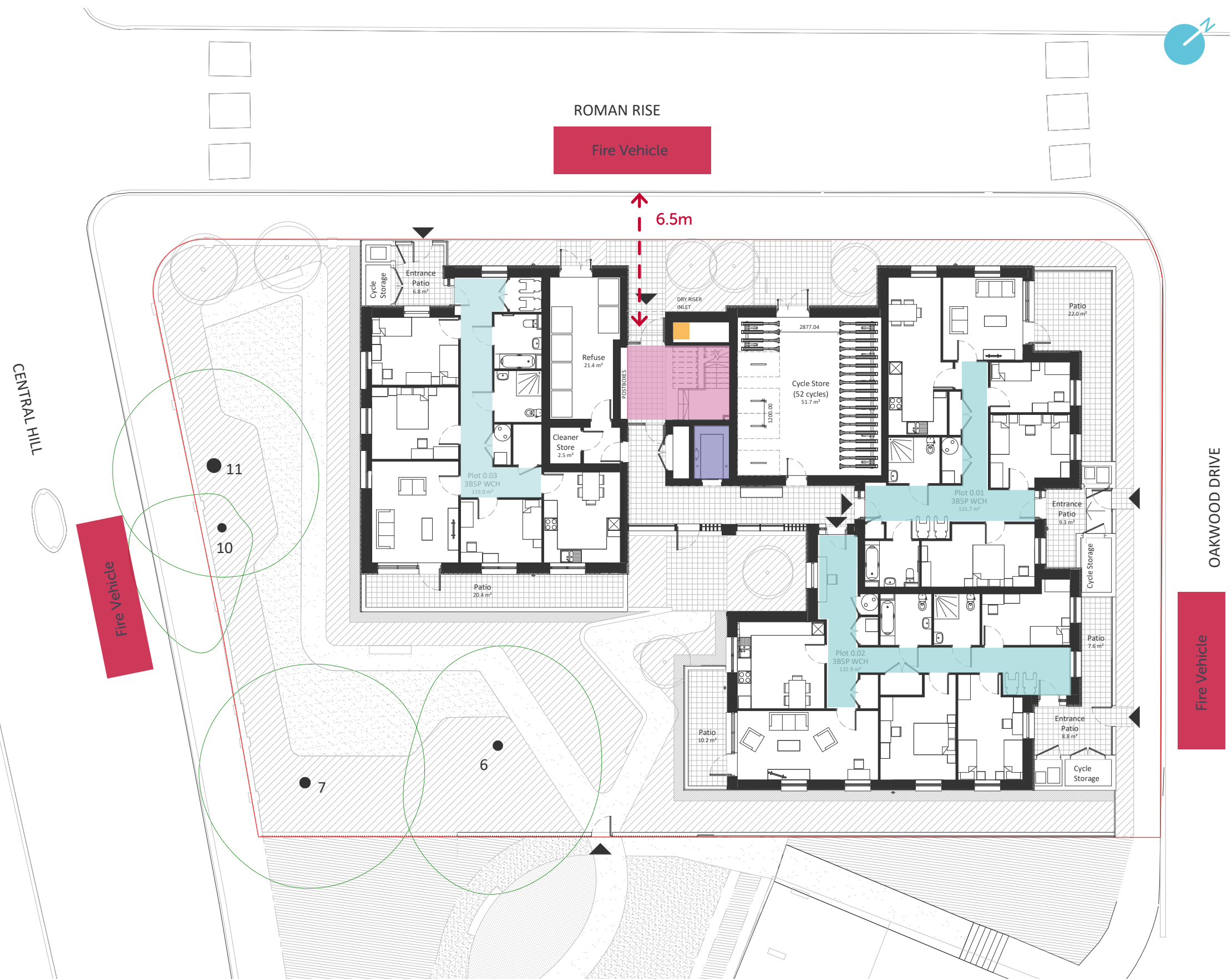
### Internal Flat Layout

All flats within the development will be sprinklered and are designed with a protected internal hallway from which all habitable rooms and kitchen will be accessible within a maximum 9m travel distance.

Alternative means of escape are provided for Ground Floor wheelchair dwellings which contains wheelchair charging points in the internal hallway.

### Key

- Fire fighting stair shaft
- Fire fighting lift shaft
- Dry riser inlet
- Internal protected corridor





# 8.5 Level and Ambulant Access Strategy

The development is generally designed to Approved Document M4(2) standards with wheelchair dwellings on the ground floor designed to Approved Document M4(3) standards.

## Level and Access to Communal Areas

Approach route to the main entrance of the development from the street is step free and level or gently sloping with minimum width clear width of 1200mm.

Approach route from the street to all communal amenity areas such as refuse and cycle stores are step free and level or gently sloping.

Secondary internal access to refuse and cycle store is also provided from within the central core.

## Level and Access within Entrance Core

Within the entrance core, all routes have minimum clear width of 1200mm.

To ensure level access to upper level dwellings; a lift has been provided with a clear landing of minimum 1500 x 1500 in front.

A principal communal stair is located directly adjacent to the entrance door and have been designed to meet the requirements of Approved Document K for general access stair.

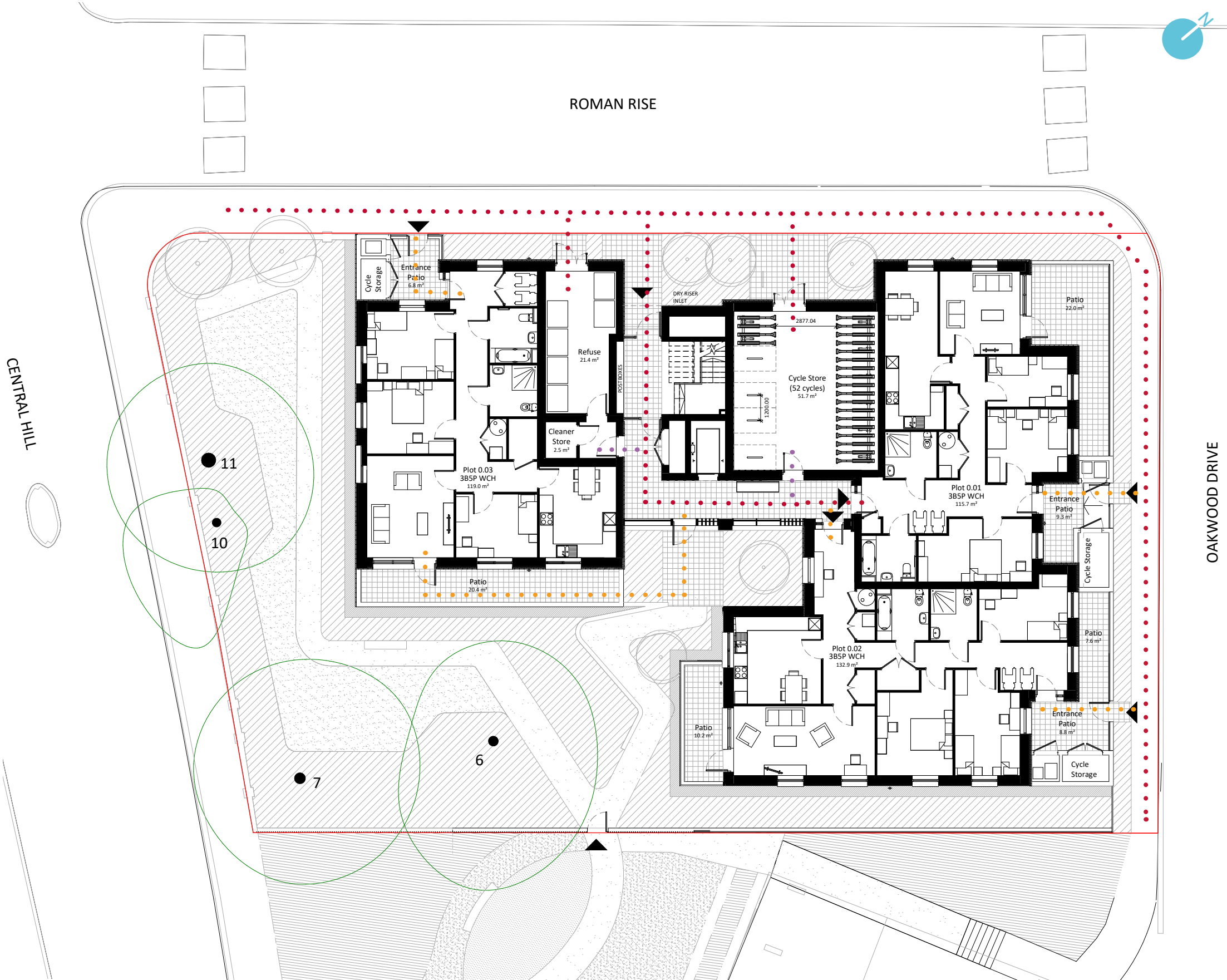
## Level and Access to Wheelchair Dwelling

Direct, step free level or gently sloping access from the street has been provided for ground floor wheelchair dwellings as per the requirements of Approved Document M4(3).

Ground floor wheelchair dwellings also have additional route to access the communal amenity and central core.

### Key

- • • • Street access route to communal areas
- • • • Internal route to cycle and refuse stores.
- • • • Wheelchair dwellings access routes.





# 8.6 Wheelchair Accessible Units

The following diagram indicates how, where required, the flats meet Approved Document M4(3) wheelchair accessible building regulations standards.

## Approach and Entrance

- > All wheelchair dwellings in the development are located on the Ground Floor; allowing step free approach to private entrance from the street / car parking space.
- > All approach route to the private entrance has minimum clear width of 1200mm and is level or gently sloping.
- > A gated access of min. 850mm wide is provided to allow access to a private front amenity space with associated refuse and cycle stores to minimise the need for travel to communal amenities.
- > Private entrance to wheelchair dwellings have an external level landing of minimum width and depth of 1500mm clear of any doorswing and is covered for a minimum depth of 1200mm.
- > All external gates and main entrance door to wheelchair dwellings to have a 300mm nib on the leading edge which is maintained for 1800mm

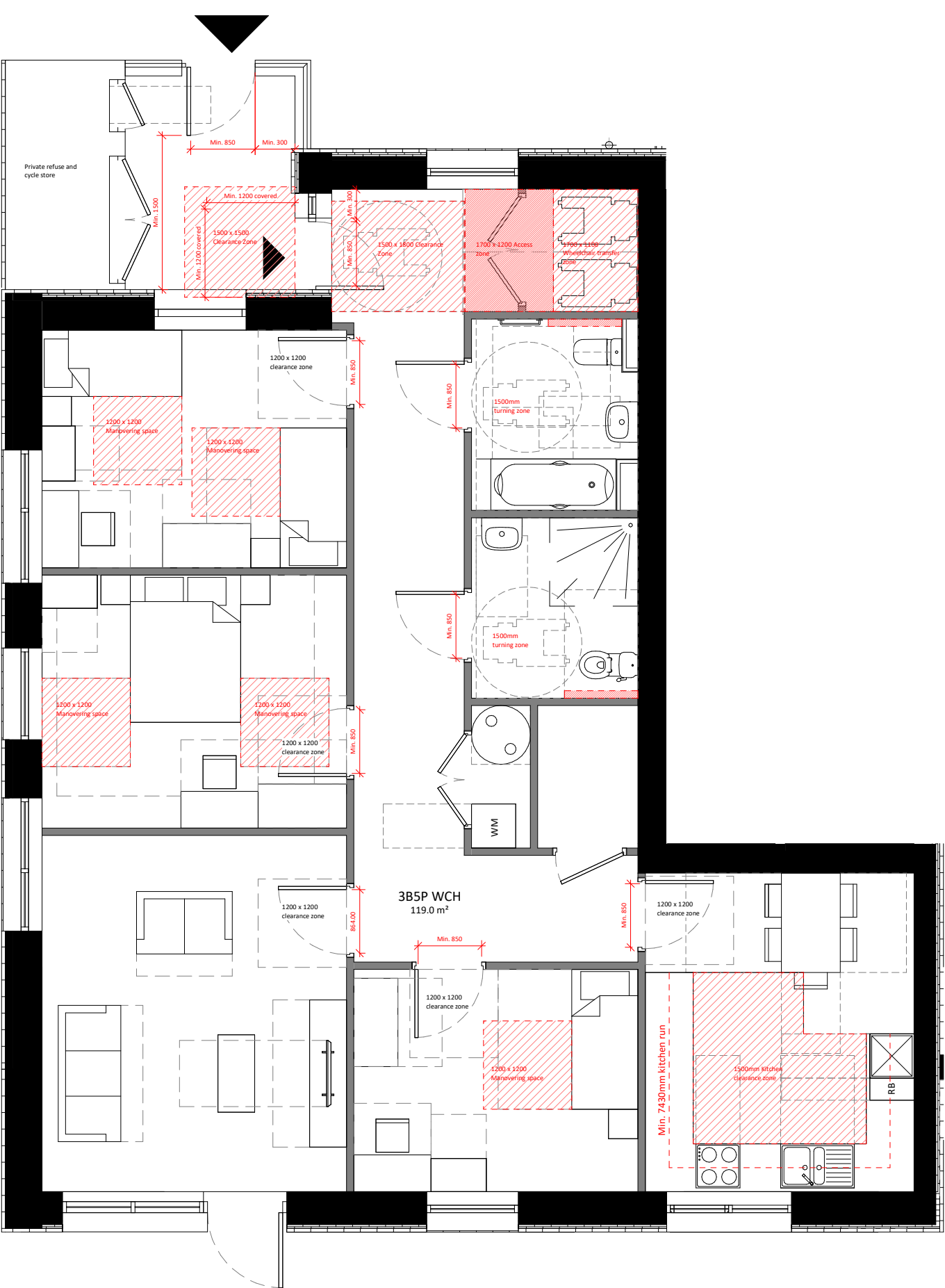
## Flat Layout

- > Movement zones are incorporated into the layout as per Approved Document M4(3) guidelines.
- > Furniture is incorporated into layout as per Approved Document M4(3) guidelines.
- > All doors have required clear opening space and clear zones around them to aid mobility and access in the home.
- > Dwelling is designed to have step-free access to all rooms.
- > Structural capacity to be provided in every bathroom and shower room to allow fixtures and railings.
- > All wall mounted switches, controls & sockets to be located to remain accessible for those with reduced reach.

Overall length of kitchen worktop meets provision as per Approved Document M4(3) guidelines with a 2200mm section of worktop containing both sink and hob that is height adjustable.

### Key

-  Wheelchair movement zone
-  Access zone



Wheelchair Accessible Unit  
Plot 0.03  
3B5P



# 8.7 Amenity Strategy

Amenity spaces are provided in various forms across the site from communal residential amenity and private amenity.

## Communal Residential Amenity

A courtyard amenity is located on the southern corner of the site which addresses Central Hill and the existing Central Hill buildings.

Existing trees along the southern corner have been retained which provides relief and privacy screening for the residents as well as ensuring that impact to the public walking along Central Hill and the adjacent Central Hill building is minimised.

Communal amenity is directly accessible from the core with ground floor units having direct access. Street access to the amenity (for maintenance, etc) is located on Oakwood Drive; tucked away from the main streets to ensure privacy.

Garden area approx. 405m<sup>2</sup>

## Private Residential Amenity

All upper level dwellings have balconies providing direct external access from their home. All balconies are designed to be dual aspect and provide equal or more than the level of private amenity required within Homes for Lambeth Housing Design Standards and the London Plan.

Ground floor dwellings amenity is provided by a rear or side patio directly accessible from the living space. Secure boundaries and defensible planting are proposed to ensure privacy and security.

All ground floor dwellings also have dedicated front amenity space which provides relief from the street to the main entrance. The space also accommodates private refuse and cycle stores.

Any shortfall in private amenity area is offset within the communal amenity, in line with Policy H5(b)(ii) of Lambeth's Local Plan 2015

## Key

- Communal residential amenity
- Private patio
- Private front entrance amenity



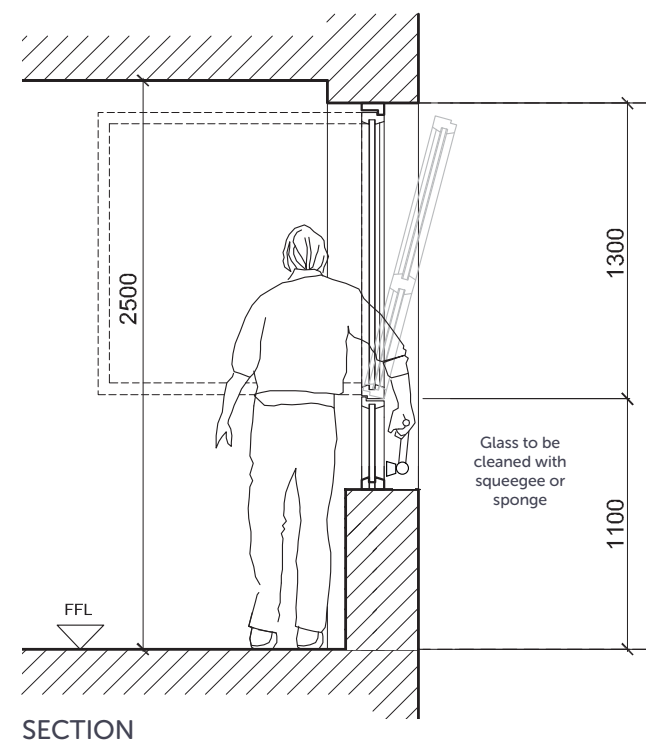


## 8.8 Window Cleaning Strategy

All windows to private dwellings within the development are designed for residents to clean from inside or the outside (for balconies and ground floor windows).

We can identify three types of windows that require the following cleaning strategies:

- > Ground floor entrance vision panel and windows (highlighted in yellow) to be cleaned from the outside.
- > Upper level single windows (highlighted in blue) to be cleaned from inside by opening the window. Bottom pane to be cleaned using squeegee or sponge by reaching out from opened top pane. Transom is set at 1100mm as per Approved Document Part K.
- > Balcony doors (in green) to be cleaned from the outside of the balcony..

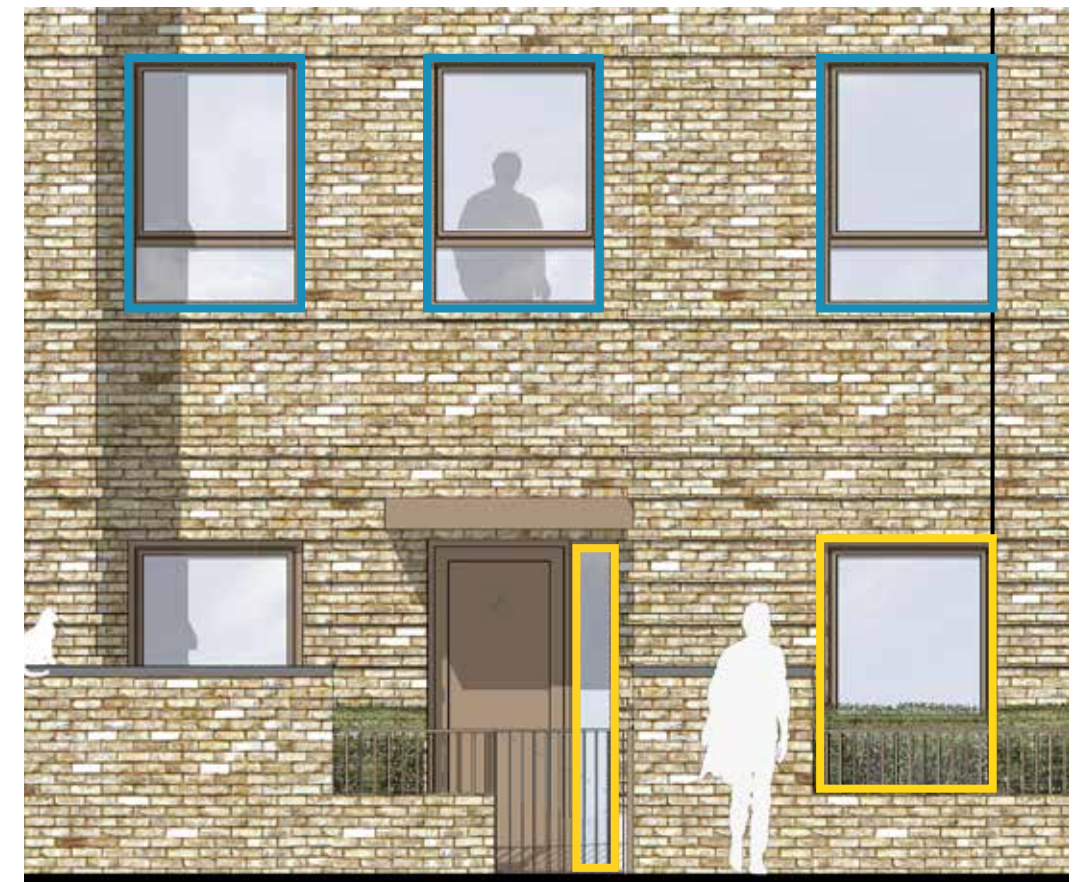


### Key

- Upper level windows
- Balcony doors
- Ground floor doors and windows



Upper level balcony



Ground floor doors and windows and upper level windows



## 8.9 Sustainability

### Location of sustainability measures across the site

A fabric first approach to sustainability underlines the design approach. The overall design aims to reduce energy consumption and demand for heating and cooling by prioritising passive design principles such as:

- 1 Walls with high level of insulation and of robust materials suitable to the local vernacular such as brick
- 2 Dual and triple aspect layouts to aid natural cross ventilation.
- 3 Shading to windows (by stacking of balconies and roof oversails)
- 4 Brown roof to increase and encourage biodiversity as well as providing additional insulation and reduce rain water run off rate.
- 5 Variety of planting to increase and encourage local wildlife.
- 6 Permeable paving within landscape grassed are to increase water retention within the site; alleviating pressure of local drains and sewer.

In addition to the passive measures; the following active sustainable measures are also integrated into the design:

- 7 Individual air source heat pump to each unit
- 8 PV panels on brown roof















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