

# **EASTFIELDS ESTATE**

Outline Planning Application

By

Clarion Housing Group Ltd

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## **DESIGN CODE**

August 2018

# EASTFIELDS MASTERPLAN

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## DESIGN CODE

Report by: **Levitt Bernstein**

Purpose: **Outline Planning Application**

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People.Design

Proctor  
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Architects

CULLINAN STUDIO



 mace

The logo for MACE, featuring a graphic of five vertical bars in red, orange, yellow, green, and blue, followed by the word "mace" in a bold, lowercase, white, sans-serif font.

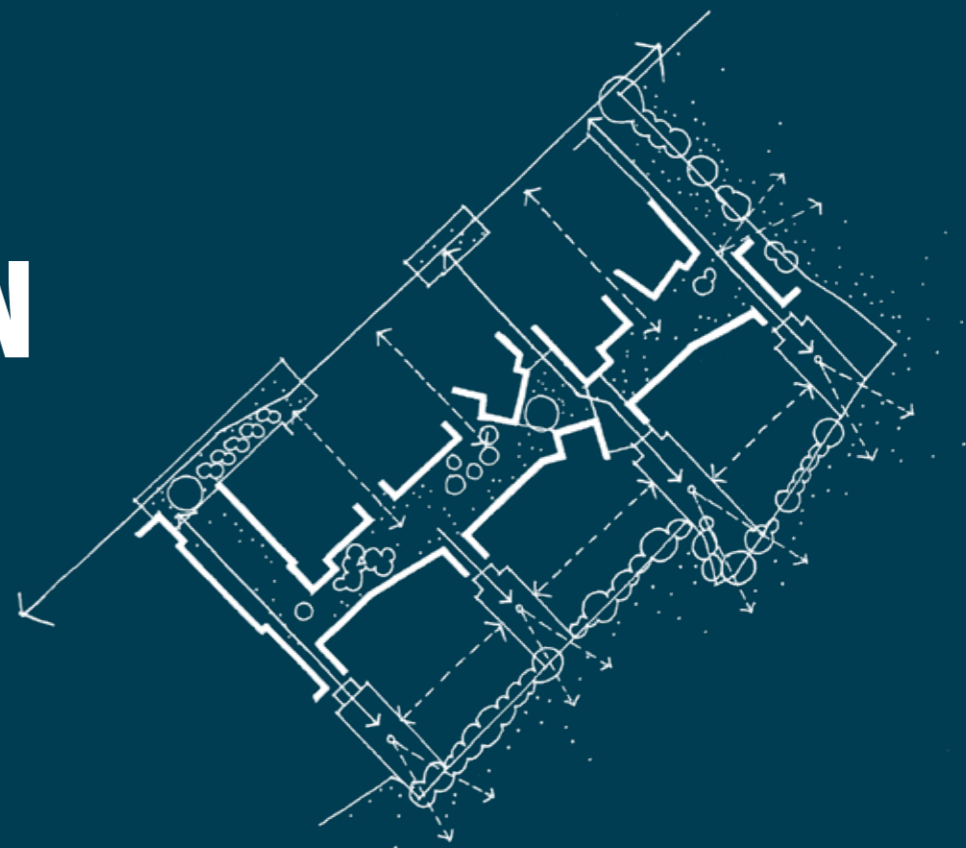
# EASTFIELDS ESTATE REGENERATION

Masterplan Proposals

OUTLINE PLANNING APPLICATION by CLARION HOUSING GROUP LTD

DESIGN CODE

August 2018





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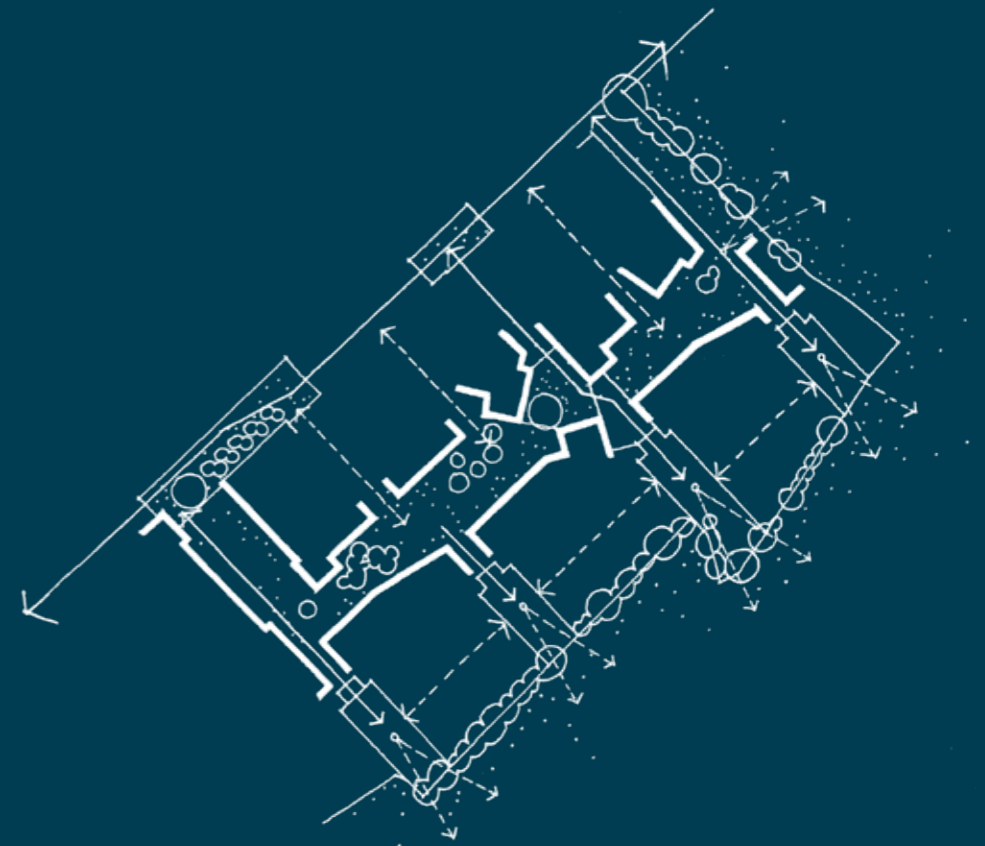






01

INTRODUCTION



# INTRODUCTION

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## 1.1 PURPOSE OF THE DOCUMENT

This Design Code has been prepared by Levitt Bernstein for The Applicant (please see Planning Statement for further detail) in support of an outline planning application submitted to the London Borough of Merton (LBM) for the redevelopment of Eastfields Estate in Mitcham. The application is submitted in parallel with two other outline planning applications for the redevelopment of the High Path Estate, South Wimbledon, and the Ravensbury Estate, Morden.

The Eastfields Masterplan Design Code sets out a series of illustrated rules and standards which will guide the development of the Eastfields Estate. It has been developed having regard to the policies of the Estates Local Plan, adopted February 2018 including the overarching policies on the vision for Eastfields to provide a Contemporary Compact Neighbourhood, the urban design principles and site-specific design policies. It provides the specification for the regulation of the built form and public realm, whilst reflecting the overall vision for the scheme and the wider Merton Estates regeneration strategy. The Design Code for the Eastfields Regeneration Masterplan should therefore be read in conjunction with the Design and Access Statement and Application Drawings. The Merton Estates Design Code principles are included in Chapter 2 of this document; they form the overarching principles for the detailed coding that is set out in subsequent chapters.

The Design Code supports and explains the strategies described within the Design and

Access Statement. It specifies generic design aspects and design principles for the development of the individual blocks, open spaces and character areas which form part of the various phases of the masterplan. Each component of the Design Code must be fully integrated into the masterplan to ensure that there is cohesion across the site, whilst also creating flexibility and variety in the design, and aiming to create a series of unique but harmonious buildings and spaces.

The Outline Planning Application seeks permission with all matters reserved. A set of application drawings have been submitted for approval which specify maximum parameters for a number of matters including layout and scale, within which the development proposals would be delivered. The application documents also provide details of an illustrative masterplan (as visualised on Drawing No 012 which is submitted for information), this is provided for illustrative purposes only to provide an indication of one way in which the masterplan could be delivered to comply with the relevant planning policy framework shown on the parameters provided in the Application Drawings.

Illustrative details on matters such as materials, building types and landscaping included within both the Design Code and Design and Access Statement are also only demonstrating potential design options available for the development. As such, these illustrative details are not for approval. Similarly the technical strategies provided, for example in relation to drainage and energy,

provide outline strategies which will need to be developed further as the scheme proposals are developed at Reserved Matters stage. In this context, it is anticipated that Planning Conditions / Obligations will be attached to the permission where necessary. The Applicant commits to working closely with LBM to agree these in as part of the application process.

The OPA seeks approval for up to 800 residential homes and up to 275sqm of flexible use class commercial floorspace. An illustrative scheme of 773 homes has been prepared to help inform the assessment of the application; however, through detailed design work, flexibility in certain areas of the masterplan (see page 82 of this document or section 3.6 of the Design Code) and depending on the housing mix this could increase up to 800 homes, which could be delivered within the parameters established on the Application Drawings for approval.



# INTRODUCTION

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## 1.2 THE APPLICANT PRINCIPLES

### Three Key Design Principles:

#### Place making

Strong physical connections help people to make strong social connections and these are key drivers for encouraging people to put down roots and form lasting relationships.

Well-designed places are naturally inviting and provide interest and pleasure for both children and adults simultaneously.

#### Sustainability

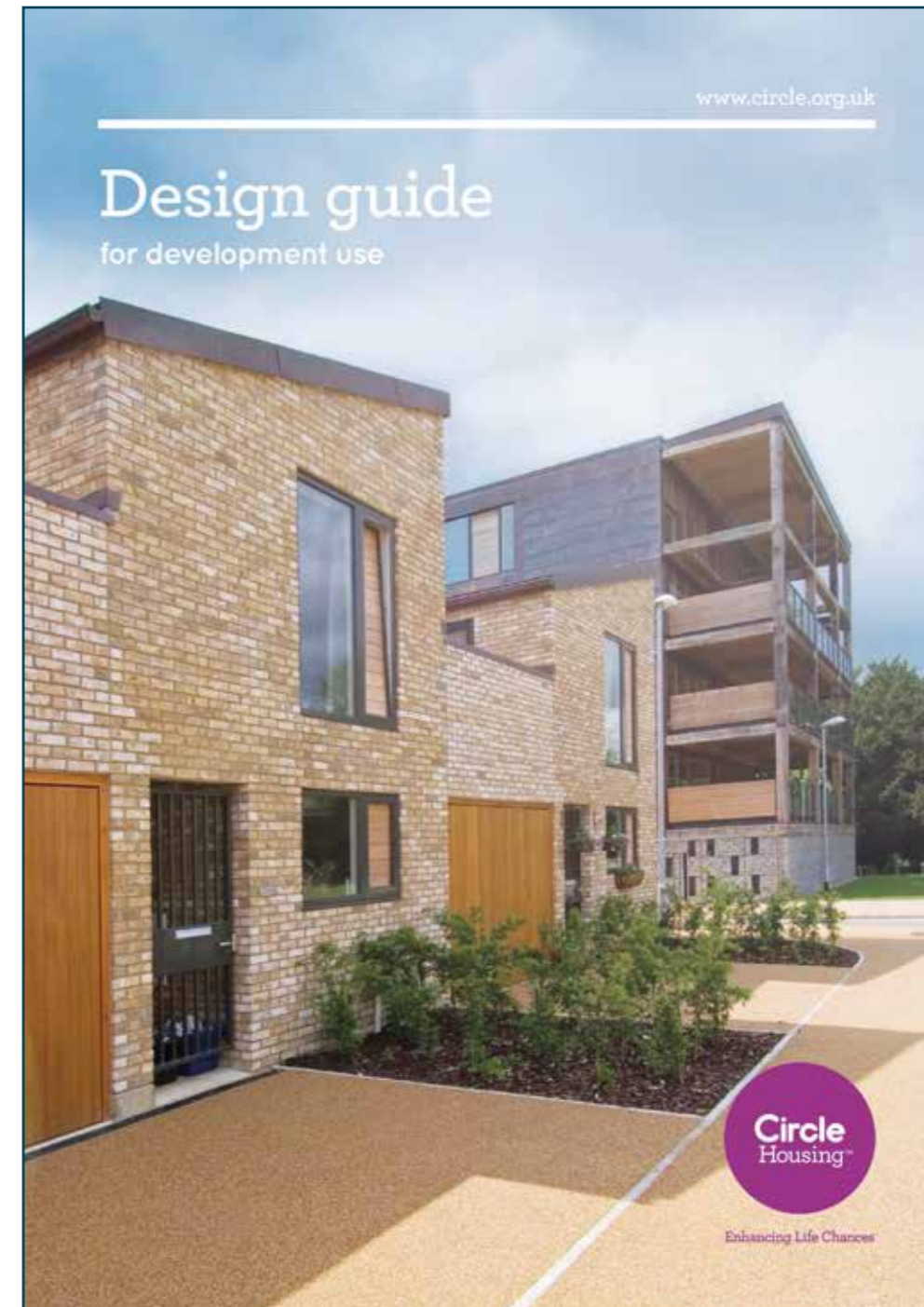
The Design Code principles highlight support for the objectives of the policy documents.

One of the aims is to create mixed tenure communities which genuinely accommodate diversity and cater for all ages. Good access to public transport, not only to reduce car dependency and fuel consumption, but also for providing access to leisure, education, employment and community facilities so that people can reach the services they need. This also increases the opportunities for casual social interaction.

#### Safe living environments

Solutions which increase sustainability and a sense of place improve safety. Streets and paths that take people where they want to go will be well used and safer. When they link into an existing transport network and improve neighbourhood integration, they help to satisfy all three priorities.

Keeping parking close to home, providing good street lighting, welcoming entrances and making sure that streets and spaces are used and overlooked all contribute to a safer environment. Investing in high quality materials and detailing which withstand wear and tear improves safety and reduces maintenance costs. Lifecycle costs can be significantly reduced.



# INTRODUCTION

## 1.3 STRUCTURE OF THE CODE

This document is structured into the following main parts:

- Overarching Design Code Principles (Chapter 2)
- The Masterplan (Chapter 3)
- Character Areas (Chapters 4)
- Unit Typologies - Access & Frontages (Chapter 5)

### 02. Overarching Design Code Principles

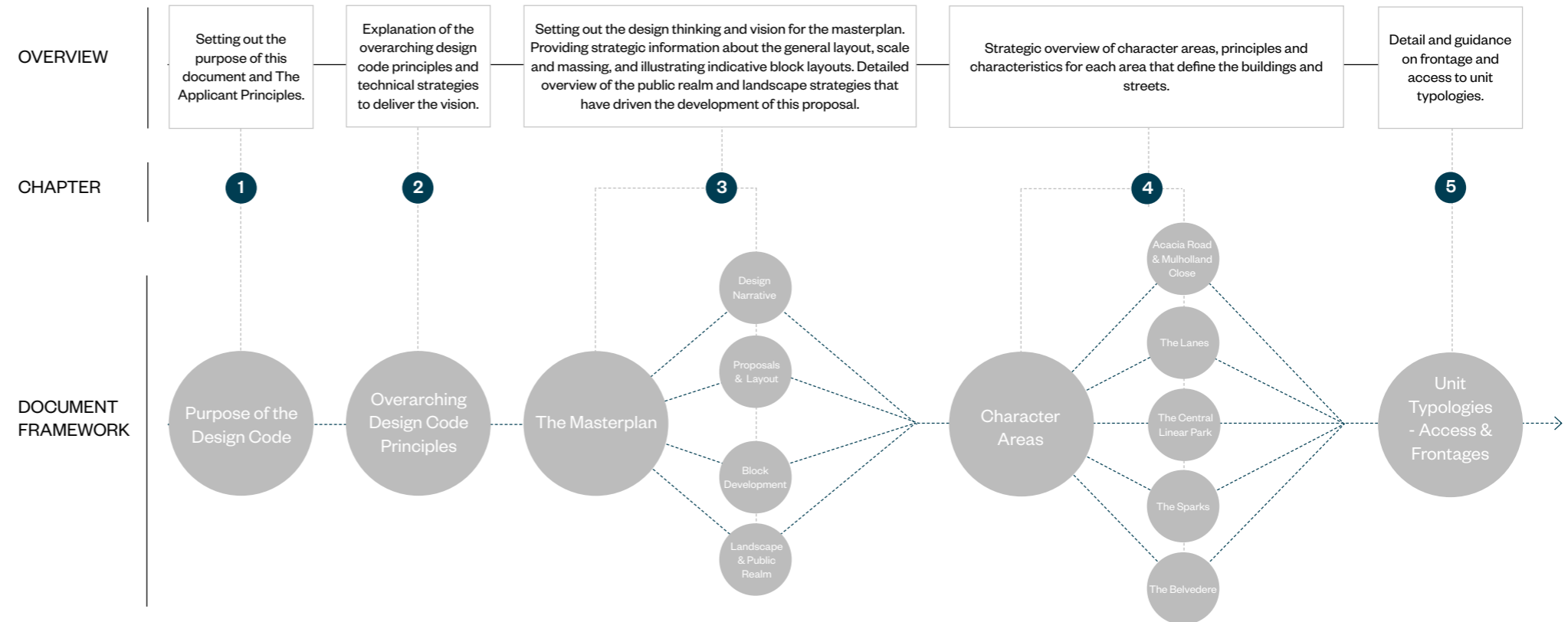
This chapter explains the overarching design code principles and highlights some of the technical strategies which are integral to the functioning of a well-designed place.

### 03. The Masterplan

This chapter begins with a design narrative which sets the scene and the vision for the Eastfields neighbourhood. This has been integral to the development of the design from the early concept stages through to the proposed masterplan. It has informed the details outlined in this Design Code.

The general design principles of the masterplan are set out in a series of annotated diagrams. These provide strategic information on scale, layout, massing and open space. Detail is given about mixed use integration, refuse, and servicing. This chapter also illustrates indicative layouts for each of the blocks on the masterplan and provides information on circulation, cycle storage and design standards.

The landscape and public realm strategies and principles are instrumental to the masterplan. They have been the drivers in the development of the scheme in defining character and creating unique places and spaces which meet the aspirations and needs of the community. This



Structure of the Design Code

chapter provides a detailed overview of these principles and strategies including sustainability and energy technology, through a series of illustrated diagrams and sketch elements of the design.

### 04. Character Areas

Chapter 4 provides a strategic overview of each of the character areas. The unique principles and characteristics that define the buildings and streets are outlined, and detailed information on layout, streetscape, scale, landscape, elevations and architectural treatment is given.

### 05. Unit Typologies - Access & Frontages

The Design and Access Statement gives detail about the different house and flat typologies which make up the masterplan, including their associated design principles and space standards. Illustrations provide guidance on frontages and access to the units.

# INTRODUCTION

## 1.4 INSTRUCTIONS FOR USE

This document supports the outline planning application for the Eastfields Regeneration Masterplan and should be read in conjunction with the other documents submitted with the Planning Application.

Eastfields Estate has been considered within a wider regeneration project alongside the High Path and Ravensbury Estates. An Overarching Design Code was produced by PRP to outline generic design principles applicable to development on all three estates. The first chapter of this document provides the Overarching Design Code principles.

Particular attention should be given to the Eastfields Regeneration Masterplan Design and Access Statement. This Design Code provides a narrative and design guidance to ensure that the principles of the masterplan, as outlined in the Design and Access Statement, are achieved.

It is recommended that all the elements described in this code are followed as they collectively aid the development of the masterplan to achieve a coherent urban form. This code provides room for flexibility and creativity to ensure the creation of a vibrant place to live which can meet the changing needs of Eastfields as the scheme is delivered.

Throughout the document, cross references are made, both between the principles and to other documents in the application submission.



Eastfields Regeneration Masterplan Design & Access Statement



Eastfields Regeneration Masterplan Application Drawings

