

265 Burlington Road  
APPEAL REF: APP/T5720/W/20/3250440  
08.12.2020



# Merton Design Review Panel

Verdict: **RED**

- Detailed design and specification for the permeable paving and green roofs.
- Informatives in relation to surface water runoff, waste material, approval from EA for works within 8m of Pyl Brook.

5.9.11 Design Review Panel Comments (in relation to pre-application scheme 18/P2998 – not the currently submitted scheme):

The Panel were clear in their view that there was development potential for the land in Tesco ownership. However, because the application site and remainder of Tesco land was so large, it was felt it needed to sit within a clear wider framework. This included a stronger and wider contextual analysis, and a stronger rationale for the design, layout and heights proposed. Currently there seemed to be none of this wider analysis, and most of the attention had gone into elements of the design details.

This lack of wider analysis led to other problems. The Panel were clear that the site did have a context, and that was a low-rise, low-density suburban one. Therefore, the interface between the site and this context needed to be acknowledged and designed appropriately. It also meant there was no proper rationale for the chosen storey heights, whether they be the proposed 7-14 storeys or any other range. It was felt that high buildings might be appropriate in some places, but this was more likely to be in the centre of the larger Tesco-owned wider site.

The Panel were concerned also by the general typology of the development that used a podium with ground floor parking and entrances to the flats. This led to a very poor interface with the street, dead frontage, places for concealment and lots of different building lines. This was exacerbated by the numerous service entrances etc. and made for a poor quality public realm. This was particularly evident with the retained access road to the supermarket and the heavily overshadowed and effectively dead frontage facing the Pyl Brook. This was the route to the block of affordable housing and the lack of a proper public space beside the brook was a particular missed opportunity.

Linked to this there was concern that the access into the site, notably for pedestrians and cyclists, was limited to one entrance on the east and one on the west. It was felt that there needed to be a much more permeable urban grain with multiple entrances in to the site and a proper street network. This was being hampered by the rigid form and layout that had been chosen. Having a podium was not necessarily seen as bad, but it did create the problems identified. It was also suggested that flats could be accessed via the podium to create a greater vitality and activity in the courtyards.

It was felt that the river was a positive asset that was not being taken advantage of, and that there was a worrying lack of a sense of place to the whole development. For such a large wider development it was felt that a more genuine mixed use development was justified, which would improve activity, surveillance and vitality.

It was noted that the density was at the high end of the former London Plan density matrix for more accessible and urban locations, and more appropriate to Vauxhall/Nine Elms developments. In this context, a better understanding of what constituted 'good growth' as outlined in the London Plan was needed. Therefore, whilst there was clear scope here for intensification, the context was significantly different.

Specifically regarding heights, there was no townscape or contextual justification for the heights chosen, and if this was considered acceptable, would the wider site then be able to justify even taller buildings? The most obvious local context was Burlington Road and this justified a lowering of the building heights fronting this street.

It was felt that the form and typology of the development was a long way from good practice and significantly out of date in terms of high quality, permeable and safe development and a far finer urban grain was needed. The need for parking was understood but this needed to be secure and adaptable to future uses. It was suggested that one podium could be at grade, with parking underground, rather than forcing the creation of a podium. This would make it easier to address the dead frontage issues.

The Panel were also not convinced by the applicant's description of dual and single aspect dwellings as many units stated as dual aspect did not achieve the benefits of dual aspect units. An effective 35% single aspect units was seen as an indicator that the development was too dense. The low level of 10% family units was also questioned in terms of whether it met council housing policy.

VERDICT: **RED**

*Officer response:*

Officers note that the currently submitted scheme has not gone before the DRP. However, members should note the following changes to the current scheme and supporting comments of the applicant since the DRP meeting:

**Context:**

DAS includes the wider contextual analysis and design rationale. Townscape and Visual Appraisal (TVIA) prepared by Lichfield to accompany the planning submission documents.

**Height:**

# Applicants response to Design Review Panel comments on dual aspect

## 8.15 Dual Aspect

8.15.112 The Panel were also not convinced by the applicant's description of dual and single aspect dwellings as many units stated as dual aspect did not achieve the full benefits of dual aspect units. An effective 35% single aspect units was seen as an indicator that the development was too dense.

***8.15.113 The London Plan residential design standards does not define what makes a dual aspect apartment, the angle required for dual aspect to adjacent walls or size of opening. In this way the residential units arranged with windows at 90 degrees that have two aspects in our development, should be considered dual aspect by definition.***

# The London Plan

## Requirement for dual aspect accommodation

- E Residential development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Policy D1 London's form and characteristics than a dual aspect dwelling and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.
- F The design of development should provide sufficient daylight and sunlight to new housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

- 3.4.4 **Dual aspect dwellings** with opening windows on at least two sides have many inherent benefits. These include better daylight, a greater chance of direct sunlight for longer periods, natural cross-ventilation, a greater capacity to address overheating, mitigating pollution, a choice of views, access to a quiet side of the building, greater flexibility in the use of rooms, and more potential for future adaptability by altering the use of rooms.

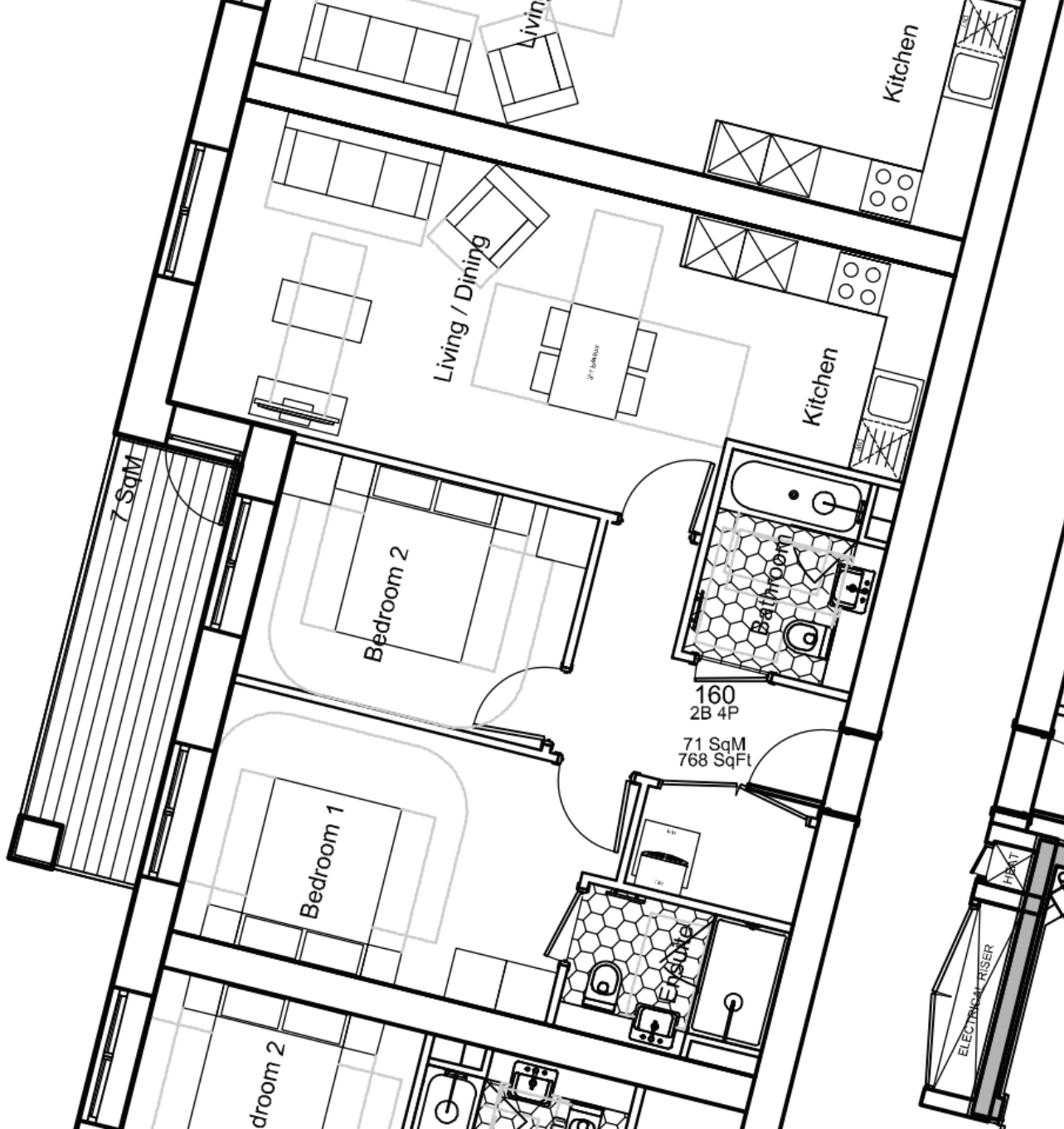
# The London Plan

## Benefits of dual aspect accommodation

- better daylight
- a greater chance of direct sunlight for longer periods
- natural cross ventilation
- a greater capacity to address overheating
- mitigating pollution
- a choice of views
- access to a quiet side of the building
- greater flexibility in the use of rooms
- more potential for future adaptability by altering the use of rooms



'Side return' dual aspect



# 'Side return' dual aspect

View obstruction door frames

View obstruction balustrade with privacy screening

View obstruction column





# Agenda Item 7

## PLANNING APPLICATIONS COMMITTEE 13 February 2019

<u>APPLICATION NO.</u>	<u>DATE VALID</u>
19/P2387	12/07/2019

<b>Address/Site</b>	Tesco Site, 265 Burlington Road and 300 Beverley Way, New Malden, Surrey, KT3 4NE
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7.8.7 All but one unit per floor, within the proposed development are dual aspect.

7.8.8 On the typical lower floors there are 54 units per floor, which have the following breakdown:

- Through units (i.e. window at either end) – 6 per floor, 11%;
- Corner units (windows to two sides) – 29 per floor, 54%;
- Units with enhanced window return (windows to two sides) – 18 per floor, 33%; and
- Single aspect, east facing unit – 1 per floor, 2%.

7.8.9 There are no north facing single aspect units within the scheme






# Burlington Road

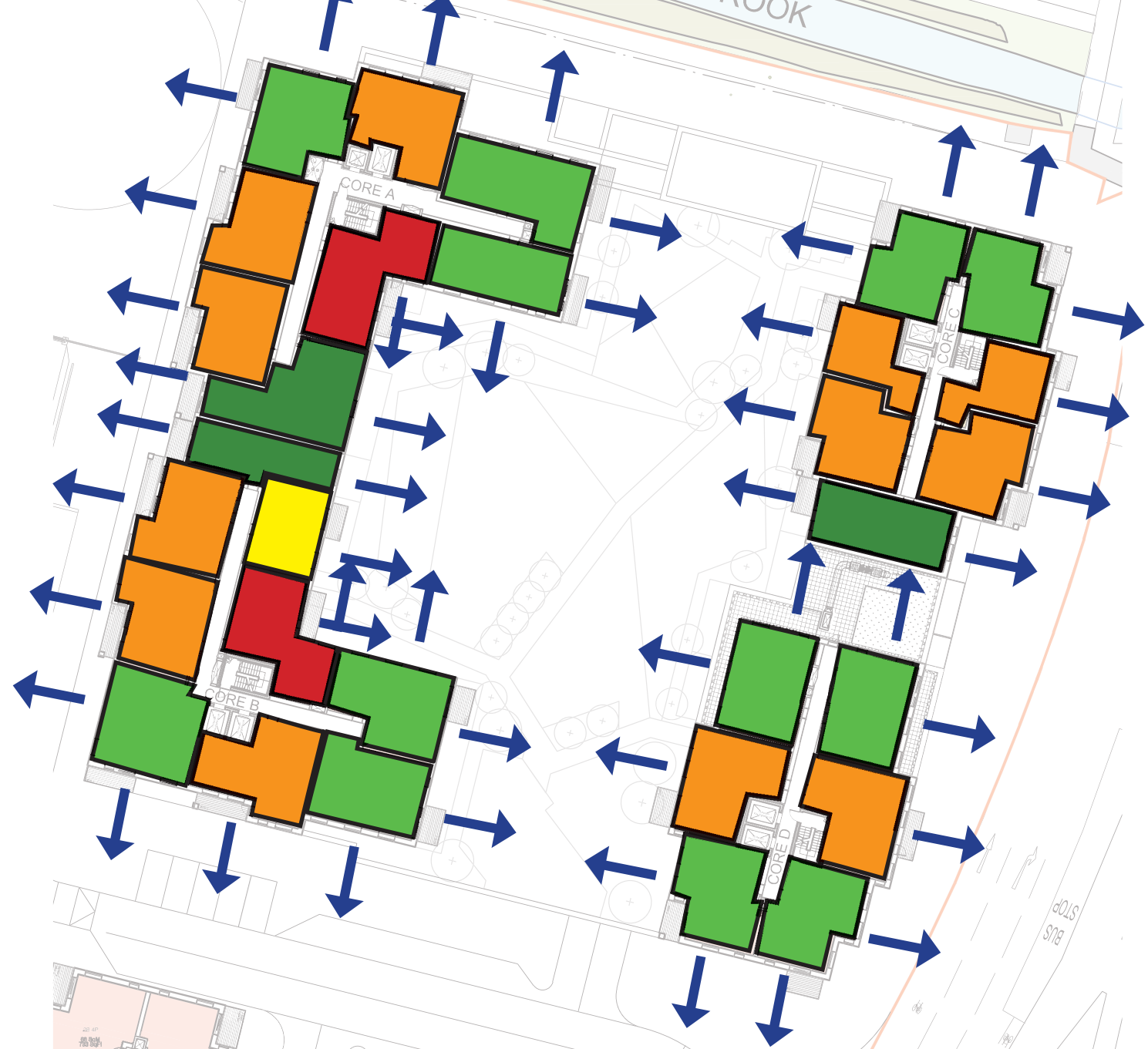
## Typical upper floor

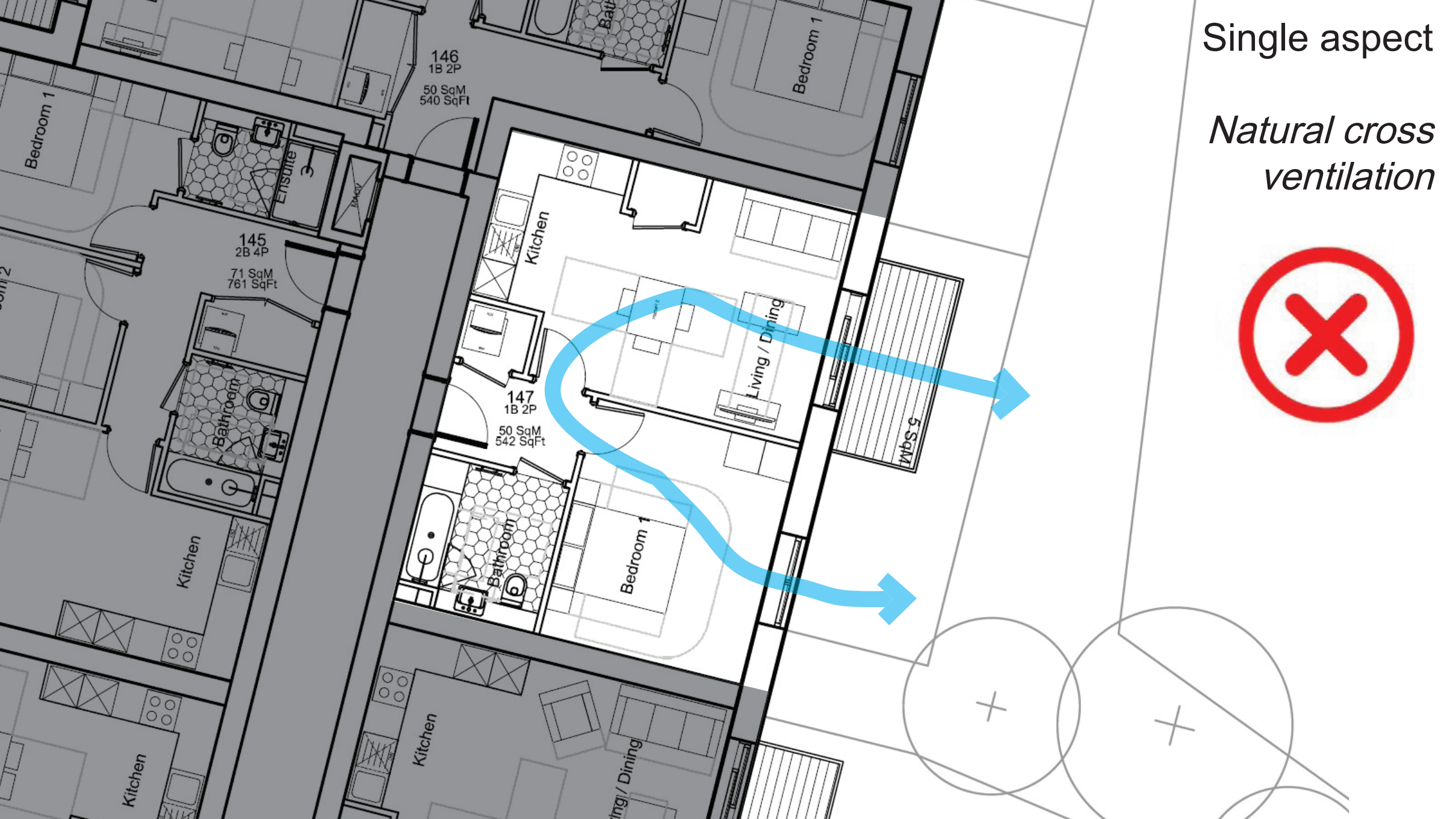
### Blocks ABC&D



# Typical floor Aspects

-  Single aspect
- Dual aspect:
  -  - 'side return'
  -  - Internal corner
-  - External corner
-  - Opposite sides
- Triple aspect  
(n/a on this floor)





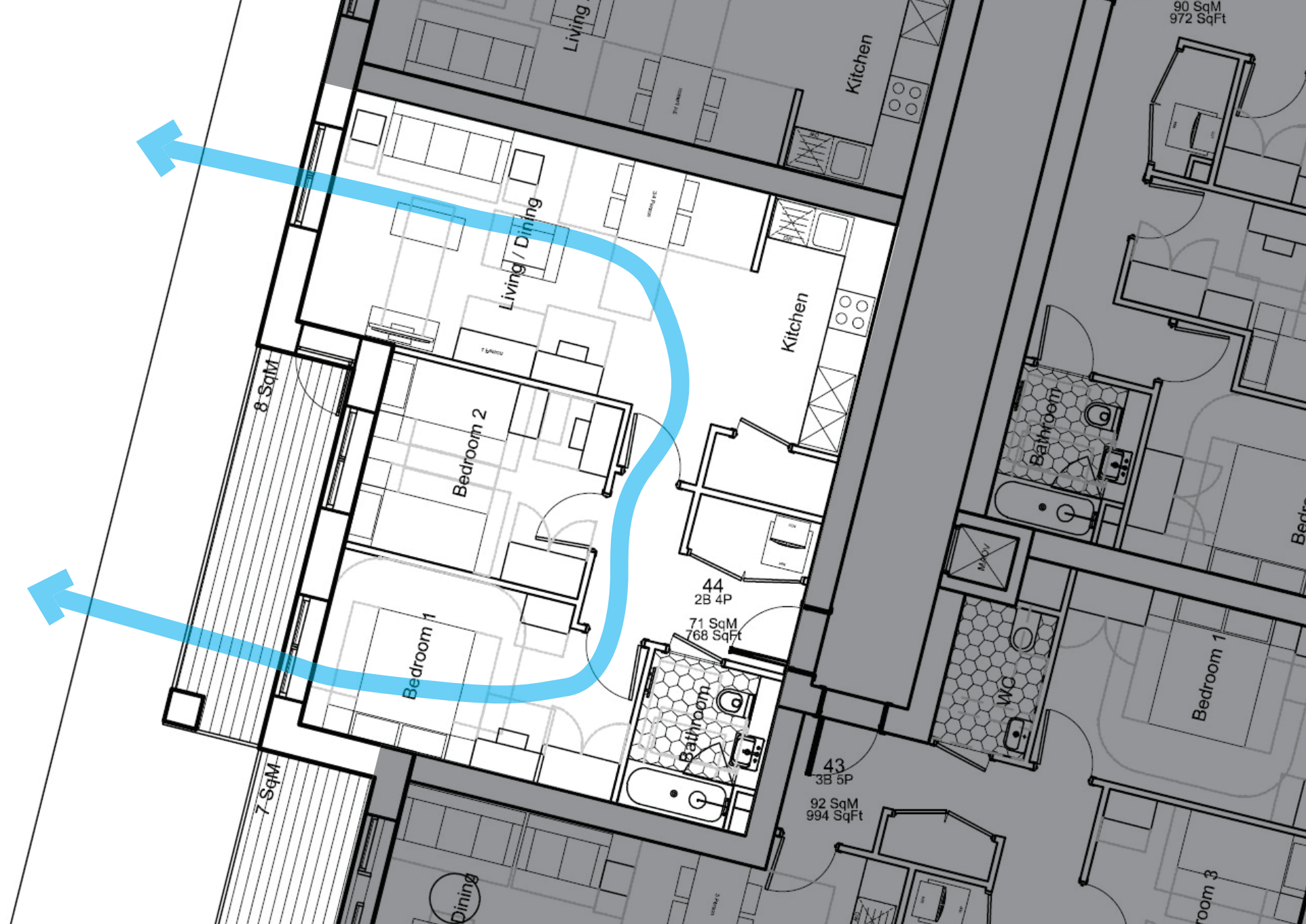
Single aspect

*Natural cross ventilation*



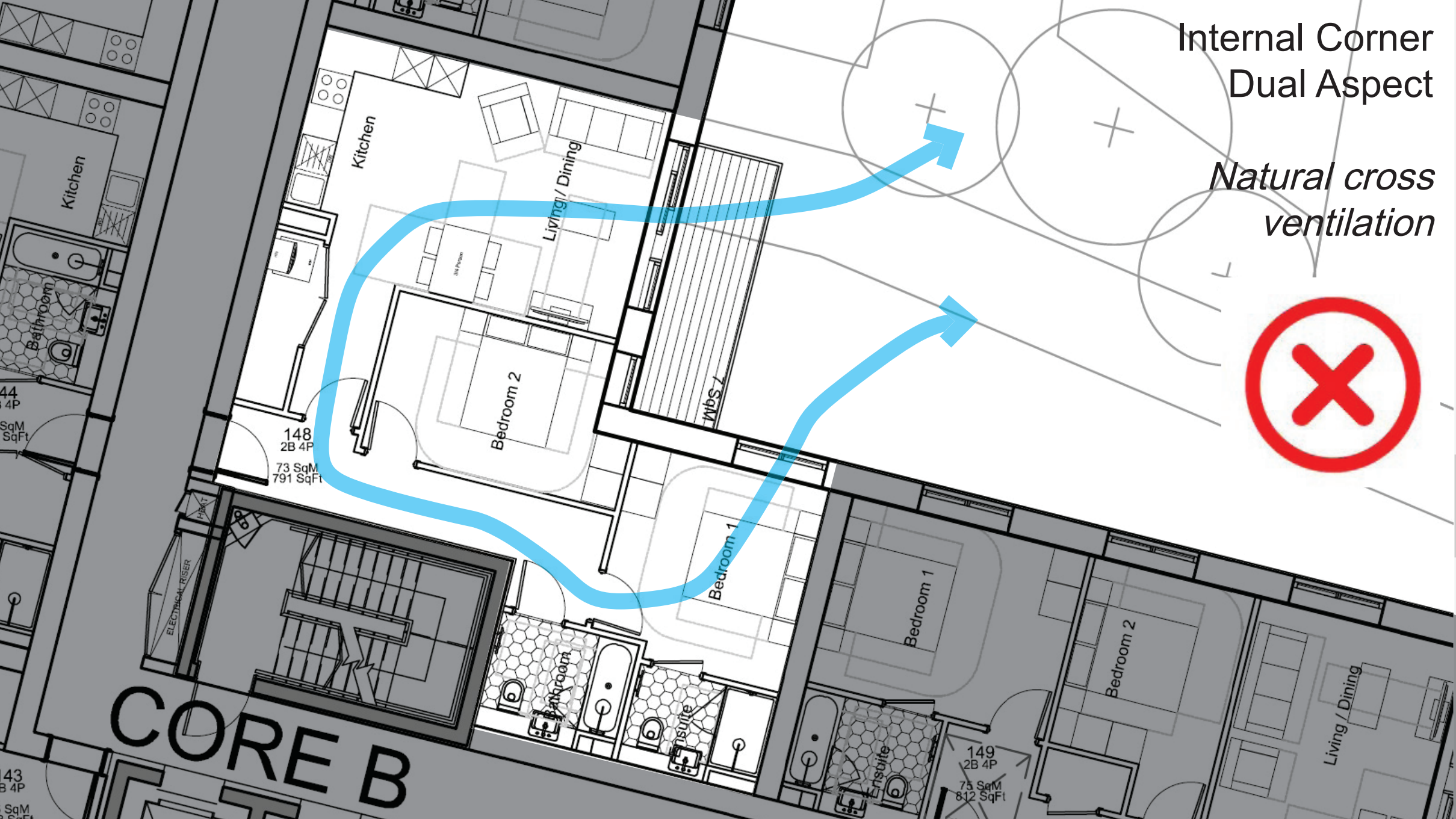
'Side return'  
Dual Aspect

*Natural cross  
ventilation*

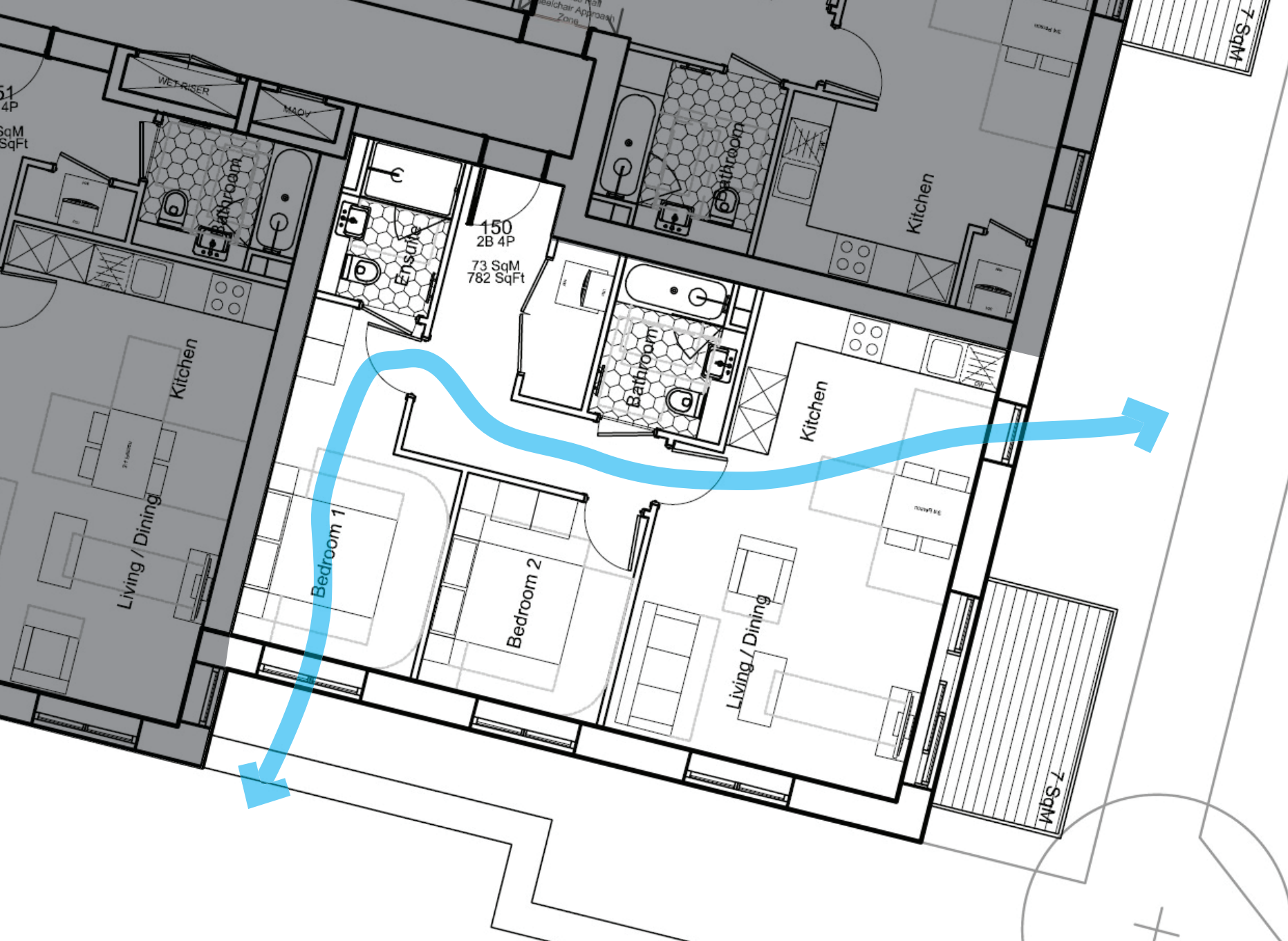


Internal Corner  
Dual Aspect

*Natural cross  
ventilation*



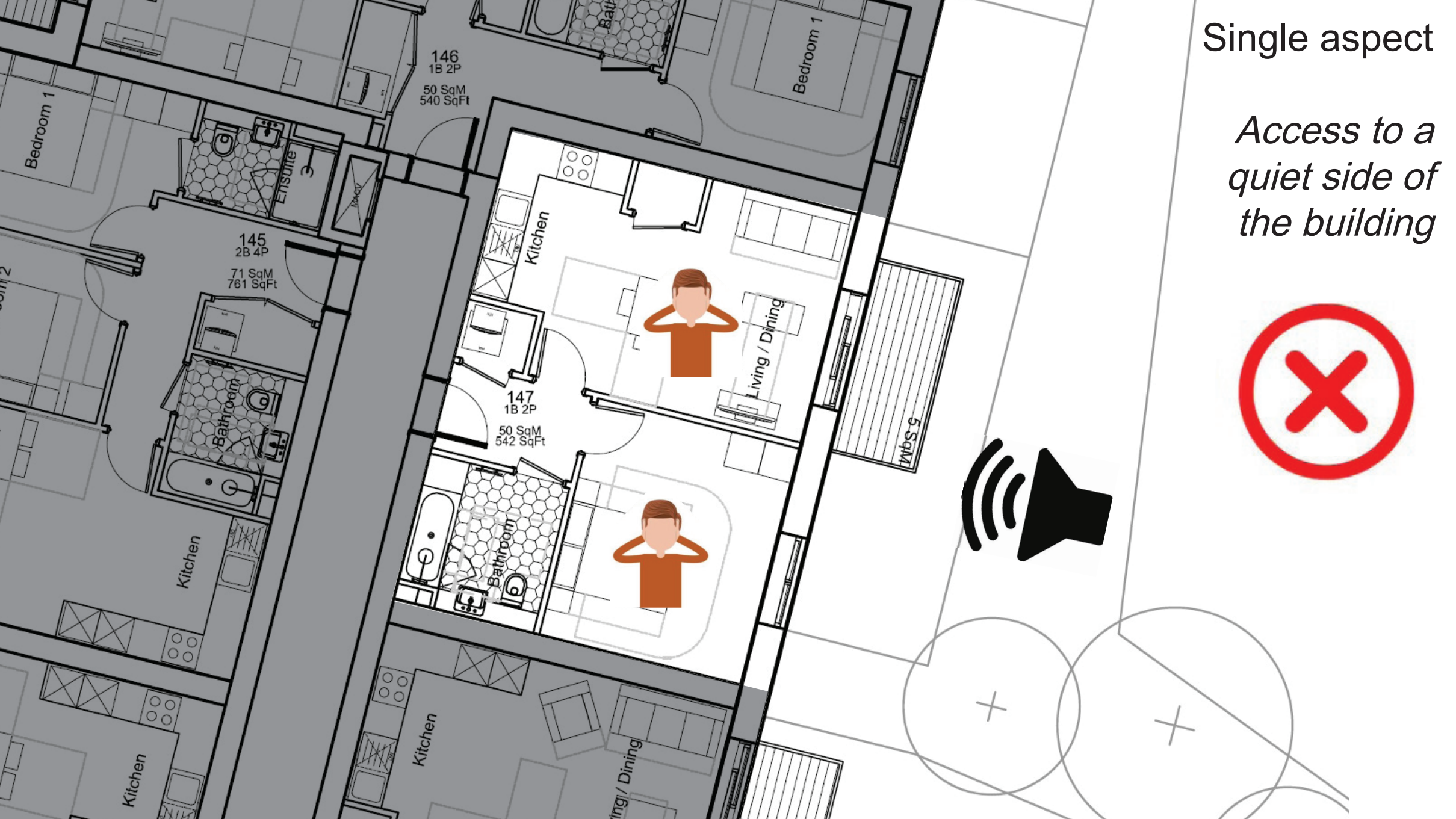
**CORE B**



External Corner  
Dual Aspect

Natural cross  
ventilation





Single aspect

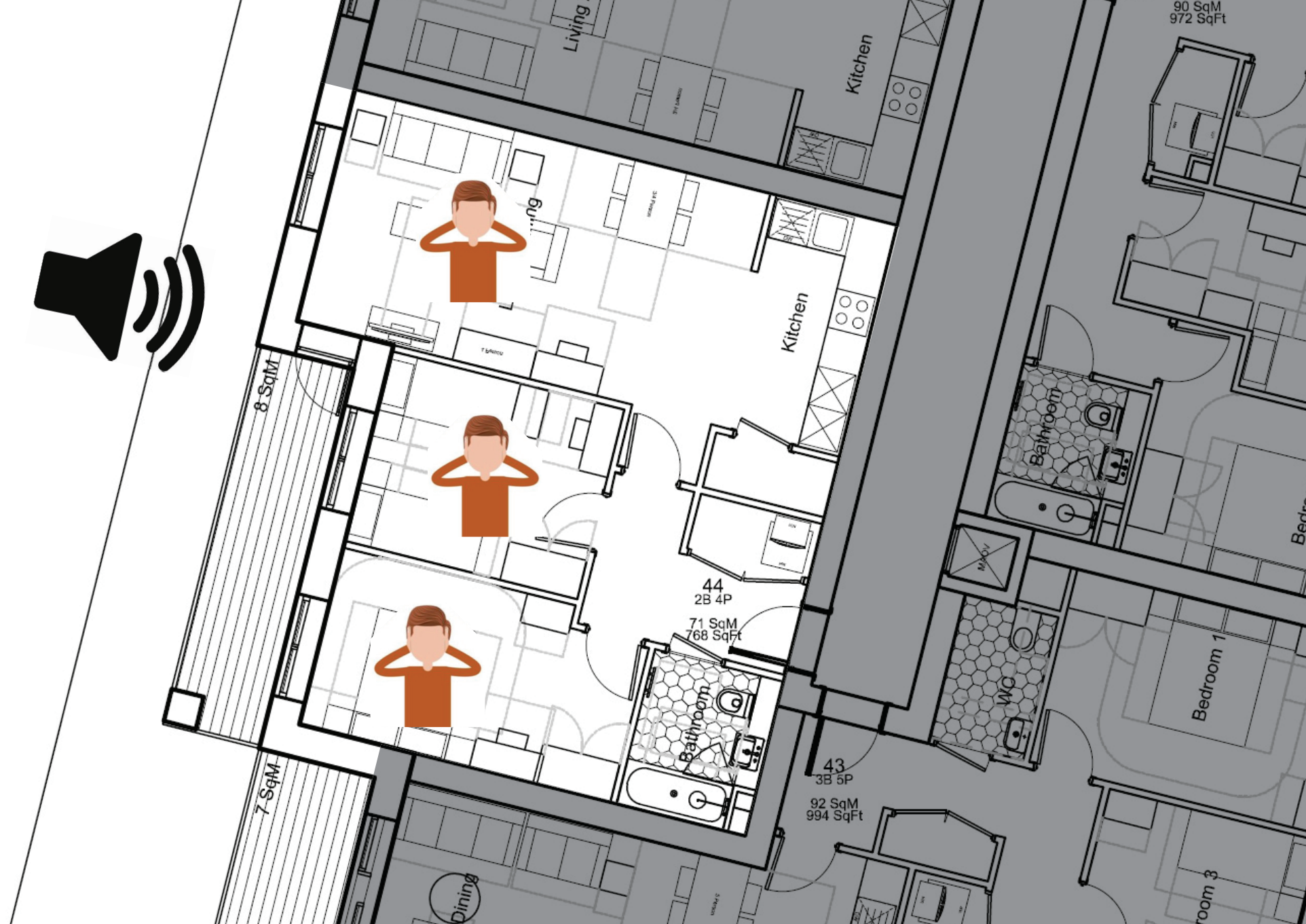
*Access to a quiet side of the building*





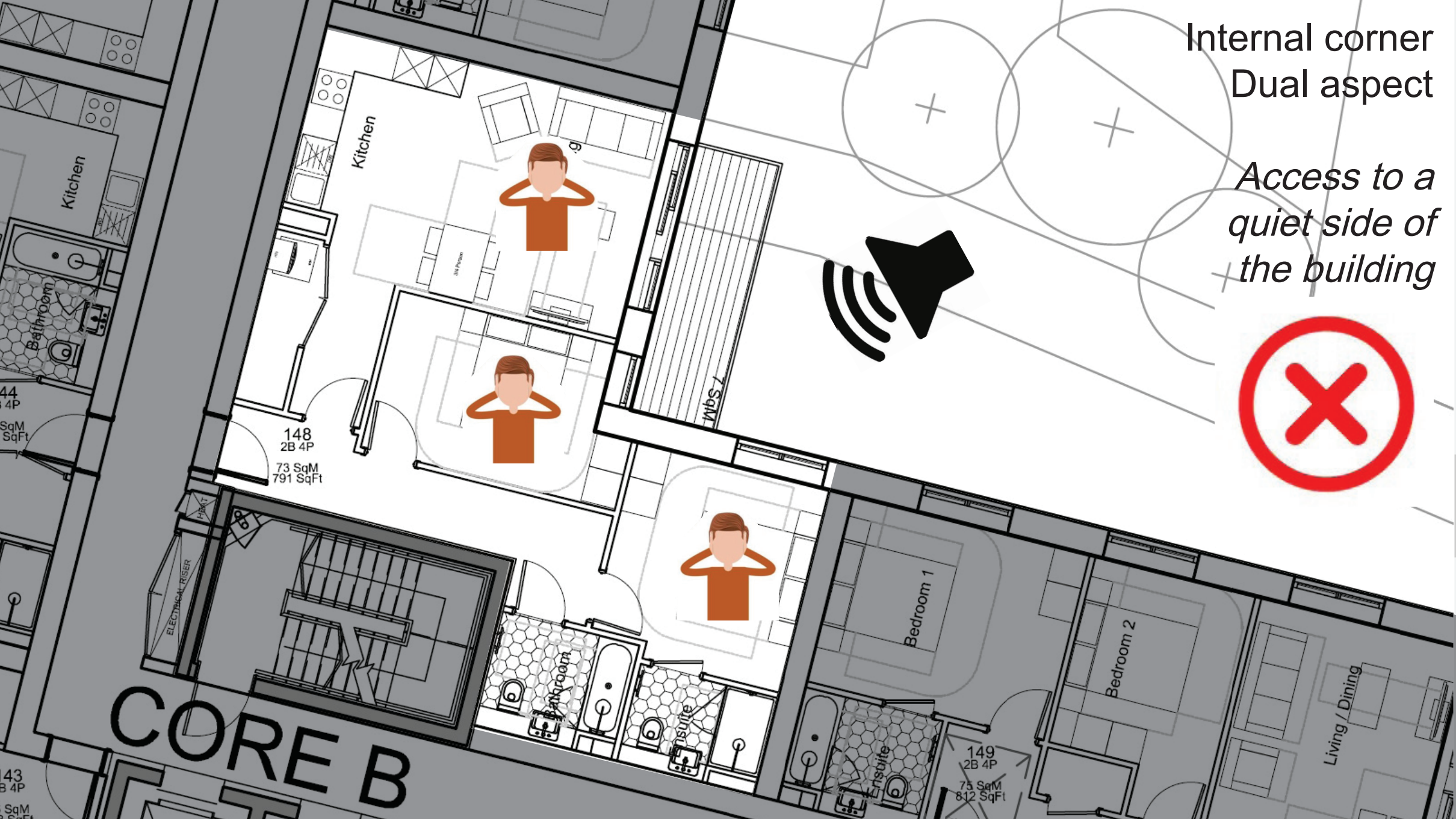
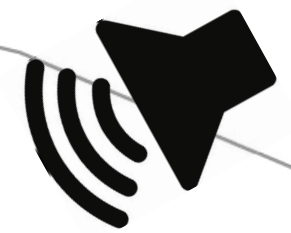
Side return  
Dual aspect

*Access to a  
quiet side of  
the building*



Internal corner  
Dual aspect

*Access to a  
quiet side of  
the building*





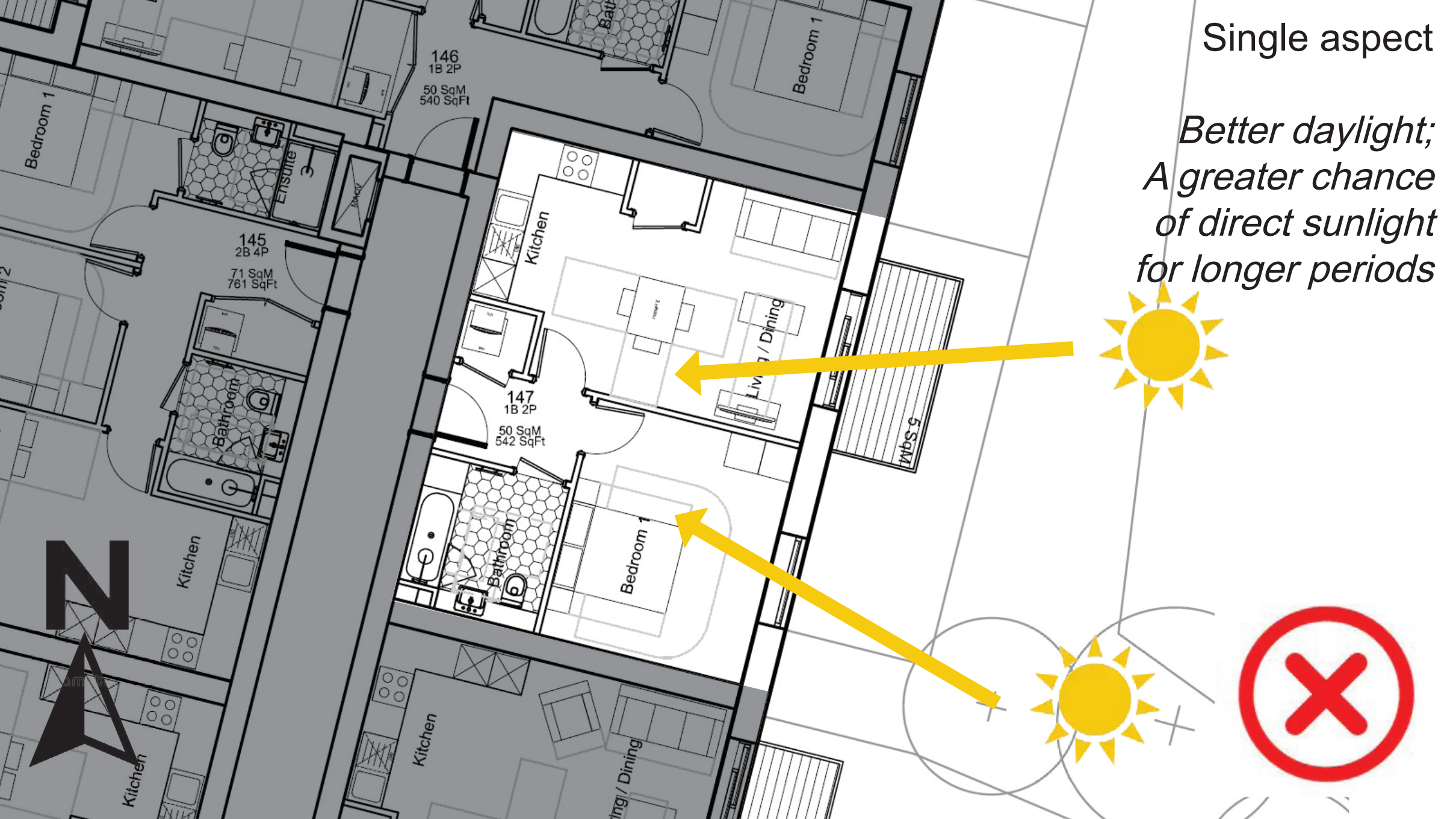
External corner  
Dual aspect

*Access to a  
quiet side of  
the building*



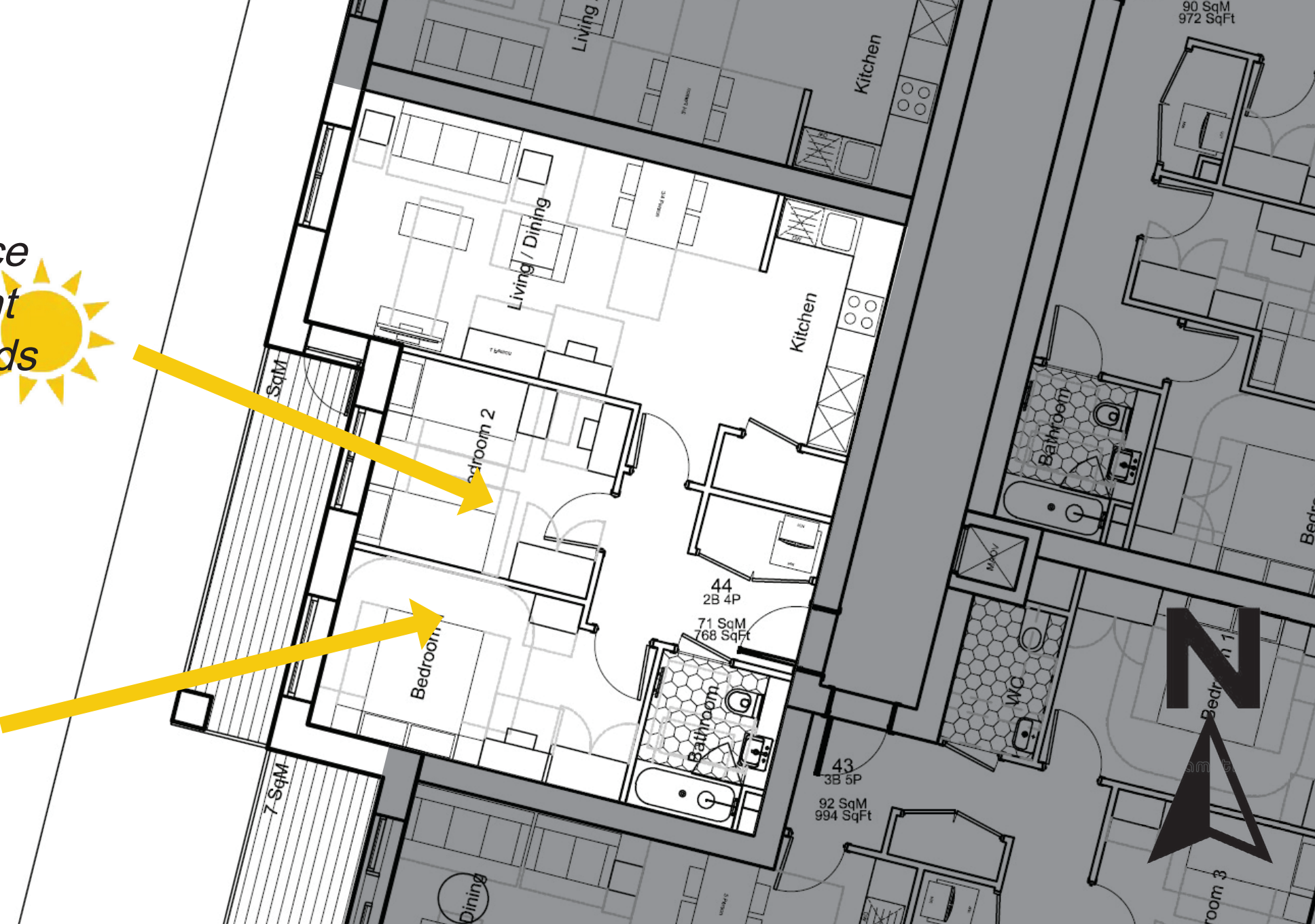
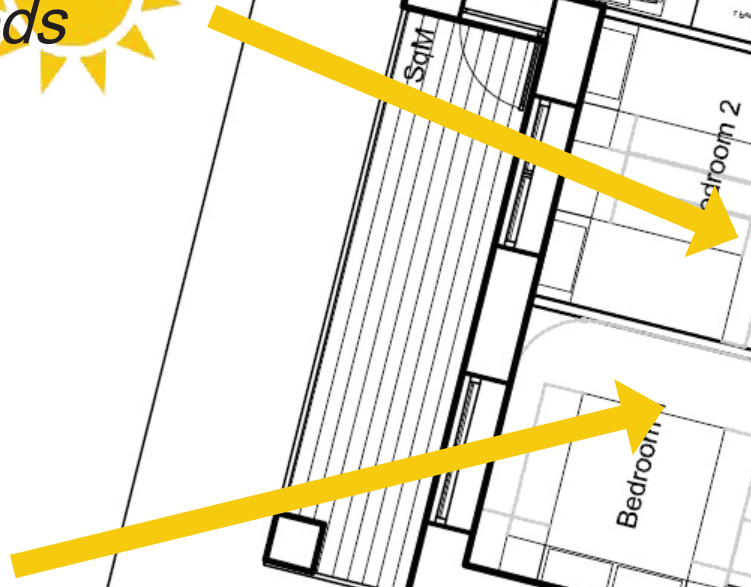
Single aspect

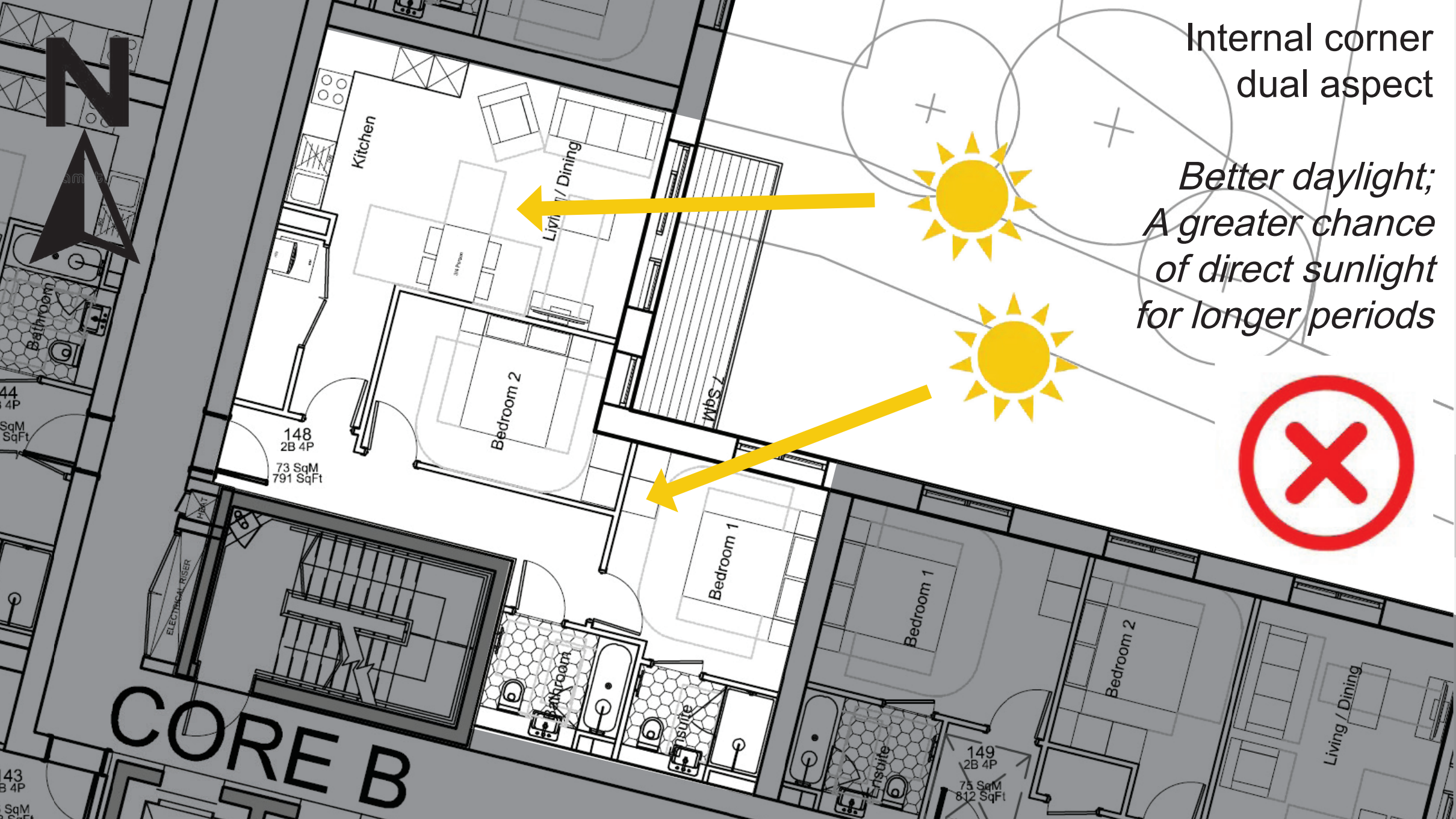
*Better daylight;  
A greater chance  
of direct sunlight  
for longer periods*



Side return  
dual aspect

*Better daylight;  
A greater chance  
of direct sunlight  
for longer periods*





Internal corner dual aspect

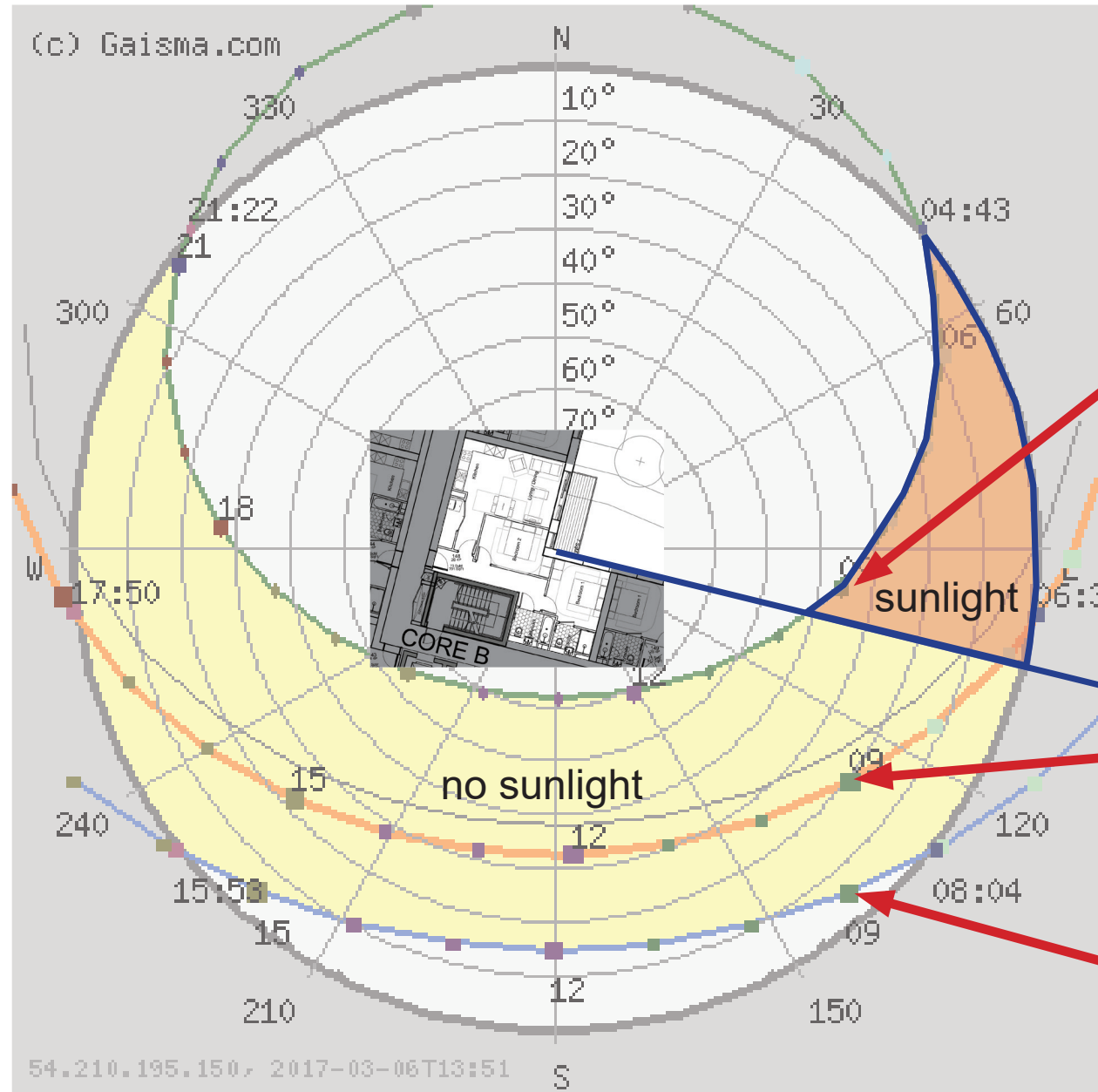
*Better daylight;  
A greater chance  
of direct sunlight  
for longer periods*



Internal corner  
dual aspect  
sunlight analysis



Internal corner  
dual aspect  
sunlight analysis

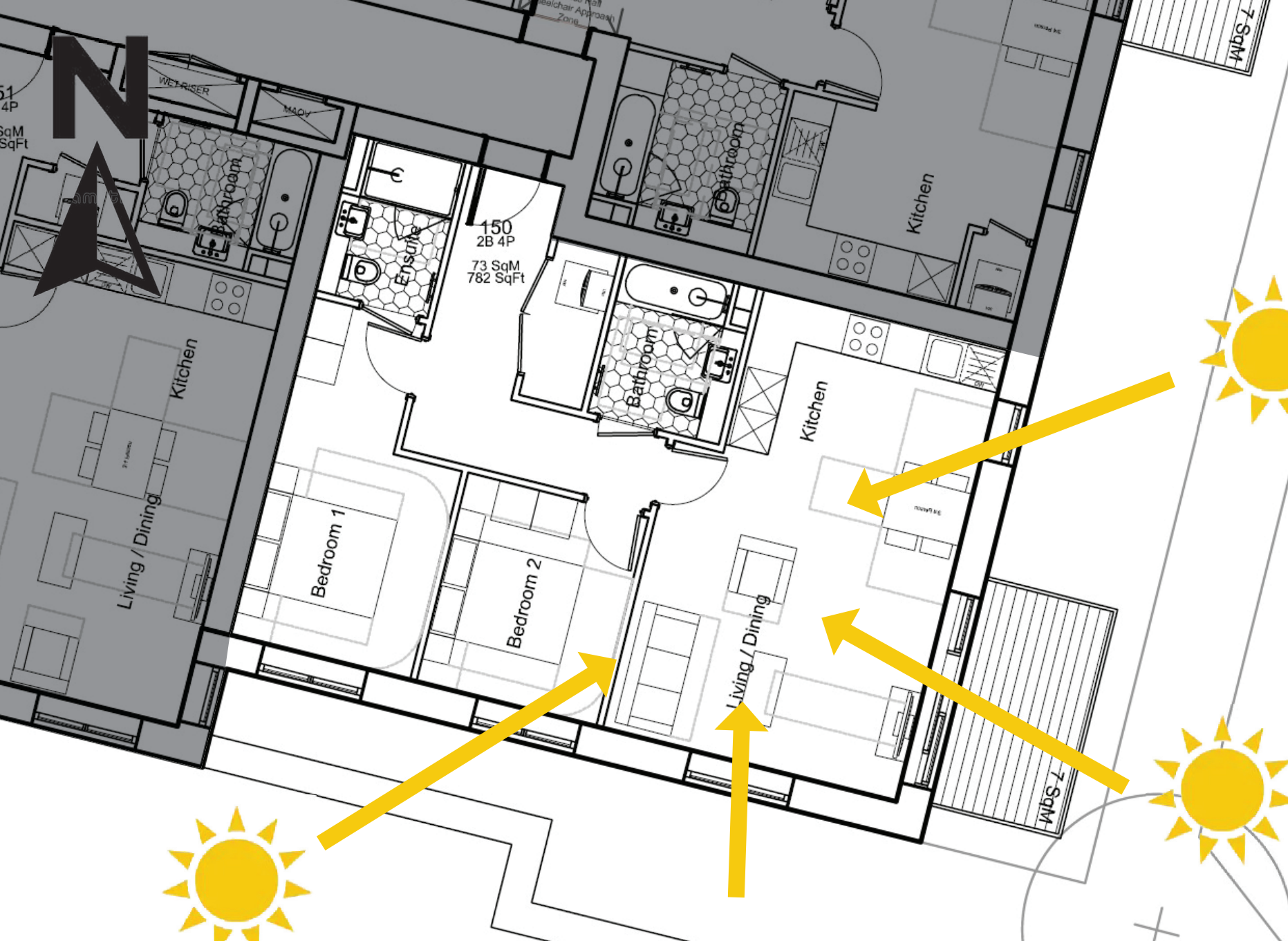


9am 21st June  
summer solstice

9am 21st March  
equinox

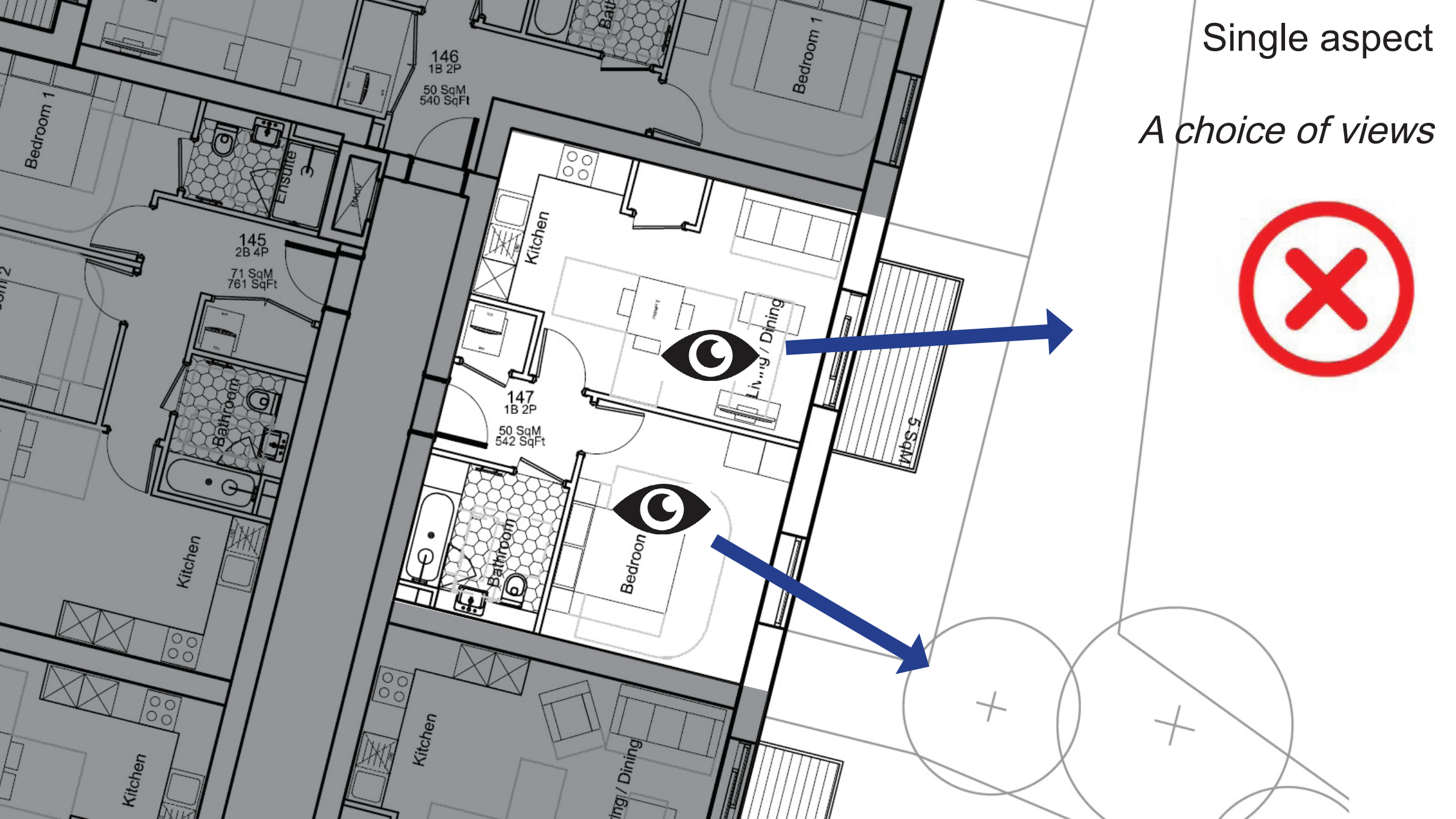
9am 21st December  
winter solstice





External corner  
dual aspect

*Better daylight;  
A greater chance  
of direct sunlight  
for longer periods*



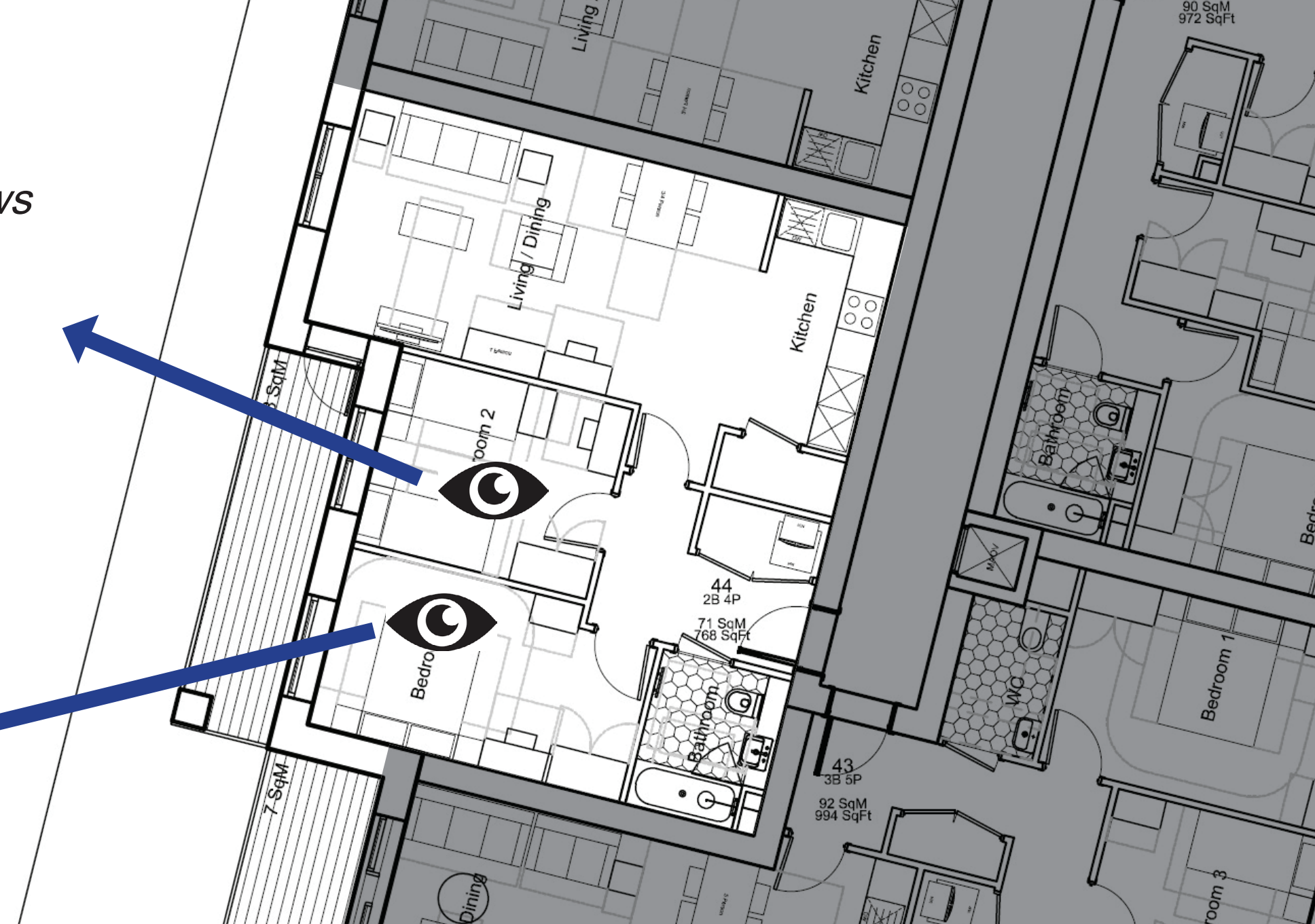
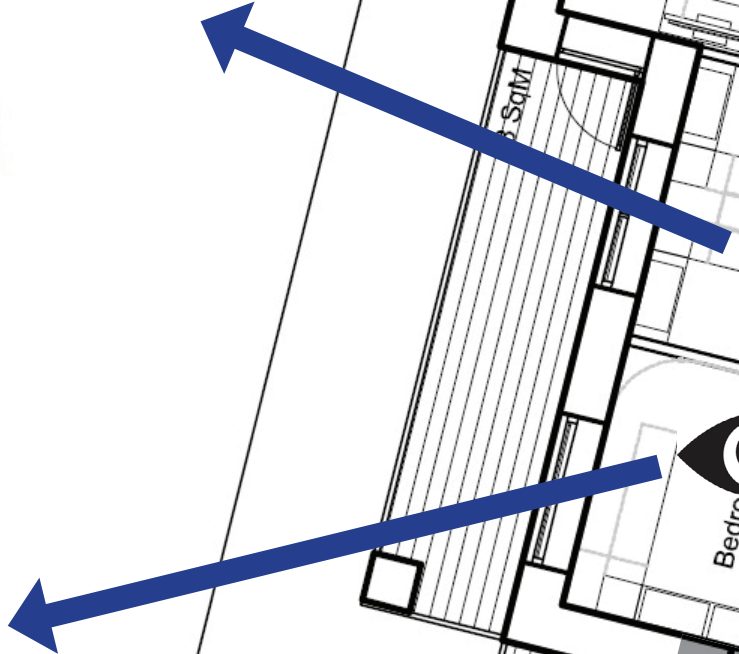
Single aspect

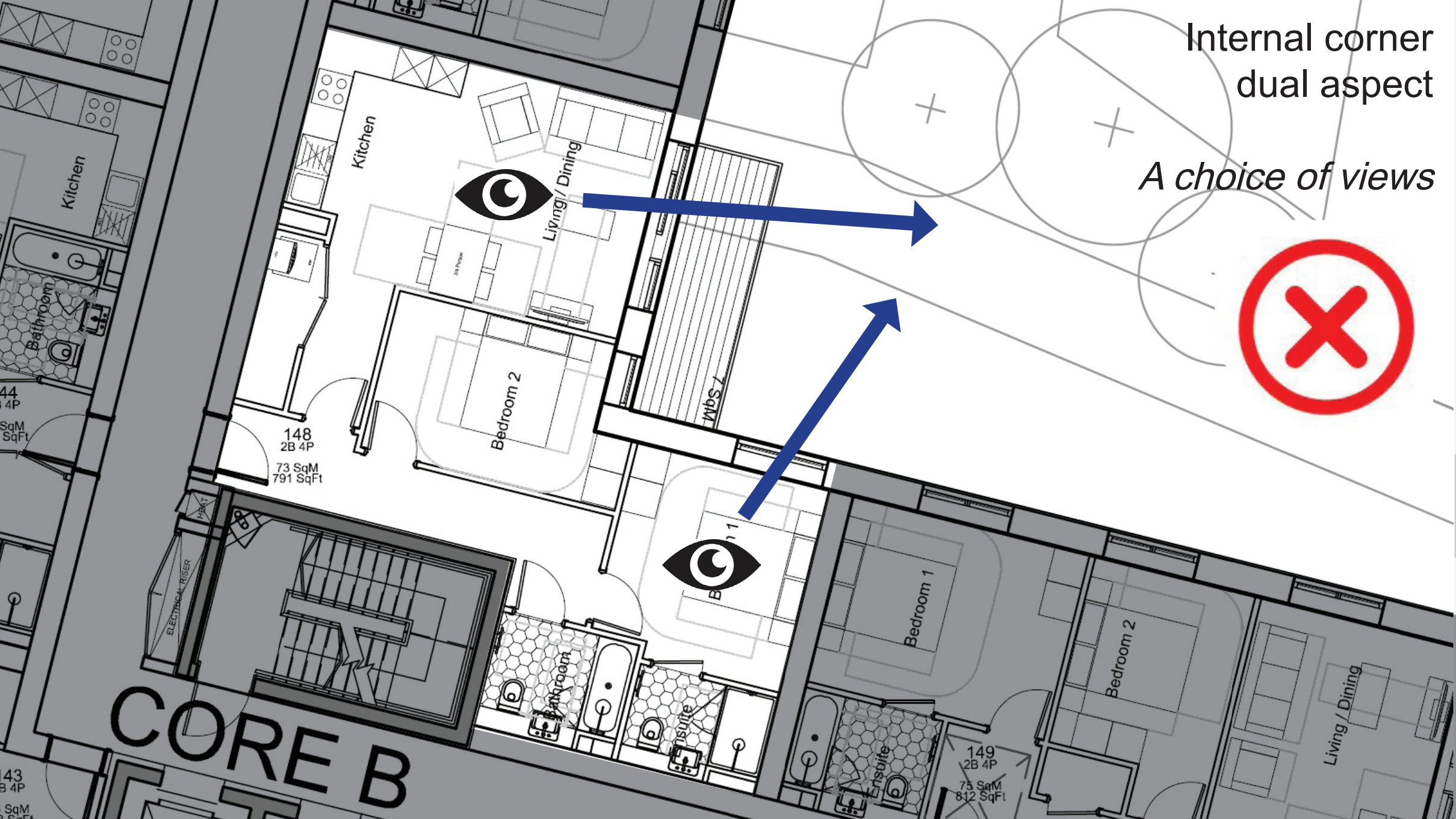
*A choice of views*



Side return  
dual aspect

*A choice of views*



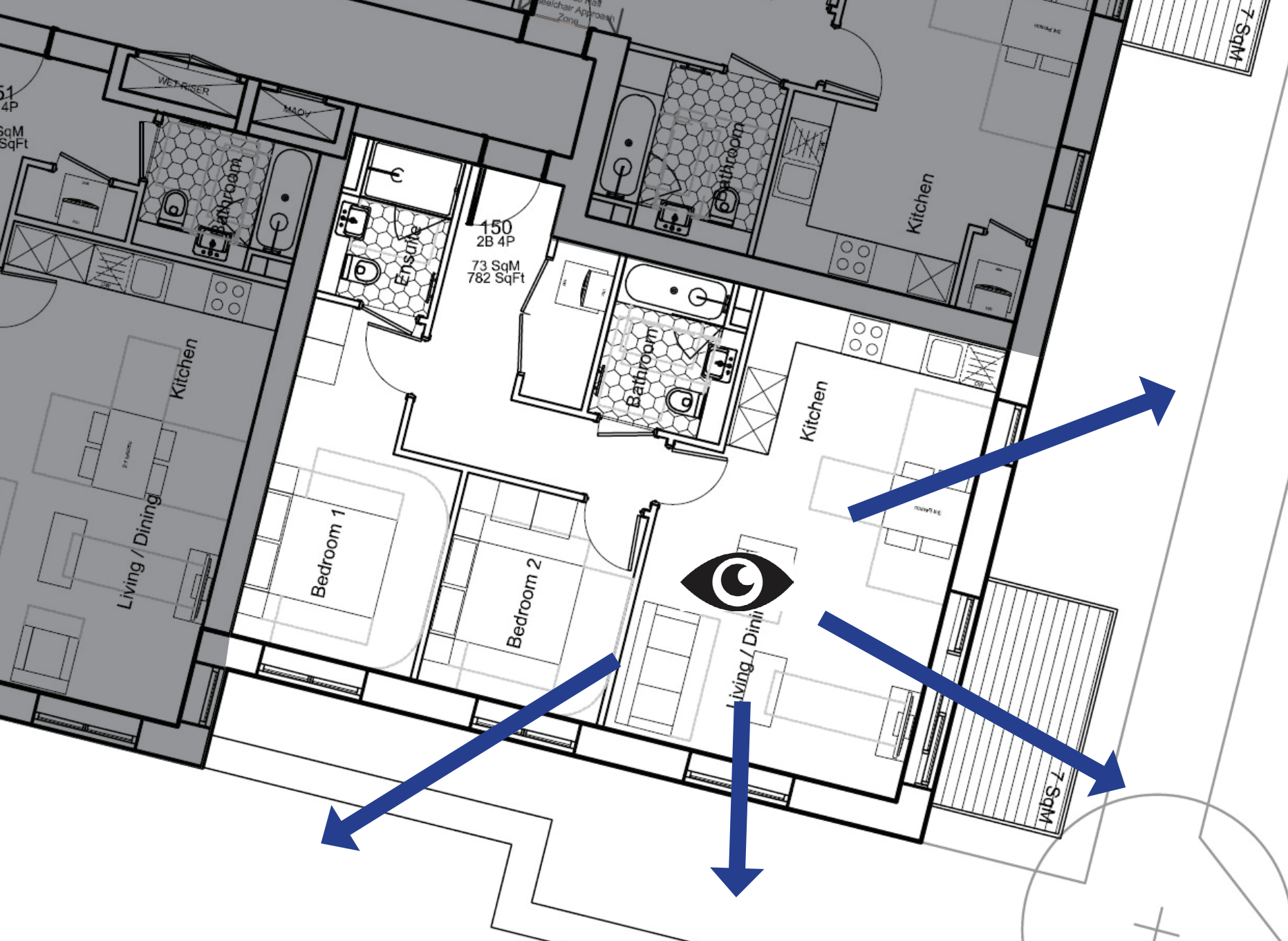


Internal corner dual aspect

*A choice of views*



CORE B



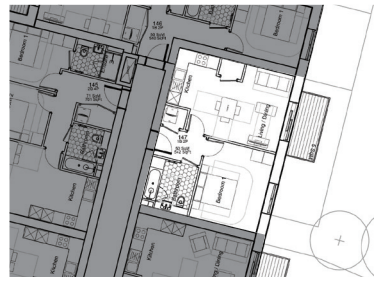
External corner  
dual aspect

*A choice of views*

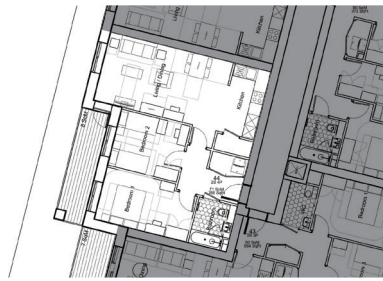


# The London Plan

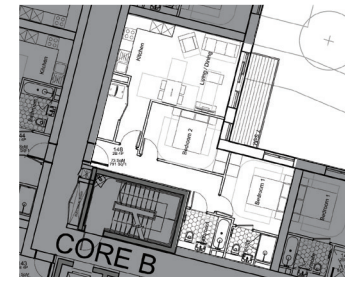
## Benefits of dual aspect



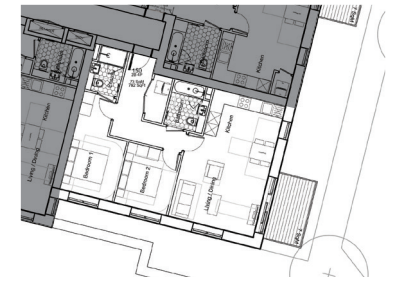
Single aspect



Side return dual aspect



Internal corner dual aspect



External corner dual aspect

*Better daylight*



*A greater chance of direct sunlight for longer periods*



*A choice of views*



*Natural cross ventilation*



*Access to a quiet side of the building*



Proportion of development

2%

33%

54% corner units  
2 per floor are internal corners

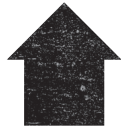
# Burlington Road Typical upper floor Blocks ABC&D

## Corridors



# London Housing Design Guide

INTERIM EDITION



MAYOR OF LONDON

*There is a demand in London for diverse dwelling types, and this guide describes how these can be mixed together without segregation by type or tenure, to make places where everyone can feel a sense of belonging. In recent years, some less successful trends have emerged in the development industry. In building so many over-dense apartment blocks with internal corridors serving small, single aspect dwellings, we have risked creating a damaging legacy for future generations.*