



Cheyne Nursery and Children's Centre with Housing
Resident Engagement Round 03
November 2021



HaworthTompkins



What are we here to talk about?

The response to feedback from Round 2 of public consultation on proposals for the re-development at Cheyne Nursery and Children's Centre

New Nursery and Children's Centre



The Council's commitment to:

- Provide a new and expanded state-of-the-art Nursery
- Provide a new and expanded Children's Centre for children and their families via the new integrated Family Hub model



New Homes



The Council's commitment to:

- Deliver new homes in the borough
- Social homes for rent, targeting the general housing need of families and households from a range of age groups
- Prioritising two and three bed family homes to meet the needs of the 2,100 people on our waiting list who are in temporary accommodation

Commitment to a high standard of design, safety and sustainability



Thank you for your feedback!

Thank you to:

- All local residents and businesses
- Parents and staff of the Nursery and Children's Centre
- Individuals who signed both petitions received by the Council, see link below for more information
- Ward Councillors

<https://www.rbkc.gov.uk/housing/new-homes-consultation/housing/new-homes-consultation/new-homes-delivery-programme/cheyne>

In addition to the online chat sessions we have also had focused discussions with residents living close to the site and other key stakeholders to obtain their views.

We have considered your comments and feedback and now present the scheme to be submitted as part of the planning application.



What you told us

Thank you to all groups and individuals who provided feedback at Round 2 of the consultation events, public exhibitions and through feedback forms. The key themes emerging from this consultation were:

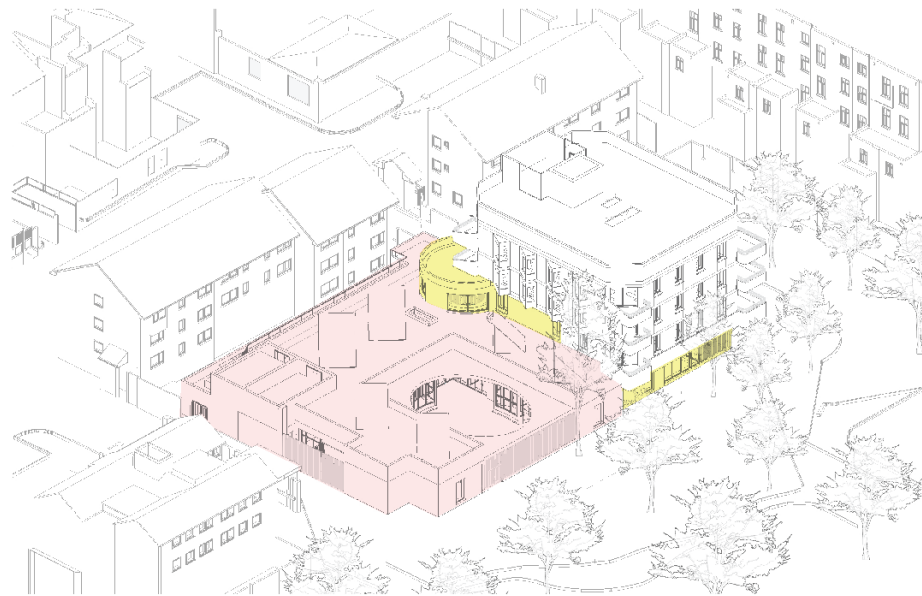
1. Nursery and Children's Centre

- Local residents strongly support a new nursery and children's centre on the site.

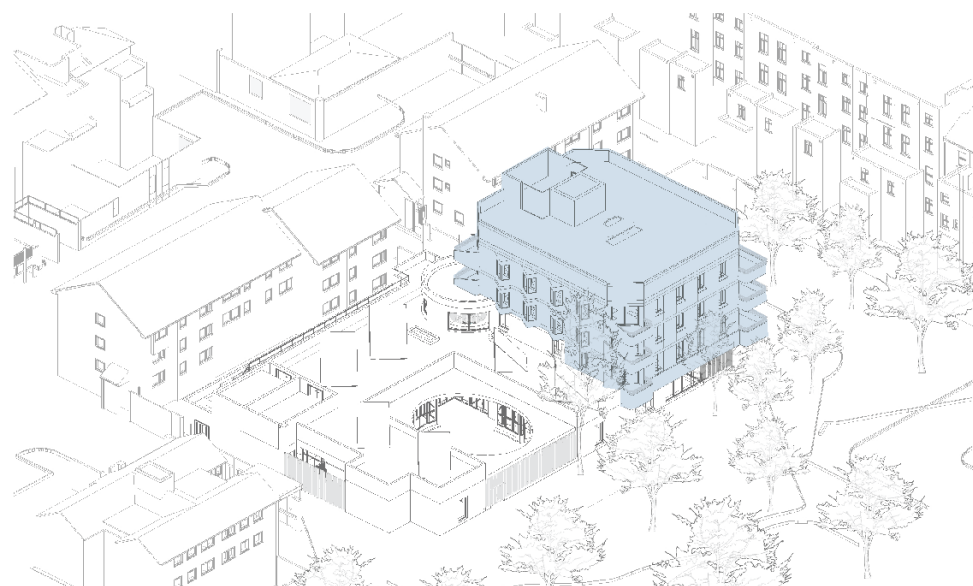
2. New Homes

- Respondents objected to new homes being delivered on the site with some comments specifically objecting to social housing

There is a pressing need for RBKC to provide social rent homes for its residents on the waiting list. The proposed scheme seeks to reconcile the feedback received with the objective to contribute to meeting this housing need alongside the other phase 2 sites.



Proposed Nursery Children's Centre



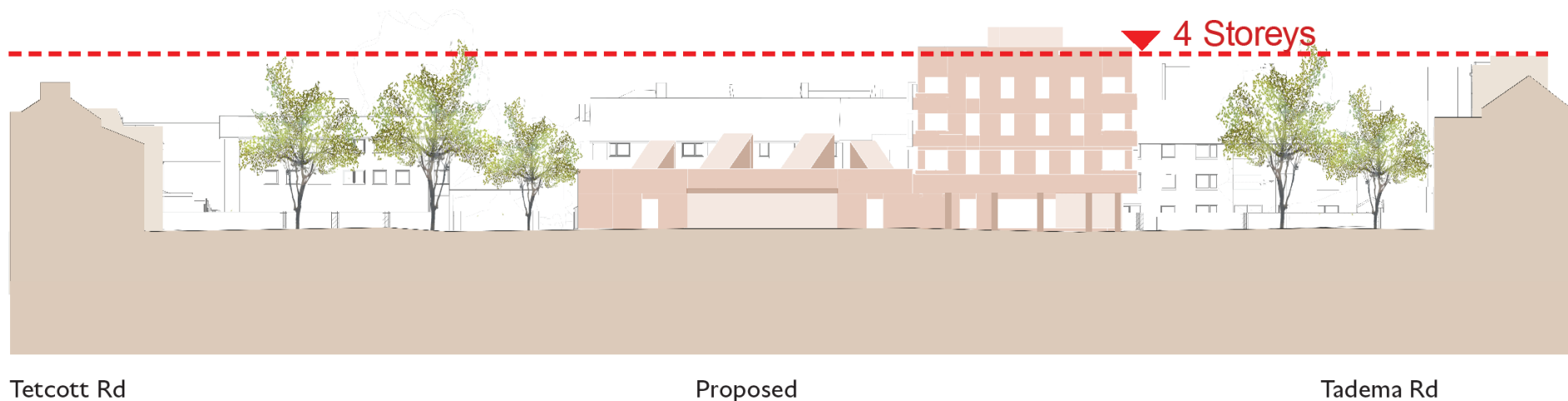
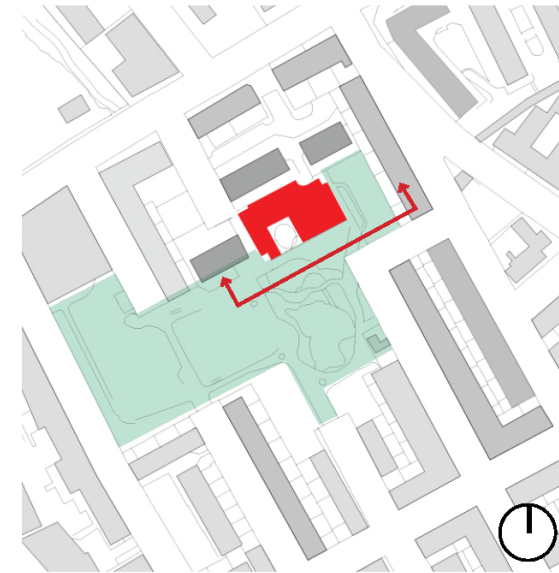
Proposed Residential



What you told us

3. Height - Concerns were raised by the local community regarding the height of the proposed building.

The proposed height has been informed by the scale of surrounding buildings which are up to four storeys and seeks to balance this against a desire to optimise the number of new homes to meet the local housing need.



What you told us

4. Density - Concerns have been raised about the density of the proposed development in comparison to other developments within the local area.

The borough is characterised by low to medium rise, high density development. The proposed development comprises nine new social homes on a site of 0.14ha with a density of 64 homes per hectare. As requested, this has been compared to the Chelsea Waterfront development which had a residential density of 202 homes per hectare at the time of approval.

The proposed density is much lower than this comparison scheme and other recent developments in the area.



Surrounding building heights



What you told us

5. Daylight and sunlight – Concerns were raised about the impact on the daylight and sunlight of the neighbouring properties and overshadowing.

As part of the iterative design process the proposed development underwent continuous detailed daylight, sunlight and overshadowing assessments inclusive of the properties neighbouring the proposed development.

Results

- *Of the 235 windows of neighbouring properties tested, the assessment identifies that 92% will comply with Building Research Establishment (BRE) Report criteria and 99% will comply with Greater London Authority (GLA) guidance.*
- *Overshadowing assessments show that the park to the south and east as well as rear gardens on Thorndike Close will retain full compliance with the BRE Report standards.*



Overshadowing caused by existing



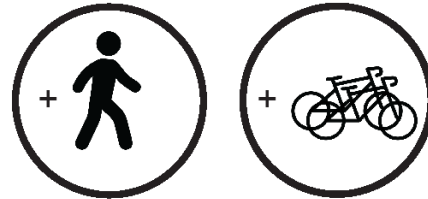
Overshadowing caused by proposed



What you told us

6. Traffic – Concerns about increased traffic as a result of the new homes, Nursery and Children's Centre

A Transport Assessment has been prepared to accompany the application. This currently presents the following findings.



Walking, public transport and cycling are expected to be the most popular modes of transport to the development. A projection of 188 additional trips will be from walking and public transport. The remainder of additional trips would be vehicle (87) and cycle movements (10).



The vehicle movements are projected to be generated by the Nursery and Children's Centre with the majority of trips from the new homes via foot, public transport or bicycle. There are no new parking spaces associated with the development.










Transport Assessment Findings	Estimated Movements		
	Existing number	Proposed number	Difference
Morning peak (8-9 am)	46	80	+34
Afternoon peak (5-6 pm)	56	82	+26
Throughout the day (7am-7pm)	458	746	+288

A Travel Plan will be secured if planning permission is granted which will promote walking, cycling and public transport to reduce use by cars.



Submission scheme design

Proposed site layout

-  Pedestrian Route
-  Main nursery drop off route
-  Gates
-  Nursery & Children's centre entrance
-  Residential entrance
-  Areas of reinstated and enhanced greenery
-  Existing buildings
-  Nursery and Children's Centre Ground Floor
-  Residential Ground Floor



Submission scheme design

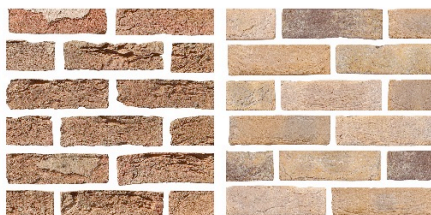
Elevation design

What you told us:
Preference for Greenery
to be incorporated into
facade design



Examples of buildings with climbing plants

There is a mix of species being proposed to create a varied pallet of planting, some being evergreen species to ensure greenery all year round.



The choice of brick is not finalised and will be decided at a later stage with further consultation.



North Facade

Rooflights to provide maximum daylight to nursery rooms. See p.10 for internal view.



South Facade



Submission scheme design

Typical apartment layouts - Second Floor

The following pages show the typical layouts for the flats. All homes are dual aspect and have access to a private balcony from the living space.

See the table below for a breakdown of the size and quantity of flats per floor.

- Bedrooms
- Living spaces
- Bathrooms

	1b 2p	2b 3p	2b 4p	3b 5p	3b 6p	TOTAL UNITS
Level 0						0
Level 1					1	1
Level 2	2			2		4
Level 3		2	2			4
TOTAL TYPE	2	2	2	2	1	9

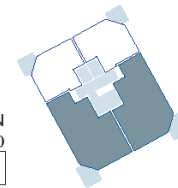
1 - 2 Bed Units 67%

3 Bed Units 33%



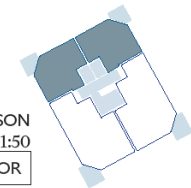
FLAT TYPE 2 - 3 BED, 5 PERSON
1:50

⌚ SECOND FLOOR



FLAT TYPE 3 - 1 BED, 2 PERSON
1:50

⌚ SECOND FLOOR



Submission scheme design

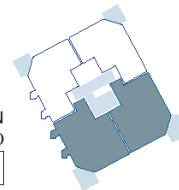
Typical apartment layouts - Third Floor



- Bedrooms
- Living spaces
- Bathrooms

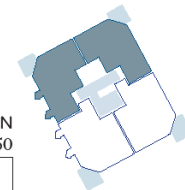
FLAT TYPE 4 - 2 BED, 4 PERSON
1:50

THIRD FLOOR



FLAT TYPE 5 - 2 BED, 3 PERSON
1:50

THIRD FLOOR



Submission scheme design

Nursery and children's centre internal design
– including reflection on feedback on the colour scheme:

What you told us: Preference for a calm colour scheme as in your selected example below:




Submission scheme design

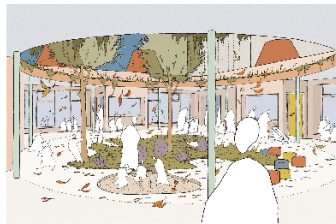
Proposed landscape plans


– The plan shows the full landscape proposal, from the re-landscaped public routes and the proposed outdoor play spaces for the Nursery and Children's Centre.

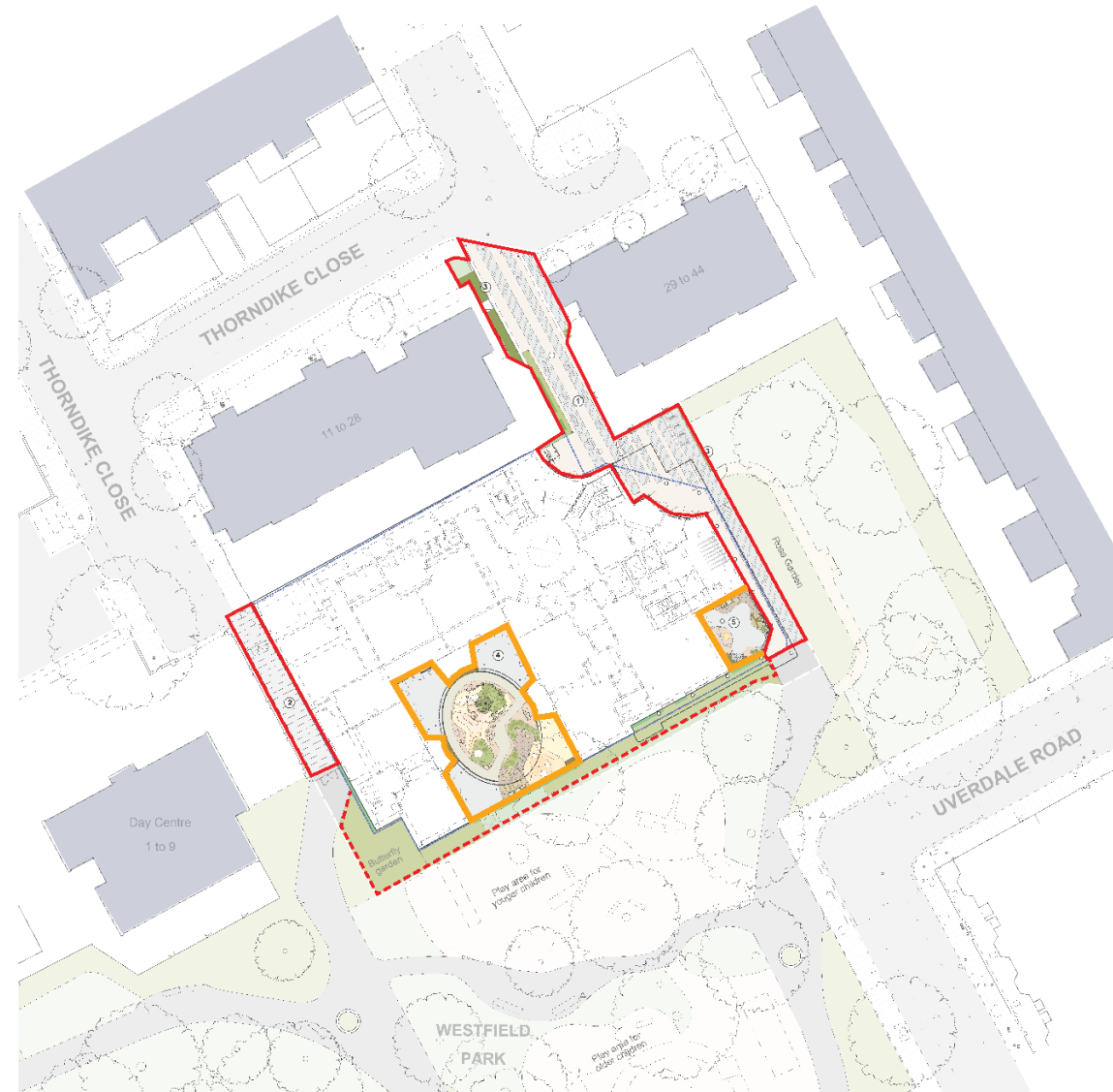
 Re-landscaped public routes



 Nursery and Children's Centre outdoor playspaces



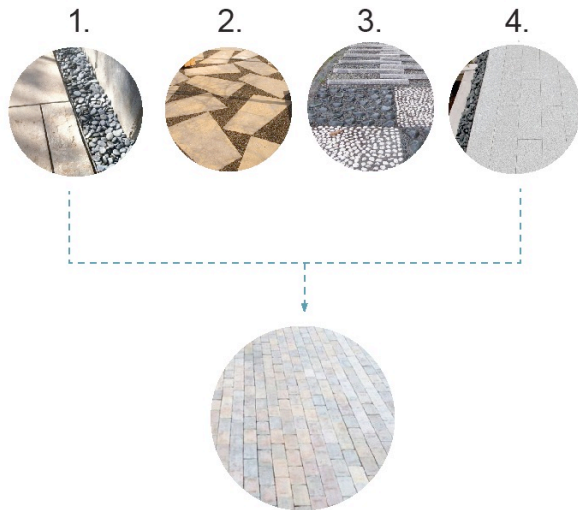
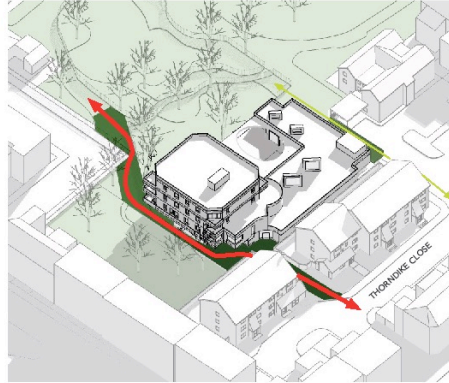
 Reinstated 'green edge' and enhanced butterfly garden



Submission scheme design

Choice of paving and how this has been incorporated into the design in line with preferences received in consultation.

What you told us:
Preference type 1 and 4 paving from the options below.



Selected paving type is in-line options 1 and 4

Drop bollards allowing for emergency / fire tender access

THORNDIKE CLOSE

Entrance signage noting access to park, Nursery and Children's Centre

New boundary railing and hedge planting

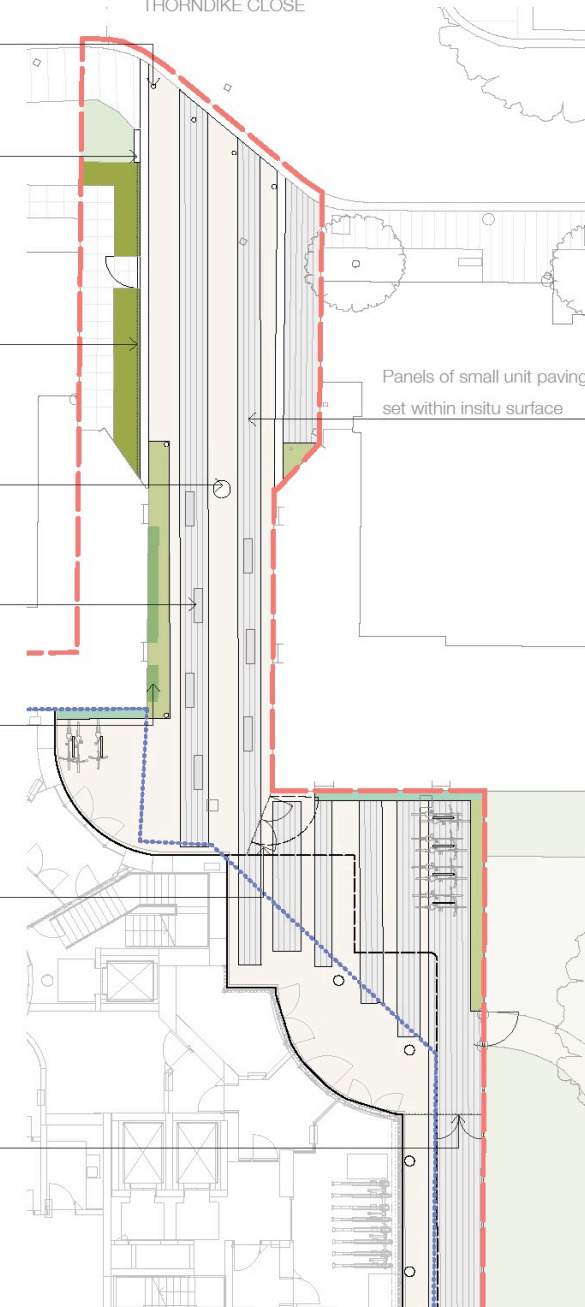
Fixed bollard preventing vehicle access

Panels of decorative paving units

Boundary planting to green route to building

Boundary gates controlling access to Westgate Park and residential entrance during hours park is closed

Boundary gates controlling access to Westgate Park for residents during hours park is closed



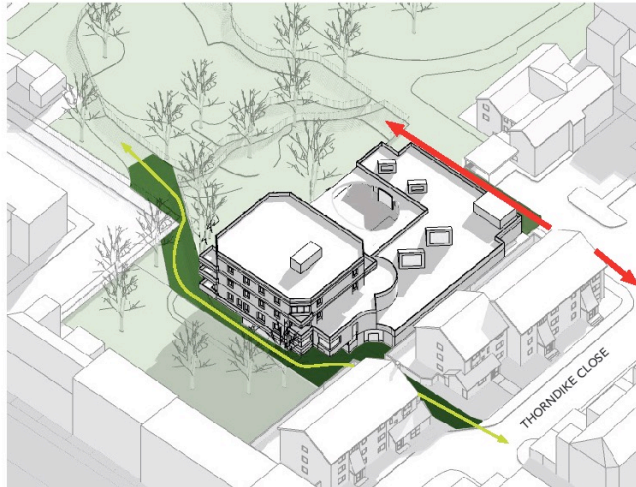
East Approach



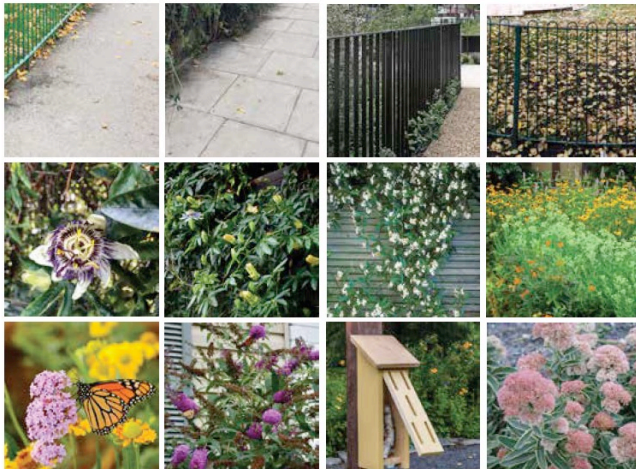
Submission scheme design

Proposed landscape plans

– Re-landscaped public route



West Approach



Proposed plants and surfacing

Paving slabs to match existing
- continuing surface finish from
Thorndike Close

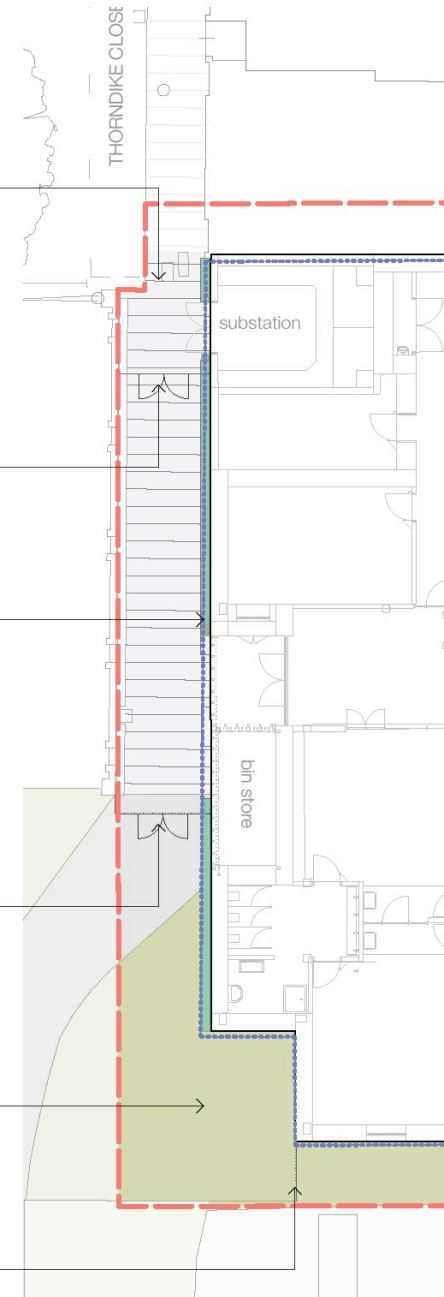
Access gates to park realigned to
allow for 24 hours service access to
substation & access to binstore while
park is closed

Green climber wall with Passionflower
through planted with evergreen
climbing species

Boundary gates controlling access to
Westgate Park during hours park is
closed

Butterfly garden - Planting
incorporating native and nectar rich
species, to include groundcover,
herbaceous and shrub planting.

Hoop top railing to play area realigned
to meet building corner



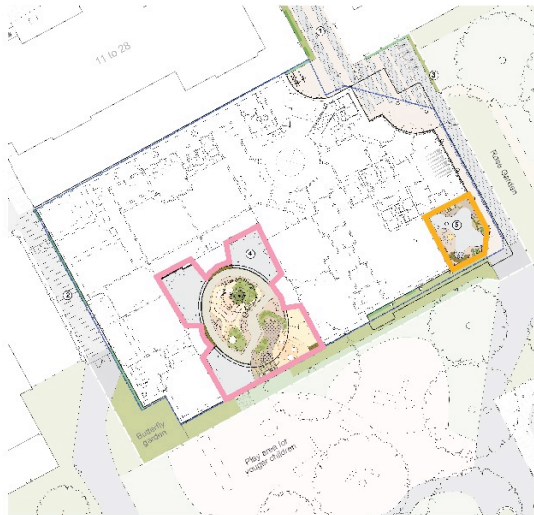
West Approach



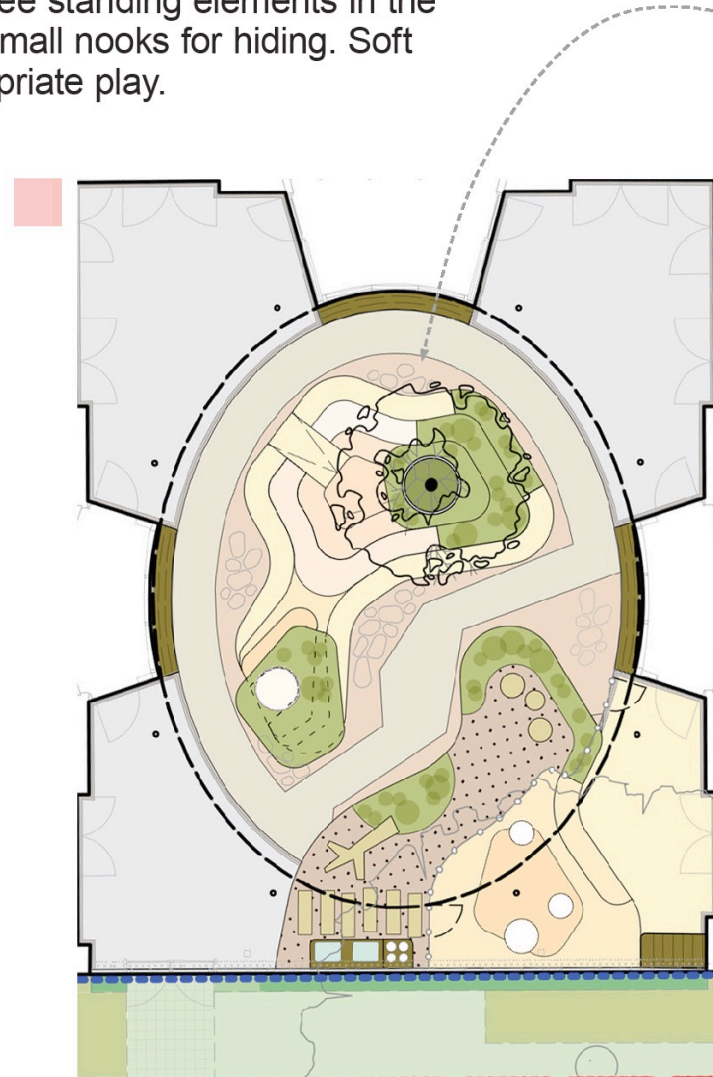
Submission scheme design

Nursery and Children's Centre outdoor play spaces

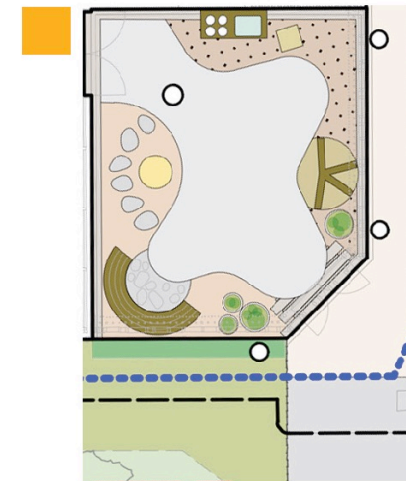
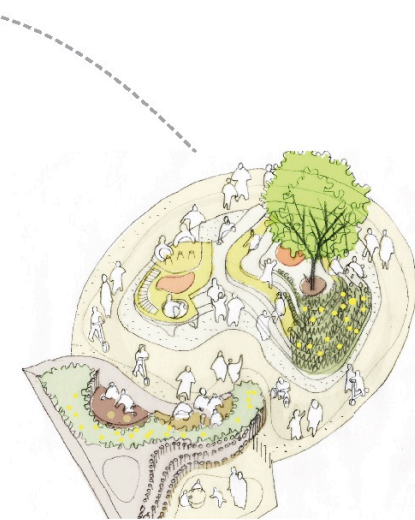
The play spaces have been designed with natural play at their core. Areas for loud and quiet play are defined by free standing elements in the space such as a terraced activity island with small nooks for hiding. Soft boundaries form divisions between age appropriate play.



Play spaces location in plan



Nursery outdoor play space



Children's Centre outdoor play space



Submission scheme design Sustainability features

The proposal has been designed to respond to its context of the park with several sustainable aspects to improve biodiversity and to meet the project's low carbon targets:

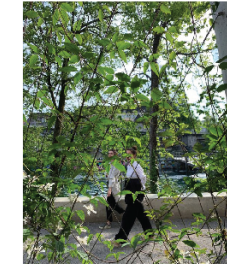
- Architectural screening will support the reinstated Passion Flower saved from the existing nursery.
- Green roofs are proposed to be planted with species that can tie into the bee superhighway that's planned for the borough, these also provide a green outlook for neighbouring properties.
- The blue roof will moderate rainfall and flooding by retaining water and releasing it slowly.
- The reinstated butterfly garden in the south west corner will contribute to the net increase in biodiversity on the site, along with the tree introduced at the centre of the Nursery courtyard.
- Photovoltaic panels and heat pumps will power and heat the proposal. These are positioned on areas of the roof for optimum efficiency.



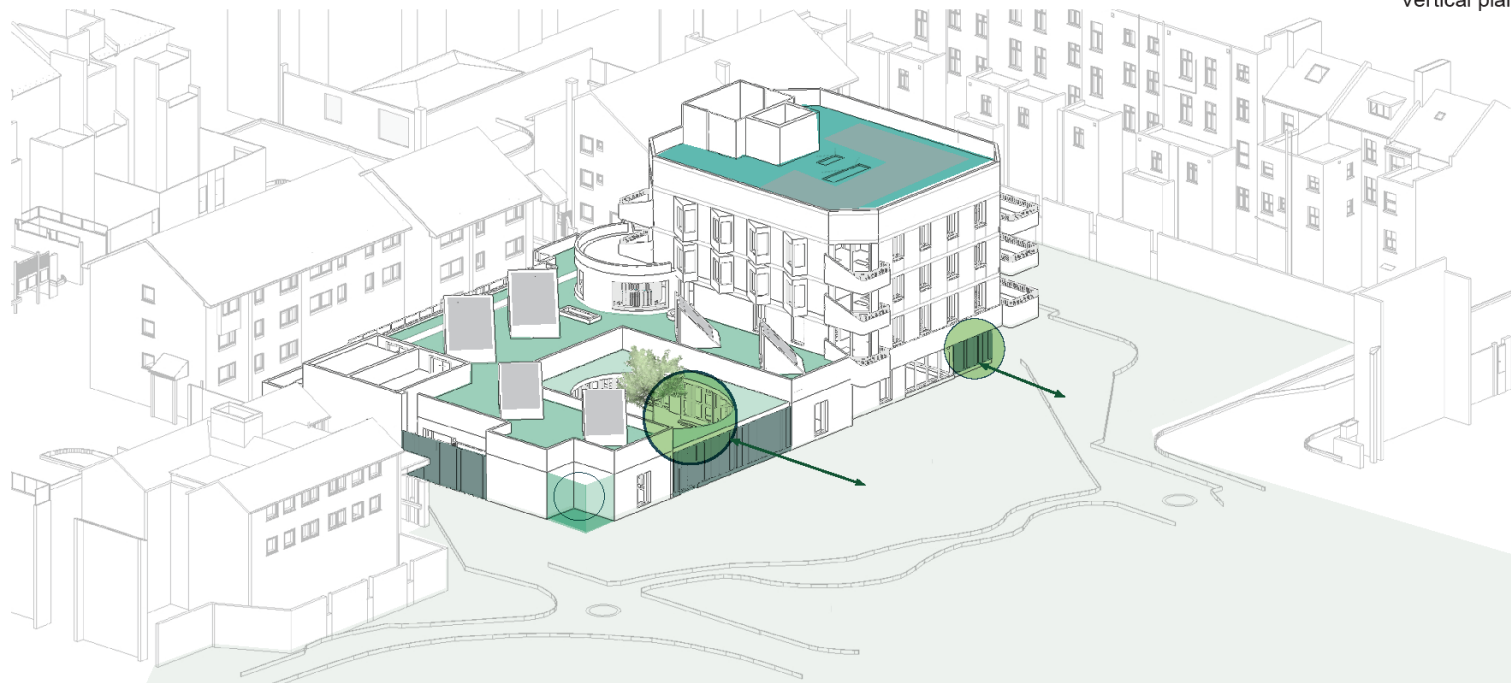
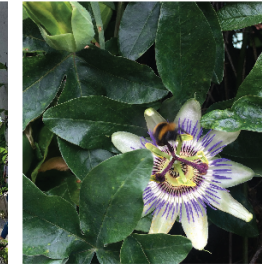
Green roofs



Photovoltaic panels



Vertical planting integrated onto the façade's



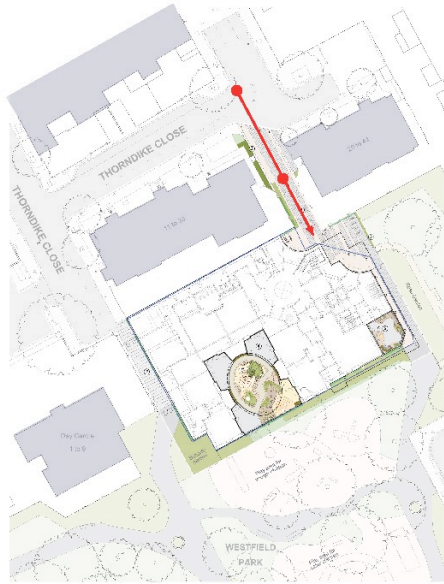
KEY:

- Outdoor play space's located to the south with separated from the park with a green screen
- ◻ Butterfly garden
- Blue/green roof
- Green roof
- Reinstated passionflower
- Photovoltaic panels
- Westfield park



Submission scheme design

Illustrative view of the approach from Thorndike



1.



2.



Submission scheme design

Illustrative from Westfield Park



What happens next?

- The project will shortly be submitted for planning permission.
- Once validated the planning documents will be publicly accessible online via the planning portal.
- You will be able to provide formal comments on the scheme to the Council's Planning Department as part of the public consultation period once the planning application has been submitted.

