



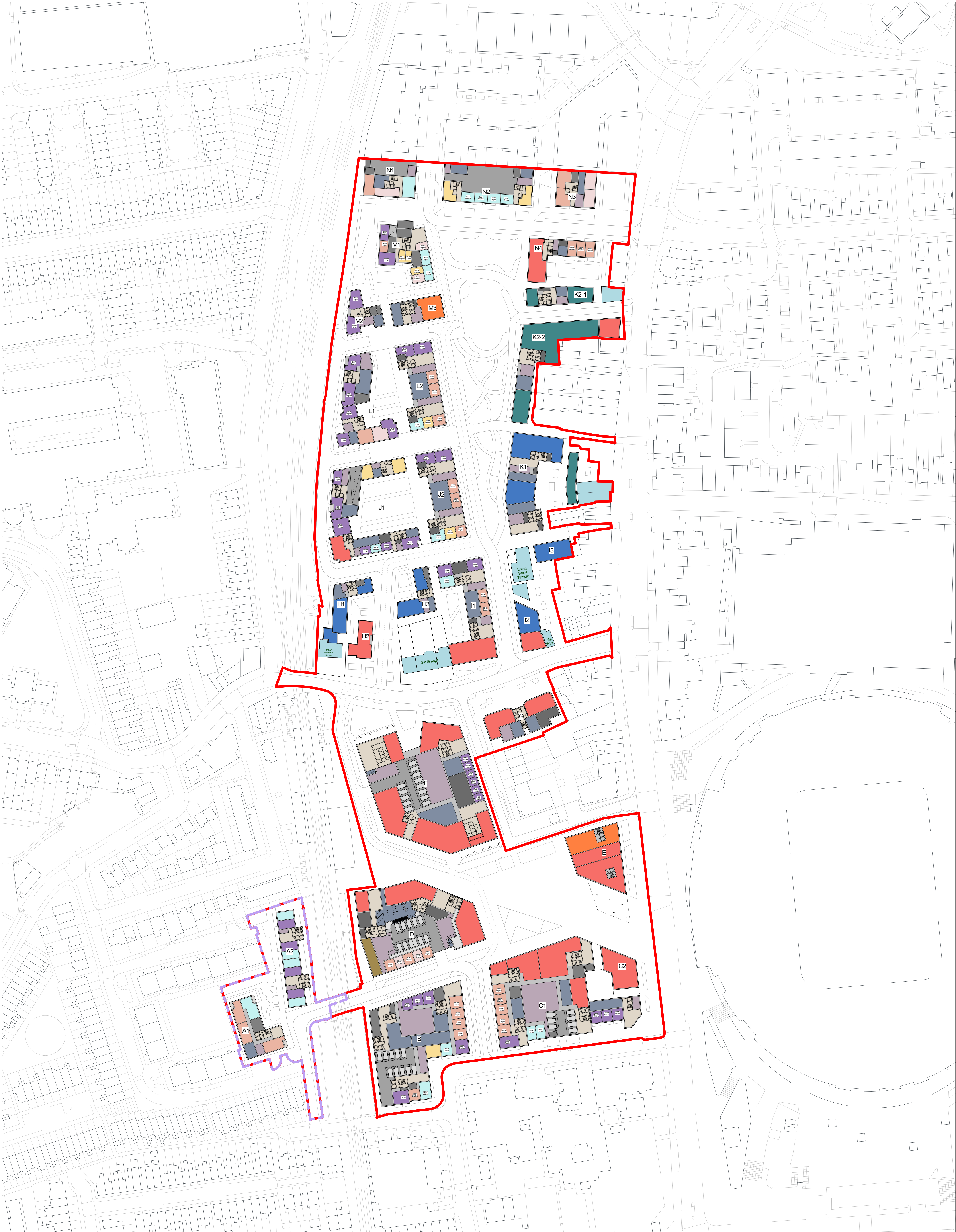
HIGH ROAD WEST PHASE A

PUBLIC INQUIRY - COMPULSORY PURCHASE ORDER (2023)

ILLUSTRATIVE MASTERPLAN DRAWINGS

PREPARED FOR LENDLEASE (HIGH ROAD WEST) LTD BY STUDIO EGRET WEST

NOVEMBER 2023



GA Illustrative Floor Plan - Level 00 (Ground)

1 : 1000

Key (Not for Approval)

Hybrid Planning Application Boundary

Detailed Planning Application Boundary

2B3P

2B4P

3B5P

4B6P

Retail

Workspace

Light Industry

Community

Energy Centre

Bike Store

Residential Lobby

Bin Store

Leisure

Plant/ BOH

Car Parking

Notes:

- The external wall has been dimensioned at 500mm.
- Unless stated otherwise, all homes are single storeys.
- The detailed planning application layout has been included for illustrative purposes only.

General Notes

No implied licence exists. This drawing should not be used to calculate area for the purposes of valuation. Do not scale the drawing. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

Rev	Date	Reason for Issue	AR	CH
P1	22.10.21	Planning Submission	AR	CH

Keyplan

Scale Bar
1 : 1000

Drawing Title
GA Illustrative Floor Plan - Level 00 (Ground)

Project Number	Status
0311	For Planning

Scale at A1	Date
1 : 1000	22/10/21

Drawn by	Checked by
GY	AR

Drawing Number	Revision
0311-SEW-ZZ-00-DR-A-01100	P1

Client
Lendlease

Project
0311 High Road West

Studio Egret West

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GA Illustrative Landscape Masterplan - Level 00 (Ground)

1 : 1000

Key (Not for Approval)

- Hybrid Planning Application Boundary
- White Hart Lane
- Residential/Ancillary Road
- Pedestrian/Ancillary Road
- Hard Landscape
- Play Space
- Lawn space (detention basin)
- Rain Garden planting
- Retained Rain Garden planting
- Defensible Planting
- Planting
- Art structure for wind mitigation (3mx3mx3m)
- Porous structure for wind mitigation 3mx3mx1.5m (HxLxW)
- Moselle Square Play Space
- Moselle Square Water Play Feature
- Peacock Park Play Space
- Play on the Way / Incidental Play
- Residential Play Space
- Primary School Playground Extension
- Existing Tree Retained
- Large Feature Tree (+9m height)
- Proposed Tree (8m height)
- Proposed Tree (5m height)
- Cycle way
- Blue Badge Parking bay
- Parking Bay (parallel)
- Loading Bay (Refuse / Delivery)
- Extent of Plot A proposals. Refer to Detail Plot Information

General Notes

No impact on existing trees. This drawing should not be used to calculate area for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British standards and building regulations requirements. Drawing errors and omissions to be reported to the architect.

P1	22.10.21	Planning Submission	AR	CH
Rev	Date	Reason for issue		

Keyplan

Scale Bar

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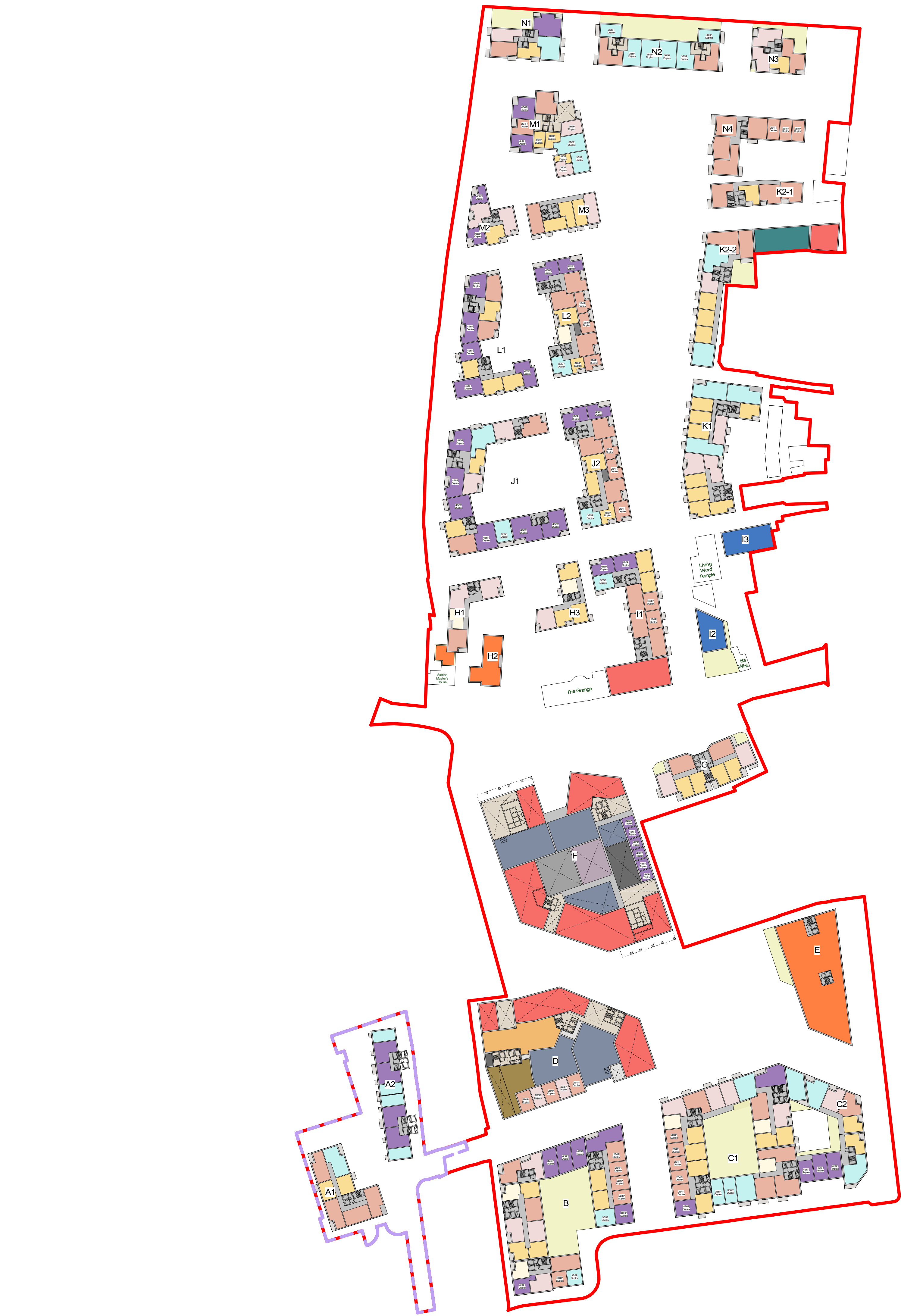
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Drawing Title

GA Illustrative Landscape Masterplan - Level 00 (Ground)

Project Number	Status	Client
0311	For Planning	Lendlease
Scale at A1	Date	
1 : 1000	22/10/21	
Drawn by	Checked by	
ML	AR	
Drawing Number	Revision	
0311-SEW-22-00-DR-L-001100	P1	

Project 0311 High Road West



GA Illustrative Floor Plan - Level 01 (First)

1 : 1000

Key (Not for Approval)

- Hybrid Planning Application Boundary
- Detailed Planning Application Boundary

- 1B1P (Studio)
- 1B2P
- 2B3P
- 2B4P
- 3B5P

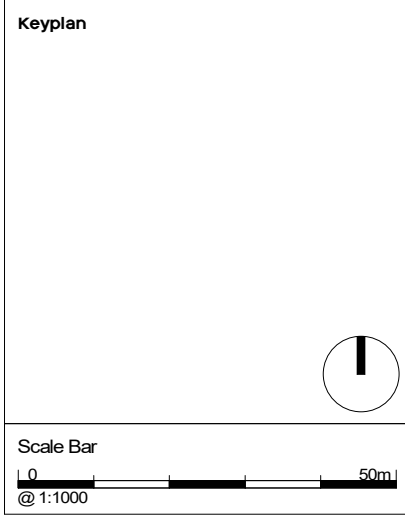
- 4B6P
- Retail
- Workspace
- Light Industry
- Community

- Energy Centre
- Bike Store
- Residential Lobby
- Bin Store
- Leisure

- Plant/ BOH
- Car Parking
- Podium Garden

- Notes:
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General Notes		
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P1	22.10.21	Planning Submission
Rev	Date	Reason for Issue
AR		
CH		



Drawing Title	
GA Illustrative Floor Plan - Level 01 (Podium)	
Project Number	Status
0311	For Planning
Scale at A1	Date
1 : 1000	22/10/21
Drawn by	Checked by
GY	AR
Drawing Number	Revision
0311-SEW-ZZ-01-DR-A-001101	P1



Studio Egret West
3 Brewhouse Yard
London EC4A 3DF

Client
Lendlease

Project
0311 High Road West

GA Illustrative Floor Plan - Level 03 (Typical)

1 : 1000

Key (Not for Approval)

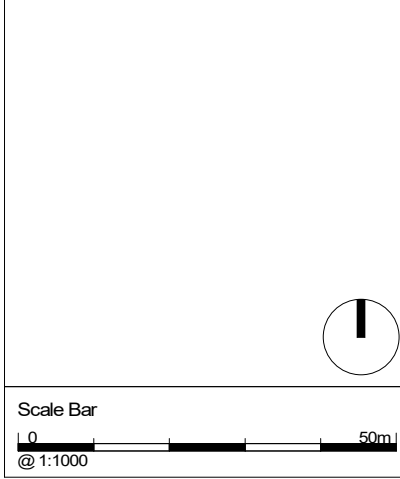
	Hybrid Planning Application Boundary		1B1P (Studio)		4B6P
	Detailed Planning Application Boundary		1B2P		Community
			2B3P		Light Industry
			2B4P		
			3B5P		

Notes:
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2. Unless stated otherwise, all homes are single storeys.
3. The detailed planning application layout has been included for illustrative purposes only.

General Notes
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Drawing errors and omissions to be reported to the architect.

Rev	Date	Reason for Issue	AR	CH
P1	22.10.21	Planning Submission	AR	CH

Keyplan



Drawing Title
GA Illustrative Floor Plan - Level 03 (Typical)

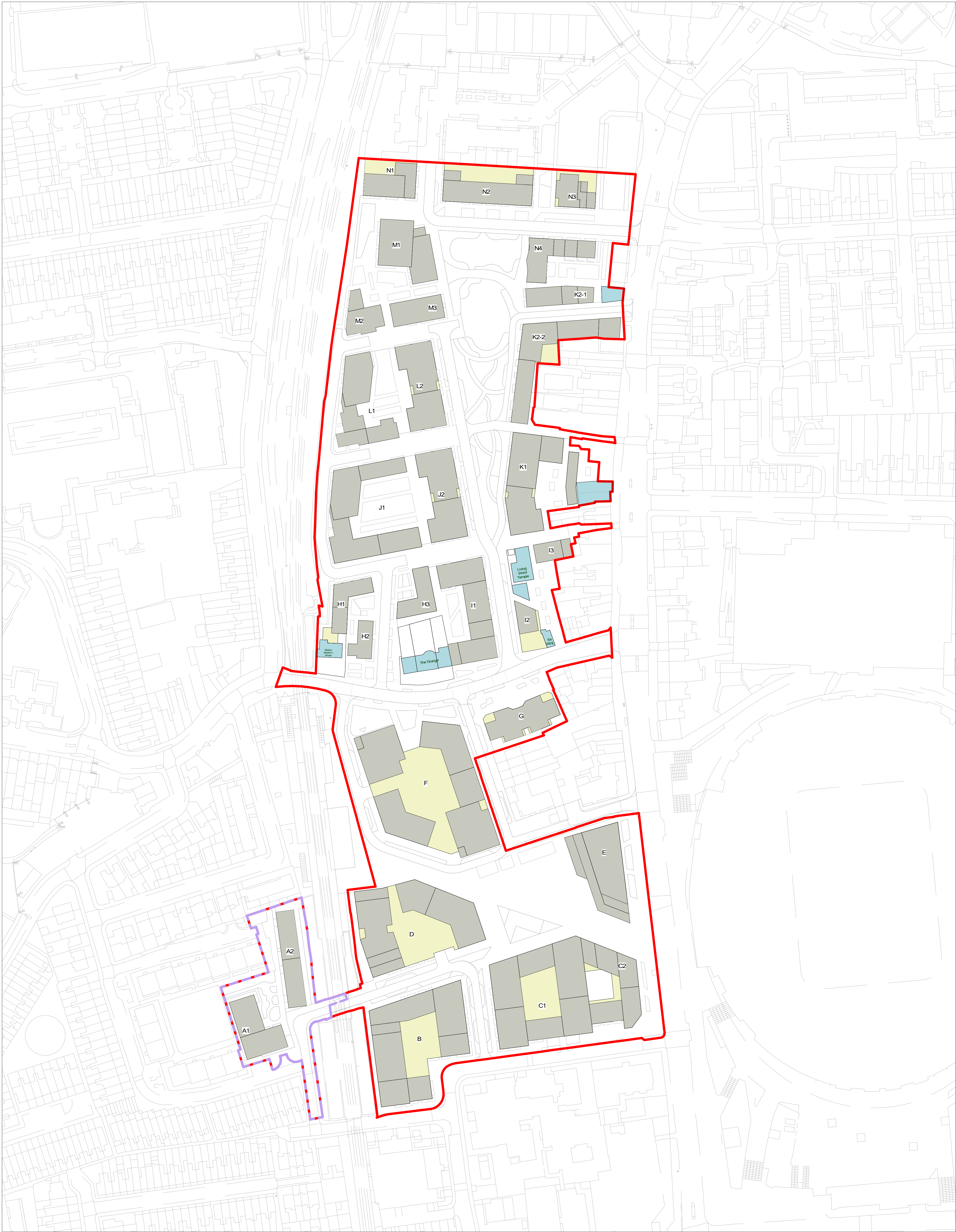
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0311	For Planning
Scale at A1	Date
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Drawn by	Checked by
GY	AR
Drawing Number	Revision
0311-SEW-ZZ-03-DR-A-001103	P1



Studio Egret West
3 Brewhouse Yard
London EC4A 3DF

Client
Lendlease

Project
0311 High Road West



GA Illustrative Floor Plan - Level 40 (Roof)

1 : 1000

Key (Not for Approval)

- Hybrid Planning Application Boundary
- Detailed Planning Application Boundary
- Existing Retained Building
- Building Roof
- Podium Garden

General Notes

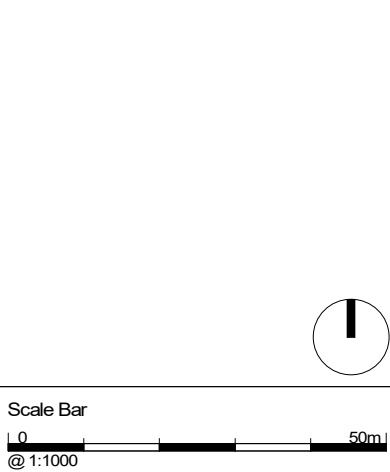
1. The external wall has been dimensioned at 500mm.

2. Unless stated otherwise, all homes are single storeys.

3. The detailed planning application layout has been included for illustrative purposes only.

Rev	Date	Reason for issue	AR	CH
P1	22.10.21	Planning Submission	AR	CH

Keyplan



Drawing Title

GA Illustrative Floor Plan - Roof Level

Project Number	Status
0311	For Planning
Scale at A1	Date
1 : 1000	22/10/21
Drawn by	Checked by
GY	AR

Drawing Number	Revision
0311-SEW-ZZ-40-DR-A-001140	P1



Studio Egret West
3 Brewhouse Yard
London EC1V 4JQ

Client
Lendlease

Project
0311 High Road West



GA Illustrative Floor Plan - Level B1 (Basement)

1 : 1000

Key (Not for Approval)

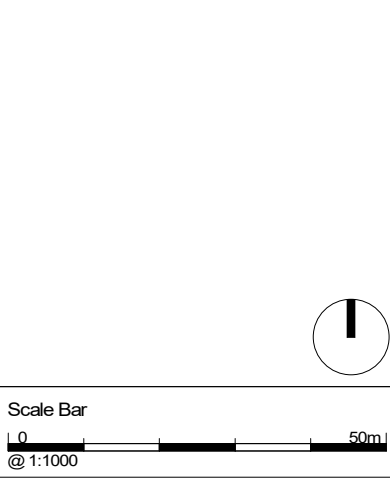
- Hybrid Planning Application Boundary
- Detailed Planning Application Boundary
- Energy Centre
- Bike Store
- Residential Core
- Bin Store
- Plant/ BOH
- Car Parking
- 3% Accessible Parking Space
- 7% Accessible Parking Space Uplift

Notes:
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Rev	Date	Reason for issue	AR	CH
P1	22.10.21	Planning Submission	AR	CH

Keyplan



Drawing Title

GA Illustrative Floor Plan - Level B1 (Basement)

Project Number	Status
0311	For Planning
Scale at A1	Date
1 : 1000	22/10/21
Drawn by	Checked by
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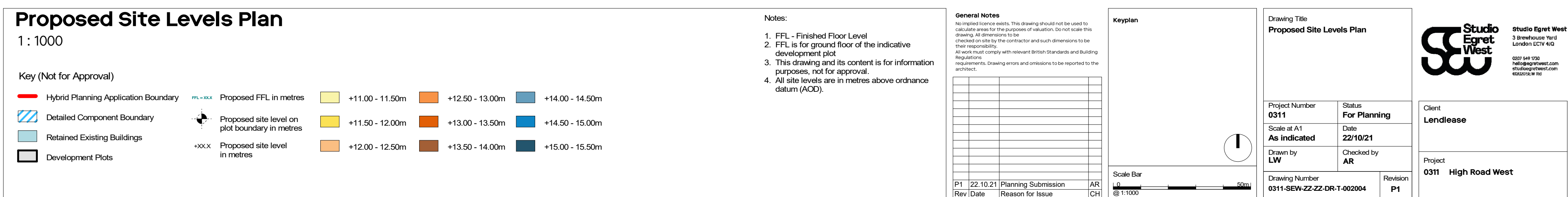
Drawing Number	Revision
0311-SEW-ZZ-B1-DR-A-001199	--



Studio Egret West
3 Brewhouse Yard
London EC4A 3DF

Client
Lendlease

Project
0311 High Road West





Illustrative Phasing Plan

1 : 1000

Key (Not for Approval)

Hybrid Planning Application Boundary

Existing buildings, associating structures and spaces to be retained

Phase 1 - Plots A, G and Love Lane (2022 - 2024)

Phase 2 - Plot D and F (2023 - 2028)

Phase 3 - Plot B, C, E and Moselle Square (2029 - 2032)

Phase 4 - Plots M2, L1, L2, H1, H2, H3 (2022 - 2024)

Phase 5 - Plots M1, N1, N2, N3, N4 and upper portion of Peacock Park (2023 - 2026)

Phase 6 - Plot K2, M3, L2 and portion of Peacock Park (2026 - 2028)

Phase 7 - Plots K1, J2 and remaining portion of Peacock Park (2026 - 2029)

Phase 8 - Plots I1, I2 and I3 (2027 - 2029)

General Notes

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Rev	Date	Reason for issue	AR	CH
P1	22.10.21	Planning Submission	AR	CH

Scale Bar

0 10m

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Keyplan

Scale Bar

0 10m

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Drawing Title

Illustrative Phasing Plan

Project Number	Status	Client
0311	For Planning	Lendlease

Scale at A1	Date	Drawn by	Checked by
1 : 1000	22/10/21	NJ	AR

Drawing Number	Revision
0311-SEW-22-ZZ-DR-1-002008	P1

Project

0311 High Road West

Studio Egret West

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HIGH ROAD WEST PHASE A

PUBLIC INQUIRY - COMPULSORY PURCHASE ORDER (2023)

EXTRACTS FROM DESIGN & ACCESS STATEMENT

PREPARED FOR LENDLEASE (HIGH ROAD WEST) LTD BY STUDIO EGRET WEST

The HRW Masterplan offers the opportunity to build on the local area's strong urban grain, cultural heritage, active leisure uses, and movement networks to deliver sustainable and characterful neighbourhoods, bringing new commercial activity and high quality homes.

This exciting regeneration brings a step change in the scale of investment within the local centre and represents a significant catalyst for change and a bright future for the High Road.

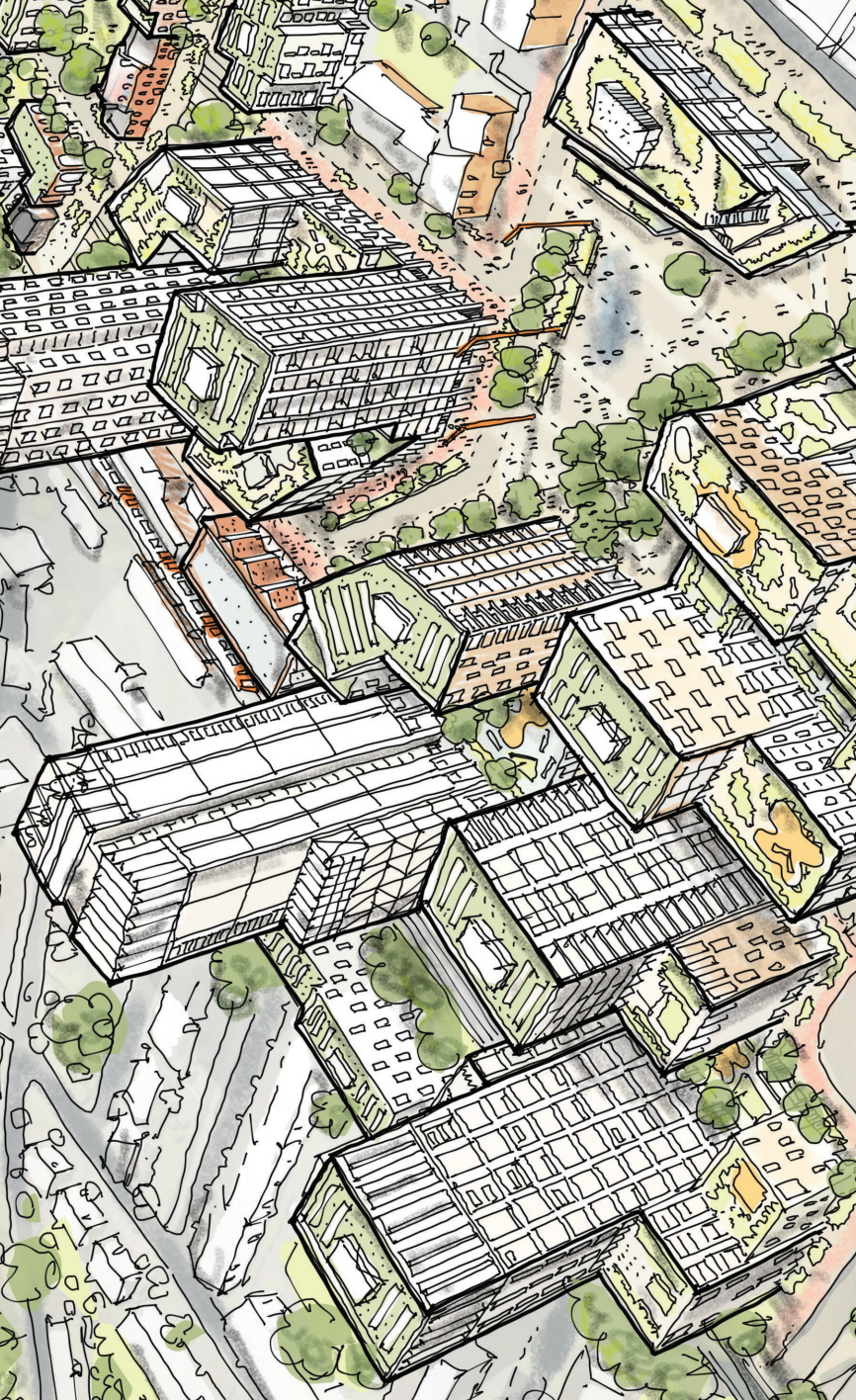


Figure 1 - Illustrative sketch of the HRW Masterplan

USE & AMOUNT

PROPOSED QUANTUM OF DEVELOPMENT

The two tables opposite set out the quantum of development proposed within the application.

Table 1 shows the Illustrative Masterplan Mix by Unit Size comprising all homes delivered across all tenures and phases. Table 2 shows the accommodation schedule for the gross external area for each land use class within the Illustrative Masterplan, along with proposed maximum and minimum areas that can be delivered by any future alternative scheme.

In summary the Illustrative Masterplan

accommodates:

- 2,612 homes with a predominance for 2 beds and 1 beds;
- 245,685 sqm of Use Class C3 residential floorspace including all residential ancillary space;
- 12,922 sqm of Use Class E (a,b,c,d,e,f,g) space for retail, restaurants and cafés, small enterprises and office, recreation and fitness, and light industry. With a minimum floorspace of 4,686 sqm delivered either as B2, B8 or E(g);
- 2,997 sqm of Use Class F1 (d,e) and F2 (b) for the Library and Learning Centre and other community facilities; and
- Approximately 42,100 sqm of publicly accessible open space.

For further information on housing numbers and delivery, please refer to the Planning Statement and Development Specification.

Illustrative Masterplan Mix (by unit size)		
No. Bed Spaces	No. Homes	& Mix
Studio	85	3%
1 Bed	859	33%
2 Bed	1,237	48%
3 Bed	375	14%
4 Bed	56	2%
TOTAL	2,612	100%

Table.2 - Illustrative Masterplan Mix (by unit size)

Land Use	Illustrative Masterplan GEA (sqm)	Minimum GEA (sqm)	Maximum GEA (sqm)
Use Class B2: Industrial*	0	0	7,000
Use Class B8: Industrial*	0	0	1,000
TOTAL USE CLASS C:	0	0	8,000
Use Class C3: Residential	245,685	235,000	280,000
TOTAL USE CLASS C:	245,685	235,000	280,000
Use Class E (a): Retail other than hot food	4,934	4,000	7,800
Use Class E (b): Sale of food and drink mainly for consumption on premise			
Use Class E (c): Commercial, professional(other than medical) or financial services			
Use Class E (d): Indoor sports, recreation or fitness	3,200	500	4,000
Use Class E (e): Medical or healthcare	0	0	1,000
Use Class E (f): Creche, day nursery or centre	0	0	2,000
Use Class E (g: i, ii and iii)*: offices for operational or administrative functions, R+D of products or processes, industrial processes	4,788	1,525	7,200
TOTAL USE CLASS E:	12,922	6,025	22,000
Use Class F1 (d): Public Libraries or reading rooms	1,415	500	3,500
Use Class F1 (e): Public halls or exhibition halls			
Use Class F1 (f): public places of worship	555		
Use Class F2 (b): local community halls	927	500	2,500
TOTAL USE CLASS F:	2,897	1,000	6,000
Sui Generis: Energy Centre	1,700	200	1,800
Sui Generis: Public House	0	0	3,000
Sui Generis: Sub Station	0	0	500
Sui Generis: Cinema	0	0	3,000
TOTAL USE SUI GENERIS:	1,700	200	8,300
Residential parking	7,865	4,000	15,000
TOTAL:	271,069	249,386	339,300

Table.3 - Illustrative Masterplan Summary Land Use Schedule

* A minimum floorspace of 4,686sqm GEA will be delivered either as B2, B8 or E(g i, ii or iii) consistent with the Minimum and Maximum floorspace areas for these uses.