

Local Plan Allocated Sites Capacity Study Report



London Borough of Harrow Local Plan Allocated Sites Capacity Study Report 2024 - 2025

This report has been prepared to document the process and methods used in the undertaking of the Allocated Sites Capacity Studies and their findings.

The Capacity Studies were undertaken and this report written by the Harrow Borough Council Urban Design Team.

Disclaimer:

Please note, the council expects sites within this document to be brought forward through a design led process in accordance with the London Plan and Harrow Local Plan.

This document does not seek to provide design guidance or prescribe outcomes for any of the sites.

This is a high level exercise undertaken to estimate the capacity of the allocated sites having regard to the policies in the draft Harrow Local Plan. Any development brought forward on any of the sites will not necessarily look like what is outlined in this document; these studies only seek to show at a high level a version of what could come forward on the site for the purpose of calculating development capacity as part of preparing the draft Harrow Local Plan.

Any subsequent applications on the sites within this document will be assessed on their individual merits.

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Methodology

The Local Plan Allocated Sites Capacity Studies undertaken in 2024 followed the method published in *Optimising Site Capacity: A Design-led Approach* as part of the London Plan Guidance by the Greater London Authority in 2023.

The methodology requires the undertaking of site analysis for each site, looking at relevant policy, heritage assets, conservation areas, protected views, etc. as well as the surrounding site context to determine the appropriate layout, form and height for each site.

Once analysis was complete the sites were then tested through modelling to determine capacity. The GLA have published a toolkit along side their guidance with several SketchUp blocks for deck access blocks, point blocks and houses. These blocks were utilised throughout the capacity studies, however were not always appropriate, especially when testing smaller or more constrained sites. In these cases bespoke blocks were created, with thought being given to the form of the block and maximising dual aspect units.

Once the modelling was complete the GLA Indicative Site Capacity Calculator (part of toolkit) was used to calculate the capacity for each site. Additionally, as part of our own process, the site capacity was then used to calculate the amount of playspace required for each site and the models were then checked to ensure this amount could be provided, which helped to ensure the sites did not become over developed.

All models were reviewed with Development Management colleagues to ensure they were comfortable with distances between buildings and building heights.

As stated in the LPG, “as with any capacity-modelling exercise, site capacities should be treated as an approximation for development coming forward on site and not an absolute maximum or minimum.” (page 30)

GLA Indicative Site Capacity Calculator

Type (select from pulldown menu)	GEA per storey (m2)	Number of storeys	Total GEA per block	Quantity	Total GEA per type (m2)	Car parking circulation factor	Ground floor car parking factor
-Select Type-	0.0	0	0	0	0.0		
-Select Type-	0.0	0	0	0	0.0		
-Select Type-	0.0	0	0	0	0.0		
-Select Type-	0.0	0	0	0	0.0		

Capacity Calculator

Residential GEA*	0	m2
Non-residential	0	m2
Residential GIA	0	m2
Residential NIA	0	m2

Proposed average parking ratio:

Proposed average circulation factor* #DIV/0!

Ground car floor parking factor #DIV/0!

* If fields are added to Digital Toolkit Record above, ensure formula for Residential GEA is

Tenure	Tenure Mix	NIA (m2)	Type	Type Mix	NDSS Area (m2)	Unit count without parking	Unit area including parking		Indicative Unit Count
Private	50%	0	1 bed	30%	50	0.0	#DIV/0!	#DIV/0!	#DIV/0!
			2 bed	40%	70	0.0	#DIV/0!	#DIV/0!	#DIV/0!
			3 bed	30%	86	0.0	#DIV/0!	#DIV/0!	#DIV/0!
			4 bed	0%	108	0.0	#DIV/0!	#DIV/0!	#DIV/0!
			100%	Total			#DIV/0!		
Affordable (Intermediate)	20.0%	0	1 bed	30%	50	0.0	#DIV/0!	#DIV/0!	#DIV/0!
			2 bed	40%	70	0.0	#DIV/0!	#DIV/0!	#DIV/0!
			3 bed	30%	86	0.0	#DIV/0!	#DIV/0!	#DIV/0!
			4 bed	0%	108	0.0	#DIV/0!	#DIV/0!	#DIV/0!
			100%	Total			#DIV/0!		
Affordable (Rented)	30.0%	0	1 bed	30%	50	0.0	#DIV/0!	#DIV/0!	#DIV/0!
			2 bed	40%	70	0.0	#DIV/0!	#DIV/0!	#DIV/0!
			3 bed	30%	86	0.0	#DIV/0!	#DIV/0!	#DIV/0!
			4 bed	0%	108	0.0	#DIV/0!	#DIV/0!	#DIV/0!
			100%	Total			#DIV/0!		

Indicative Site Capacity #DIV/0!

Indicative capacity impact of accommodating car parking #DIV/0!

Notes

- To be used in conjunction with the GLA *Optimising Site Capacity: A Design-led Approach* LPS
- Suitable fields for data input are denoted in **white**. Figures shown are illustrative
- GIA calculated as 50% of GEA
- NIA calculated as 75% of GIA (reduced ratio to allow for site and scheme variables that may impact capacity)
- Additional circular space is required in shared car parking areas to allow cars in and out of spaces. An conservative +55% has been assumed through an optimal layout, but more can be added for more complex layouts. No additional space is needed if spaces are on-street
- Assumes up to two thirds of the ground floor can be used for car parking without reducing the number of homes delivered (with remaining space for active frontage, cycle parking and. Alternatively, this could be accommodated in a basement, although this may have a larger viability impact
- The Tower type has not been included as a SketchUp model in the indicative site capacity toolkit. This type will be included following revisions

Greater London Authority Indicative Site Capacity Calculator

Opportunity Area Sites



Study Results

C3 units: 129

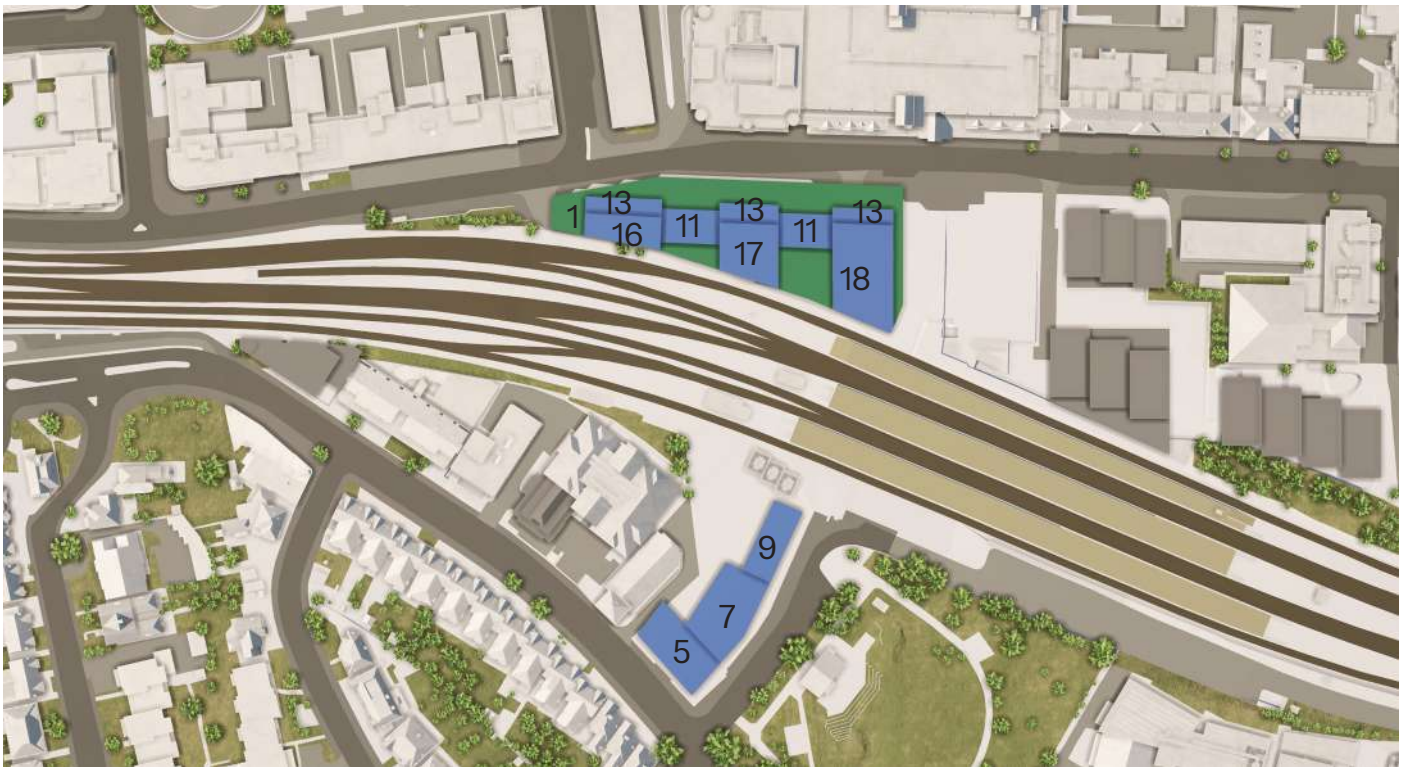
Commercial space: 2119sqm

Storeys: 1 - 12

Main site constraints: Proximity to existing buildings, Protected Viewing Corridor, flood zone

Key

- Residential
- Commercial
- Existing Buildings



Study Results

C3 units: 363

Commercial space: 4854sqm

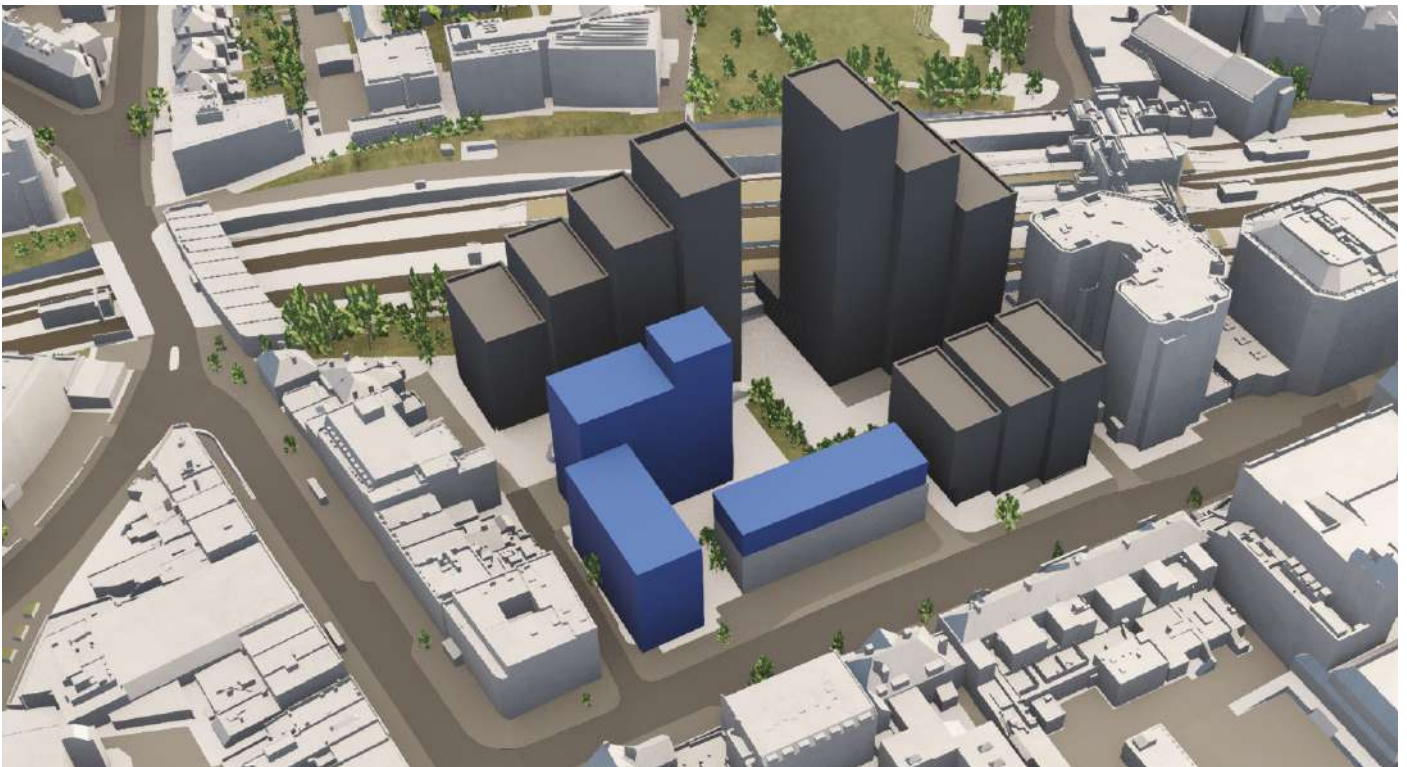
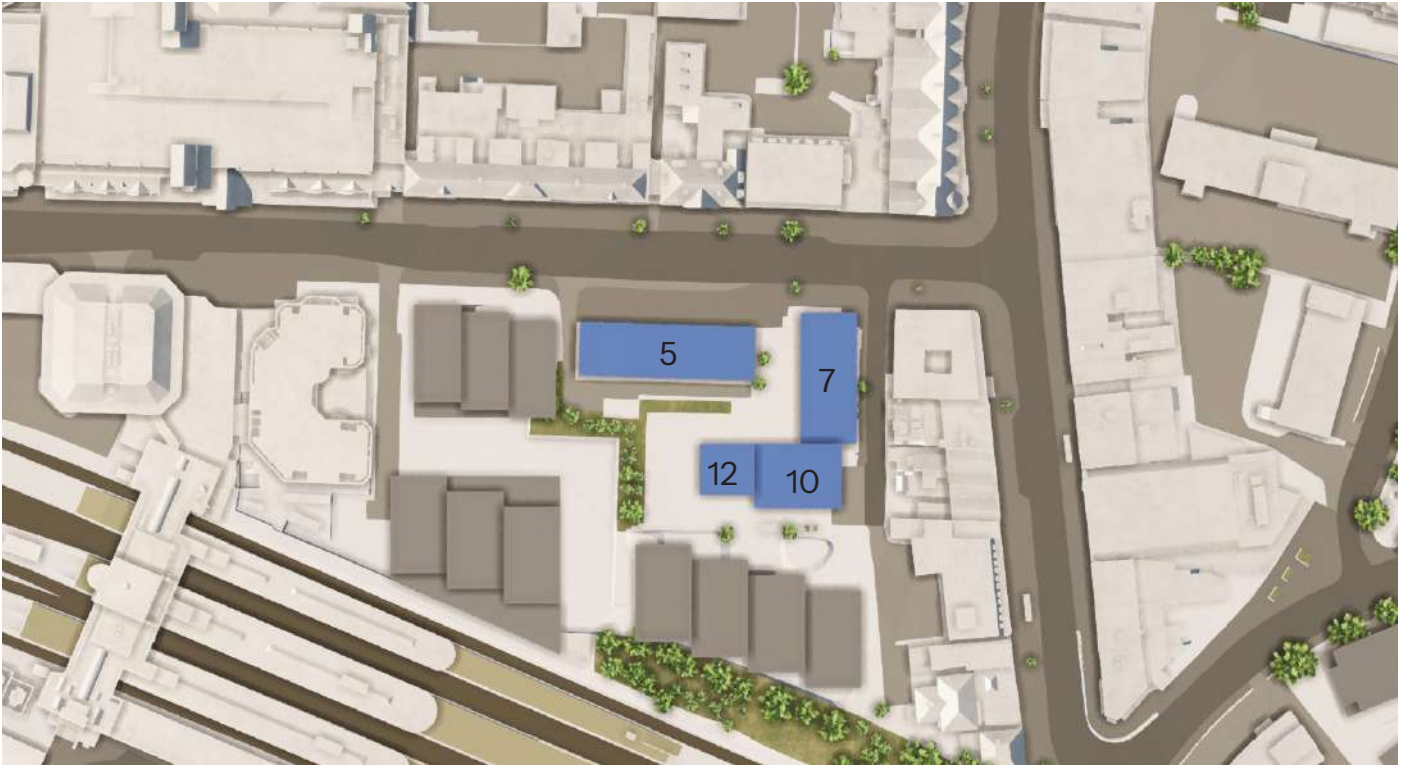
Storeys: 1 - 18

Main site constraints: Building height, Metroland context, Protected Viewing Corridor, flood zone

Additional notes: This study was conducted under the assumption a viewing deck would be provided within the new development to accommodate the existing protected view

Key

- Residential
- Commercial
- Existing Buildings



Study Results

C3 units: 86

Storeys: 5 - 12

Main site constraints: Proximity to existing buildings, Protected Viewing Corridor

Additional notes: This study proposes the retention and conversion above ground floor of one of the buildings on site with a single storey extension above.

Key

- Residential
- Existing Buildings



Study Results

C3 units: 294

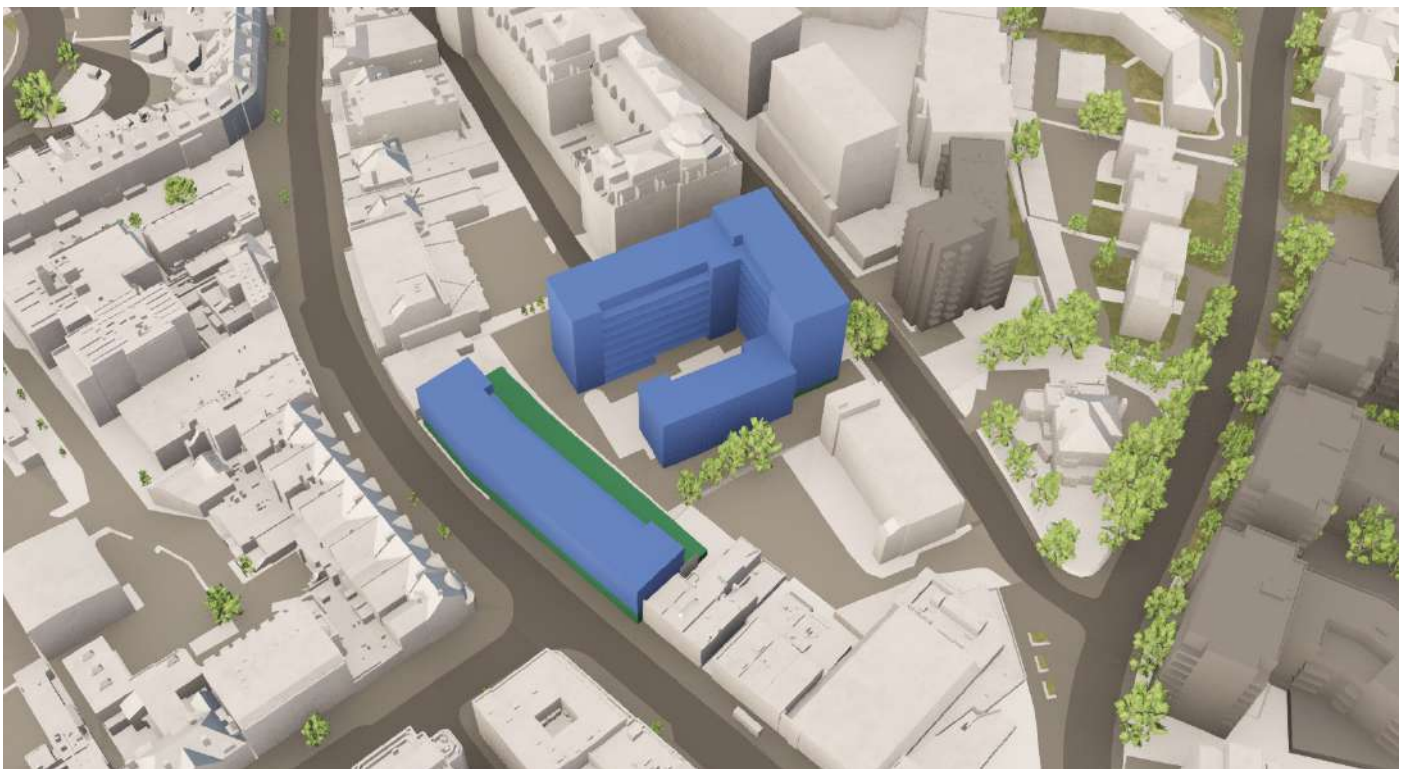
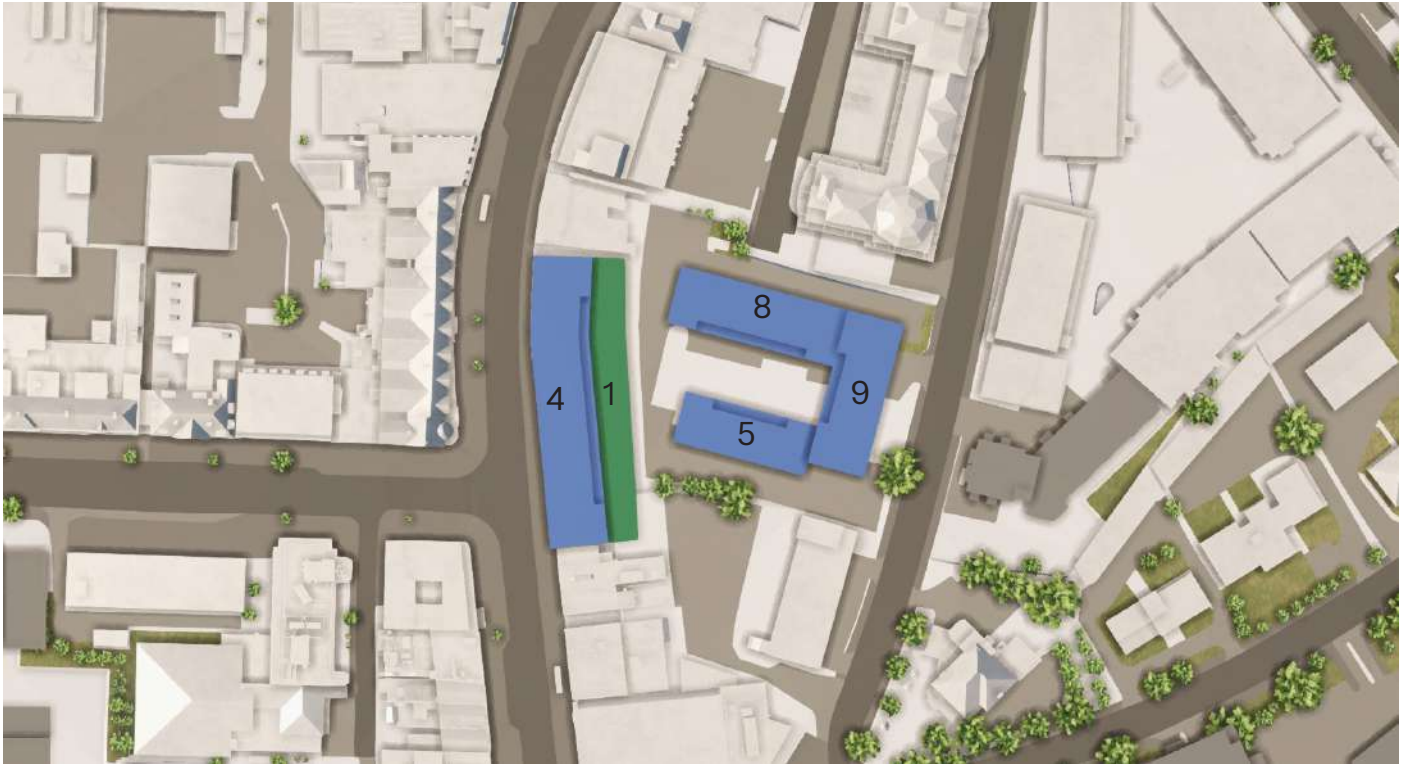
Commercial space: 2580sqm

Storeys: 1 - 10

Main site constraints: Proximity to surrounding buildings, flood zone, pedestrian link through to College Road

Key

- Residential
- Commercial
- Existing Buildings



Study Results

C3 units: 104

Commercial space: 1870sqm

Storeys: 1 - 9

Main site constraints: High street context, proximity to existing buildings, ensuring development on adjacent sites is not compromised, flood zone

Key

- Residential
- Commercial
- Existing Buildings



Study Results

C3 units: 22

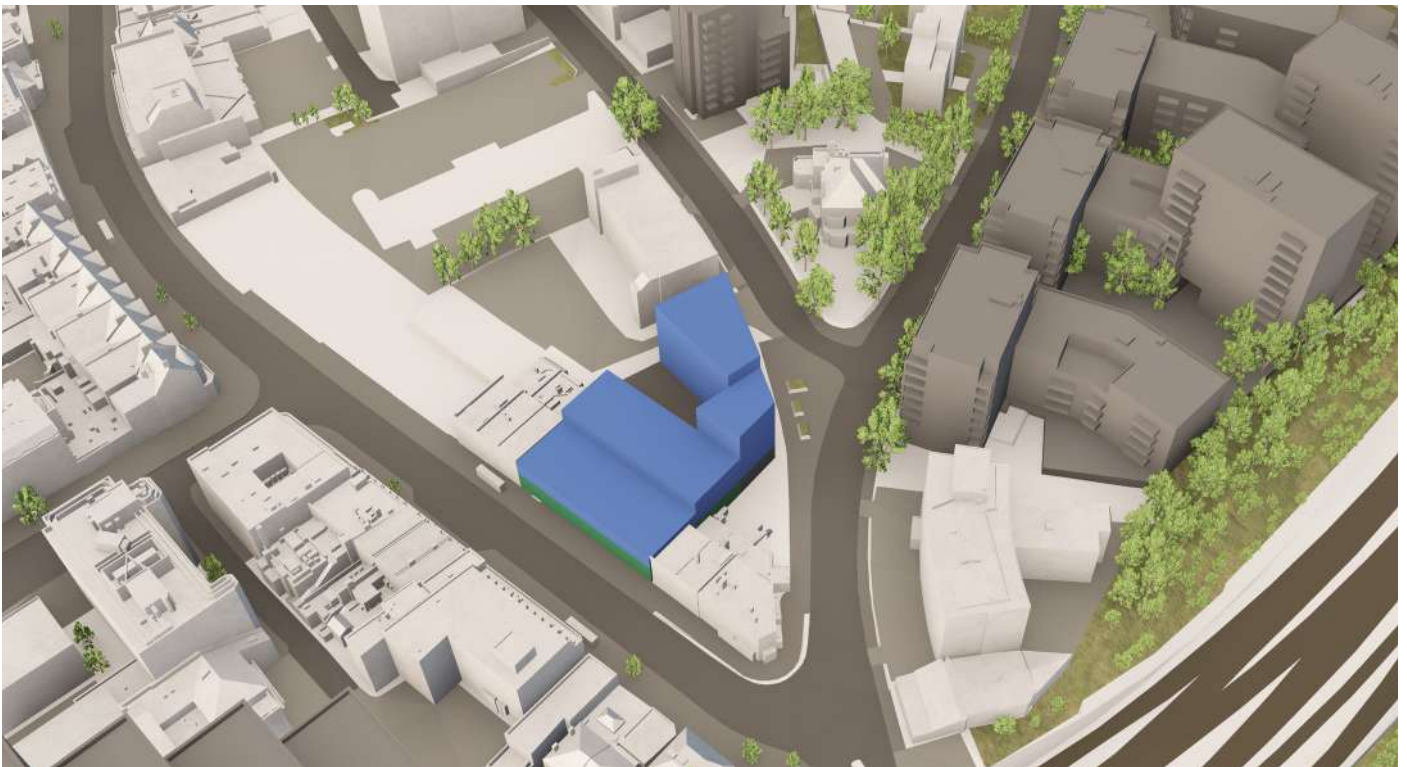
Commercial space: 354sqm

Storeys: 9

Main site constraints: High street context, proximity to existing buildings, ensuring development on adjacent sites is not compromised, flood zone

Key

- Residential
- Commercial
- Existing Buildings



Study Results

C3 units: 18

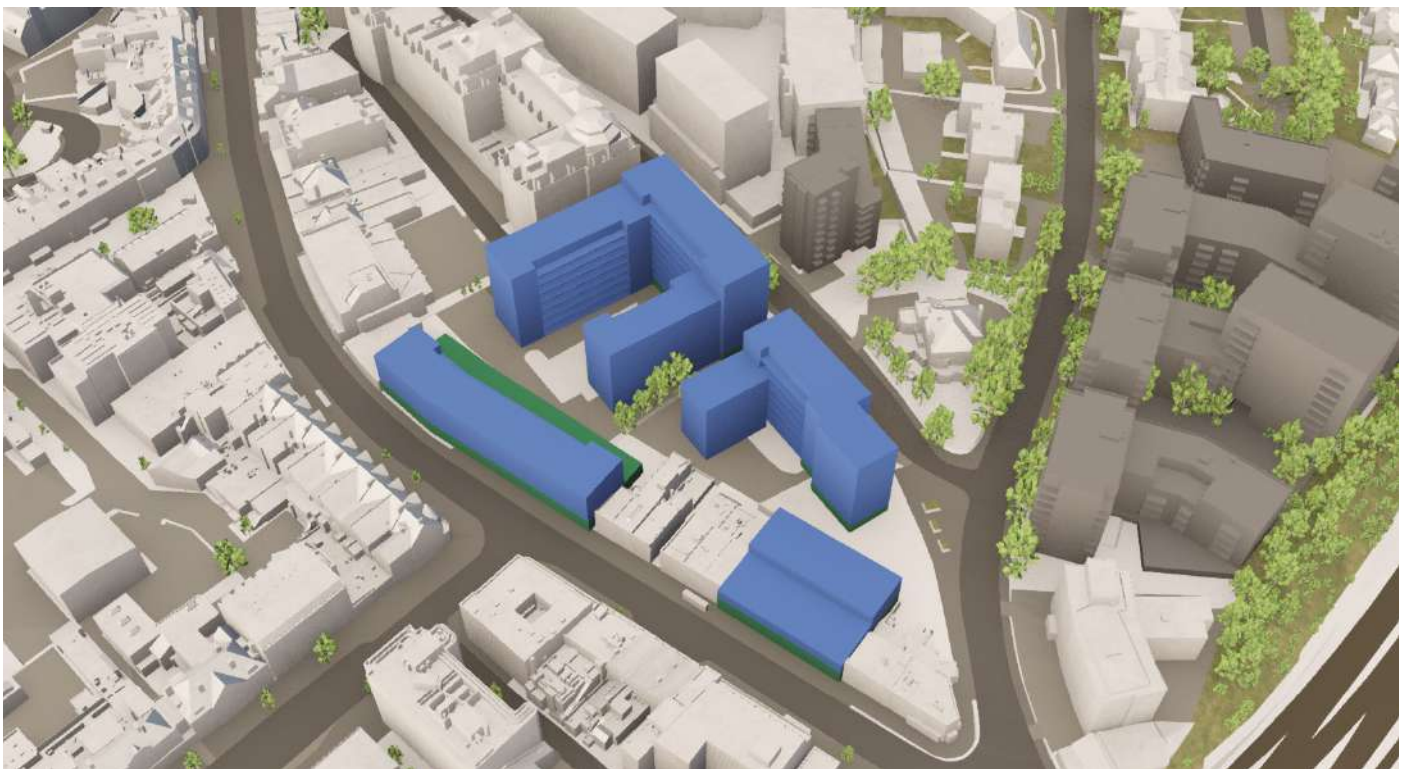
Commercial space: 719sqm

Storeys: 1 - 6

Main site constraints: High street context, proximity to existing buildings, ensuring development on adjacent sites is not compromised, flood zone

Key

- Residential
- Commercial
- Podium
- Existing Buildings



Study Results

C3 units: 171

Commercial space: 3185sqm

Storeys: 1 - 9

Main site constraints: High street context, proximity to existing buildings, ensuring development on adjacent sites is not compromised, flood zone

Key

- Residential
- Commercial
- Existing Buildings



Study Results

C3 units: 28

Commercial space: 538sqm

Storeys: 1 - 7

Main site constraints: High street context, retention of existing pub

Additional notes: This study proposes the retention of the pub and a single storey extension above

Key

- Residential
- Commercial
- Existing Buildings



Study Results

C3 units: 42

Commercial space: 745sqm

Storeys: 1 - 9

Main site constraints: High street context, proximity to existing buildings

Key

- Residential
- Commercial
- Existing Buildings



Study Results

C3 units: 186

Commercial space: 910sqm

Storeys: 3 - 12

Main site constraints: High street context, town centre context

Key

- Residential
- Commercial
- Existing Buildings

269-273 Station Road, Debenhams Floorplate & Façade Retained OA6



Study Results

C3 units: 184

Commercial space: 5236sqm

Storeys: 1 - 12

Main site constraints: High street context, proximity to existing buildings

Additional notes: This study proposes the retention of the Debenhams floorplate and façades along Station Road and Greenhill Way

Key

- Residential
- Commercial
- Podium
- Existing Buildings



Study Results

C3 units: 371

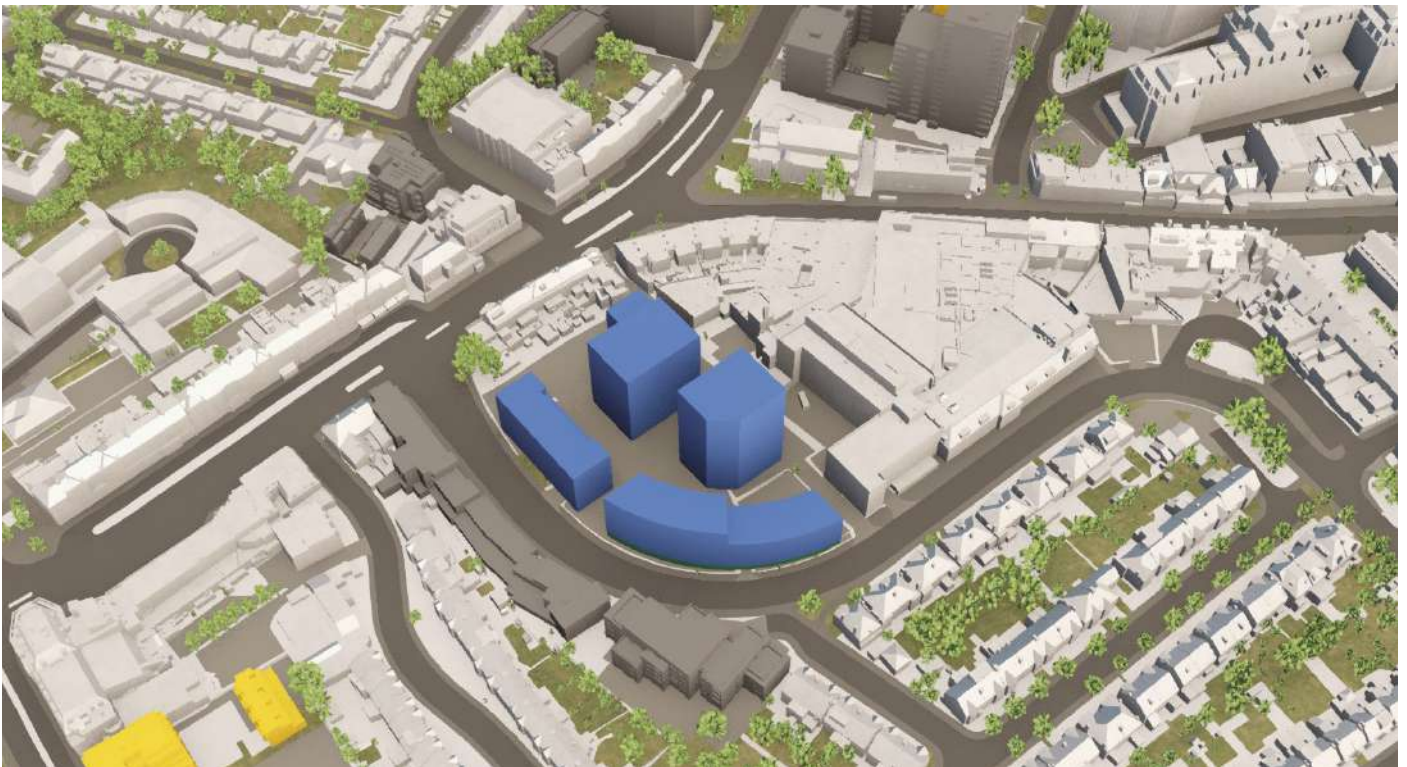
Commercial space: 936sqm

Storeys: 3 - 12

Main site constraints: High street context, town centre context, maximising height

Key

- Residential
- Commercial
- Existing Buildings



Study Results

C3 units: 196

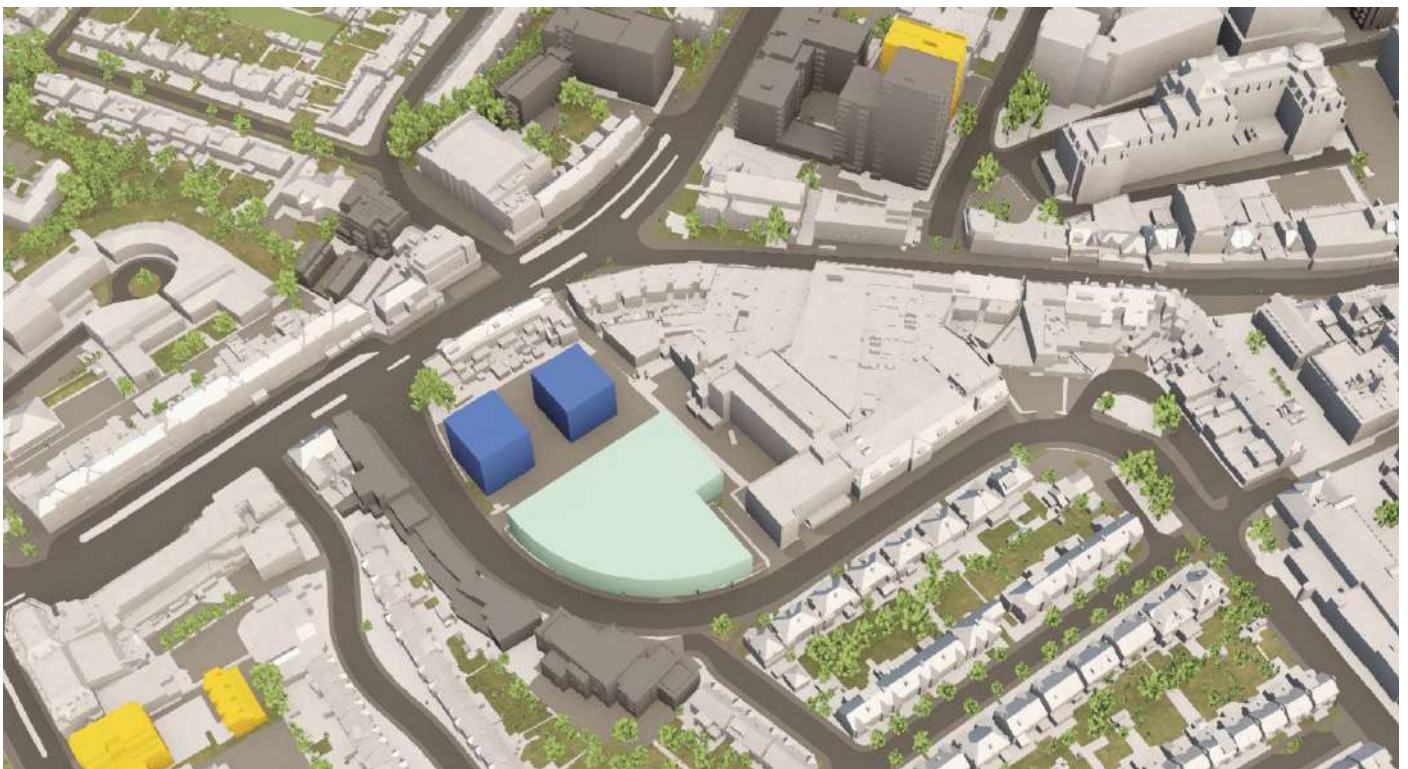
Commercial space: 684sqm

Storeys: 5 - 12

Main site constraints: High street context, proximity to existing buildings, minimising overlooking

Key

- Residential
- Commercial
- Existing Buildings



Study Results

C3 units: 48

Leisure centre space: 12,000sqm

Storeys: 4 - 7

Main site constraints: High street context, proximity to existing buildings, minimising overlooking

Key

- Residential
- Leisure Centre
- Existing Buildings



Study Results

C3 units: 463

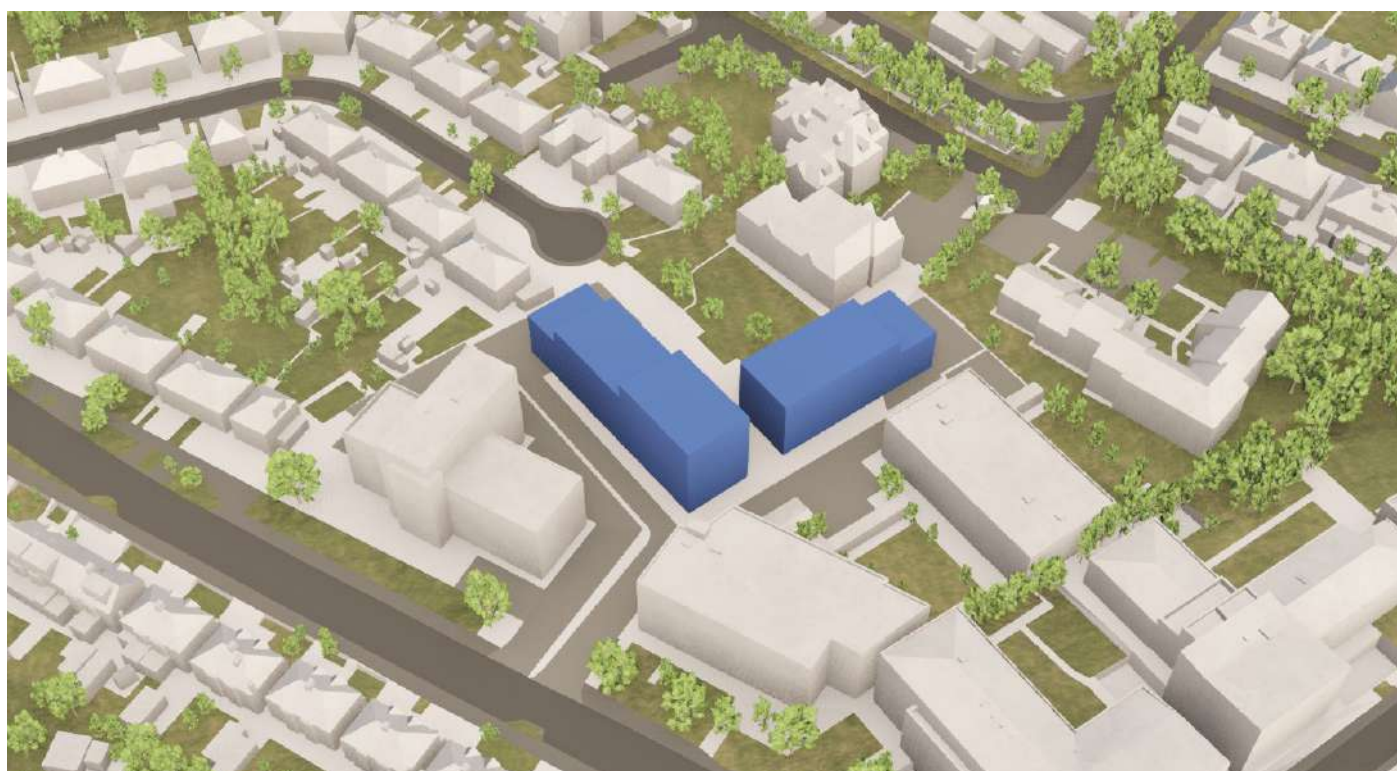
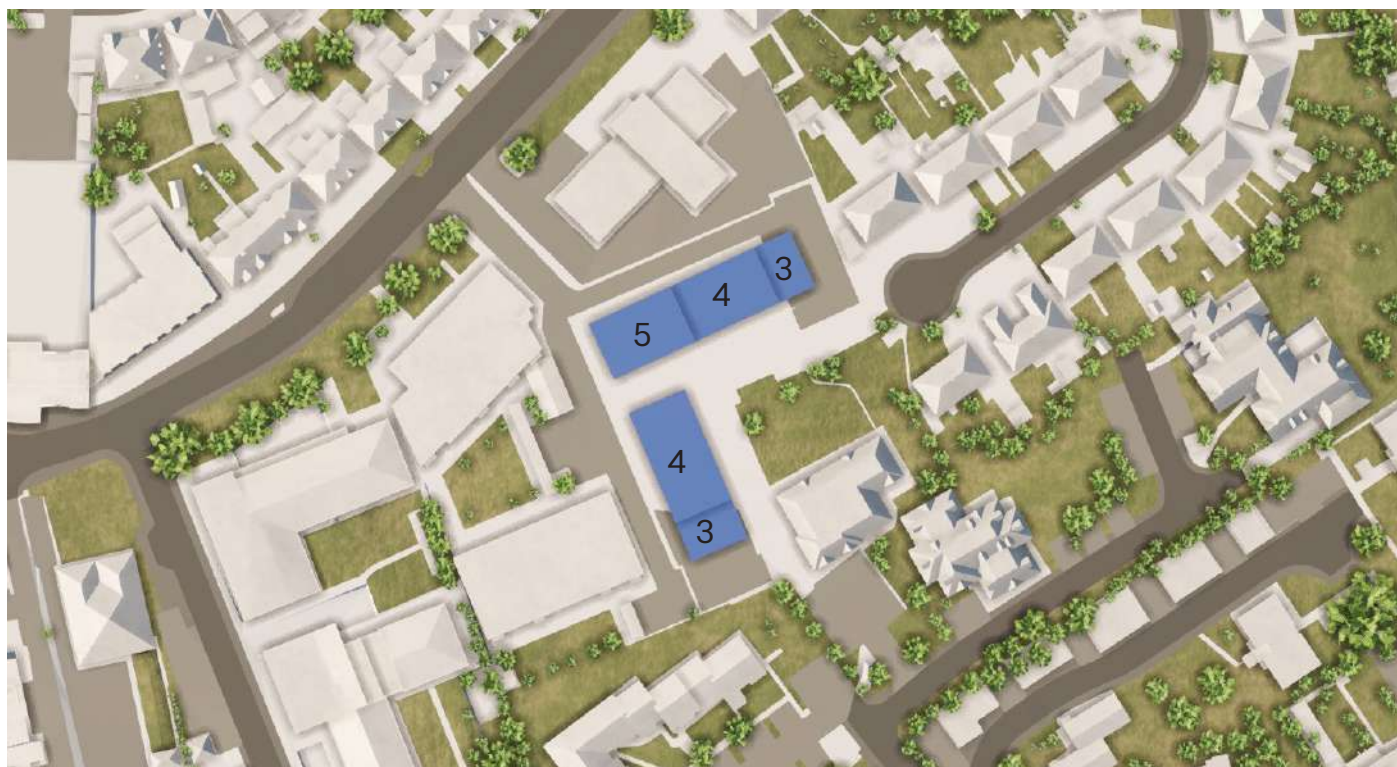
Commercial space: 7132sqm

Storeys: 2 - 12

Main site constraints: Mediating between Opportunity Area / Tall Buildings Area and Metroland context

Key

- Residential
- Commercial
- Podium
- Existing Buildings



Study Results

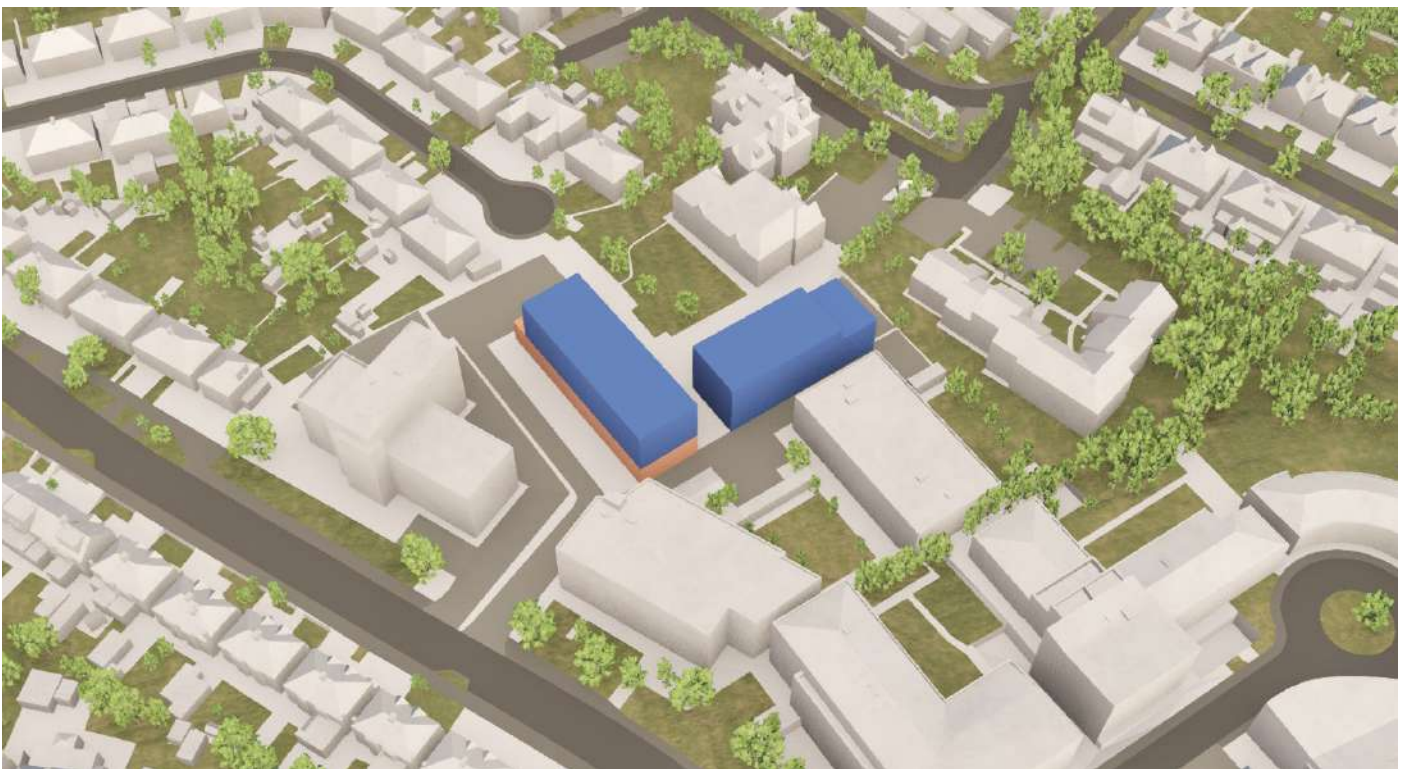
C3 units: 27

Storeys: 3 - 5

Main site constraints: Small backland site, mediating between mid to low rise context

Key

- Residential
- Existing Buildings



Study Results

C3 units: 18

Light industrial space: 250sqm

Storeys: 1 - 4

Main site constraints: Small backland site, mediating between mid to low rise context

Key

- Residential
- Light Industrial
- Existing Buildings



Study Results

C3 units: 955

Commercial space: 2000sqm

Storeys: 2 - 15

Main site constraints: Mediating between Opportunity Area / Tall Buildings Area and Metroland context

Key

- Residential
■ Commercial
■ Existing Buildings



Study Results

C2/C4 units: 70

Ancilliary space: 320sqm

OR

C3 Units: 18

Commercial space: 182sqm

Storeys: 3 - 5

Main site constraints: Small backland site, mediating between mid to low rise context

Key

- Residential
- Commercial
- Existing Buildings



Study Results

C3 units: 183

Commercial space: 683sqm

Storeys: 6 - 12

Main site constraints: Narrow site, railway to the south, flood zone

Key

- Residential
- Commercial
- Existing Buildings



Study Results

C1 units: 282

Hotel amenity space: 1497sqm

Storeys: 1 - 12

Main site constraints: Narrow site, railway to the south, flood zone

Key

- Hotel
- Hotel Amenity
- Podium
- Existing Buildings



Study Results

C3 units: 207

Commercial space: 2390sqm

Storeys: 1 - 18

Main site constraints: Mediating between town centre and Metroland context.

Key

- Residential
- Commercial
- Existing Buildings



Study Results

C3 units: 18

Light industrial space: 2187sqm

Storeys: 1 - 8

Main site constraints: Mediating between town centre and Metroland context, back to back distances to residential buildings to the north, flood zone

Key

- Residential
- Light Industrial
- Existing Buildings



Study Results

C3 units: 36

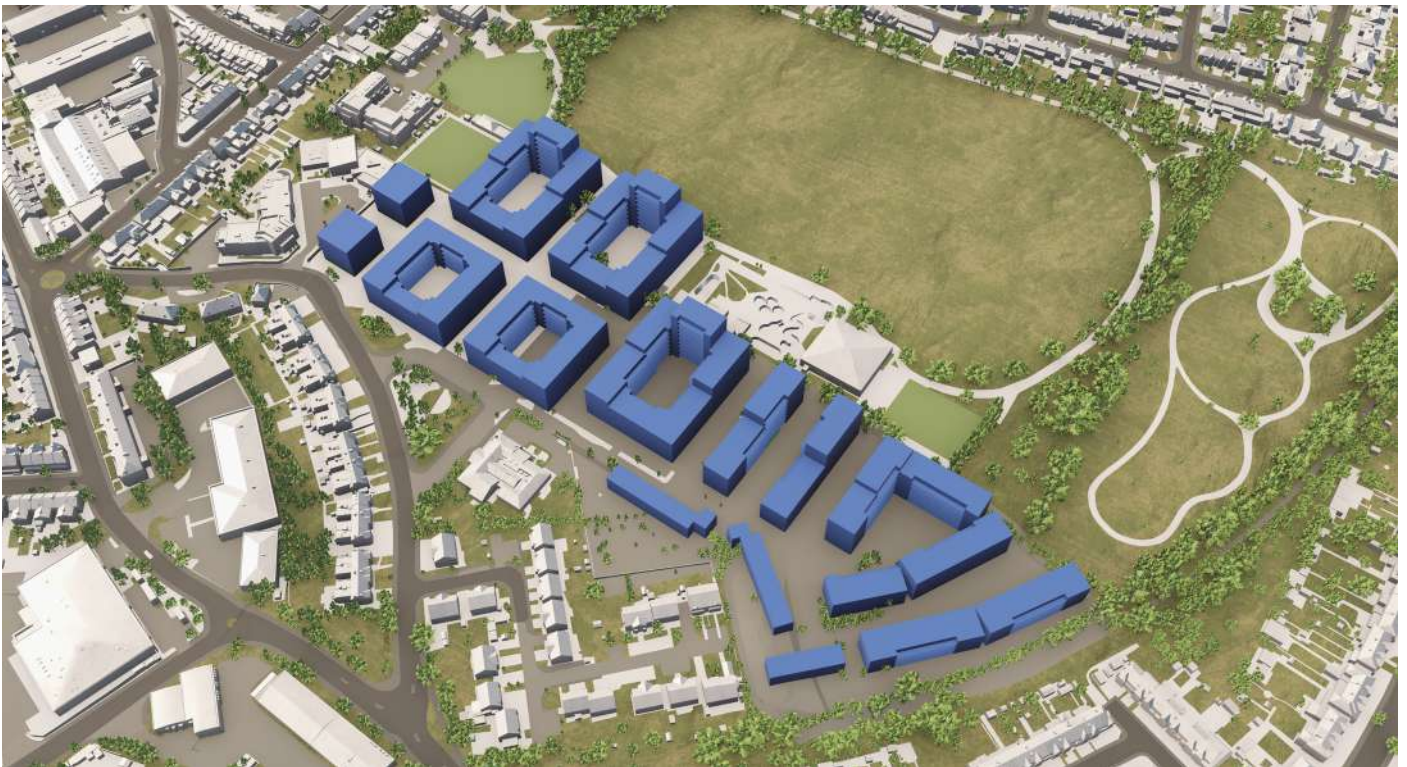
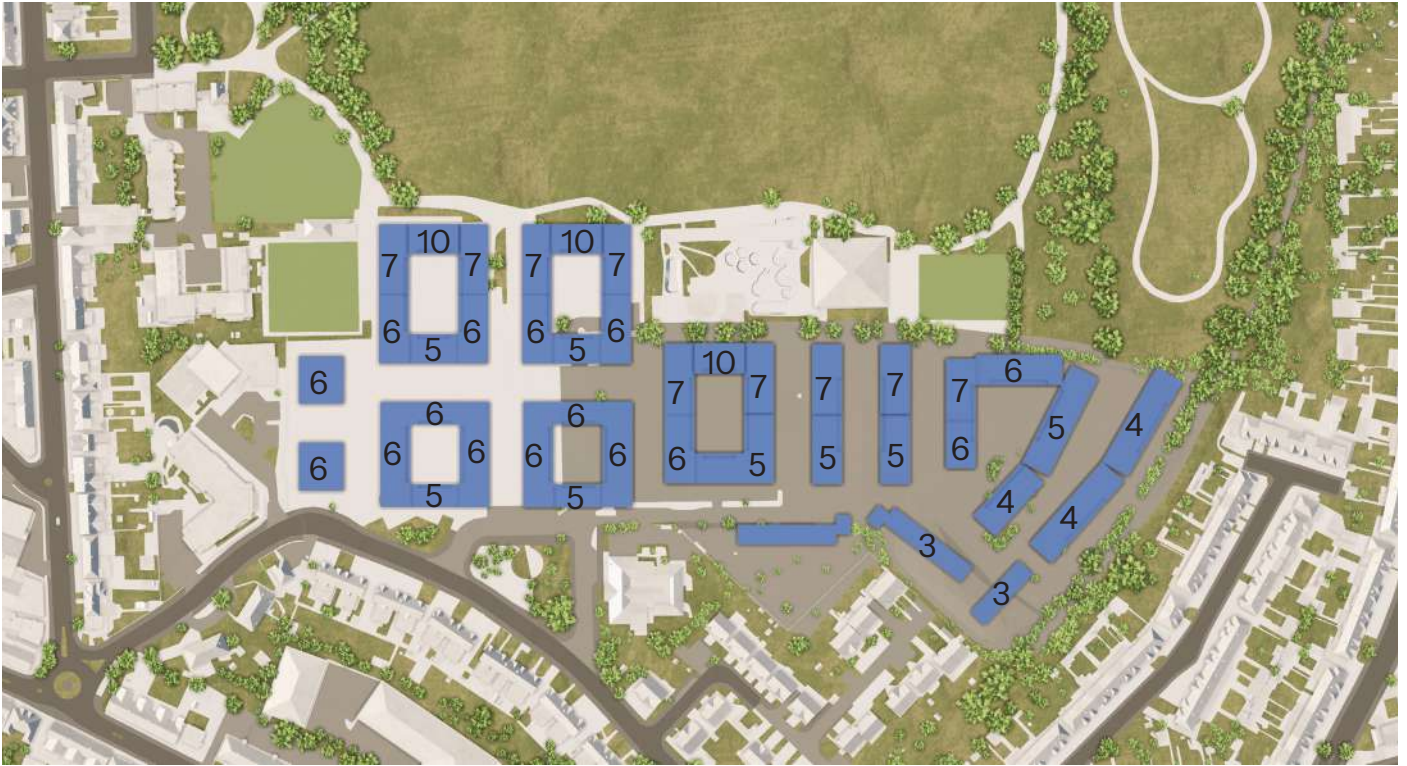
Light industrial space: 3905sqm

Storeys: 1 - 8

Main site constraints: Mediating between town centre and Metroland context, back to back distances to residential buildings to the north, flood zone

Key

- Residential
- Light Industrial
- Existing Buildings



Study Results

C3 units: 790

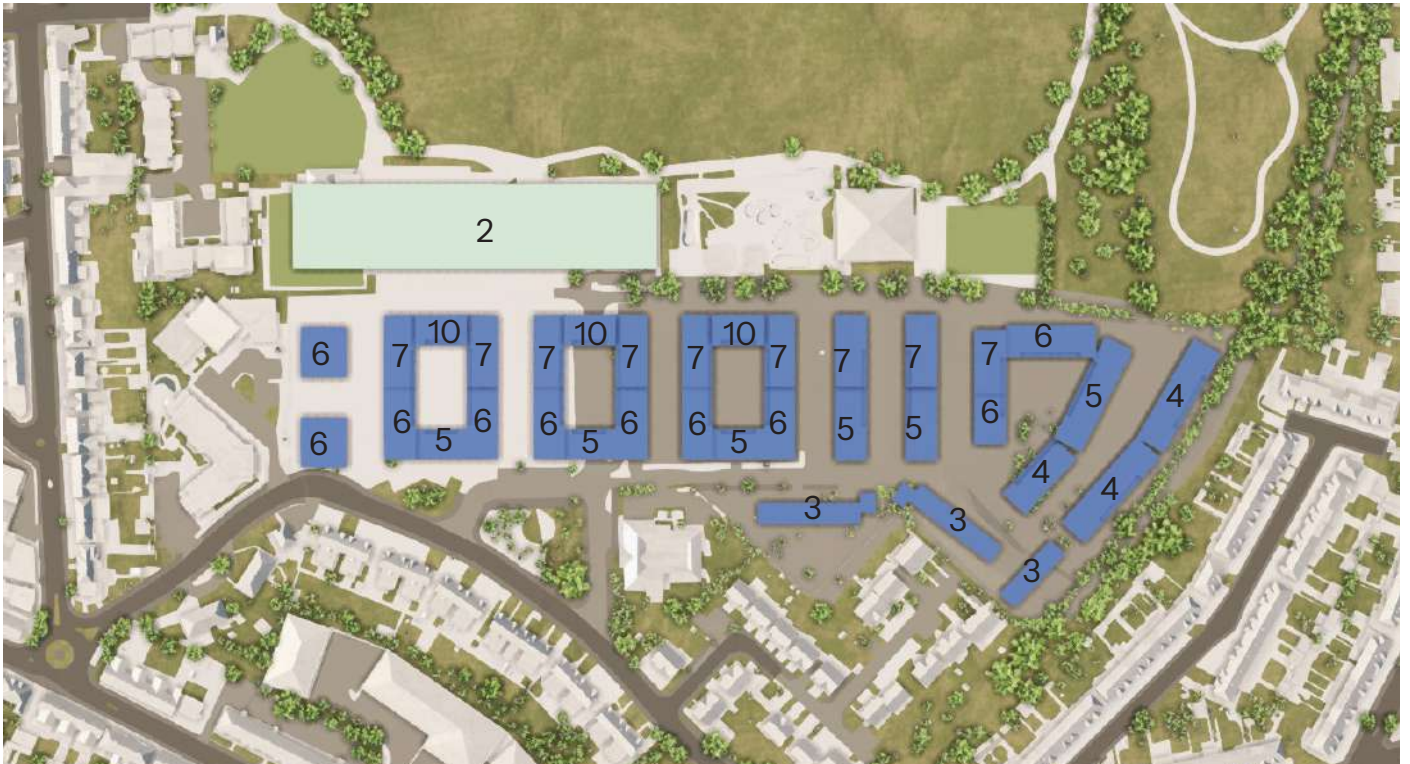
Commercial space: 1198sqm

Storeys: 3 - 10

Main site constraints: Interface with Byron Park, low rise Metroland context

Key

- Residential
- Commercial
- Existing Buildings



Study Results

C3 units: 638

Leisure centre space: 12,444sqm

Storeys: 2 - 10

Main site constraints: Interface with Byron Park, low rise Metroland context

Key

- Residential
- Leisure Centre
- Existing Buildings



Study Results

C3 units: 25

Commercial space: 485sqm

Storeys: 1 - 5

Main site constraints: Narrow site, proximity to adjacent buildings, flood zone

Key

- Residential
- Commercial
- Podium
- Existing Buildings



Study Results

C3 units: 120

Employment space: 625sqm

Storeys: 3 - 8

Main site constraints: Proximity to adjacent developments, mediating between low and mid rise contexts.

Key

- Residential
- Employment
- Existing Buildings

All Other Sites



Study Results

C3 units: 124

Commercial space: 3040sqm

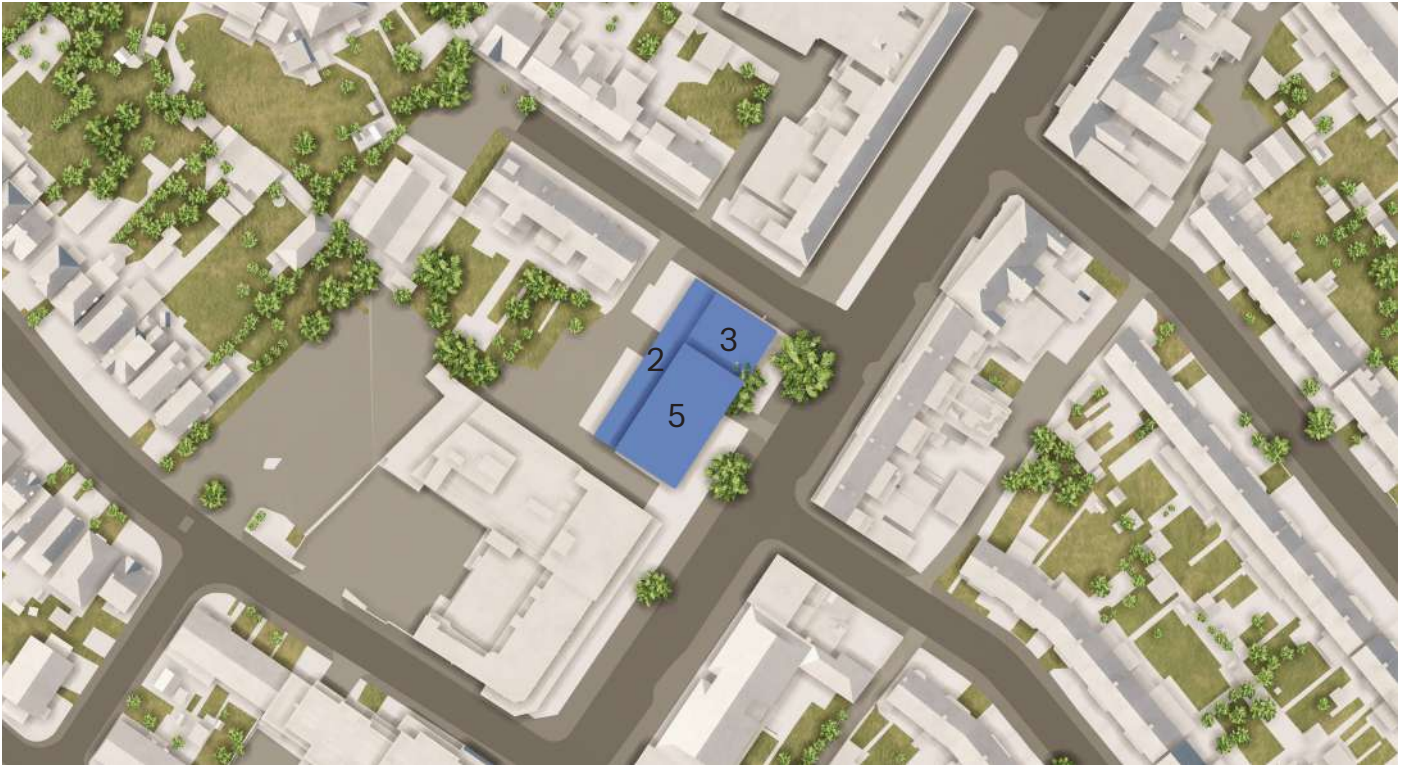
Storeys: 2 - 7

Main site constraints: Adjacent approved development, flood zone

Additional notes: This study proposes the reversion of the supermarket with podium or undercroft parking below

Key

- Residential
- Commercial
- Podium
- Existing Buildings



Study Results

C3 units: 15

Commercial / Community space: 700sqm

Storeys: 2 - 5

Main site constraints: Mediating between highstreet and Metroland contexts, proximity to surrounding buildings

Key

- Residential
- Commercial
- Existing Buildings



Study Results

C3 units: 30

Nursery space: 390sqm

Storeys: 4 - 6

Main site constraints: Mediating between highstreet and Metroland contexts

Key

- Residential
- Nursery
- Existing Buildings



Study Results

C3 units: 7

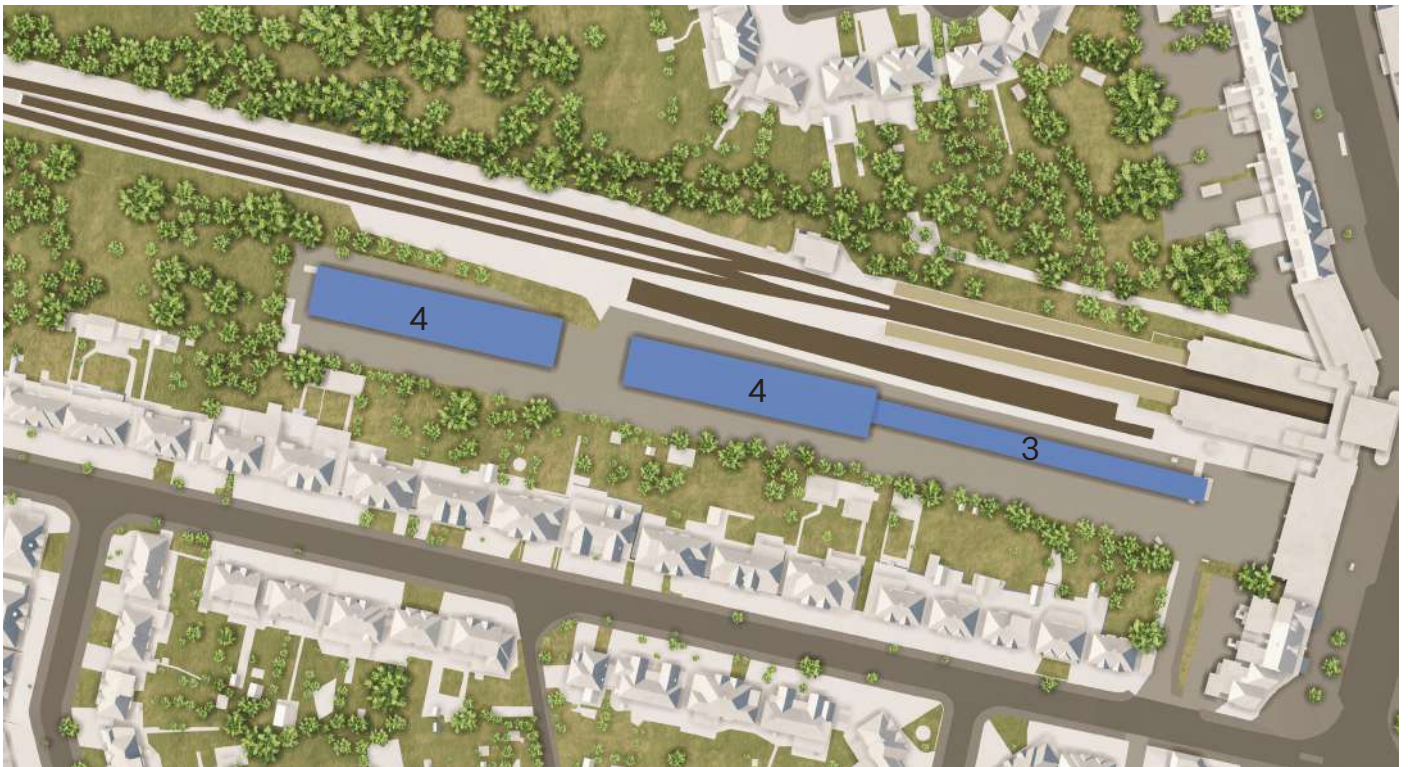
Employment space: 560sqm

Storeys: 1 - 4

Main site constraints: Back land site, flood zone

Key

- Residential
- Employment
- Existing Buildings



Study Results

C3 units: 69

Storeys: 3-4

Main site constraints: Narrow site, proximity to railway, Metroland context, flood zone

Key

- Residential
- Existing Buildings



Study Results

C3 units: 13

Employment space: 370sqm

Storeys: 1 - 3

Main site constraints: Low rise context, potential overlooking of adjacent gardens

Key

- Residential
- Employment
- Existing Buildings



Study Results

C3 units: 44

Storeys: 3 - 4

Main site constraints: Metroland context, proximity to adjacent buildings

Key

- Residential
- Existing Buildings



Study Results

C3 units: 27

Storeys: 13

Main site constraints: Low rise context, potential overlooking

Key

- Residential
- Existing Buildings



Study Results

C3 units: 33

Community and/or church space: 860sqm

Storeys: 3 - 4

Main site constraints: Low rise context, potential overlooking of adjacent gardens

Key

- Residential
- Community
- Existing Buildings



Study Results

C3 units: 15

Storeys: 3 - 4

Main site constraints: Narrow site, proximity to railway, Metroland context, flood zone

Additional notes: This study proposes the retention of the church and removal of the church hall

Key

- Residential
- Existing Buildings



Study Results

C3 units: 18

Storeys: 3 - 4

Main site constraints: Low rise context, potential overlooking of adjacent gardens

Additional notes: This study proposes the retention of the church hall and removal of the church

Key

- Residential
- Existing Buildings



Study Results

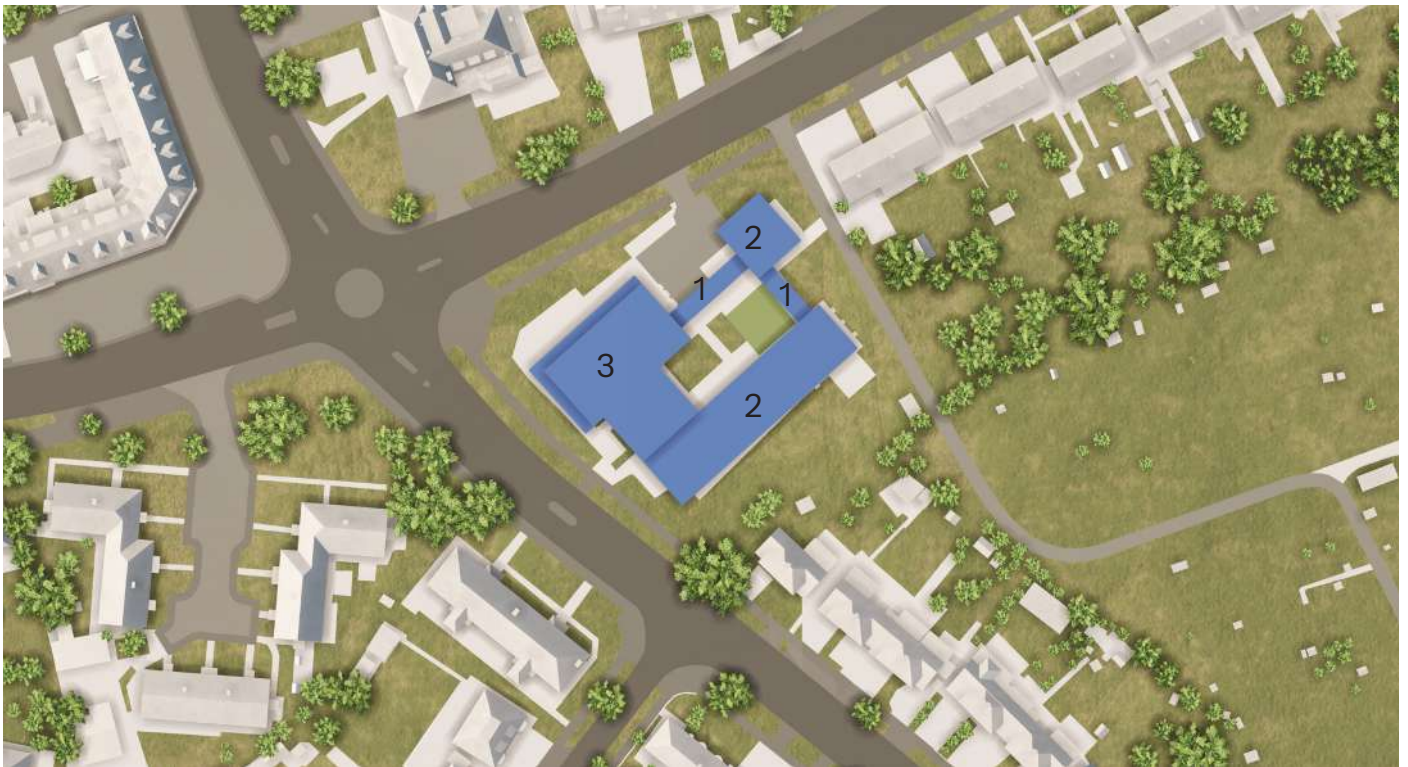
C3 units: 44

Storeys: 4

Main site constraints: Low rise context, potential overlooking of adjacent gardens

Key

- Residential
- Existing Buildings



Study Results

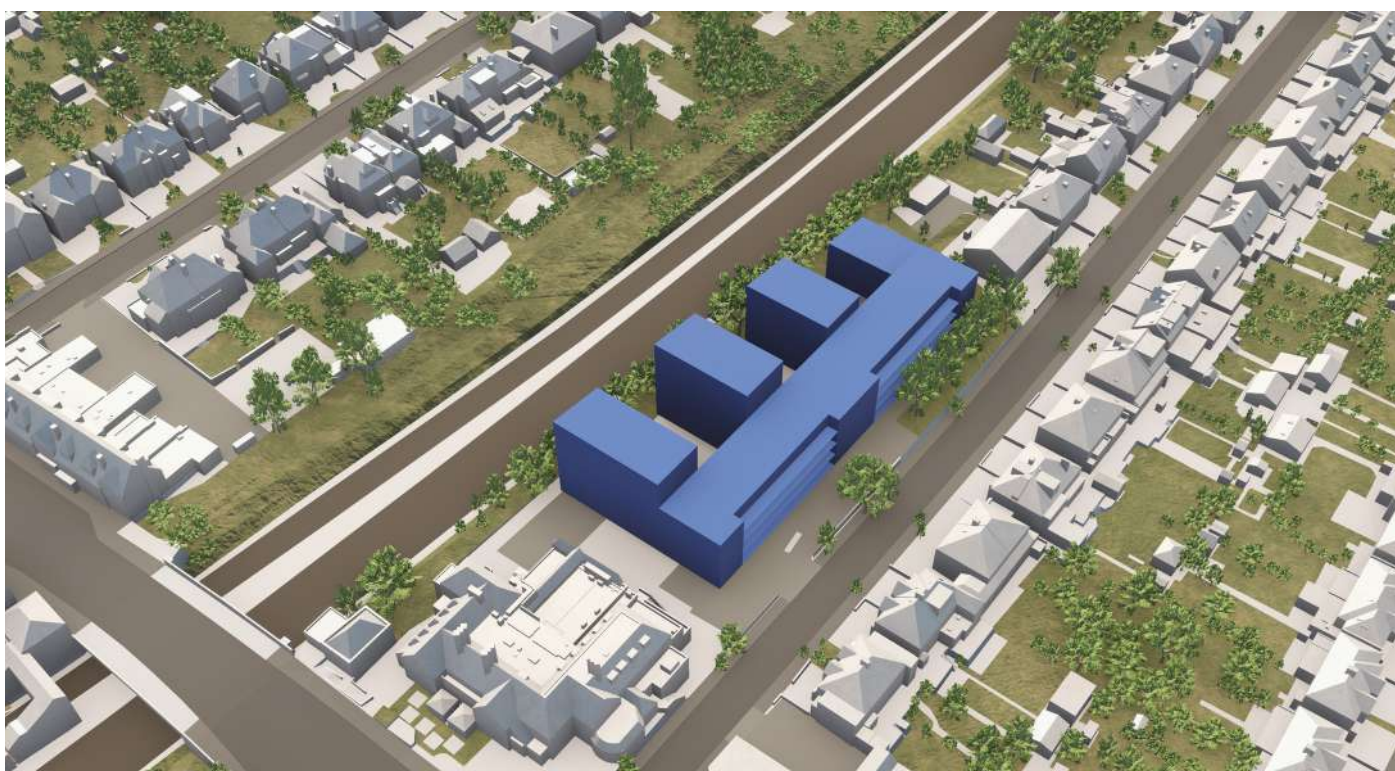
C2/C4 Units: 72
Ancillary Space: 600sqm
 OR
C3 units: 25
Ancillary Space: 600sqm
Storeys: 1 - 3

Main site constraints: Low rise context, flood zone

Additional notes: The C3 figure is based on a unit mix of 70% 1beds and 30% 2beds

Key

- Residential
- Existing Buildings



Study Results

C3 units: 68

Storeys: 3 - 6

Main site constraints: Proximity to railway, Metroland context, high street context

Additional notes: This study proposes the retention of the Travellers Rest Pub

Key

■ Residential
■ Existing Buildings



Study Results

C3 units: 109

Commercial space: 1620sqm

Storeys: 4 - 6

Main site constraints: Proximity to railway, Metroland context, high street context

Additional notes: This study proposes the reprovision of the pub

Key

- Residential
- Commercial
- Existing Buildings



Study Results

C3 units: 67

Hotel and pub space: 7834sqm

Storeys: 4 - 6

Main site constraints: Proximity to railway, Metroland context, high street context

Additional notes: This study proposes the reprovision of the pub and hotel

Key

- Hotel
- Commercial
- Residential
- Existing Buildings



Study Results

C3 units: 12

Commercial space (ground floor): 483sqm

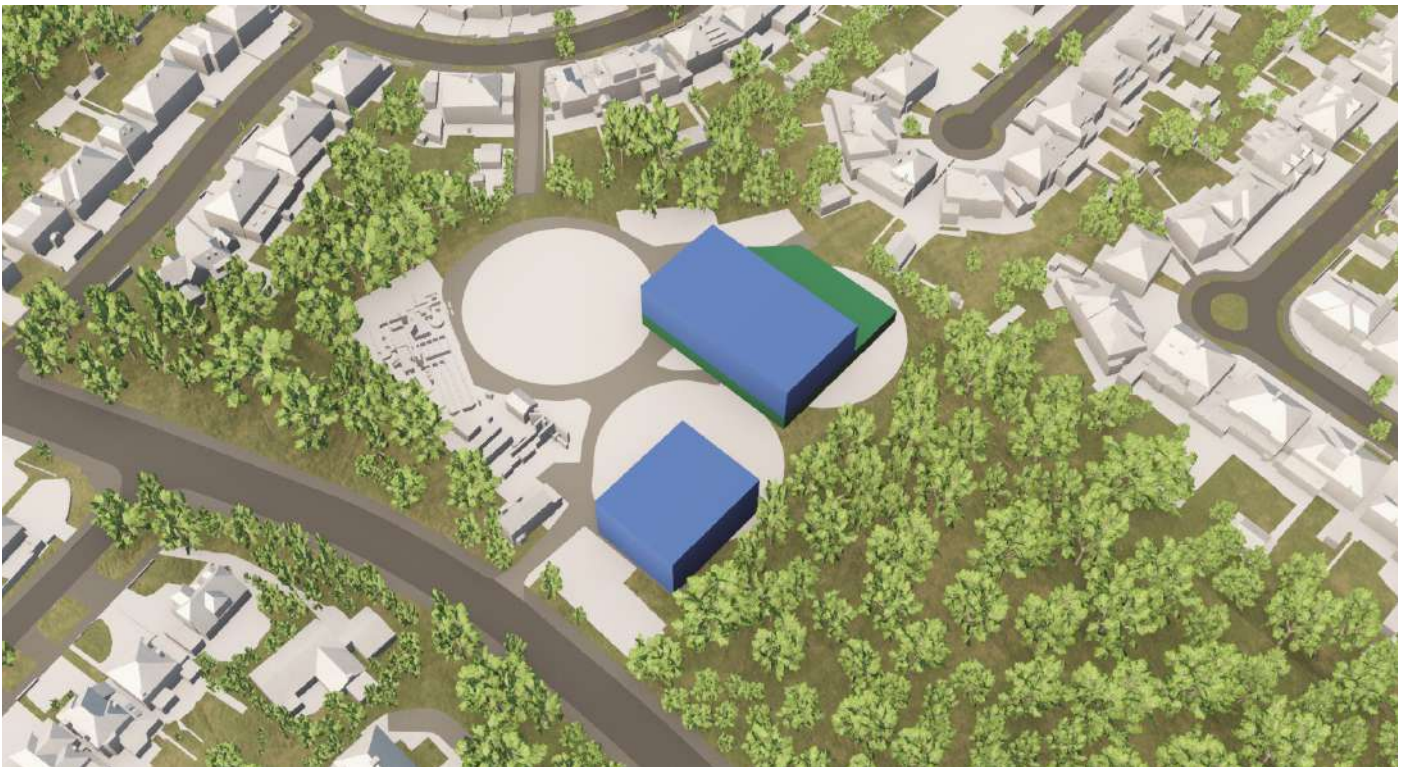
Storeys: 4

Main site constraints: High street context, retention of existing building

Additional notes: This study proposes the conversion of the existing building with a single storey extension above

Key

- Residential
- Existing Buildings



Study Results

C3 units: 41

Commercial space: 1400sqm

Storeys: 1 - 4

Main site constraints: Easements to remaining gas infrastructure, buffer zone to the SINC

Key

- Residential
- Commercial
- Existing Buildings



Study Results

C3 units: 52

Storeys: 3 - 4

Main site constraints: Easements to remaining gas infrastructure, buffer zone to the SINC

Key

- Residential
- Existing Buildings



Study Results

C3 units: 26

Storeys: 3 - 4

Public parking spaces: 60 (~40% reprovided)

Main site constraints: Low rise context, proximity to the railway

Key

- Residential
- Area for parking
- Existing Buildings



Study Results

C3 units: 116

Commercial space: 2896sqm

Storeys: 1 - 4

Main site constraints: Back land site, adjacent development

Key

- Residential
- Commercial
- Existing Buildings



Study Results

C3 units: 183

Storeys: 3 - 6

Public parking spaces: 170 (~40% reprovided)

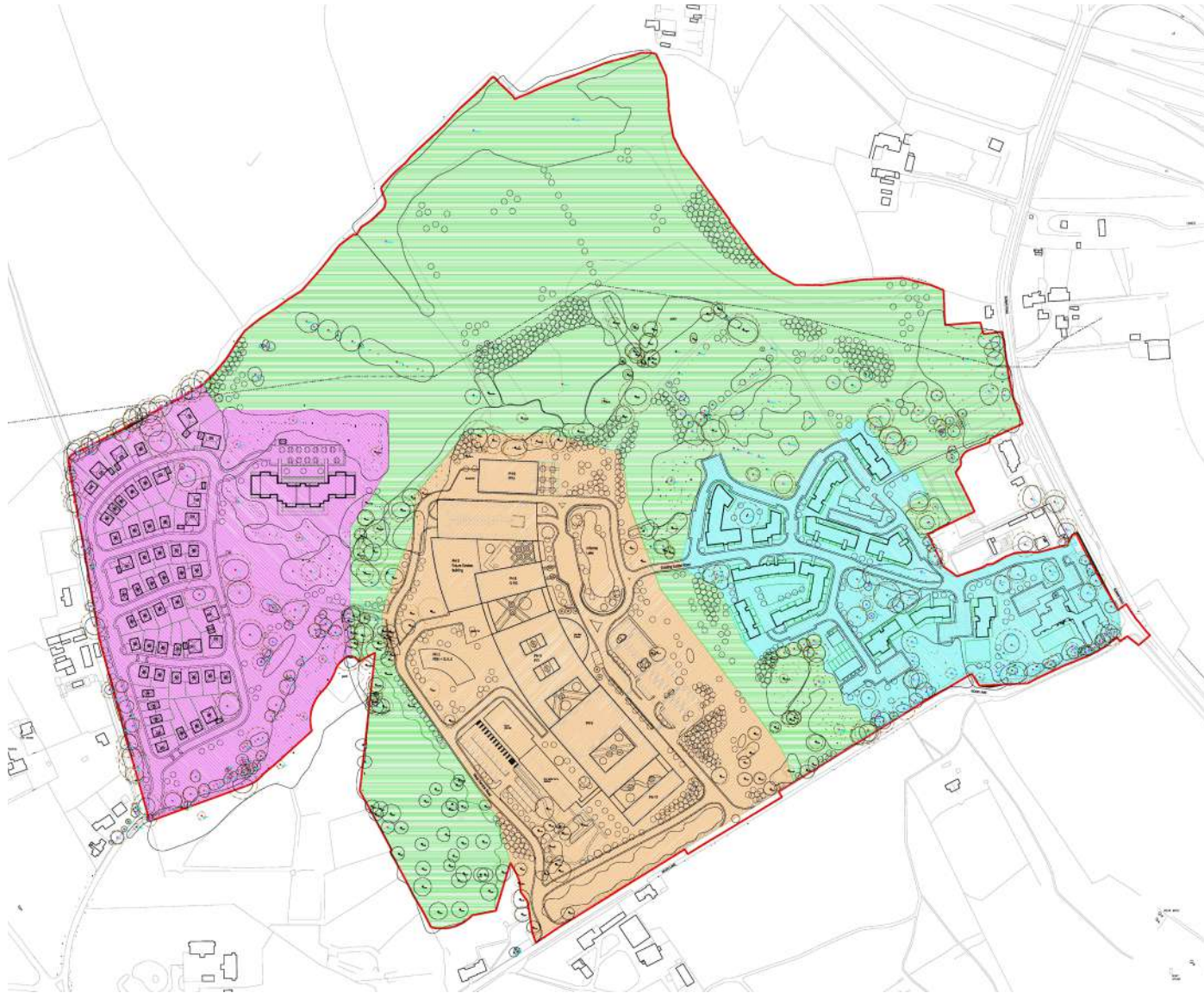
Main site constraints: Narrow site, Metroland context, proximity to the railway

Key

- Residential
- Podium parking
- Existing Buildings

GB1
Royal National Orthopaedic Hospital
Local Plan Allocated Sites Capacity Study Report
Addendum 01

RNOH Previous Application Summary



Western Development Zone

- 54 houses and 38 flats (92 dwellings total)
- Max footprint 6682sqm
- All buildings 2 storeys apart from flat block which was 2-3

Eastern Development Zone

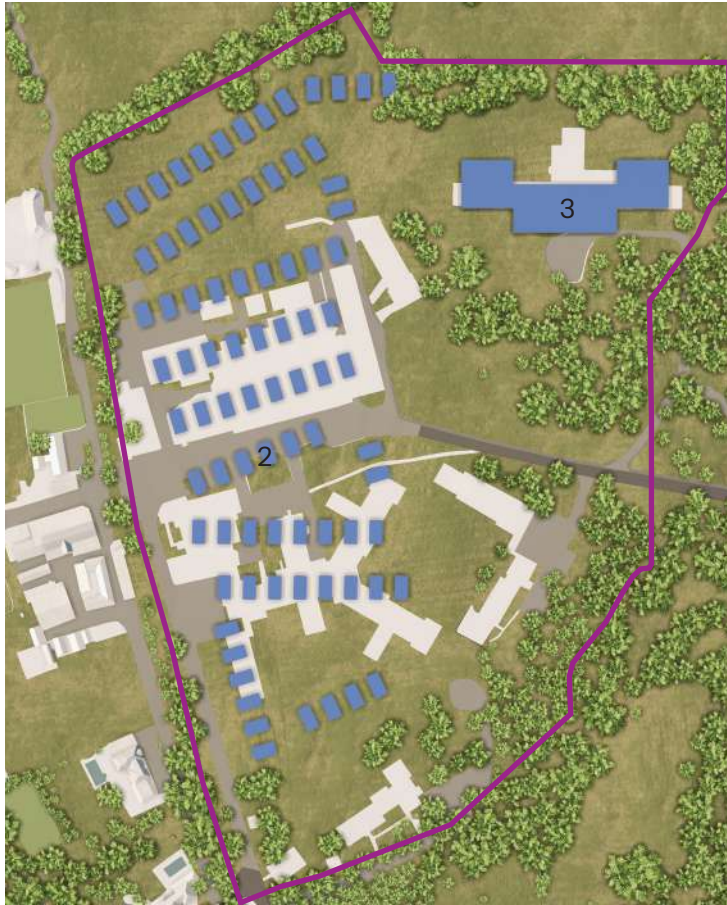
- 9 houses and 246 flats (255 dwellings total)
- Max footprint 8399sqm including Eastgate House
- All buildings 3 storeys

RNOH Existing Site



*approximate footprint of new hospital building - not yet modelled in Vu.City

WDZ Option 01



Low density detached housing following similar development type to previous application

Units based on floor area: 133 units

Units based on typology: 127 units (83 3b houses, 44 flats)

Unit difference: 35 additional units

Total footprint: 6285sqm

Footprint difference: 397sqm decrease due to no garages proposed / 6% decrease

Additional height: flat block 3 storeys rather than 2-3 storeys

EDZ Option 01



Low rise deck access blocks, following same development pattern as previous application.

Units: 246 flats

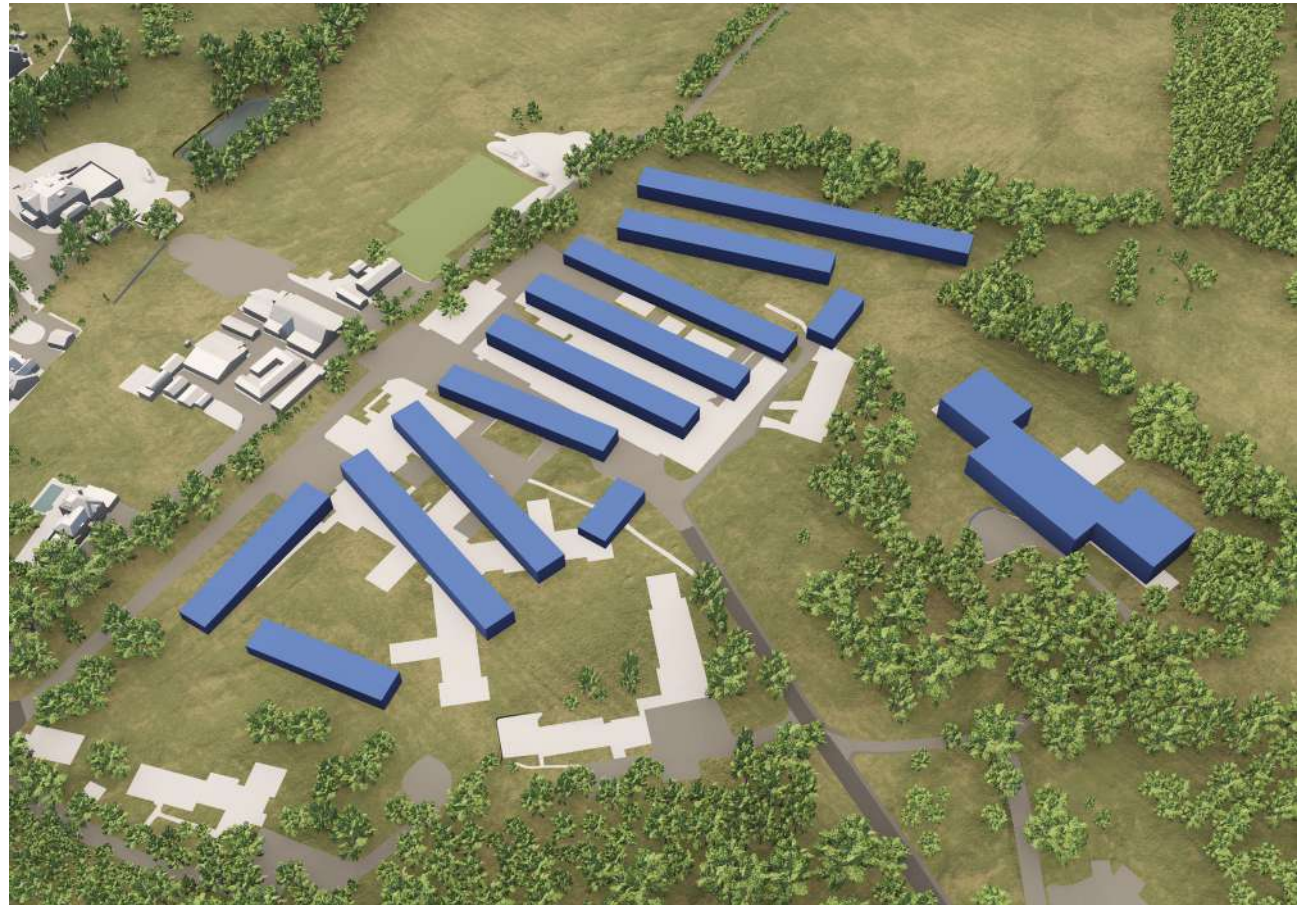
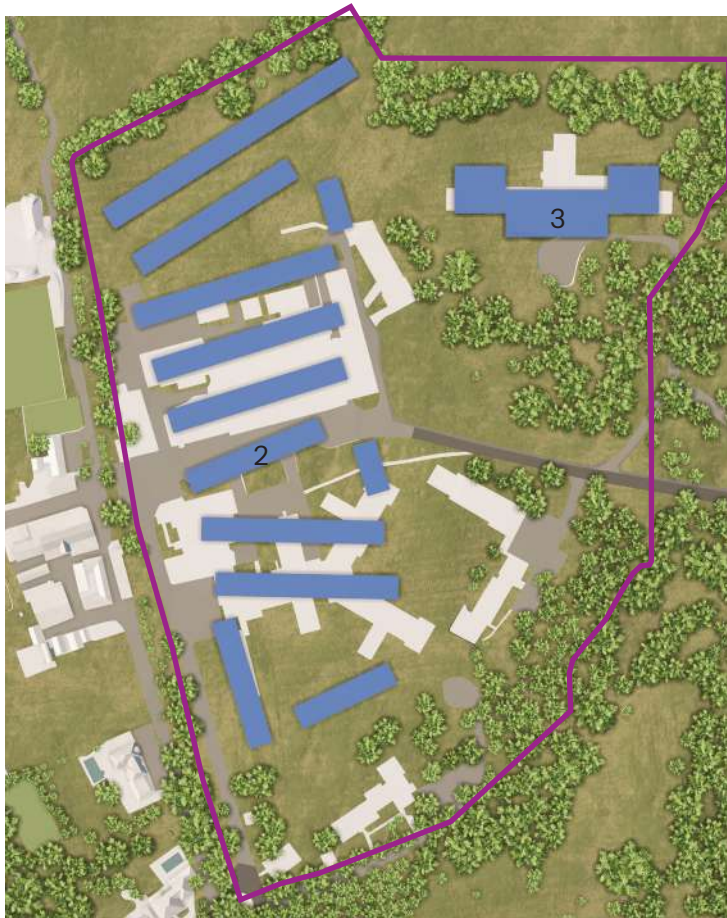
Unit difference: 9 fewer units

Total footprint: 8980sqm

Footprint difference: 581sqm increase / 7% increase

Additional height: no additional height, all blocks 3 storeys

WDZ Option 02



Terraced development following similar development pattern to previous application.

Units based on floor area: 200 units

Units based on typology: 190 units (146 3b houses, 44 flats)

Unit difference: 98 additional units

Total footprint: 9750sqm

Footprint difference: 3068sqm increase / 46% increase

Additional height: flat block 3 storeys rather than 2-3 storeys

EDZ Option 02



Low rise deck access flats and courtyard blocks, following same development pattern as previous application but with an increased footprint.

Units: 304 flats

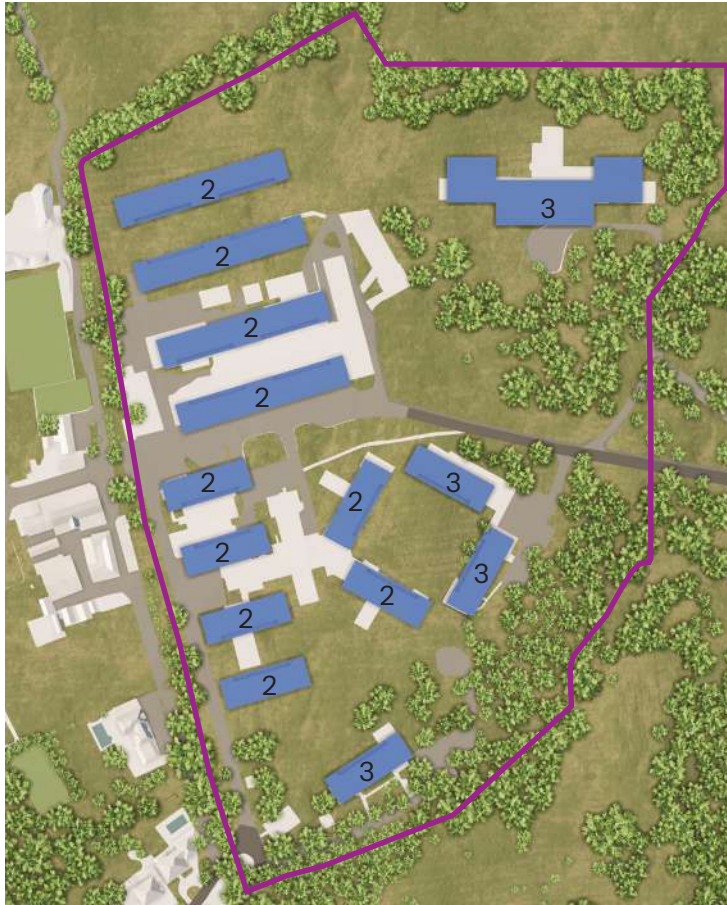
Unit difference: 49 additional units

Total footprint: 11,005sqm

Footprint difference: 2606sqm increase / 31% increase

Additional height: no additional height, all blocks 3 storeys

WDZ Option 03



Low rise deck access flat blocks following a similar development pattern to the existing site.

Units: 205 flats

Unit difference: 113 additional units

Total footprint: 9416sqm

Footprint difference: 2734sqm increase / 40% increase

Additional height: most southern and most eastern blocks increased to 3 storeys to match existing development on site

EDZ Option 03



Low rise deck access flats and courtyard blocks, following similar development footprint as previous application.

Units: 280 flats

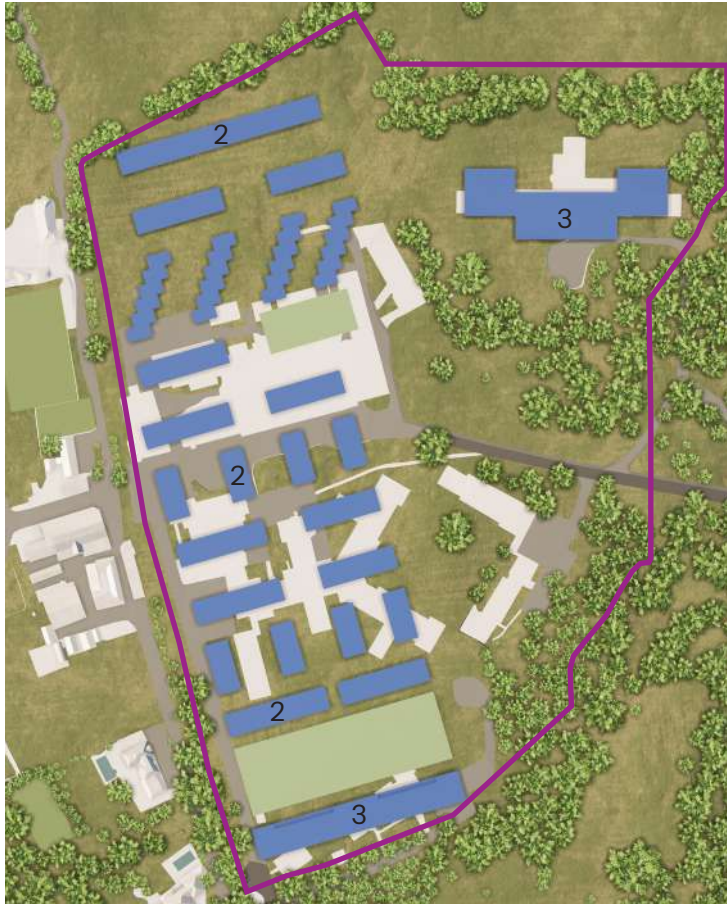
Unit difference: 25 additional units

Total footprint: 10,145sqm

Footprint difference: 1746sqm increase / 21% increase

Additional height: no additional height, all blocks 3 storeys

WDZ Option 04



Terraces and flats with a village green and secondary amenity space.

Units based on floor area: 220 units

Units based on typology: 212 units (146 3b houses, 66 flats)

Unit difference: 120 additional units

Total footprint: 10,842sqm

Footprint difference: 4160sqm increase / 62% increase

Additional height: flat block 3 storeys rather than 2-3 storeys

EDZ Option 04



Low rise deck access flats and courtyard blocks

Units: 355 flats

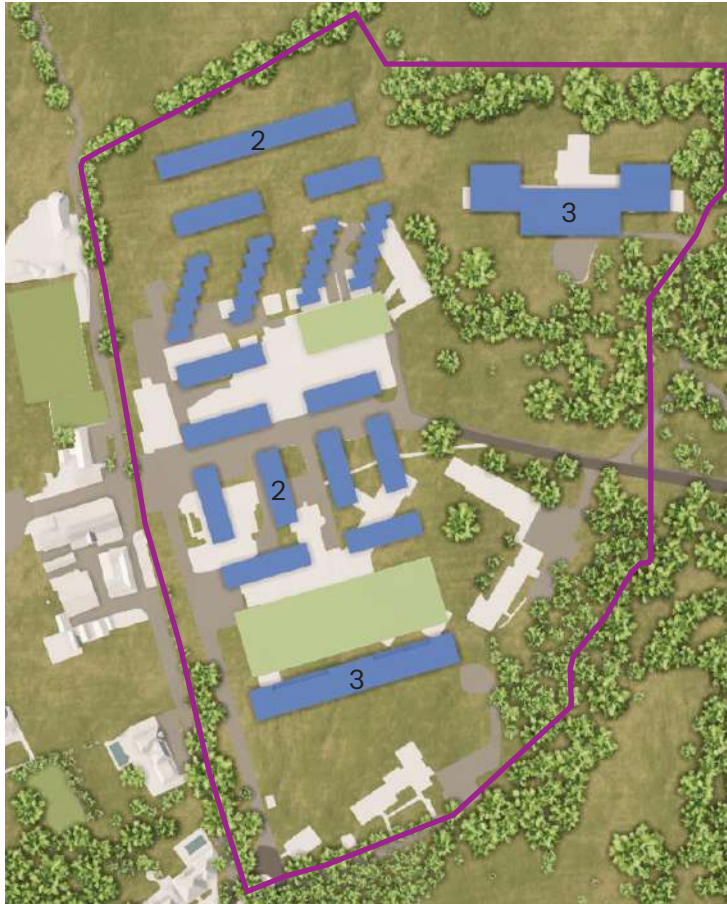
Unit difference: 100 additional units

Total footprint: 12,894sqm

Footprint difference: 4495sqm increase / 54% increase

Additional height: no additional height, all blocks 3 storeys

WDZ Option 05



Terraces and flats with a village green and secondary amenity space, with 1/3 increase in footprint.

Units based on floor area: 192 units

Units based on typology: 187 units (110 3b houses, 77 flats)

Unit difference: 95 additional units

Total footprint: 8862sqm

Footprint difference: 2180sqm increase / 33% increase

Additional height: flat block 3 storeys rather than 2-3 storeys, deck access block 3 storeys

EDZ Option 05



Low rise deck access flats with 1/3 increase in footprint.

Units: 308 flats

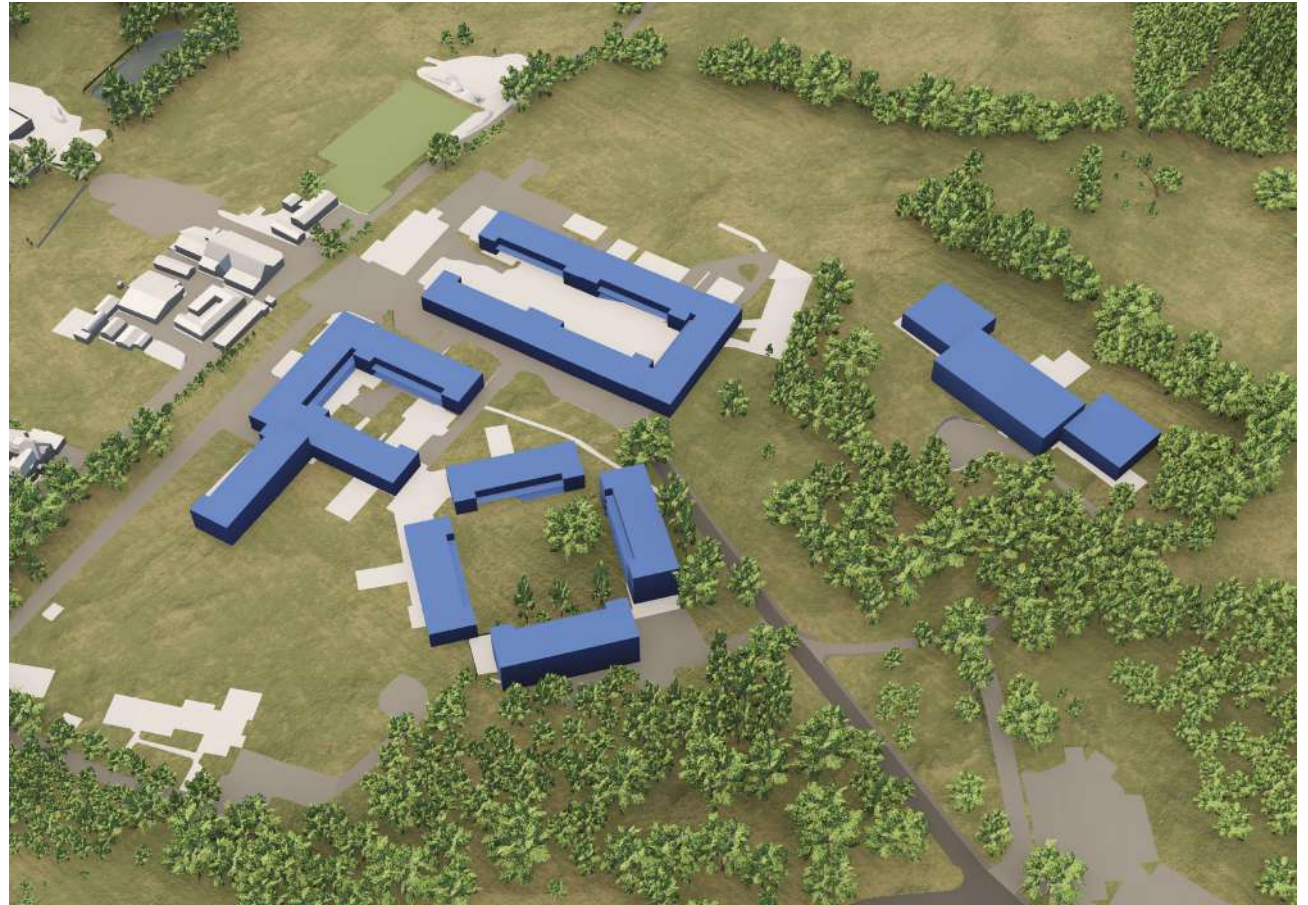
Unit difference: 53 additional units

Total footprint: 11,174sqm

Footprint difference: 2775sqm increase / 33% increase

Additional height: no additional height, all blocks 3 storeys

WDZ Option 06



Footprint and development location as close to the existing site as possible with a 33% increase in height from the existing site.

Units: 176 units

Unit difference: 84 additional units

Total footprint: 6700sqm

Footprint difference: 18sqm increase / 0.3% increase

Additional height: increase height by 33% from existing site

EDZ Option 06



Footprint and development location as close to the existing site as possible with a 33% increase in height from the existing site.

Units: 196 flats

Unit difference: 59 fewer units

Total footprint: 8383sqm

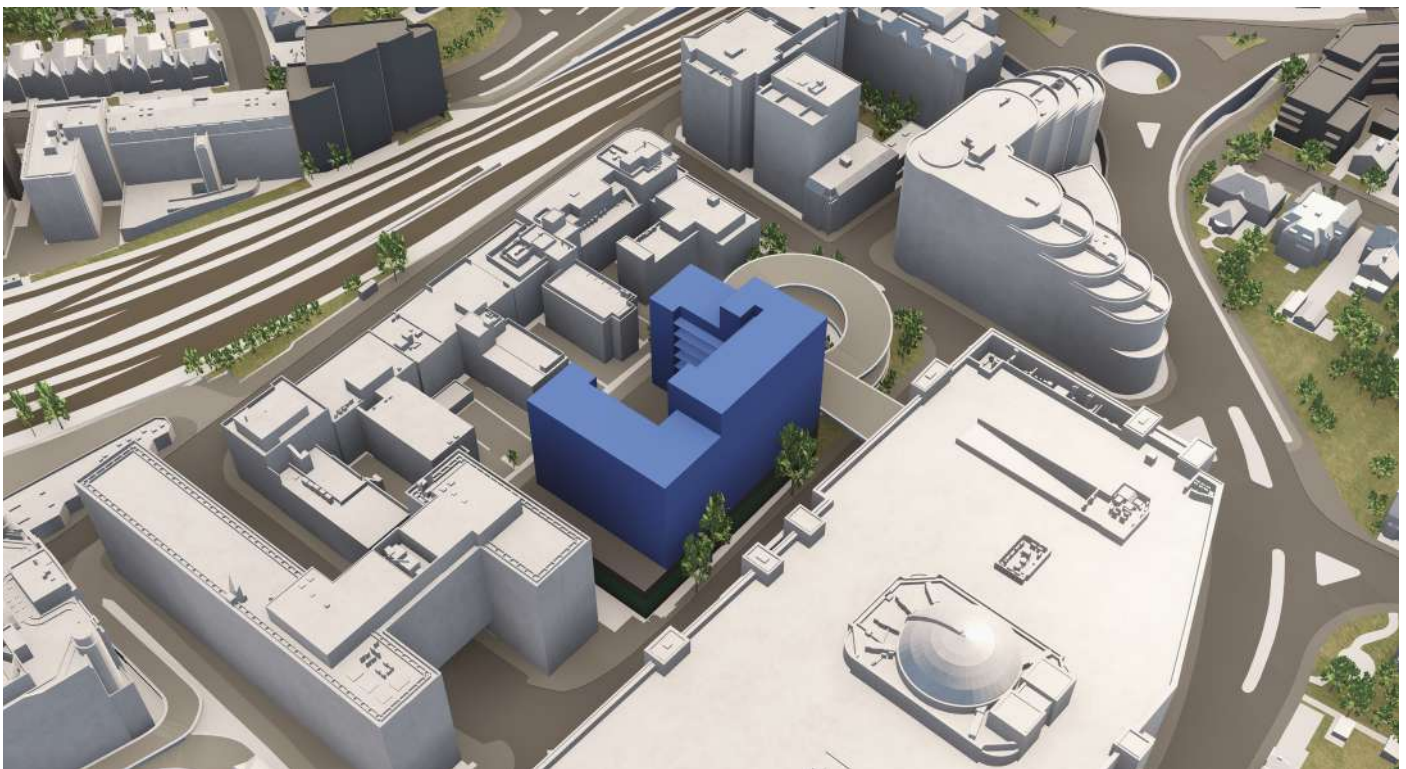
Footprint difference: 16sqm decrease / 0.2% decrease

Additional height: increase height by 33% from existing site

Summary

Option	Description	Total units	10% uplift	Total footprint (sqm)	Footprint increase
Original masterplan	WDZ - Low density detached housing EDZ - Low rise flat blocks	347	N/A	15,081	N/A
Option 01	WDZ - Following a similar development pattern as original masterplan but with smaller plots EDZ - same development footprint as original masterplan	373	410	15,265	184 sqm / 1%
Option 02	WDZ - Following a similar development pattern as the original masterplan but with terraced houses EDZ - Following a similar development as the original masterplan but with an increased footprint to create courtyard blocks	494	543	20,755	5674 sqm / 38%
Option 03	WDZ - Deck access flats following development pattern of the existing site EDZ - Deck access flats following development pattern of the existing site	485	534	19,561	4480 sqm / 30%
Option 04	WDZ - Standard capacity study - terraced houses and deck access flats arranged around a green space EDZ - Standard capacity study -Deck access courtyard blocks and villa block flats	567	624	23,736	8655 sqm / 57%
Option 05	Standard capacity study with the development footprint increase capped at one third.	495	545	20,036	4955 sqm / 33%
Option 06	Footprint and development location as close to the existing site as possible with a 33% increase in height from the existing site.	372	409	15,083	2 sqm / 0.01%

**Selected Sites Parking Studies
Local Plan Allocated Sites Capacity Study Report
Addendum 02**



Study Results

C3 units: 92

Commercial space: 1078sqm

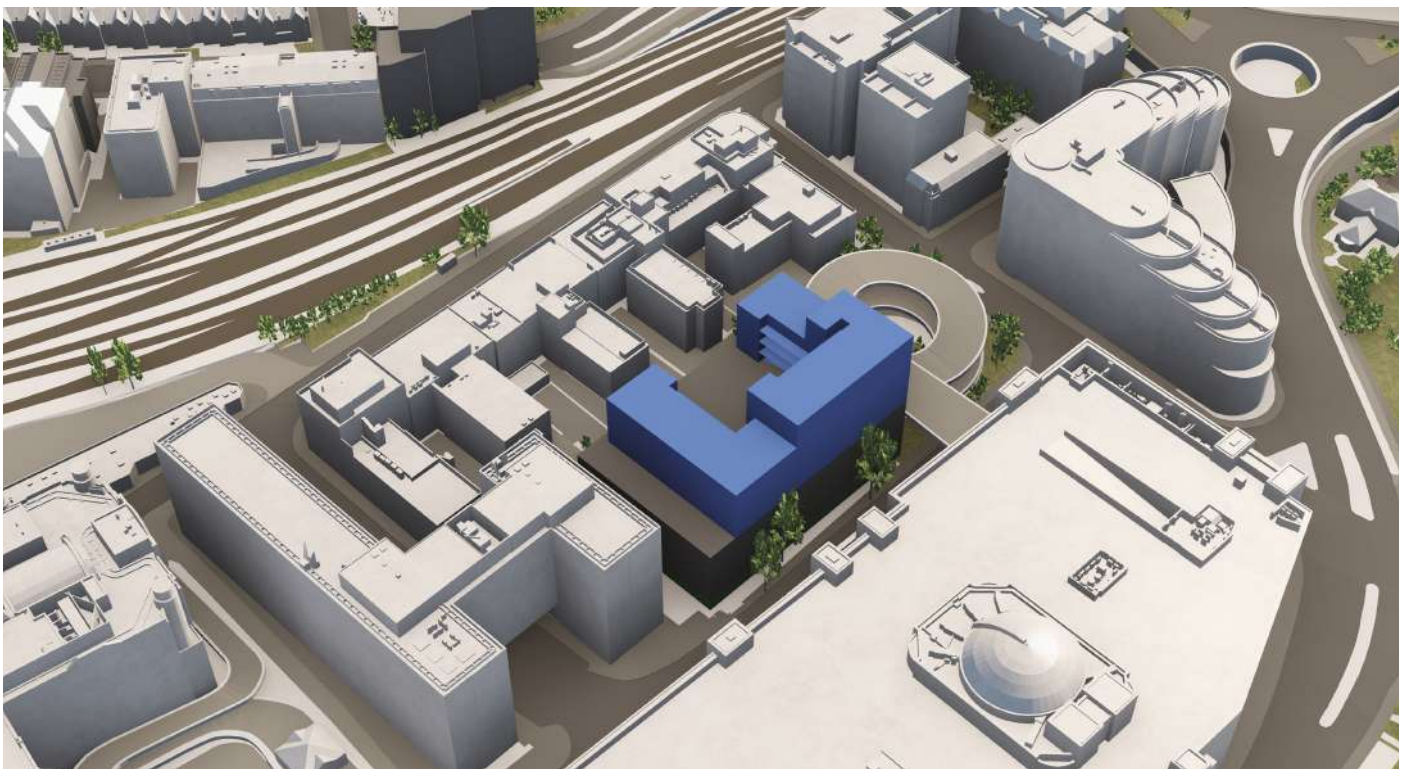
Storeys: 2 - 12

Public parking spaces: 195 (~50% reprovided) - podium 0.5 storeys below ground

Main site constraints: Proximity to existing buildings, Protected Viewing Corridor, flood zone

Key

- Residential
- Commercial
- Podium parking
- Existing Buildings



Study Results

C3 units: 55

Commercial space: 1078sqm

Storeys: 1 - 11.5

Public parking spaces: 390 (~100% reprovided) - podium 0.5 storeys below ground

Main site constraints: Proximity to existing buildings, Protected Viewing Corridor, flood zone

Key

- Residential
- Commercial
- Podium parking
- Existing Buildings



Study Results

C3 units: 320

Commercial space: 936sqm

Storeys: 3 - 12

Public parking spaces: 264 (~100% reprovided) - podium 0.5 storeys below ground

Main site constraints: High street context, town centre context, maximising height

Key

- Residential
- Commercial
- Podium parking
- Existing Buildings



Study Results

C3 units: 192

Commercial space: 1323sqm

Storeys: 1 - 18

Public parking spaces: 144 (~50% reprovided) – podium 0.5 storeys below ground

Main site constraints: Mediating between town centre and Metroland context.

Key

- Residential
- Commercial
- Podium parking
- Existing Buildings



Study Results

C3 units: 167

Commercial space: 632sqm

Storeys: 2 - 18

Public parking spaces: 300 (~100% reprovided) - podium 0.5 storeys below ground

Main site constraints: Mediating between town centre and Metroland context.

Key

- Residential
- Commercial
- Podium parking
- Existing Buildings

