

KNOLLYS YARD

Local Community – Workshop 1 Bridges Briefing and Design Workshop

10 September 2022

Welcome and Introductions

Part 1 – Bridge Briefing

Part 2 – Design Workshop

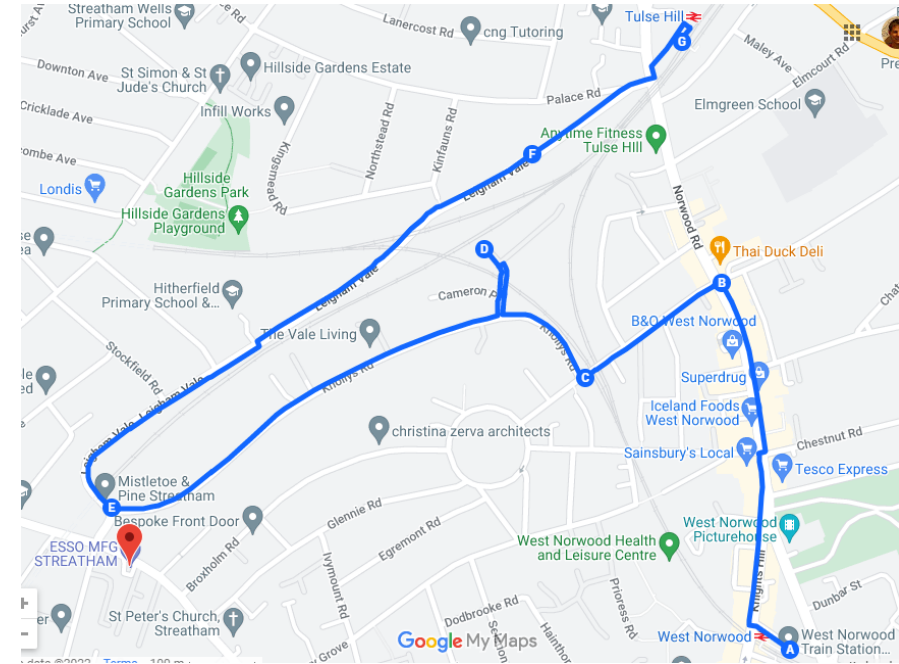
KNOLLYS YARD

Part 1 - Bridges Briefing

10 September 2022

Background:

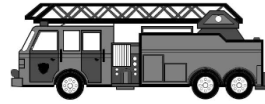
Lots of questions on the bridges during the Walk and Talk events



Existing Access from Cameron Place

Under Bridge Height: 3.1m / 10'3"

Too low for Fire Engine (3.5m / 11'5")



Existing Access from Cameron Place

Existing Gradient: 11%

Max. Gradient for wheelchairs/prams: 8.3%



6m /
19'8"



New Access



New Access

Improved connection



New Access

Ground Levels above sea level

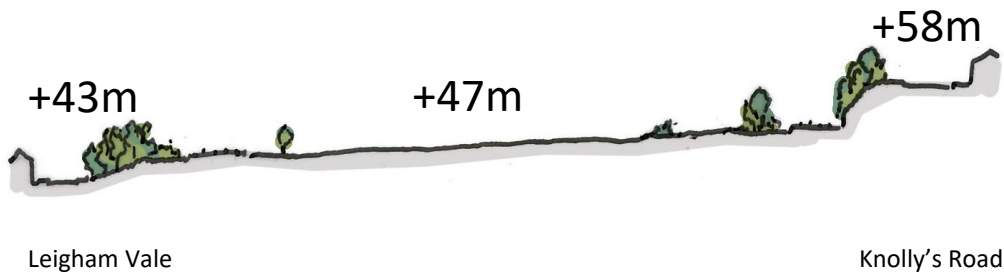
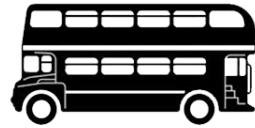
Leigham Vale 4m / 13'1" lower than site

Knollys Road 11m / 36'1" higher than site

Double decker bus

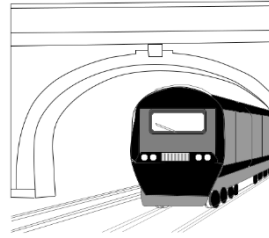
height 4.4m / 4.95 metres (16 ft 3 in)

Length 18.75 metres (61 ft 6 in)



New Access

Rail Clearance Required: 5m



Leigham Vale 9m rise required

Knollys Road already high enough, but 11m drop required

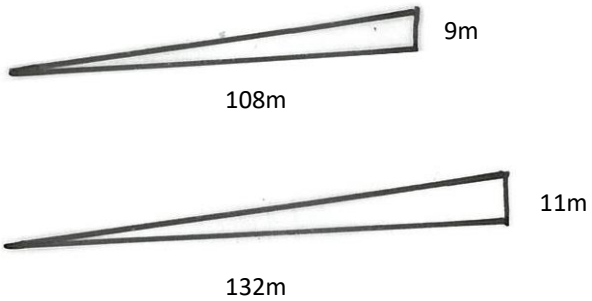


New Access

Leigham Vale 9m rise required

Knollys Road already high enough, but 11m drop required

Max. Gradient for wheelchairs/prams: 8.3%



New Access



New Access

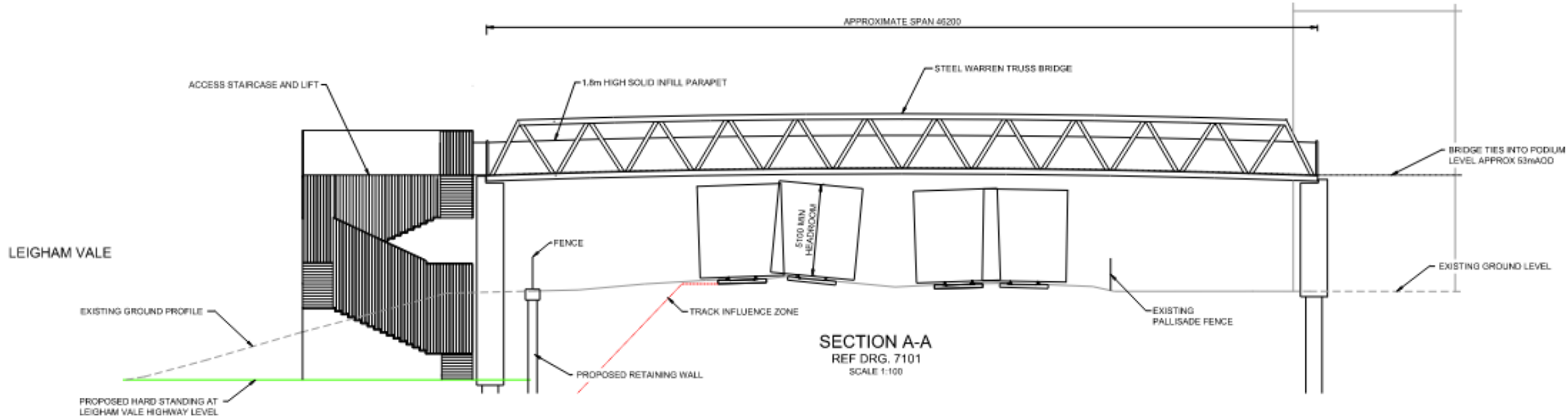
KNOLLYS YARD



GENERAL ARRANGEMENT PLAN

SCALE 1:250

New Access

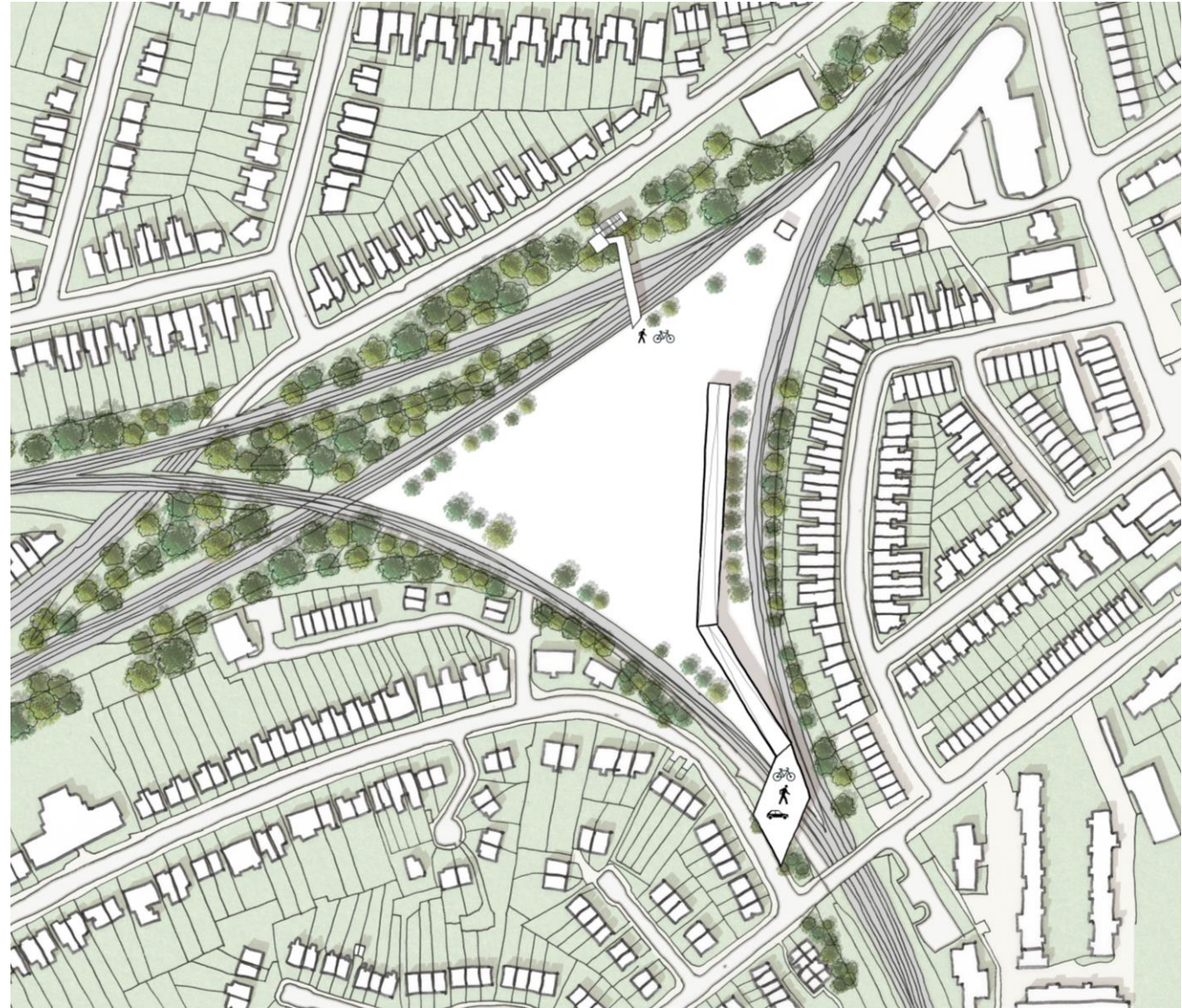


New Access





Alternative Access


KNOLLYS YARD




Design Manual for Roads and Bridges

 highways
england

 TRANSPORT
SCOTLAND
COPHRICHAIL ALBA

 Uywodraeth Cymru
Welsh Government

 Department for
Infrastructure
An Ffôn Brenhinol

General Principles and Scheme Governance
General Information

GG 119

Road safety audit

(formerly HD 19/15)

Revision 2

Summary
This document provides the requirements for road safety audit for highway schemes on the trunk road and motorway network.

Application by Overseeing Organisations
Any specific requirements for Overseeing Organisations alternative or supplementary to those given in this document are given in National Application Annexes to this document.

Feedback and Enquiries
Users of this document are encouraged to raise any enquiries and/or provide feedback on the content and usage of this document to the dedicated Highways England team. The email address for all enquiries and feedback is: Standards_Enquiries@highwaysengland.co.uk

This is a controlled document.

Discussion

Tea Break

KNOLLYS YARD

Part 2 – Design Workshop

10 September 2022

Who are we?

Developer - EcoWorld London

We are committed to creating great places for Londoners to live which are more than just bricks and mortar.

Our homes are of the highest standards set in vibrant environments that enhance both the lives of our residents and the wider local communities we're part of.

This means dynamic, attractive and safe neighbourhoods where people want to spend their time and designed to ensure that they continue to thrive for years to come.

All of EcoWorld's projects are developed with liveability, lifestyle and community in mind.



Developer - EcoWorld London



Under development / Completed



Kew Bridge / Verdo, Brentford - 740 homes



Barking Wharf, Barking - 595 homes



Oxbow, Poplar - 223 homes



Herrings Hall Close, Hounslow - 19 homes



Third & Caird, Kensal Rise - 56 homes



The Claves, Mill Hill - 188 homes

Developer - EcoWorld London

Pipeline



Aberfeldy Village, Poplar (c.1,500 homes)



New Rd Triangle, Feltham (176 homes)



Griffin Park, Kew Bridge (149 homes)



The Lanterns, Woking (927 homes)



Duffy, Kew Bridge (275 homes)

Developer - EcoWorld London

Engaging with communities



Architect - Squire & Partners

Award-winning architectural practice

Exceptional architecture and robust quality

Based in Brixton - 'The Department Store'



Squire & Partners

KNOLLYS YARD



The Studios Residency



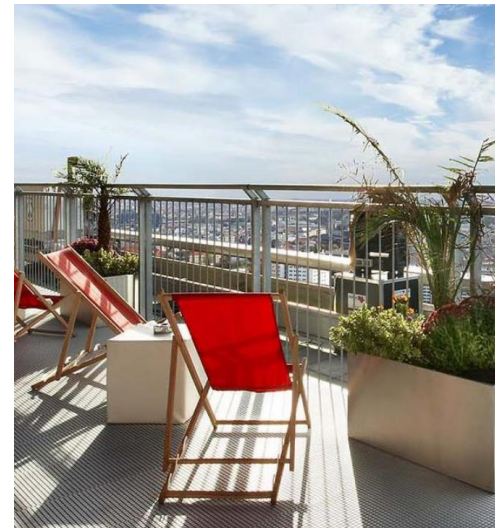
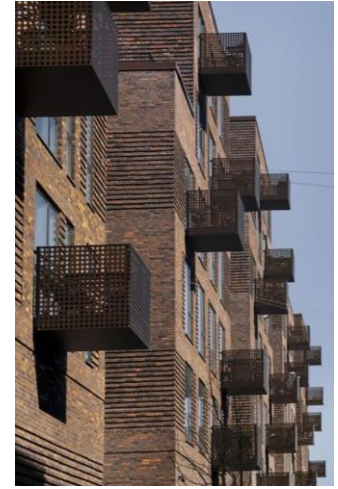
Knolly's Yard – Initial Ideas and Vision

Building new bridges, connecting communities and giving an acre of public green space back to locals. Creating new social, economic and environmental connections. A contemporary London village with creative energy encouraging residents, local people and businesses to live low impact lifestyles.

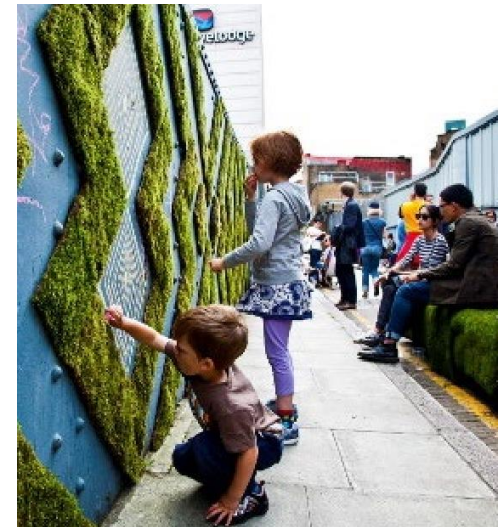


Key Principles

- Creating a new character for Knollys Yard, while respecting the surrounding context
- Creating social, economic and environmental connections
- Building bridges and reinstating historic links
- Creating increased permeability and biodiversity across a degraded brownfield island site
- Creating a welcoming space for all
- Creating a true mix of uses and tenures with interest and activity



Building Bridges and Reinstating Historic Links



New Character for Knolly's Yard



Social Connections



Economic Connections



Emerging Design

Site Location



Technical Considerations



Opportunities



Separation from Neighbours

30m

Almost 4 x width of Harpenden Road (~7.7m)

40m

5 x width of Knollys Road (~8m)

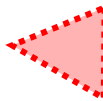



90m

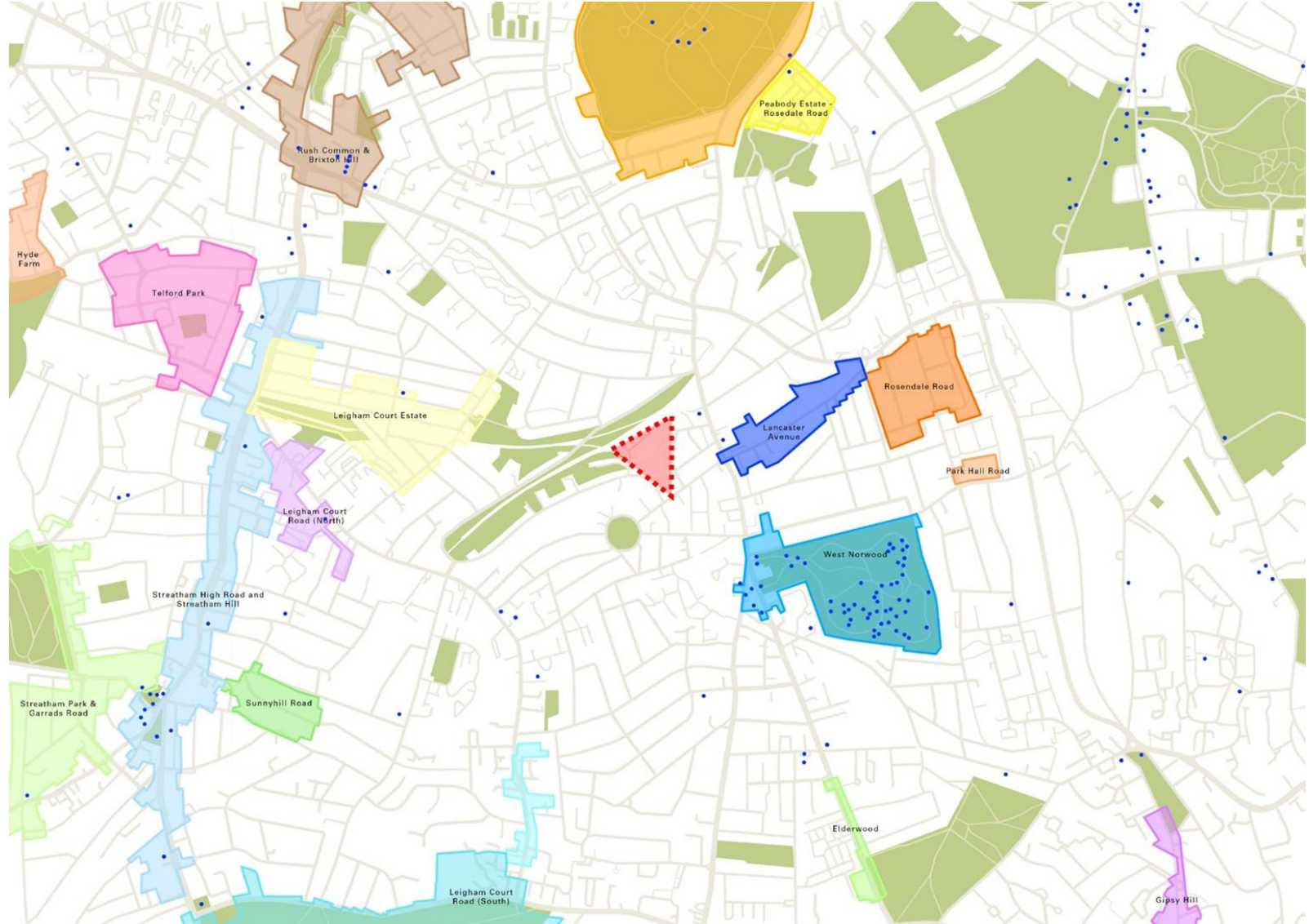
12 x width of Leigham Vale (~7.5m)



Local Context

Green Corridors, Conservation Areas & Listed Buildings

-  Site
-  Conservation Areas
-  Green Areas
-  Listed Buildings



Character Areas

- Leigham Vale
- Knolly's Road
- Harpenden Road

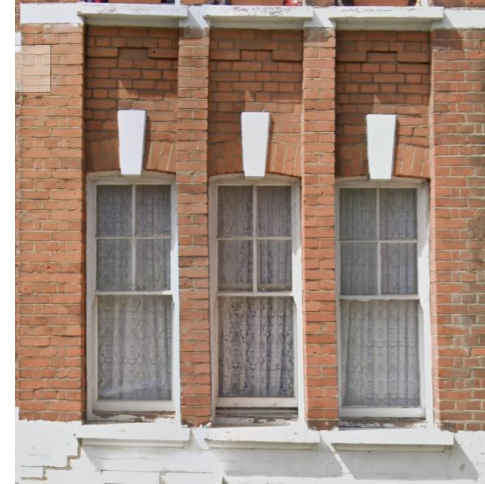


Character Area – Harpenden Road

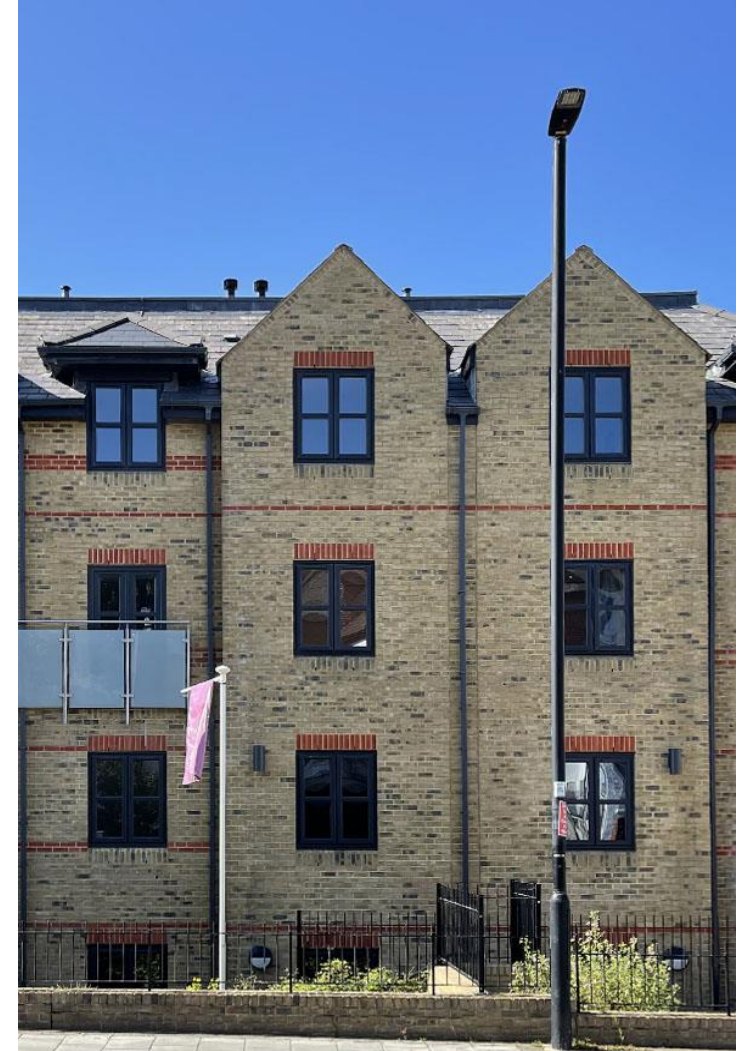
KNOLLYS YARD



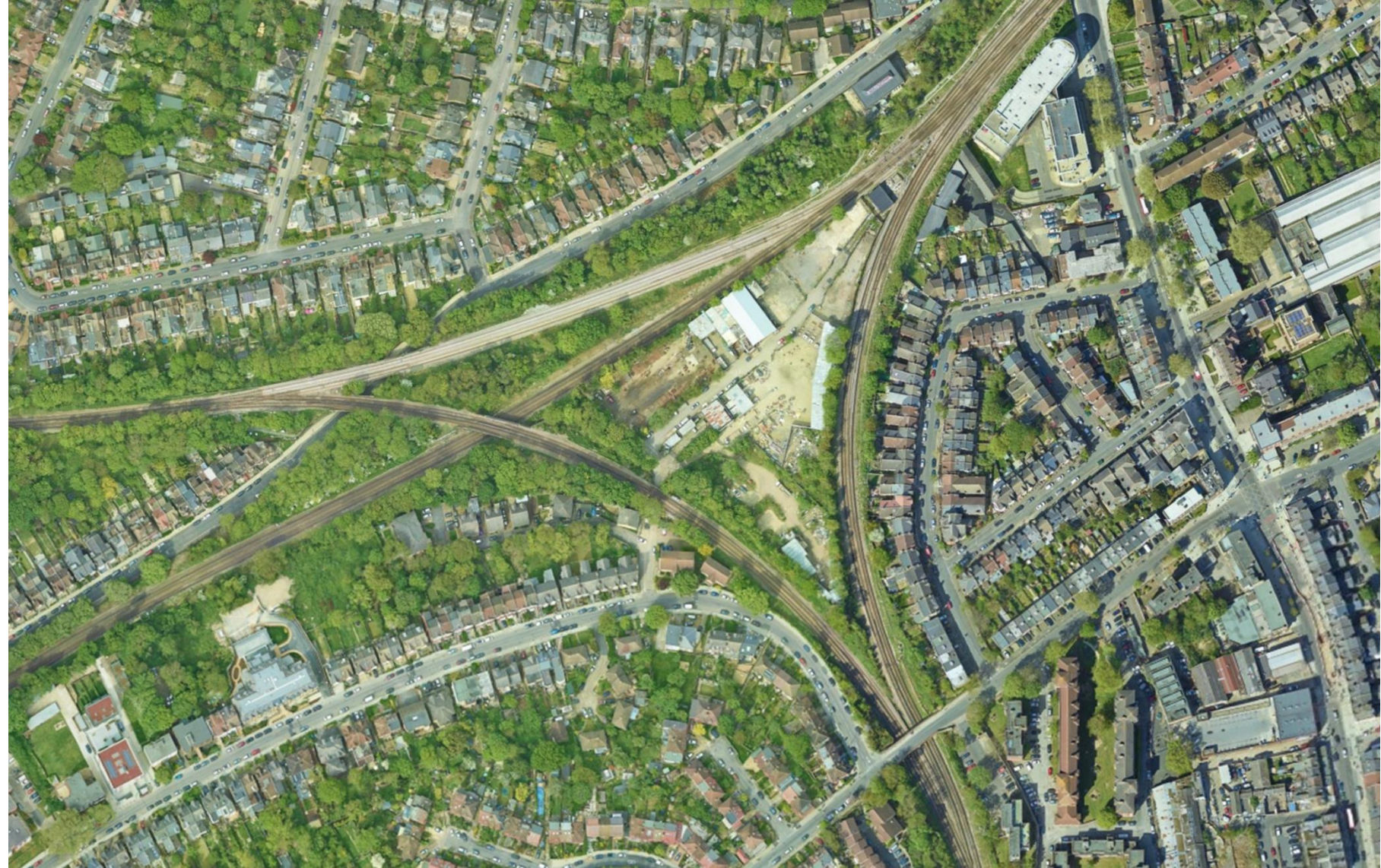
Character Area – Leigham Vale



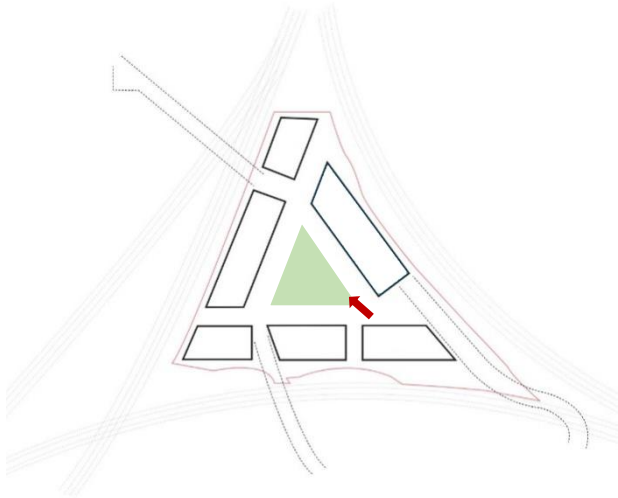
Character Area – Knolly's Road



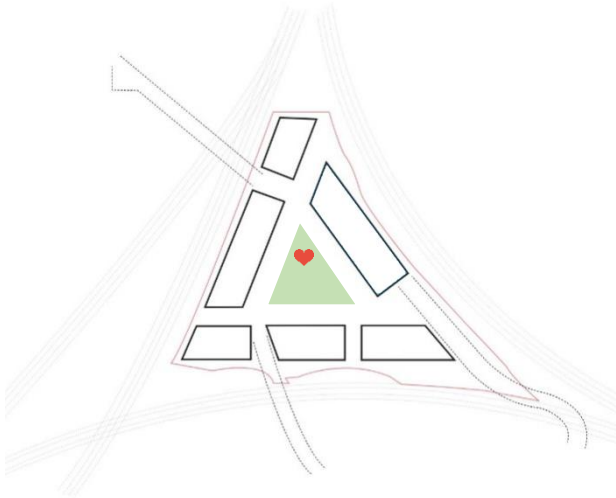
Design Evolution



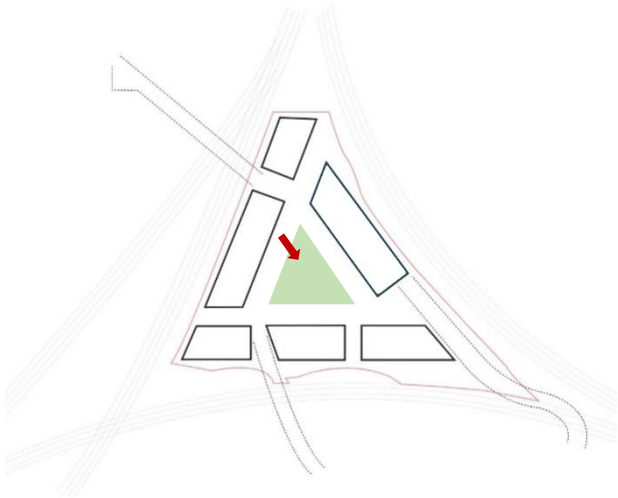
View overlooking central courtyard



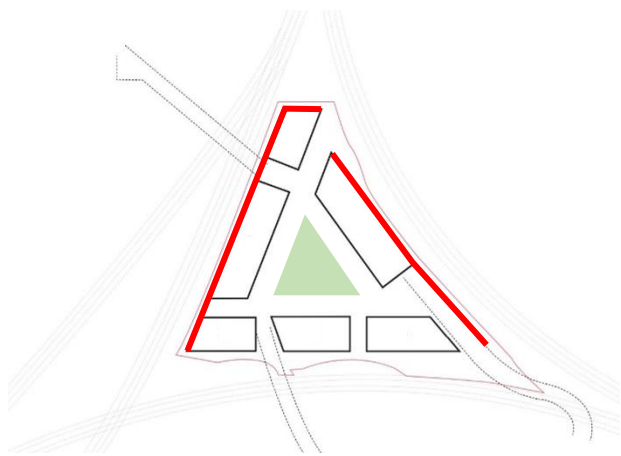
Community Space and Pavilion



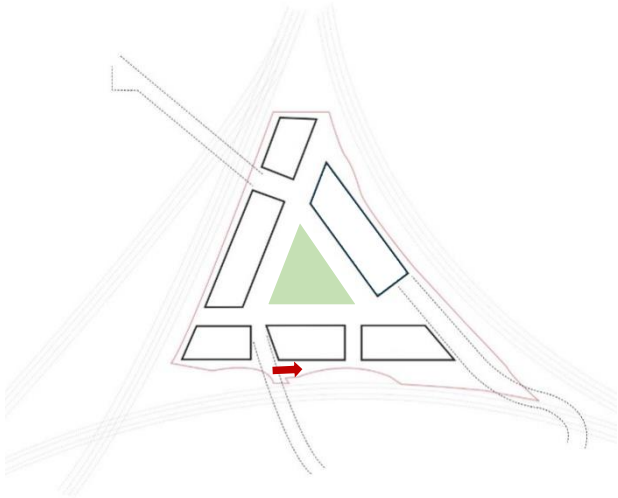
View overlooking central courtyard



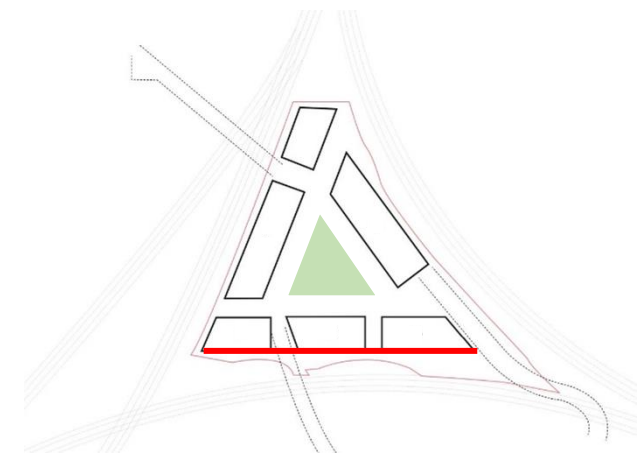
Ground Floor Façade Approach – Biodiversity Net Gain



View along railway



Ground Floor Façade Approach - Makers Walk



Knolly's Yard

- A new residential neighbourhood, a workplace, a community hub, and an important connection for the wider area
- 2 bridges connecting the local area and site to Tulse Hill station
- Dedicated 1 acre of new public realm and green space that is safe and accessible to all
- Central Pavilion hub, to explore the use and design with the local community
- Genuine co-location of residential and industrial
- Quality new homes, including affordable homes
- New light industrial, incl. a 'Maker's Walk' - an active landscaped space south of the industrial units to encourage residents and the public to discover the industrial activity on site
- Great resident amenity spaces including excellent work from home facilities and roof gardens



Discussion

Thank you!