

Arcadia - Residential Assessment

Description of development

Summary Facts:

567 units in 7 blocks:

A North	2/6/7 storeys
A South	1/2/4/6/8 storeys
B	2/5/7/8 storeys
C	3/5/11 storeys
D	2/3/9/10/11/12 storeys
E	2/3/9/10/11/12 storeys
F	19/25/26 storeys

The number of bedrooms per flat is split as follows:

	Studio	1 bed	2 bed	3 bed	4 bed			
Block	No.	No.	No.	No.	No.		Total no. of flats	Habitable rooms
A	8	56	65	9			138	351
B		13	12	48	6		79	284
C	3	16	21	6			46	122
D	1	64	55	18			138	366
E		29	33	7			69	185
F		41	56				97	250
Total	12	219	242	88	6		567	1558

And the average size of the flats in square metres is shown below. The flat sizes do vary and those that are described as “disabled” tend to be quite a bit bigger than the others.

	Studio	1 bed	2 bed	3 bed	4 bed
Block	Av.size	Av.size	Av.size	Av.size	Av.size
A	37	56	72	102	
B		64	77	93	140
C	31	55	70	85	
D	29	54	80	101	

E		51	81	97	
F		55	73		
Overall average	35	55	75	95	140

Block B is expected to be just for affordable homes. This would represent 13.9% of the total by way of number of flats and 18.2% of the total if measured by the number of habitable rooms.

10% will be dedicated wheelchair units but all will be wheelchair accessible.

Other aspects:

- Car parking provision - 230 spaces (41% allocation) – lower basement
- Cycle parking provision – 567 spaces (100% allocation) – lower basement
- Mobility scooter provision – 5 spaces – lower basement
- Proposed Car Club – 16 spaces – upper basement
- Water supply would be metered
- Central heat network with metered heating and hot water
- No central cooling to any flat, only to commercial units
- 90% of heating and cooling from ground source heat pumps. 200m² of photovoltaic panels on some roofs
- Refuse – residents would segregate their waste and put it in temporary waste storage areas in each building. The management company would then transfer it to the central waste storage area in the upper basement.
- There is a total of 3018m² of amenity space for residents in the form of roof terraces. This is on blocks A South (607m²), B (787m²), D (760m²) and E (844m²).

To be checked:

- Gas supply to flats – probably none.
- Forced ventilation – probably to at least some flats.
- Daylight issues – probably less than for Dickens Yard.
- Any especial noise issues.
- Practicality (drop off on pipe runs) and reliability of a single hot water system for the whole development.

Projected number of people living in the development

The developer's forecast of the number of people who will live in the development is 919. Their forecast of the number of children (aged 0 -16) is 127, with an age breakdown:-

0 – 2	31	
3 – 4	20	
Primary		46
Secondary	30	

The normal Ealing Council/GLA calculator would suggest about 145 children.

Issues

There are quite a number of these:-

- Whilst many of the flats are of a good size, others are quite poky. This is especially true of the few studio ones.
- There will be quite a lot of young children in the development. There is no on-site nursery (as in Grand Union Village).

- There are no primary schools near the development, save for the Church of England ones that many children will not be eligible to attend. All primary school children will have to cross at least one busy road to get to their school.
- There are no specific play areas for children and it isn't clear whether the terms of the lease will allow children to play in the amenity areas.
- The community primary schools are all over 1km away. The distance is important as parents will normally accompany children both to and from school. There may also be physical difficulties in expanding local primary school capacity to cope with the additional numbers.
- The refuse and recycling arrangements aren't as convenient as those planned for Dickens Yard, with no chutes from individual flats or floors. Residents will have to carry everything to a point within the basement of their block. It isn't obvious how waste will be handled in Block F, as it doesn't have a basement.
- The larger flats are disproportionately for the affordable sector. They will contain a relatively high number of children on a site that is unsuitable for children. It would be better to target the larger flats to the private sector. They would attract older couples who would have space to store their possessions and to accommodate visiting children and grandchildren.
- There may well be a shortage of larger-sized affordable accommodation, but to site it in this location is perverse. It is both one of the worst locations in the Borough for children as well as one of the most expensive. One way or another, Ealing Council will end up picking up the tab for much of this. Remember the case of the 7-bedroomed house in Acton.
- All the affordable flats are concentrated in just one block (B). Rather than creating a ghetto like this, it would improve social cohesion if they were spread around the development.
- The 3 and 4 bedroom flats in Block B (affordable) all have a combined kitchen/dining/living room, with the only other habitable rooms being bedrooms. This will lead to families being very much on top of one another.
- Only 3.3 m² of amenity space per resident, well below acceptable standards. This is all provided as roof gardens on 4 of the blocks. Some of these gardens will have to be protected with screens to keep down the wind levels. It isn't clear whether the residents from the remaining 3 blocks will be able to access the gardens on the other blocks, and the practical arrangement would in any case discourage them from doing so.
- No other common facilities at all are provided for residents.
- The design is hostile to visitors arriving by car. The only no drop off point is reserved for taxis. Visitors who bring their cars are advised to use another town centre car park.
- There is no obvious way of making deliveries to flats.
- Many of the flats in blocks A South, B and C are only served by one lift. The residents are going to have real problems when these either break down, need servicing or need replacing, as they do. This will be especially true for residents with limited mobility (all the flats would be built to Lifetime Homes standards and be wheelchair accessible).
- Several of the flats are single aspect and all habitable rooms would be all in the sun or all out of the sun.

18/11/08

Appendix 1

Comparison with standards proposed in the SEC Vision.

Area	Standard	Arcadia	Met?
Building height	No more than a total of 5 storeys for any development facing Haven Green. No more than a total of 6 to 8 storeys elsewhere, with no part of the building to be visually intrusive	12 to 26 storeys facing Haven Green. Up to 11 storeys elsewhere. Blocks A and B meet standard apart from visual intrusion.	X
Building density	Reflect the medium density profile within the Ealing Broadway area	Very high density profile.	X
Architectural style	To pick up on the style and materials of neighbouring buildings	Modern style with little sympathy.	X
Size of flats	Minimum internal area of 65m ² for one bedroom, 80m ² for 2 bedroom and 100m ² for 3 bedroom	Significant shortfalls for some flats, especially the studio and 1 bedroom ones. Many larger flats exceed the standards.	?
Range of sizes	A mix of from 1 to 3 or more bedrooms, with relatively few 1 bedroom flats	A few studio flats and 38.6% with just one bedroom. Many larger flats concentrated in the affordable sector.	X
Affordable housing	The on-site and local facilities to be scaled to cater for the expected mix of residents.	Affordable geared towards families with children, but with no facilities for those children.	X
Play space	10m ² per child to be provided within each development for every child of pre-school and primary school age.	No dedicated play area for children. It is not clear whether the terms of the lease will allow children to play in the amenity areas.	X
Nursery	On-site nursery for every development with >60 pre-school children	No on-site nursery. Pre-school numbers expected to be 51.	√
Parking	To be provided on-site or in adjacent blocks at the rate of 43% of the number of flats	On-site at 41%. Just below standard.	?
Car clubs	To be provided in every development of over 150 flats	Planned, with 16 spaces.	√
Amenity space	“All residents” amenity space to be provided within each development at the rate of 10 m ² per flat	Only 3.3 m ² per flat. Three of the blocks don’t have any common amenity space and it isn’t clear whether the residents will be able to use the space on the other blocks.	X
Roof areas	At least 90% of roof areas (except for “all residents” amenity space and play areas) to be available for rain water collection and solar power generation	Just 3% of the available roof space used for solar power generation. No rain water collection, just attenuation (slowing run off).	X
Orientation of flats	All flats to be at least twin aspect, with the majority	Most flats are twin aspect, with several having external	X

	having walls such that one is in the sun and one out of the sun	walls facing in opposite directions. There are a number which are single aspect.	
Natural light	The natural light in all habitable rooms to exceed minimum levels by at least 20%. All kitchens in 2 and more bedroomed flats to have windows.	<i>To be checked. There should be fewer problems than with Dickens Yard.</i>	?
Water usage	To have rain water collection and grey water re-use schemes	No water collection or re-use schemes.	X
On-site power	To provide at least 20% of heating from ground source heat pumps	90% from ground source heat pumps. Shows what can be done. Exemplary.	√
Service points	Adequate off street drop off points, contractor parking spaces and refuse collection space will be provided	The only drop off point is for taxis only in the northeast corner of the site. Refuse collection space is OK. Contractor parking unclear and visitor parking in other town centre car parks.	X
Deliveries	Adequate facilities will be provided to enable resident unattended deliveries, including for bulky and perishable items	No obvious facilities available. The design appears hostile for vehicular deliveries to flats.	X
Local shopping	Developments of more than 20 homes to have convenience shopping within 5 minutes walk. On-site convenience shopping for developments of over 250 homes.	Some shops on-site expected to be for convenience shopping. Other existing ones within 5 minutes walk.	√