

## Parkside Regeneration

### Overarching Principles/ Brief

Site specific requirements should be viewed alongside the site plan (Parkside Regeneration Sites Sept 2022.pdf).

	Topic/ Theme	Aim/ Criteria/ Objective	Benefit
<b>1.0 Tenure</b>			
1.1	Property design	Tenure blind across the development.	Ensure balanced community.
1.2	Provision of affordable housing	Replacement of existing social rented homes plus agreed minimum uplift expected. Other affordable tenures acceptable as well as providing private rented and shared ownership options.	Ensure balanced community. Income to support viability of regeneration scheme.
1.3	Provision of enabling market sale housing	Open Market Sale units to help support other regeneration goals.	Ensure balanced community. Income to support viability of regeneration scheme.
1.4	Provision of a new Independent Retirement Living (IRL) scheme	Replace Heatherfields IRL scheme with a new scheme. Not necessarily on the site of the current scheme. New scheme to exemplary standards, ensuring it is dementia friendly	Ensure balanced community. Replace scheme which includes some hard to let studios.
<b>2.0 Construction and Specification</b>			
2.1	Sustainability	All options for delivering highly sustainable buildings will be considered including Modern Methods of Construction (MMC), A fabric first approach will be used to achieve a balance between low carbon usage and low running costs for residents (EPC A). High insulation values coupled with building orientation to make the most of solar gain. Technologies such as Photovoltaic (PV) Panels, Air Source Heat Pumps and Ground Source Heat Pumps considered – potentially utilising Heathervale Park.	Contribution towards aims of the UK's Clean Growth Strategy to achieve EPC rating of C on properties before 2035. Move towards reducing carbon.
2.2	Secure by Design	Secure by Design – fully compliant, low-level lighting for communal parking areas.	Quality of life for residents. Preventative need for multi-agency resources.
2.3	Utilities	Ensure good water pressure whilst installing technologies to reduce water usage. Ensure services are future proofed where possible.	Quality of life for residents. Environmental advantages.
<b>3.0 Layout</b>			
3.1	The current road layout will remain	The current roads across Parkside/Braeside will remain largely as they are.	To save on infrastructure costs.

3.2	Electricity infrastructure	Options regarding the overhead HV pylons are being explored. Designs will need to either work around the pylons or take advantage of their removal as further information becomes available. Assuming no need for improvements no changes are proposed to the electricity sub-station.	To find a balance between high infrastructure costs and making the most of the site's potential.
3.3	Views and amenity	Where possible properties should make the most of views of the canal (taking account of the Basingstoke Canal Conservation Area, see 8.1) and across the park. Communal private amenity space for flats should be provided immediately adjacent to flats.	More desirable properties. Protection of Basingstoke Canal Conservation Area.
3.4	Wayfinding	Scheme should be pedestrian-led, and vehicle route through site to have variation in layout and surface to encourage slower vehicle speeds and increase safety for pedestrians; consider desire lines for pedestrian routes through scheme. Cycle paths and storage should encourage their use.	Reduction in carbon. Safer streets. Health benefits.
3.5	Community connections	Maximize opportunities for residents to have informal contact both within the scheme and with residents outside the scheme – careful placing of front doors and front gardens, communal planting/growing areas.	Balanced community.
<b>4.0 Type of homes</b>			
4.1	Typology	Houses to a maximum of 3 storeys. Flats to a maximum of 5 storeys bordering onto Heathervale Park. Houses to have traditional gable roofs, with regular roof forms, although accommodation within roof area would be considered, along with potentially imaginative roof height design.	Balance of maximising number of homes against density.
4.2	Size of homes	Should reflect the needs of those on the Housing Register, those that need Shared Ownership or other types of affordable home ownership as well as market intelligence for Open Market Sale units.	Contributing to meeting local housing need. Balanced community. Maximise income to support other aims.
4.3	Accessibility	All units to meet M4(2) Accessible and Adaptable dwellings as well as 5% M4(3) Wheelchair User dwellings considering local housing need, potentially across tenures.	Contributing to meeting local housing need. Balanced community. Provision of rarely available accommodation. Compliance with Policy SD7 of RBC Local Plan.
4.4	Space standards	Units to meet Nationally Described Space Standards so that one-bedroom homes can accommodate 2 people, two-bedroom homes have sufficient room to accommodate 3 to 4 people and three-bedroom homes can accommodate 5 or more people.	Best use of accommodation. Reduce likelihood of overcrowding. Quality of life for residents.
4.5	Design	Mix of external designs taking inspiration from the wider Runnymede vernacular.	Attractive site in keeping with surroundings. Quality of life for residents.

		Financial benefits of repetitive construction observed. All properties to be designed to evoke pride of place, being desirable in their appearance whilst maximising the aesthetic of the area.	Cost savings.
<b>5.0 Amenity</b>			
5.1	Private amenity space	Houses with back gardens minimum 11m depth, and with a small front garden to provide defensible space, gardens to be bounded by low height one-metre-high fencing to increase neighbour interaction. Enclosed bin stores, including for houses, accessible for collection.	Properties secure by design. Community cohesion. Quality of life for residents. Clothes drying areas. Reduced fire risk with omission of balconies. Reduction in litter and unsightly proliferation of bins.
5.2	Share amenity space	Green spaces and landscaping to integrate with park as well as canal frontages. Landscaping designed to encourage pedestrian and cycle journeys over car usage. Innovations in biodiversity	Make best use of natural beauty of area. Encourage reduction in carbon use with travel. Increased road safety. Biodiversity net gain required for planning permission.
5.3	Provision of a new community building	Seek funding opportunities to allow the provision of a building to support the community. Either a multi-use space or specific use building depending on the views of the community and viability of its delivery.	Community cohesion. Revenue opportunity. Holistic approach with public and third sector to support health and wellbeing.
<b>6.0 Vehicles and bicycles</b>			
6.1	Car parking	1 car parking space per one-bedroom property increasing to 1.5 car parking spaces for two+ bedroom properties inclusive of visitor spaces – or as required by the current adopted Parking Guidance Supplementary Planning Document. Should be in discrete areas (i.e., not large bland areas) and to incorporate mature soft landscaping/parking.	Encourage reduction in carbon use with travel. Aesthetically pleasing landscaping. Planning Policy compliance.
6.2	Cycle storage	Minimum of 1 cycle storage space per home – or as required by the current adopted Parking Guidance Supplementary Planning Document.	Encourage reduction in carbon use with travel. Crime reduction.
6.3	Cycle paths	Should allow access throughout the area, connecting to existing road network.	Encourage reduction in carbon use with travel.
6.4	Bus travel	Collaborative approach with local bus service provider to encourage use of bus travel.	Encourage reduction in carbon use with travel.
<b>7.0 Sustainability and Technology</b>			
7.1	Sustainability	High standards of environmental practice, sustainable drainage; electric charging parking points for vehicle numbers to be recommended by architects; plus provide infrastructure for charging	Contribution towards aims of the UK's Clean Growth Strategy to achieve EPC rating of C on properties before 2035.

		throughout the scheme to facilitate future expansion of charging points.	Move towards reducing carbon. Encourage reduction in carbon use with travel.
7.2	Technology	Smart homes, all with high-speed broadband, and digital capability for receiving public information about local bus services, local activities, and private information such as smart meter etc. Consideration of “internet of things” solutions for boiler/ heating maintenance and works prevention as well as other home information.	Desirable homes that meet modern expectations. Promotion of other services. Reduction in avoidable contacts. Savings in property maintenance. Better quality homes.
<b>8.0 Environment</b>			
8.1	Basingstoke Canal Conservation Area	Requirement to protect, conserve and where possible enhance the adjacent conservation area, including views in and out.	Potential to benefit conservation area. Planning Policy compliance.
8.2	Flooding	Designs will need to take account of constraints caused by flood zone in balance with Biodiversity Opportunity Area.	Flood mitigation. Planning Policy compliance.
8.3	Biodiversity Opportunity Area	Designs and flood measures will need to take account of the BOA.	Reducing environmental impact. Planning Policy compliance. Environmental gains.
<b>9.0 Policies</b>			
9.1	Policies	<ul style="list-style-type: none"> <li>• National Planning Policy Framework and Guidance.</li> <li>• The Runnymede 2030 Local Plan.</li> <li>• Runnymede Design SPD 2021</li> <li>• SPDs including but not limited to Thames Basin Heaths Special Protection Area 2008, Affordable Housing, S106 Contributions, Green and Blue Infrastructure (GBI).</li> <li>• (Housing) Development Strategy 2021-2026</li> <li>• Older Persons Strategy 2021-2023</li> </ul>	Planning and Housing Policy compliance.

Below are aims for specific sites that do not apply across the whole of the regeneration project.

<b>9.0 Replacement IRL Scheme</b>			
9.1	Provision of a new Independent Retirement Living (IRL) scheme	Replace Heatherfields IRL scheme with a new scheme. Not necessarily on the site (Site C) of the current scheme.	Ensure balanced community. Replace scheme which currently includes some hard to let studios.
9.2	IRL design	Properties that are desirable to downsizers. Incorporating Housing our Ageing Population Panel for Innovation (HAPPI) principles and ensuring it is dementia friendly.	Encourage residents to downsize, freeing up family homes for those that need them.

9.3	Size of homes	Minimum one-bedroom (no studios/ bedsits) up to one-bedroom plus (to include a hobby/ study area/ somewhere for occasional guests to stay). Properties will need to meet the minimum internal space standards in line with Policy SL19 of the Runnymede 2030 Local Plan.	Additional desirability. Quality of life. Planning Policy compliance.
9.4	Communal areas	Communal areas should allow for residents to meet and partake in sociable activities.	Community cohesion. Additional desirability. Quality of life.
9.5	External	Landscaped gardens. Consideration of sensory garden for residents diagnosed with dementia.	Community cohesion. Additional desirability. Quality of life.
9.6	Technology	User friendly scheme that makes best use of technology to ensure resident welfare.	Preventative repairs. Ability for residents to raise alarm if required. Safeguards in place to protect residents.
9.7	Mobility	Secure storage and charging for mobility scooters will be included.	Additional desirability. Quality of life.

<b>10.0 Static homes, car park and Scout hut at Heathervale Way (Site F)</b>			
10.1	Consideration of best use of land	Consult residents regarding options to replace static homes with new properties, re-develop area but retain static homes or a hybrid approach that incorporates both static homes and new properties.	Ensure balanced community. Improved accommodation. Community cohesion. Quality of life.
10.2	Assess need for car park	Consider residential re-development of car park area.	Balance of maximising number of homes against density. Income to support viability of regeneration scheme.
10.3	Explore options for Scout hut	Consider moving Scout hut to elsewhere, potentially within new community facility, and replacing current (Site F) hut with residential properties.	Balance of maximising number of homes against density. Income to support viability of regeneration scheme.

<b>11.0 Heathervale Recreation Ground and Allotments (Sites G &amp; H)</b>			
11.1	Retain open spaces for future use	Only temporary work considered.	Community cohesion. Quality of life.
11.2	Assess potential for Ground Source Heat Pumps	Consider whether the temporary closure of some of the park or allotments could result in the land being used for sustainable heating solutions such as GSHPs. A district heating system could allow RBC to become the energy provider, reducing costs for residents and providing income to the authority.	Contribution towards aims of the UK's Clean Growth Strategy to achieve EPC rating of C on properties before 2035. Move towards reducing carbon. Reduced bills for residents. Reduce fuel poverty.

			Increased income for RBC.
11.3	Explore options for Biodiversity Net Gain	Use open spaces to increase biodiversity over the whole site.	Environmental gains. Planning policy compliance.
11.4	Flood measures	Explore options for using the open spaces to assist with flood mitigation.	Flood mitigation. Environmental gains. Planning policy compliance.

<b>12.0 Garage site (Site I)</b>			
12.1	Consider best use of garage site	Site constraints (Public ROW and entrance to park, size, location of HV pylon) mean not suitable for residential re-development. Consideration given to whether this site could accommodate plant required for Ground Source Heat Pump (if this option is progressed) or an alternative community use.	Enable sustainable heating. Retention of access to park. Removal of unsightly garages.