

30-38 ADDISCOMBE ROAD

ANSWERING YOUR QUESTIONS

• WILL THERE BE ANY AFFORDABLE HOUSING?

Yes, L&Q are seeking to deliver half of the new homes as affordable housing. This will include a mix of affordable rented and shared ownership properties

• WILL THESE NEW HOMES BE SUITABLE FOR FAMILIES?

Yes, a significant proportion of homes will be suitable for families including a minimum of 10% of homes which will have 3 bedrooms. In addition, the scheme provides child's play-space on-site within the resident's courtyard. All homes will have usable private amenity space in the form of terraces or balconies, alongside access to communal amenity space.

• HOW WILL THE BUILDING AFFECT PEDESTRIANS ON ADDISCOMBE ROAD?

We are looking include high-quality landscaping along Addiscombe Road that will enhance local distinctiveness and sense of place. We would welcome your thoughts on the inclusion of design features that will respond to the local character and make a positive contribution to the public realm.

• I LIVE NEARBY. HOW WILL THE BUILDING AFFECT MY HOME?

The impact on neighbouring properties is being carefully considered throughout the design process. The proposals are subject to various detailed technical studies, including daylight/sunlight testing, to limit any potential negative effects on neighbouring properties.

• WILL THE PROTECTED OAK TREE BE REMOVED?

No, the protected Oak tree will not be removed. It will be protected and retained on site and will be celebrated as a key feature of the residents' courtyard.

• WHEN ARE YOU PLANNING TO START BUILDING WORK? WHEN WILL IT FINISH?

We are aiming to submit a planning application towards the end of 2018. If planning permission is approved, we would commence building work in summer 2019. We expect that the new homes will be completed in summer 2022.

• WHAT WILL YOU DO TO MINIMISE DISRUPTION DURING CONSTRUCTION?

L&Q's construction team and specialist transport consultants are working on measures to ensure that the impact of construction is well managed, and any disruption is kept to a minimum. A Construction Logistics and Management Plan will be submitted with the planning application for approval by Croydon Council. L&Q is a member of the Considerate Constructors Scheme and we comply with the Code of Considerate Practice which promotes best practice beyond statutory requirements.

• WHAT ABOUT TRAFFIC? WILL THE DEVELOPMENT BE CAR-FREE?

Yes, the proposed scheme will be 'car-free' aside from 5 disabled car parking spaces and a dedicated car club space. A legal agreement with Croydon Council would be used to ensure that future residents of the scheme are not able to park in nearby controlled parking zones. Also, to encourage use of sustainable transport modes, all residents will be provided with secure cycle storage.

• HOW WILL L&Q ENSURE FIRE SAFETY OF THIS NEW BUILDING?

The building will be fully fitted with sprinklers and the façade cladding material will be of a high safety rating as per the Government's guidelines. L&Q will prepare a Fire Risk Assessment for the new building and this will be reviewed annually. Information of fire safety will be provided to residents in the Home User Manuals and on notice boards within the communal areas.

• HOW CAN I REGISTER MY INTEREST IN THE PROPOSED AFFORDABLE HOMES?

You can express your interest in shared ownership via our Priced In website www.lqpricedin.co.uk
Affordable rented homes will be allocated by Croydon Council.

Let us know what you think of our proposals by completing a feedback form or talking to a member of the team. You can also visit www.30-38addiscomberoad.com and complete an online form.

We are also available on the phone **020 3848 2500** (please ask for Sabrina Bagarella) and via e-mail comment@indigoplanning.com

