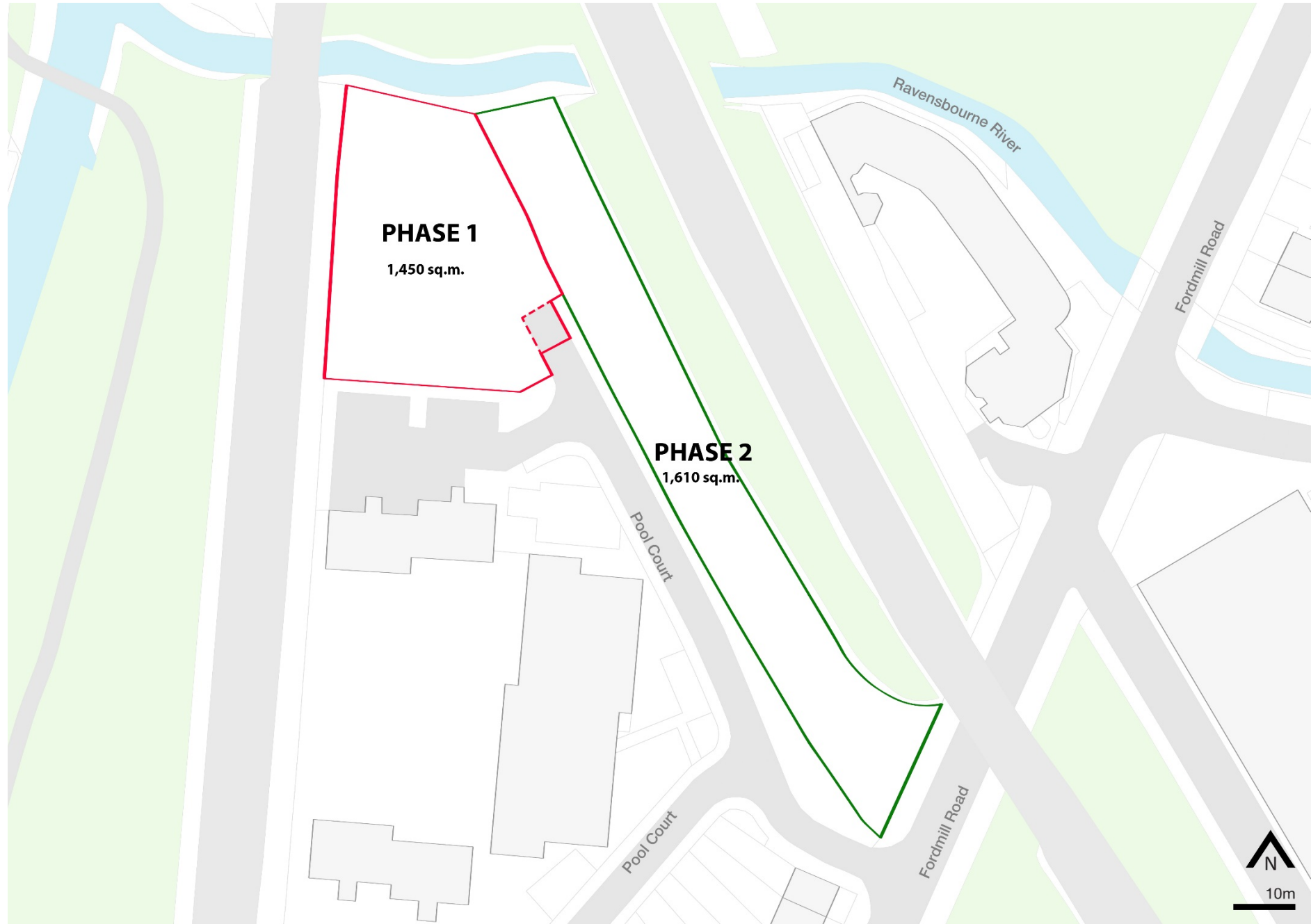





# Land at Pool Court

5 February 2018

## Pool Court Site Site Boundary



### KEY

-  Phase 1 site boundary
-  Possible addition to the site boundary
-  Phase 2 site boundary



## Pool Court Site Site Aerial View







### KEY

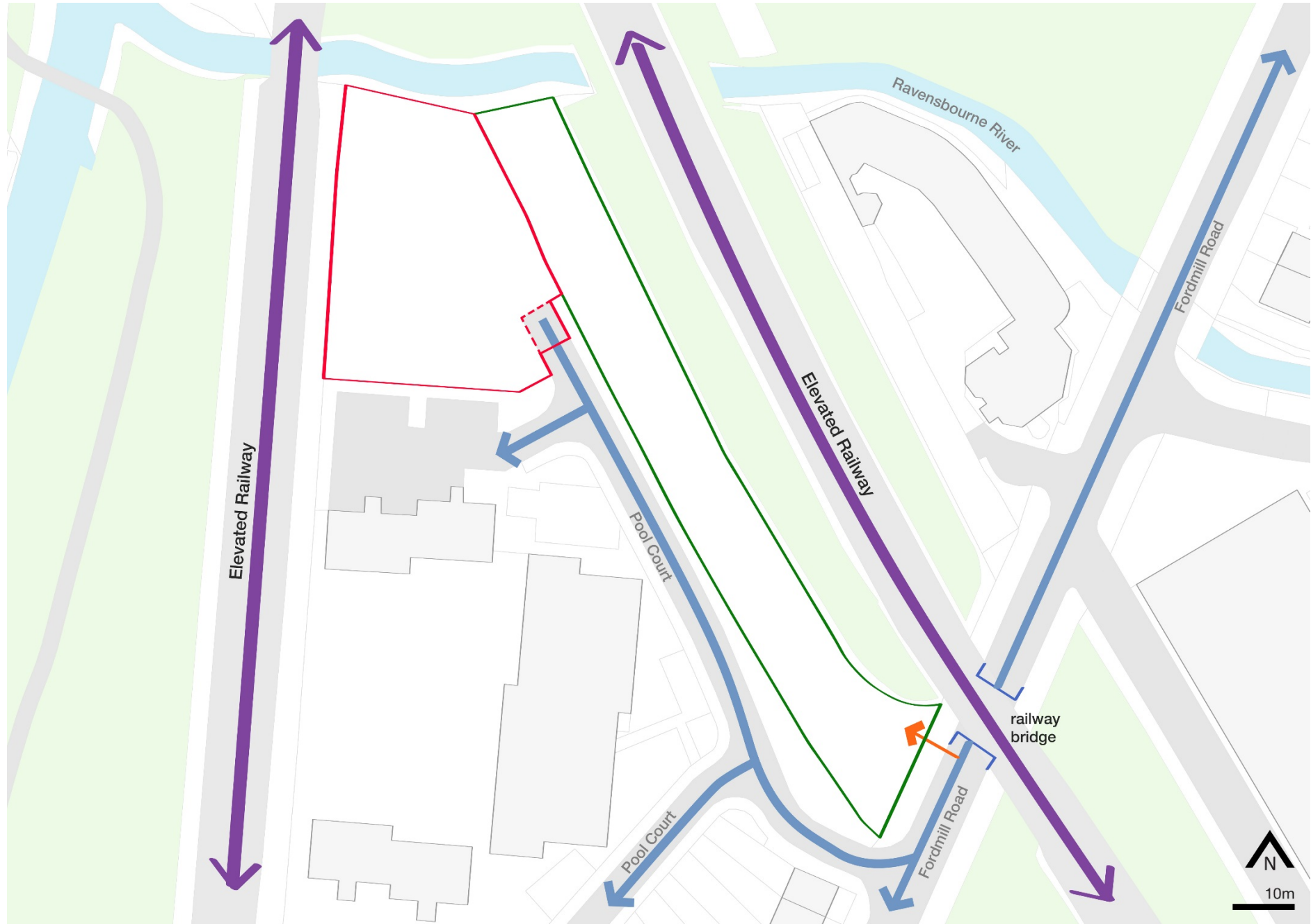
- Phase 1 site boundary
- Possible addition to the site boundary
- Phase 2 site boundary

## Pool Court Site

## Movement Analysis

### KEY

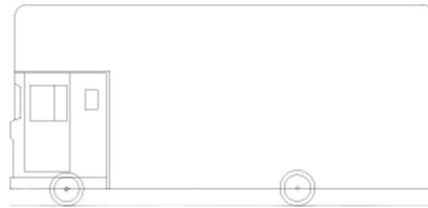
-  Elevated railway
-  Road
-  Existing access
-  Railway bridge
-  Phase 1 site boundary
-  Possible addition to the site boundary
-  Phase 2 site boundary



## Pool Court Site

### Pantechnicon van / Fire tender tracking study

- If the boundary is moved for 5.5m on the northern end of the existing Pool Court, a pantechnicon van or a large fire tender can still turn in the road.









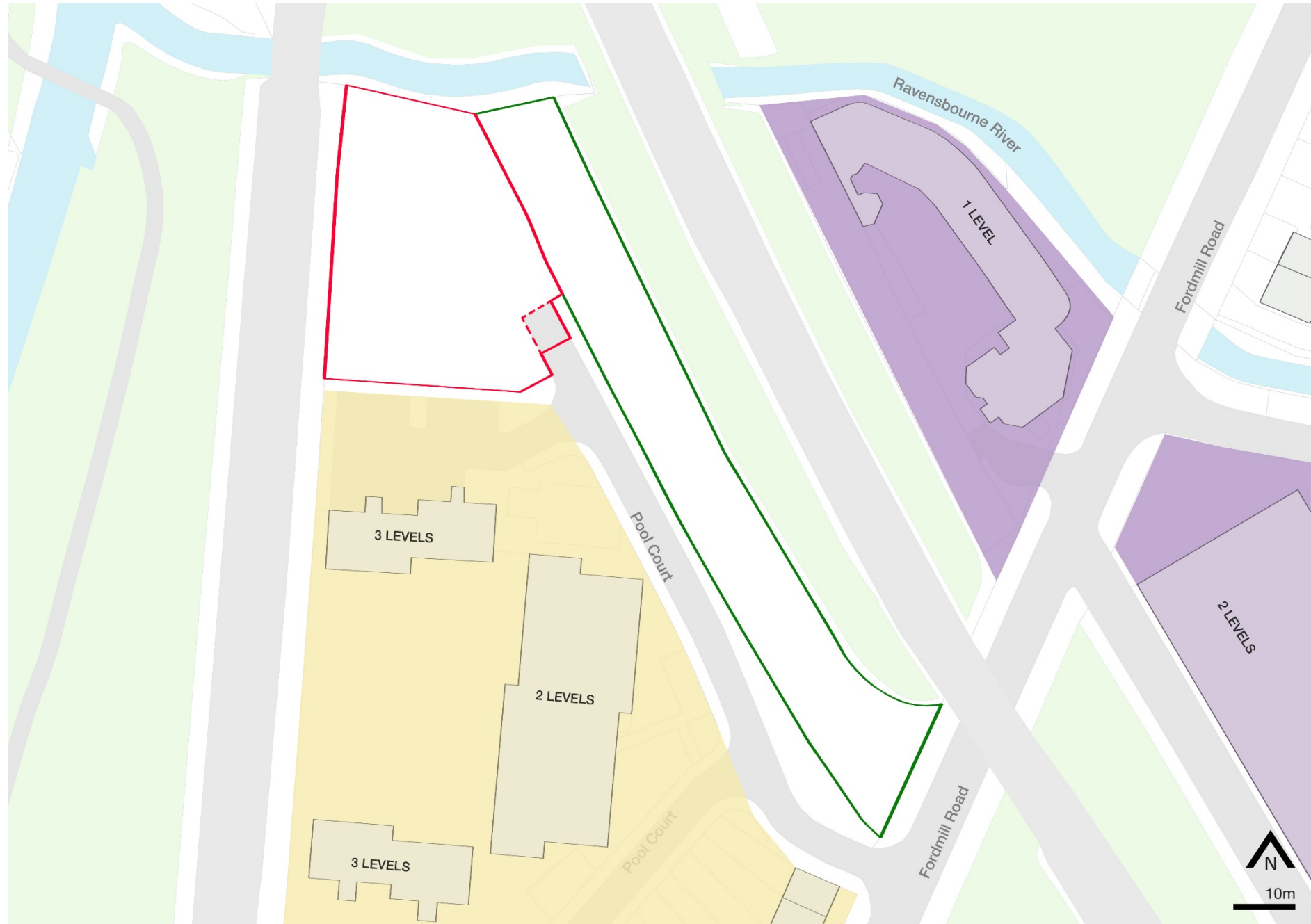
<b>DB32 Pantechnicon</b>	
<b>Overall Length</b>	<b>9570mm</b>
<b>Overall Width</b>	<b>2520mm</b>
<b>Overall Body Height</b>	<b>4571mm</b>
<b>Min Body Ground Clearance</b>	<b>383mm</b>
<b>Max Track Width</b>	<b>2300mm</b>
<b>Lock to Lock Time</b>	<b>6.00s</b>
<b>Kerb to Kerb Turning Radius</b>	<b>10450mm</b>

## Pool Court Site

## Use Analysis

### KEY

-  Residential
-  Employment
-  Existing building
-  Phase 1 site boundary
-  Possible addition to the site boundary
-  Phase 2 site boundary

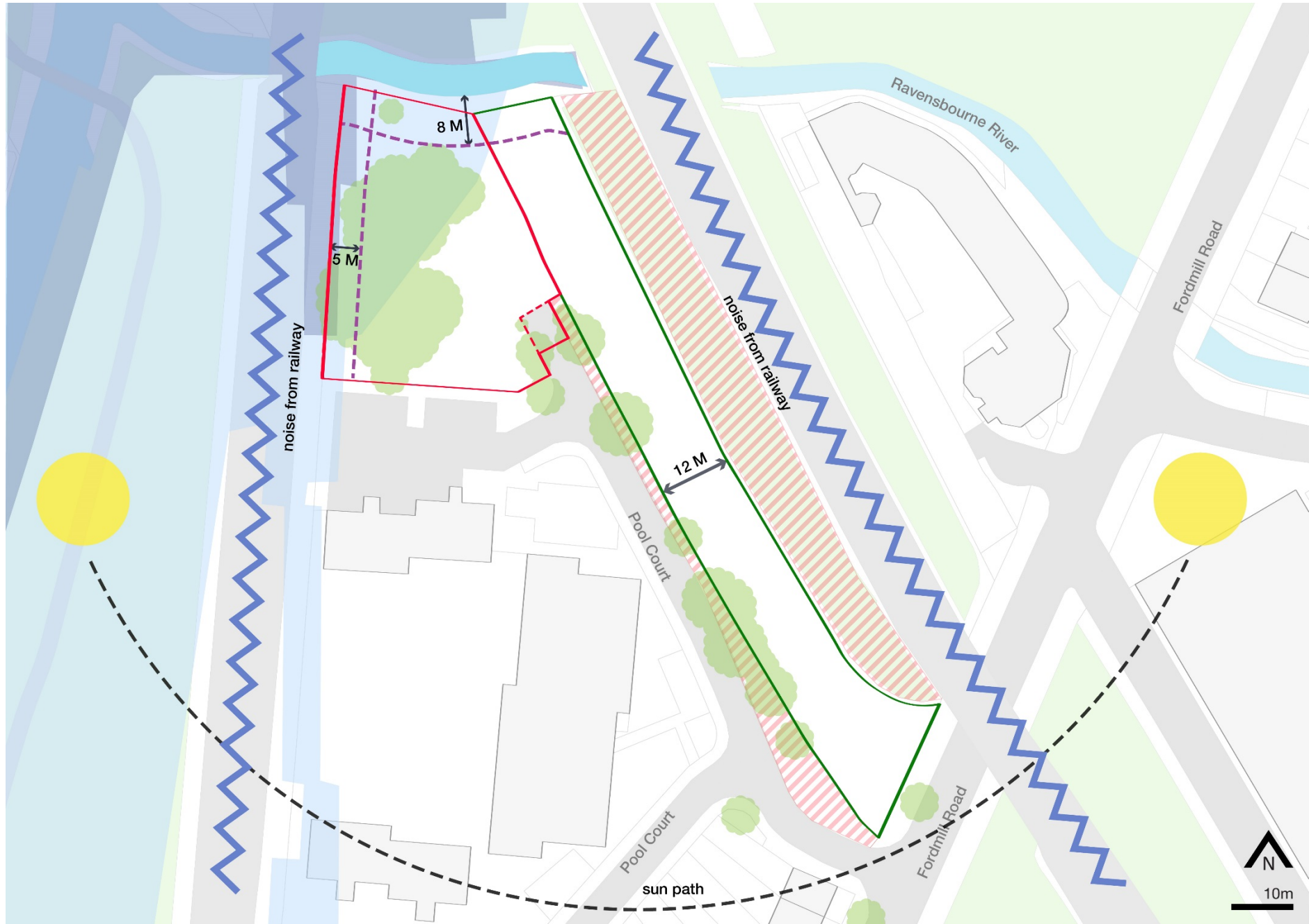


## Pool Court Site

## Environmental Analysis

### KEY

- Noise from railway
- Shadow from elevated railway
- Sun path
- Embankment
- Flood zone 2
- Flood zone 3
- Constraint set back
- Existing trees
- Site boundary
- Possible addition to the site boundary
- Phase 2 site boundary



## Pool Court Site

### Phase 1 Proposal

- Access and exit from Pool Court
- 3 pitches around the tracking area within Phase 1 site
- Three pitches of similar size



- Static Caravan 4x10m
- Caravan 2.55x10m
- Car Parking Space
- Storey Utility Block
- Waste Collection Point
- Tracking Movement
- Site Access
- Pitch Access
- Site Boundary

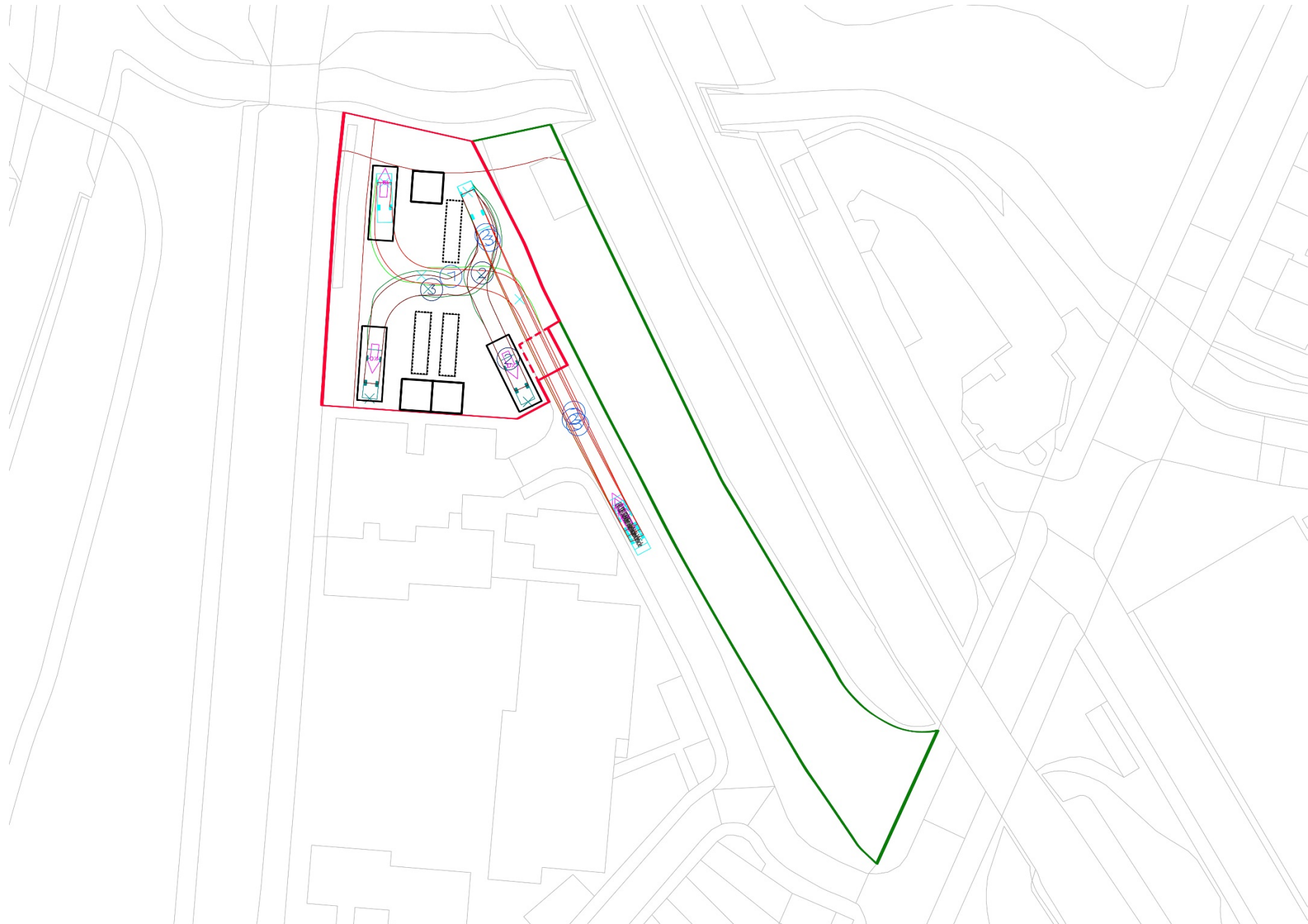


## Pool Court Site

### Phase 1 Tracking

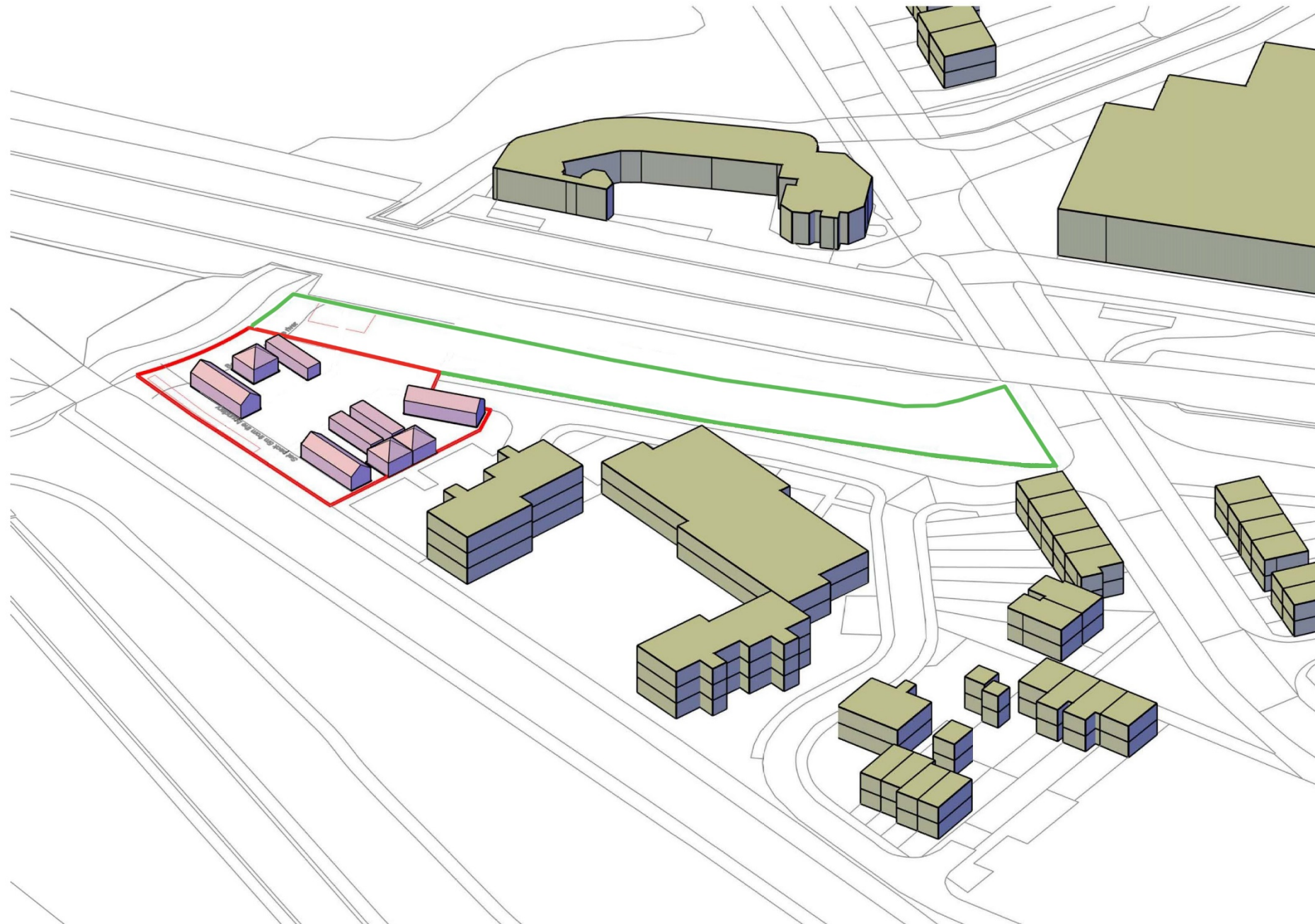
#### Note

- Fences between plots if required will be installed after the caravans are in place.
- The static caravans pose significant access challenges and tracking test has been undertaken for these.
- The proposed layout can only be delivered if the static caravans are installed before any other caravans or fences and in a specific sequence.
- Tracking and sequencing of static caravans installation need to be taken into consideration at the detailed design stage to allow replacement over time.
- The truck used in the tracking test is similar in dimensions to the truck used in the 'assessment of Potential Gypsy and Traveller Sites' provided by London Borough of Lewisham.



## Pool Court Site

### Phase 1 Indicative 3D model



## Pool Court Site

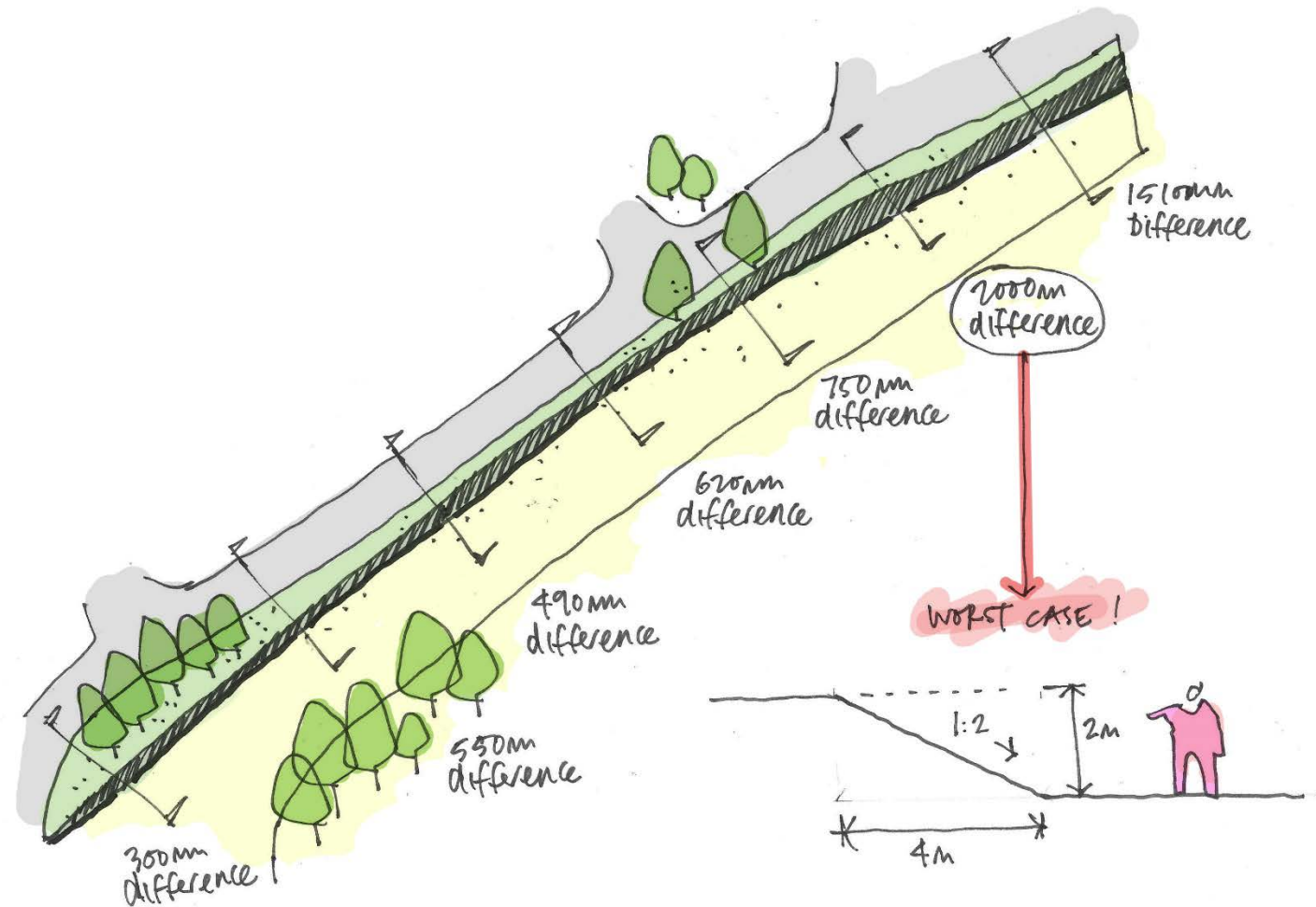
### Phase 2 Considerations

#### CONTSRAINTS

- The site is only 12 metres wide;
- There is level difference between Pool Court Road and the Phase 2 site. The level change between the road and the site varies from south to north;
- Topographic survey has not been undertaken yet because the site is in private ownership;

#### ACCESS CONSIDERATIONS

Three potential scenarios for access to the phase 2 sites have been considered and illustrated on the next pages. A preferred scenario can only be selected when a topographic survey is available to inform the access and maintenance arrangement and cost of delivery.



## Pool Court Site

### Phase 2

#### Scenario 1 Proposal

The phase 2 site is infilled to align with the Pool Court Road levels

#### PROS

- Three additional pitches with direct flexible access from Pool Court;
- flexible layout for caravans in all pitches;

#### CONS

- Significant cost associated with bringing soil in raise the site to the same level of Pool Court; retaining walls along the eastern boundary may also be required and affect further to cost of delivery



## Pool Court Site

### Phase 2

#### Scenario 1 Tracking

##### Note

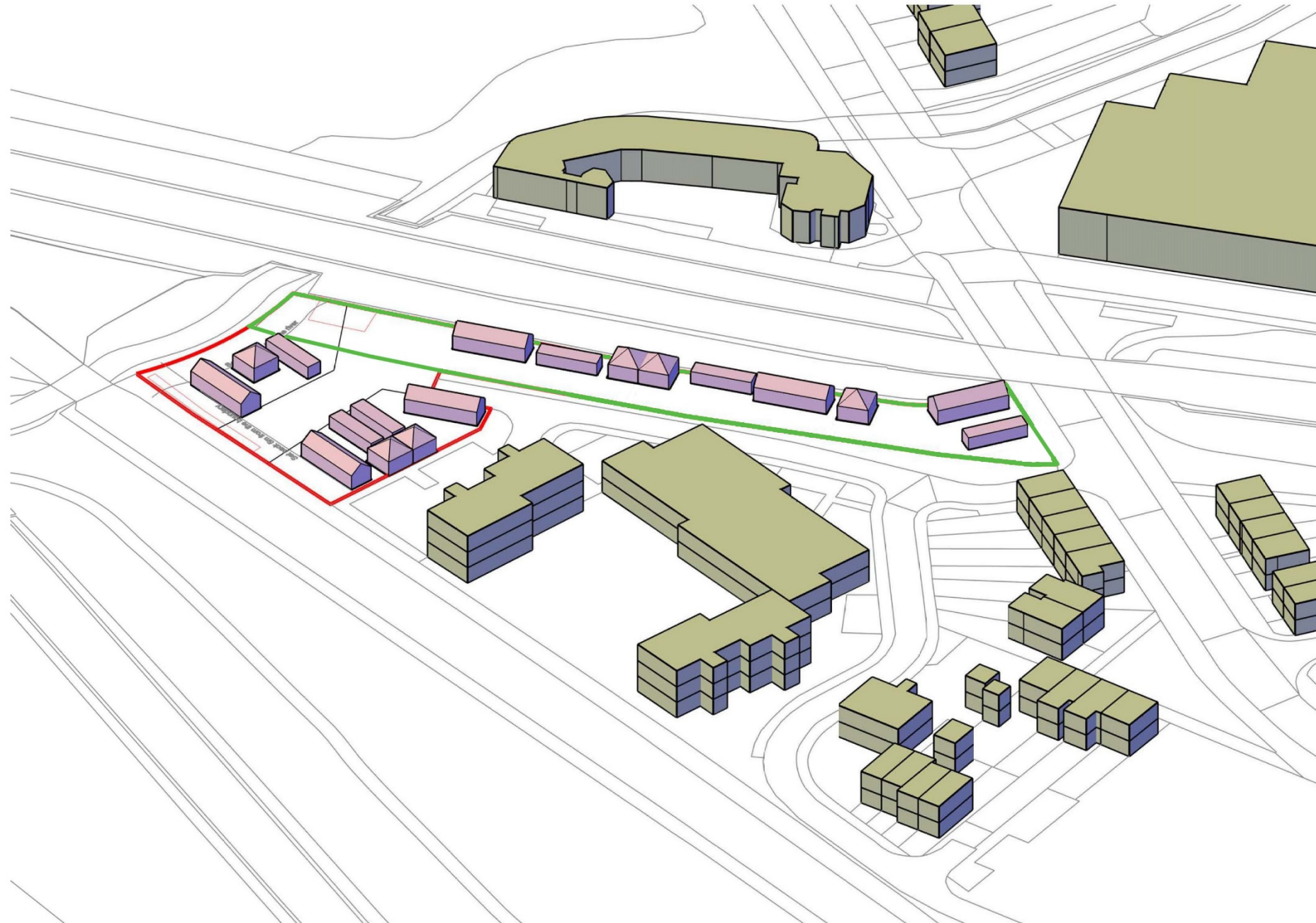
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## Pool Court Site

### Phase 2 Indicative 3D model

#### Scenario 1



## Pool Court Site

### Phase 2

#### Scenario 2 Proposal

The site is terraced to provide independent access to every pitch. Levels of the terraces to be established to minimise need for Infill and excavation.

#### PROS

- Three pitches along Pool Court with independent access;
- Terraces formed to minimise the need to bring soil and thus minimise cost;

#### CONS

- Fixed pitch layout for caravans
- Cost associated with retaining walls between pitches.



## Pool Court Site

### Phase 2

#### Scenario 2 Tracking

##### Note

- Fences between plots if required will be installed after the caravans are in place.
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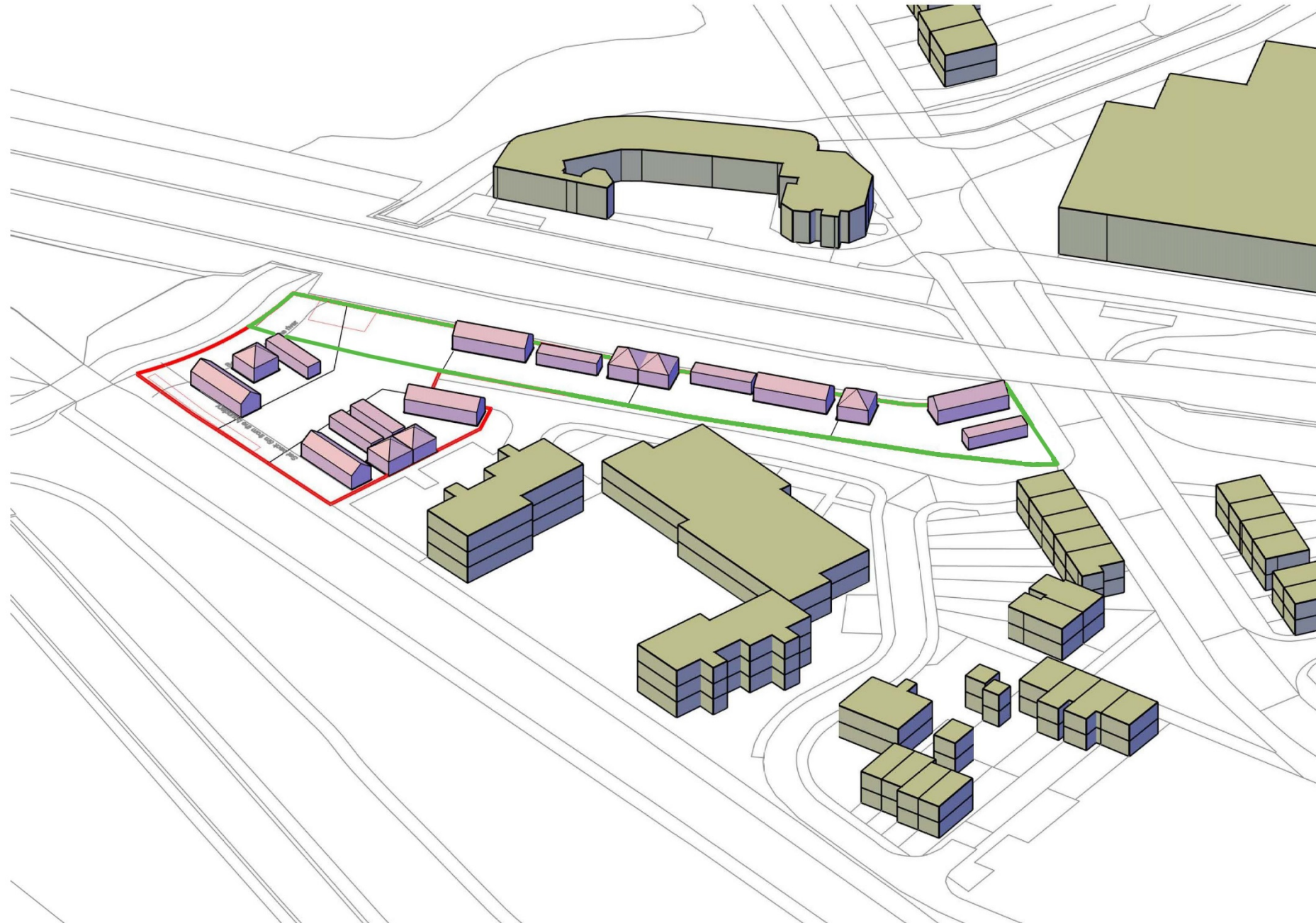




## Pool Court Site

### Phase 2 Indicative 3D model

#### Scenario 2



## Pool Court Site

### Phase 2

#### Scenario 3 Proposal

An access road parallel to Pool Court which follows the existing site levels provides access to the three pitches

#### PROS

- One way vehicle route accessed from Fordmill Road and exit from Pool Court;
- Existing access from Fordmill Road;
- Ramp up with retaining walls;
- Area built up to form turning head at street level at the north of the site;
- Minimise the need for moving or bringing in soil;

#### CONS

- The new road takes a significant part of what is already a very narrow site.



## Pool Court Site

### Phase 2

#### Scenario 3 – Tracking

##### Note

- Fences between plots if required will be installed after the caravans are in place.
- The static caravans pose significant access challenges and tracking test has been undertaken for these.
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