

Masterplan and Capacity Study - Draft 2

Analysis and Draft Options

26th June 2017

Pool Court Site

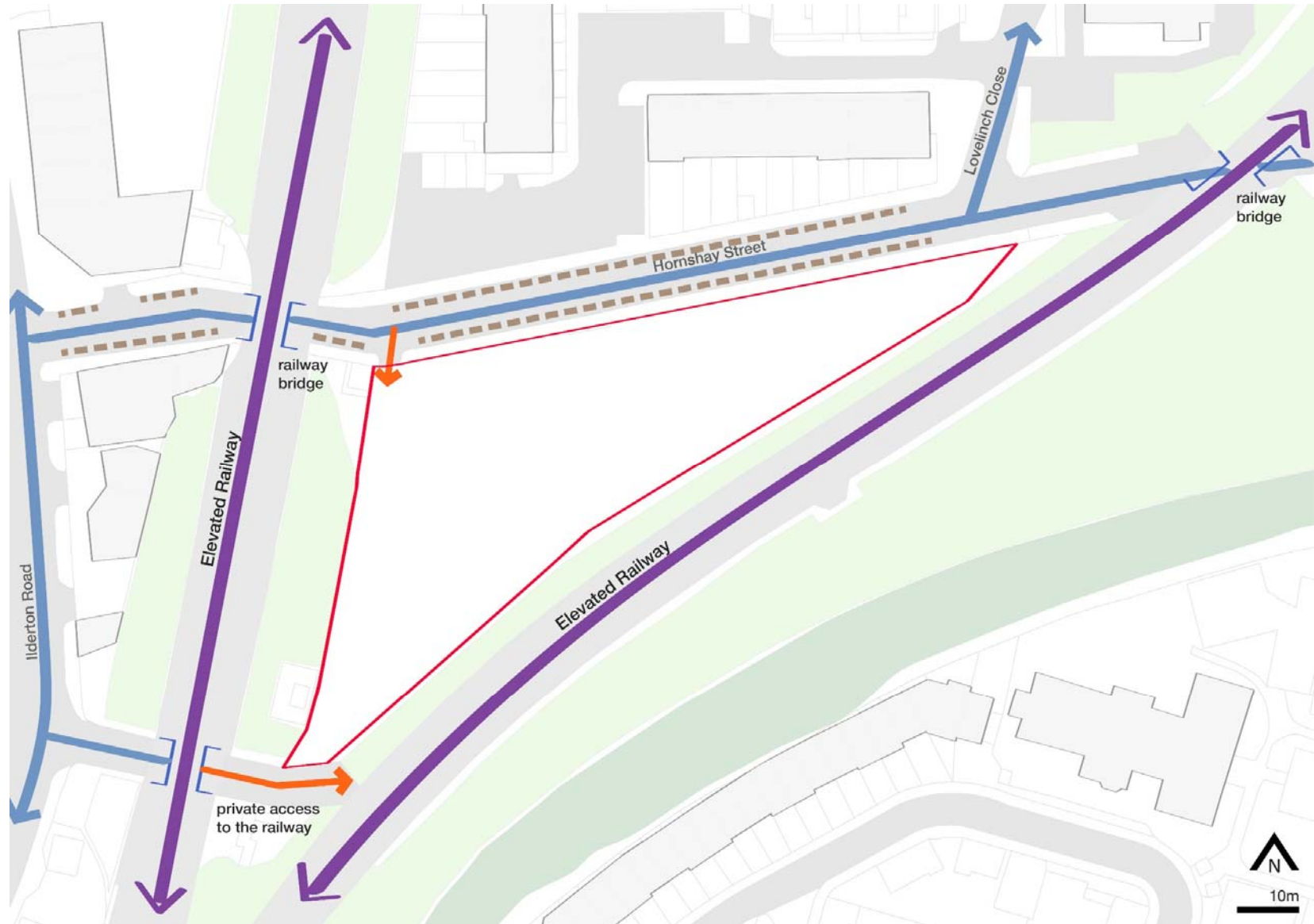
Masterplan and Capacity Study



BDP

New Cross Social Club and adjoining land

Movement Analysis



KEY

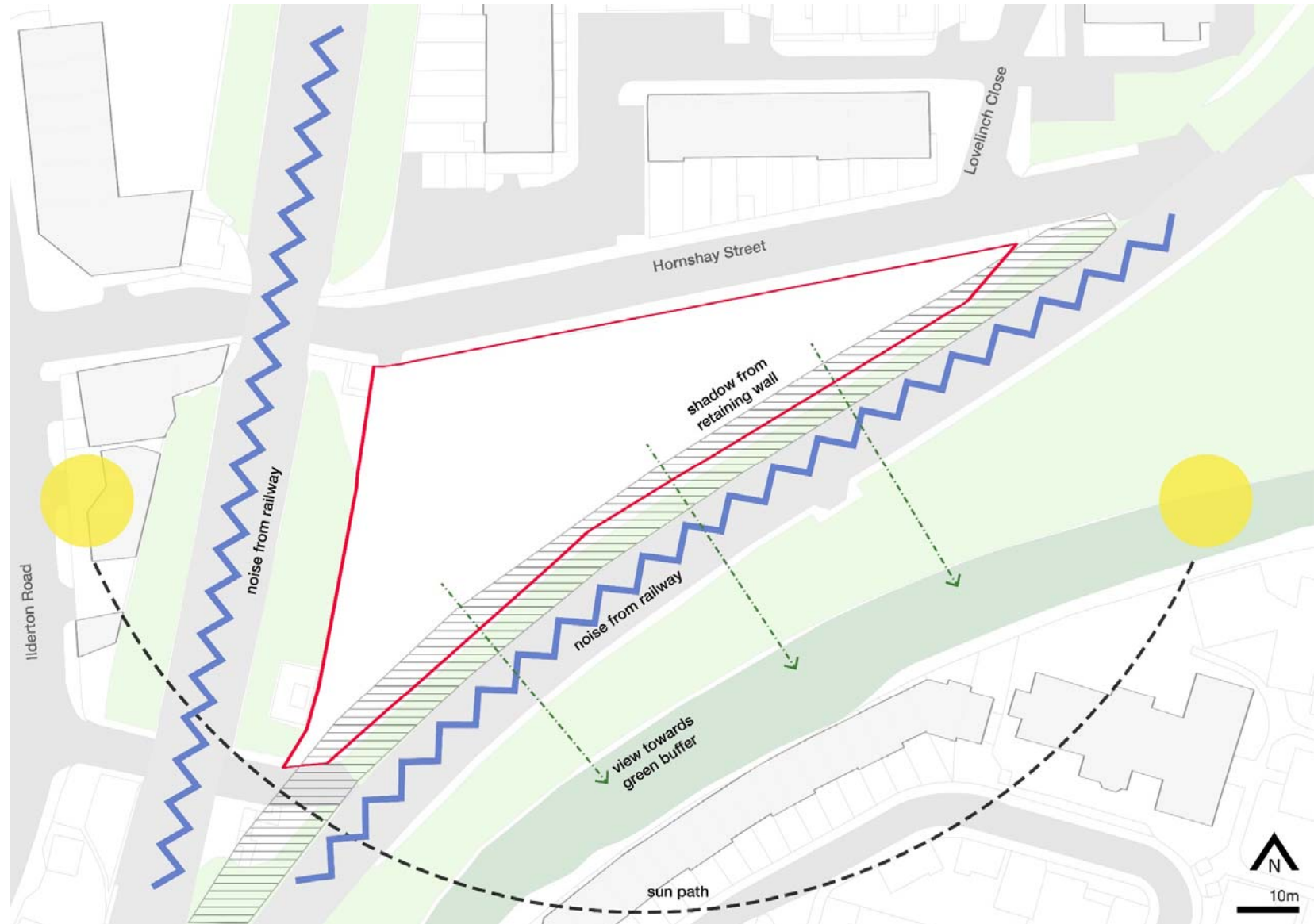
- Elevated railway
- Road
- On street parking
- Existing access
- Railway bridge
- Site boundary

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New Cross Social Club and adjoining land Environment Analysis



KEY

- Noise from railway
- Shadow from elevated railway
- Sun path
- Views from the site
- Site boundary



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New Cross Social Club and adjoining land

Use Analysis



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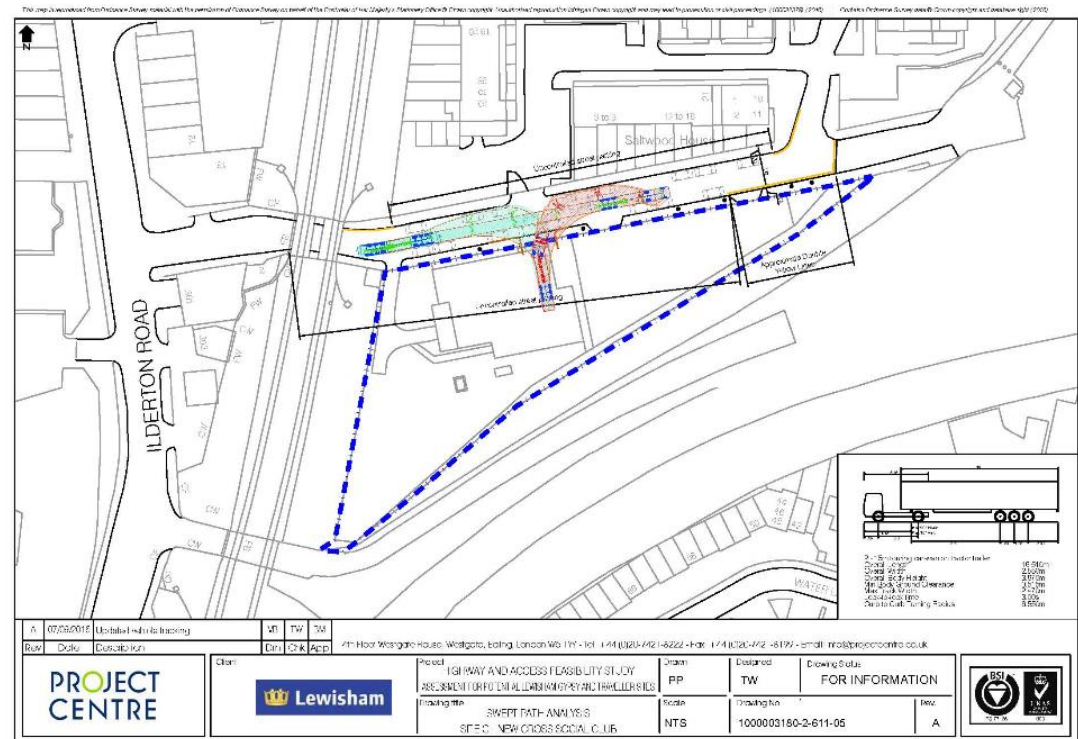
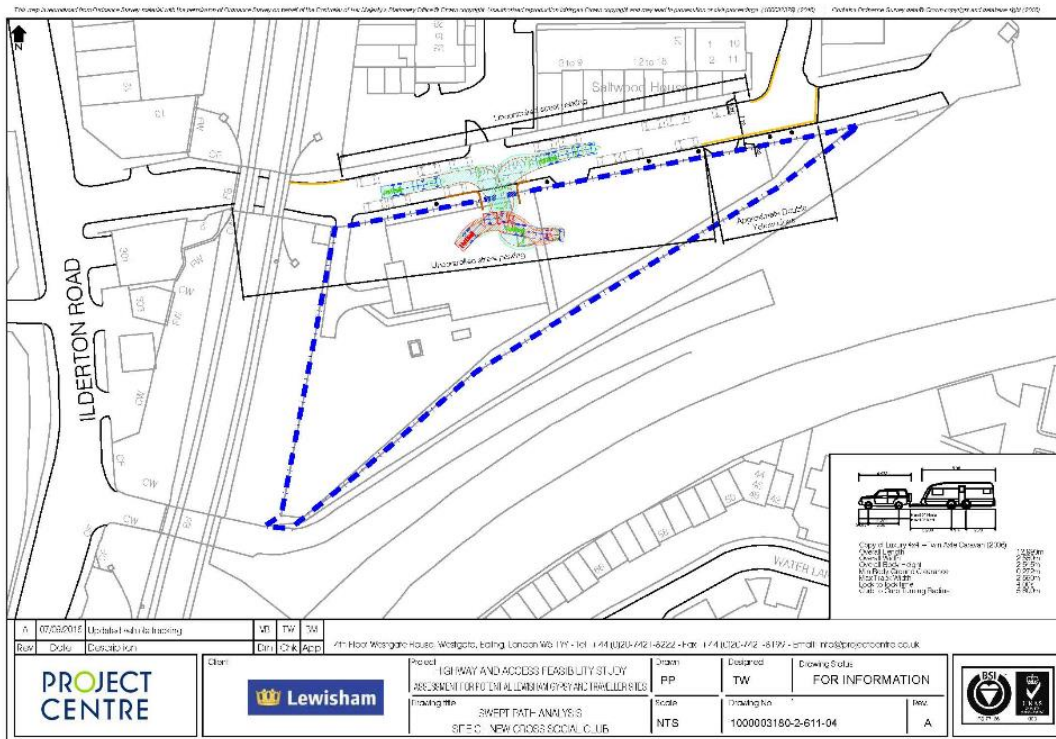


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New Cross Social Club and adjoining land

Tracking Movement

Tracking Movement should be updated once the preferred option will be validated.



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New Cross Social Club and adjoining land

Option 1

PROS

- Pitches are clustered around the main access creating a focus point for the community.
- Utility blocks are grouped in 2 units when possible.
- Two of the games court areas are retained.
- The main games court area is re-provided on the other side of the road.

CONS

- Tracking access constrained.
- The relocated MUGA is smaller than standards.
- Disturbance from external lighting (if provided).



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

New Cross Social Club and adjoining land

Option 1

Nota

- Fences between plots if required will be installed after the caravans are in place.
- The tracking test has been undertaken for the static caravans only as they pose the most access constraints.
- The proposed layout can be achieved only if the static caravans are installed before any other caravans or fences and in a specific sequence.
- 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.



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New Cross Social Club and adjoining land



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New Location for Sport Pitches and other facility

Sport Pitch to be accommodated*

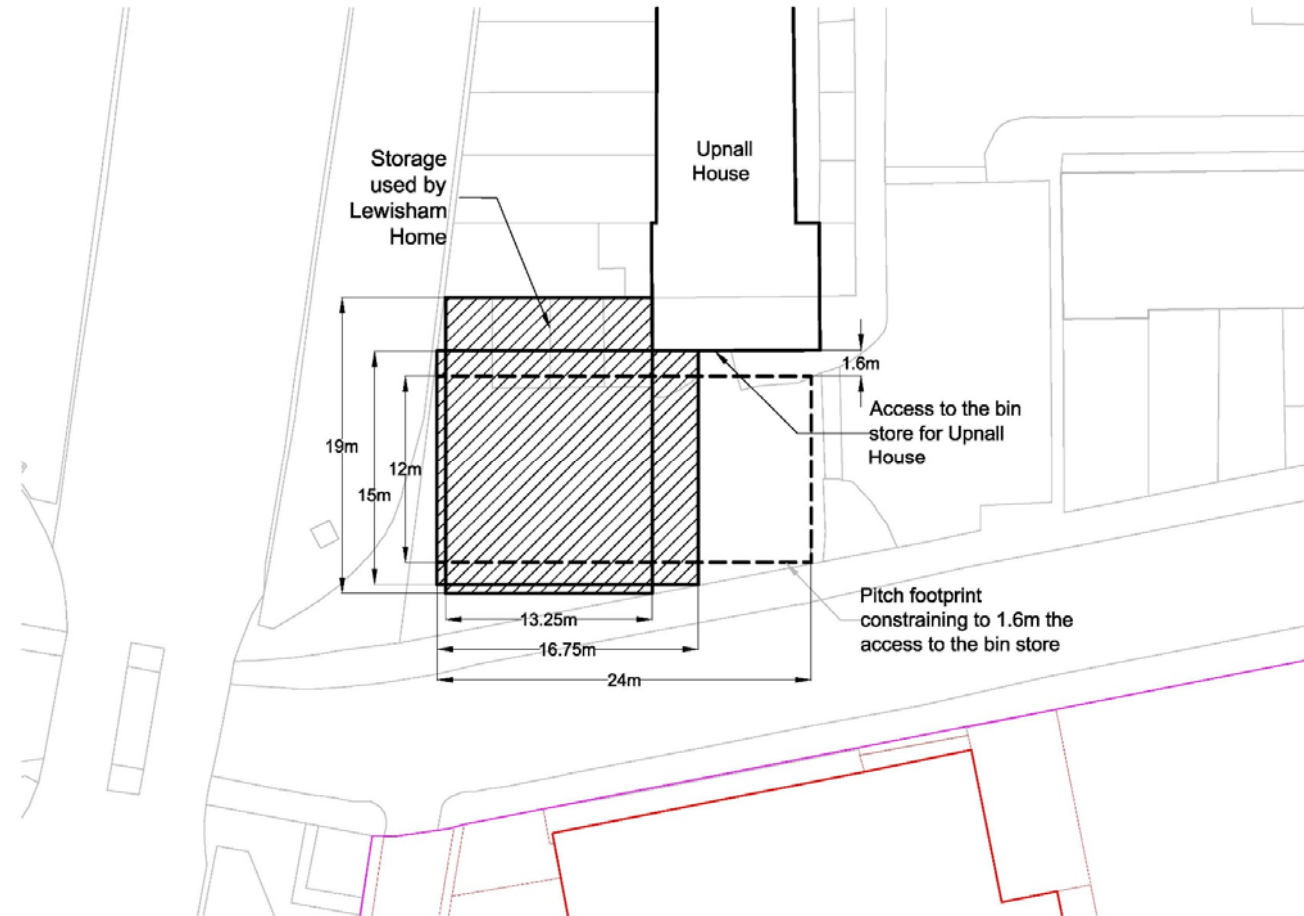
- Half court of Basketball (outdoor): 13x14m

Sport pitches to be accommodated with a 1.6m access to the bin store*

- Tennis court: 24x11m
- Rounders England: 20x12m
- Tchoukball: 21x11m

Other facility

- Community hall: 250 to 400sqm.



* <https://www.sportengland.org/media/4444/comparative-sizes-outdoor.pdf>

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New Cross Social Club and adjoining land

Option 2

PROS

- Pitches are organised along an internal road.
- Utility blocks are grouped in 2 units when possible.

CONS

- Tracking access constrained.
- Different size of pitches.



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

New Cross Social Club and adjoining land

Option 2

Nota

- Fences between plots if required will be installed after the caravans are in place.
- The tracking test has been undertaken for the static caravans only as they pose the most access constraints.
- The proposed layout can be achieved only if the static caravans are installed before any other caravans or fences and in a specific sequence.
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New Cross Social Club and adjoining land

Option 3

PROS

- Pitches perpendicular to the road.
- Easy access.
- Utility blocks are grouped in 2 units.
- A standard MUGA is reprovided (18.5x37m=685m²) as well as a game court area (13x14m=182m², i.g. half basketball court).

CONS

- 6 access points and associated loss of on-street car parking.
- No focus point for the community.
- Disturbance from external lighting (if provided).



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

New Cross Social Club and adjoining land

Option 3

Nota

- Fences between plots if required will be installed after the caravans are in place.
- The tracking test has been undertaken for the static caravans only as they pose the most access constraints.
- The proposed layout can be achieved only if the static caravans are installed before any other caravans or fences and in a specific sequence.
- 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.



Land at Pool Court

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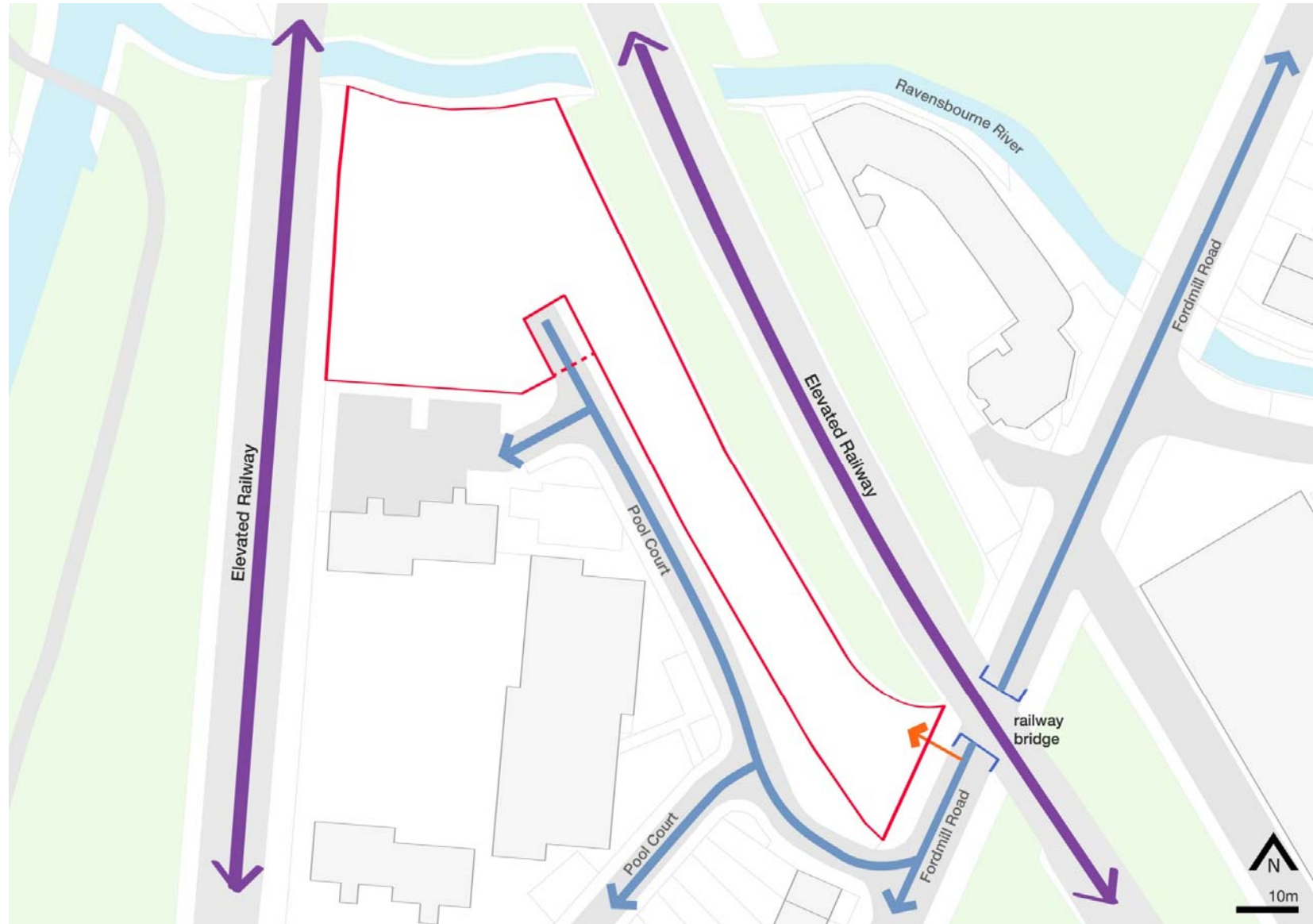


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Land at Pool Court

Movement Analysis

- KEY
- Elevated railway
 - Road
 - Existing access
 - Railway bridge
 - Site boundary
 - Possible addition to the site boundary



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Land at Pool Court

Use Analysis

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



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Land at Pool Court

Environmental Analysis

- KEY
- Residential
 - Employment
 - Existing building
 - Site boundary
 - Possible addition to the site boundary



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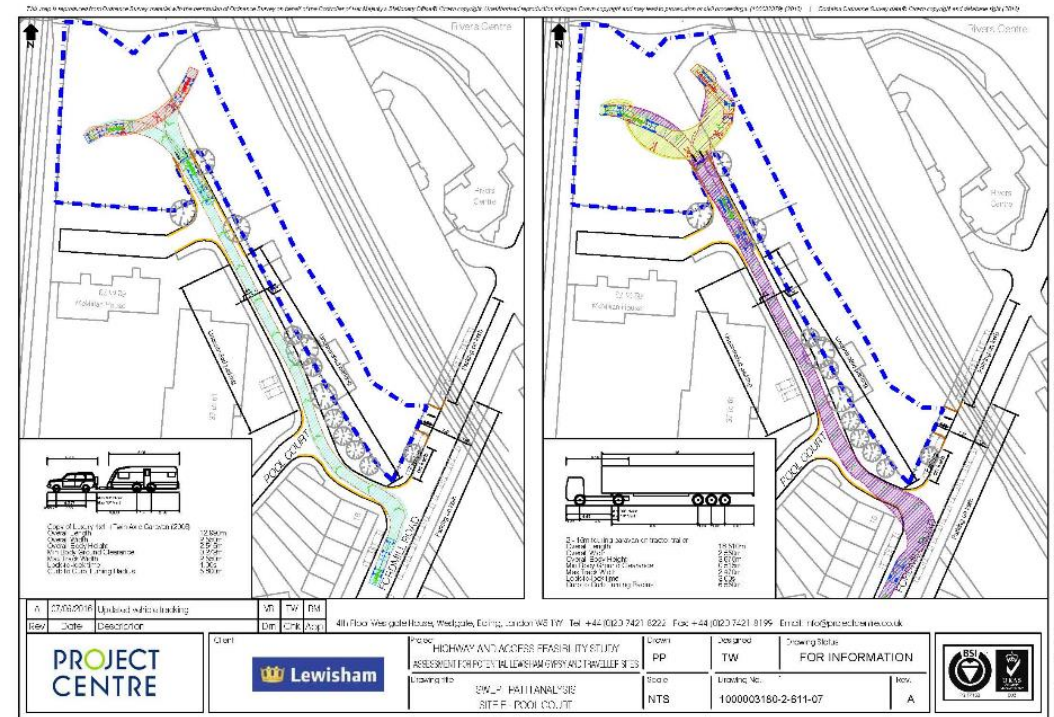
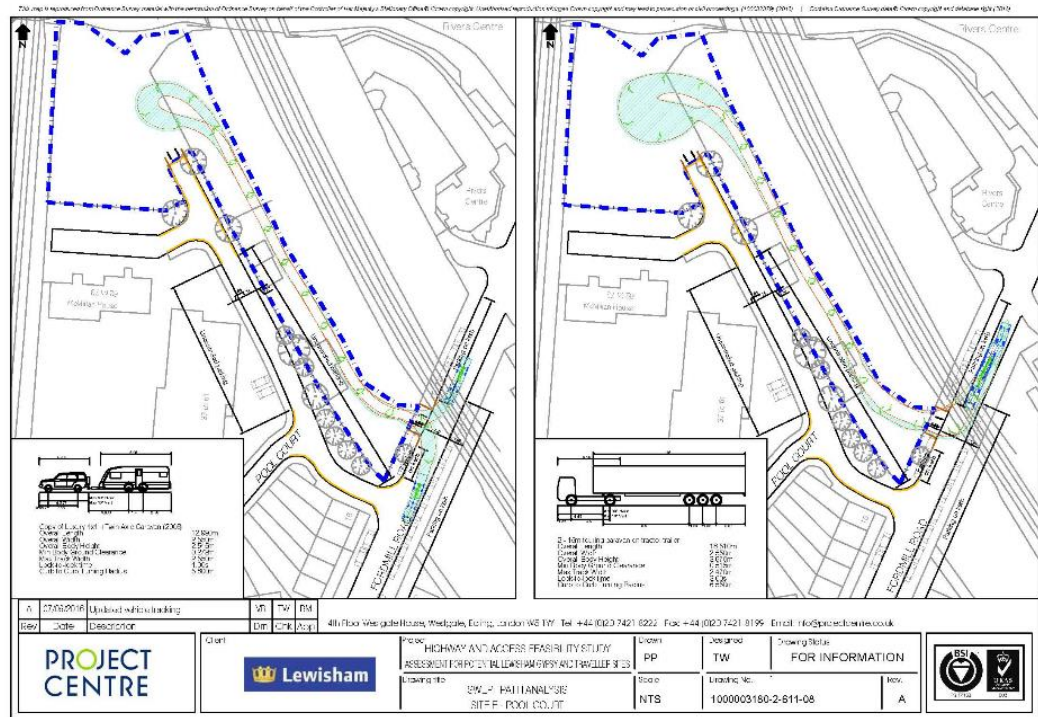


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Land at Pool Court

Tracking Movement

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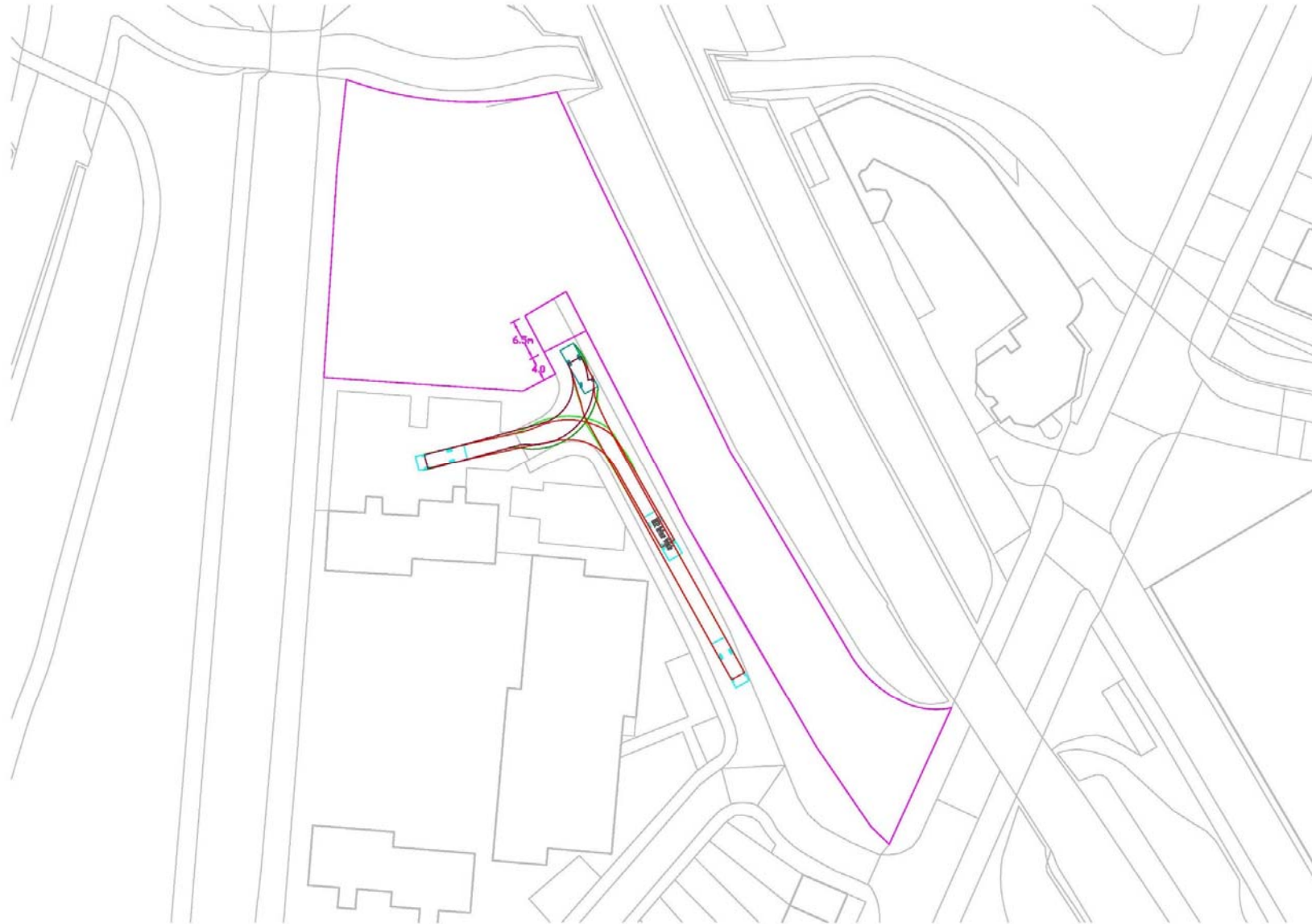


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Land at Pool Court

Refuse truck tracking study

- If the boundary is moved for 6.5m on the northern end of the existing Pool Court, a refuse truck can still turn in the road.



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Land at Pool Court

Option 1

Access/Exit from Fordmill Road

PROS

- Access and exit from Fordmill Road
- 3 pitches along Pool Court with an access by the internal road
- 3 pitches around the tracking area on the North
- Utility blocks are grouped in 2 units when possible

CONS

- Different size of pitches due to the site boundary shape
- Lost of substantial space due to tracking area



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- Caravan 2.55x10m
- Car Parking Space
- Storey Utility Block
- Waste Collection Point
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- ▲ Pitch Access
- - - Site Boundary

Land at Pool Court

Option 1

Access/Exit from Fordmill Road

Nota

- Fences between plots if required will be installed after the caravans are in place.
- The tracking test has been undertaken for the static caravans only as they pose the most access constraints.
- The proposed layout can be achieved only if the static caravans are installed before any other caravans or fences and in a specific sequence.
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Land at Pool Court

Option 2

Access from Fordmill Road/
Exit from Pool Court

PROS

- Access from Fordmill Road
- 3 pitches along Pool Court with an access by the internal road
- 3 pitches around the tracking area on the North
- Utility blocks are grouped in 2 units when possible

CONS

- Exit from Pool Court
- Different size of pitches due to the site boundary



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

Land at Pool Court

Option 2

Access from Fordmill Road/
Exit from Pool Court

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Land at Pool Court

Option 3

Access/Exit from Pool Court

PROS

- 3 pitches around the tracking area on the North
- Similar size of pitches
- Utility blocks are grouped in 2 units when possible

CONS

- Access and exit from Pool Court
- 3 pitches along Pool Court with an access by Pool Court
- Different size of pitches due to the site boundary shape



- Static Caravan 4x10m
- Caravan 2.55x10m
- Car Parking Space
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Land at Pool Court

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