

**Martins Yard Pre-submission Presentation Q&A**  
**Wednesday 13 October 2021**

Topic	Question	Response
Construction	How long will the building work take ?	2 years from commencement.
Construction	When will the project start?	Early summer 2022.
Design	Could stock bricks please be reconsidered?	Yes, as we still need to finalise which brick to use through planning conditions.
Design	London stock bricks would reference the Victorian buildings around. Other types would clash wouldn't they?	We don't want the proposals to be a copy of the surrounding area. Rather a contemporary interpretation of the local style. We feel a more contemporary coloured brick is suited to the proposed scheme.
Design	The style looks very modern and minimalist. Is there any way you could incorporate more traditional frontages or features please?	We feel the scheme should be inspired by Victorian industrial rather than Victorian residential.
Design	You speak of a "brick approach". Will the development use real bricks laid by bricklayer, or will they be panel cladding that looks like bricks?	Real bricks.
Engagement	Have you liaised with anyone from Brockley Tenants Co-op on behalf of their residents on Drakefell?	No.
Engagement	Please could you tell us how you have included Peabody Housing Trust, the freeholder of Dragonfly Place, in the consultation, and what replies you have received from them?	Communication is on-going discussing the proposed scheme and pedestrian access.
Getting about	Are you planning to maintain a link into Dragonfly Place?	This is being reviewed for pedestrians, however no current legal right of way exists.
Getting about	What do you anticipate the daily vehicle movement (including delivery vehicles) into/out of Drakefell Road to be?	This will be calculated as part of the transport assessment and submitted as part of the application.
Getting about	Please can you describe how food might be delivered to all units....or will there be a food retailer on site?	There is a loading bay / drop off point.
Height	Can you share the sun/light survey results?	This will be included as part of the planning application submission.
Height	How far will the properties be from Drakefell Road gardens?	1.5 meters from existing boundary - detail will be provided as part of the planning application. This is similar to the existing warehouse that is currently on site.
Height	More accommodating height? How many floors is that?	The proposals range from 2 to 5 storeys. The main building is 5 storeys with the top floor being setback.
Height	The height of the southern block still appears to be one storey higher than Dragonfly Place. Is that correct?	Yes. Dragonfly place is 4 storeys plus roof and our tallest block is 5 storeys. Whilst we are a storey higher, it is set back and not visible like a full storey would be.
Housing	Can you give a breakdown of the affordable - how defined and unit size?	This will be included as part of the planning application submission.
Housing	How are you defining affordable - does affordable mean for rent - at what rent levels - you must know for the sums to add up.	This will be a future discussion with the council and the housing provider.
Housing	How will the affordable property be distributed through out the development?	This will be included as part of the planning application submission.
Housing	What is the anticipated total population of the site?	This will be included as part of the planning application submission.
Housing	Will the development include homes at *social housing* rents? You mention "affordable" rents but those are much higher than social rents?	This will be a future discussion with the council and the housing provider.
Landscape	How much green space per person does that give on site?	This will be included as part of the planning application submission.
Landscape	Could there be some evergreen trees to give greenery all year?	Predominantly native but we can include some evergreen.
Landscape	What is the green area to the left of the workshed? Is it tennis courts?	Play space and gardens to grow fruit and vegetables.
Landscape	What is the planting plan for the western boundary? Is it is that the trees here will form a screen? Will the existing trees be retained?	Small native trees will be planted and will eventually form a screen once mature - trees in poor condition will be removed and replaced with new, smaller trees.
Landscape	You mentioned roof terraces but I couldn't see them in the drawings - will there be any?	Please refer to number four on the illustrative masterplan.
Parking	Accepting no parking for residents, how much parking will there be for visitors and customers of the workplaces?	None, other than the 3 blue badge (disabled) parking spaces and loading bay / drop off point.
Process	Who was represented on the DRP?	Keith Williams (Chair), Dorian Crone, Noel Farrer and Jan-Marc Petroschka.