

APPENDIX 3

A205 Realignment Top Level Assessment Criteria

Criteria:	TfL Perspective	Urban Design, Heritage & Conservation	LBL Transport & Highways	Costs	Development Capacity	Development Viability	Phasing & Deliverability	Corporate/Regeneration Objectives	Risk
What is being assessed?	Various standard TfL Criteria	Performance of each option against a set of 15 standards of urban design, heritage and conservation criteria	Performance of each option against LIP objectives. To include scoring on traffic flow and air quality.	The different costs for each option: Whole Cost of road build (incl. services moves); Land acquisition costs; Office relocation costs	The differing development capacity (floor areas and unit numbers) for each option.	The differing land/development values as applied to each option	The effect of each option on the development programme and key milestone dates	Effect on Council office accommodation and workforce; Performance against objectives outlined in previous plans for Catford (e.g. withdrawn Town Centre Plan); Performance against any other wider policy objectives e.g. GLA, Housing Zone etc.	The number, type and severity of risk applicable to each option.
How will it be assessed?	Using TfL's own standard matrix	Using LBL Planning's Placemaking Assessment Matrix	Using the list of LIP objectives	Using cost information from TfL, acquisition values from property advice to be procured, relocation costs from comparable office market evidence	Performance of each option with regards to: Total floor areas provided for each option, standard % splits applied for predicted types of space (residential/non-residential), average unit size applied.	Using residual valuations based on the Development Capacity studies.	Using estimated development programmes applied to each option, and scoring based on ability to complete programmes efficiently and quickly	Using a list of determined criteria from various objectives as outlined above, and scoring each option against these criteria	A list of risks will be drawn up and each option will be scored as to performance against these risks. Use template risk assessment matrix.