



ANTHOLOGY  
KENNINGTON STAGE

Built from London

Design and Access Statement

July 2019

**Rolfe Judd**  
Architecture

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Architecture

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# Kennington Stage

Design and Access Statement

July 2019

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# Contents

## **1.0 Introduction**

- 1.1 Purpose of this Document
- 1.2 Executive Summary

## **2.0 Context Analysis**

- 2.1 Site Location
- 2.2 Planning Context
- 2.3 Historical Context
- 2.4 Wider Context
- 2.5 Local Context
- 2.6 Pedestrian Routes / Access / Movement
- 2.7 Existing Buildings / Materials
- 2.8 Landscape
- 2.9 London Underground
- 2.10 Site Analysis
- 2.11 Context Analysis Summary

## **3.0 Design Principles**

- 3.1 Site Layout / Massing Studies
- 3.2 Site Layout Design Development
- 3.3 Design Development Response to the Historic Context
- 3.4 Public Consultation
- 3.5 Design Development - Response to Public Consultation 1
- 3.6 Public Consultation & GLA Feedback
- 3.7 Design Development Response to Public Consultations 2
- 3.8 Massing Development
- 3.9 Indicative Wider Masterplan

## **4.0 Design Proposals**

- 4.1 Site Layout
- 4.2 Building B Massing
- 4.3 Building B Facade Type 1
- 4.4 Building B Facade Type 2
- 4.5 Building A Design Development
- 4.6 Building A Historic Analysis
- 4.7 Building A Massing Development
- 4.8 Building A Facades
- 4.9 3D Views
- 4.10 Mid Range Views

## **5.0 Landscape Design**

## **6.0 Residential Quality**

- 6.1 Building A
- 6.2 Building B

## **7.0 Access & Inclusive Design**

- 7.1 Proposed Pedestrian Routes
- 7.2 Ground Floor Uses / Entrances
- 7.3 Cycle Parking
- 7.4 Residential Waste Strategy
- 7.5 Vehicular Access
- 7.6 The Buildings



# 1.0 Introduction

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- 1.1 Purpose of this Document
- 1.2 Executive Summary

# 1.1 Purpose of this Document

This Design and Access Statement has been prepared to accompany an application for full Planning Permission on the Site of the former Woodlands Nursing Home and the 'Masters House' (the Site) which is home to the Cinema Museum, an important community asset. It explains how the proposals for the Site have been informed by a rigorous process including;

## **Assessment:**

Analysis of the Site, its wider, local and immediate context.

## **Involvement:**

Consultation with Lambeth Council, the GLA, stakeholders, local businesses and residents.

## **Evaluation:**

Identification of opportunities / constraints and options for the Site.

## **Design:**

Design development and proposals

This Statement provides background to support the design approach adopted and explains the decisions that have been made in a considered way. It covers design and access and should be read in conjunction with the following additional reports which have been submitted to support the planning application:

- Statement of Community Involvement
- Flood risk assessment
- Sustainable urban drainage system strategy (including drainage and water capacity)
- Landscaping strategy
- Arboriculture
- Landscape
- Sustainability Statement
- Energy assessment
- Lighting assessment
- Noise impact assessment
- Affordable Housing Financial Viability Assessment
- Daylight and Sunlight assessment
- Servicing and delivery management plan
- Refuse and recycling strategy
- Planning statement
- Heritage statement
- TVIA (including verified views, photographs, etc)
- Transport assessment
- Travel plan
- Construction management/logistics plan
- Air quality assessment
- Archaeological assessment

# 1.2 Executive Summary

The Woodlands nursing home has been closed since 2013 when it was agreed between the South London and Maudsley Trust (SLaM), the former Site owners, and NHS Lambeth Clinical Commissioning Group (Lambeth CCG) that the building was surplus to requirements.

The nursing home required significant expenditure to bring it up to the appropriate standards and only 12 of the 30 bedspaces were occupied at the point of closure. It was deemed a better use of funds and facilities to consolidate the operation into the far larger Maudsley Hospital campus at Denmark Hill.

SLaM invited offers for the Site through an open marketing process in late 2017 and Anthology were selected as the preferred developer in January 2018. The proceeds from the sale of the Site are going towards further expansion of facilities at Denmark Hill to improve provision for later life care and mental health.

Established in 2014, Anthology specialises in large scale mixed use regeneration and is truly dedicated to creating homes and enhancing neighbourhoods that inspire real life stories of people, who are passionate about London. They are respectful of partners and the communities in which they work, taking care of tomorrow by being sustainable leaders today. Their experienced team is committed to understanding customers whilst delighting them with their service. Anthology is built from London.

In February 2018, Anthology met with Lambeth Council and separately with the GLA to present initial high level design principles for the Site. The contract for purchase of the land and existing buildings was completed in May 2018.

Following the analysis and evaluation, the brief for the Site was established as follows:

- To optimise the potential of the Site in accordance with national, regional and local policy
- Retain the Cinema Museum as a community asset
- Ensure that the setting of the heritage assets is respected
- Make the most efficient use of land and promote the highest standards of design quality
- Improve Site permeability & pedestrian connections
- Improve visibility for Cinema Museum
- Use built form to enclose spaces
- Provide new residential development with density appropriate for location
- Provide new landscaped spaces / courtyards and play spaces
- Create perimeter buildings to form spaces

The design team have worked together with design officers at Lambeth Council to assess the appropriate proposals for Site. The GLA and Historic England (through the GLA Historic England secondee) have been consulted and have examined the relationship with the nearby listed buildings and conservation areas. Anthology has engaged with the local community with open public exhibitions, residents group meetings and individual consultation.

Anthology is committed to working with the Cinema Museum to protect their long-term future in Masters House. The Cinema Museum had been operating under a short-term unsecure lease to date. A lease is now in place until November 2019 to enhance their security and ability to forward plan whilst the planning process is ongoing.

Anthology have established a positive working relationship with the Cinema Museum and Anthology are discussing the arrangements with the Museum to allow them to make Masters House their permanent home, once planning permission is in place. This will allow the Cinema Museum to gain access to a range of funding opportunities to enhance their operation and improve the museum as a visitor attraction.

## Site Acquisition: Jan-May 2018

- Exchanged contracts to acquire the Site from SLAM in March 2018
- Acquisition completed in May 2018

## LB Lambeth Meetings: February 2018 - June 2019

- |            |            |
|------------|------------|
| • 08/02/18 | • 19/03/19 |
| • 31/07/18 | • 04/04/19 |
| • 15/10/18 | • 10/04/19 |
| • 05/12/18 | • 20/05/19 |
| • 23/01/19 | • 18/06/19 |

## GLA Meetings: February 2018 - April 2019

- |              |              |
|--------------|--------------|
| • 09/02/18   | • 15/01/2019 |
| • 19/09/18   | • 24/04/2019 |
| • 09/01/2019 |              |

## Public Consultation: July 2018 - March 2019

- Initial 'Meet & Greet' event: 19&20/07/18
- Public Consultation even: 17&18/10/18
- Meeting with Water Tower owners: 26/11/18
- Meeting with Renfrew Rd Residents Association: 28/11/18
- Meeting with Water Tower Development Residents Association: 11/12/18
- Meeting with Castlebrook Close residents: 07/01/2019
- Meeting with Brook Driver residents: 10/01/2019
- Meeting with Castlebrook Close residents: 22/01/2019
- Meeting with Water Tower Residents Association: 29/03/18

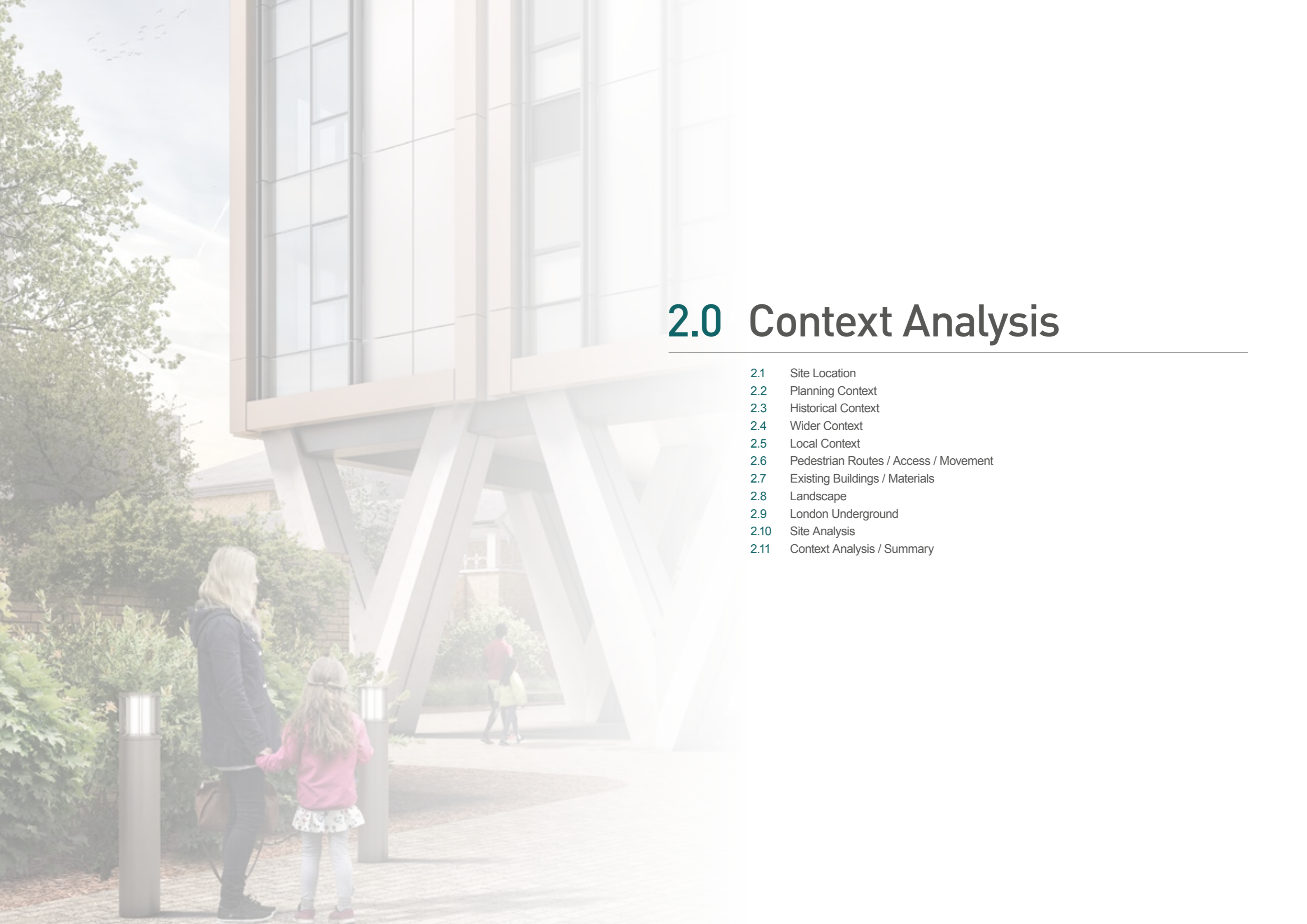
# 1.2 Executive Summary

## Application Process - Overview

The proposals consist of a full application for the: “Redevelopment of the former Woodlands and Masters House Site retaining the Masters House and associated ancillary buildings; demolition of the former care home; the erection of a single tall building of 29 storeys and peripheral lower development of 3/ 4 storeys, to provide 258 residential units, together with servicing, disabled parking, cycle parking, landscaping, new public realm, a new vehicular and pedestrian access, and associated works.”

The proposals will:

- Provide 258 high quality homes, 50% of which are affordable.
- Retain the Cinema Museum as a community asset, providing a long term home with opportunity for improved facilities
- Improve the setting of the listed buildings offering breathing space to the retained Masters House and creating new public spaces.
- Improve Site permeability & pedestrian connections by providing a new landscaped route through the Site that will connect to Dante Road, (improving links to amenities in the wider area (tube stations, shops, bus routes))
- Improve visibility for Cinema Museum helping to showcase the position of the Cinema Museum by making it clearer and easy to access from the Elephant and Castle, complementing the existing entrance from Renfrew Road.
- Optimise the Sites potential whilst striking an appropriate balance between optimising the development density whilst respecting the boundary conditions with neighbouring properties and heritage assets.
- Provide new landscaped spaces / courtyards and play spaces



## 2.0 Context Analysis

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- 2.1 Site Location
- 2.2 Planning Context
- 2.3 Historical Context
- 2.4 Wider Context
- 2.5 Local Context
- 2.6 Pedestrian Routes / Access / Movement
- 2.7 Existing Buildings / Materials
- 2.8 Landscape
- 2.9 London Underground
- 2.10 Site Analysis
- 2.11 Context Analysis / Summary



# 2.1 Site Location



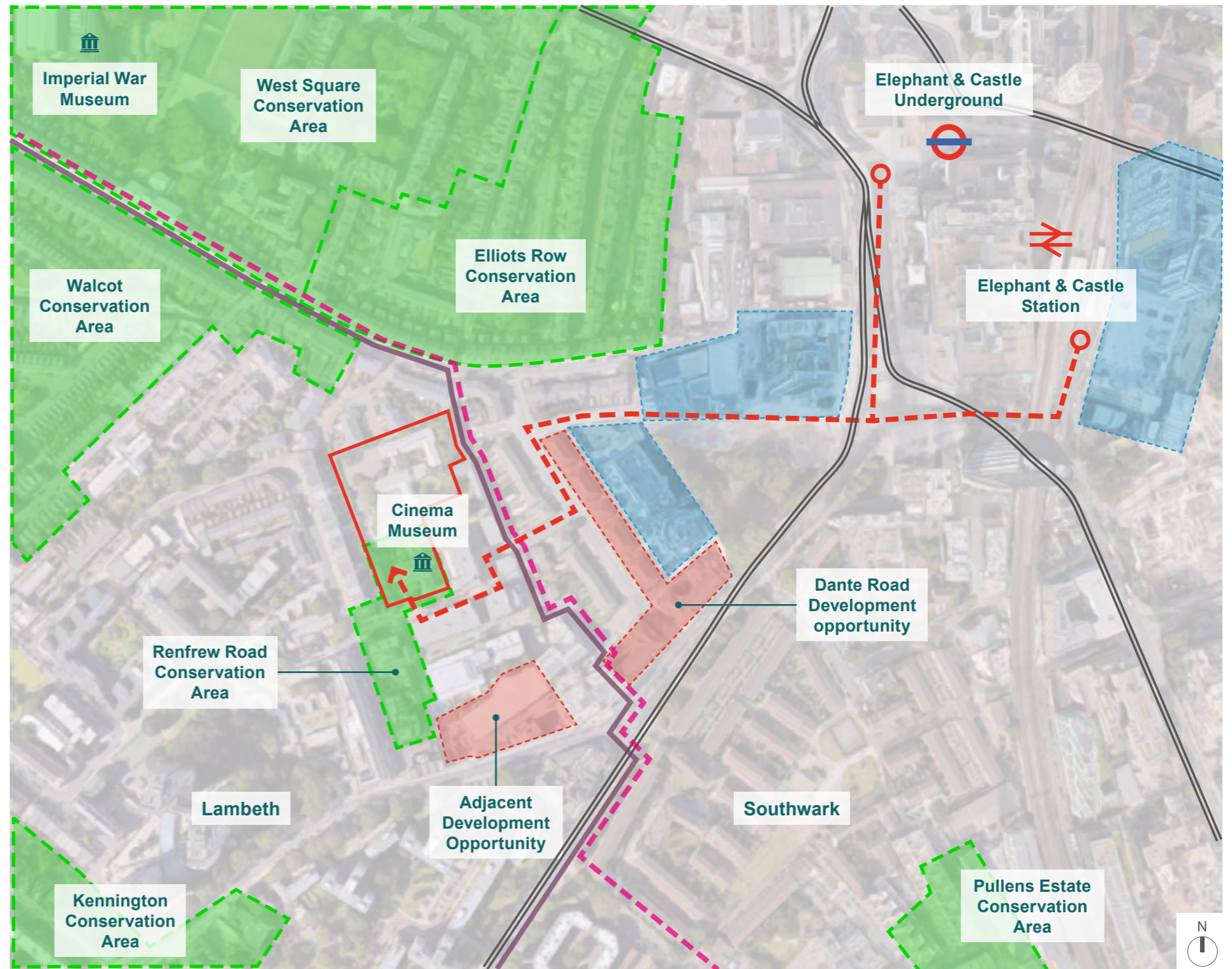
# 2.1 Site Location

The site lies on the boundary between Lambeth and Southwark to the west of the Elephant and Castle Station (approx. 650m – 8 mins walk) and north of Kennington Station (approx. 650m – 8 mins walk).

To the east of the site lies the emerging Major Centre of Elephant and Castle. Following billions of pound worth of investment, there are a variety of major developments completed, implemented or planned within close proximity to the site. Two further development opportunities have been identified by the Local Councils within 100m of the site; In Lambeth the remaining portion of the previously named MDO 35 is understood to be in Pre-App discussion and in Southwark there is the Dante Road opportunity Site.

The north east boundary of the site is concurrent with the Central Activities Zone (CAZ) described as ‘London’s vibrant centre and one of the world’s most attractive and competitive business locations’. This boundary also forms the edge of the Elephant and Castle Opportunity Area Planning Framework (OAPF). The site has a Public Transport Accessibility Level (PTAL) of 6a/b, the highest level.

Part of the site (The Cinema Museum, porters lodge and receiving ward buildings) sits within the Renfrew Road Conservation area. Further North / North West of the site are the Elliot’s Row, West Square and Walcot conservation areas.



- Site
- Conservation Areas
- Adjacent Opportunity Site
- Recent New Developments
- Boundary of Southwark & Lambeth
- Main Roads
- ➔ Pedestrian Route
- Elephant & Castle OAPF Area

## 2.2 Planning Context

The Elephant and Castle has been subject of substantial change over the recent years changing the nature of the surrounding area substantially.

The proposed development Site sits outside, but on the boundary of, the Elephant and Castle OAPF, the CAZ, and London Borough of Southwark (a single boundary covers all three). This makes it a particularly sensitive site for the purposes of planning policy and for the purpose of political administration, sitting as it does geographically congruent with the planning decisions in the CAZ/ OAPF, but administratively outside them. This could have the potential to result in an uncoordinated approach to planning decisions, with the boundary acting as a cliff edge for development, with no relevant context for the urban environment on the ground. This makes the role of the GLA as strategic body in co-ordinating such sites particularly important.

The Elephant and Castle OAPF area, promoted through policy, has been subject of a substantial amount of high density development. While this Site sits outside of the boundary and administrative framework of the OAPF, the characteristics remain largely identical. The Site itself has a PTAL of 6A/ 6B, is within 50 m of the Elephant and Castle Major Centre and shares the locational characteristics of the OAPF. In this context the planning permissions in the immediate surrounding area, but outside of London Borough of Lambeth, provide the urban and larger strategic context in which the Site should be seen, to avoid uncoordinated decision making and to conform with good strategic planning principles.



PTAL Map - Extract from tfl.gov.uk



Extract from Elephant and Castle Supplementary Planning Document and Opportunity Area Planning Framework - March 2012

# 2.2 Planning Context



LSBU St George's Quarter Development



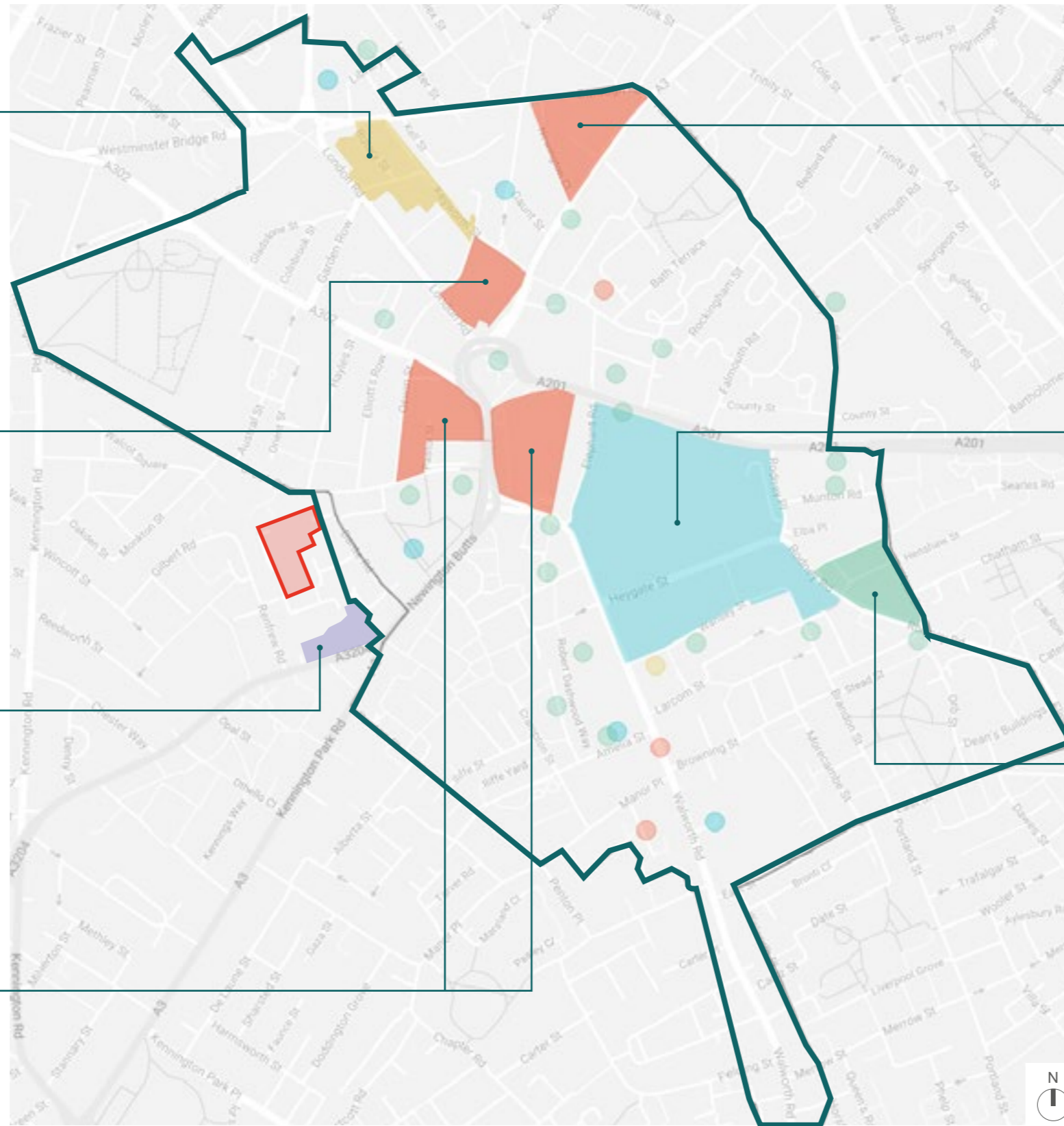
Sipton House



MDO Site Proposal



Elephant & Castle Town Centre



Extract from Elephant and Castle Opportunity Area Planning Framework



Borough Triangle



Elephant Park Development



Trafalgar Place

- Proposed Site
- Lambeth MDO 32
- Elephant and Castle Opportunity Area Planning Framework boundary

## 2.3 Historical Context

The site forms part of the former Lambeth Hospital, now largely demolished and redeveloped.

Lambeth Hospital had its origins in two institutions both built and administered by Lambeth Board of Guardians. These were Renfrew Road Workhouse opened in 1871 and Lambeth Infirmary, opened in 1876 on an adjoining site, but with its main entrance in Brook Drive.

After completing the workhouse, the infirmary was erected the south side of Brook Street adjacent to the Renfrew Road workhouse, the dense complex of buildings and courtyards was completed in 1877.



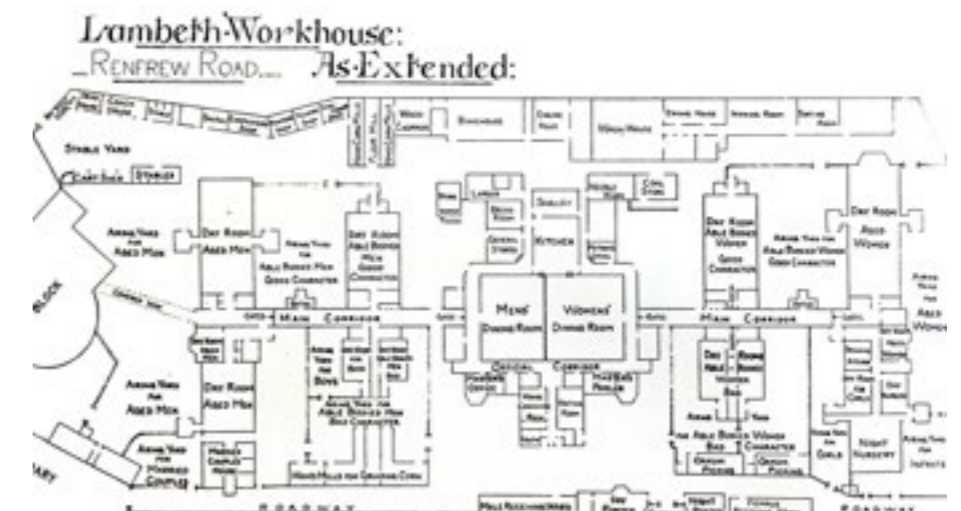
Lambeth workhouse map, c.1875-79



Lambeth workhouse & infirmary map, c.1896



The Masters House



Workhouse Floor Plan

# 2.3 Historical Context

The future star of the silent screen, Charles Chaplin, briefly became an inmate of the workhouse in 1898 (then aged eight), before being transferred to the Norwood Schools, and to this day there remains an active interest in the Chaplin connection. In 1922, the workhouse and infirmary were amalgamated and renamed 'Lambeth Hospital'.

During the Second World War, several bombs fell on the hospital killing ten members of staff and destroying two ward blocks, the kitchen, dining rooms and laundry. Three other ward blocks were badly damaged.



World War II bomb damage map



Lambeth Hospital Map, c.1951-52



The Masters House



The Water Tower

## 2.3 Historical Context

The hospital closed in 1976 and most of the former infirmary and workhouse buildings were demolished. The majority of this dense complex was replaced with more 'suburban' 2/3 storey housing in the late 1970's early 80's. The Woodlands Nursing Home (Lambeth Community Care Centre) was completed in 1985 however has been closed since 2013.

Three of the original buildings remain on the site; the administration block (Masters House), the Water Tower, the porter's lodge and the male receiving ward where Charlie Chaplin was reportedly administered into the workhouse.



Aerial view of site, c.1970



Map of site, c.1993



Existing view of the water tower and the Masters House

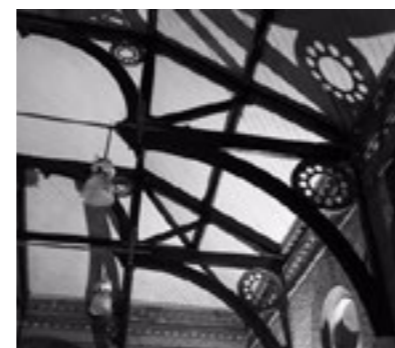
# 2.3 Historical Context

## Recent History

The Grade II Listed Masters House has been home to the Cinema Museum since 1998. The Museum offers tours through their extensive range of memorabilia as well as providing a valuable archive for students and film enthusiasts; it also acts as a venue for events and hosts screenings of a wide range of films. The Museum has aspirations to expand their operation and create a better offering as a visitor attraction.

The locally listed porters lodge and receiving ward buildings sit opposite the entrance to the Cinema museum; regrettably the receiving ward buildings are in a state of disrepair and require investment to bring them back into beneficial use.

In May 2007 the land to the east and south of the Cinema Museum was sold to Bellway Homes who built 115 flats in 3/5 storey blocks. Bellway resold the redundant Grade II Water Tower to private owners who converted it to a luxury home.

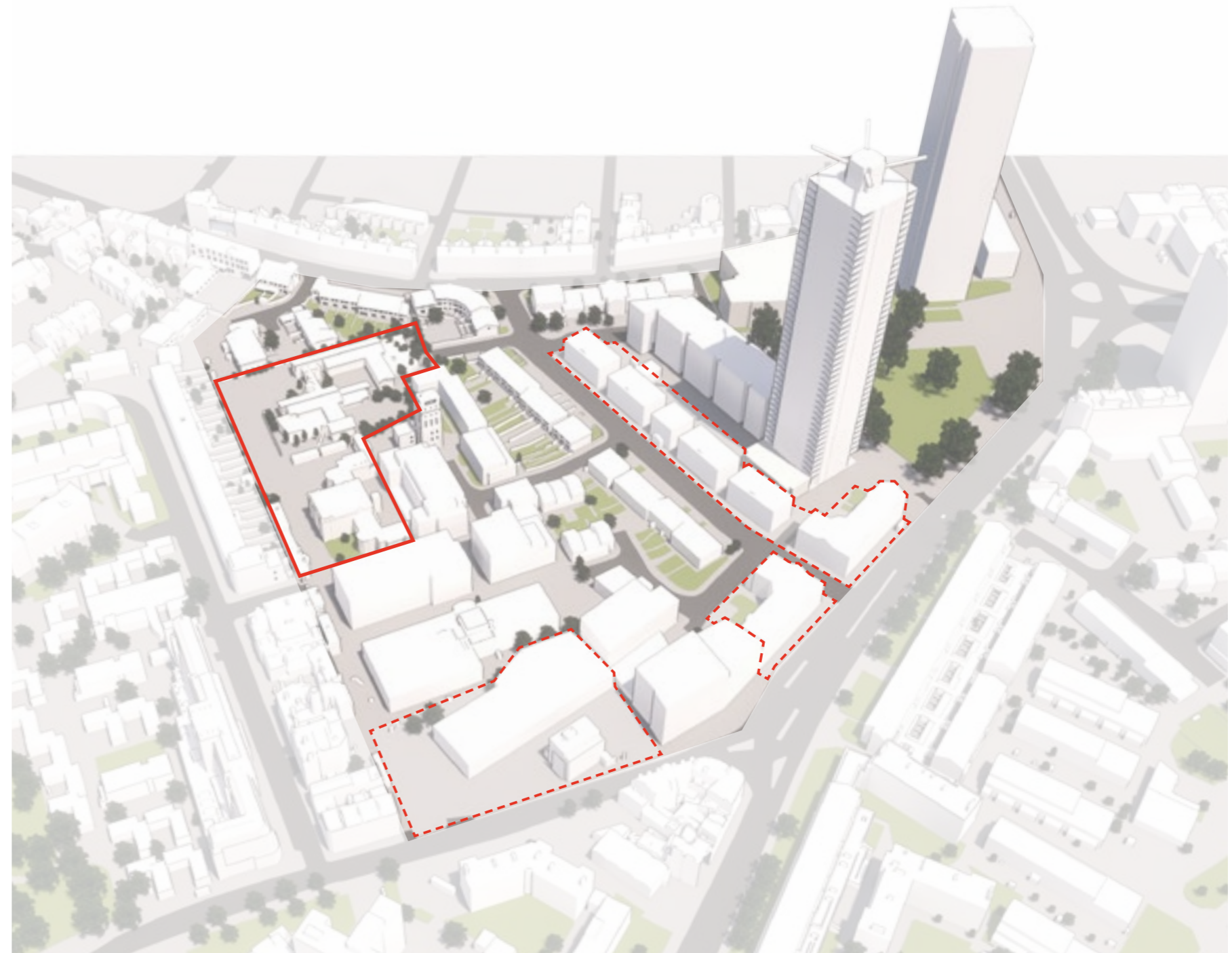





## 2.4 Wider Context

In order to inform the design process, an analysis was undertaken of the wider context to understand the character that is derived from existing buildings, landscape features and movement routes.

Over recent years there has been significant development in the area and the character continues to change. Given the close proximity of the two identified development sites it is anticipated that the character will continue to develop and evolve; this is considered later in the document with an indicative masterplan for the wider area.



-  Site
-  Identified development opportunity site

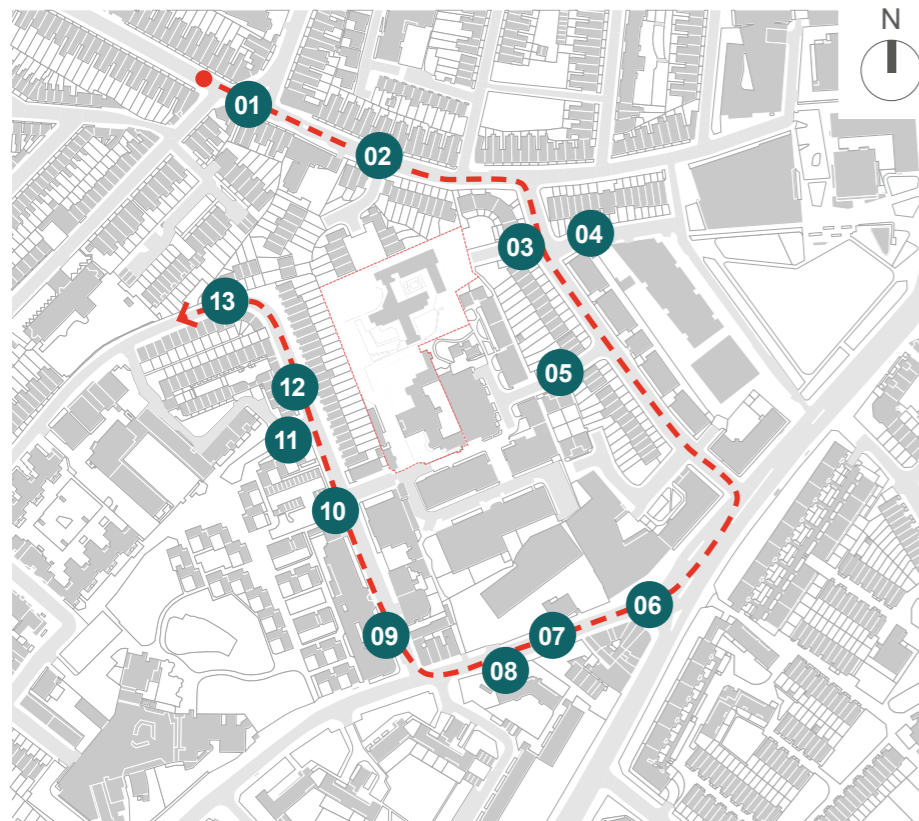
# 2.4 Wider Context Photographic Analysis

A photographic 'walk' around the Site illustrates the wide variety of building typologies, densities and uses that surround the Site.

Approaching the Site along Brook Drive from the north the Elliot's Road Conservation Area is to the left (image 1) with the recent tall building developments visible in the background. To the right is the 2/3 storey housing that replaced the dense former hospital complex in the 1970s early 80s (image 2)

Turning into Dante Road (image 3) the 4 storey brick buildings sits on the identified development site of the Dante Road Opportunity Site. Directly behind is the 8 storey lower building of the 44 storey Uncle development. The development dominates the view from George Mathers Road (image 5).

To the south of the Site along Newington Butts is the southern side of the Dante Road Opportunity Site and the recently constructed 5/6 storey development on part the previously named Lambeth Major Opportunity Site MDO 32 (image 6). The remainder of this development site contains Jewsons (image 7) and we understand the owners are in Pre-App discussions with Lambeth for redevelopment.

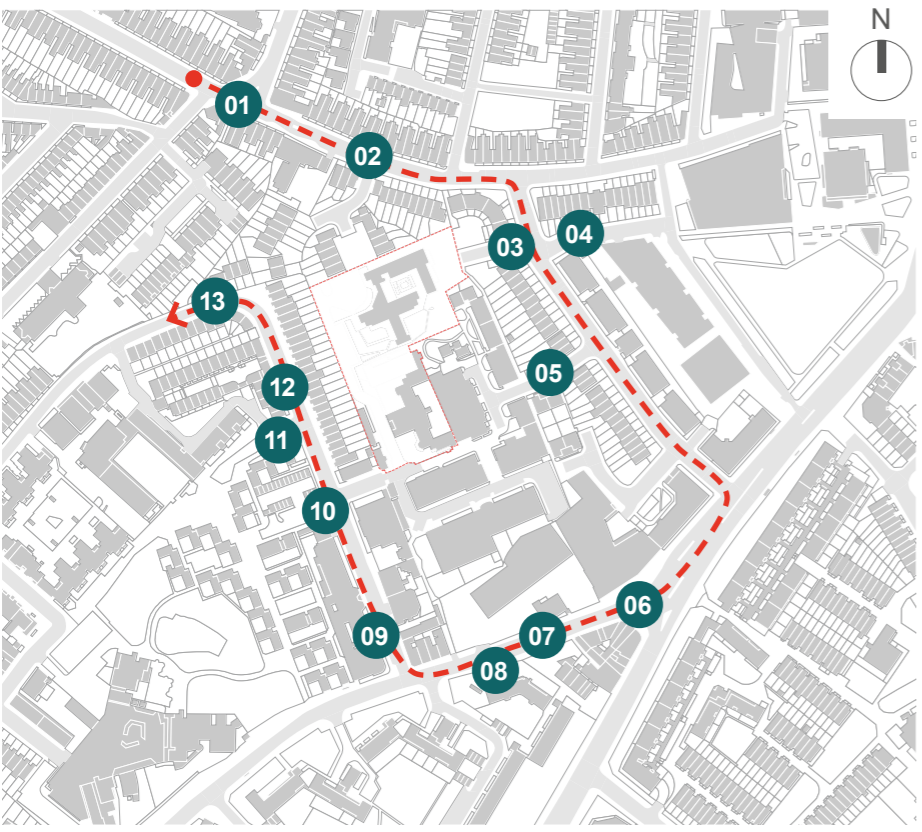
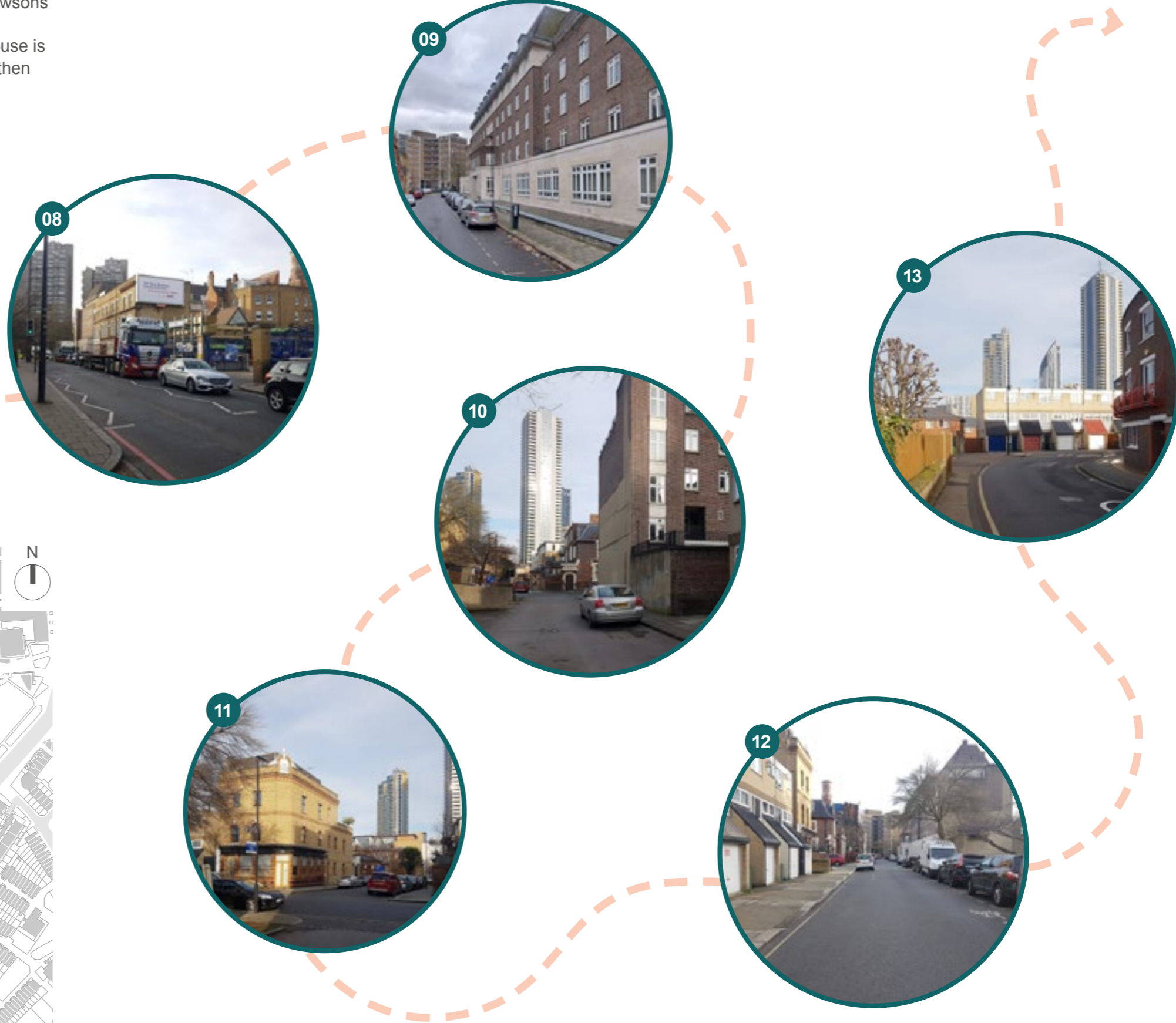


Photographic 'Walk' Around Key Plan



# 2.4 Wider Context Photographic Analysis

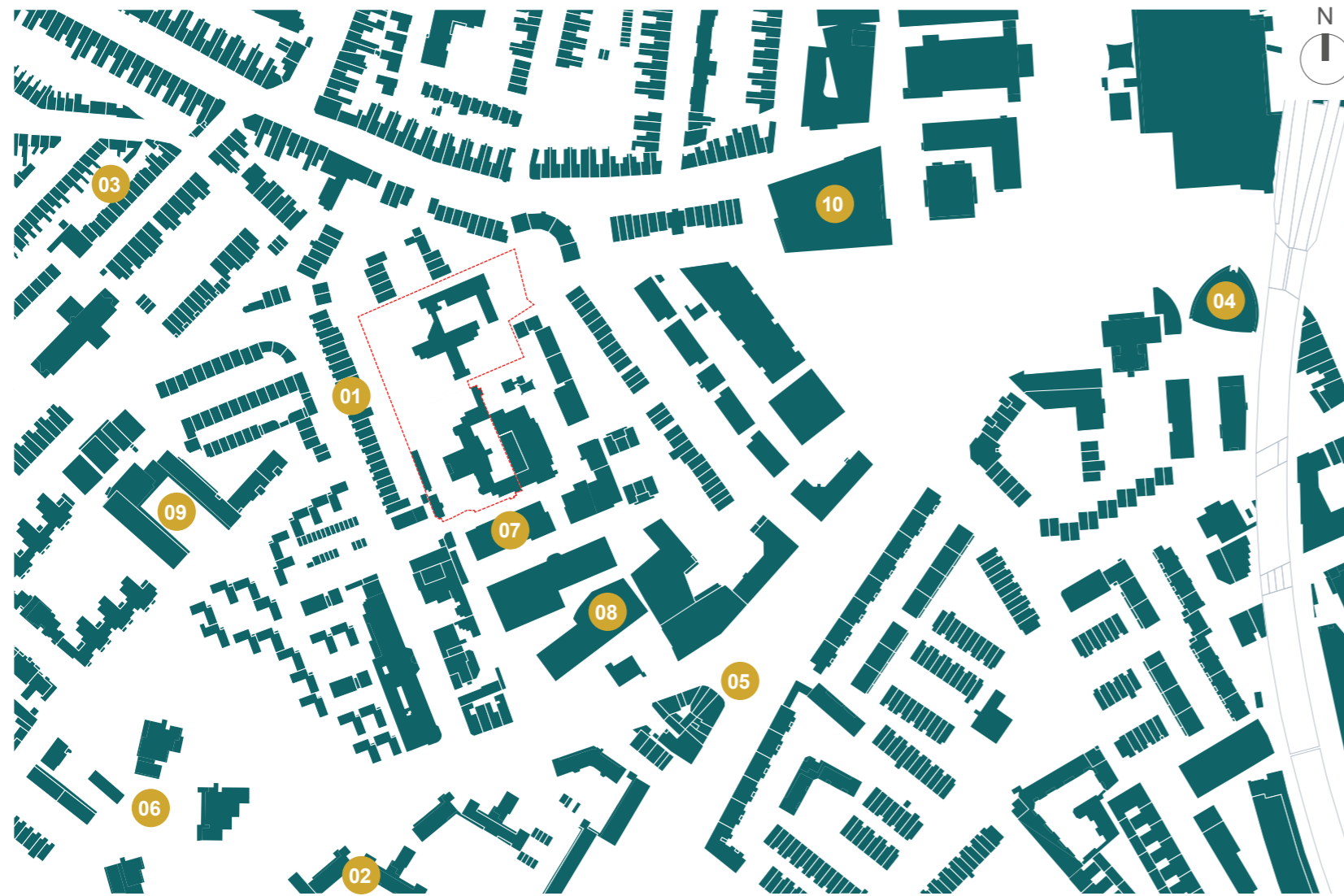
Turning into Kennington Lane the street scene rises from the Jewsons site towards the towers of the Cotton Gardens Estate (image 8). Walking back towards the site along Renfrew Road, Gilmore House is 7-8 storeys with a large building footprint, (image 9). The street then drops down to 2/3 storeys.



Photographic 'Walk' Around Key Plan

# 2.4 Wider Context Building Typologies

To the north and east of the Site there are smaller small scale 2/3 storey houses with smaller building footprints, a mixture of post war housing and Victorian Terraces further north. To the south of the Site larger building footprints dominate, typically 4-6 storeys. To the east along Dante Road there is the anomaly of the 2 storey housing that sits between the Dante Road Opportunity Site and the predominately 4/5 Storey Water Tower development.



Building Typologies Map



1. Post War Terrace Housing



2. Post War Slab Blocks



3. Victorian Terraces



4. Modern Tall Buildings



5. Closed City Block



6. Tower Blocks



7. Blocks Of Flats



8. Warehouse



9. Post War Duplexes













10. Leisure Centre

# 2.4 Wider Context Land Uses

There are a variety of land uses in close proximity to the Site, ranging from religious buildings, leisure facilities, mixed use buildings and of course the Cinema Museum itself . The most dominant use is residential.



Land Uses Map

 Residential	 Religious	 Former Nursing House
 Commercial	 Health	 Leisure
 Mixed Used (Residential and Commercial)	 Museum	 Educational
		 No Use



View of three storey houses with tall developments in the background. Brook Drive



Cotton Garden Estate towers.

# 2.4 Wider Context Building Heights

The proposed Site has low density two/ three storey housing immediately on three sides; however this is not representative of the 'character' of the area. Dante Road is characterised by four storey student blocks along the eastern side, before the 'Uncle' building at 44 storeys; the Water Tower development (constructed by Bellway Homes in 2010) is varied, with five storeys immediately adjacent to the Site; Renfrew Road has a range of typologies ranging from three to six storeys; the residential block to the immediate south of Kennington Lane is ten storeys; the residential blocks to the immediate west along Kennington Lane (further out from Elephant and Castle) are fifteen storeys



Building Heights Map

	1 Storey		4 Storeys		9 Storeys
	2 Storeys		5 Storeys		17 Storeys
	3 Storeys		6 Storeys		24 Storeys +



The Castle Centre (Leisure)



Newington Butts (Mixed Used)



Jewson Warehouse (Commercial)

# 2.5 Local Context

The Site comprises 0.7 ha to the east and north of Renfrew Road and Dugard Way. To the west is George Mathers Road and to the north is Castlebrook Close. The Site forms part of the former Lambeth Hospital site, most of which has been demolished and re-developed. The existing buildings on the Site comprise of: Woodlands, a former nursing home which is now vacant; the Master's House, a Grade II listed building currently occupied by the Cinema Museum; and two locally listed lodges which frame the entrance gates into the Site from Dugard Way.

Properties in Castlebrook Close adjoin the nursing home side on, and its curtilage extends to the boundary with Dante Road. To the east, the rear gardens of properties in Renfrew Road back onto the Site and Dugard Way.

Master's House is a substantial predominantly two-storey building covering most of the rest of the Site.

The Site is accessed by vehicular traffic from Renfrew Road. To the east pedestrian only access is provided through a series of pathways including via George Mathers Road, which also provides vehicular access to the Water Tower development.

To the east is the listed water tower, which has recently been extended and converted to a single- dwelling

The borough boundary with Southwark runs partially directly adjacent to the east of the Site, and partially through the adjacent Water Tower development.



- Site Boundary
- Boundary of Southwark & Lambeth
- Cinema Museum
- Former Woodlands Nursing Home
- Water Tower

# 2.5 Local Context Site Photographs



View from Longville Road



View from Renfrew Road



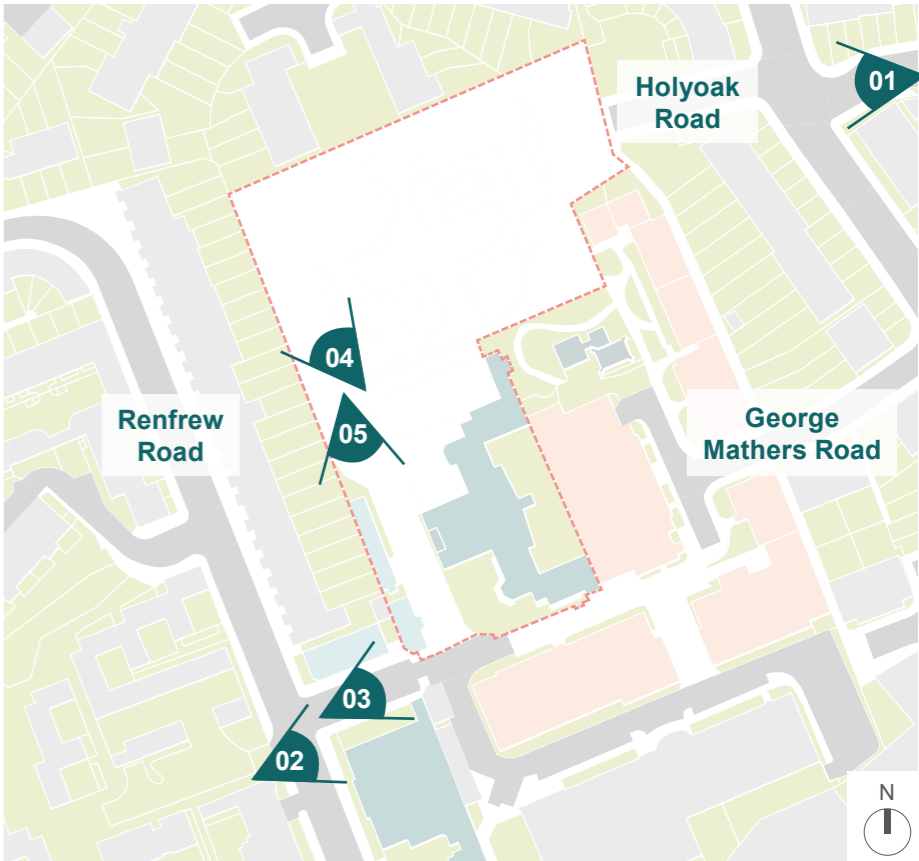
View of the Gatehouses from Renfrew Road



View of the North West Corner of the Site from Dugard Way



View of Masters House and Porters Lodge from the North



View Locations



# 2.5 Local Context Site Photographs



View of the Masters House from Site Entrance



View of the Water Tower



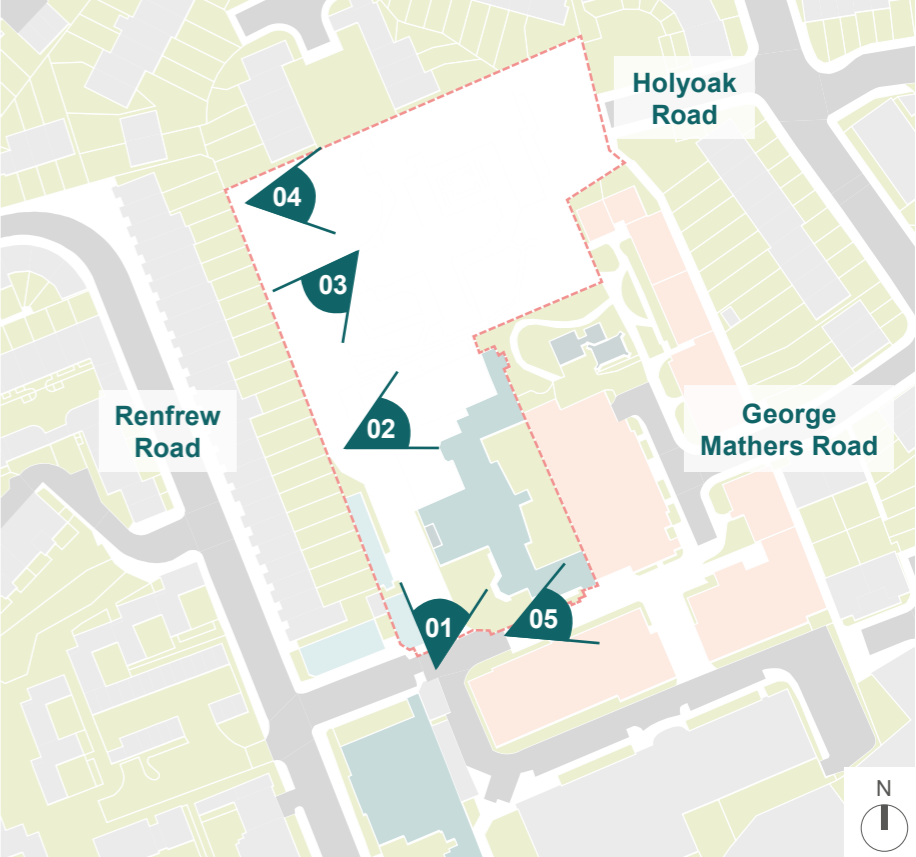
View West to Cotton Gardens Estate



Woodlands Nursing Home



Dugard Way



View Locations

# 2.6 Pedestrian Routes / Access / Movement

The main access to the Site for pedestrians from the south and Kennington Station is via Renfrew Road. This entrance also serves as the only vehicular access to the Site. For visitors to the Cinema Museum coming from the Elephant and Castle the only access to the Site is provided through a series of pathways including via George Mathers Road which also provides vehicular access to the Water Tower development.



- Site Boundary
- Cinema Museum
- ↔ Pedestrian Access from Kennington Station
- ↔ Pedestrian Access from Elephant & Castle Station

## 2.7 Existing Buildings / Materials

The Cinema Museum (Masters House) is a two / three storey building with a highly decorative design. The upper floor contains a large hall. The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural or historic interest.

Of special interest is the architectural quality of the exterior, whose principal elevations are virtually intact and highly ornate for a workhouse building of the time, especially so for London. The building has rarity value in London as the principal building of a Victorian metropolitan workhouse, of which only few examples survive. Of historic interest is the association with Charlie Chaplin, and also the Doulton connection; the foundation stone dated 3 April 1871 was laid by John Doulton, the pottery manufacturer, Chairman of the Board of Guardians.

The building is made of yellow stock brick with red brick and stone dressings. There is some blue brick detail and terracotta decoration. The roof is formed of slate hipped roofs concealed behind a parapet.

To the west of the Masters house are the Porters Lodge and 'male receiving wards'. Whilst these are noted as not of special interest under the Planning (Listed Buildings and Conservation Areas) Act, they are Locally Listed and deemed to be of local historic or architectural interest. The local listing describes the buildings as built of stock brick with polychrome detailing in red brick and decorative eaves cornice, with Venetian Gothic heads to the openings. Some timber panelled doors and sash windows remain however the male receiving ward buildings are currently in a state of disrepair. There are hipped slate roofs with 'impressive chimneys'.

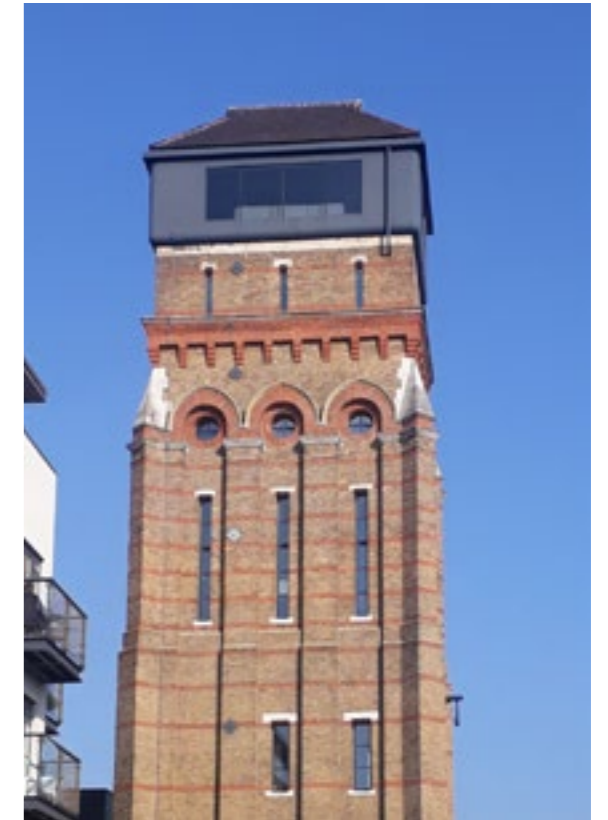
The former Woodlands nursing home was built in 1995, and is generally 2 storeys with rendered finish and upvc windows; the buildings are of no architectural merit.



Masters House



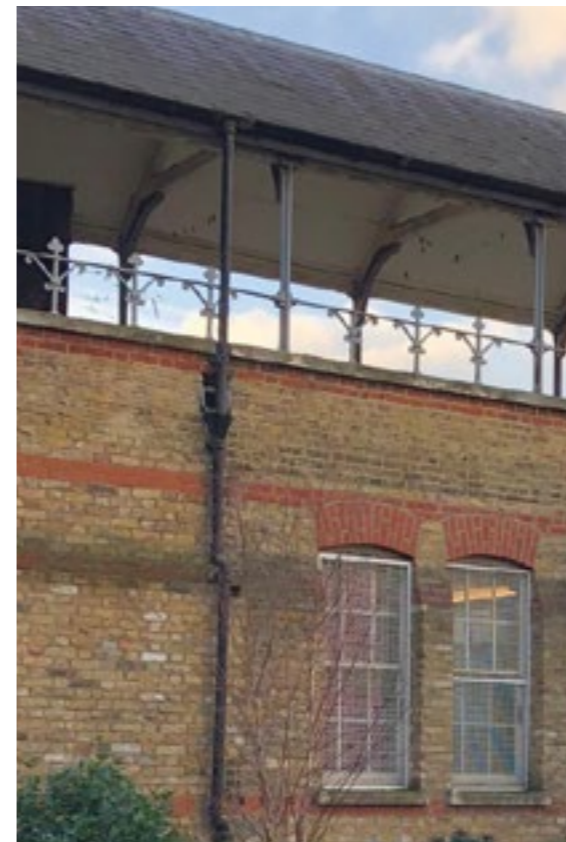
Masters House Entrance



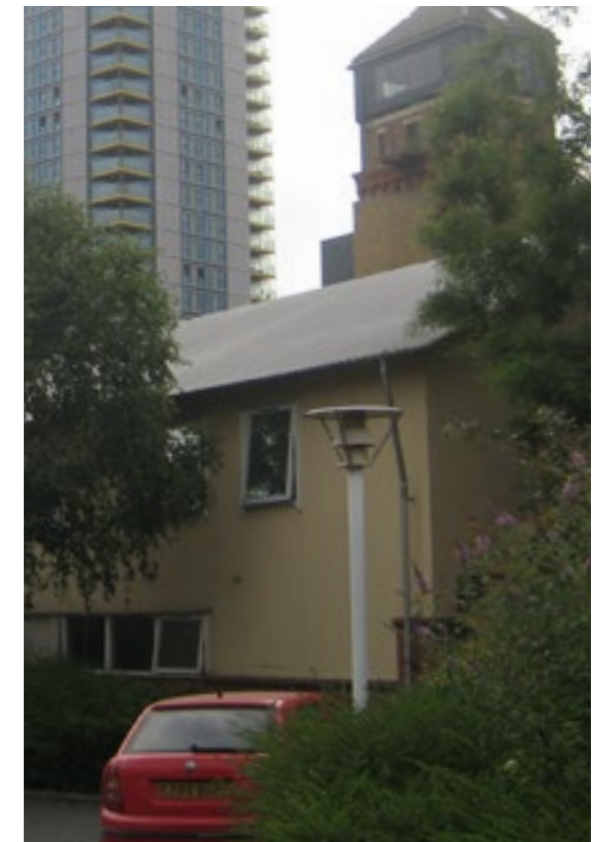
Water Tower



Porters Lodge



Link Building



Former Woodlands Nursing Home

# 2.8 Landscape

The Site has a number of well-established existing trees and areas of dense shrubbery, much of which is overgrown. Within the grounds of the former nursing home there are a series of courtyard gardens. A full arboricultural report was undertaken in August 2018 to record a schedule of significant trees (dimensions and locations) situated within the Site and to assess the quality and value of the existing tree stock in terms of arboricultural, landscape, historical/conservation, or public amenity value. The report is submitted separately as part of the application.

In summary, 66 trees were surveyed on Site of which the majority are denoted as Category C (unremarkable trees of poor condition or form with limited arboricultural, landscape or conservation value, or trees with a stem diameter under 150mm with a potential life span in excess of ten years).

A number of category B trees exist on the Site (Trees of moderate condition, with minor defects or sub-optimal form but are still of modest arboricultural, landscape or conservation value with a potential life span in excess of twenty years). These are largely located to the northern boundary of the Site with 7 no. located to the south east.



Photograph 1 – Trees T7–T9.



Photograph 7 – Path on northern site boundary (T42 on right in foreground).



Photograph 2 – Tree T67.



Photograph 8 – Trees T22–T32.

Existing trees on site photographs- extract from arboricultural report by PJC Consultancy

Existing trees survey - extract from arboricultural report by PJC Consultancy

# 2.9 London Underground

The Northern Line (southbound to Kennington) runs directly under the Site from north west to south east. With a crown depth of 16.4m below ordnance datum, there is also an exclusion zone surrounding the tunnel of 11m. Restrictions are placed on the foundation design for any new development above the tunnel.



Tube tunnel survey

# 2.10 Site Analysis Constraints

A review of the site analysis was undertaken in order to understand the site opportunities and constraints.

## Constraints Summary

- Limited site access - only one entrance point
- Daylight/sunlight constraints
- Poor quality, low level developments around site
- No visual presence for Cinema Museum










	Grade II Listed Building		No Access
	Locally Listed Building		Potential Overlooking Issues
	Setting of Historical Buildings		No Visible Presence for Cinema Museum
	Northern Line Structural Exclusion Zone		

# 2.10 Site Analysis Opportunities

## Opportunities Summary

- Improve site permeability & pedestrian connections
- Improve setting for Cinema Museum
- Improved visibility for Cinema Museum
- Built form to enclose spaces
- New residential development with density appropriate for location
- New landscaped spaces / courtyards
- Perimeter buildings to form spaces



- |   |   |   |                                 |
|---|---|---|---------------------------------|
|  | Grade II Listed Building                              |  | New Pedestrian Through Route(s) |
|  | Locally Listed Building                               |  | Sun Path                        |
|  | Potential New Pedestrian and Vehicle Entrance to Site |  | Potential Buildable Zone        |
|  | Potential Additional Access Point                     |   |                                 |

# 2.11 Context Analysis Summary

## Site Location

The Site has excellent public transport connectivity and sits immediately adjacent to an area of major economic growth and regeneration; the proposals should maximise the Site's potential whilst the characteristics of the conservation areas adjacent to the Site should be preserved and enhanced.

## Planning Context

Sitting adjacent to the boundary with Southwark Council, the CAZ and Elephant & Castle OAPF, planning permissions in the immediate surrounding area, (but outside of London Borough of Lambeth), provide the urban and larger strategic context in which the Site should be considered.

## Historical Context

The Site has a mixed but rich history both distant and recent. The previously dense historic layout of buildings and courtyards of the former hospital complex is considered more relevant to the Site and its location than the post war and 1980s housing that replaced the demolished complex. The existing housing stock may be a perceived constraint on development proposals. The history of the Cinema Museum and its expansion from a private collection of cinema history and memorabilia to a receiving 15,000 visitors a year from all over the world is an inspiration. The proposals should integrate and embrace the Cinema Museum and its future aspirations.

## Wider Context

With two additional identifiable development sites within close proximity the area is undergoing change; proposals should look to the future whilst respecting the past. The character of the area is varied and its definition should not be to the 'suburban' housing of varying quality immediately adjacent to some of the Site boundaries but in a wider context.

## Local Context

Given that the Site is currently underdeveloped together with the proximity of the 2/3 storey housing to the Site boundary, potential impacts of a new development on daylight / sunlight and overlooking may be challenging. Given the context of the Cinema Museum expanding as a local and London wide attraction, the 0.7ha Site offers huge potential as a new residential community integrated with the emerging urban fabric and acting as a catalyst for the Cinema Museum to flourish.

## Pedestrian Routes / Access / Movement

Pedestrian access to the Site is extremely limited with only one access from Renfrew Road. There is significant potential to increase pedestrian and cyclist permeability to the north east of the Site and from within the site to the surrounding developments. In doing so there is the opportunity for improved access and visibility for the Cinema Museum.

## Existing Buildings

The Masters House, porters Lodge and receiving wards, place a constraint on development for this portion of the Site; however retention and refurbishment should be celebrated as the part of the permanent home of the Cinema Museum. There is an opportunity to improve the setting of the listed buildings.

## Landscape

There is no meaningful public open space within the Site and a limited number of trees with modest arboricultural, landscape or conservation value. There is an opportunity to create a series of new public landscaped spaces connecting the Site to its surroundings and improving the setting of the Cinema Museum.





## 3.0 Design Principles

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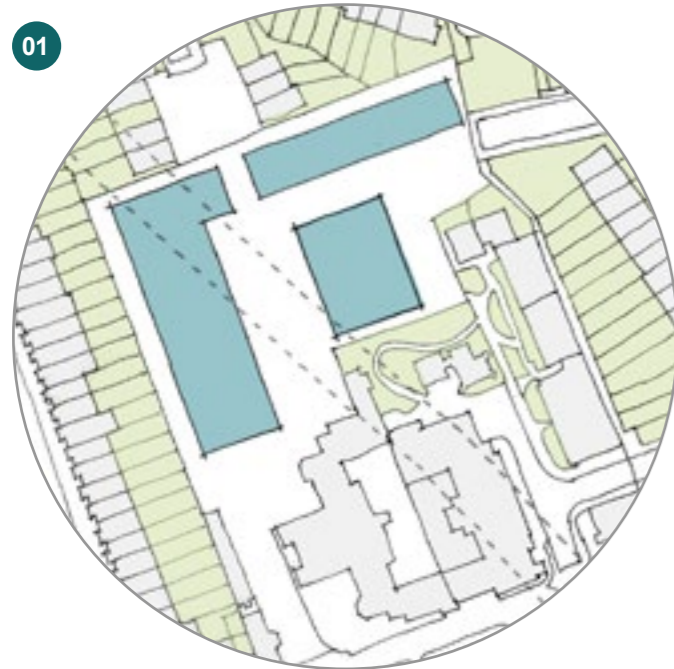
- 3.1 Site Layout / Massing Studies
- 3.2 Site Layout Design Development
- 3.3 Design Development Response to the Historic Context
- 3.4 Public Consultation
- 3.5 Design Development - Response to Public Consultation 1
- 3.6 Public Consultation & GLA Feedback
- 3.7 Design Development Response to Public Consultations 2
- 3.8 Massing Development
- 3.9 Indicative Wider Masterplan

# 3.1 Site Layout / Massing Studies

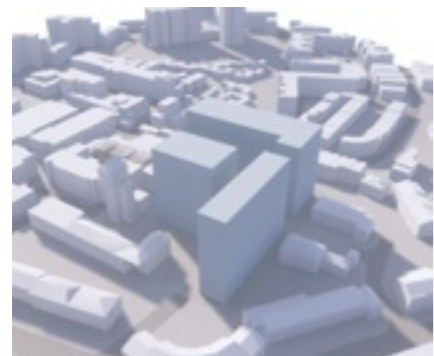
Numerous initial design options were explored to test Site layout scale and massing in order to assist in determining the most appropriate design suitable for the Site. Key objectives were established as follows:

- Provide pedestrian/cycle permeability through the Site,
- Improved open / green space
- Respect and enhance the setting of the retained Cinema Museum and listed buildings
- Provide a massing and layout that responds to the surrounding context and dwellings
- Provide a quantum of new housing that is appropriate for the sites central London location

# 3.1 Site Layout / Massing Studies



'Mansion block' solution – The building heights and massing dominate all Site boundaries and overwhelms the adjacent lower rise properties. Spaces between buildings may be dark and unwelcoming.



View Looking South West



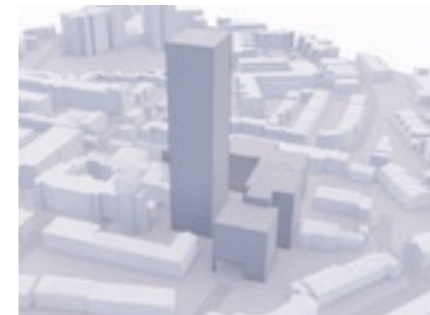
View Looking North West



Taller building with perimeter 'Mansion Blocks' – Location of a taller building to the west hinders pedestrian permeability and dominates the Cinema Museum. Mansion blocks to the north blocks daylight / sunlight to adjacent properties.



Taller building to the centre of the Site, reduced height perimeter blocks connected to taller building - Reduced height perimeter buildings improve the relationship with adjacent properties. Relocation of the taller building towards the centre of the development improves permeability, open space and relationship to neighbours. Connection to perimeter building impedes connections.



View Looking South West



View Looking North West



Taller building to the centre of the Site, reduced height perimeter blocks - Reduced height and quantum of perimeter buildings improves relationship with adjacent properties. Relocation of the taller building towards the centre of the development improves permeability, open space and relationship to neighbours.



View Looking South West



View Looking North West

# 3.1 Site Layout / Massing Studies

At an early stage of the design process, following the initial massing studies and analysis, the solution of a central taller building and lower perimeter buildings was presented to Lambeth Council and the GLA as the emerging preferred approach to the Site. A simple massing model and high level architectural concept was put forward in February 2018 in order to gauge reaction prior to acquisition of the Site by Anthology.



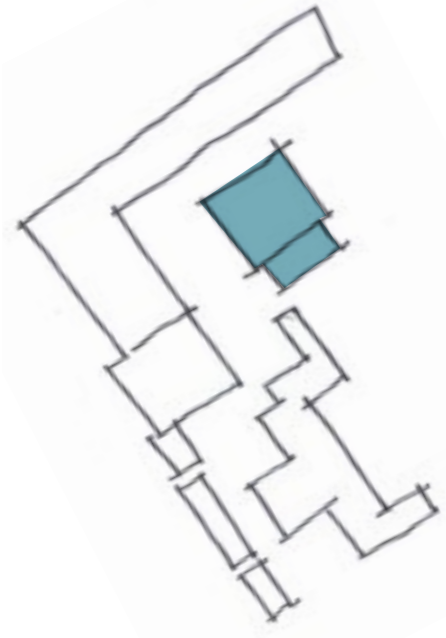
## What the Scheme Achieves

- The potential of the Site is optimised in accordance with national, regional and local policy,
- Retains the Cinema Museum as a community asset
- Ensures that the setting of the heritage assets is respected.
- Makes the most efficient use of land and is developed at an optimum density.
- Improves Site permeability & pedestrian connections
- Improves visibility for the Cinema Museum
- The built form encloses spaces
- The residential development has a density appropriate for location
- Contains landscaped spaces / courtyards
- The perimeter buildings form spaces



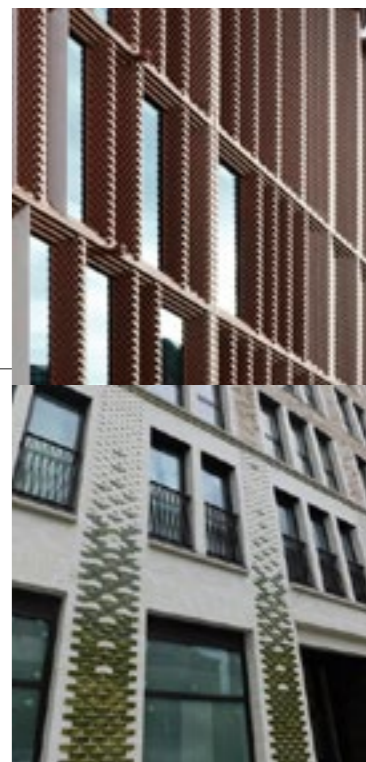
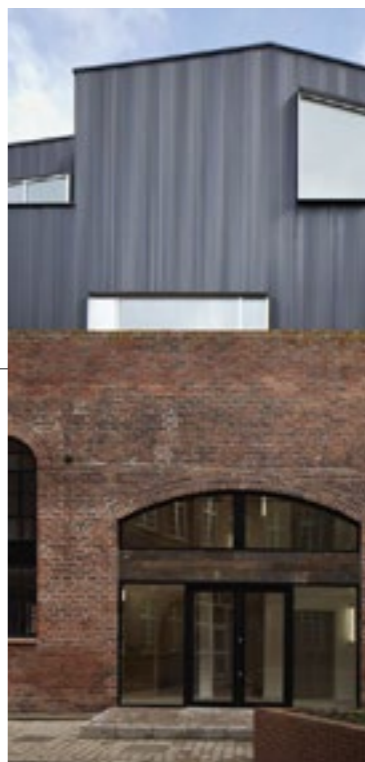
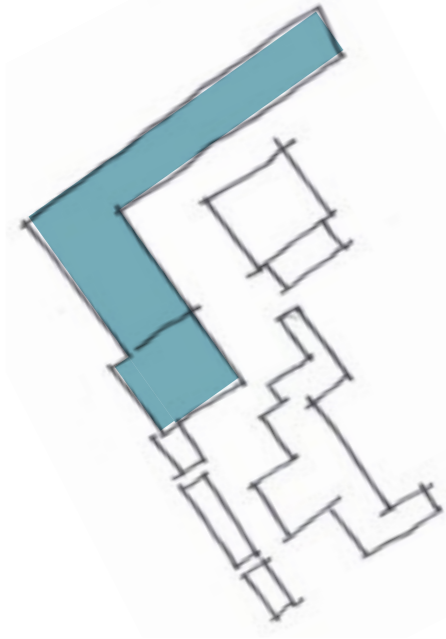
# 3.2 Site Layout Design Development

Conceptually it was proposed that the design of the taller building would relate to cinema and film.



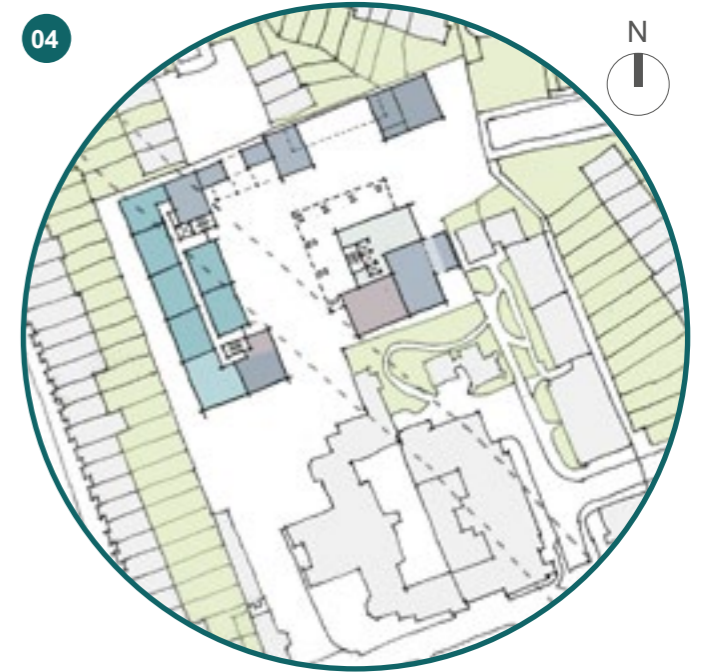
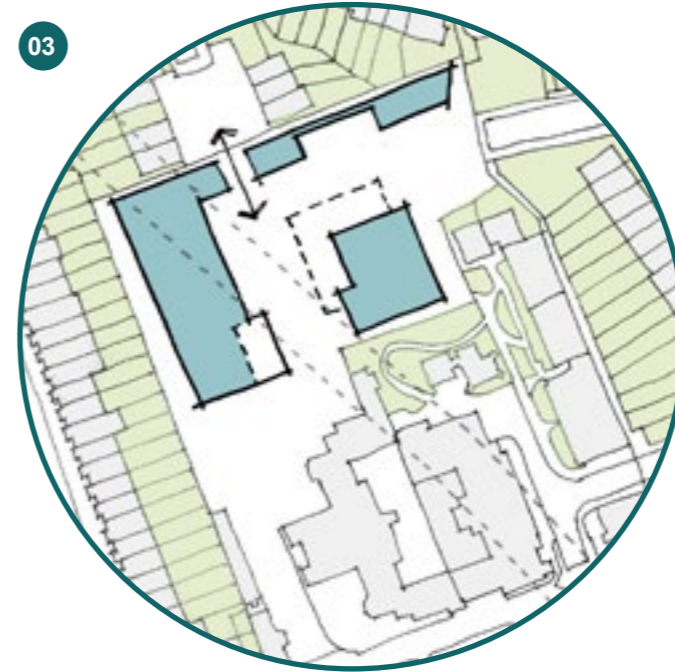
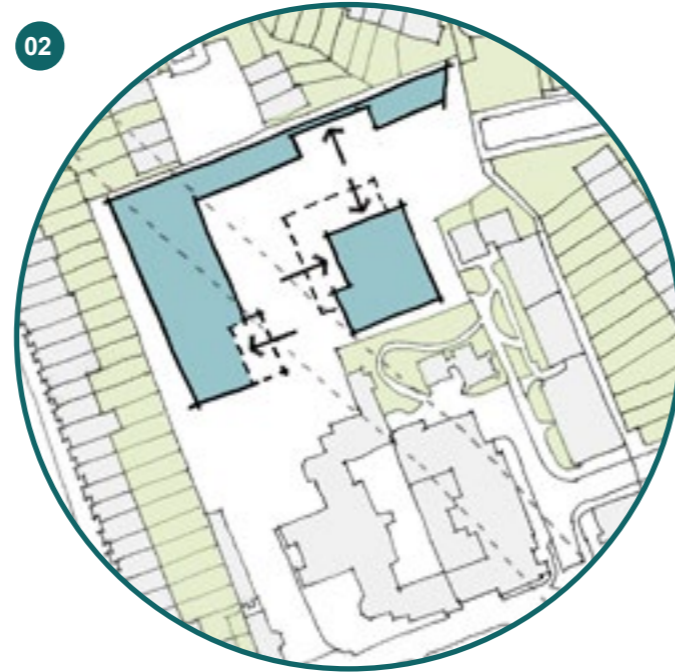
Precedents

The lower perimeter buildings were to relate to the cinema museum and ex-workhouse through a complementary material palette.



Precedents

# 3.2 Site Layout Design Development



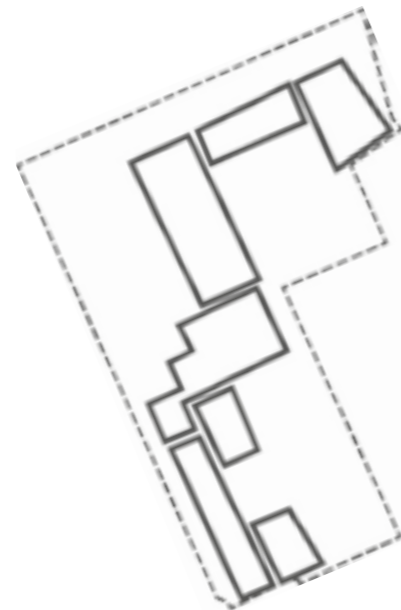
In response to the Site analysis, the initial high level proposal for the Site layout provided a new access to the north east with a pedestrian route passing between buildings to the north, turning south towards the Cinema Museum.

A narrow, single aspect low level building was proposed to the north, backing onto the existing properties of Castlebrook Close and Brook Drive. To the west, the perimeter building was positioned approximately 18m off the rear of the original boundary of existing properties to Renfrew Road with a footprint that would enable homes to face east and west maximising the benefit of the building orientation.

The central taller building was positioned to avoid the constraints of the underground line whilst respecting distances from the existing and proposed buildings.

The formation of new landscaped spaces / courtyards had been identified and a key opportunity for the Site in order to provide high quality public realm. The aim was to create an appropriate setting for the listed buildings and a new pedestrian route to the Cinema Museum. Subsequently, the Site layout principles were evolved to further define the public realm.

The northern building footprint was reduced and the base of the taller building was raised to create a series of landscaped courtyard spaces to the north / north east of the Site forming a new entrance. To the west, the corner of the proposed building was extended and cut back at the lower floors defining public spaces to the north and south. It was proposed that the historic gardens either side of the entrance to the Cinema Museum be restored and Dugard Way retained and improved.



The potential to form wider pedestrian connections from within the Site to the surrounding developments had been identified. A section of the northern perimeter building was removed to allow for an access route to Castlebrook Close, a potential heritage and historical trail between the Cinema Museum and the Imperial War Museum which is located to the north.

A sketch ground floor plan was developed adopting the principles identified in the Site layout evolution.

Initially new, single aspect homes had been proposed in the northern low level building. As part of the shaping and creation of the new public spaces the buildings reduced footprints were deemed less suitable for dwellings. A new 2/3 storey 'playable structure' was proposed to the north creating an active entrance to the Site.

The western building (Block A) was planned with homes east and west facing accessed from a central corridor, the entrance to the taller building (Building B) faced onto the new public square, with ancillary spaces to the south.

## 3.2 Site Layout Design Development

Following on the informal response from the GLA and Lambeth Officers in February 2018, the main design focus at the initial stages of the project was to develop an optimum design solution for the Site layout, uses and public spaces in order to establish the framework for height and massing development. Initial commentary on massing had suggested that the perimeter buildings at 4-7 storeys may benefit from being reduced in height. Judgement was reserved on the definitive height of the taller building subject to further testing and analysis.

The above design development together with updated massing model imagery was presented to Lambeth Officers July 2018 and the GLA in September 2018. The perimeter buildings were reduced in height with a small increase in height of the central building.

Feedback from Lambeth was supportive of principle of redevelopment of the Site for housing, with strong support for the retention of the Cinema Museum. The principle of a point building with lower peripheral development was accepted at officer level whilst looking to interrogate further issues around height and massing. The GLA were supportive of the principle of a taller building on the Site, again with strong support for the retention of the museum.

With shared confidence in base principles of the design proposals, the design team progressed to developing the detail, interrogating the functional aspects of the Site layout and developing the landscape design. In parallel, 3d digital models of the proposals at a range of building heights were provided to Lambeth Officers facilitating their interrogation around height and massing through their own VU.City analysis (the largest and most accurate interactive digital city model of London).



Perspective View presented to Lambeth



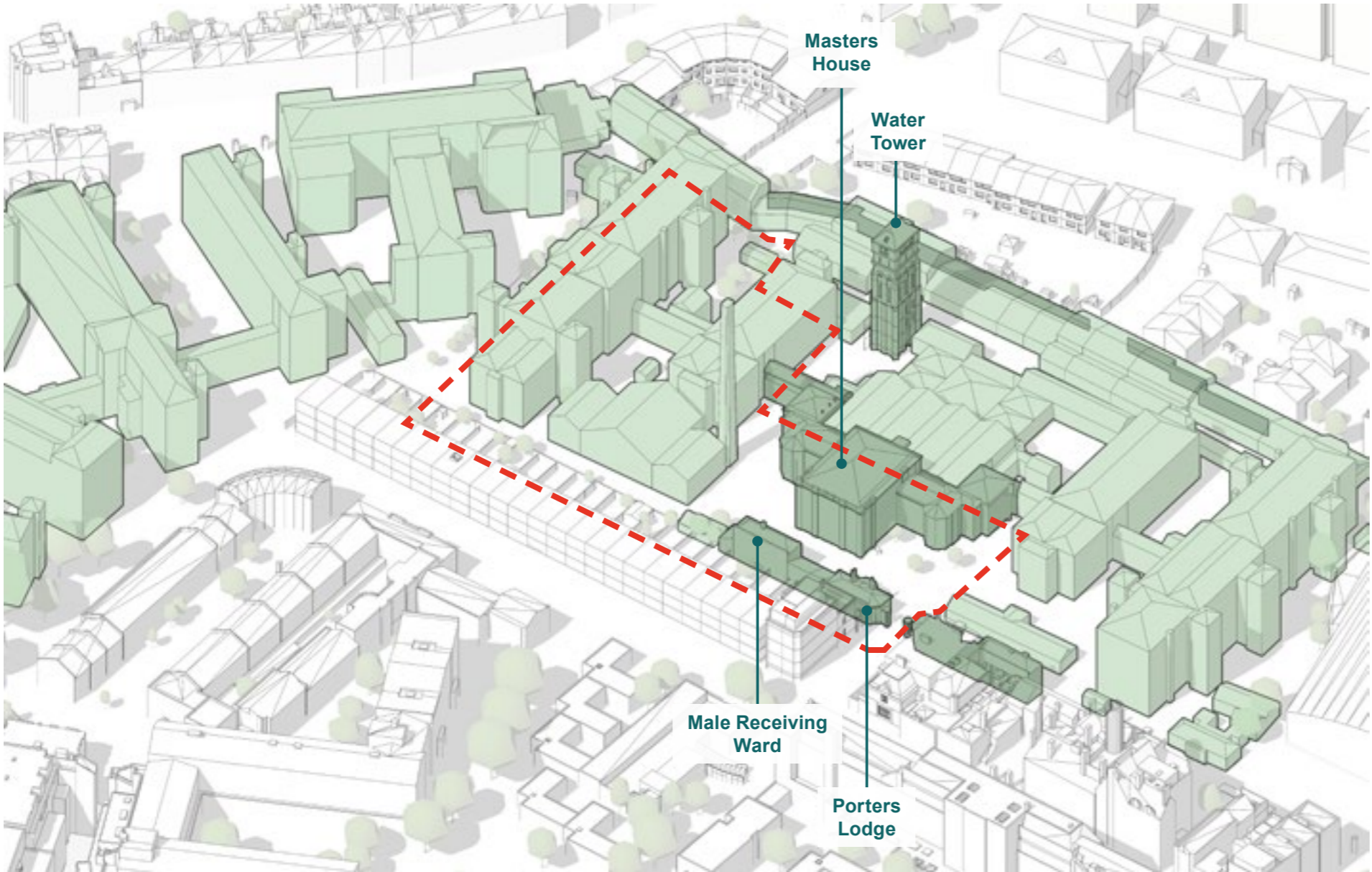
Aerial View of massing presented to Lambeth



VuCity Screenshot of Elephant and Castle

# 3.3 Design Development Response to the Historic Context

In order to inform the process and to ensure proposals responded to the historic context, the design team turned to a more detailed historic analysis of the Site. The previous hospital complex was recreated in 3d to inform the rationale for design development. The model identifies the historic buildings both remaining on Site and those which have been demolished.



- Historical Buildings (Demolished)
- Historical Buildings (Existing)
- Site Boundary



Aerial View of Site c. 1970



Aerial View of Site c.1937

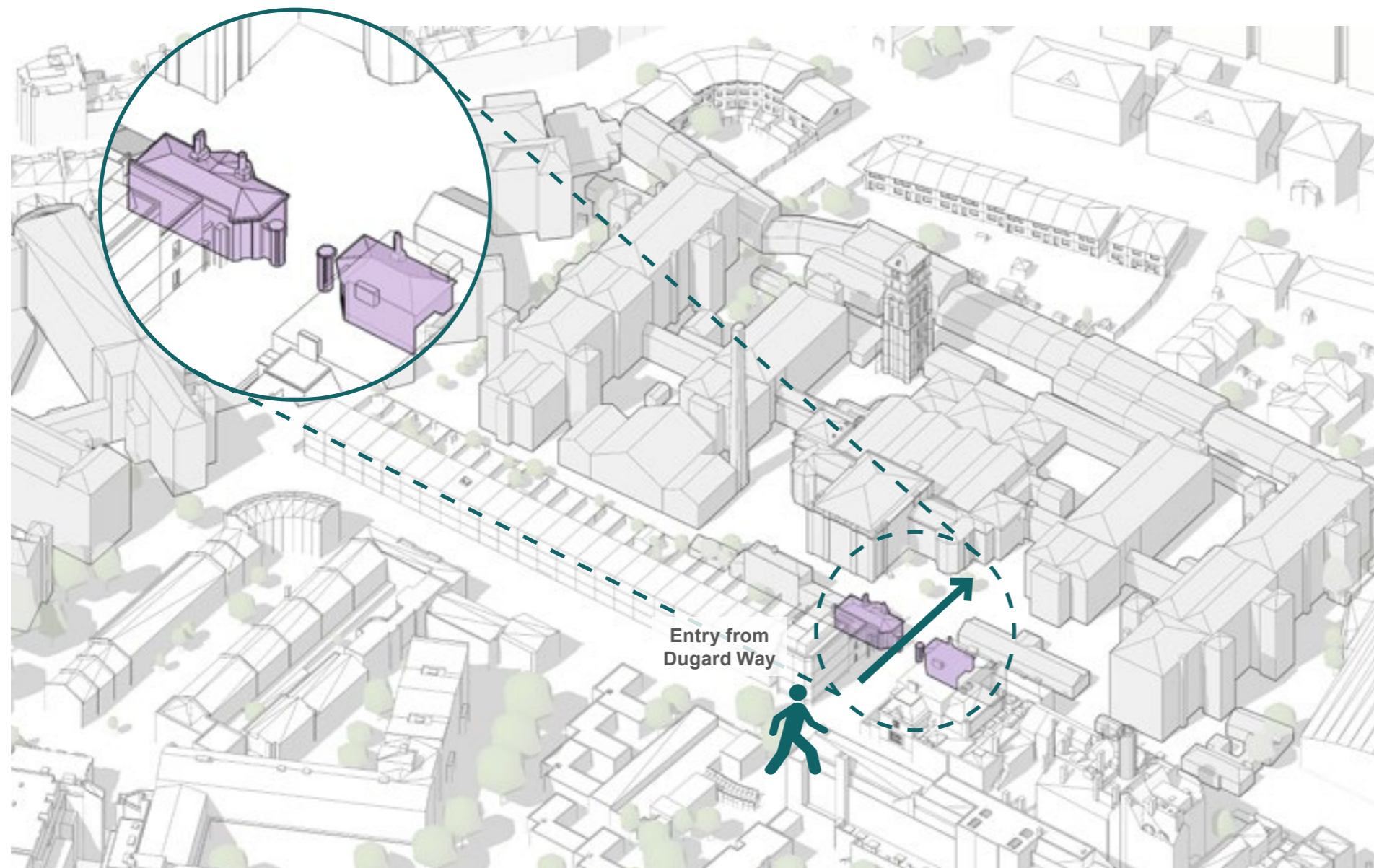


Historical Plan



# 3.3 Design Development Response to the Historic Context

The original complex had limited points of entry but where these occurred they were celebrated through a series of ornate gates and low level gatehouses. Whilst these were most probably a functional requirement of the complex and, at the time, they 'defined' the entrance.



Gatehouses



Existing View to Gathouses from Cinema Museum



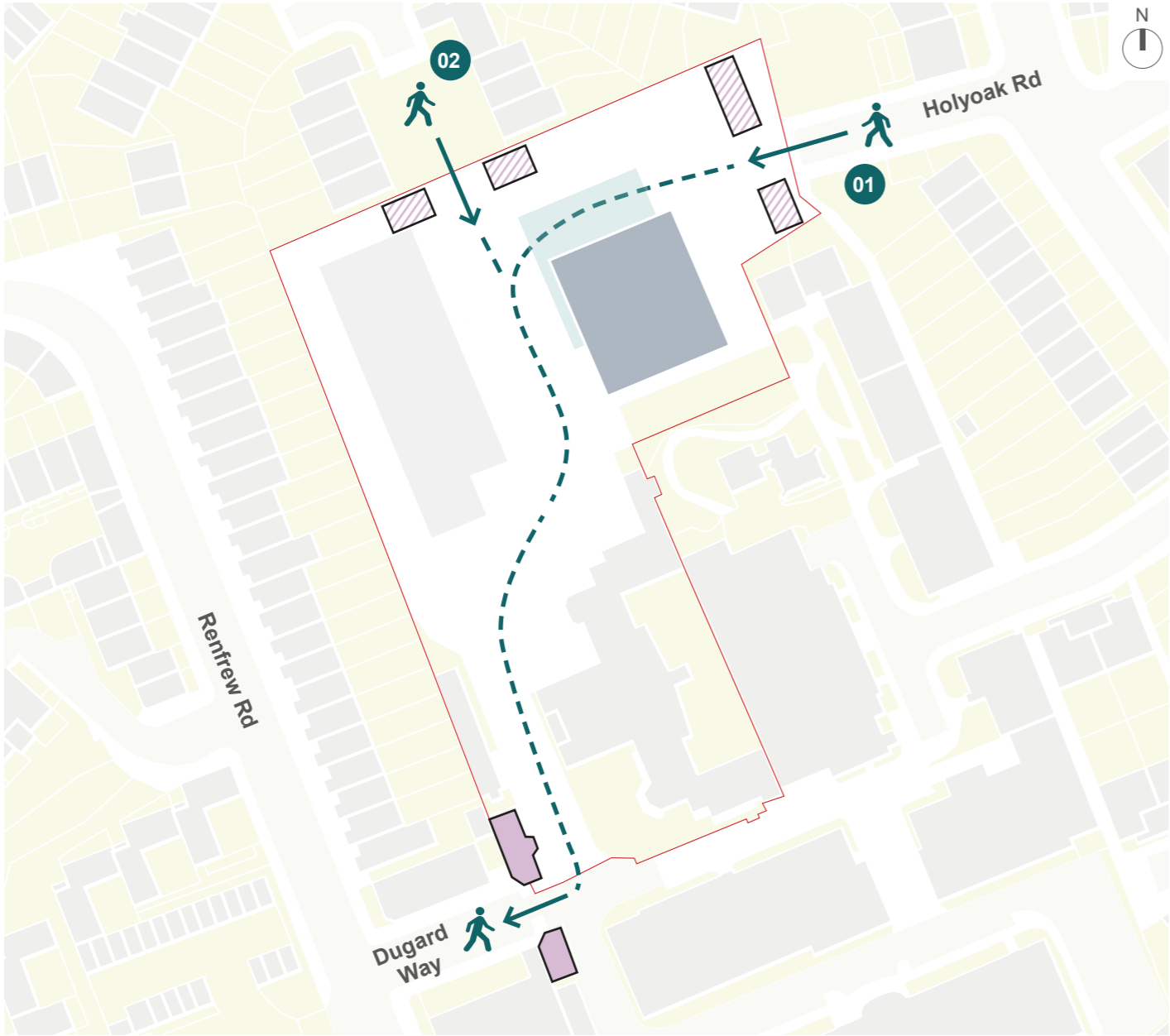
Historical Entrance to Lambeth Hospital - Dugard Way



# 3.3 Design Development Response to the Historic Context

## Creating an Entrance

The proposed development is conceived as the completion of the wider complex which is created by the Water Tower development, the Cinema Museum, Receiving Wards and the Porters Lodges.

It was proposed to use the concept of 'contemporary gate houses' to the north and north east of the development to increase pedestrian permeability whilst creating a tangible reference to the Site history.



-  Existing Gatehouses
-  Potential Gatehouses



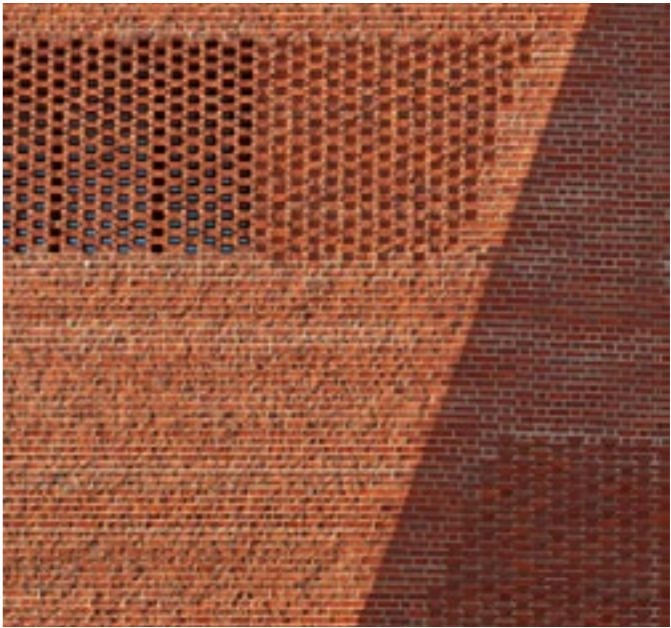
Entry to Site – Holyoak Road



Precedent



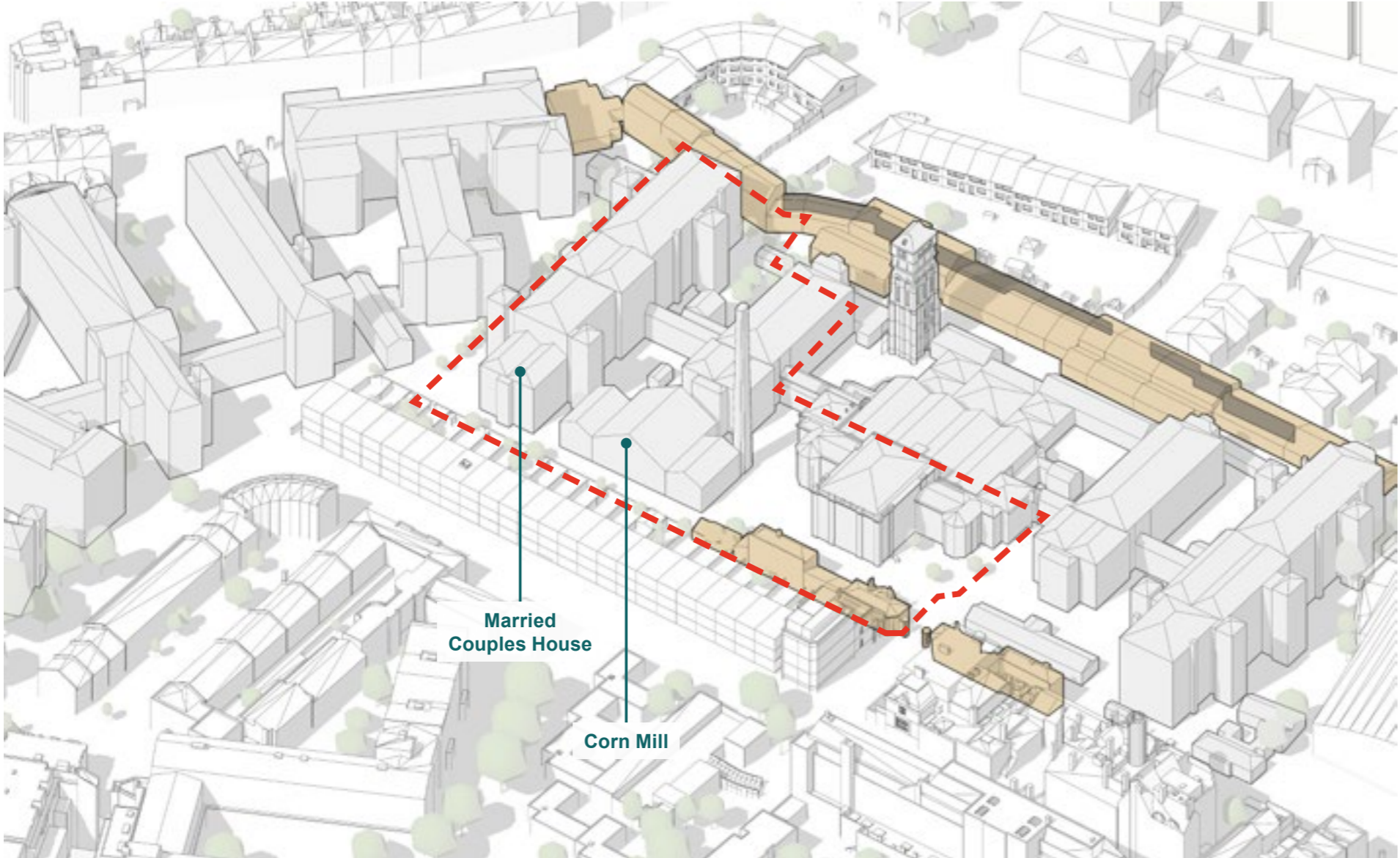
Entry to Site – Castlebrook Close



Precedent

# 3.3 Design Development Response to the Historic Context

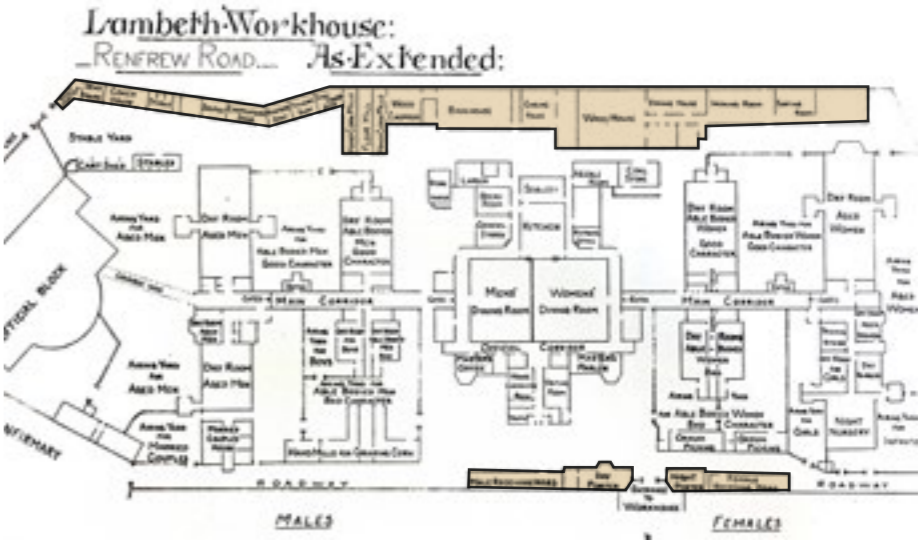
The Site's historical boundary was an almost continuous line of buildings of varying scales and uses. Blacksmiths, carpenters, painters, tailors and cobblers all worked in low scale workshops to the north east. To the western boundary was the larger Corn Mill (which we understand had been extended) and the Married Couples House; these buildings existed when the adjacent properties between Dugard Way and Renfrew Road were built.



- Perimeter Buildings
- Existing Historical Workhouse Boundary Wall
- Site Boundary



Historical Photo of a Perimeter Building with the Workhouse Behind



Perimeter Buildings

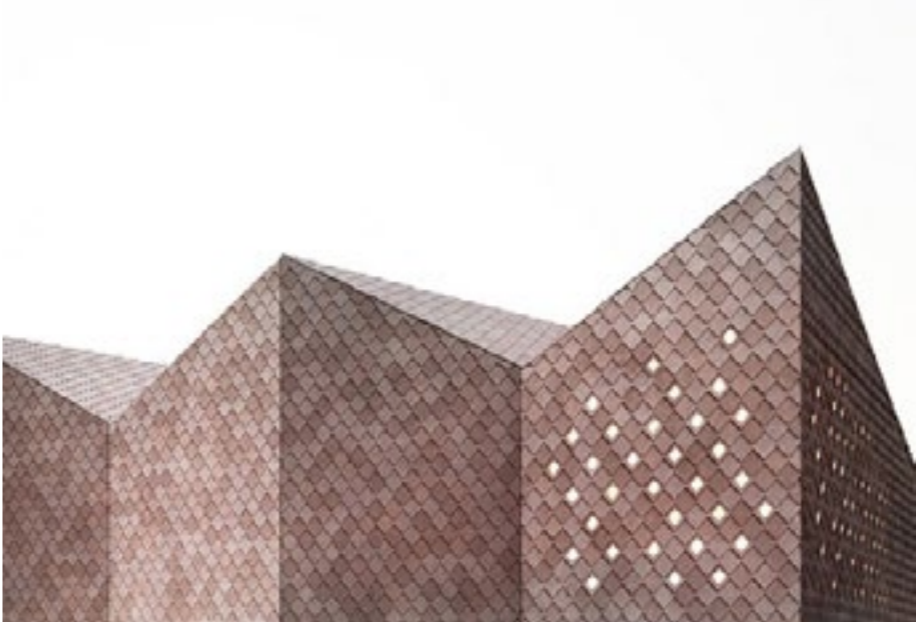
# 3.3 Design Development Response to the Historic Context

## Forming the Boundary

There is a poor relationship between the Site and the low level housing to the north. Re-creating the low level workshop concept to the north creates a meaningful boundary to the Site inspired by its history. To the east, the new low level building completes the boundary taking reference from the Corn Mill and Married Couples House.

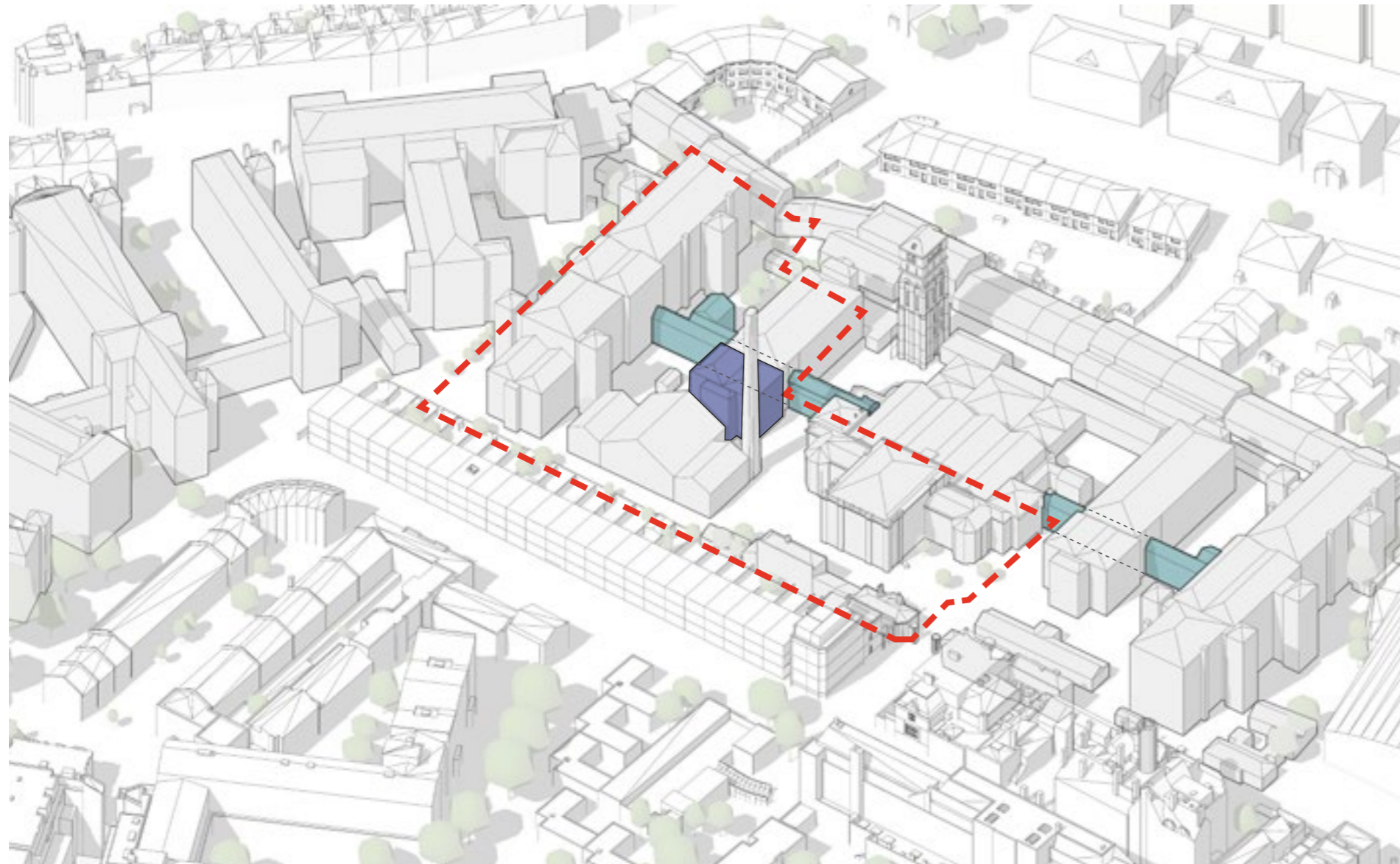





- Existing Gatehouses
- Existing Perimeter Buildings
- Potential Gatehouses
- Potential Perimeter Buildings



# 3.3 Design Development Response to the Historic Context

The buildings of the Workhouse were linked to the Masters House with a main corridor that ran the length of the complex; this led to a covered way that joined the buildings to the official block to the north. The main corridor passed from inside to outside creating internal and external spaces. Only a small fragment of the original link remains intact.



-  Link Buildings
-  Block 'B'
-  Site Boundary



Remaining Link Building Connected to Cinema Museum with the Water Tower Beyond



Rear View of Remaining Link Building



Link Building Connected to Block 'C'

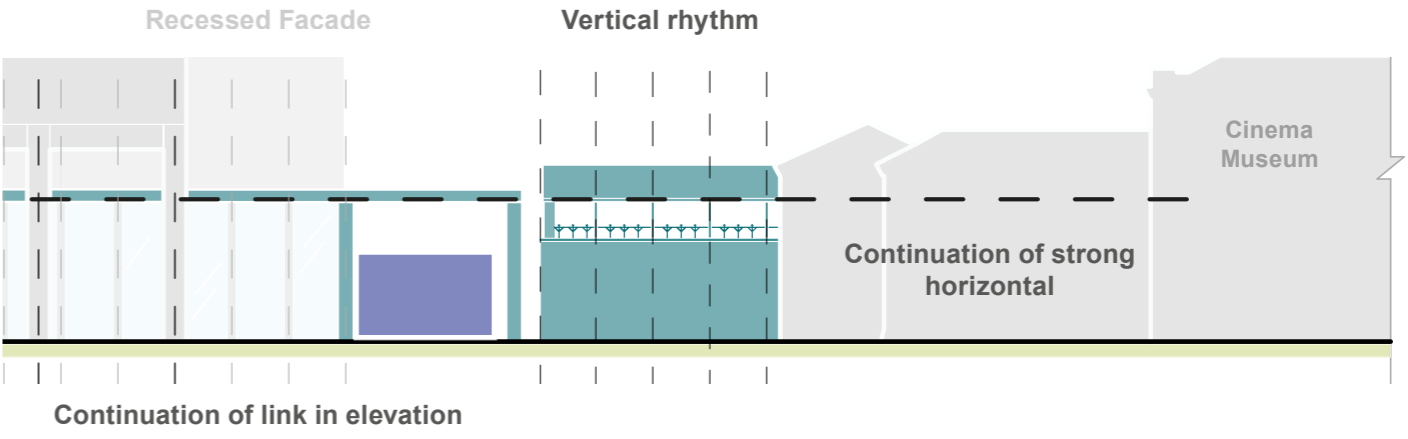
# 3.3 Design Development Response to the Historic Context

## Linking the Old to the New

In order to link the old with the new and to form new public spaces, the taller building was aligned with the historic link and created a new 'Covered Walkway'. This created a focal point between the Water Tower Gardens and the new public space. Consultation with the Cinema Museum suggested that they sometimes use the existing external space outside the museum for evening activities. It was proposed that a new covered events area be provided for use by the Museum and the wider community.



- Existing Gatehouses
- Existing Perimeter Buildings
- Link Buildings
- Potential Gatehouses
- Potential Perimeter Buildings
- Events Area



### 3.3 Design Development Response to the Historic Context



View from Cinema Museum Towards Proposed Covered Events Area



Precedent



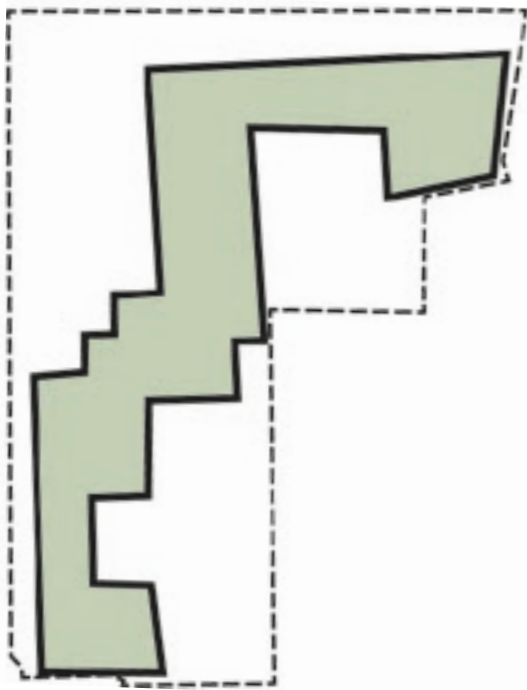
Precedent

# 3.3 Design Development Response to the Historic Context

As part of the initial design process, daylight and sunlight studies were undertaken. These initial results indicated that the northern buildings at three storeys were having some impact on some of the properties to Castlebrook Close and Brook Drive. As a result, this part of the development was further explored and the approach to the Site reconfigured to ensure impact on surrounding residential properties be minimised and that the northern boundary buildings minimised and reduced in height. Further investigation was required to determine the optimum solution for the northern boundary and accommodation of the functional requirements including appropriate cycle parking.

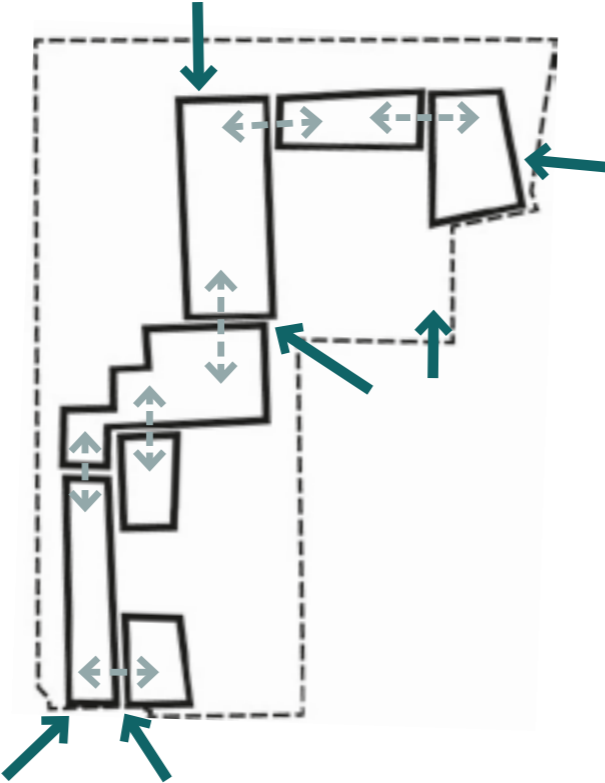
In parallel to the Site layout development, the landscape design was progressed to establish the base principles. The principles sought to provide a cohesive landscape solution that takes reference from the historical context, promotes pedestrian permeability within the Site and with the wider context, and creates a series of linked spaces with varying themes and function. The detailed development of the landscape design is covered later in this document.

Cohesion



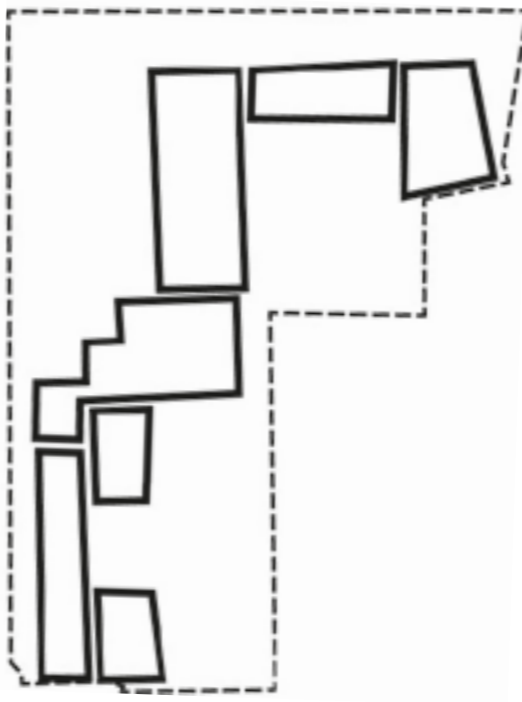
- A landscape that is consistent and ties in with the surrounding environment
- Perimeter buildings enclose space

Permeability



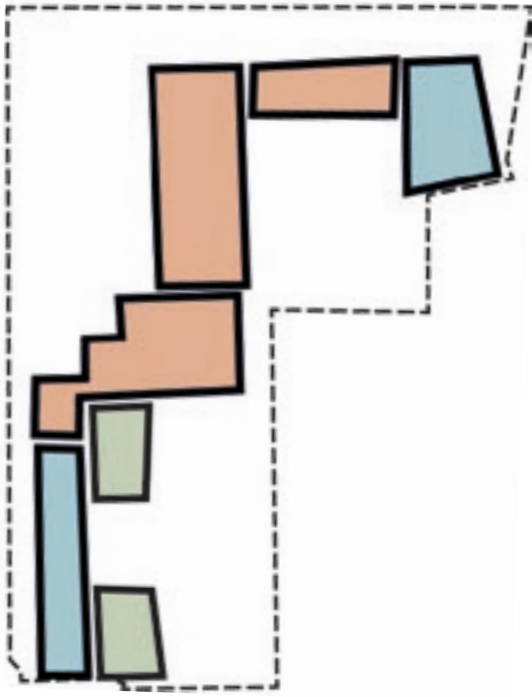
- Making connections with the surrounding environment
- Improving wayfinding
- An easily traversable space
- Opening of boundary

Historical



- Reflecting the historic landscape characteristics of the Site
- Enhanced setting to Masters House and Water Tower

Character Spaces



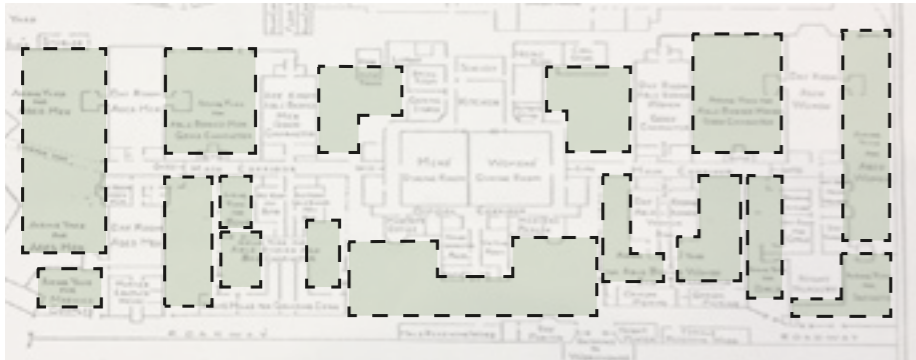
- A series of yards and mews spaces
- Different themes and function to each space centred on public activity play and recreation








# 3.3 Design Development Response to the Historic Context

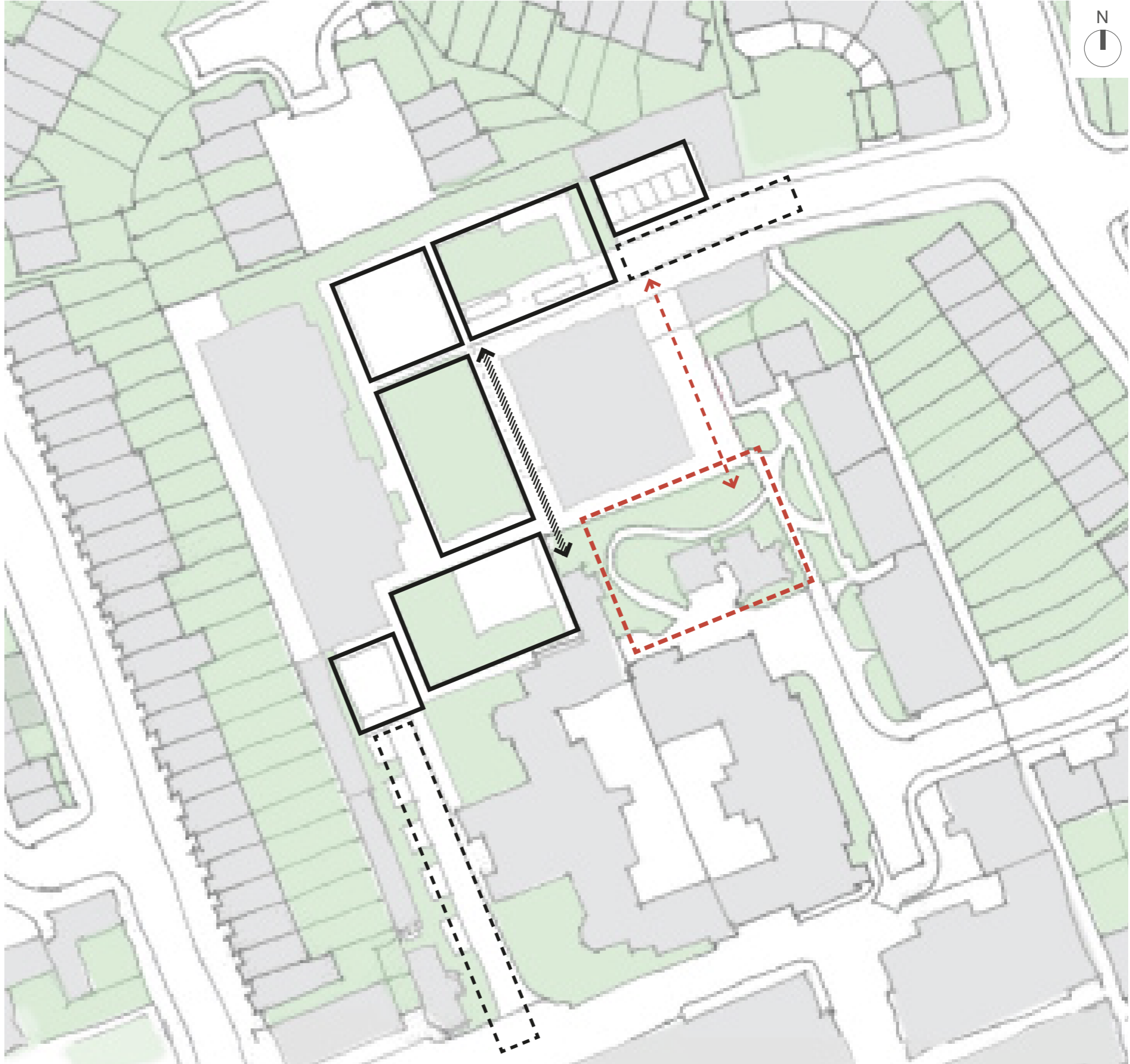
## Historic Landscape References

- Architectural layout defines setting and character of a series of courtyard spaces
- Each yard characterised by a different use
- Subtle reflection of the history of the Site through the design of yard spaces and entrances mews
- This strong landscape pattern can be evoked through a simple palette of materials rich in hard landscape detailing
- The historic link corridor is picked up through the east-west path linking the museum and tower
- Enhanced setting and access round the water tower and setting to the Cinema Museum
- A series of outdoor rooms reminiscent of the historic outhouses create playable features



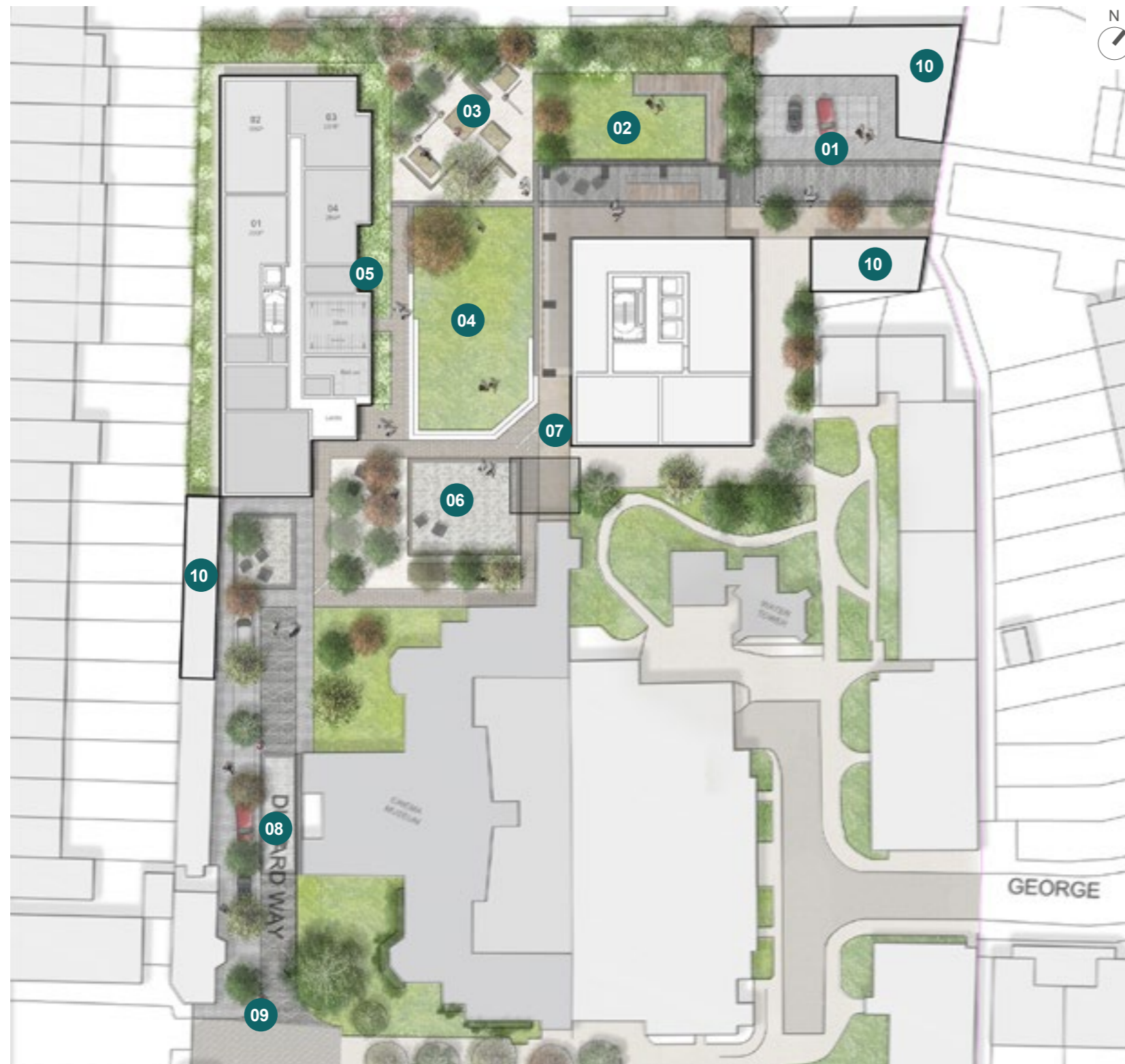
Layout of yard spaces taken from Lambeth Workhouse historic map

-  'Yard' Spaces
-  Mews
-  Historic Link Corridor
-  Water Tower Setting
-  Improved Access to Existing Residential

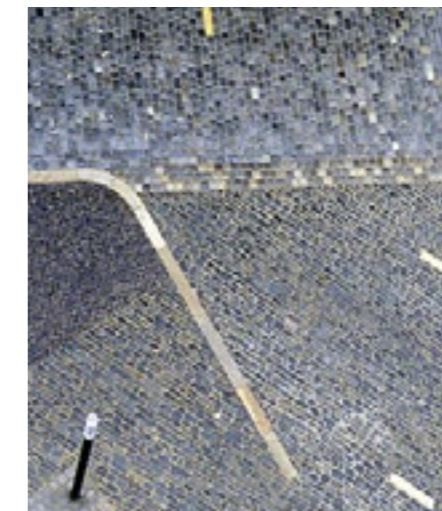
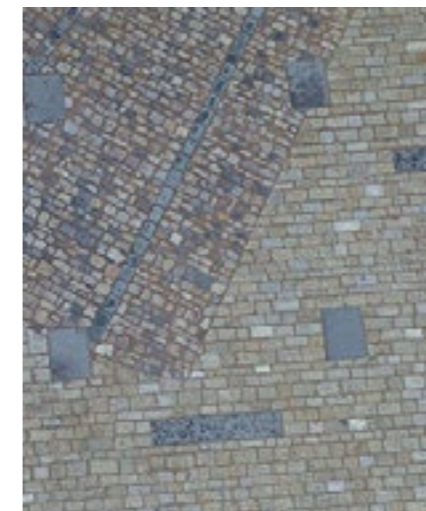


# 3.4 Public Consultation - October 2018

The developed Site layout and landscape proposals formed the basis of the Public Consultation event held at the Cinema Museum in October 2018.



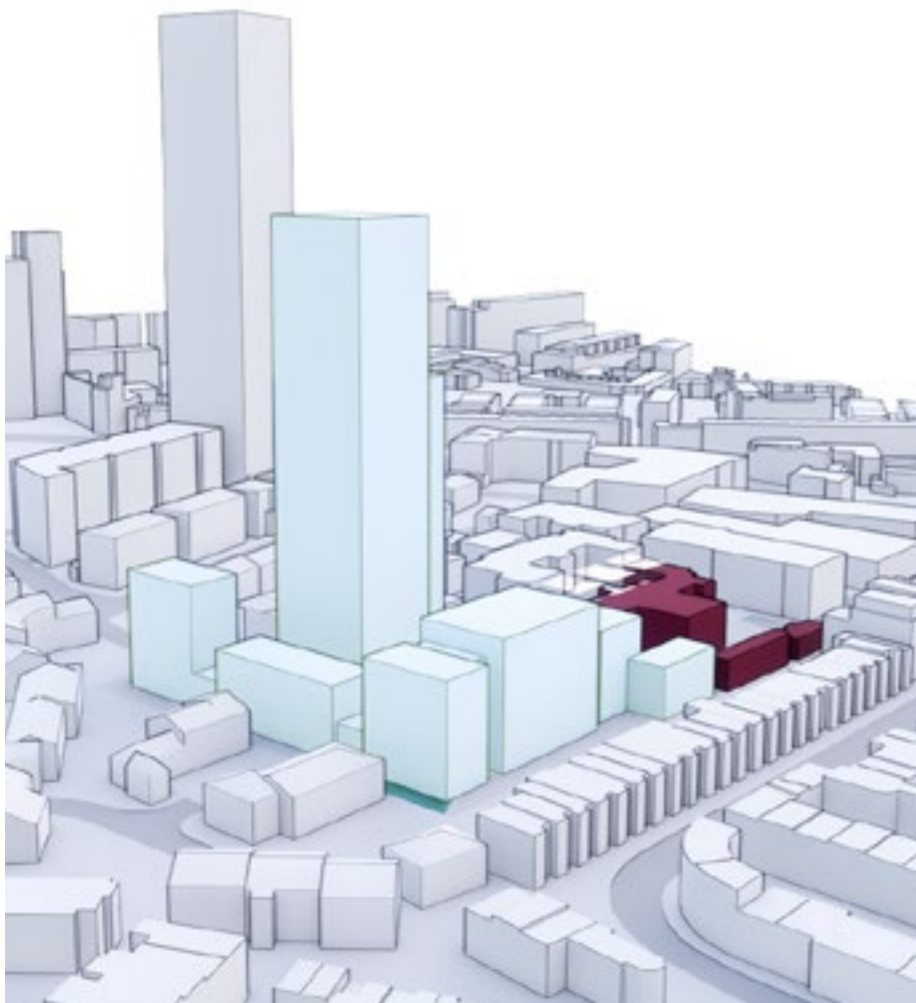
Proposal Presented at Public Consultation



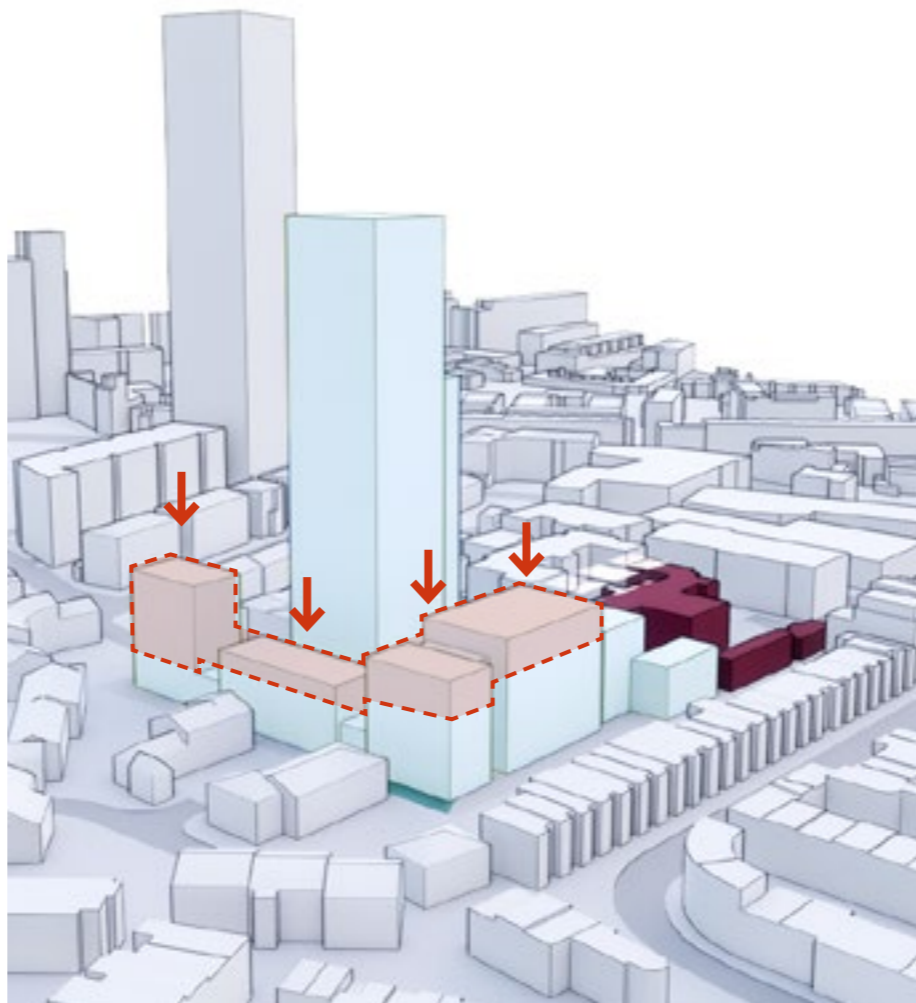
- 1 Vehicular entrance - parking and service
- 2 Lawn and seating with plaza to tower
- 3 Play area 'rooms' - historical reference to out houses
- 4 Communal lawn - tilting with raised seating edge
- 5 Defensible strip to residential block
- 6 Events and civic space and stage
- 7 Historical link to museum and setting to water tower
- 8 Approach and setting to museum
- 9 Vehicular entrance and parking
- 10 External stores (bikes, bins)


# 3.4 Public Consultation - October 2018

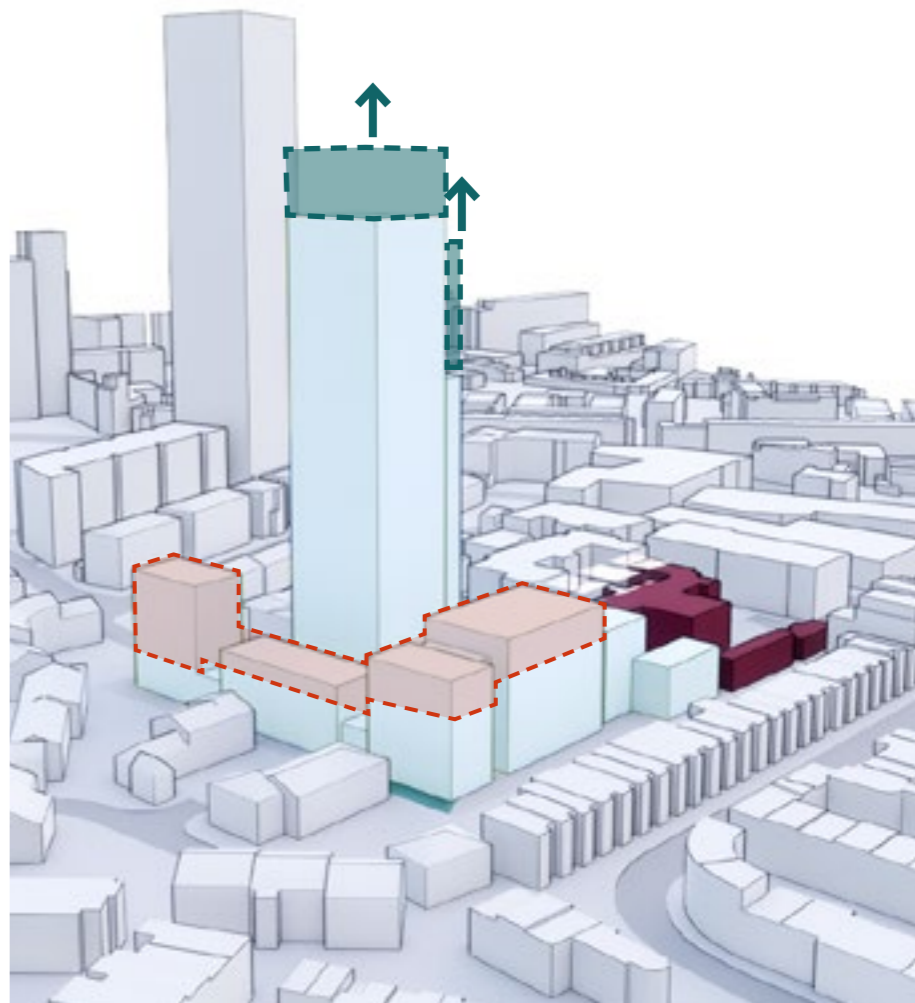
The massing proposals for the consultation referred to the initial massing presented to Lambeth and the GLA in February 2018 with minor adjustments to reflect the informal comments received. The taller building was proposed at 34 storeys referencing the tall buildings of the adjacent recent developments of the 'Uncle' building and 'One the Elephant'.



Initial massing



 Perimeter buildings reduced in height relate more to the existing context and have less impact on neighbouring properties



 Relocation of mass from perimeter buildings to tower

## 3.4 Public Consultation - Feedback

### The scheme proposed the following;

- 250-300 New homes with provision of 50% affordable housing
- Making use of an under-used and incongruous brownfield Site.
- Optimisation of density in a central and highly accessible area.
- Protection and enhancement of the setting of a heritage asset.
- Securing the future of the Cinema Museum.
- Improved connectivity, knitting the Site into its urban context and creating a destination for the Cinema Museum.
- Enhanced wayfinding.

Prior to and following the public exhibition, a number of separate consultation meetings were held with local residents and residents groups. A summary of all consultation is contained in the Statement of Community Involvement document submitted as part of the Application.

### Initial feedback on the proposals from residents raised general concern over;

- Height, massing and proximity to existing residences with daylight, sunlight, privacy and wind tunnel impacts
- Impact on setting of listed buildings (Water Tower and Masters House Cinema Museum), Brook Drive Conservation Area and wider Kennington townscape.
- Transport impacts from deliveries and impacts on stretched local services e.g. GP surgeries, schools
- Long term impact on any new and existing community from overcrowding and densely populating a low rise urban area in Kennington.

It was also suggested that the Site is outside of the dense Elephant and Castle hub area of tall buildings and the proposals were not in line with Lambeth council's local plan and emerging new London Plan policies for tall buildings. Queries were raised as to why a 'mansion block' solution was not the optimum solution.

### More specific concerns were raised regarding the following;

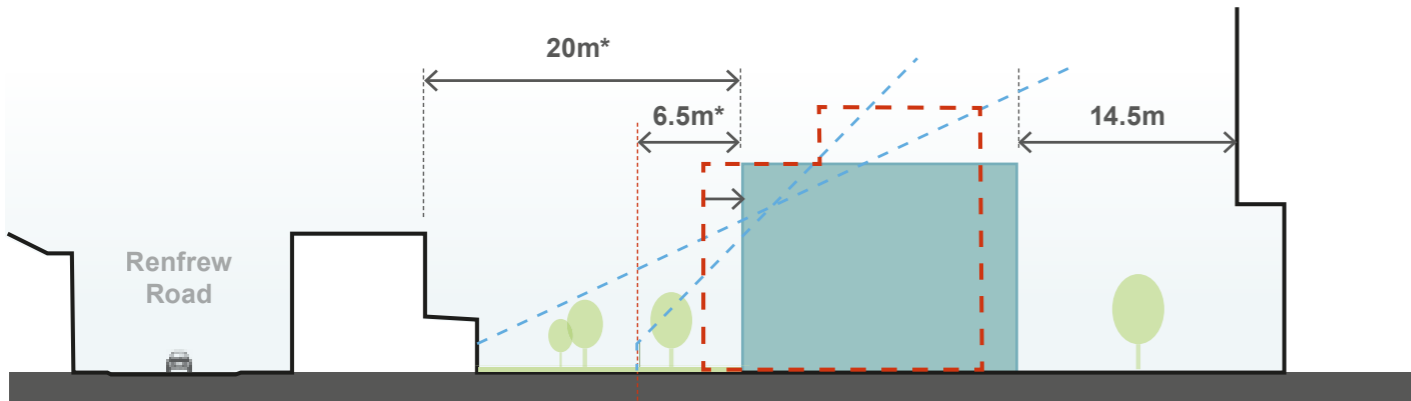
- That the new pedestrian access to Castlebrook Close would be used by taxi drivers, deliveries with an increase in cyclists and pedestrians.
- Residents of the Water Tower development did not agree with the benefits of opening the boundary between the Site and their development for increased pedestrian access.
- That there would be noise and nuisance from the proposed external entertainment space.
- Residents of Brook Drive were concerned that the location of the main refuse store to the north east of the Site could cause noise and smells adjacent to private gardens.
- Residents of Renfrew Road raised objection to the proximity and height of the lower Building A, together with concerns of overlooking.
- Concern was raised regarding the proximity of the taller building B to the Water Tower and surrounding buildings development.

# 3.5 Design Development - Response to Public Consultation 1

The design team began work to respond to the concerns raised including design amendments and technical analysis.

Following consultation with the local residents, concern was raised over the proximity of the lower building in terms of overlooking adjacent neighbours.

The building was moved further away from the boundary creating new rear courtyard gardens 6-7m deep. The rear elevation of building A is set an average of 20m off the rear of the original boundary of existing properties. The building was reduced in height to 4 storeys.



\*measurement varies due to building orientation

- Previous Building Location
- Proposed Building Location



View of Proposed Building A Shift from Dugard Way



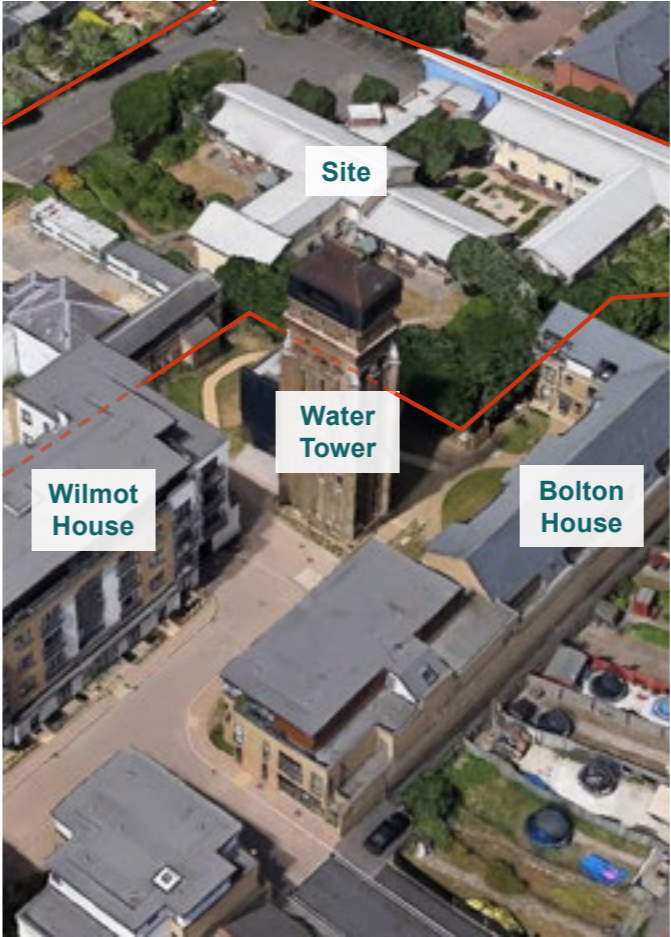
Proposed Building Shift

# 3.5 Design Development - Response to Public Consultation 1

Concern was raised regarding the proximity of the taller building B to the water tower and surrounding development around it.

The eastern side of the taller building was re-aligned with the western edge of the original Water Tower building; this matches the alignment of the Wilmot House to the south and increases the distance from the properties to the east on George Mathers Road and Dante Road.

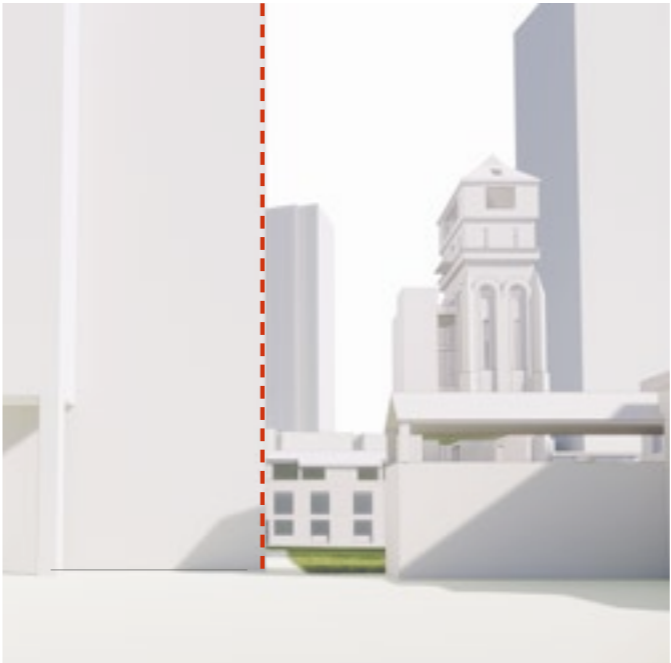
The southern edge of Block B was re-aligned with the building line of no.6 and George Mathers Road; maximising views from the properties within Bolton House and increasing the distance from the Water Tower.



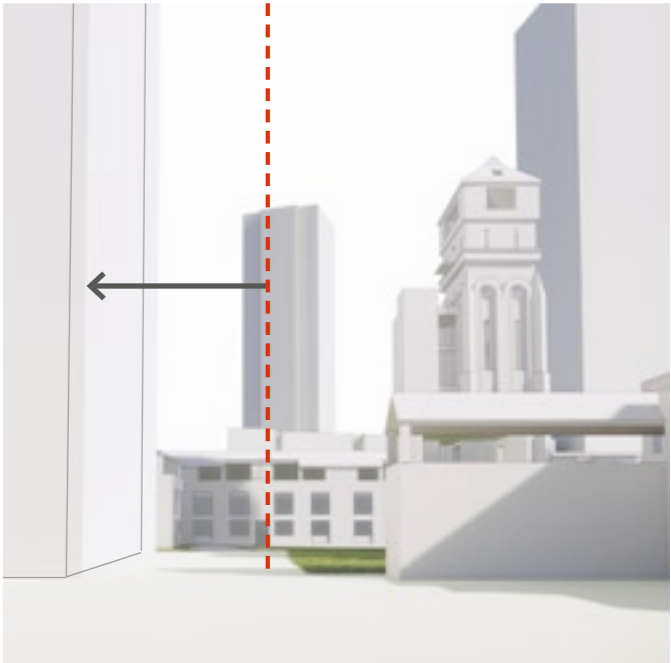
Existing Setting of the Water Tower



View of Water Tower from the North

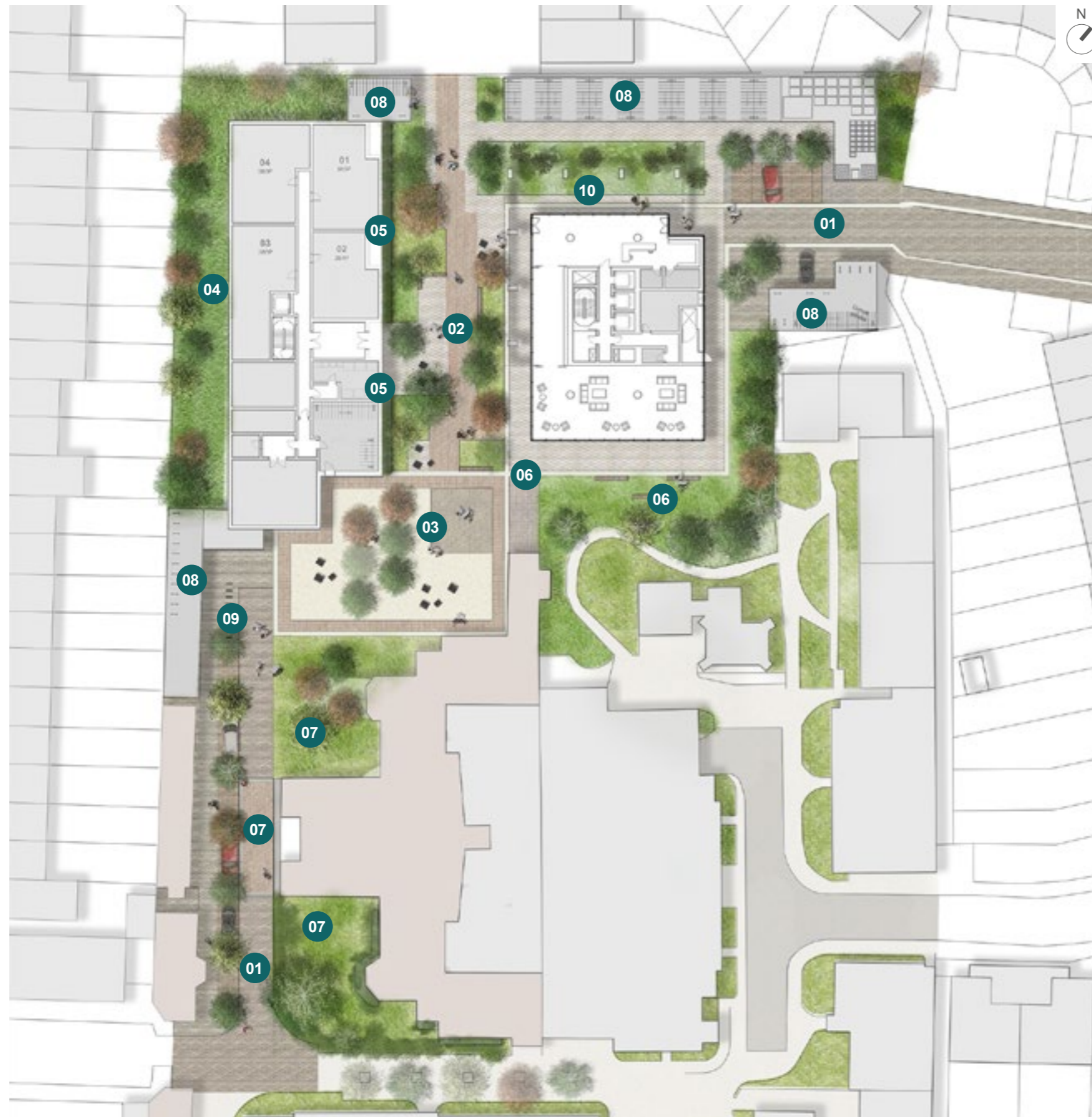


View of Water Tower Before Building Realignment



View of Water Tower After Building Realignment

## 3.5 Design Development - Response to Public Consultation 1



Following some of the technical analysis that informs the design approach and a review of refuse and cycle storage requirements it was proposed that plant rooms be relocated to a basement beneath Building B enabling a residents lounge to be added at ground floor creating an improved relationship with the Water Tower gardens. To the northern boundary a single storey cycle store was incorporated reflecting the historic analysis of perimeter buildings.

With the above amendments, the proposals were presented to Lambeth Officers in December 2018, the GLA in January 2019 and a second public consultation in April 2019.

- 1 Vehicular entrance - parking and service
- 2 Residential Mews spaces
- 3 Central Yard - civic space
- 4 Residential Gardens (semi private)
- 5 Defensible strip to residential block
- 6 Historical link to museum and setting to water tower
- 7 Approach and setting to museum
- 8 Stores (bikes, bins)
- 9 Visitor cycle parking
- 10 Tower overhang and approach

## 3.6 Public Consultation & GLA Feedback

The GLA response received on 6th February 2019 contained the following comments;

- The proposed approach to massing appears logical, striking an appropriate balance between optimising the development density and potential of the Site whilst respecting the boundary conditions with neighbouring properties and heritage assets.
- As the Site is on the periphery of the Opportunity Area and Elephant and Castle major town centre, a tall building of exemplary design could relate appropriately to the existing and emerging context of tall buildings around Elephant and Castle.
- The proposed arrangement of development on the Site could be beneficial to heritage assets by optimising the development quantum (with the associated planning benefits in terms of affordable housing delivery and permanent provision of the community asset) whilst offering breathing space to the retained Masters House which would be surrounded by public space.
- The height of the building would need to be fully tested in terms of its localised impact on heritage assets and wider townscape views and demonstrate exemplary design in terms of architecture, quality of the amenity space and residential quality
- Protecting the Cinema Museum is a Mayoral priority, and GLA officers would want to see the museum securing a long lease with affordable rental levels and public accessibility

Specific detail design related GLA comments received are summarised below:

- The quality of the access to the north east should be improved with clearer footways that are safe, more legible and large enough for pedestrian movements
- Required vehicle movements/turning circles may compromise the functionality of the north east entrance as a pedestrian route.
- There should be clearer definition between the public and private spaces and the pedestrian routes across the Site
- It is suggested that the proposed play area at the centre of the Site for the 12+ be extended north west (towards the lower residential building)
- It is suggested that the mass at the top of the mews block be stepped back to improve the relation to Renfrew Road houses.
- Day light sunlight study should be completed to ensure the height and massing of the tower does not create excessive overshadowing to the ground floor residential realm.

The following design development sought to respond positively to feedback from public consultation and the GLA. In parallel, the design team continued to fully test a variety of heights for Building B ranging from 10-35 storeys in terms of its localised impact on heritage assets, wider townscape views and surrounding properties. This design led process is covered more fully in Section 3.3 of this document.



# 3.7 Design Development Response to Public Consultation 2

## Pedestrian Access to Castlebrook Close

Initial design proposals were to provide a new pedestrian and cycle access to and from the Site via Castlebrook Close. Following consultation with the residents, concern was raised about this access being used for taxi drivers, deliveries and an increase in cyclists and pedestrians.

In response to these concerns the proposals have been amended to omit any new access to Castlebrook Close.



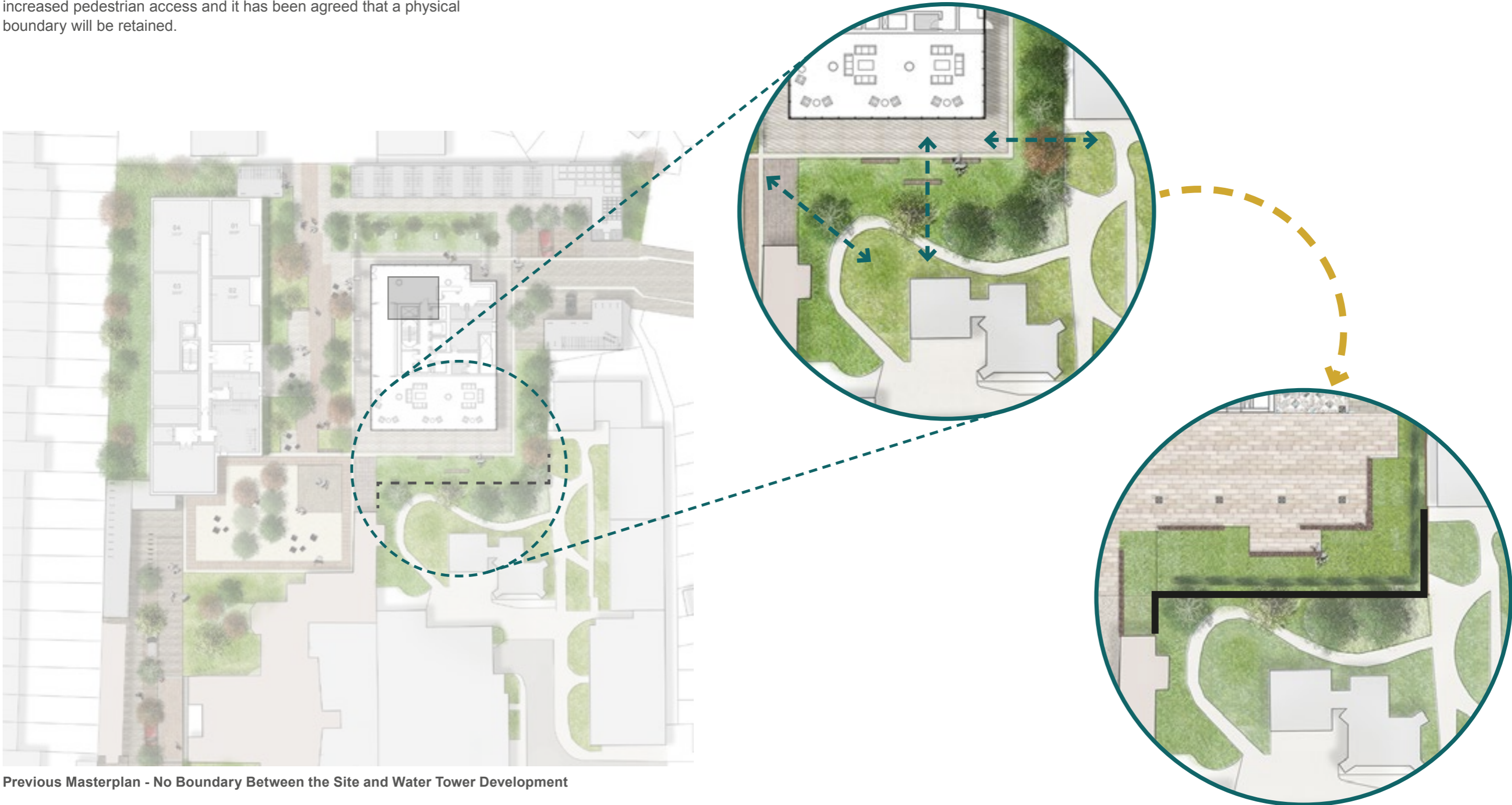
Previous Masterplan – Castlebrook Close Access

# 3.7 Design Development Response to Public Consultation 2

## Boundary Between the Site and the Water Tower Development

The landscape masterplan proposed that the boundary fence between the Site and the Water Tower Development be removed to increase public space and allow pedestrian access between the developments.

The residents within these buildings did not see the benefit of increased pedestrian access and it has been agreed that a physical boundary will be retained.



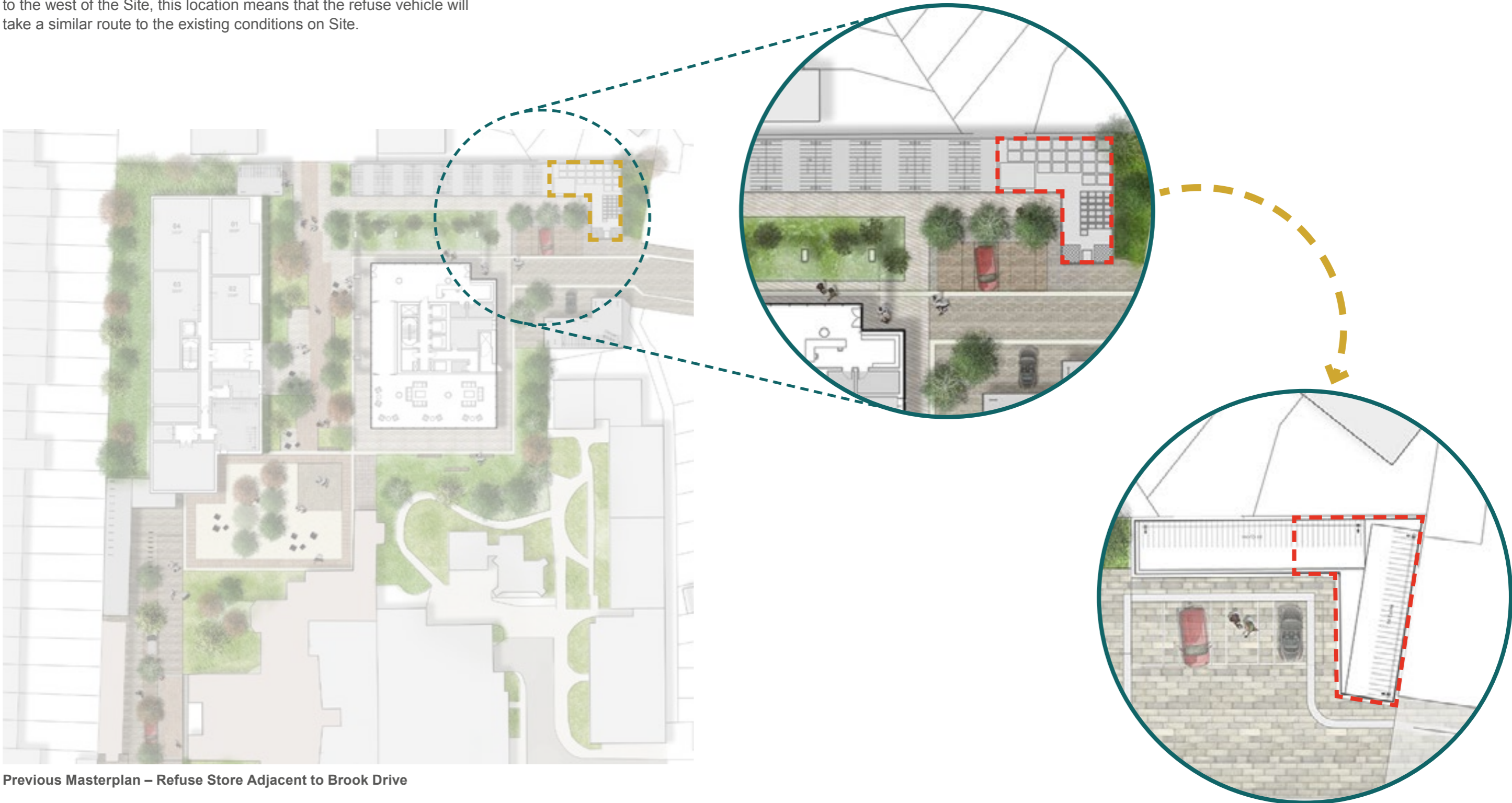
Previous Masterplan - No Boundary Between the Site and Water Tower Development

# 3.7 Design Development Response to Public Consultation 2

## Refuse Store Adjacent to Brook Drive

Residents in Brook Drive raised concern over the proposed positioning and design of the main refuse storage area given its location to the boundary and rear of the adjacent property.

The main refuse store was relocated to be within the building footprint to the west of the Site, this location means that the refuse vehicle will take a similar route to the existing conditions on Site.



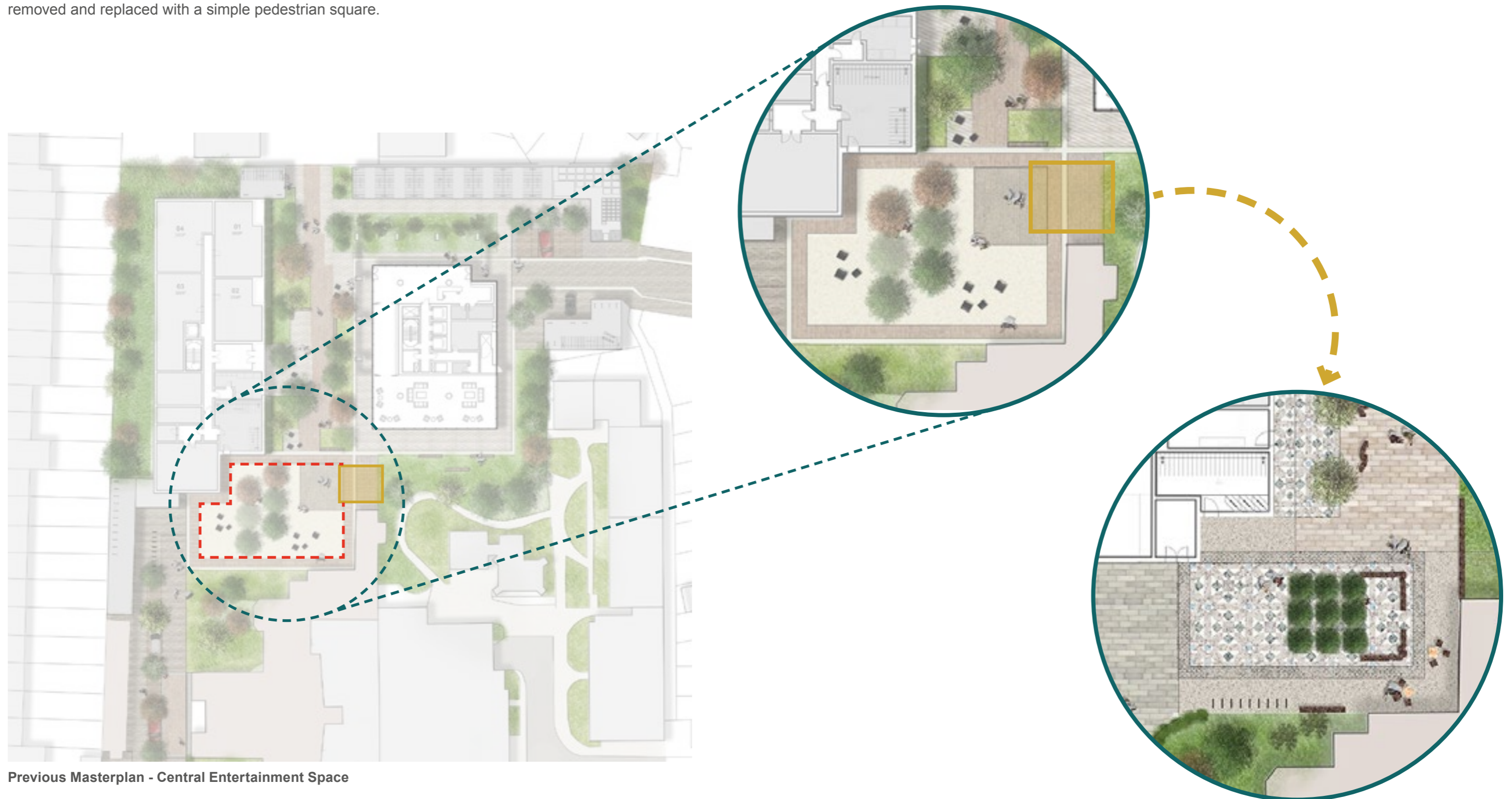
Previous Masterplan – Refuse Store Adjacent to Brook Drive

# 3.7 Design Development Response to Public Consultation 2

## Central Entertainment Space

In discussion with the residents of the Water Tower, concern was raised over proposed central entertainment space known as "The Stage".

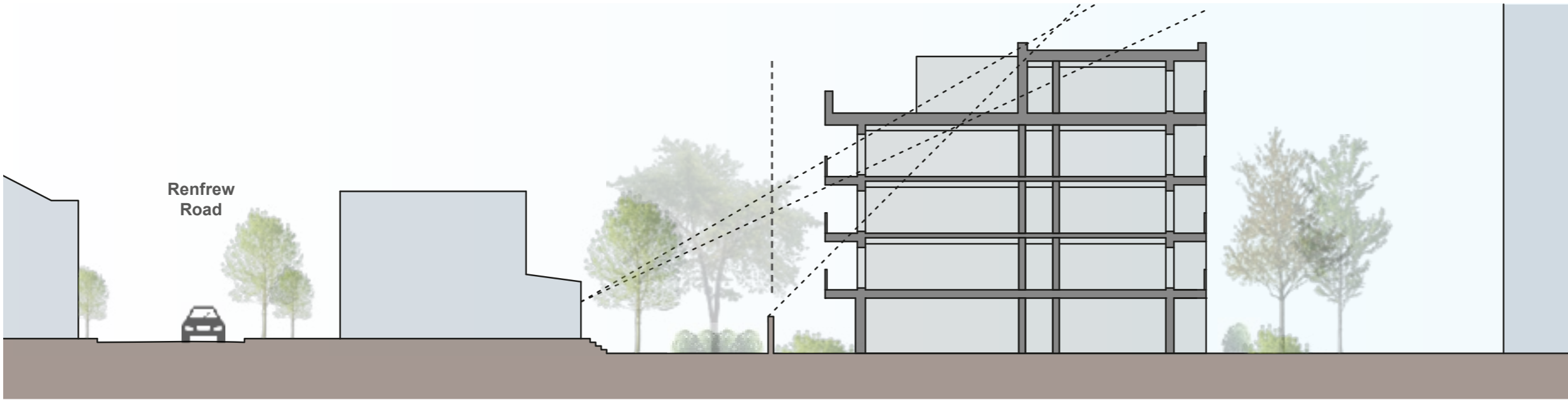
Following review, the entertainment space and stage have been removed and replaced with a simple pedestrian square.



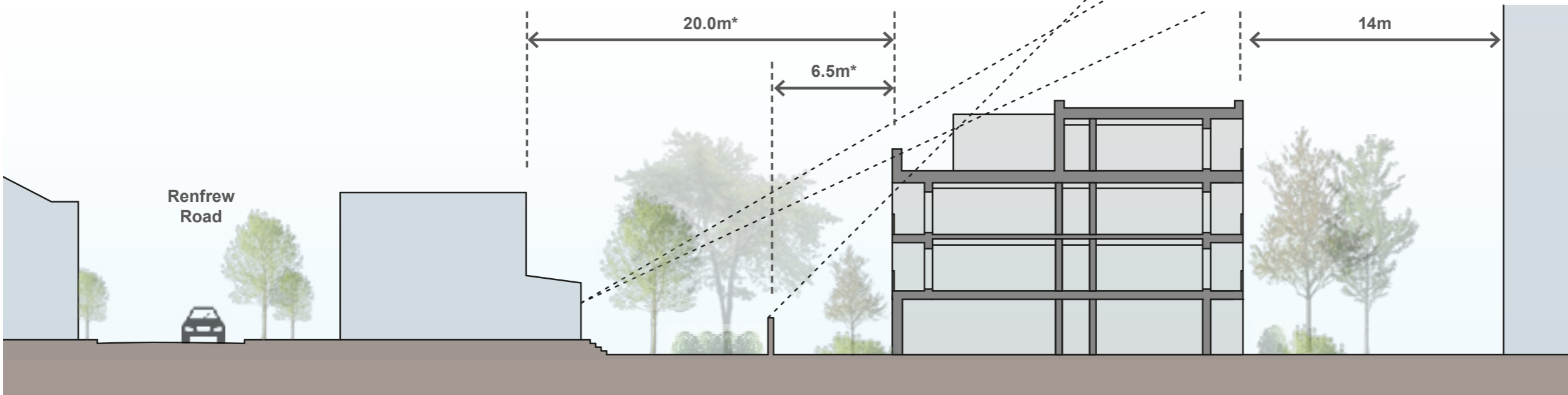
Previous Masterplan - Central Entertainment Space

# 3.7 Design Development Response to Resident Consultation 2

Following consultation with the local Renfrew Road residents and GLA feedback regarding Building A, the building was reduced in height to 3 storeys generally with a setback 4th floor to the east away from Renfrew Road. With regards privacy, the previously proposed projecting balconies were amended to be inset in order to reduce perceived overlooking. The proposed 20m separating distance is widely accepted in London Boroughs.



Typical Section of Previous Building A Location



Typical Section of Proposed Building A Location

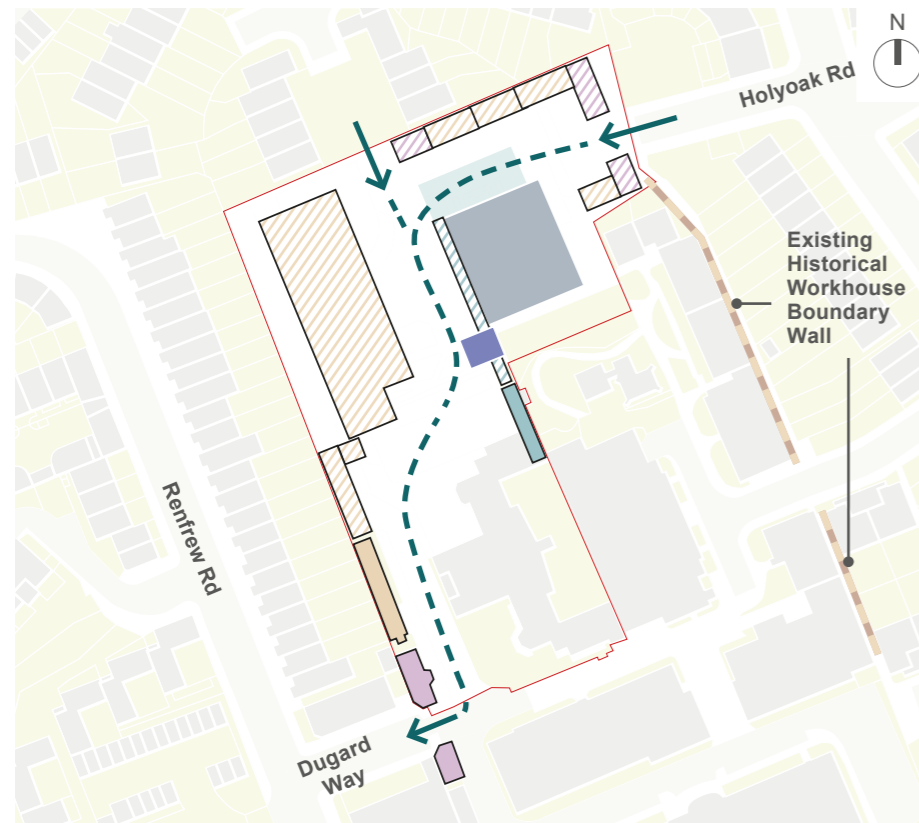
\* measurement varies due to building orientation

# 3.7 Design Development Response to GLA Feedback

A review was undertaken of the GLA feedback in conjunction with the above amendments made in response to resident's consultation.

## GLA Feedback

- 1 "The quality of the access to the north east should be improved with clearer footways that are safe, more legible and large enough for pedestrian movement"
- 2 "Required vehicle movements/turning circles may compromise the functionality of the north east entrance as a pedestrian route."
- 3 "There should be clearer definition between the public and private spaces and the pedestrian routes across the Site"
- 4 "A day light sunlight study should be completed to ensure the height and massing of the tower does not create excessive overshadowing to the ground floor residential realm."



Previously Presented Site Layout Diagram



Previously Presented Landscape Plan

## 3.7 Design Development Response to GLA Feedback

The success of the new pedestrian access on the boundary of Lambeth and Southwark is key to the proposals. The GLA had welcomed the improved permeability and, in a letter of support dated November 2018 for retention of the cinema museum, Southwark Council noted “As part of the wider site, we would be very keen for a new public route to be developed to directly connect the Site to the heart of the Elephant and Castle”.



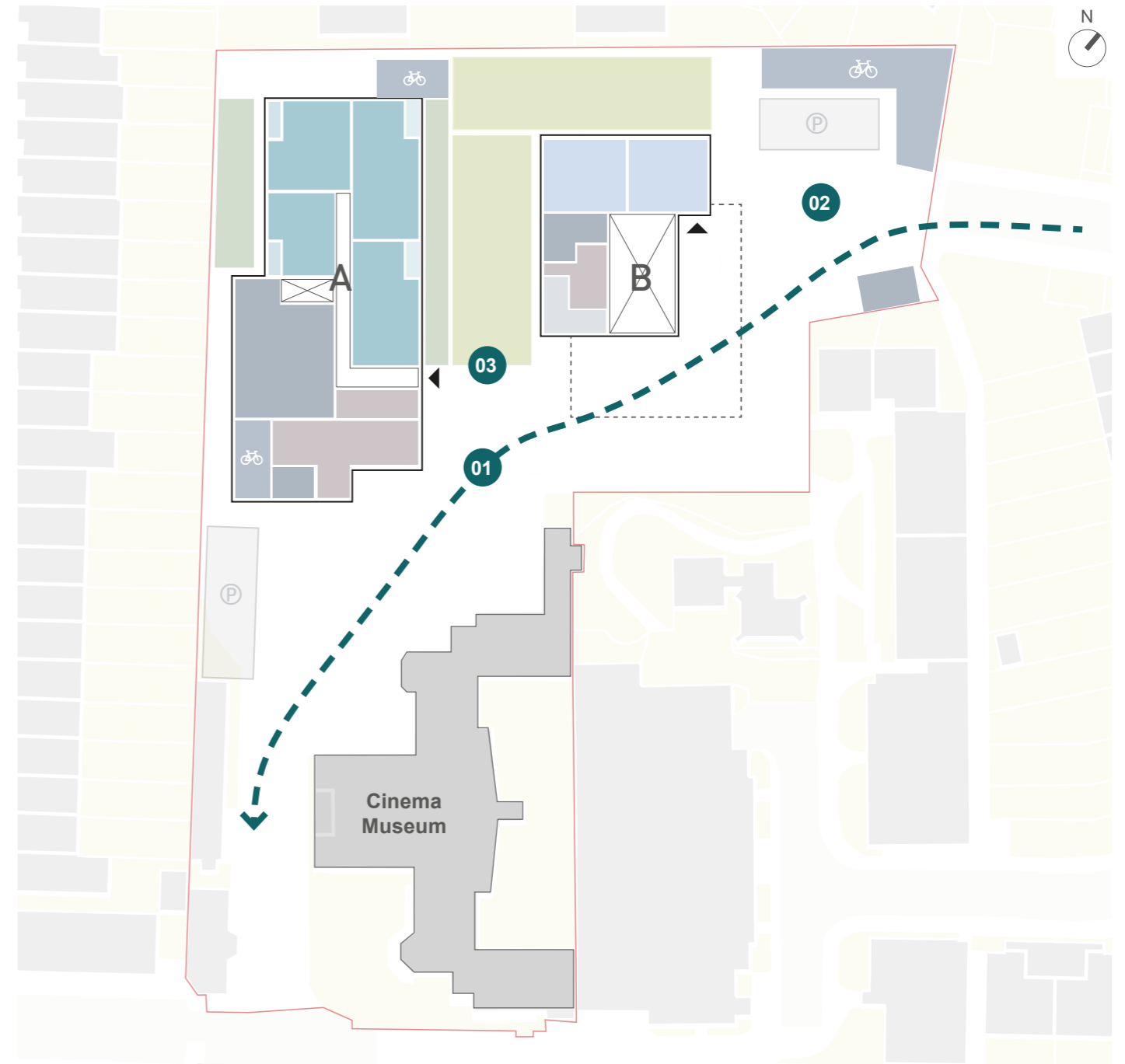
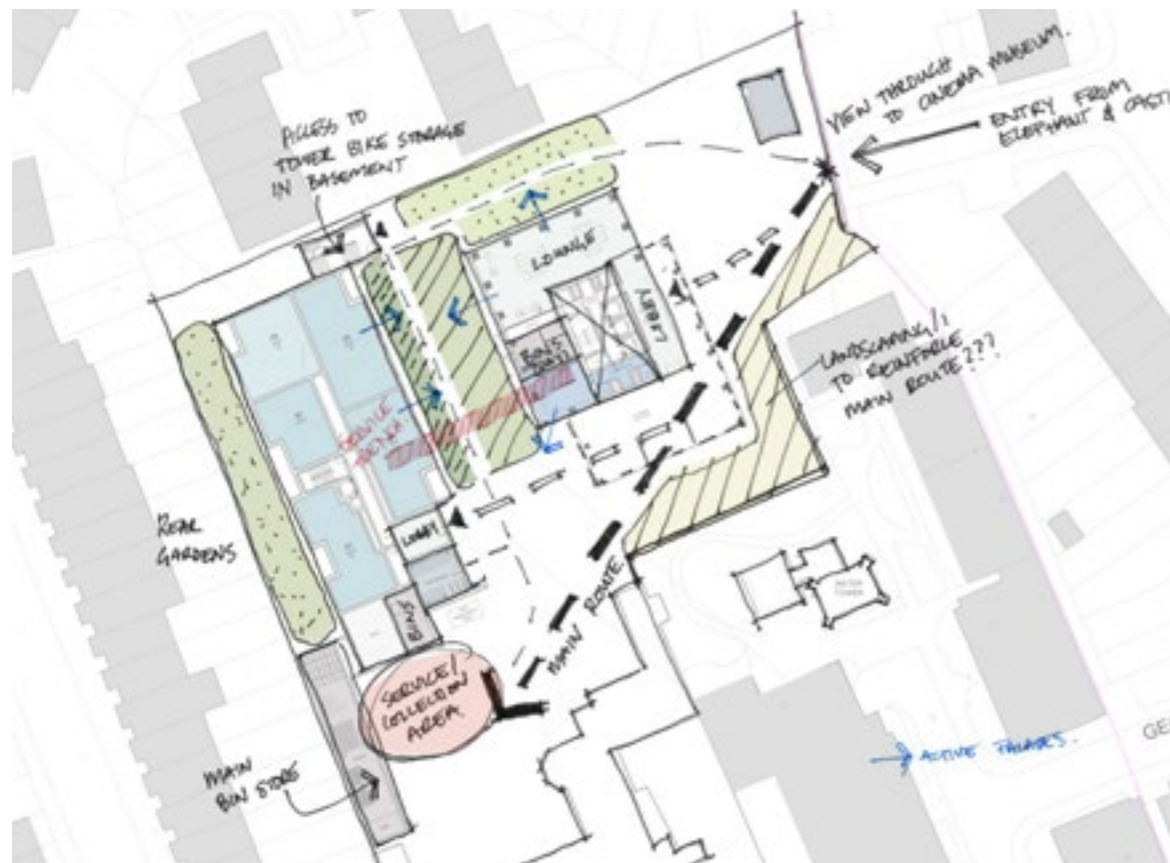
In April 2019 Lambeth raised concerns over legibility and routes questioning the proposed new Site access to the north east. Concern was raised about Hollyoak Road as a potential new route into the Cinema Museum asking whether it is desirable at all to draw visitors to the Cinema Museum through the Site. A further study was undertaken to analyse the existing and proposed pedestrian routes to ensure and demonstrate that the new access to the north east would complement the existing entrance from Renfrew Road. This is explained in more detail in the landscape section of the report.

# 3.7 Design Development Response to GLA Feedback











In order to address the concerns over pedestrian legibility, the quality of the north east access and concern regarding vehicle movements in this area, the design team sought to make some fundamental design alterations whilst maintaining the overall Site layout proposals.

- 1 The main pedestrian walkway was relocated to the south of building B resulting in a more direct path from the entrance to the Cinema Museum. This steers pedestrians away from vehicles on site and away from proposed cycle paths to the north of building B.
- 2 Additional pressure around the north east entrance was alleviated by grouping the refuse stores and refuse collection areas to the south of the Site with access via Renfrew Road and Dugard Way removing the need for regular large refuse vehicles in the area. This strategy replicates current refuse access which serves the Cinema Museum and former nursing home.
- 3 In relocating the pedestrian route, this reinforced the opportunity to create a distinct separation between the main public route to the South and the private residential amenity space located between the two proposed buildings.

The main entrance to building B was relocated to face the new north eastern access, with the resident's lounge facing new landscaped gardens. A new cycle path was provided leading to relocated cycle storage underneath building A. To the rear of Building A, a single storey extension was added to the ground floor to visually close the space when viewed from Dugard Way. The centre of the Site is pedestrian only with limited car parking for blue badge holders to the north east and west of the Site.



Ground Floor Plan

	Ground Floor Residential Unit		Core		Refuse Store
	Office		Bicycle Store		Defensible Space / Private Gardens
	Tower Lobby / Lounge		Building B Upper Floors Footprint		Plant Rooms
					Public Gardens / Landscape



## 3.8 Massing Development Options Appraisal

As previously stated in this document, numerous initial design options were explored to test Site layout scale and massing in order to assist in determining the most appropriate design suitable for the Site, high level proposals were put forward in February 2018. Notwithstanding this initial approach, in parallel with the Site layout development the design team continued to rigorously test alternative approaches in terms of scale, massing and density. This design led approach sought to develop a rigorous appreciation of the best design solution for realising the optimum potential of the Site. The process included consideration of the Site context and character; its connectivity and accessibility by walking and cycling, existing and planned public transport (including PTAL) together with the capacity of surrounding infrastructure.

The appropriateness of design proposals needs to be tested against qualitative aspects set out in the London Plan. Part of this assessment is to ensure the built form, massing and height of the development is appropriate for the surrounding context, and alternative arrangements to accommodate the same number of units or bedspaces with a different relationship to the surrounding context have been explored early in the design process.

In line with the GLA guidance, the proposed residential development must demonstrably optimise the housing density for the Site. As the majority of approved developments in London have been delivered at densities beyond those recommended in Sustainable Residential Quality density matrix for every year since the commencement of the London Plan in 2004 (apart from 2012/13), the matrix has been superseded in the latest draft of the New London Plan.

Whilst the GLA's housing density matrix has been superseded, at the start of the process this was employed as a high level guide to establish a wide range of development quantum to be tested. It is acknowledged that it is not appropriate to apply this mechanistically enabling account to be taken of other factors relevant to optimising potential.

As part of the Sustainable Residential Quality density matrix, density ranges are related to setting in terms of location, existing building form and massing, and the index of public transport accessibility.

The setting can be defined as:

**Central** – areas with very dense development, a mix of different uses, large building footprints and typically buildings of four to six storeys, located within 800 metres walking distance of an International, Metropolitan or Major town centre.

**Urban** – areas with predominantly dense development such as, for example, terraced houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of two to four storeys, located within 800 metres walking distance of a District centre or, along main arterial routes.

The design team concluded through the Site analysis that the Site would be categorised as 'central' given the surrounding and adjacent building typologies, mix of uses, proximity to the emerging Major Town Centre and transport accessibility. There is no official categorisation of the Site and this is open to opinion and interpretation, feedback from residents and Lambeth Officers queried the team's opinion favouring a categorisation of 'urban'.

Notwithstanding the above, the team tested a range of massing options to provide approximately 150-300+ new homes in order to optimise the Sites potential; this equates to the upper ranges of the former density matrix for both urban and central sites. Building upon the Site layout principles initially identified as part of the Site opportunities analysis, an options appraisal was carried out which sought to identify the pros and cons of each design option.

## 3.8 Massing Development - Option 1

The proposal investigated mid-rise perimeter and central buildings providing a new central pedestrian route. Measured as approximately 164 units, the layouts comprised of one and two bedroom homes, introducing larger units within similar massing would reduce the quantum. As the existing Water Tower is the equivalent to approximately 10 storeys, the new central building adjacent it was considered too similar in height, with neither defined. To create this definition it was determined that the central building should be reduced or increased in height in order to be visually different.

Whilst no comprehensive daylight / sunlight testing was undertaken initially, it was felt that there would be significant impact on the adjacent existing properties; this would be fully tested later in the design process. Initial structural appraisals suggested placing 7-8 storeys above the tube lines may make the foundation solution unviable.

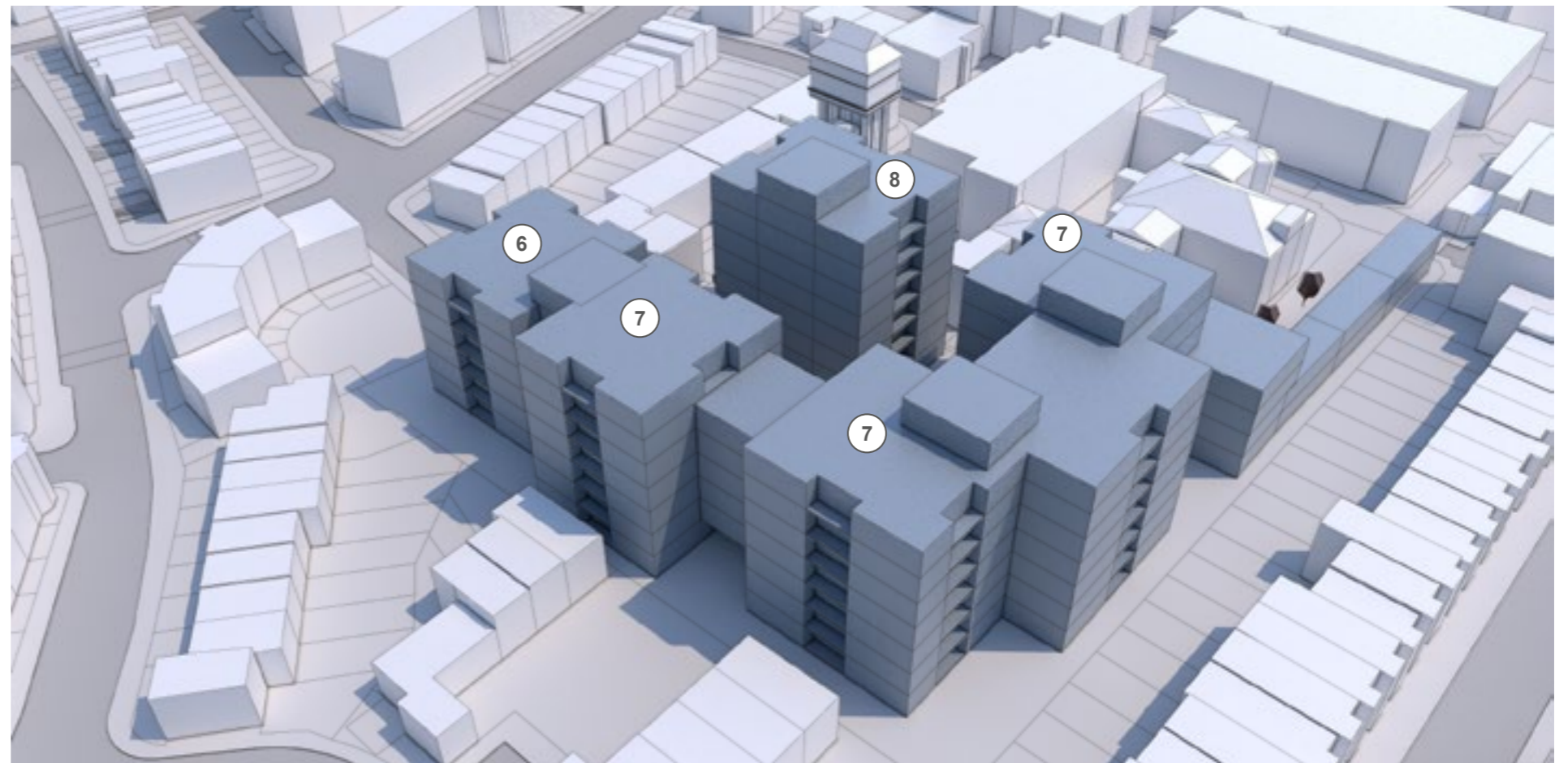
Aproximate Units: 164

### Pros

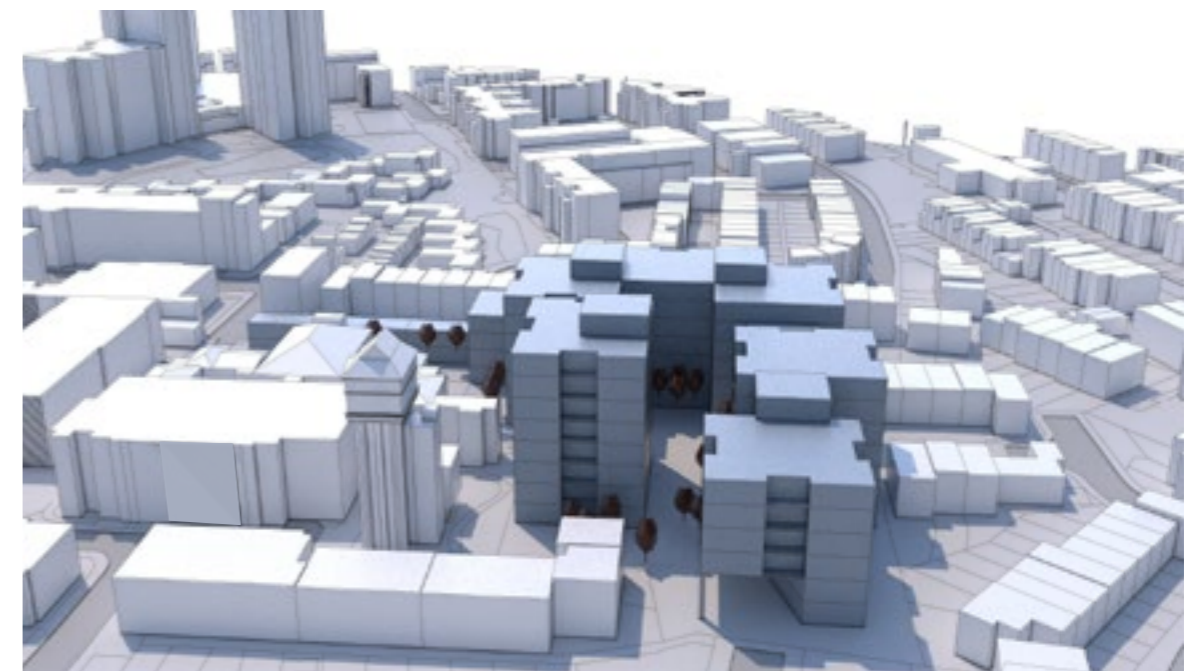
- No long range visual impact

### Cons

- Daylight / Sunlight – Impact on Neighbours
- Daylight / Sunlight – Impact within the Site
- Poor pedestrian legibility
- Massing competes with Water Tower
- Foundation load on tube lines
- Does not optimise density



① Indicates Floor Height



## 3.8 Massing Development - Option 2

The central building was increased in height creating a visual difference from the Water Tower and providing the potential to act as visual marker for the Cinema Museum whilst further optimising the Sites potential. The taller building footprint fell within the London underground exclusion zone and has an inefficient floor layout at only four small units per floor.

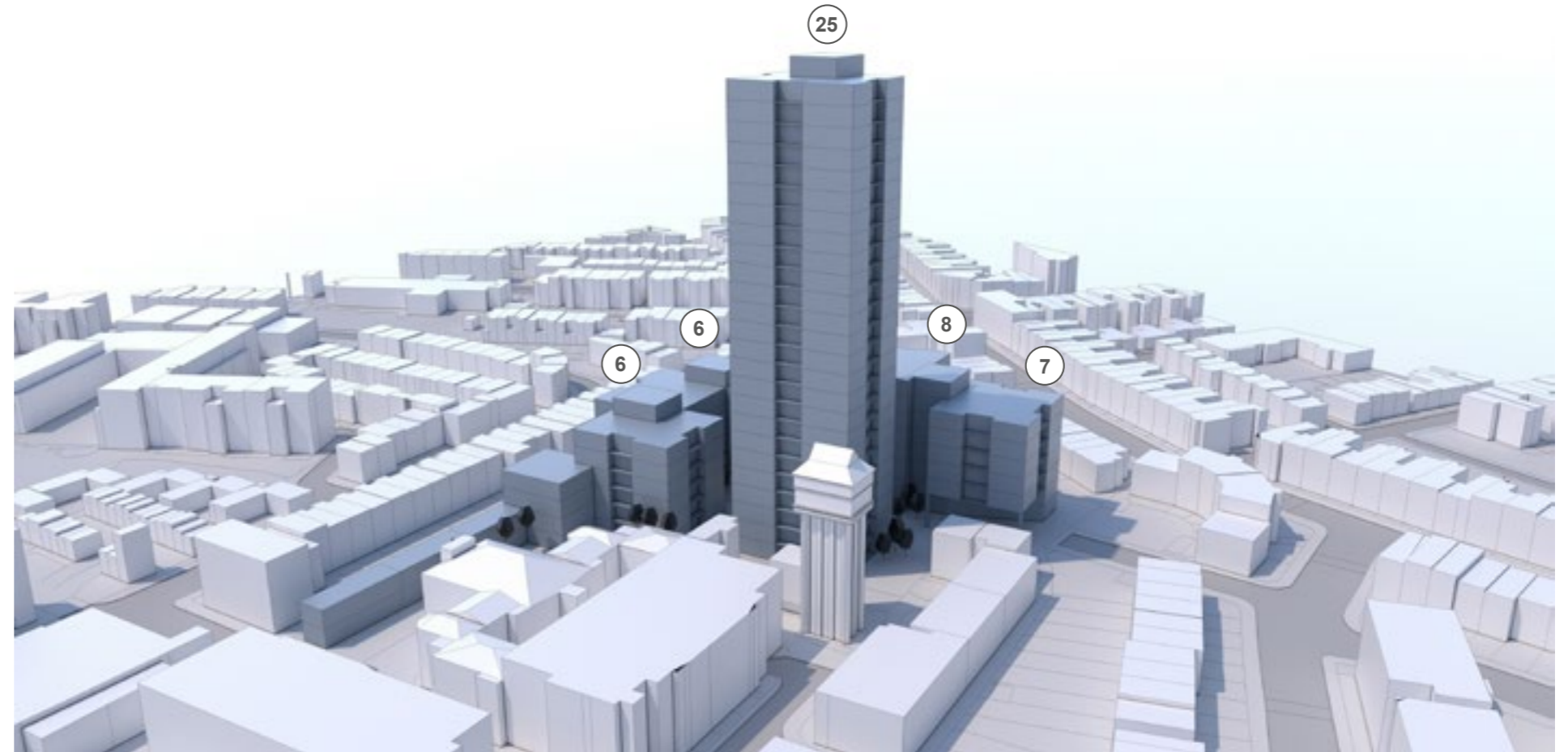
Approximate Units: 210

### Pros

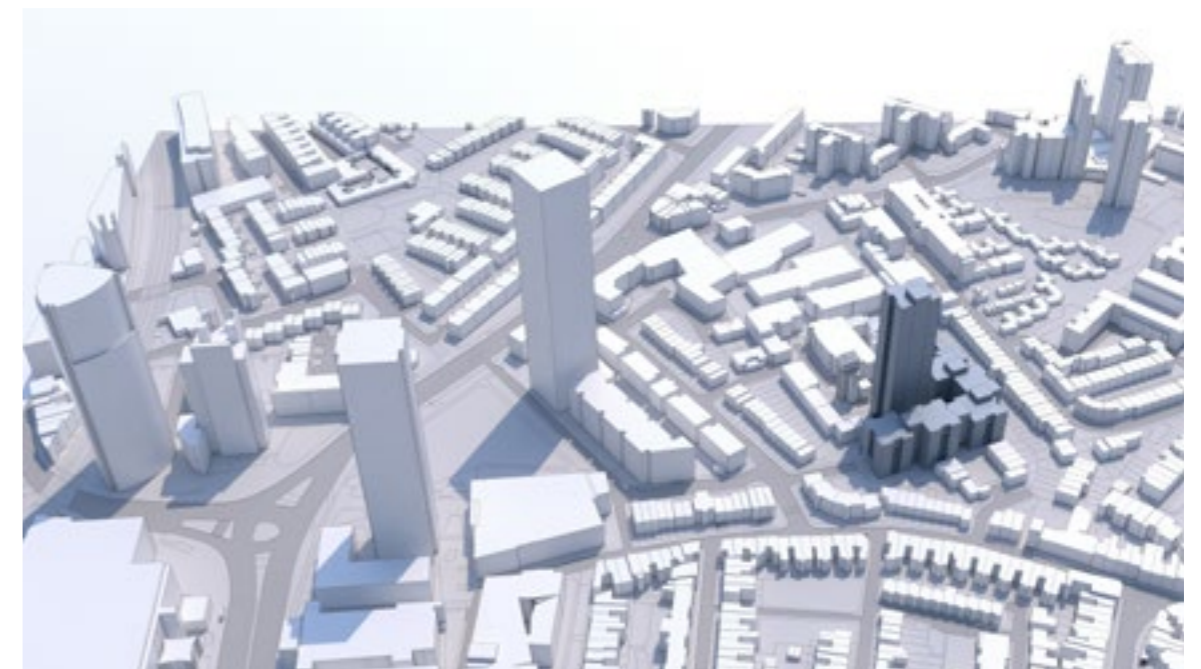
- Taller building creates marker
- Taller building contrasts with Water Tower
- Increased density

### Cons

- Daylight / Sunlight – Impact on Neighbours
- Daylight / Sunlight – Impact within the Site
- Poor pedestrian legibility
- Foundation load on tube lines
- Inefficient taller building



0 Indicates Floor Height



# 3.8 Massing Development - Option 3

Increasing the height of the perimeter buildings, whilst increasing the density had no other tangible benefits and had the potential to create further daylight / sunlight issues both within Site and to the surrounding properties.

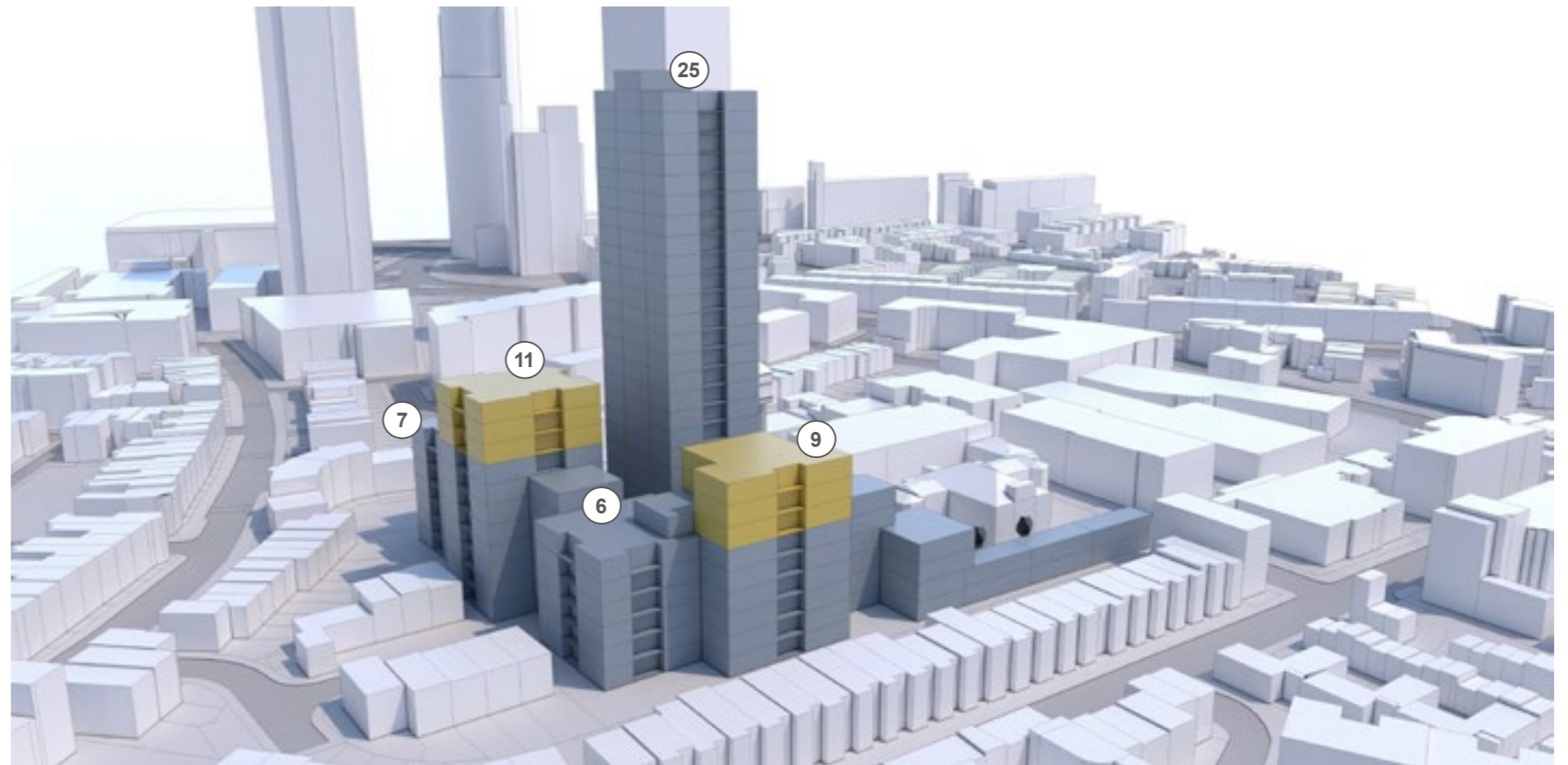
Approximate Units: 258

## Pros

- Taller building creates marker
- Taller building contrasts with Water Tower
- Increased density

## Cons

- Daylight / Sunlight – Impact on Neighbours
- Daylight / Sunlight – Impact within the Site
- Poor pedestrian legibility
- Foundation load on tube lines
- Inefficient taller building



0 Indicates Floor Height



# 3.8 Massing Development - Option 4

Presented to Lambeth Council and GLA – February 2018

The perimeter buildings were reduced in height to reduce the impact on adjacent properties. The approach of a taller central building in the centre of the Site was presented to the GLA and Lambeth in February 2018 as the preferred design approach, striking the balance between optimising the Site whilst respecting the neighbouring properties and heritage assets.

Informal feedback suggested that the perimeter buildings may benefit from being reduced in height, it was noted that any proposals for a taller building would need to be fully tested to determine the appropriate height. As part of the discussions, reduction of perimeter buildings and investigation into the possibility of two taller buildings was suggested.

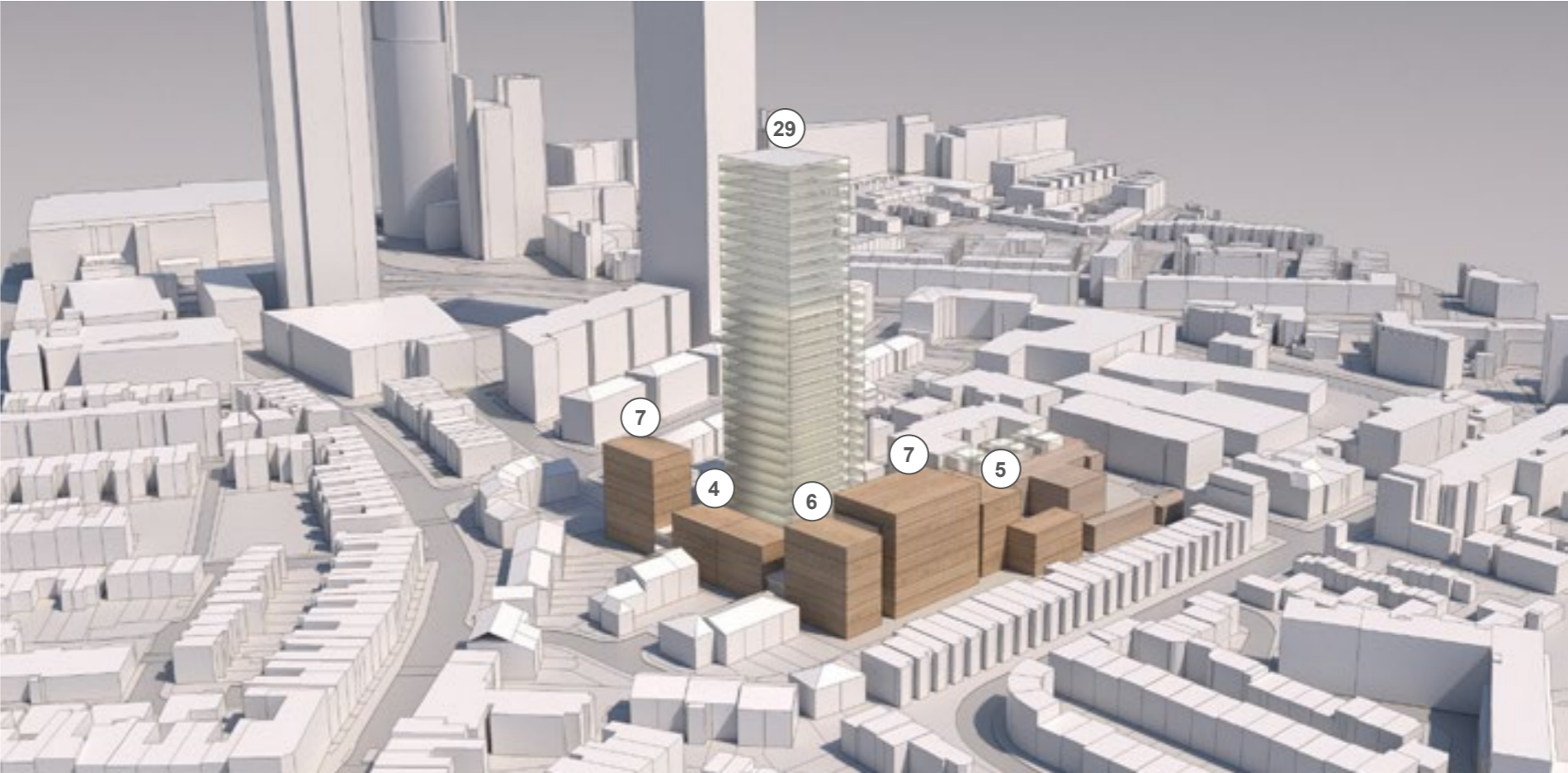
Approximate Units: 220

**Pros**

- Taller building creates marker
- Taller building contrasts with Water Tower
- Reduced foundation load on tube lines
- Improved Daylight / Sunlight
- Improved pedestrian legibility
- Increased density

**Cons**

- Daylight / Sunlight – Impact on Neighbours
- Inefficient taller building
- Inefficient northern building



0 Indicates Floor Height



## 3.8 Massing Development - Option 5

Following the informal advice, the design team sought to reduce the height of the perimeter buildings generally whilst increasing one section to form a second taller element to the scheme. The introduction of a 2nd taller building was felt may have a more detrimental effect on the surrounding properties and with a similar small footprint was deemed an inefficient floor layout at only four small units per floor.

Approximate Units: 259

### Pros

- Taller building creates marker
- Taller buildings contrasts with Water Tower
- Reduced foundation load on tube lines
- Improved pedestrian legibility
- Increased density

### Cons

- Daylight / Sunlight – Impact on Neighbours
- Inefficient taller buildings
- Inefficient northern building



0 Indicates Floor Height



# 3.8 Massing Development - Option 6

In order to reduce the impact on neighbours and create a central building that provided more new homes per floor, the taller elements were amalgamated and straddled the underground exclusion zone. Whilst this option provided a more efficient floor plate at lower floors, it also visually separated the cinema museum from the new pedestrian route. The reduction in plan of the perimeter buildings made these increasingly inefficient.

Approximate Units: 248

### Pros

- Taller building creates marker
- Taller buildings contrasts with Water Tower
- Reduced foundation load on tube lines
- Improved tower efficiency
- Increased density

### Cons

- Daylight / Sunlight – Impact on Neighbours
- Poor pedestrian legibility
- Inefficient taller buildings
- Inefficient perimeter buildings



① Indicates Floor Height



Typical Lower Floor



Tower Typical Lower Floor

# 3.8 Massing Development - Option 7

To maintain a clear and legible pedestrian route, the taller central building was relocated further east. This option had the benefit of reducing the impact on adjacent properties and providing more legible public realm. Perimeter buildings remained inefficient and the taller building encroached upon the underground exclusion zone.

Approximate Units 235

### Pros

- Taller building creates marker
- Taller buildings contrasts with Water Tower
- Improved pedestrian legibility
- Improved tower efficiency
- Improved daylight / sunlight impact
- Increased density

### Cons

- Inefficient perimeter buildings
- Foundation load on tube lines



0 Indicates Floor Height



Typical Lower Floor



Typical Upper Floor



# 3.8 Massing Development - Option 8

## Approximate Units: 296

(Presented to Lambeth Council and GLA – July 2018)

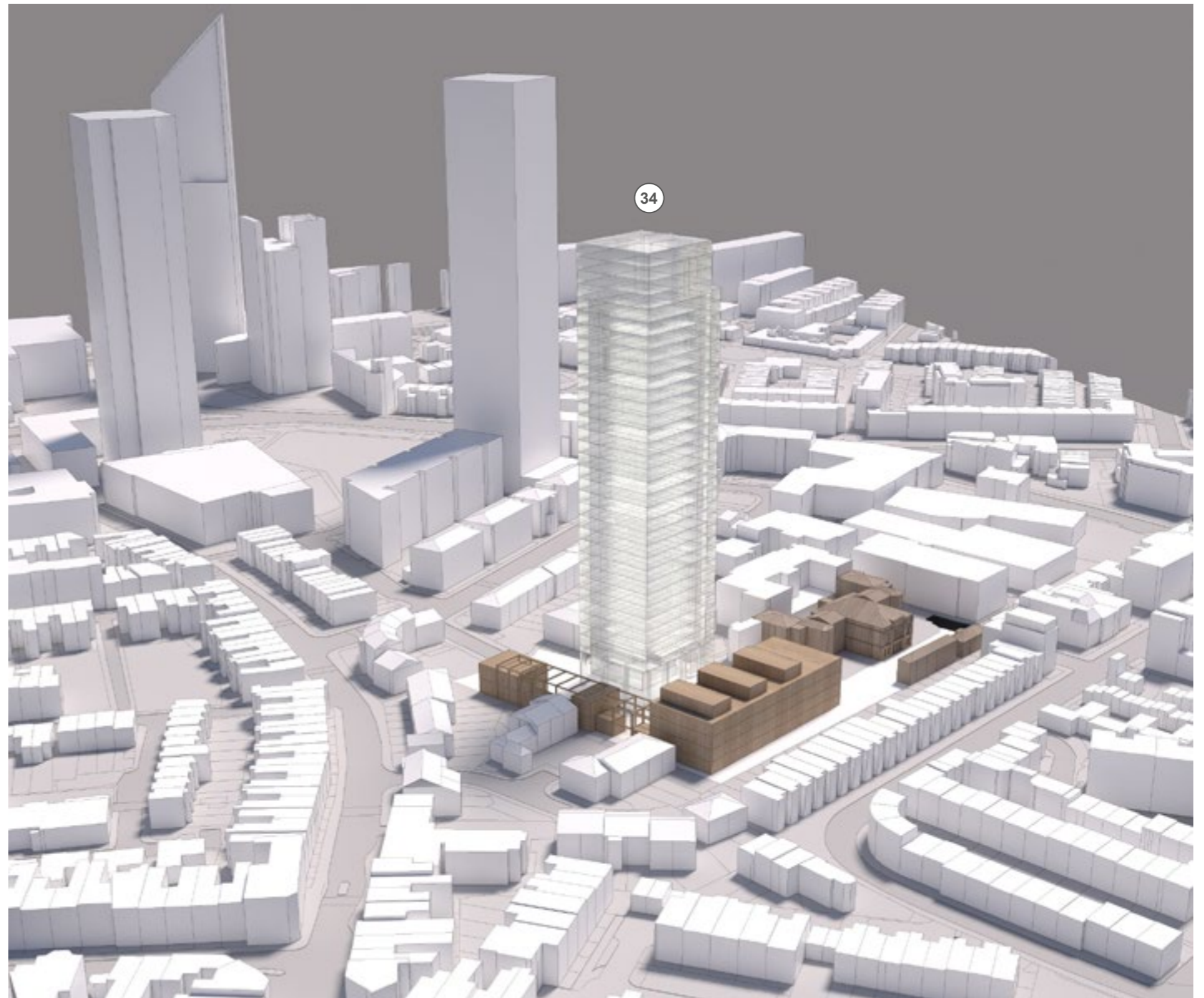
In order to further reduce the impact on the neighbouring properties, create a more efficient lower building and avoid the underground exclusion zone, the taller building was moved further east. This preferred massing option was presented to Lambeth Officers and the GLA in July 2018.

### Pros

- Taller building creates marker
- Taller buildings contrasts with Water Tower
- Improved pedestrian legibility
- Improved tower efficiency
- Improved daylight / sunlight impact
- Reduced foundation load on tube lines
- Increased density

### Cons

- Building alignment to neighbours
- Inefficient northern buildings



① Indicates Floor Height

## 3.8 Massing Development - Option 1A

### Further Analysis

Discussions with Lambeth Officers suggested that mansion the block solution (Option 1) should not be ruled out and further testing was required to demonstrate why this option was not appropriate.

The appropriate height of a proposed taller building would require rigorous testing in line with the new Draft London Plan; impacts of a tall building can be visual, functional or environmental. All three elements should be considered when deciding development proposals.

The design team further developed the mansion block solution in order to test the daylight/sunlight impact on the surrounding properties. The western building backing onto Renfrew Road was simplified and pulled further away from the boundary; the central building was relocated further east.

The daylight / sunlight studies were undertaken by specialists Point 2 Surveyors with the following results.

*'The mansion block massing on the Site gave rise to a similar level of impact on daylight/sunlight to those neighbours located close to the Sites boundaries, when compared to the taller option. In many instances the scale and magnitude of those losses would be greater than the taller central building option because of the need to build taller perimeter blocks on the Site. Having a taller central building allows for lower, more sensitive perimeter massing blocks which assists with reducing the impact on overlooking, sense of enclosure, overshadowing and loss of amenity.'*



# 3.8 Massing Development - Option 9

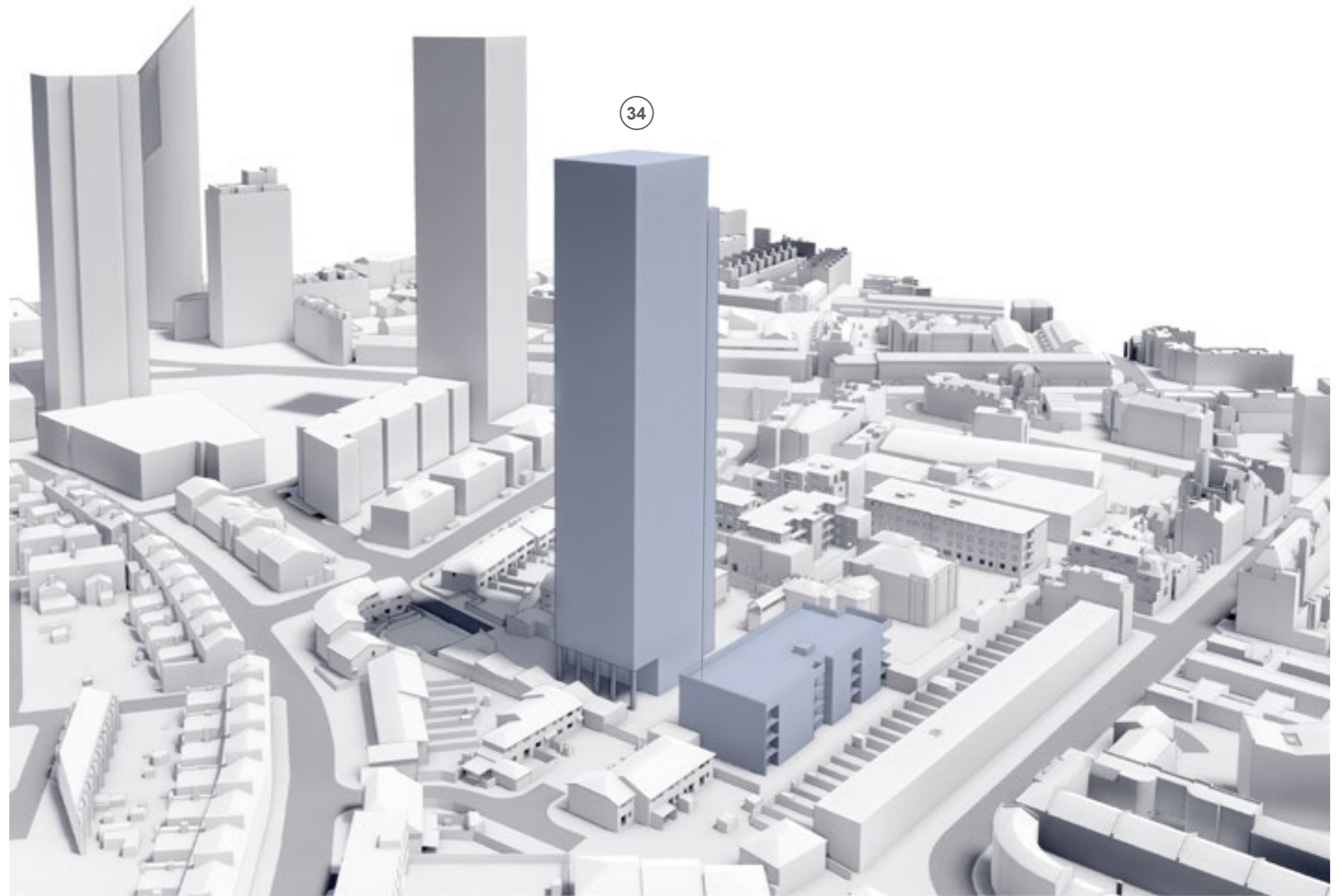
## Presented to GLA – January 2019

Following the development of the Site layout in Section 2 of this document the proposed heights and massing were adjusted to reflect the design changes. A single central taller building of 34 storeys with a single perimeter building of 4 storeys was presented to Lambeth in December 2018 and the GLA in January 2019.

Approximate Units: 305

## Pros

- Taller building creates marker
- Taller buildings contrasts with Water Tower
- Improved pedestrian legibility
- Improved tower efficiency
- Improved daylight / sunlight impact
- Reduced foundation load on tube lines
- Increased density



0 Indicates Floor Height

## 3.8 Massing Development

The principle of a point building with lower peripheral development was accepted at Lambeth Officer level whilst interrogating further issues around height and massing. The GLA were supportive of the principle of a taller building on the Site stating in their formal pre-app advice note dated 6 February 2019:

*'The proposed approach to massing appears logical, striking an appropriate balance between optimising the development density and potential of the Site whilst respecting the boundary conditions with neighbouring properties and heritage assets.'*

In parallel to the above, the design team continued to test a variety of heights for the proposed central taller building in conjunction with Lambeth officers.

# 3.8 Massing Development Determining the Appropriate Height

The GLA policy for tall buildings stipulates that in determining appropriate tall building heights and locations account should be taken of:

- The visual, functional, environmental and cumulative impacts of tall buildings
- Their potential contribution to new homes, economic growth and regeneration
- The public transport connectivity of different locations
- The following explores the design led process in determining the proposed appropriate height for the proposed taller central building.

The impacts of a tall building can be visual, functional or environmental. All three elements should be considered in determining the appropriate height:

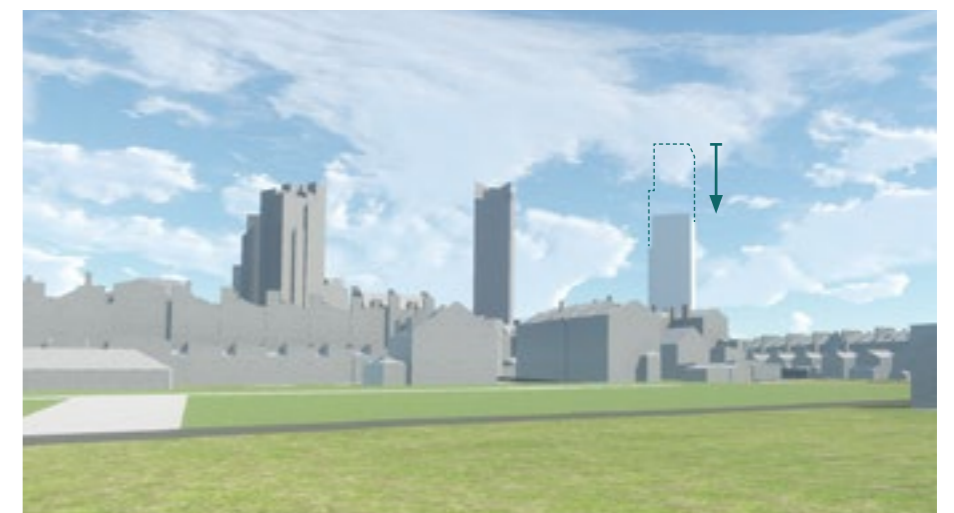
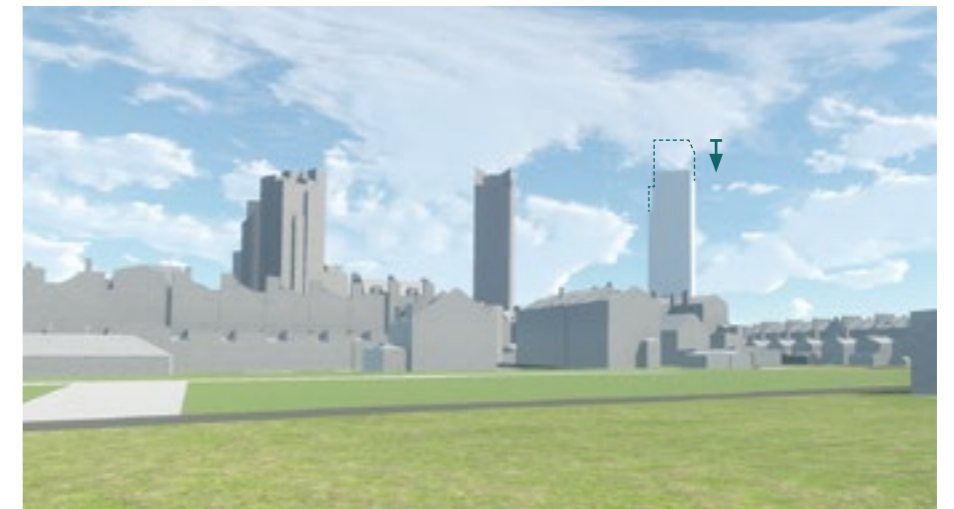
## Visual impacts

The views of buildings from different distances need to be considered, including: Long-range views, Mid-Range Views and Immediate Views. Whether they form part of a group or are stand-alone, tall buildings should reinforce the spatial hierarchy of the local and wider context and aid legibility and wayfinding.

Together with Lambeth Officers, the design team embraced the relatively new technology of VU.City in order that visual impact could be fully explored and played a key part in informing the appropriate height for the taller building.

Agreeing with Lambeth officers the appropriate long-range mid-range and immediate views to be fully tested, building heights ranging from 10 to 35 storeys were tested, in massing form, from all viewpoints. Lambeth Officers carried out their own analysis using the same range of heights and software.

The initial viewpoint assessments were analysed by Turley (Heritage and Townscape Specialists) to inform the design process and to help describe the built heritage, townscape / landscape and visual context as existing, and how this may change; as an aid to ongoing discussions with officers at the GLA and LPA.



A variety of long-range, mid-range and immediate views were tested

# 3.8 Massing Development Facade Concept

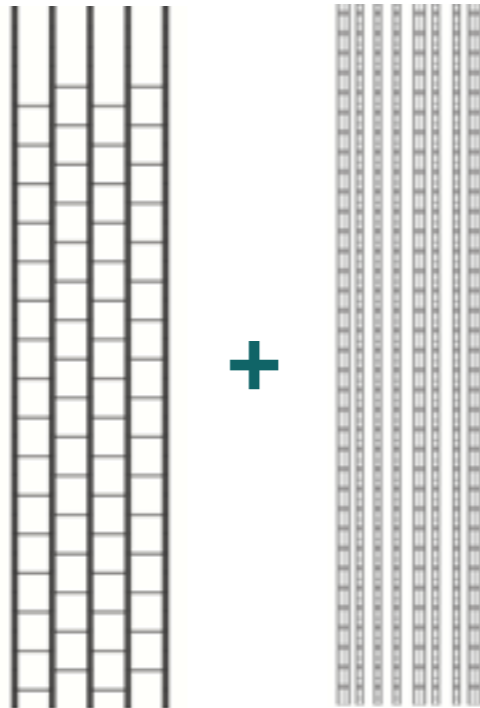
As part of the design development and visual assessment, initial façade concepts were developed to explore the architectural quality and materials.

The concept for the facades of the building took inspiration from imagery of hanging film strips. The familiar colours of film negatives (light / greys, blacks) were interpreted in the façade design. The concept paid homage to the rich history of cinematography in the area. The building stepped in at the upper floors to create a defined top and middle, the base of the building was under development at this stage.

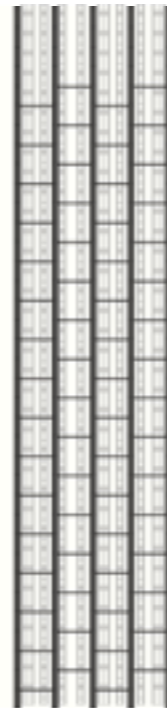
## 01 Original concept



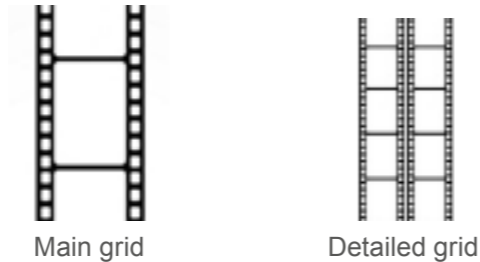
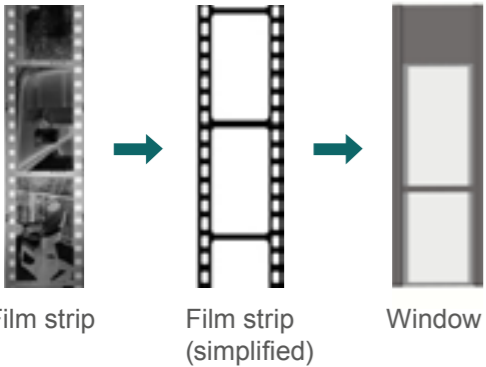
## 02 Main grid + Detailed grid



## 03 Facade elevation



View of initial facade concepts applied to the building massing



## 3.8 Massing Development - Lambeth & GLA Feedback

Following review by the GLA (at 35 storeys) and Lambeth officers (at 10-35 storeys) together with the initial façade concept, the following advice was received:

GLA Pre-Application advice letter dated 6th February 2019

- LVMF views. In these views, the proposals are either screened from view or will have a negligible impact...
- With regards to the more local views the and inbeing the views originating from Elephant and Castle and the Walworth Road, the proposals are seen very much in the context of this highly urban environment and existing/ consented tall buildings. As such, the proposals are not considered to cause any harm to heritage assets in those views.
- In views originating from the Georgian conservation areas to the north and west of the Site, the proposed tall building has the potential to create a degree of visual impact
- It is currently GLA officers' view that the proposals could result in a degree of harm to the setting of Walcot Square Conservation Area, the listed buildings in Walcot Square and the listed water tower. This harm could be 'less than substantial' in policy terms. The applicant is strongly encouraged to engage in further discussions with the local authority to look at mitigating this harm (either thorough design or revisions to the scale of the proposed tall building) and providing appropriate public benefits to help balance any resulting harm to the historic environment.
- Further work is still being undertaken in relation to the impacts on local conservation areas, including Kennington Park Road.
- The proposed arrangement of development on the Site could be beneficial to heritage assets by optimising the development quantum (with the associated planning benefits in terms of affordable housing delivery and permanent provision of the community asset) whilst offering breathing space to the retained Masters House which would be surrounded by public space.
- The narrative for the design of the tower element, which is based on a film strip concept and relates to the Site heritage is positive. The proposed use of bricks for the mews block is welcomed.

Lambeth letter dated 4th April 2019

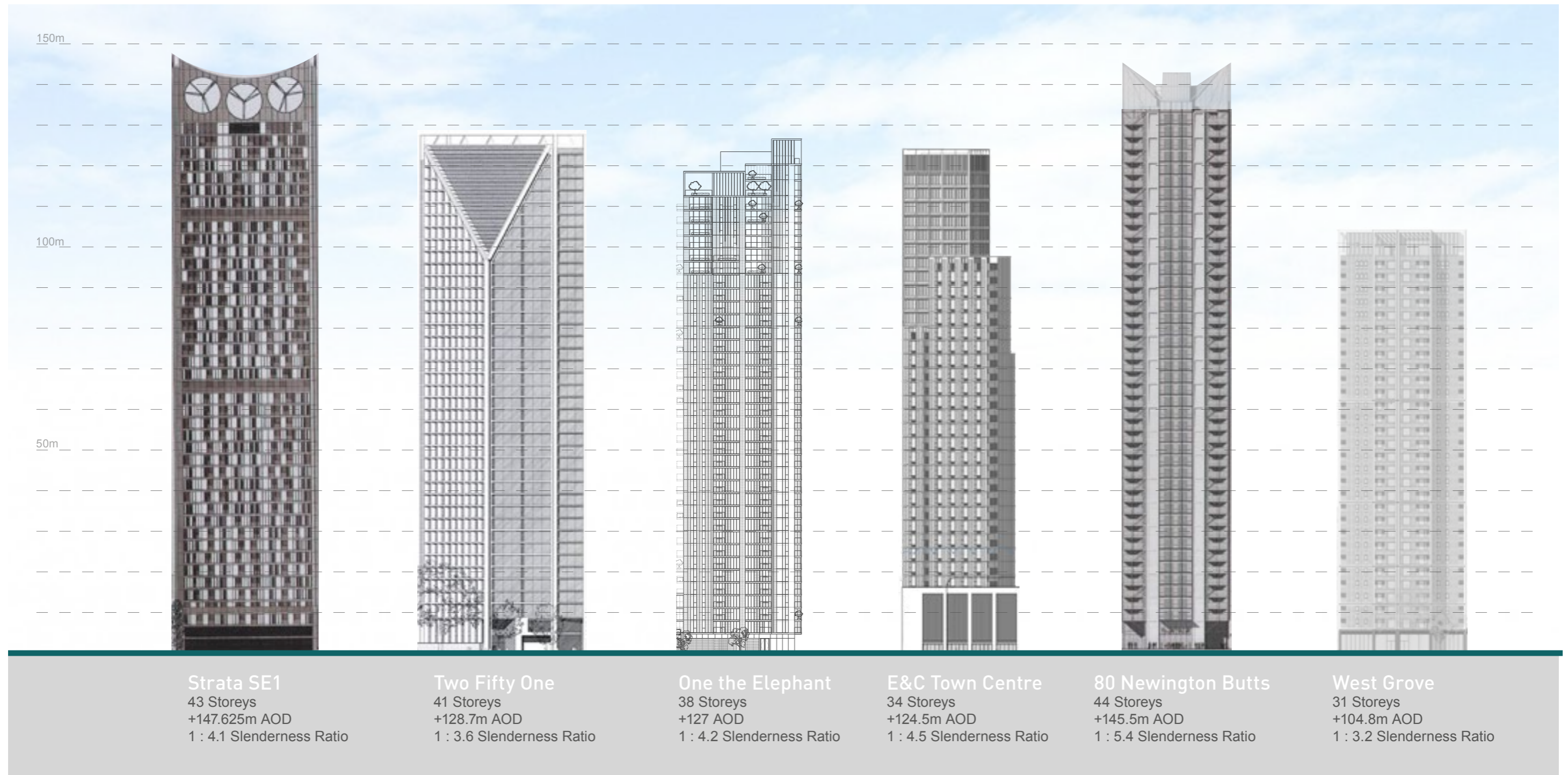
- Any building should visibly step-down in height from those within the Elephant and Castle cluster.
- Looking at the potential impacts of 35, 30 and 20 storey models leads to the logical conclusion is that the taller the building the much greater its impact
- Irrespective of the height it is essential that the proposal does not draw the eye but is calm and recessive architectural approach which draws on local distinctiveness.

Following on from the above, the design team sought to review and develop the design proposals further; additional viewpoints were assessed, massing and height amended and façade concepts developed.

# 3.8 Massing Development Determining the Appropriate Height

Whilst the visual impacts need to be tested in townscape and heritage terms to inform appropriate height, architectural form and proportion are key to ensure a visually slender and elegant building. An analysis was undertaken of some of the existing and approved buildings in close proximity to review an appropriate slenderness ratio (width to height).

Analysis demonstrated that of the taller buildings within the vicinity, slenderness ratios ranged from approximately 1:3.2 to 1:5 with an average of 1:4. Buildings with a higher ratio appear more vertical and elegant.

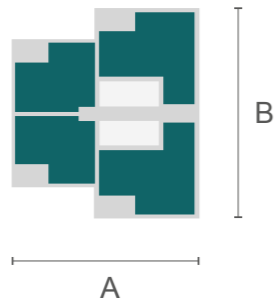




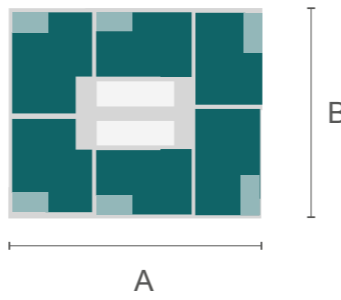
# 3.8 Massing Development Determining the Appropriate Height

Slenderness ratio is a direct function of width and height, with width a function of the floor plate size of the building. The design team reviewed a number of floor plate configurations and slender ratios to determine the impact on height of Building A with a target ratio of 1:4 or above.

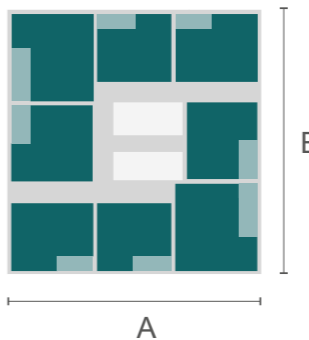
A small building footprint of 4 homes per floor equates to a height of approximately 22 storeys at a ratio of 1:4 however the building is inefficient with a high ration of façade to floor area making it unviable.



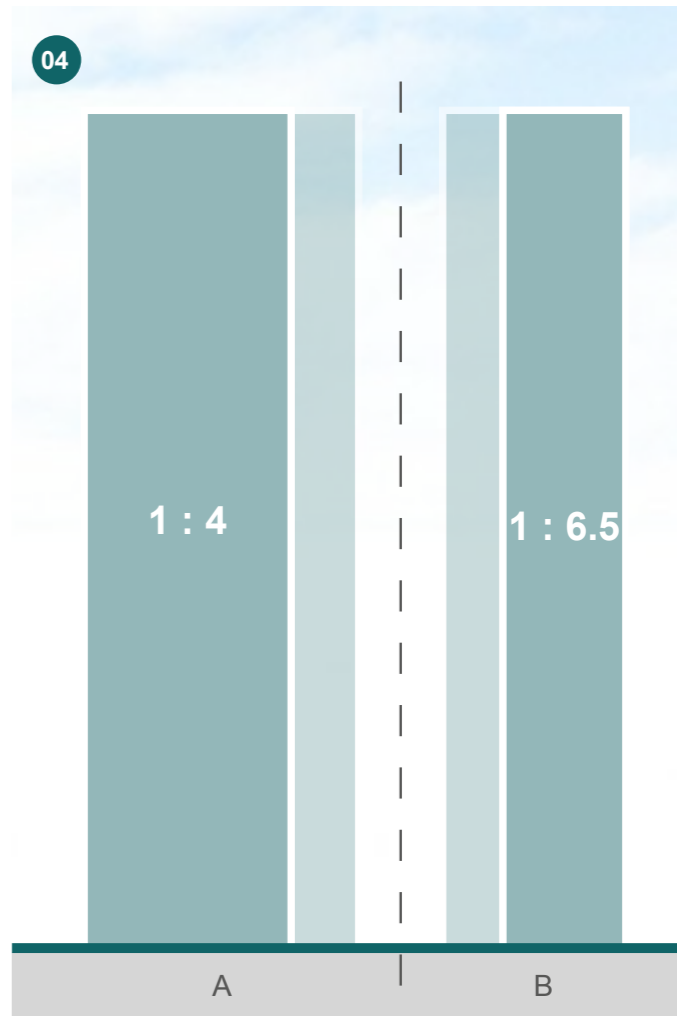
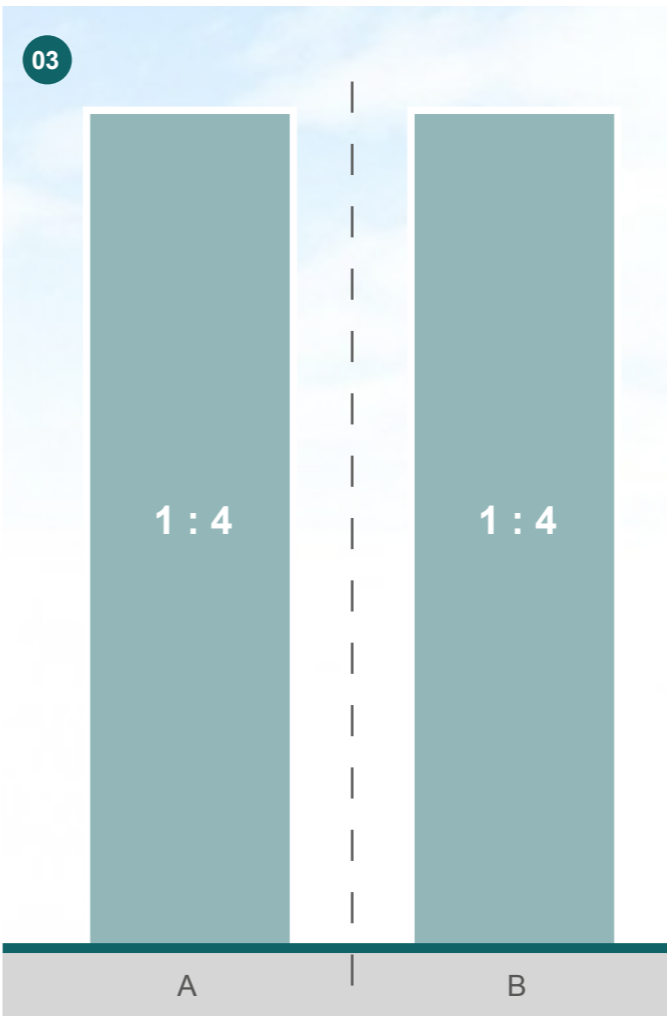
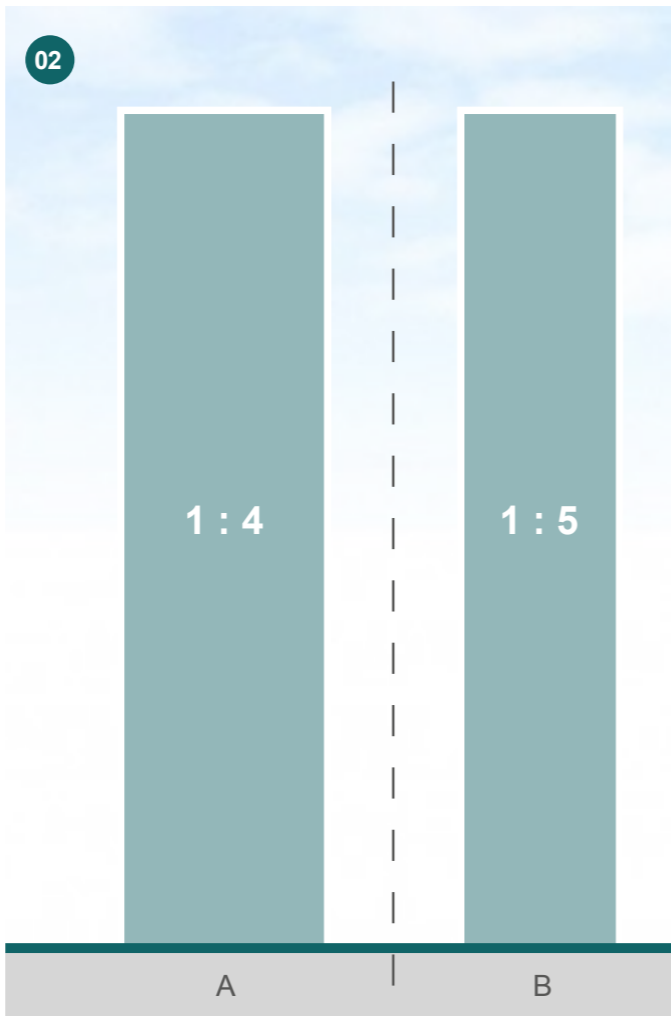
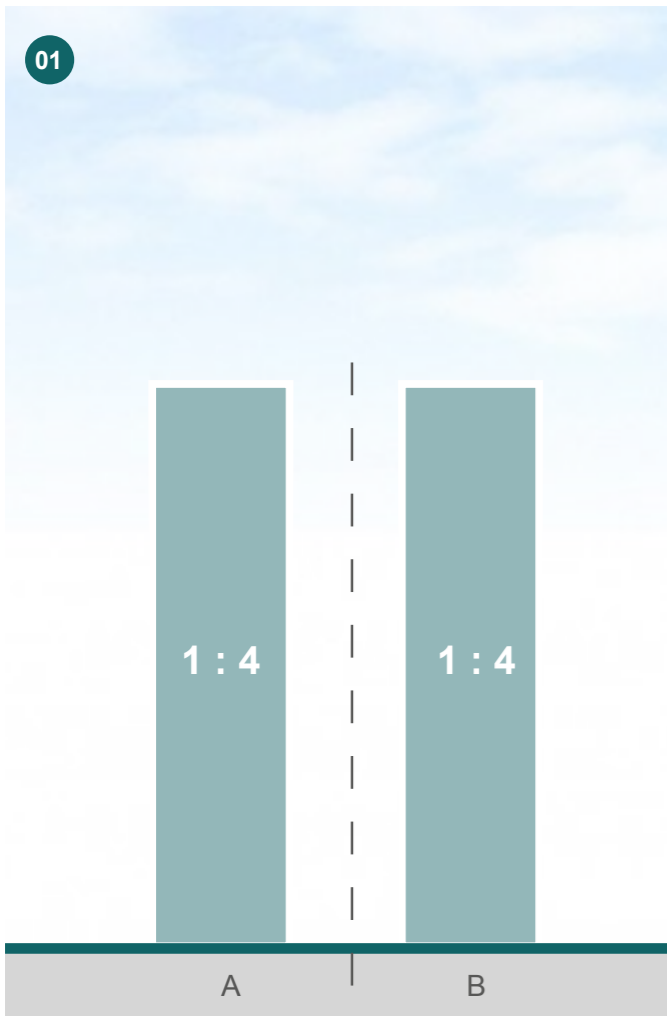
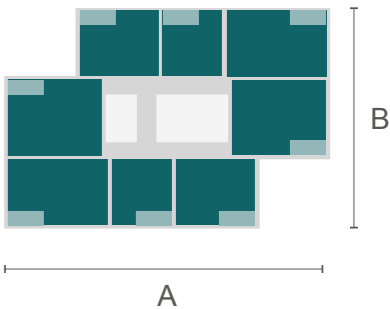
A linear floor plate of 6 homes per floor arranged around a central core equates to a height of approximately 34 storeys at a ratio of 1:4, however the floorplate remains inefficient.



Using a more regular square plan format, 8 homes per floor (1 and 2 bedroom units) can be configured to achieve the same overall 'width' as the longest face of the linear floor plate with additional homes being provided at the same height of 34 storeys at a ratio of 1:4. This is the most efficient floorplate and façade relationship.



Creating a stepped linear floor plate provides the opportunity for the massing to be visually broken down into two or more components, each with their own slenderness ratio. This also provides a shorter façade that can maximise visual verticality

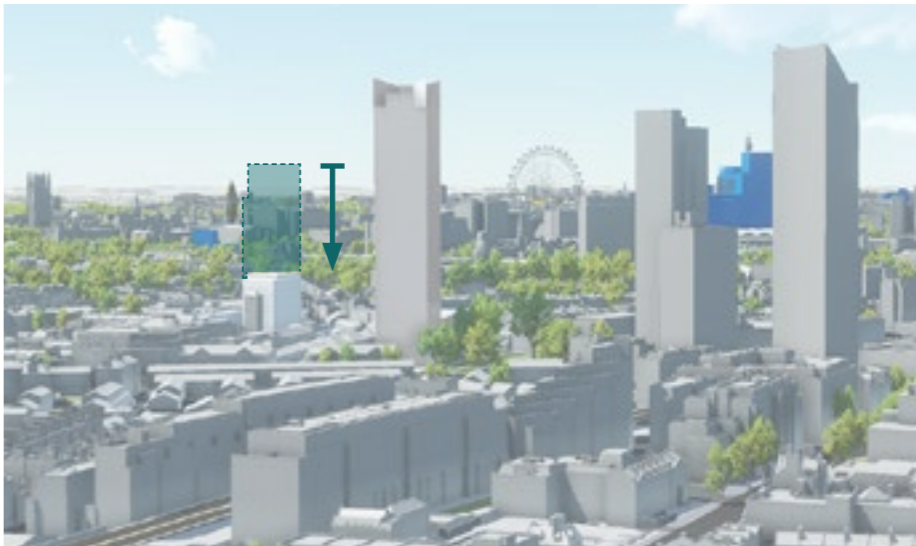


# 3.8 Massing Development

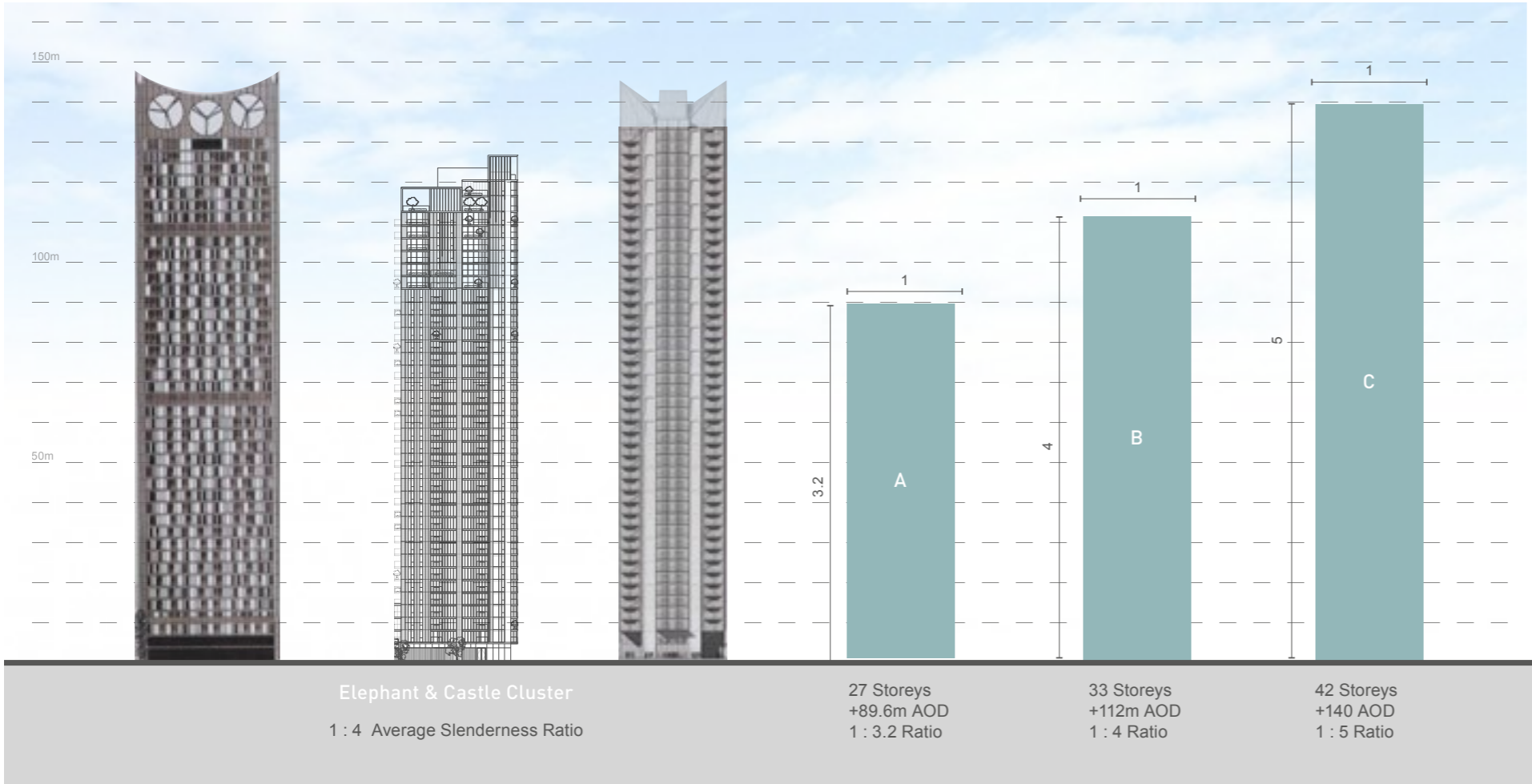
Buildings ranging from 10 to 35 storeys were being tested. On the understanding that the provision of 8 new homes per floor is a target for optimisation and viability, the following was explored to determine the minimum required heights to sit within the slenderness ratio precedents nearby. These were based on the most efficient 'square' floor plate of approx. 28m illustrated above. for optimisation and viability, the following was explored to determine the minimum required heights to sit within the slenderness ratio precedents nearby. These were based on the most efficient 'square' floor plate of approx. 28m illustrated above.

Lambeth officers had advised that any taller building should visibly step-down in height from those within the Elephant and Castle cluster. A further review was carried out of the building heights in the wider context to assess the appropriate height to create a meaningful step.

Following the development of the ground floor Site layout, the preferred floor plan option was identified as a stepped floor plate; This option has the benefit of breaking down the massing, improving slenderness ratio of the component facades, enabling separation distances to be maintained and for the building and the footprint to avoid the underground tunnels.



Ratio	Width (m)	Height (m)	Storeys (approx)
1 : 3.2	28	89.6	27
1 : 4	28	112	33
1 : 5	28	140	42



# 3.8 Massing Development

The top of the building should be designed to make a positive contribution to the quality and character of the skyline. As part of determining the appropriate height, having defined a stepped floor-plate and massing, the team reviewed a variety of options for the design for the top of the building.

In order to define the top visually a step was introduced between the elements, the height difference was explored to create balance and proportion. The height of the building directly affects appropriate the proportions of the step down. The taller element was placed to the north of the Site, visually dominant when approached from Elephant and Castle and the new pedestrian entrance.

Considering comments from the GLA and Lambeth Officers regarding the massing when viewed from the Walcot Square Conservation area, it had been suggested that the relationship be improved either thorough design or revisions to the scale of the proposed tall building, and the building should step down from the Elephant and Castle Cluster.

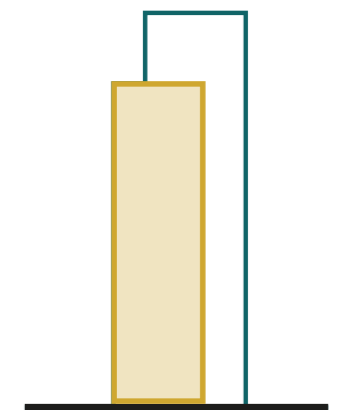
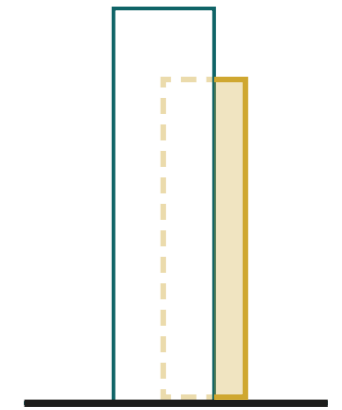
Upon review the location of the taller element was relocated to the south so that the building visually steps down to the conservation areas to the north, and steps up towards the Elephant and Castle.



View from Walcot Square Conservation Area looking east - before flipping the building massing



View from Walcot Square Conservation Area looking east - after flipping the building massing

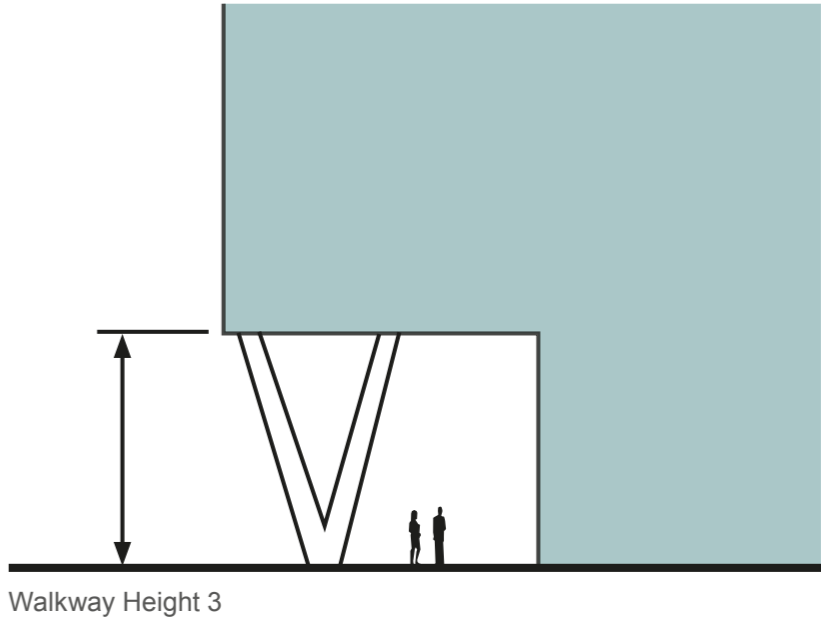
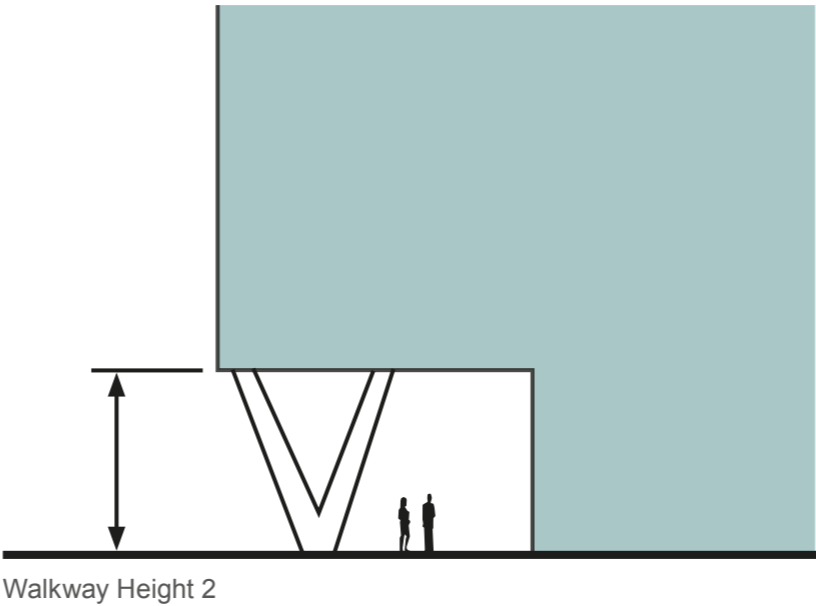
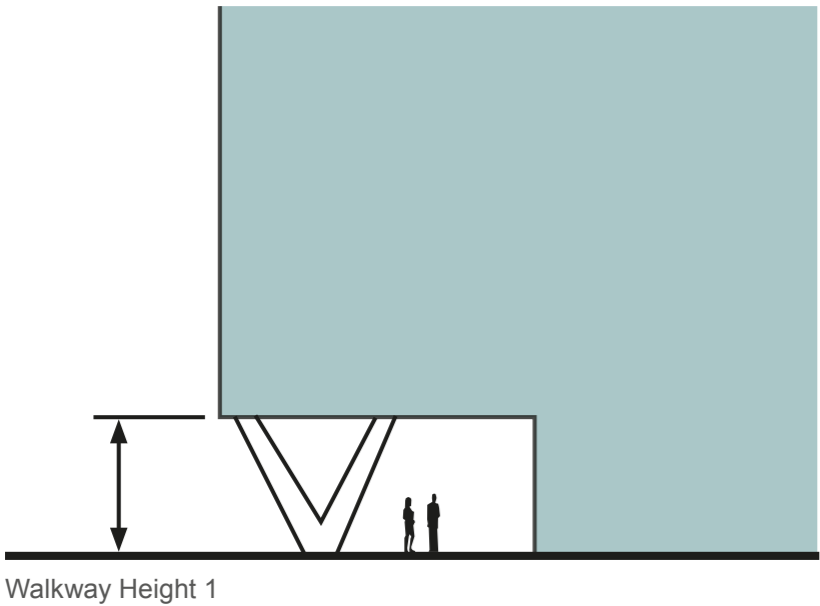
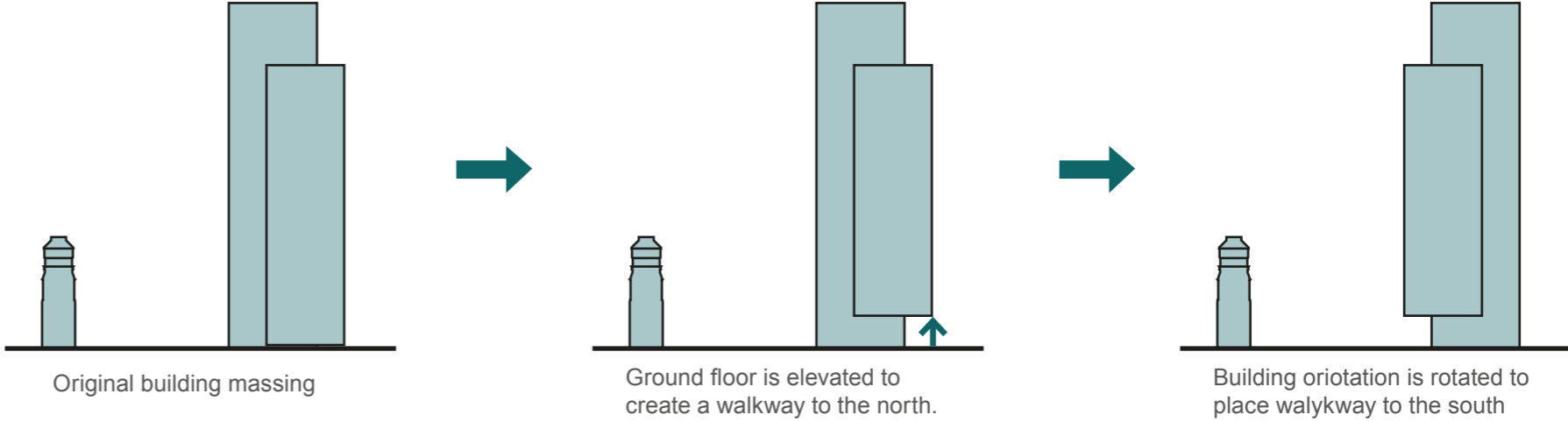


# 3.8 Massing Development

The base of the building was developed to frame the public realm and streetscape, articulate entrances, and help create an attractive and lively public realm which provides a safe, inclusive, interesting, and comfortable pedestrian experience. The base acts to enable the building to transition down in height.

The split in floor plan and massing provides the opportunity for a distinct and varied base to the building. In conjunction with the Site layout development, a portion of the building was raised to create the entrance, increase public realm and provide interest as well as a transition in scale. The height and proportions of the covered walkway were analysed to determine the appropriate height and width to ensure the space is attractive and welcoming rather than perceived as an unattractive 'undercroft'.

The covered walkthrough was originally placed to the north of the building but, following comments from the GLA, the main pedestrian walkway was relocated to the south of building B resulting in a more direct path from the Site entrance off of Dante Road to the Cinema Museum. The structural solution to the base of the building has a considerable impact to how building transitions in scale.



## 3.8 Massing Development Summary

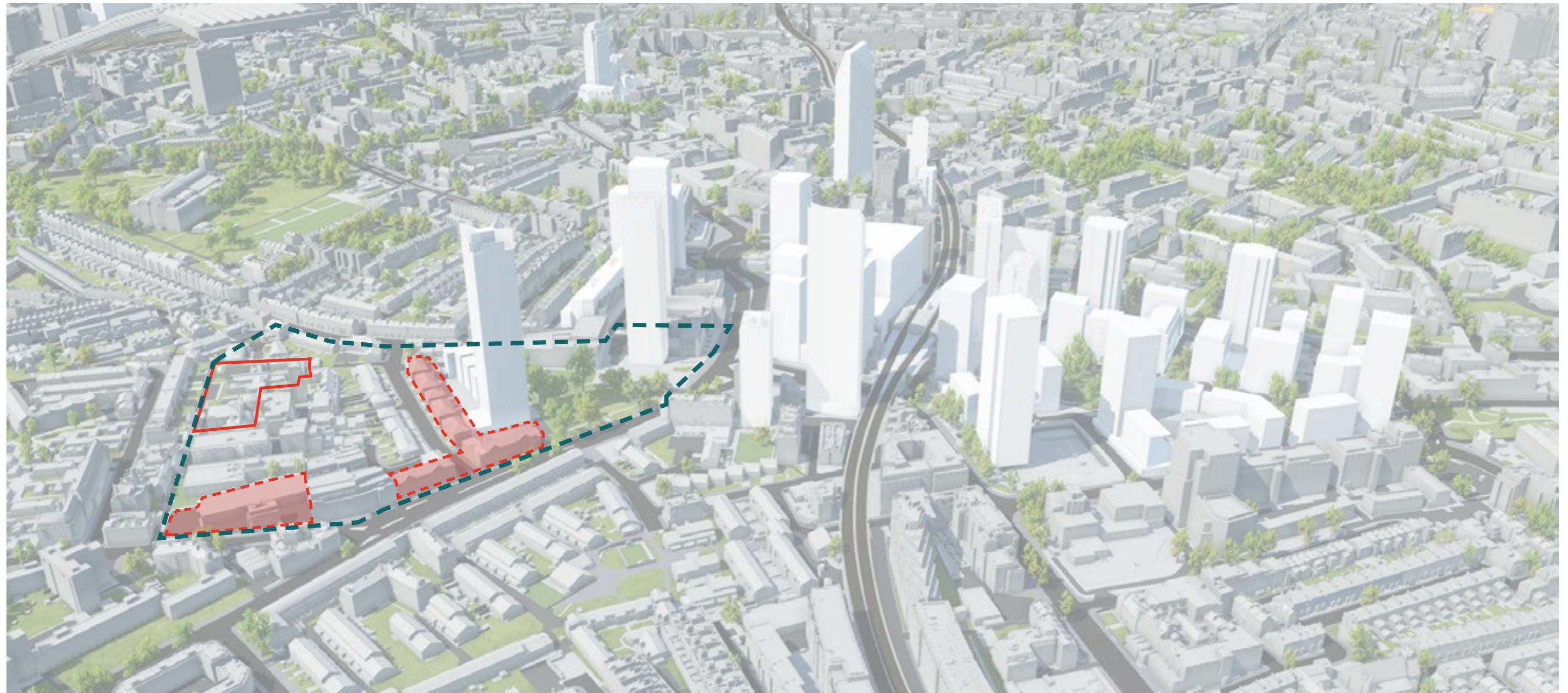
- A variety of alternative arrangements were explored early in the design process.
- A taller building in the centre of the Site identified as the most appropriate solution striking an appropriate balance between optimising the development density and potential of the Site whilst respecting the boundary conditions with neighbouring properties and heritage assets.
- The principle of a point building in the centre of the Site was supported in principle at Lambeth Officer level, and by the GLA
- In order to determine the appropriate height of the point building, VU.City analysis was undertaken by the Design Team and Lambeth Officers, together with an initial HTVIA Assessment presented to the Lambeth, the GLA and Historic England. A range of 10-35 storeys was tested.
- As part of the Visual Assessment analysis was undertaken on proportion and slenderness ratios, together with the impact of floor plate size (new homes provision), efficiency and the effect on height.
- The top of the building was articulated to make a positive contribution to the skyline, a step down was introduced and tested at a variety of heights. The taller element of the building was relocated in response to comments on the views from the Conservation Area, creating a physical step down in height and scale to the north / north west.
- The base of the building was articulated and amended to reinforce transition in scale and create a legible pedestrian route to the Cinema Museum.


Initial proposals suggested a height of 35 storeys. Upon review of all the above analysis and design development the building has been reduced in height with the tallest element at 29 storeys and the stepped element at 24 storeys.

# 3.9 Indicative Wider Masterplan

## Emerging Context

- The proposed development works within its setting as a standalone development, however in the future context of the area, adjacent to the CAZ, the E&C OAPF, and highly accessible in its own right, the area is undergoing substantial change.
- There is substantial opportunity in the area, which within the context of the NPPF and DLP, and if London is to meet its housing targets will need to be optimised, a position supported by policy.
- As the first proposal coming forward, this should provide a context that on one level doesn't blight future development opportunities, and at the other acts as a benchmark of the possibilities of optimising residential development on accessible central sites.
- It is reasonable to assume densities and potential future development in accordance with the Draft London Plan (2018) and the accessible nature of the area.
- Only obvious development sites have been included indicatively (either identified in the OAPF, or subject to current interest) although an indicative masterplan has been prepared to show how a comprehensive approach may work.

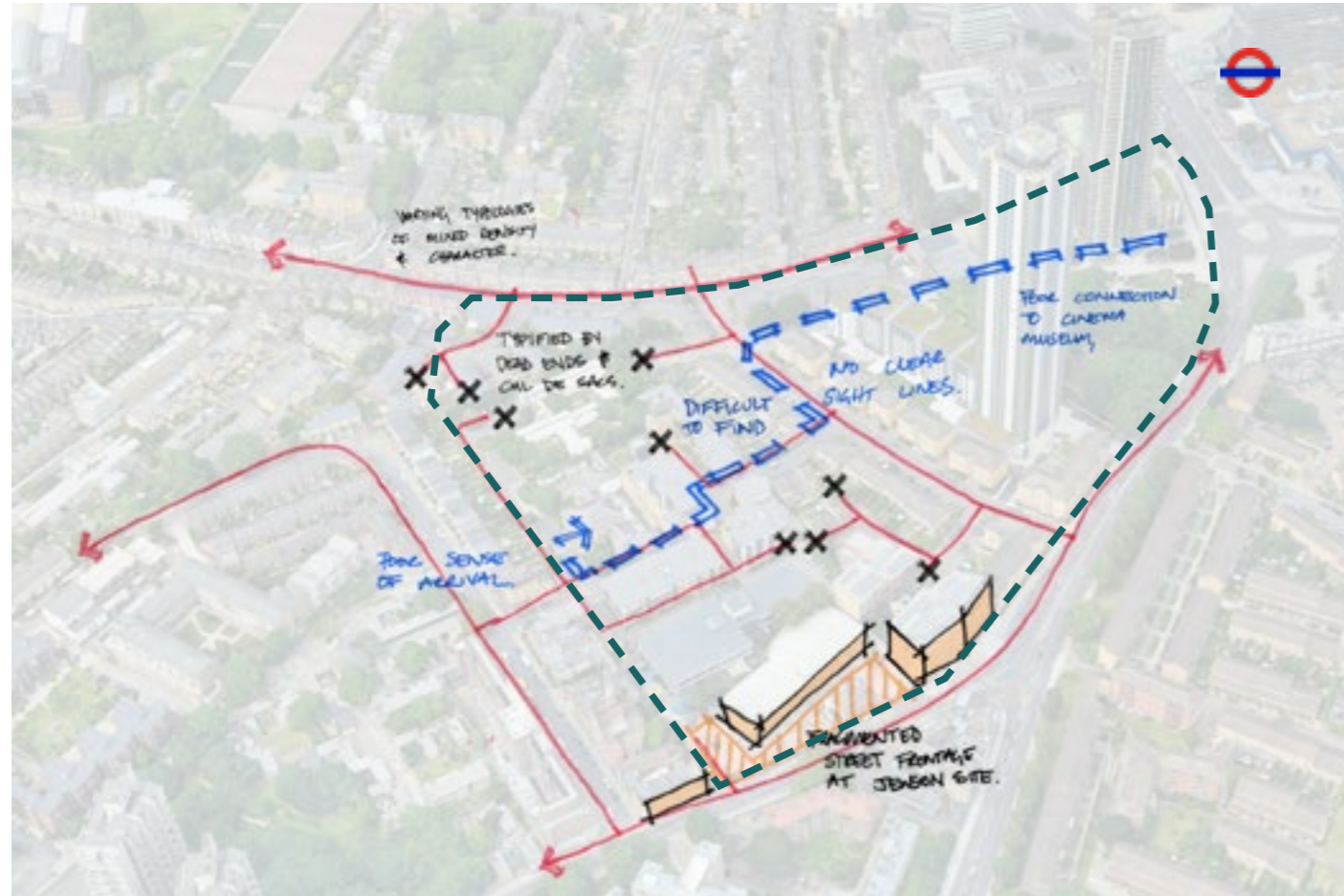


 Site       Adjacent Opportunity Site       Indicative Masterplan Area

Aerial view from south containing including proposals with planning permission

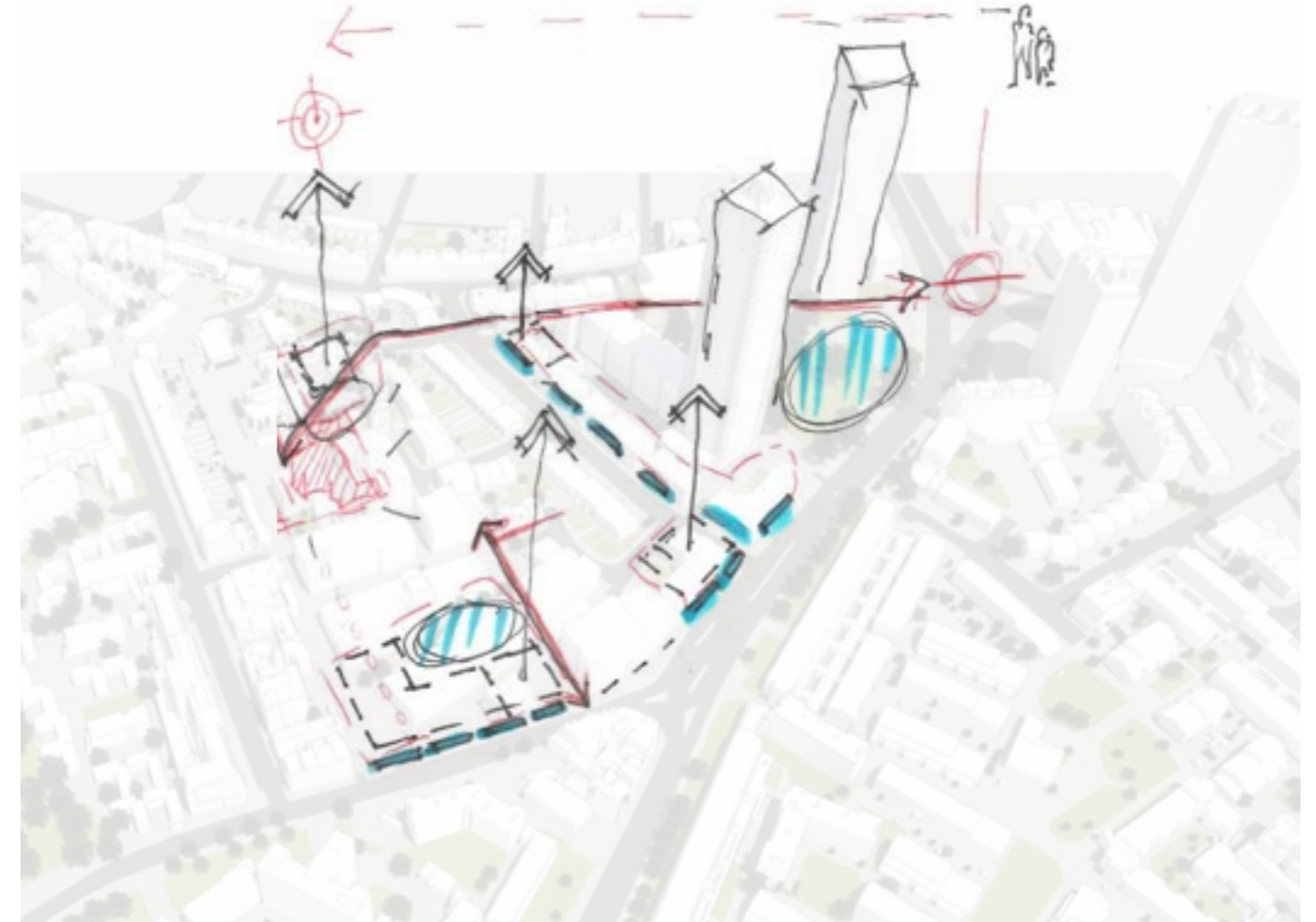
# 3.9 Indicative Wider Masterplan

## Constraints



- Cinema Museum is difficult to find, current connection from Elephant & Castle is indirect and difficult to find with a poor sense of arrival at the Cinema Museum
- Fragmented street frontage along Kennington Lane at the Jewson site
- Mixed typologies of varying quality
- Site is typified by dead ends and cul-de-sacs with poor site connectivity and permeability

## Opportunities

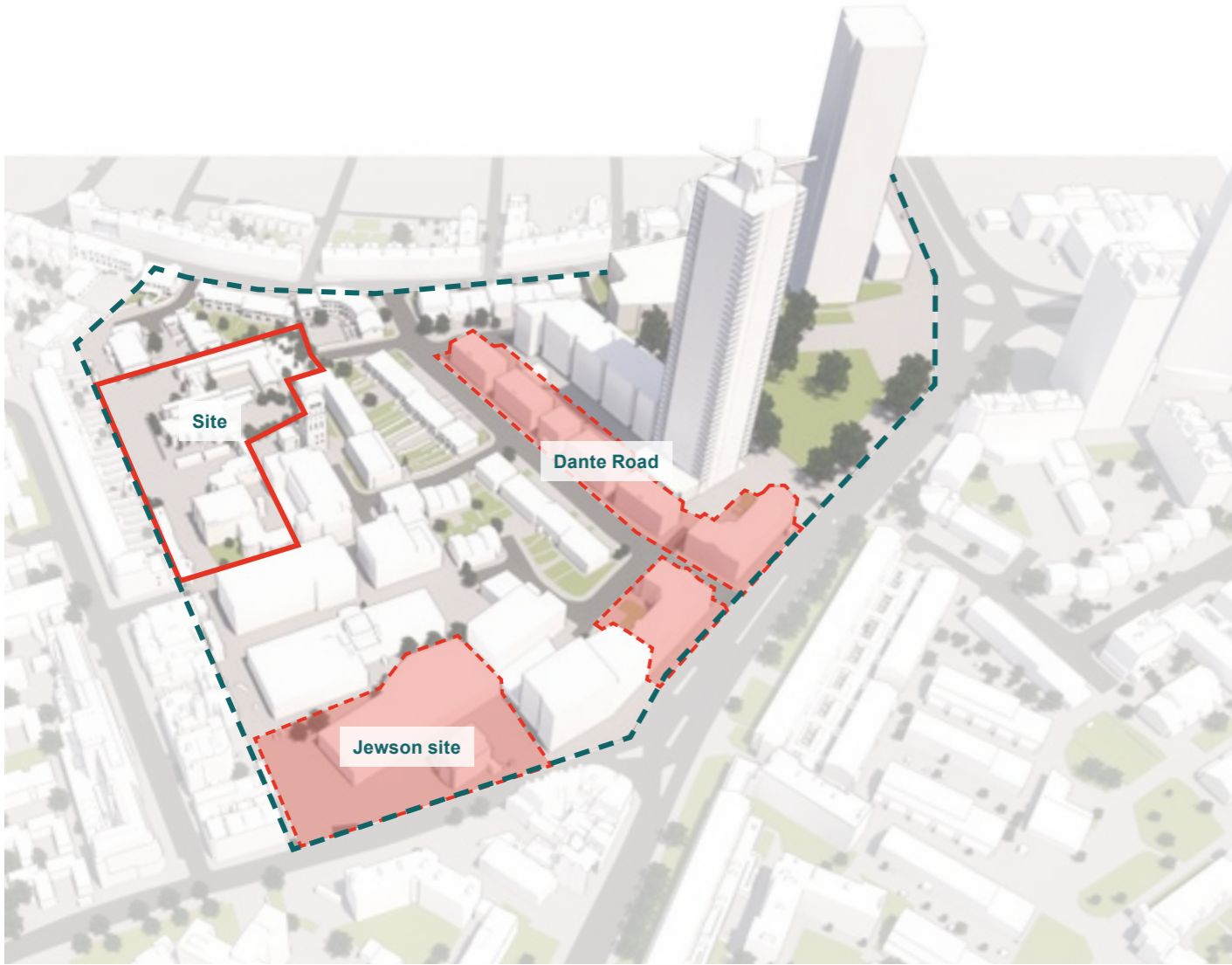


- Create and define a clear route to the Cinema Museum from Elephant & Castle
- Create a place marker for the Cinema Museum
- Re-establish the street frontage along Kennington Lane
- Provide developments of suitable quality, density and character
- Reconnect dead ends and cul-de-sacs to improve wider connectivity

# 3.9 Indicative Wider Masterplan

## Identified Opportunity Areas

With recent significant growth in the area and the close proximity of the two identified development sites, it is anticipated that the local character will continue to develop and evolve as new developments come forward. The following steps were taken to develop a wider master plan for the area, with consideration for all three identified sites.



- Site
- Adjacent Opportunity Site
- Indicative Masterplan Area

## Putting the Cinema Museum on the Map

Establish Site entrance off Dugard Way to allow clear direct route to the cinema museum from Elephant & Castle. A point building located on the Site will act as a visual place marker and guide pedestrians to the Cinema Museum.



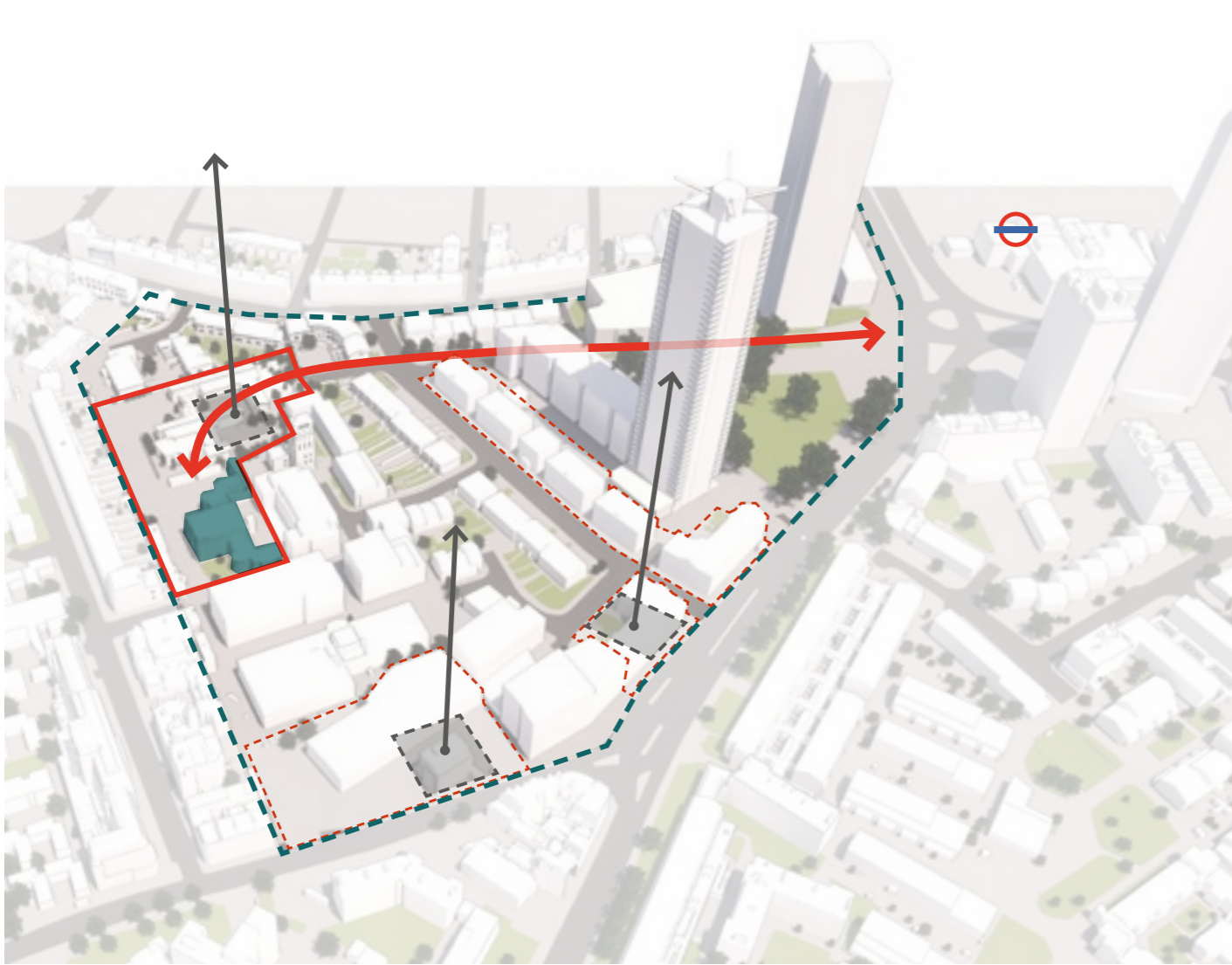
- Site
- Adjacent Opportunity Site
- Indicative Masterplan Area
- ↔ Main Route



# 3.9 Indicative Wider Masterplan

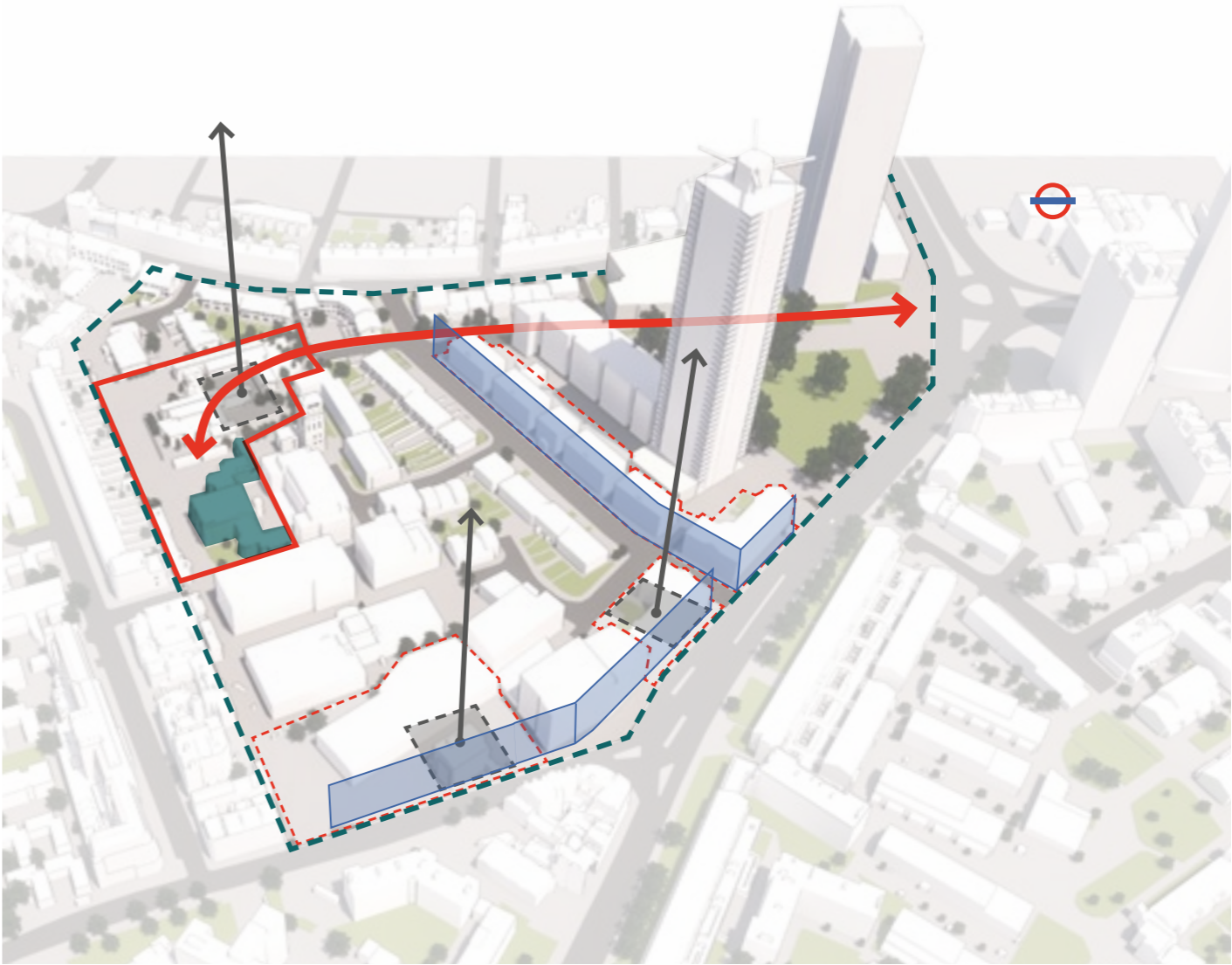
## Increased Building Heights

Strategically place buildings with increased heights on key corners and along the main road (Kennington Lane) to establish appropriate density and to mark connection points into the Site.



## Re-Establishing the Street Frontage

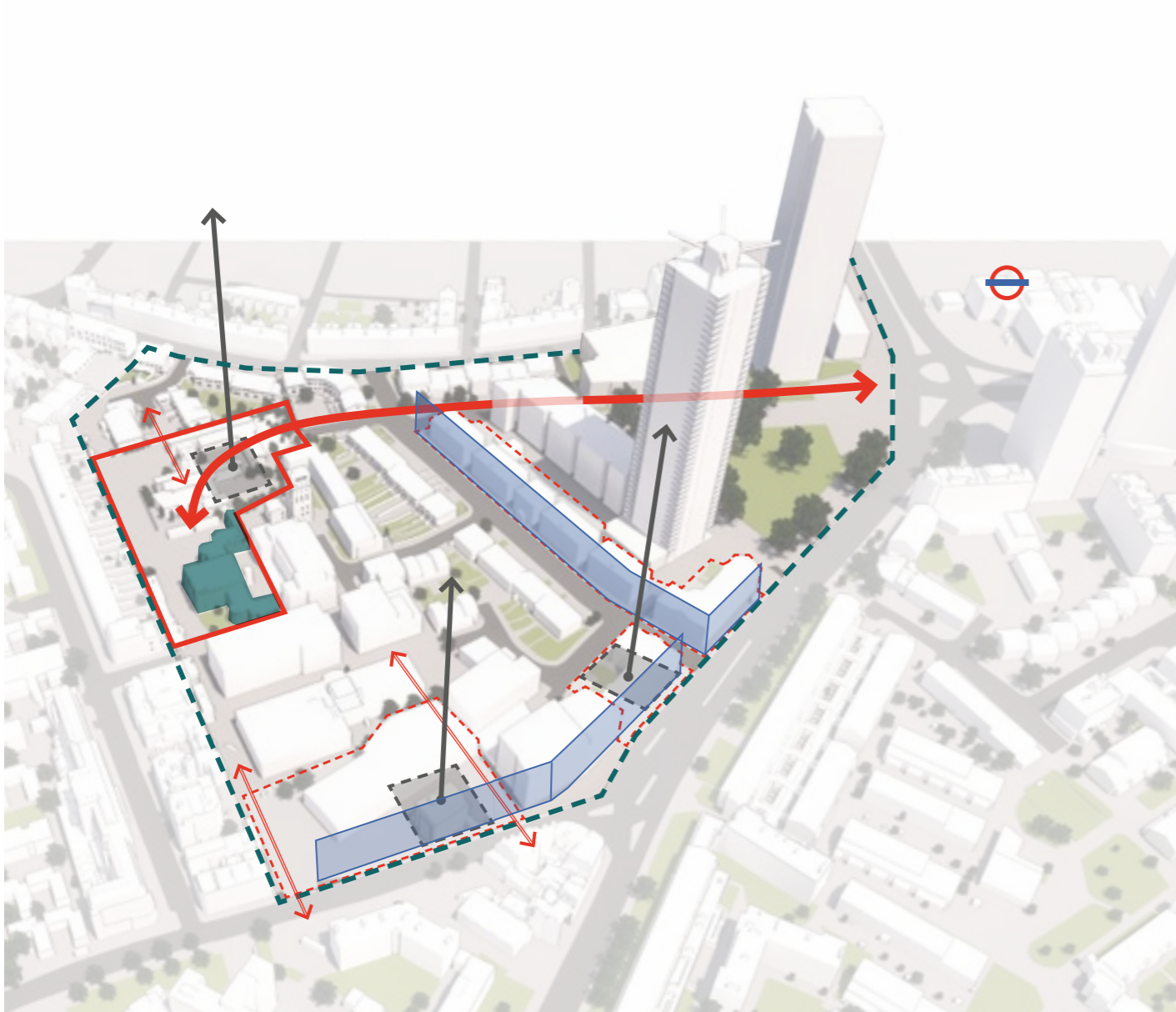
Align new buildings to the street edges to repair the street frontage along Kennington lane. Reinforce the existing street edge frontage along Dante Road with a suitable level of development.



# 3.9 Indicative Wider Masterplan

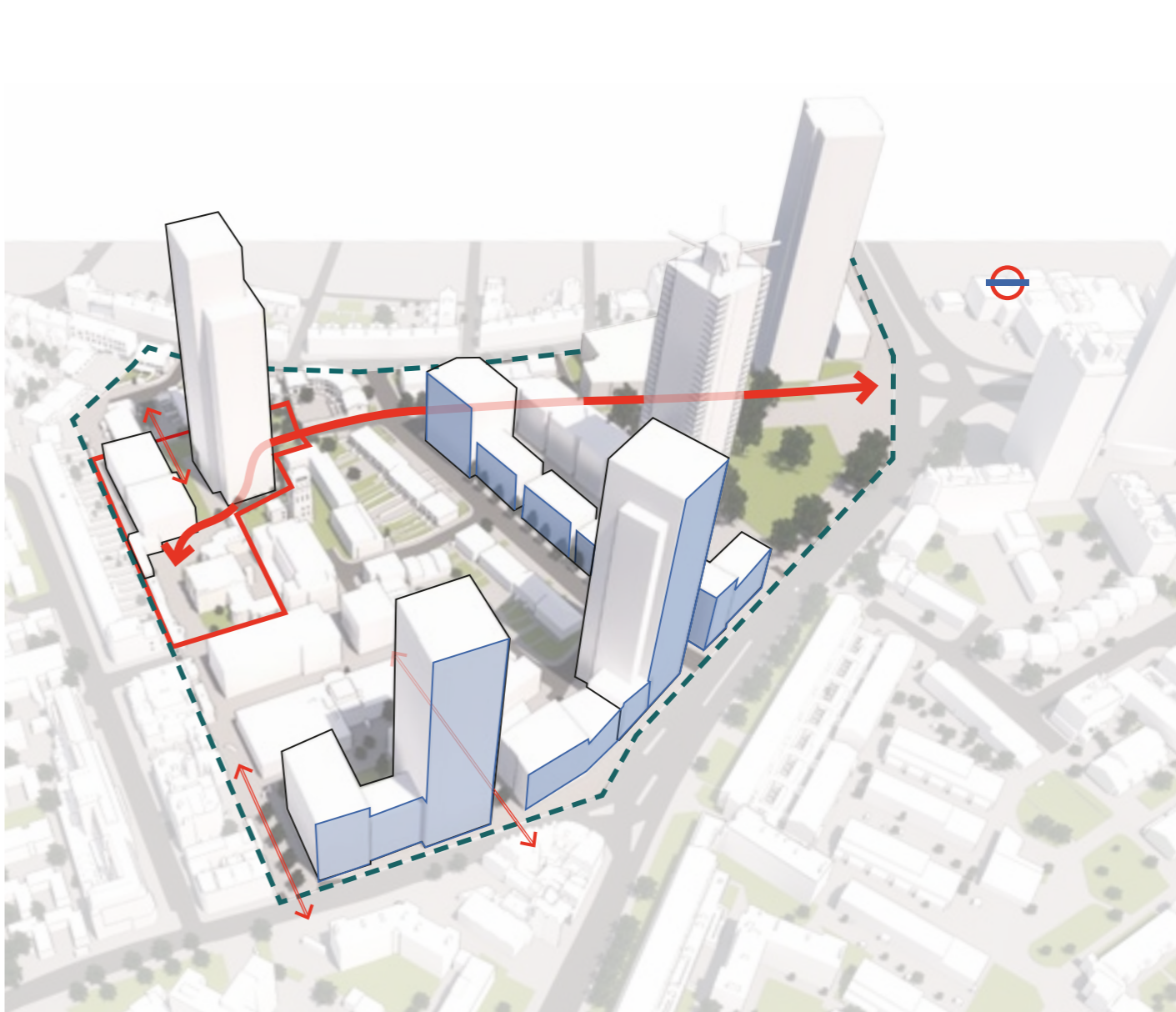
## Increasing permeability

Begin to reconnect the lost connections on the Site and allow for future connections should further development occur.



- Site
- Adjacent Opportunity Site
- Indicative Masterplan Area
- ↔ Main Route
- New Frontages
- ↔ New Connections

## Proposal Summary

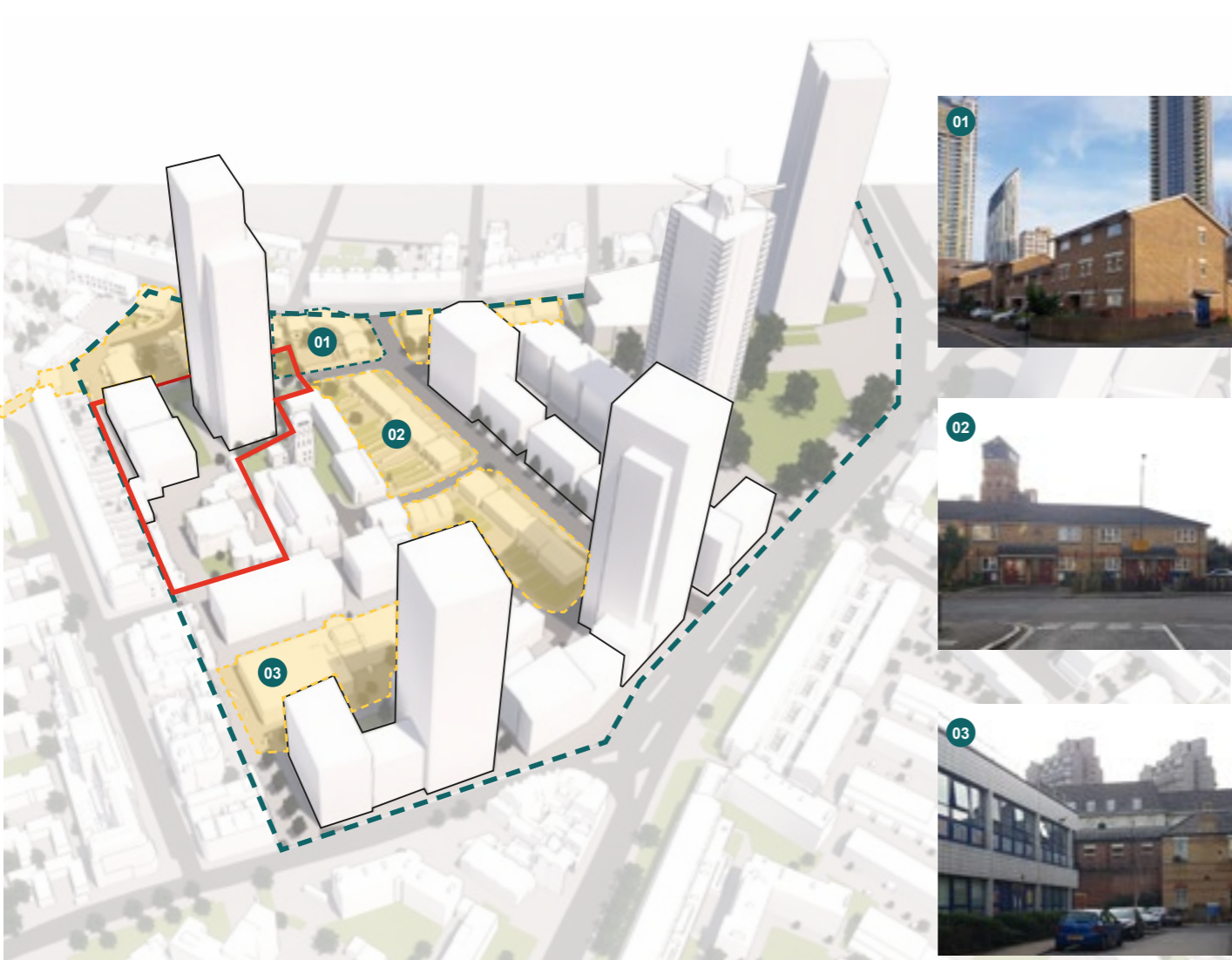


- Site
- Indicative Masterplan Area

# 3.9 Indicative Wider Masterplan

## Potential Future Opportunity Sites

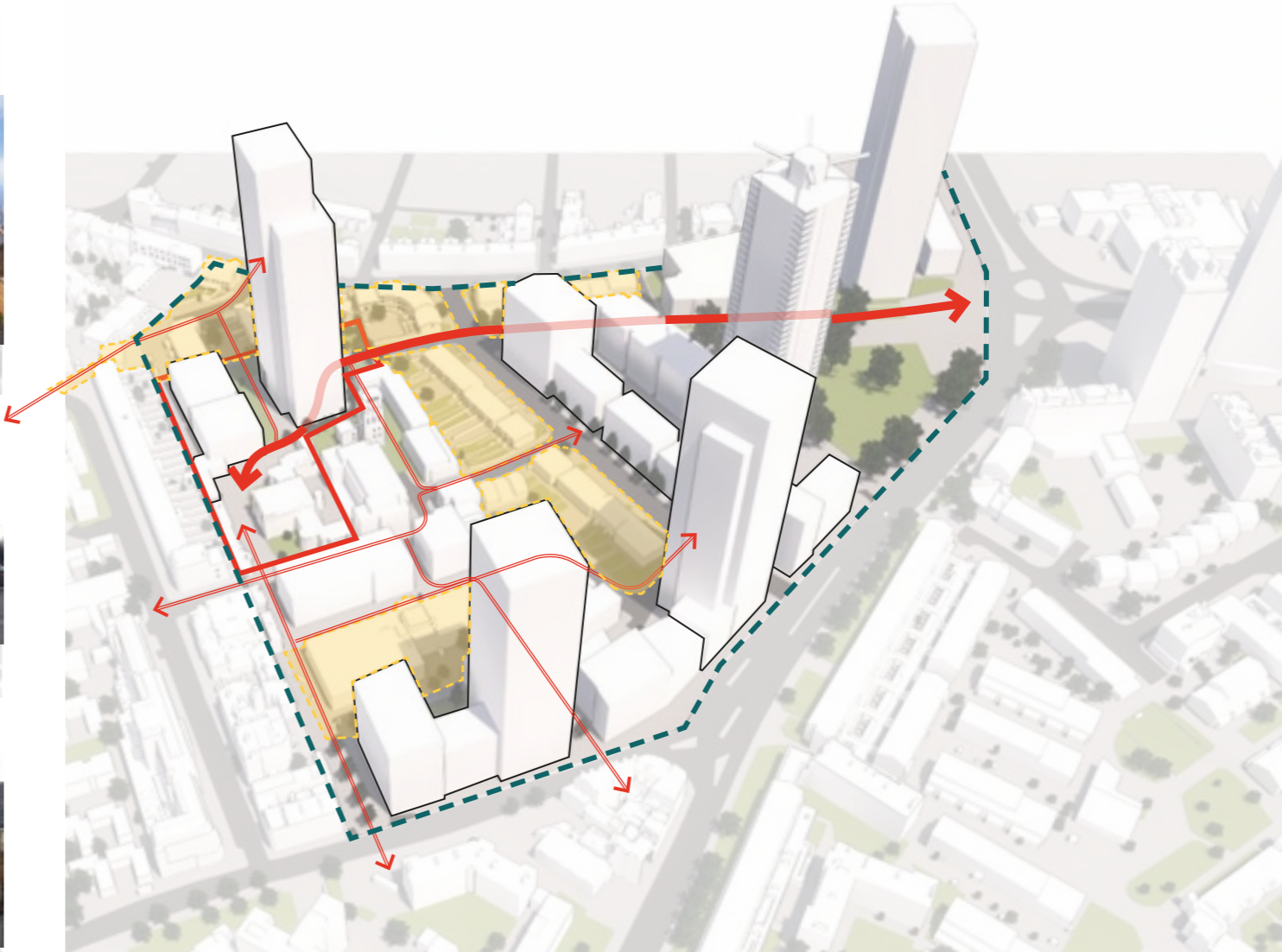
Stage 2 of the masterplan analysis looks at the remainder of the sites within the master plan boundary that may come forward due to their development potential.



- Site
- Indicative Masterplan Area
- Potential Future Opportunity Site

## Completing the Connections

Reconnect the dead ends and cul-de-sacs to existing roads and connections to create a site that is permeable in all directions.



- Site
- Indicative Masterplan Area
- Potential Future Opportunity Site
- ↔ Key Route
- ↔↔ New Connections

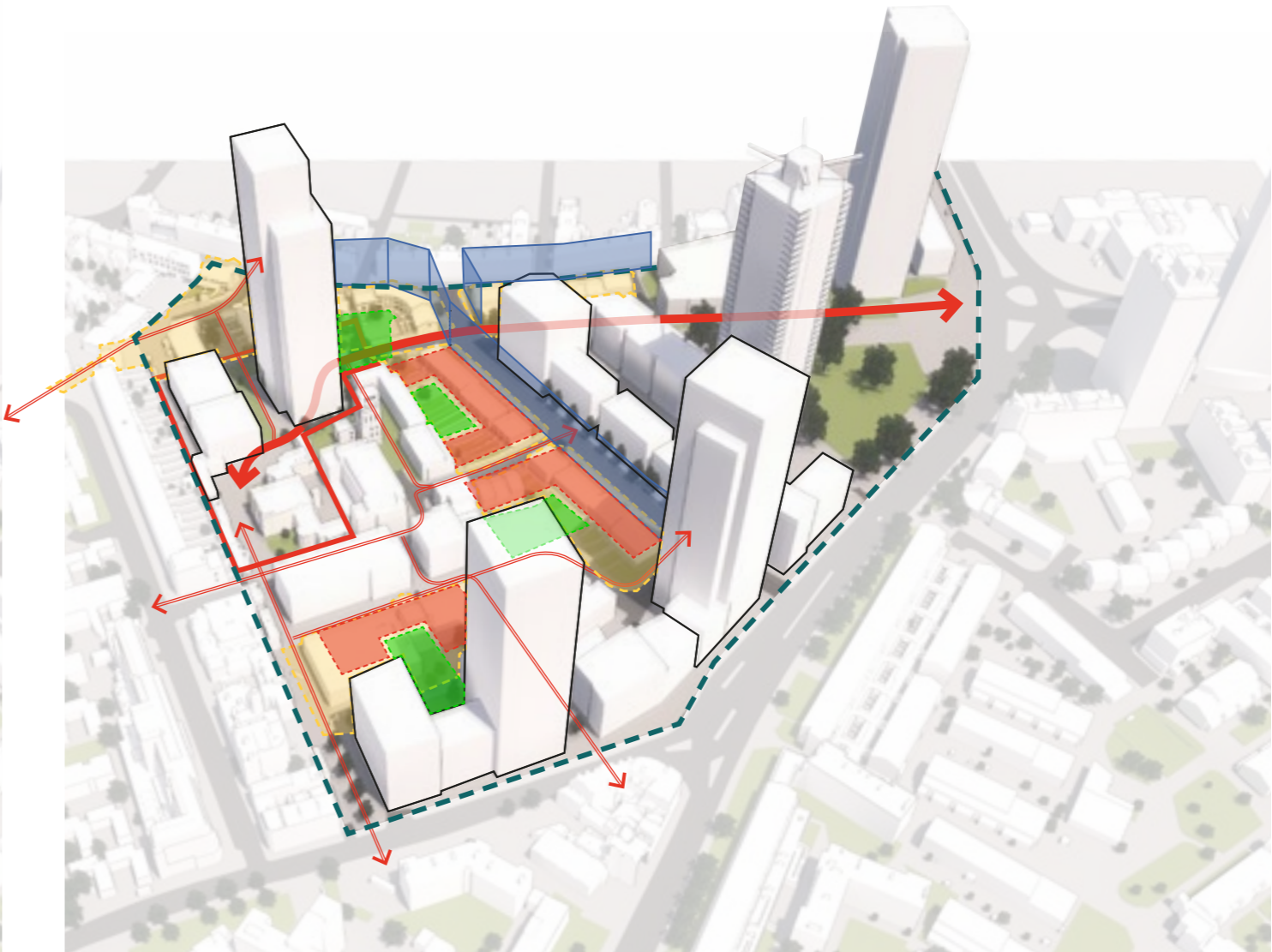
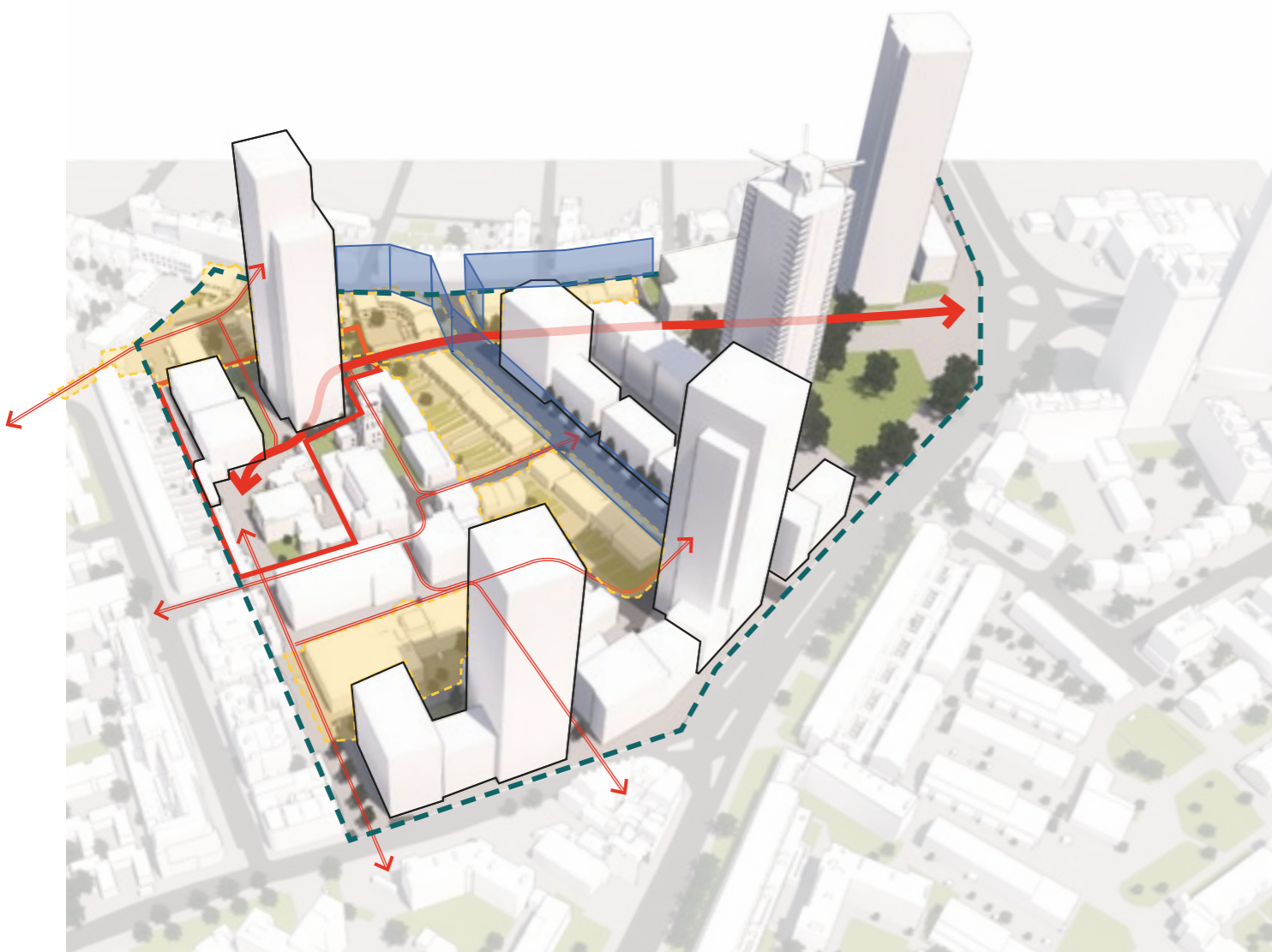
# 3.9 Indicative Wider Masterplan

## Forming the Streets

Strengthen the existing street edge along Dante Road and Brook drive.

## Building Forms and Green Spaces

Use the building footprints to create gardens and courtyards

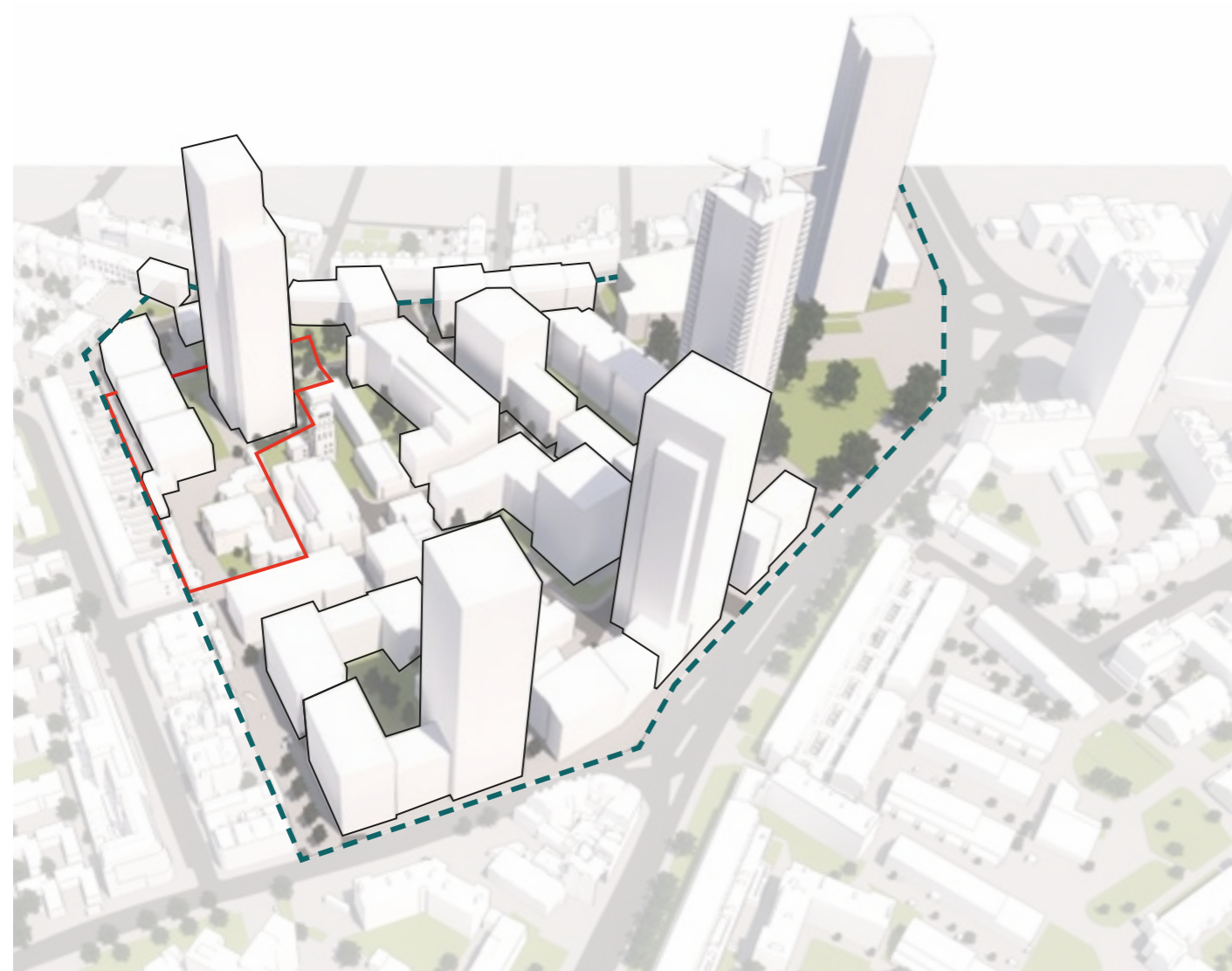


- Site
- Indicative Masterplan Area
- Potential Future Opportunity Site
- ↔ Key Route
- ↔ New Connections

- Site
- Indicative Masterplan Area
- Potential Future Opportunity Site
- ↔ Key Route
- ↔ New Connections
- Green Space
- Proposed Building Footprint

# 3.9 Indicative Wider Masterplan

## Proposal Summary



 Site       Indicative Masterplan Area

## Emerging Context



Aerial View from South

 Indicative Masterplan Area



## 4.0 Design Proposals

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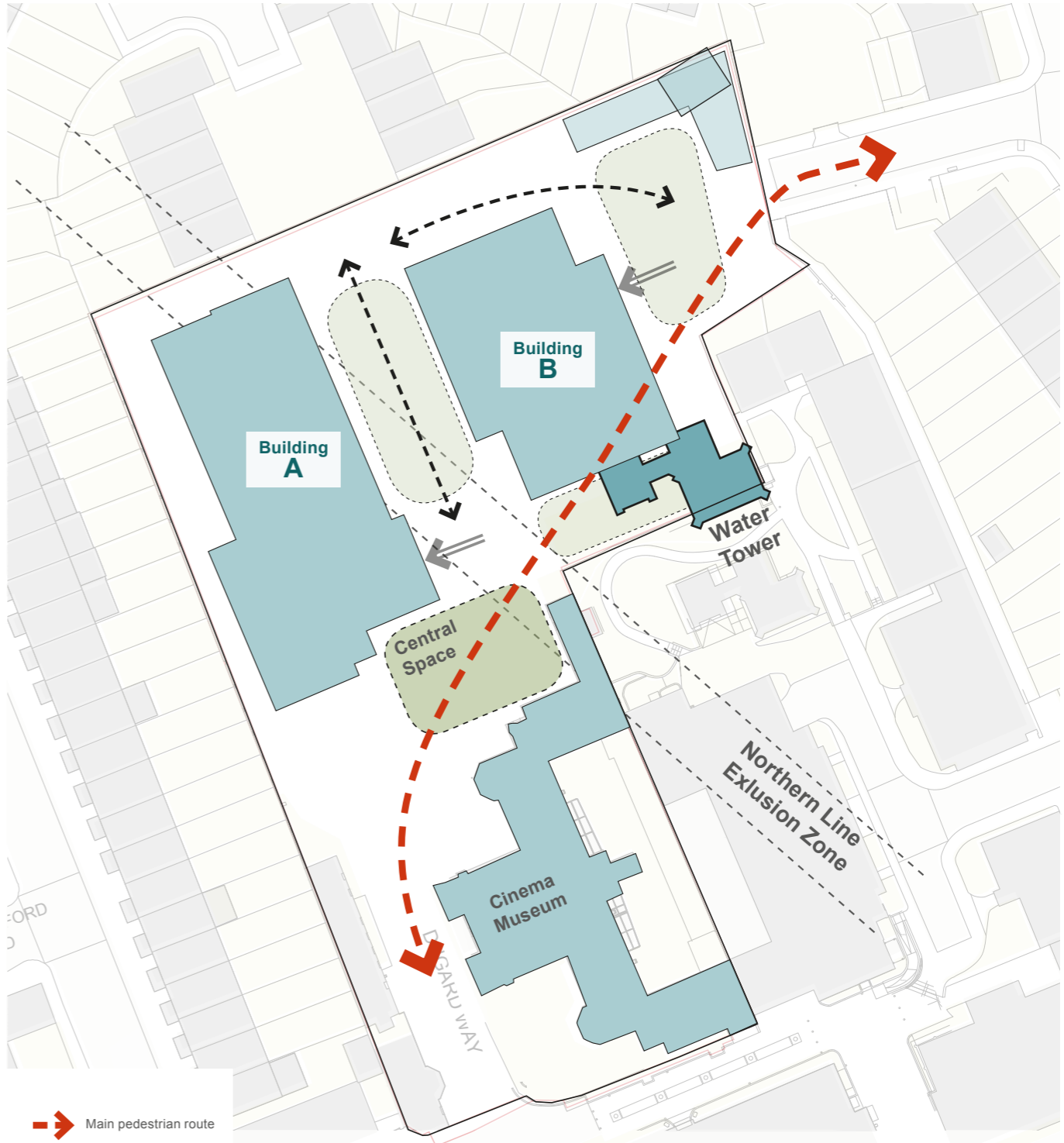
- 4.1 Site Layout
- 4.2 Building B Massing
- 4.3 Building B Facade Type 1
- 4.4 Building B Facade Type 2
- 4.5 Building A Design Development
- 4.6 Building A Historic Analysis
- 4.7 Building A Massing Development
- 4.8 Building A Facades
- 4.9 3D Views
- 4.10 Mid Range Views

# 4.1 Site Layout



The proposed site layout reflects and includes decisions and comments received during the iterative design process with Lambeth Council, the GLA and the local residents (refer to Section 3 of this document). More detail on the landscape proposals can be found in the separate landscape report. For details of the ground floor layouts, use and servicing refer to Section 7 of this document.

The following pages set out the design development and proposals for Building A and Building B.

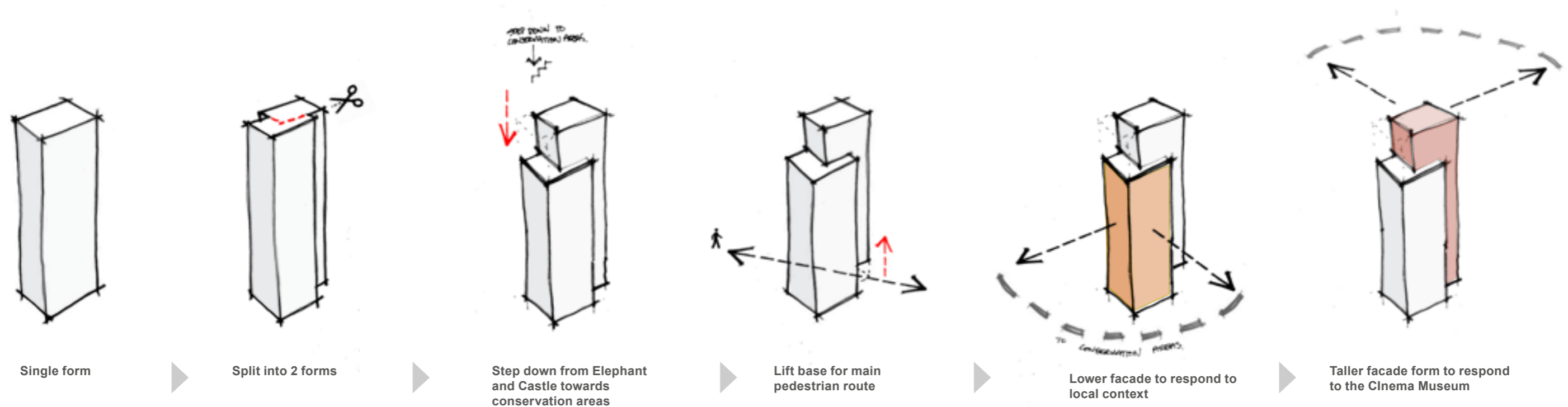


## 4.2 Building B Massing

The building has been designed to respond to immediate and wider context, to reinforce the spatial hierarchy and aid legibility and wayfinding.

Rather than a single form, the massing is split into two distinct forms to emphasise verticality and in response to the site at ground level. In order that the building visually steps down from the Elephant and Castle cluster and to form an identifiable top to the building, the north / north western portion of the building is reduced by 5 storeys. The overall form and design of the top of the building are key in ensuring that the building makes a positive contribution to the existing and emerging skyline when viewed from a distance.

To the south and east, the base of the building is lifted to create a strong entrance to the building, a visible pedestrian connection to the Cinema Museum and to make the transition between the building and the surrounding context. The split in massing enables the facades to be treated differently in response to the surrounding neighbourhood making a positive contribution to the local townscape in terms of legibility, proportions and materiality.



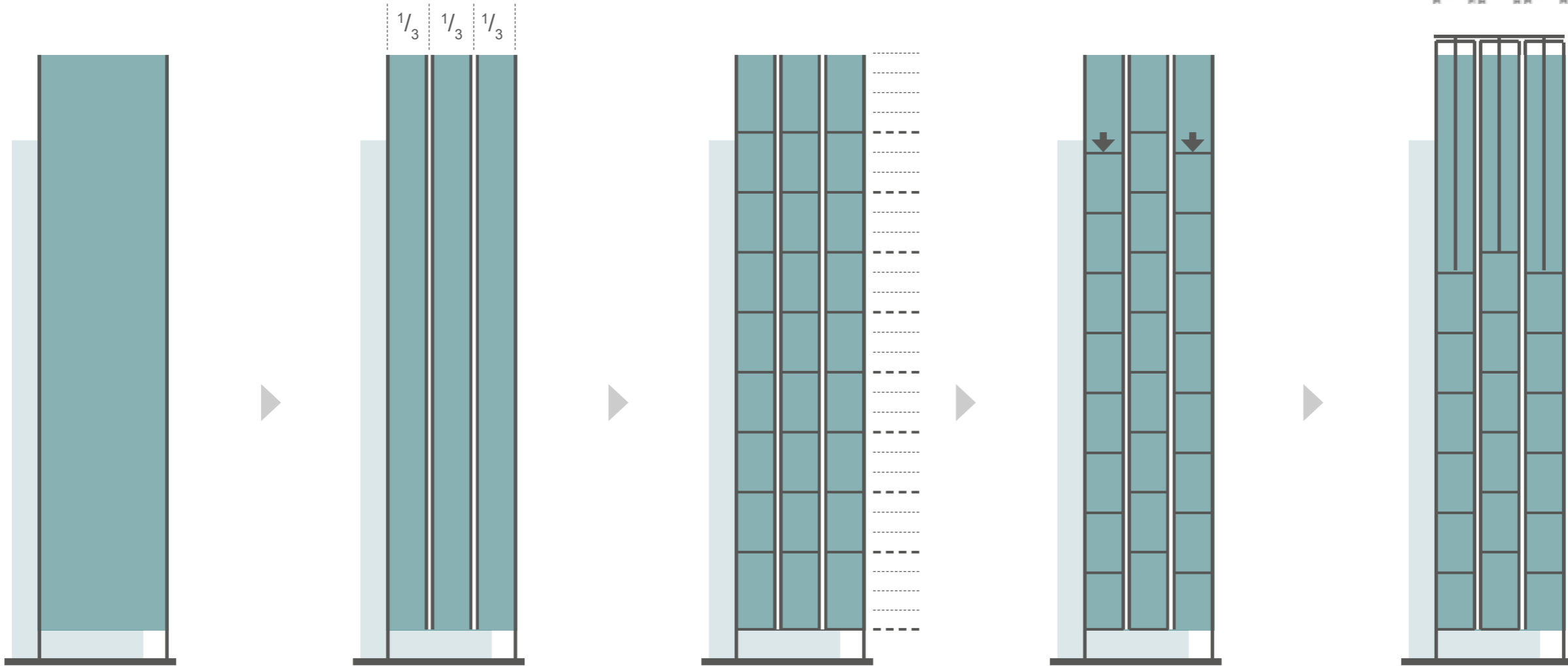
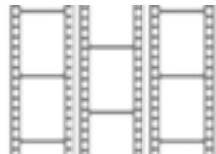
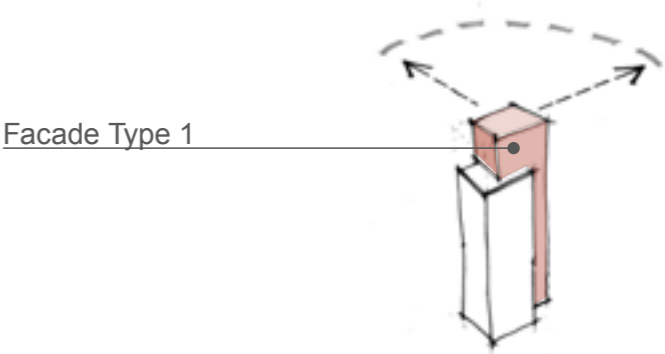


# 4.3 Building B Facade - Type 1

The concept for facades of the taller element of the building take inspiration from imagery of hanging film strips, variations in film format (size and shape) and film gauge (width). The familiar colours of film negatives (light / greys, blacks and sepia) are interpreted in the façade design. The concept pays homage to the rich history of cinematography in the area; the facades 'point' to the Cinema Museum.

Viewed from a distance, the form of the building can dominate, however the facade still plays an important role in making the building distinctive, of exemplary standard and to ensure the appearance and architectural integrity of the building is maintained.

The outermost layer of the proposed façade design is the 'large format film'; Sepia coloured 'strips' of projecting cladding are visually hung from the top of the building. Rather than a formal grid solution, each vertical strip has a clearly defined vertical edge with horizontal elements which span over several floors creating a strong identity from long range views. The crown of the building completes the appearance and architectural integrity with a raised rail from which the strips are hung.



Base Massing (South Elevation)

The facade was divided into 3 vertical elements (4 on the East). Both larger and smaller grids were tested.

Horizontal elements were added every third floor to create rectangular frames with proportions similar to a film strip

The horizontals were staggered and emphasize the verticality of the individual strips

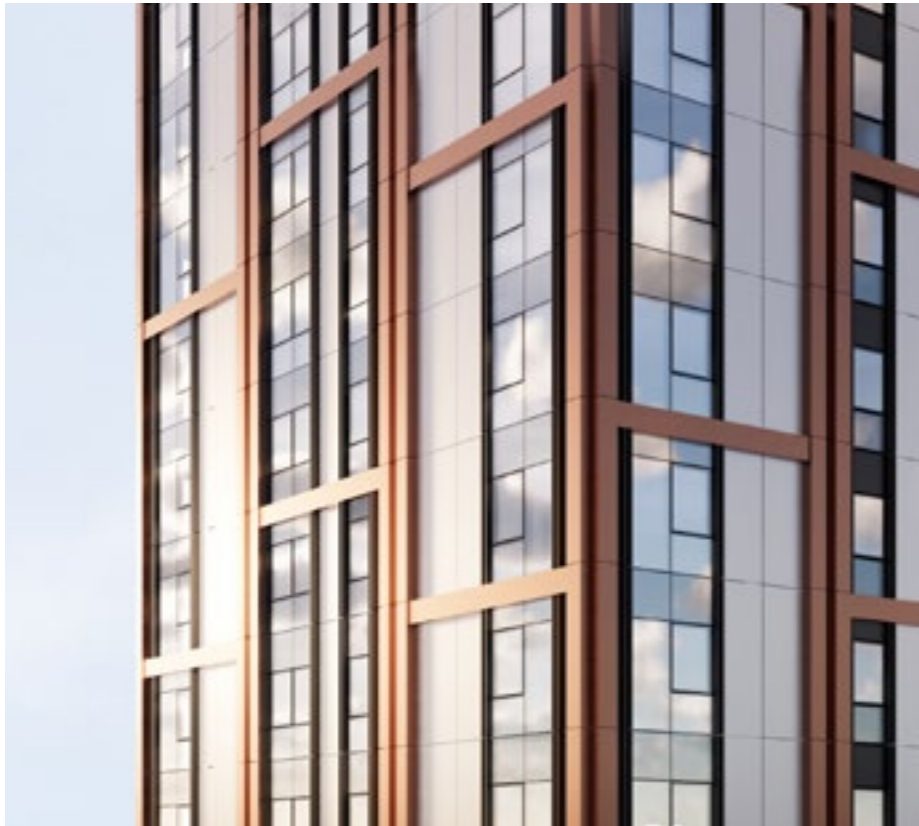
The crown is added to define the top of the building.

# 4.3 Building B Facade - Type 1

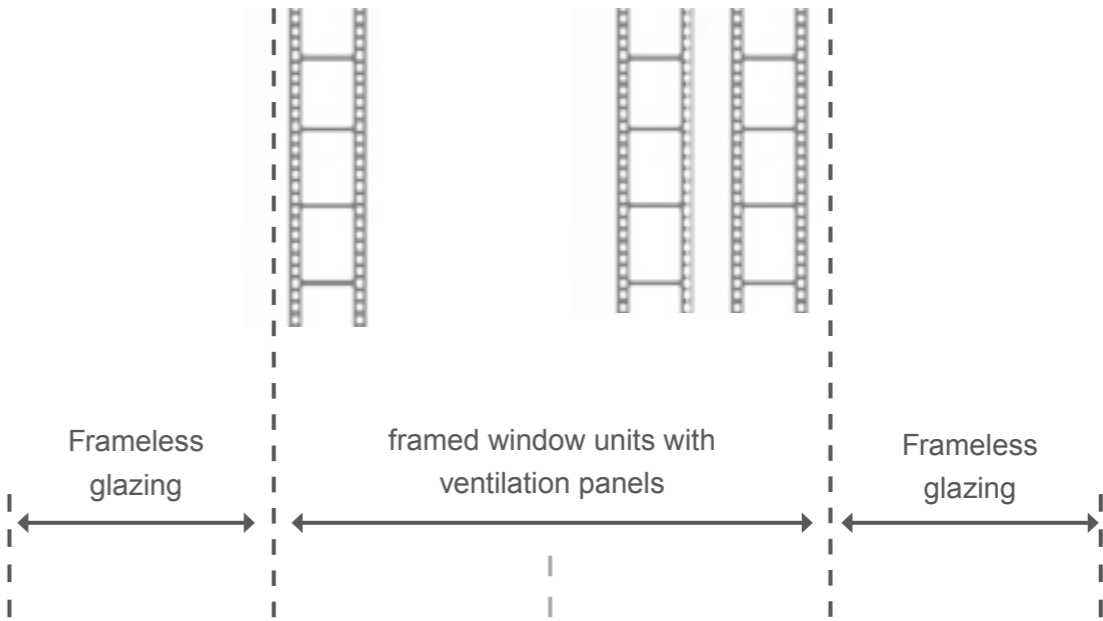
The repetitive floor plates of the building could create a façade that is uninteresting and lacking in interest. Conversely, with careful design, layering of materials and colour together with attention to detail can create facades of interest when viewed from long, mid-range and immediate views.

A simple framed openable window with base panel can be considered as the smallest main component of the façade design. It is proposed that this module has an exposed frame, horizontal mid-level transom and visually glazed insulated base panel. Profiled 'fins' are added to the window component to provide solar shading, visual separation and add interest from close range views. When stacked together, the hanging 'strips' form a strong but recessive vertical background to the façade design. The exposed framed windows are restricted to the two centre grids to create another level of facade modulation from mid-range views.

Adjacent to the stacked windows, the 'negative' solid panels act as a foil to the vertical window strips. Varying in width, the panels create a second layering of interest and verticality from mid-range views. Fixed windows and living room windows adopt a largely frameless appearance to set them apart from the stacked framed windows.



View of South Eastern corner



Building B, Facade Type 1 - Upper East Elevation

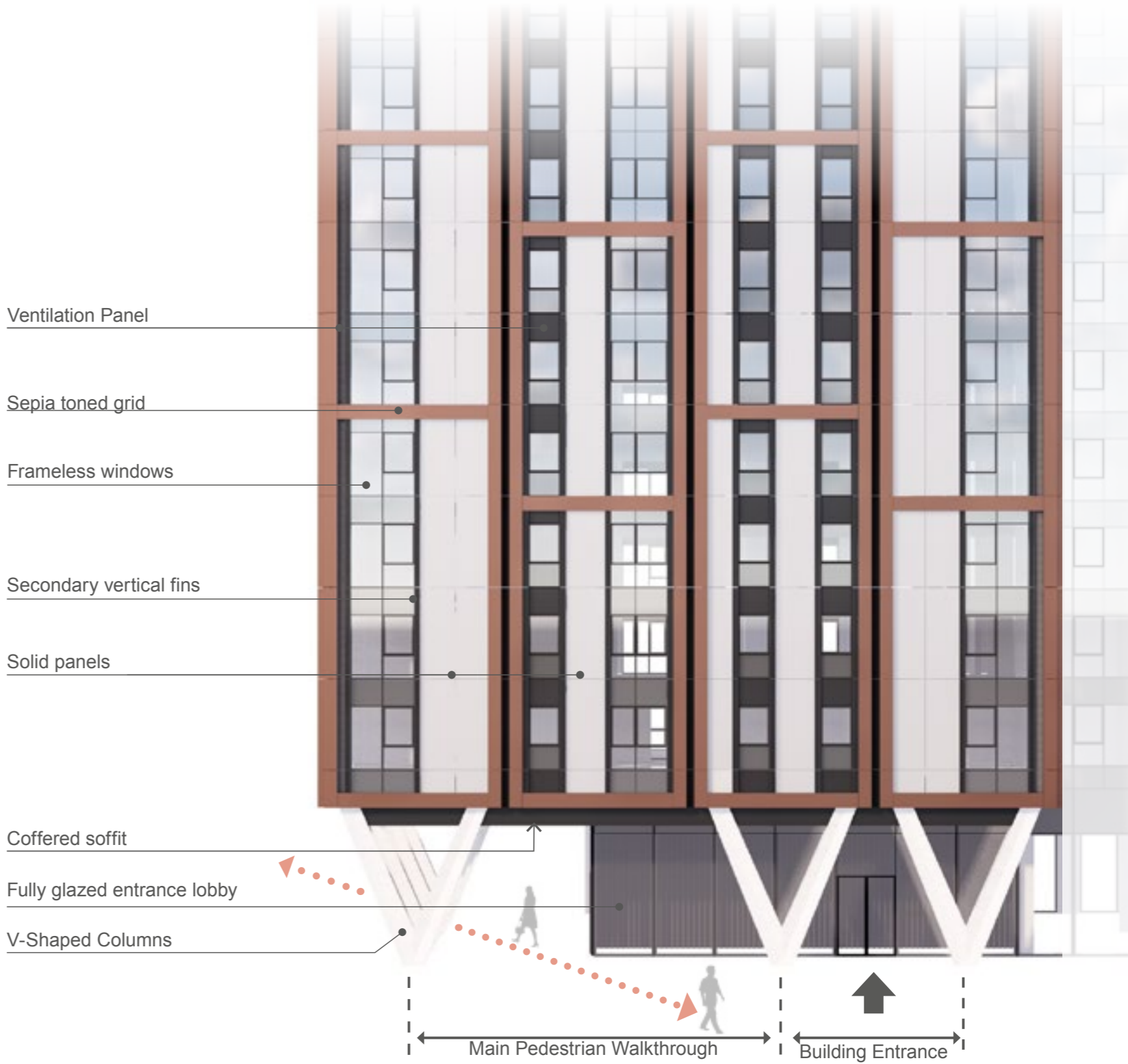
# 4.3 Building B Facade - Type 1

To the south and east, the base of the building is lifted to create a strong entrance to the building, a visible pedestrian connection to the Cinema Museum and to make an appropriate transition between the building and the surrounding context.

In order to define the base and maintain a pedestrian scale, the building is supported on inverted tripod inspired 'V' structural columns architecturally separated from the materiality of the facades above. A fully glazed entrance lobby sits behind the structure creating the complete eastern ground floor elevation. The soffit of the walkthrough is coffered to increase the height and create visual interest and at a smaller scale.



View toward pedestrian walkthrough



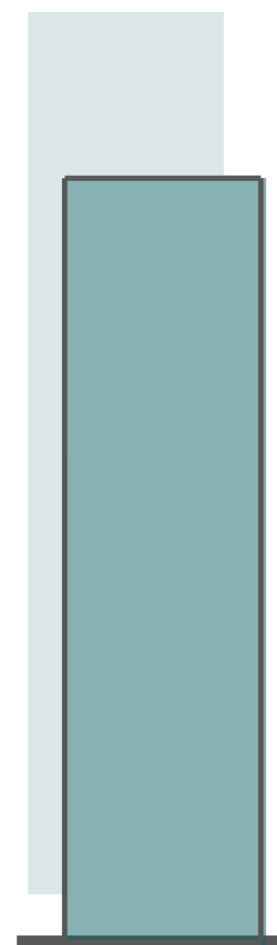
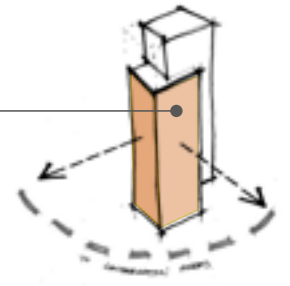
Building B, Facade Type 1 -Lower East Elevation

## 4.4 Building B Facade - Type 2

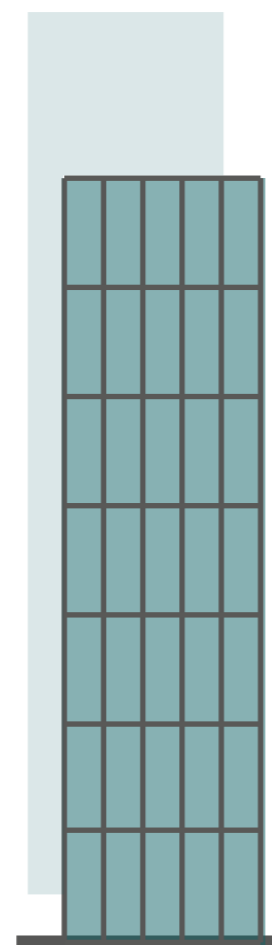
The stepped section the building predominately faces north and east towards the conservation areas beyond. The surrounding streets are dominated by the warm colours of buff bricks and accents of rich red terracotta and red brick detailing. Red/ brown brick buildings are common along Renfrew Road to the west; throughout the area there is the common theme of white frame detailing around windows and entrances.

The concept for the facades of the stepped element of the building takes inspiration from local context. The outer layer of the façade adopts a light framing grid providing long distance detail, contrasting with main colour palette of the inner panels. This exoskeleton has a defined and varied verticality but also introduces more regular horizontal banding lower down the façade. The spacing of the horizontals compresses towards the base of the building creating a visual reduction in scale and transition between the building and the surrounding context.

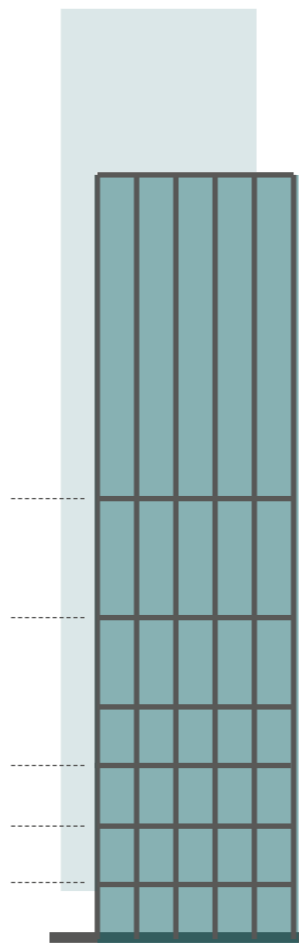
Facade Type 2



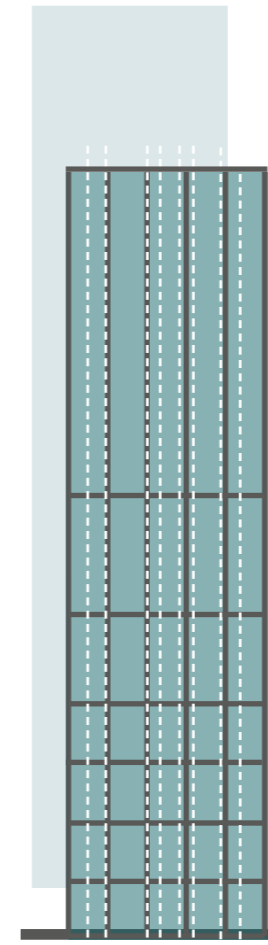
Facade type B massing



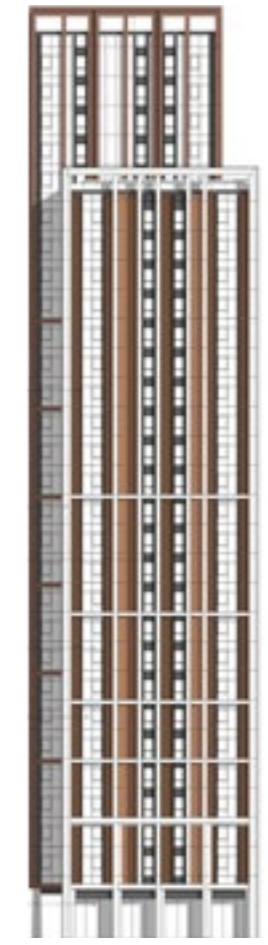
A simple grid exoskeleton is applied to the massing



Horizontals are compressed



Facade grid is organised to respond to internal layouts



The warm earthen tones

## 4.4 Building B Facade- Type 2

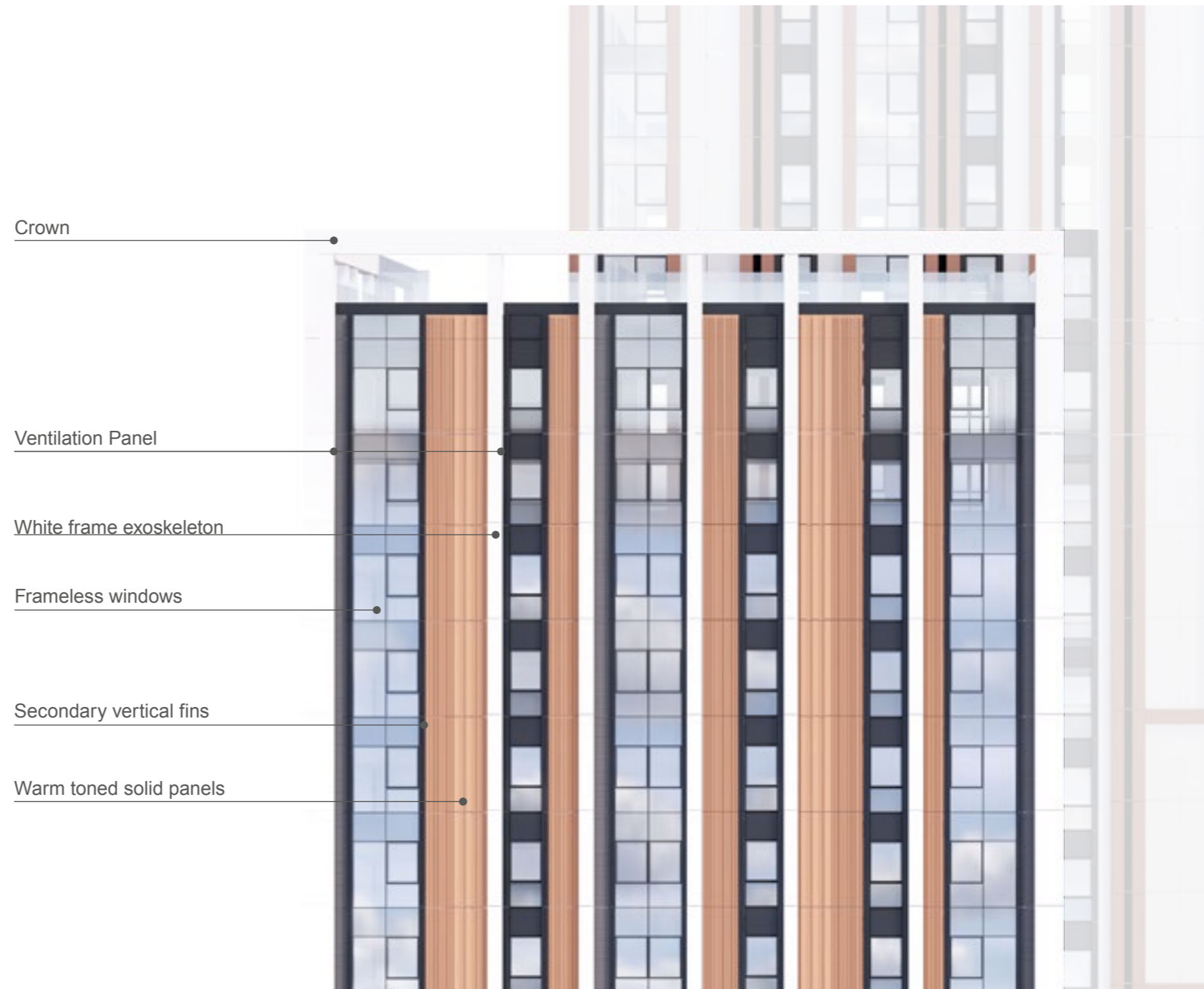
The inner panels continue the concept of taller facades with solid elements, varying in width which creates a second layering of interest and verticality from mid-range views. The colours pick up on the warm tones of the brick work and terracotta contrasting with the 'negative' panels on the adjoining facades.

The innermost layer of the façade reverts to the stacked framed windows with projecting fins, the same in colour and proportions of the rest of the building, fixed windows and living room windows adopt the largely frameless appearance setting them apart from the stacked framed windows. The inner most façade layer brings overall coherence to the architecture, whilst the outer layers promote variation and contrast.

The crown is elevated above the parapet to clearly define the top edge and complete the white frame exoskeleton.



View of north western facade



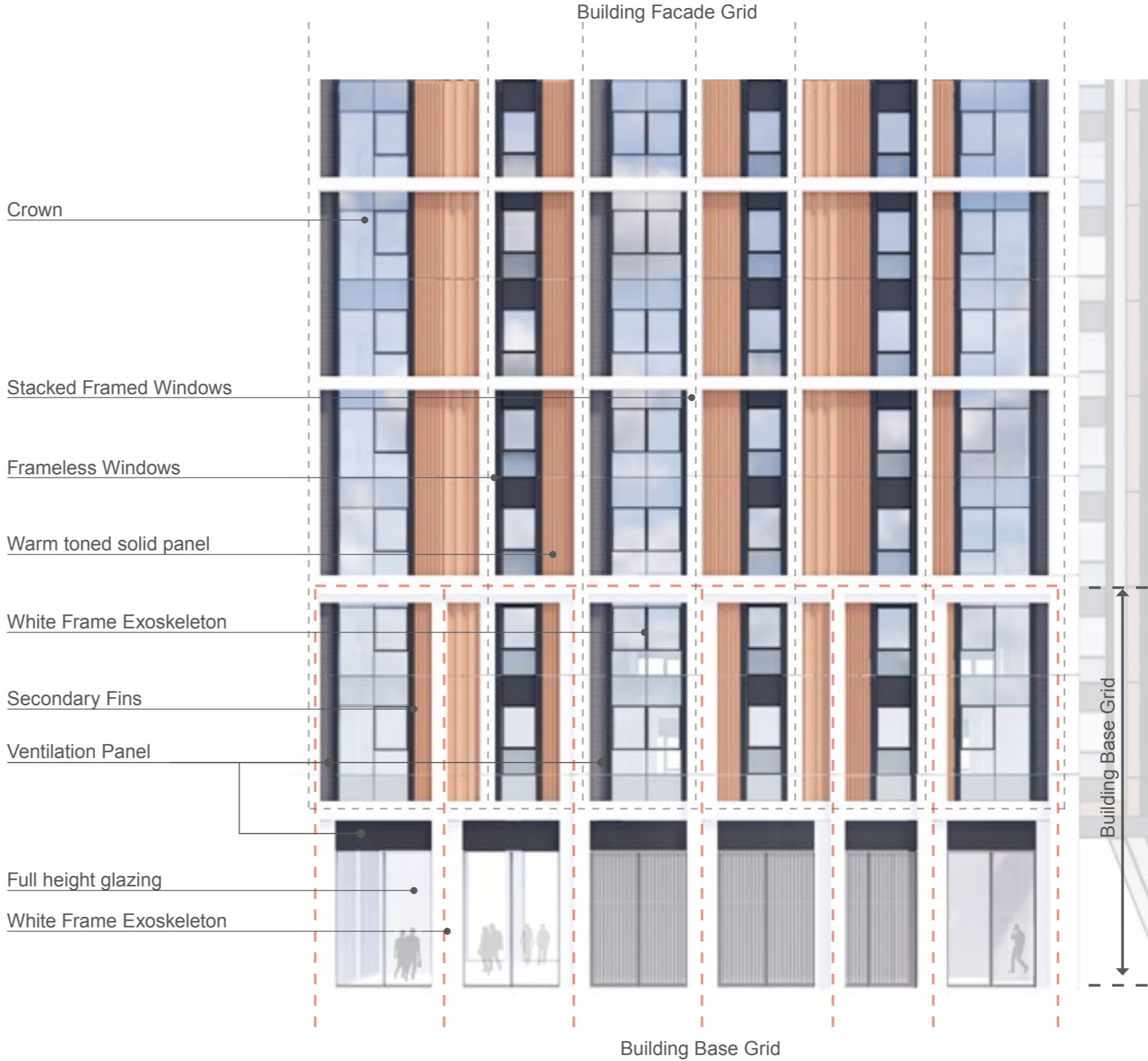
Building B, Facade Type 2 -Upper West Elevation

# 4.4 Building B Facade - Type 2

To the base of this section of the building, the exoskeleton increases in size and frequency, grounding the building and responding the scale of the new lower building opposite. The structure of the Ground floor marries with the facade grid above at the first and second floor.



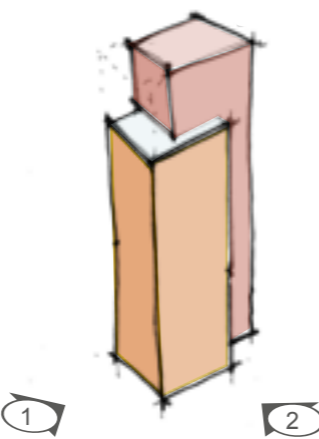
View of North West Corner at ground



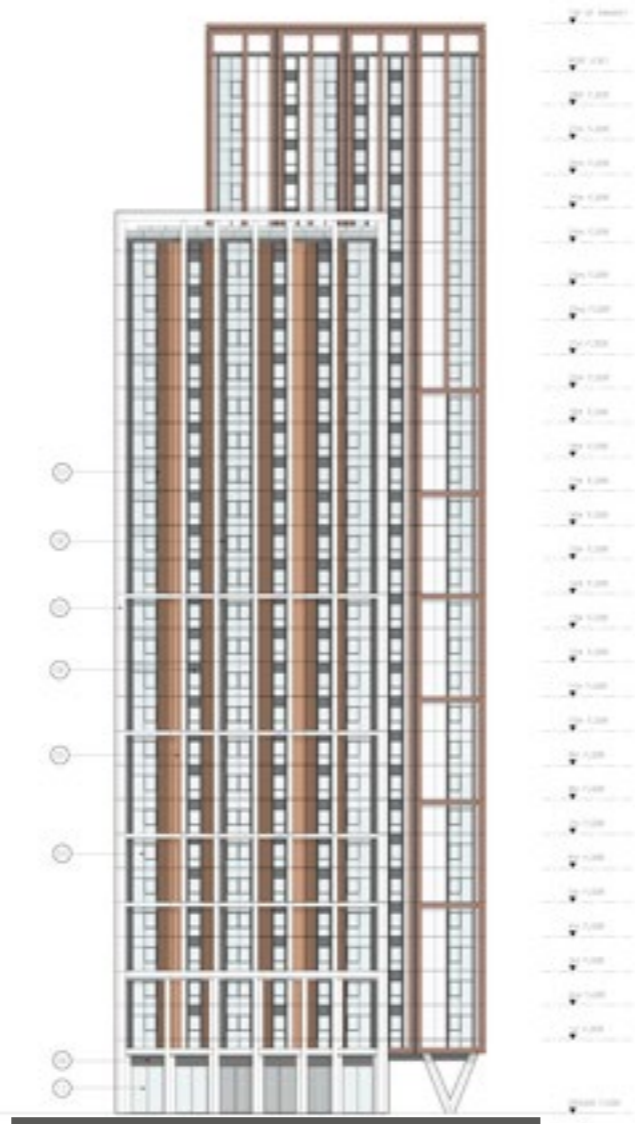
Building B, Facade Type 2 -Lower West Elevation

# 4.4 Building B Facade

When the two facades come together, they are separated by uninterrupted vertical frameless glazing. The glazed element wraps around the base of the tower to form the entrance lobby.



1. - North Elevation



2. West Elevation



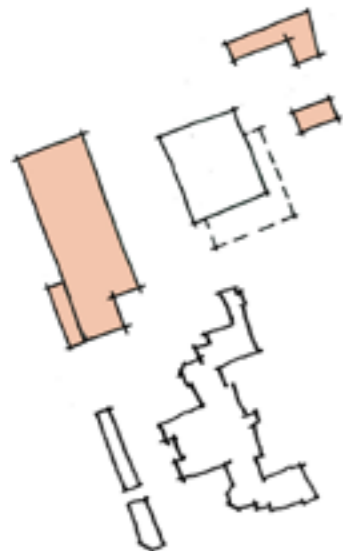
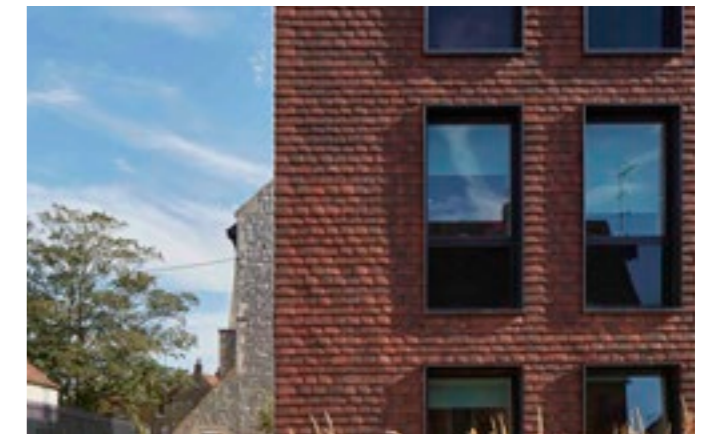
View from south west corner

# 4.5 Building A Design Development

## Design Development

The design concept for low rise building (Building A) had been agreed in principle as a contemporary interpretation of the Victorian brick buildings that once occupied the site, also taking reference to and complementing the wider historic context.

To inform the design development and analysis was undertaken of the historic buildings on the site and the surrounding context; building form, facades, rooflines and detailing were explored.



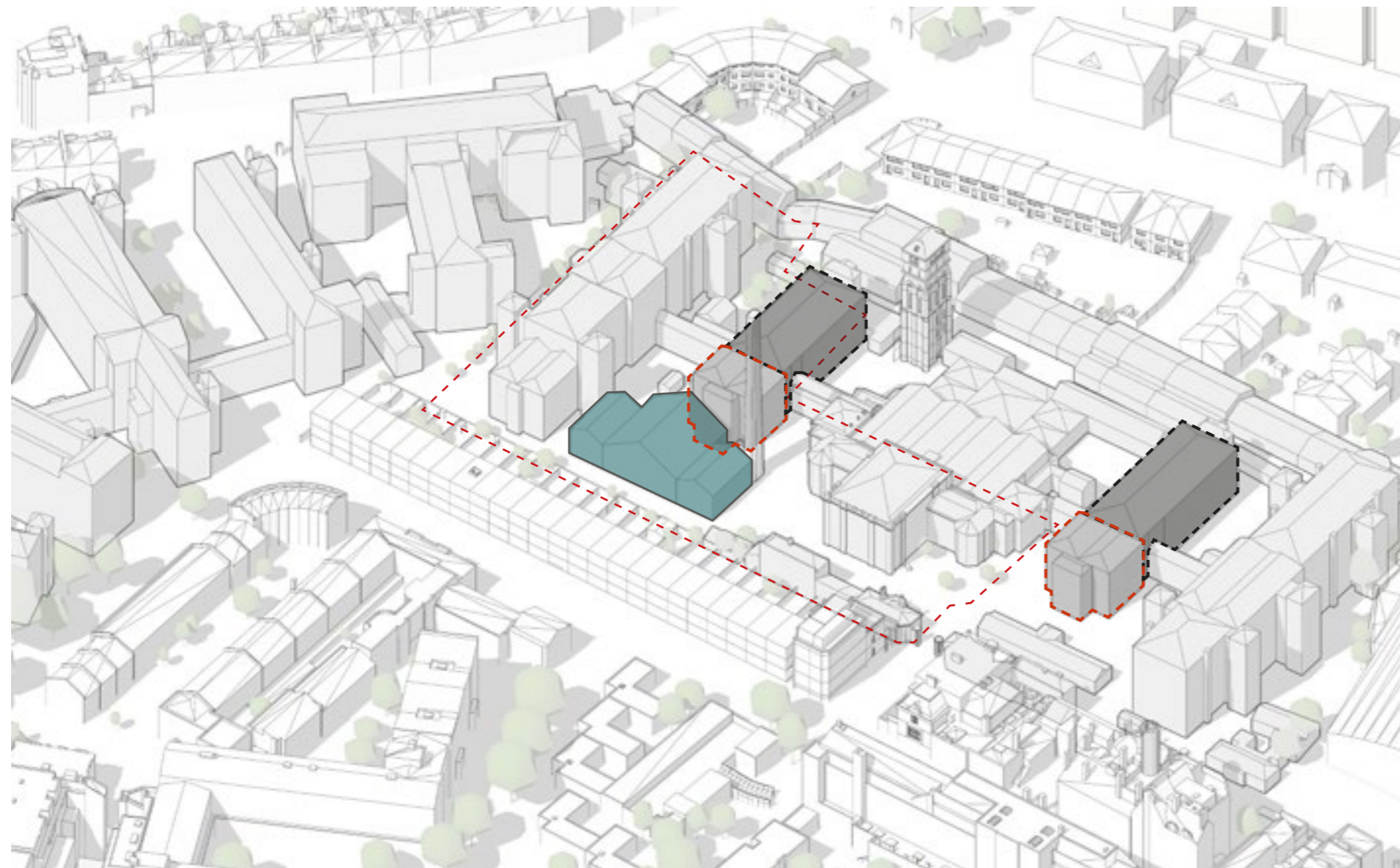






# 4.6 Building A Historic and Context Analysis

## Building Form

Using the recreated 3d model of the former hospital complex together with historic photograph analysis it is evident that there was a strong pattern of low rise linear buildings forming small courtyards between them. The buildings were simple in form but often broken down with side projections or recesses; this in turn created defined 'ends'.

To the west of the Site (in the proposed location of Building A) there was what is believed to have been an old corn mill with a triple pitched roof with pitched gable façade.

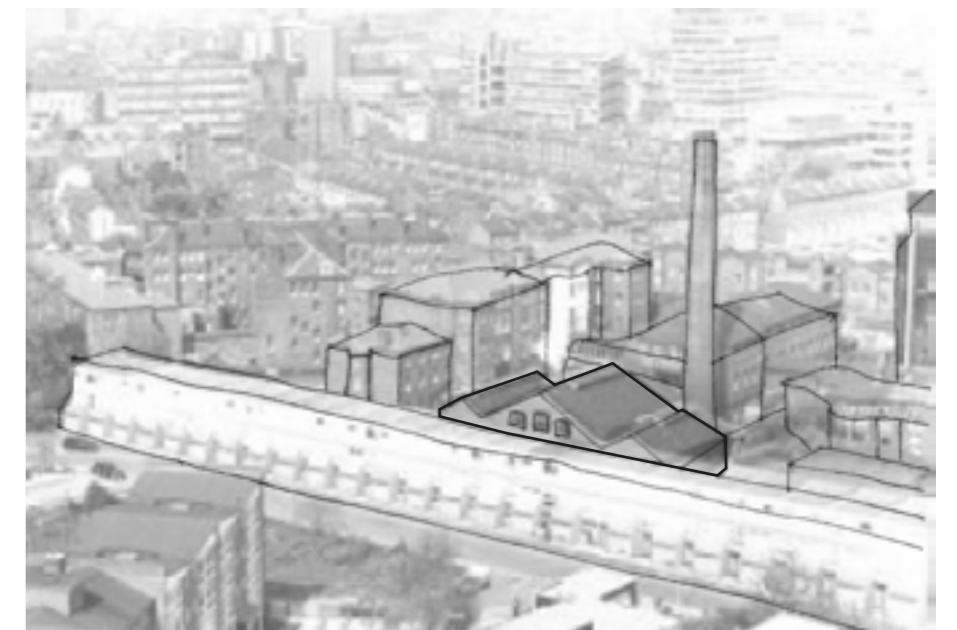


-  Linear historic building
-  Triple pitched roof
-  Linear building with defined end
-  Site boundary

The previous complex has been recreated in 3d to inform the rationale for design development.



Linear historic building



Triple pitched roof

# 4.6 Building A Historic and Context Analysis

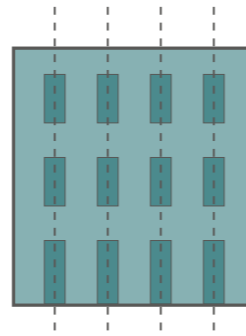
## Facade Analysis

Analysing the historic facades both within the Site and the conservation area, there is a strong 'grid' system to the window openings. Some elevations are tripartite however there is more emphasis on a 'base' and more regular upper storeys.

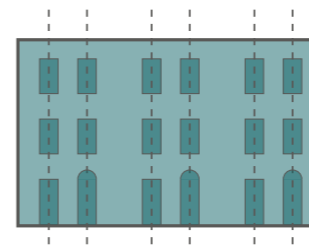
Simple building forms and regular window openings are embellished by enhanced window surrounds detailing ranging from simple changes in material and colour, to ornate an intricate brick and stonework.



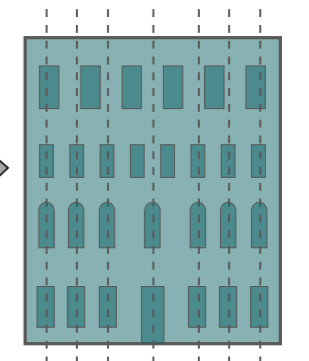
Historic buildings



Historic buildings



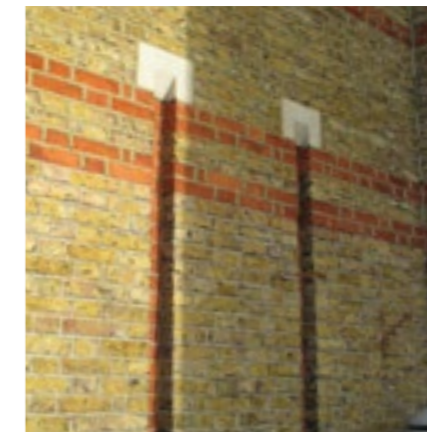
Historic buildings



## Window detailing



## Brick detailing



# 4.6 Building A Historic and Context Analysis

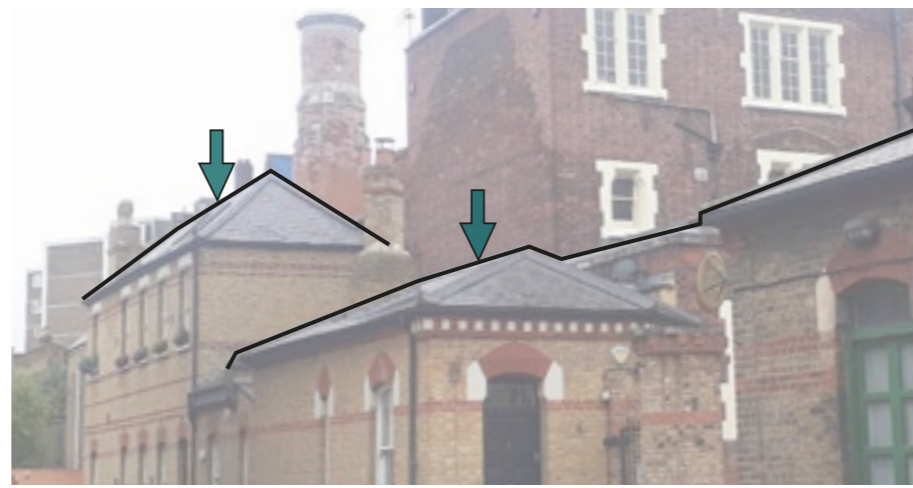
## Roof Forms

There are a variety of roof forms within and surrounding the Site. Historically within the Site, the majority of buildings had shallow pitched roofs are concealed behind dominant parapets giving the appearance of a 'flat' roof. Smaller workshops, gatehouses and the old corn mill had visible pitched roof forms. Entering the Site from Renfrew Road the old police station and courthouse have pitched slate roofs.

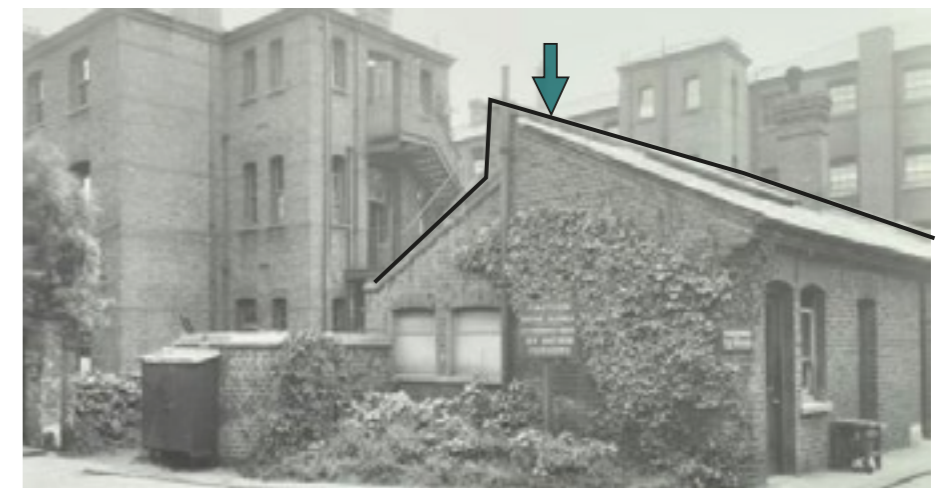
## Pitch Roof Forms



Renfrew Road



Historic buildings



Historic buildings

## Parapet Dominant Forms

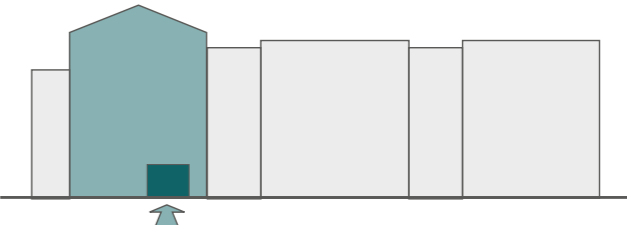
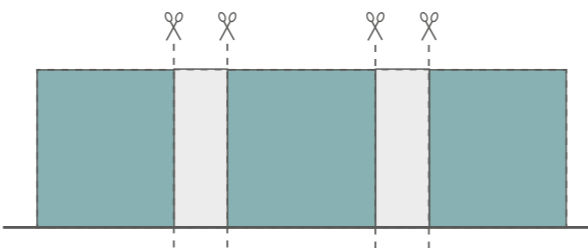
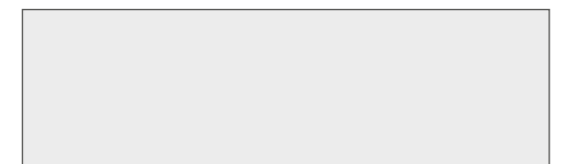
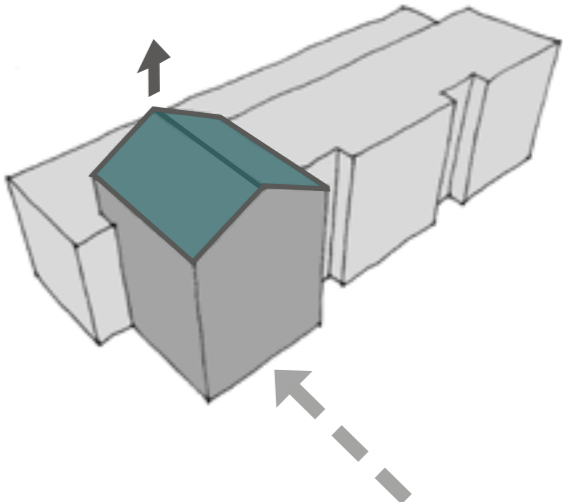
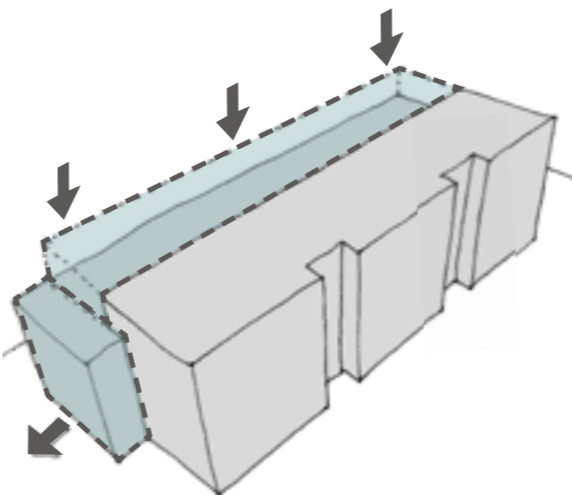
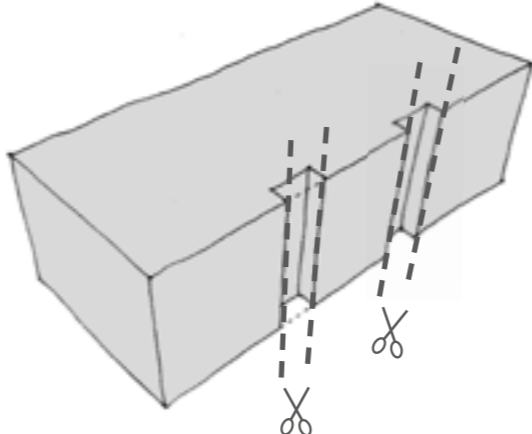
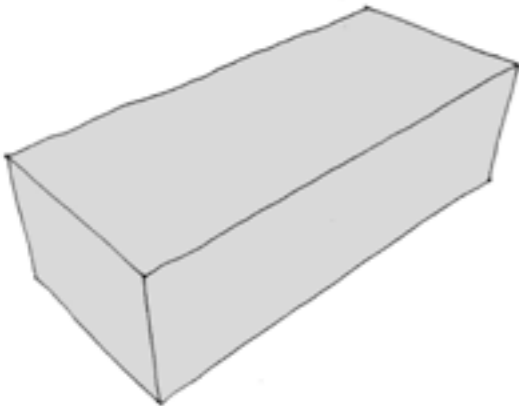


Cinema Museum



Historic buildings

# 4.7 Building A Massing Development



**1. Base Form**

The base form of Building A follow the principles of a low linear building in response to the historic context.

**2. Breaking down the Facade**

Recesses are added to break down the form.

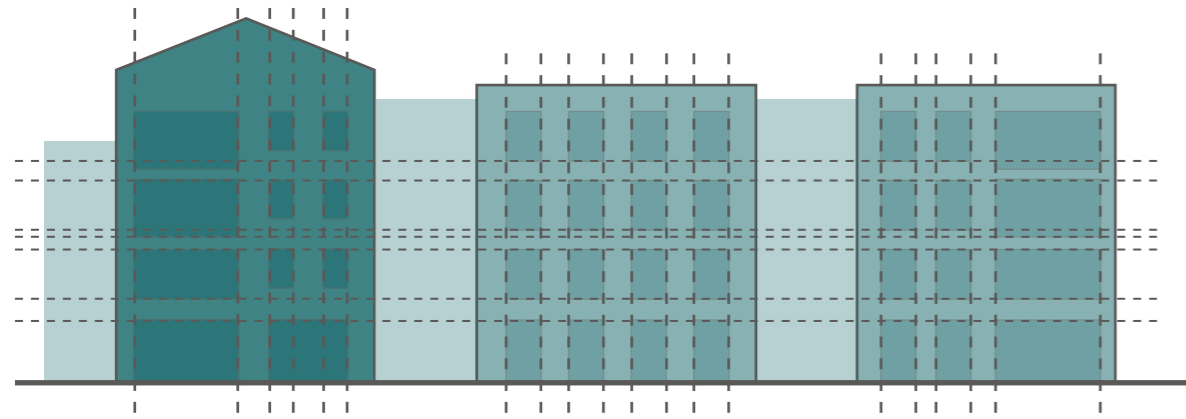
**3. Creating Hierarchy**

A simple side projection is added to define the end of the building when viewed from Dugard Way. This is conceived as a simple 'end' elevation allowing the Cinema Museum entrance to be the focal point of the space. The rear of the building is reduced in height creating hierarchy and a reduced massing towards Renfrew Road.

**4. Defining the entrance**

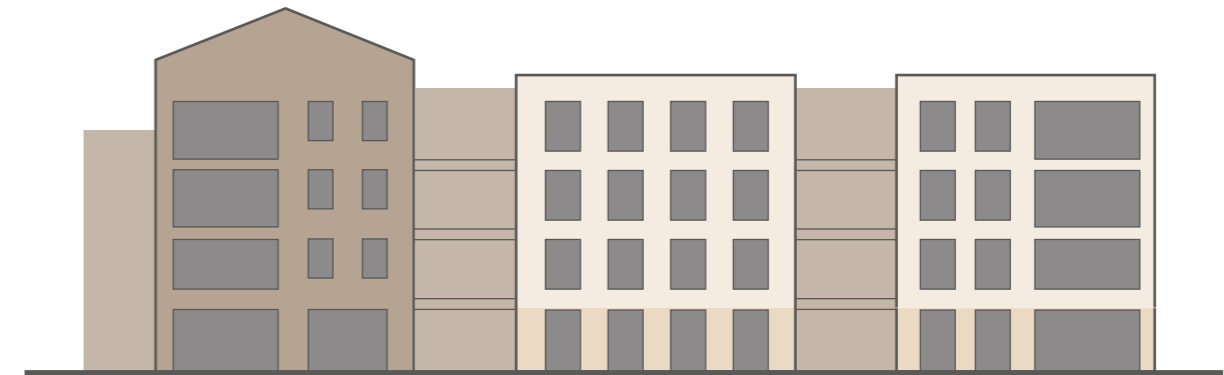
The roof form is amended to further define the end of the building and architecturally signify the entrance to the building.

## 4.8 Building A Facade Development



### Grid and Balconies

A simple and regular grid is applied to the facades similar in proportions to the historic buildings. Brick materiality is applied to the grid creating architectural richness in response to the surrounding context.



### Architecture

The base is defined with increased height and added brickwork detailing.

The southern end of the building is designed to form the entrance to the building. Mediating between the approach from the cinema museum, the new pedestrian route and the public space, the building 'turns the corner' and faces the new pedestrian access route. This bold brick corner piece echoes the former corn mill buildings that existed in this location.

The building is split into three components, simple brick forms with regular fenestration in response to the historic context. Verticality is emphasised by adding a recessed brick panel below the windows. Balconies animate the recesses between the components.



West elevation

# 4.8 Building A Facade Form 1

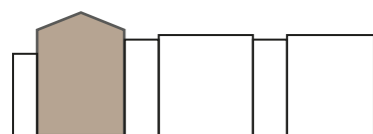
The form of the entrance building is set apart from the other components by using a pitched roof and a darker brick facade with a similar tone to the surrounding gate house and receiving wards. A main grid is applied to the facade dividing the form in two; the first grid defines the main entrance to the building and the second the bicycle store access.

The windows above the recessed entrance are evenly spaced and align vertically. In order to increase vertical proportion in response to the historic window surround detailing, a contrasting recessed brick panel is added together with a perforated metal panel above the glazing.

The bicycle store access is also recessed from the main façade line. The brick pattern adjacent aligns vertically with the inset balconies above and defines the base of form 1.



Precedents



Form 1



# 4.8 Building A Facade Forms 2 & 3

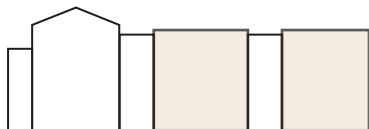
The secondary forms (2 & 3) of Building A use a lighter brick, reflecting to the nearest context. The differentiation of the forms is increased by applying a darker brick on the recesses; balconies create animation and interest to the facade.

A regular grid divides the rectangular forms framing windows, openings and balconies. Verticality is increased by applying a darker brick between the windows.

A brick pattern is added to the ground floor of the forms grounding the building and creating a defined base.



Precedents



Forms 2 & 3



## 4.9 Design Proposals 3D Views



View Towards Building A



## 4.9 Design Proposals 3D Views



View from Dugard Way

## 4.9 Design Proposals 3D Views



View from New Eastern Site Entrance

## 4.9 Design Proposals 3D Views



View Towards New Public Space

## 4.10 Design Proposals Mid Range Views

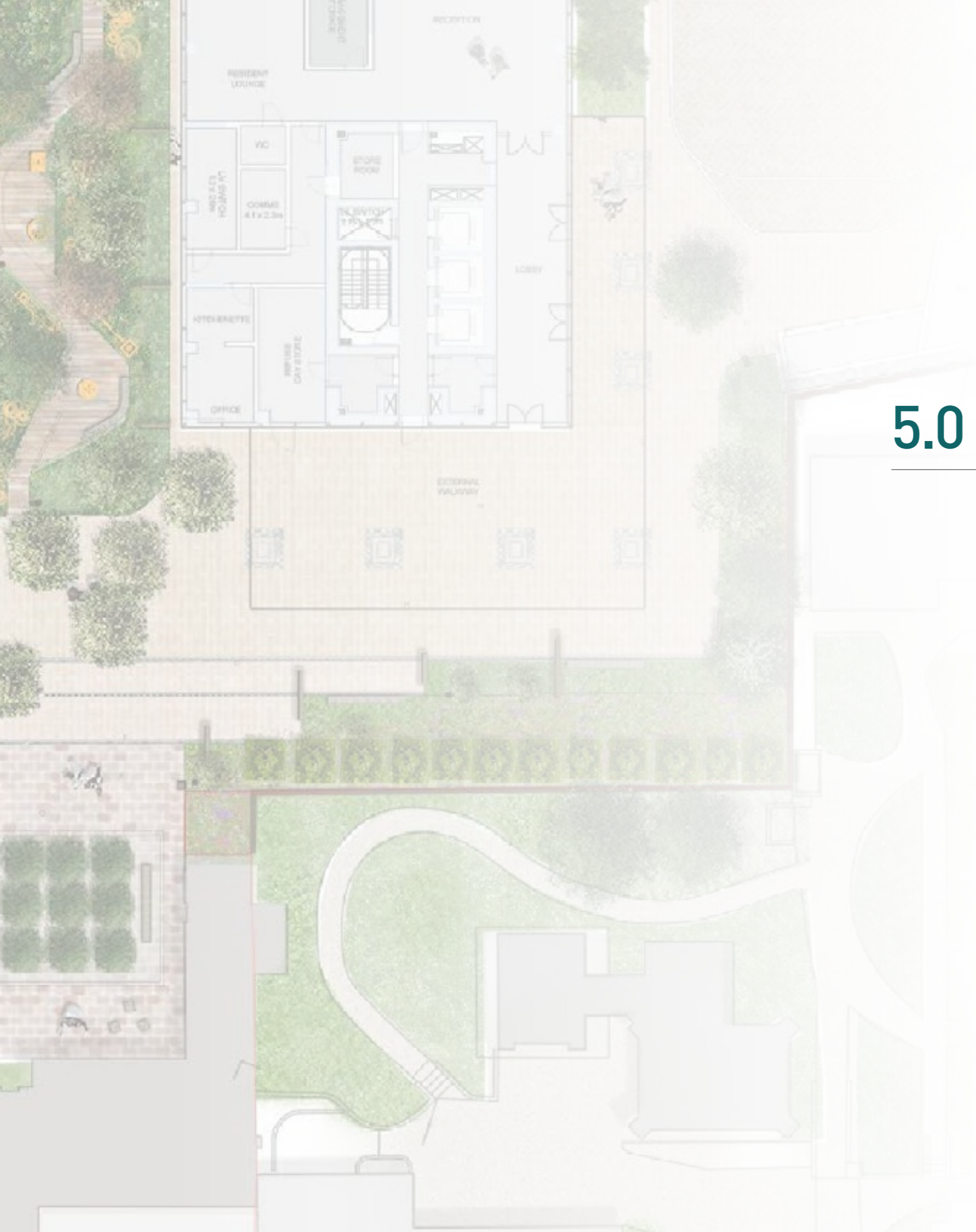


View from Elephant and Castle

## 4.10 Design Proposals Mid Range Views



View From Walcot Square



## 5.0 Landscape Design

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Refer to separate Landscape Report



## 6.0 Residential Quality

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- 6.1 Building B
- 6.2 Building A

# 6.1 Residential Quality - Building B

## Quality

Block B will contain a mixture of intermediate and private accommodation with a typical floor plate of nine smaller occupancy units per floor. The building has been designed with the longer façades facing east and west to maximise sunlight and the shape of the floor plate allows for 6 of the units to be dual aspect, without any single aspect north facing units.

The typical floor is comprised of two 2-bedroom units, six 1-bedroom apartments and 1 studio apartment. The 2 bedroom units are located on the corners maximising dual aspect daylight and capturing the views to the city. Two of the three single aspect units are 1-bedroom apartments that face almost directly east or west and the remaining single aspect unit is a south facing studio unit.

The minimum defined areas for flats have been met and in some instances exceeded. Each layout demonstrates the relevant requirements for living, dining, kitchen, bedrooms, bathrooms and storage and in the larger units there is provision for en-suites.

## Amenity

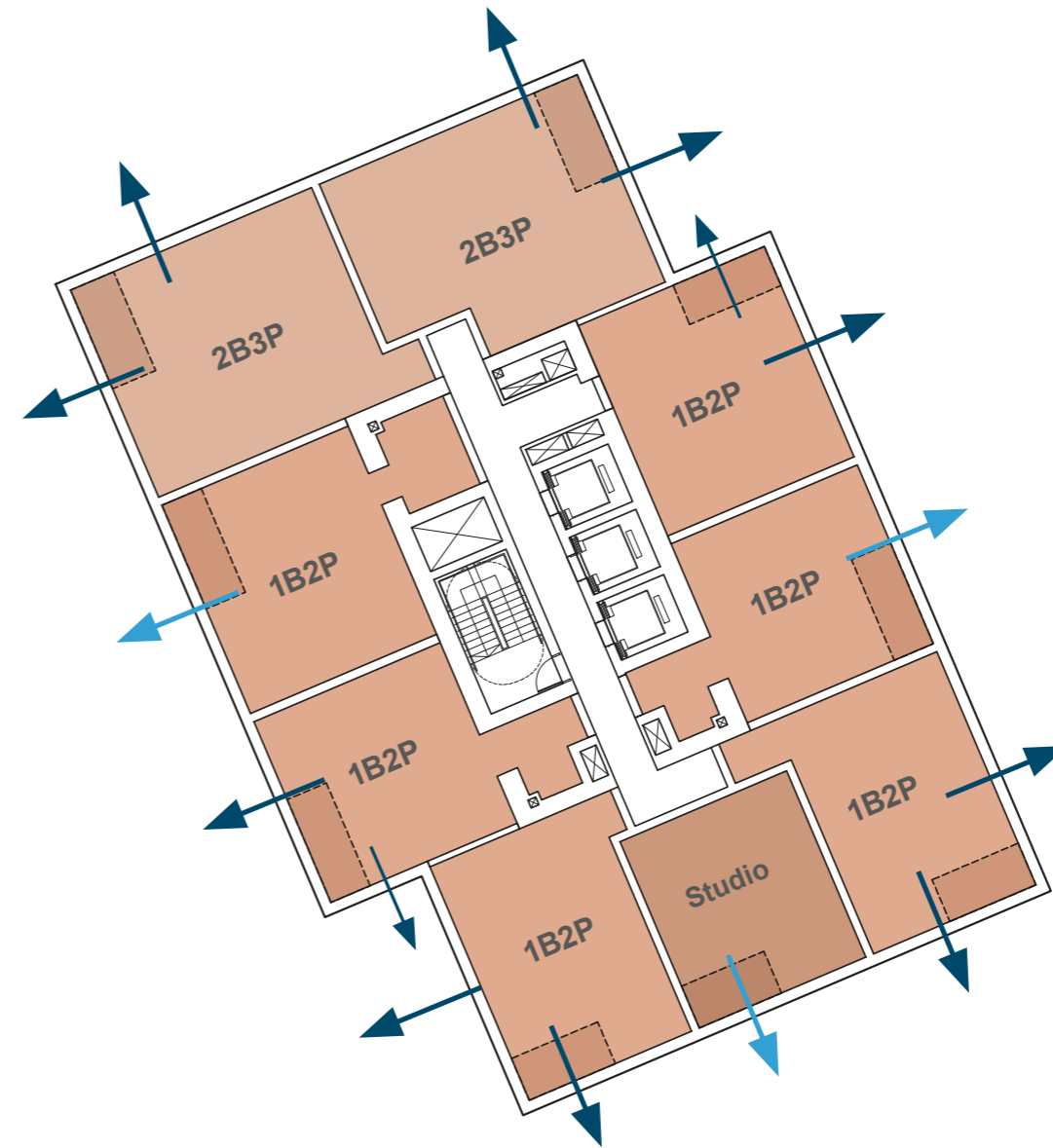
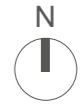
External amenity space in tall buildings is rarely well-used due to user preference and varying wind conditions at upper floors. There is an increasing preference by occupiers of these properties to have those amenity spaces enclosed, with openable windows, to give a greater perception of safety and comfort. It is therefore proposed that the amenity space is internalised in addition to the apartment area with both the amenity space and apartment to be provided to meet all relevant space standards.

## Accessibility

At least ten percent of all units within Block B are wheelchair adaptable and have been designed to meet PartM(4)3 standards. The wheelchair adaptable units are spread across both tenures with varying unit sizes to reflect the overall the mix and tenure of building B. Examples and locations of wheel chair accessible units have been provided under section 8.8

## Internal Height

In order to maximise internal daylighting, all of the habitable rooms in Block B will have a minimum floor to ceiling height of 2500mm. Natural ventilation will be achieved entirely with openable windows where possible, with any additional natural ventilation requirements to be met with ventilation panels in the facade. Glazing to the living rooms will be close to full height for views and daylighting, while bedrooms will have a higher window sill for privacy.



Building B Typical Floor Plan



# 6.2 Residential Quality - Building A

## Quality

Block A contains the affordable rent units for the proposal. The typical floor plate has eight units arranged around a single core with 50% of the units being dual aspect and zero north facing single aspect units. The building has an east to west orientation, meaning all of the units will receive direct

## Sunlight.

As larger family units are favoured over smaller occupancy apartments for affordable housing; the typical floor plan consists of five 2-bedroom units and three 3-bedroom units. The larger 3-bedroom units have been located on the corners and are all dual aspect to maximise daylight. The top floor of the block has a reduced 4-unit floorplate to create a set back and minimize overlooking to the Renfrew Road neighbours.

## Amenity

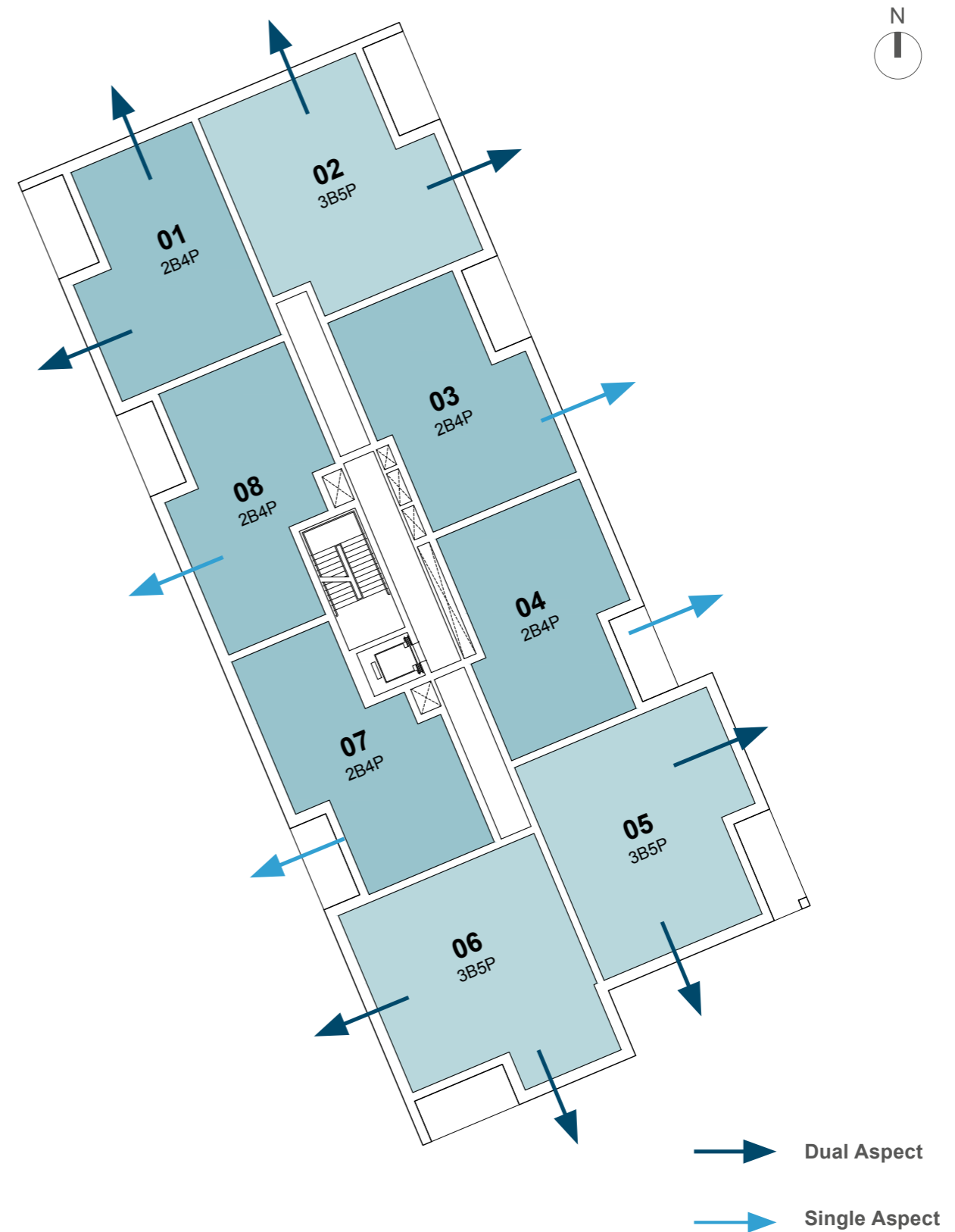
Each unit in Block A has their own private external amenity space in accordance with the size of each respective unit. The balconies will have a minimum depth of 1500mm and be recessed to provide shelter, enhance the privacy of the inhabitants and reduce overlooking to the neighbours. Where possible, balconies have been located on corners to take advantage of dual aspect sunlight. Ground floor units on the western side also have access to private gardens to the rear of the building.

## Accessibility

A total of 3 wheel-chair adaptable units have been provided on the ground floor of Block A to meet PartM(4)3 standards. The building entrance and corridors have been designed for straightforward level access to all wheelchair adaptable units. Examples and locations of the wheel chair accessible units in Block A can be seen in section XX

## Internal Height

Habitable rooms will have a minimum floor to ceiling height of 2500mm to improve the internal levels of daylight to the apartments. Natural ventilation will be achieved by opening windows with mechanical ventilation to be provided above the bedroom windows. Typically, windows for living rooms will be close to full height, while bedrooms will have a higher window sill for privacy.



Building A Typical Floor Plan



## 7.0 Access & Inclusive Design

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- 7.1 Proposed Pedestrian Routes
- 7.2 Ground Floor Uses / Entrances
- 7.3 Cycle Parking
- 7.4 Residential Waste Strategy
- 7.5 Vehicular Access
- 7.6 The Buildings

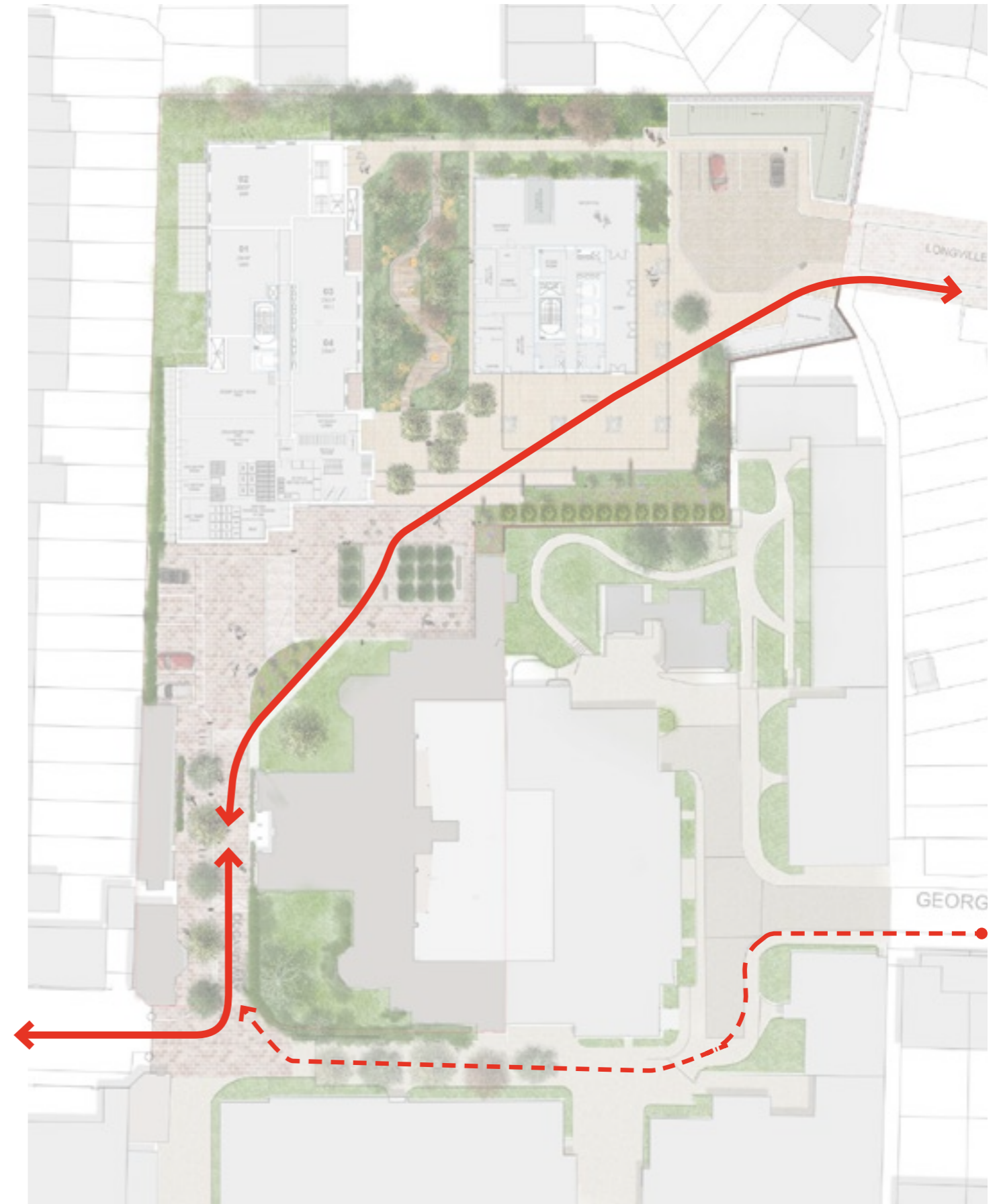
# 7.1 Proposed Pedestrian Routes

Pedestrian access to the site will primarily be provided via the existing entrance from the west on Dugard Way and from a new site entrance to the North East of the site via Holyoak road.

A main pedestrian route has been designed to diagonally cross through the site to connect the Cinema Museum and improve the pedestrian permeability of the wider neighbourhood. Wayfinding elements will be integrated into the landscape and adjacent architecture to improve the legibility of the route. The route will also be car free and well lit to improve the safety of pedestrians.

As previously mentioned, additional access points were proposed on the Northern Boundary to Castlebrook Close and south of Block B to the Water tower development; but were removed following consultation with the neighbours.

The scheme has been designed with an understanding of the Secured by Design Principles and a meeting with the Secured by Design Officer has been requested. Pedestrian entrances are 'outward looking' accessed directly from the main public spaces creating safe active frontages. All entrances will be accessible to all.



↔ Pedestrian Route

# 7.2 Ground Floor Uses / Entrances

## Block A

The ground floor of Block A comprises plant, ancillary spaces and residential units.

The residents entrance to Block A is located on the south east corner of the building making it easily accessible and visible from the main pedestrian route through the site. The entrance is architecturally differentiated from the rest of the building so it is easily identifiable.

Ground floor residential units have been located to the north of the building, away from the main pedestrian route and central square for privacy. This allows the two western facing units to have private outdoor amenity space and gardens to the rear of the block, while the east facing units front on to the residential gardens with private amenity space. All of the wheelchair adaptable units for Block A are located on the ground floor for easy, level access.

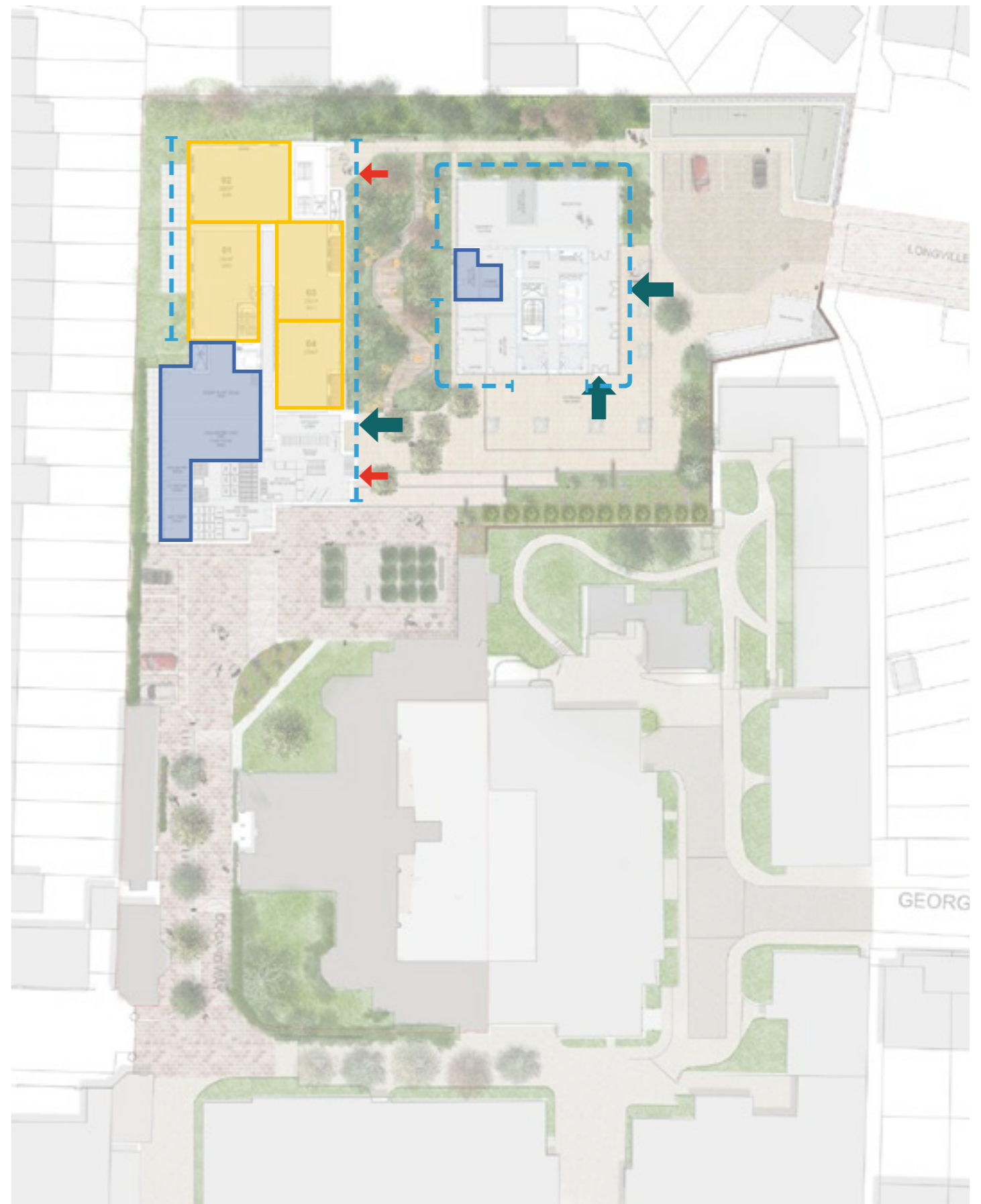
The plant and ancillary spaces have been grouped to the south of block A to consolidate the majority of the sites servicing and collection access from Dugard Way. The refuse stores have been internalised within block A away from the Renfrew Road neighbours to create a buffer for any potential noise. The Block A residents cycle store is located adjacent to the entrance lobby. Access to the basement housing the Block B cycle store is via a securely accessed lobby to the north of the block.

## Block B

The glazed entrance lobby and reception in Block B faces east making it clearly visible from the entrance to the site on Holyoak road and provides an active frontage to the site entrance. The main pedestrian route wraps around the entrance lobby.

A residents lounge is located to the North to provide an active frontage to the cycle path and gardens to the north. Plant and ancillary spaces are located on the western façade facing into the main private residential gardens to reduce overlooking to the ground floor residential units in Block A. An office area has been placed on the south west corner of the building to create an active frontage to face onto the main pedestrian route and central square.

- Plant Spaces
- Ground Floor Residential Units
- Active frontage
- Building Entrance
- Cycle Store Entrance








# 7.3 Cycle Parking

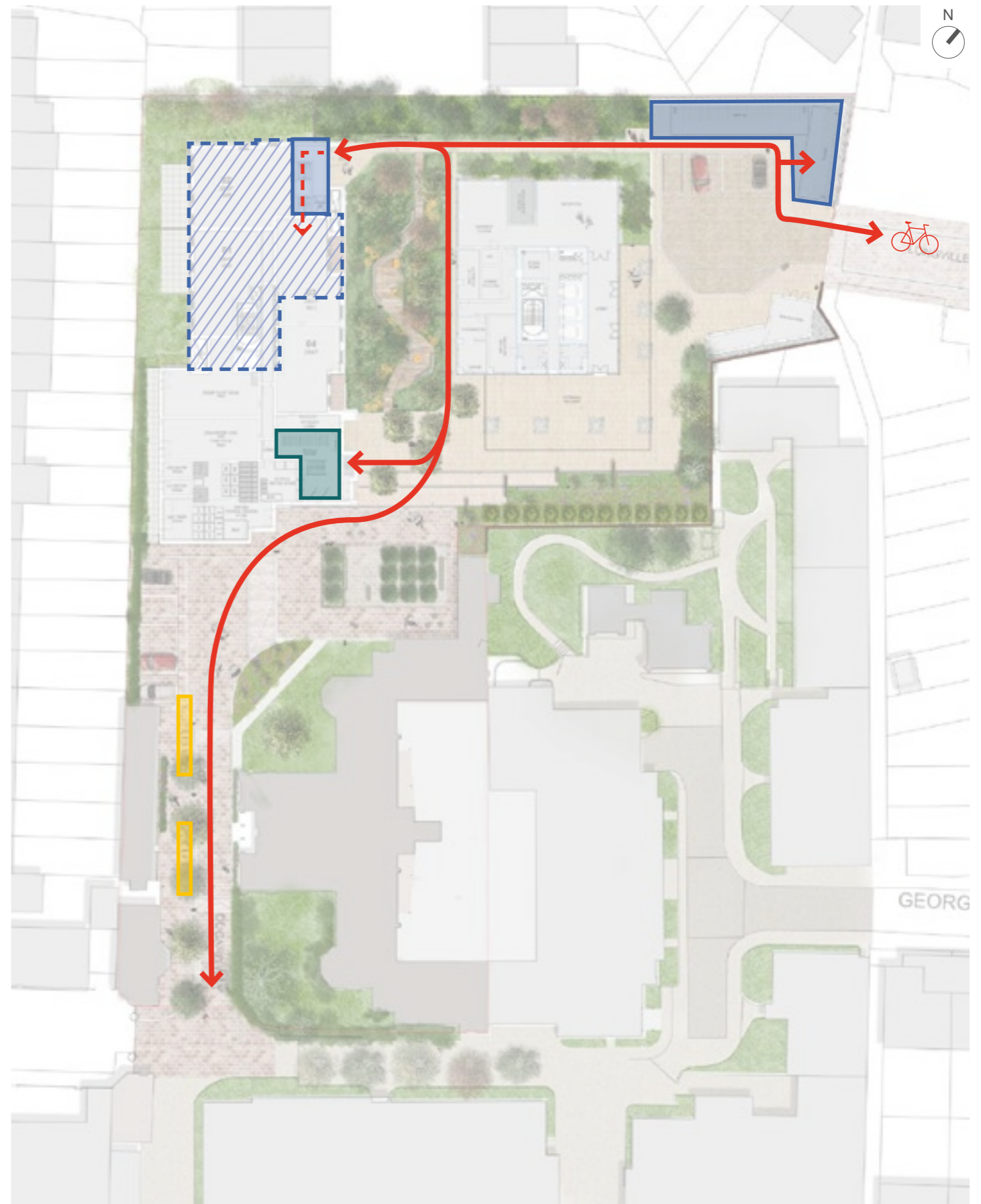
Cycle provision for each of the blocks will be housed independently and accommodate 1.5 cycle spaces per 1-bedroom unit and 2 spaces for all other dwellings.

The majority of the cycle provision for Block B will be housed in a basement beneath Block A. The basement bike store will be accessed by a secure entrance lobby to the Northern end of Block A. Within the lobby, there is a cycle lift and a stair with a cycle ramp for ease of access from ground floor to the basement. An additional secure dedicated cycle store will be located in the North East corner of the site for use by the Block B residents. 10% of the provision for Block B will be provided as Sheffield stands.

The Block A cycle store is located on the ground floor of Block A directly adjacent to the entrance lobby and will house all of the cycle parking provision for block A, 10% of which will be Sheffield stands.

In addition to the private residents cycle stores, a further 16 visitor cycle parks have been provided externally within the landscape for visitors to the residential development and the Cinema Museum.

-  Cycle Route
-  Block A Cycle Stores
-  Block B Cycle Stores
-  Block B Basement Cycle Stores
-  Visitor Cycle Parks










# 7.4 Residential Waste Strategy

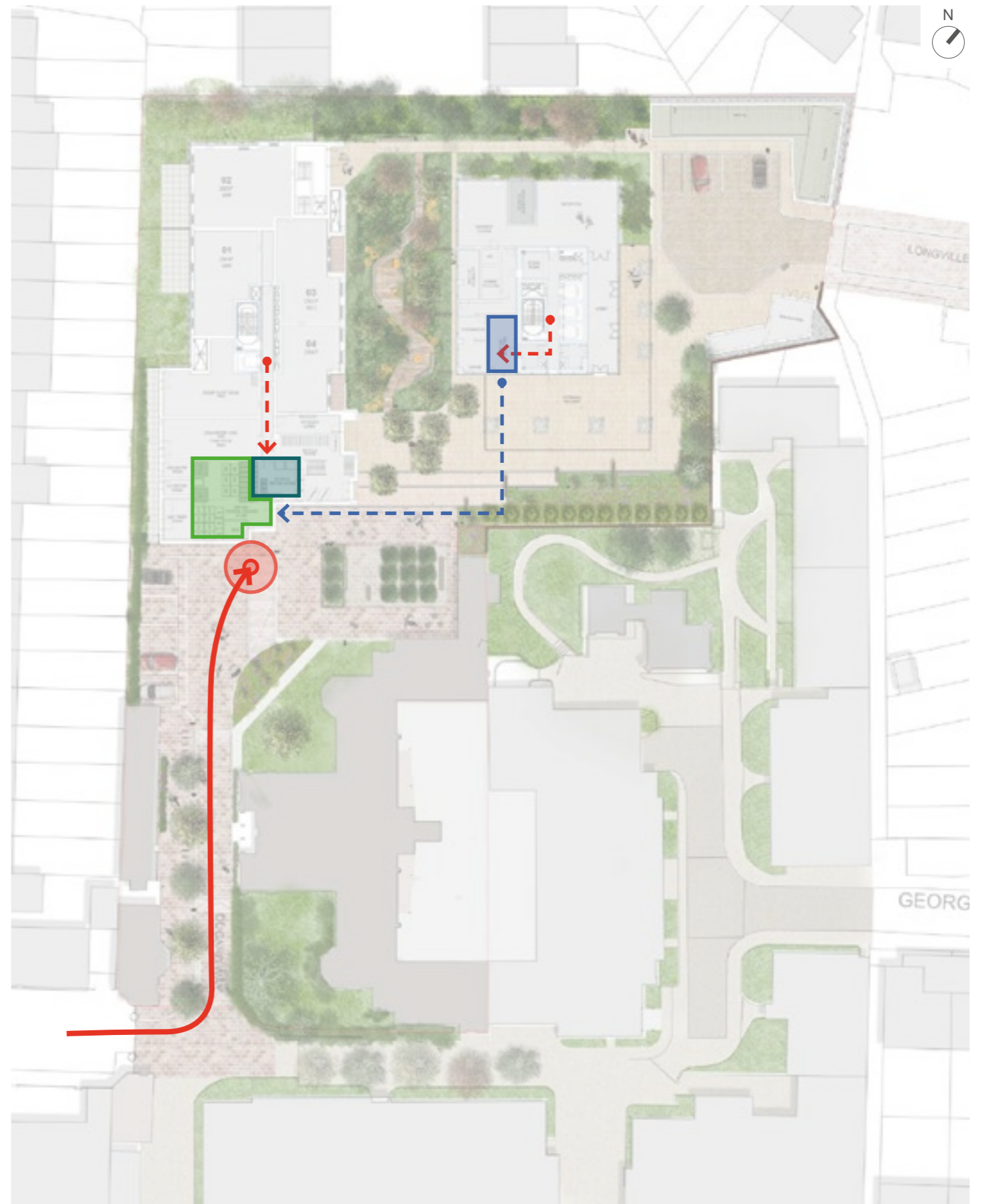
A refuse strategy has been developed with consideration to guidelines from Lambeth for the number of general waste and mixed dry recycling bins for each of the blocks.

Block A refuse will be stored in a dedicated store room on the ground floor within the building and accessed by residents from the internal corridor, adjacent to the entrance lobby.

Block B has a day store located on the ground floor and can be accessed by residents through a lobby off the main core. The day store is to be managed by onsite staff, who will transfer the refuse from the day store to the larger central holding store located in the south end of Block A. Within the central holding store, there is a compactor to reduce the total number of bins required.

Refuse collection will be from Dugard Way, replicating the current collection strategy for the Cinema museum and former nursing home. External entrances to each of the refuse stores have been placed close to each other in order to reduce travel distances of collection staff, and a swept path analysis has been completed for both inbound and outbound collection vehicles.

-  Access Route
-  Collection Point
-  Resident Access
-  Daily Refuse Transfer Route
-  Block A Refuse Store
-  Block B Day Day Store
-  Central Refuse Holding Store



# 7.5 Vehicular Access

## Car Parking




The high PTAL rating and central location of the site allows for excellent pedestrian connectivity and access to public transportation, subsequently, a 'car-free' development is being proposed. Nine blue badge parking spaces (3% of units) have been provided in two locations across the development. Four parking spaces are located in the North East corner accessed off Holyoak Road, and a further five car parking spaces are placed along the western boundary adjacent to the Porters lodge, south of Block B.

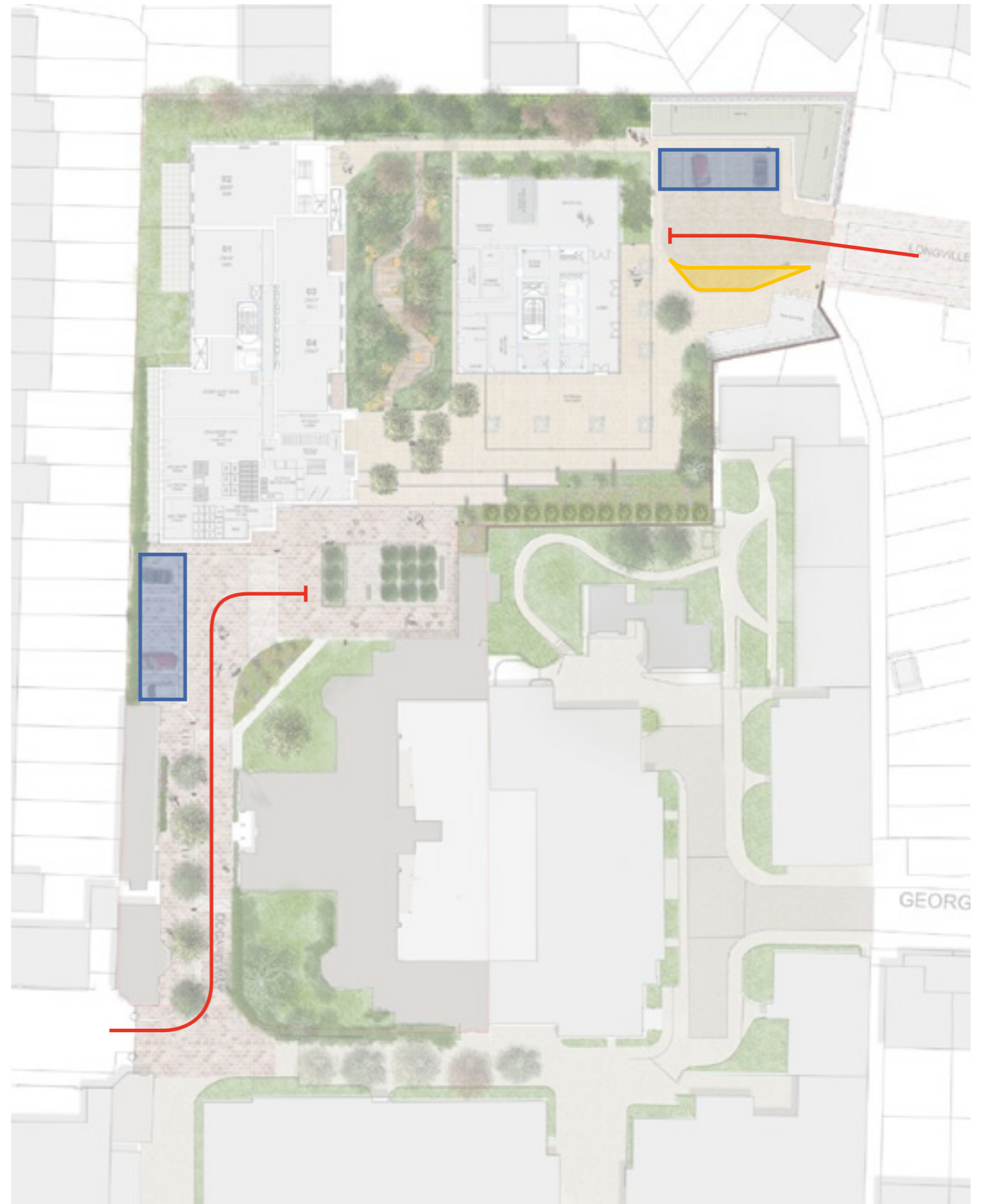
## Taxis / Deliveries

Most of the deliveries to the site are expected to be for Block B as it will be home to the majority of the residents in the development. A waiting area for delivery vehicles and taxis has been provided within the site off the Holyoak Road entrance, near the main entrance to Block B and visible from reception.

## Emergency Vehicles

Emergency vehicles have access from both Dugard way and Holyoak Road with adequate turning space within the site to turn around. This allows fire tender to be within 45m of most parts of the buildings. The swept path analysis can be seen within the transport report.

-  Extent of Vehicle Access
-  Car Parking Bays
-  Loading / Waiting / Delivery Bay



# 7.6 The Buildings

The organisation of the development allows for generous stair and lift provision to all units. The access corridors are limited and are a minimum of 1.5m wide. Stair provision is designed as for ambulant disabled. All lifts are wheelchair accessible.

Within dwellings layouts are designed to be Part M4(2) compliant ensuring ease of use and future flexibility. Balcony / terrace spaces are a minimum of 1.5m deep. There is space for a wheelchair turning in dining and living rooms with basic circulation space for wheelchair users elsewhere.

The scheme is designed so that 10% of units will be available as wheelchair accessible across tenures. Final allocation and layout are subject to specific requirements of individuals as needs vary widely, however to the right are a number of example wheelchair accessible units, designed to fit into the proposed footprints of the flats as drawn.

Accessible bathrooms are provided in all units.

