

KENNINGTON
LIFESTORY GROUP

Pre-Application 01

April 2021

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00 Introduction

Purpose of Document

Scope and Brief

GRID Architects have been appointed by Lifestory Group to develop proposals for the Redevelopment of Woodlands Nursing Home, 1 Dugard Way, London, SE11 4TH

The scope of this document is to provide the London Borough of Lambeth with material to facilitate pre application feedback.

This document sets out the strategy for developing the site and describes the proposals in terms of:

- Appeal Scheme and Analysis
- New Site Brief
- Massing Assessment
- Concept Design
- Character
- Planning Summary

Brief

Our brief is to develop the following:

- A mixed tenure (blind) residential scheme.
- Creation of high quality residential architecture.
- Retention of the Masters House.
- Addressing issues raised at the Public Appeal.





Brentford Lock West Phase 3, Hounslow



2. Wembley Parade, Brent



3. Emerald Gardens, Brent



4. London Chest Hospital, Tower Hamlets

01 Appeal Scheme and Analysis

Introduction

A planning application ref: 19/02696/ FUL was submitted on 24.07.2019 for 258 residential units by Lifestory consisting of a 29 storey tower and a lower 3/4 storey building. This application was not taken to committee and the applicant appealed against non determination.

Appeal

- The appeal decision was given on 7 January 2021 following an inquiry held on 17-20 and 23-27 November, and 7 December 2020 (Site visit on 30 November 2020)

On 7th January 2021 the Planning Inspectorate issued its decision to dismiss the appeal, identifying the following key issues:

Key issues

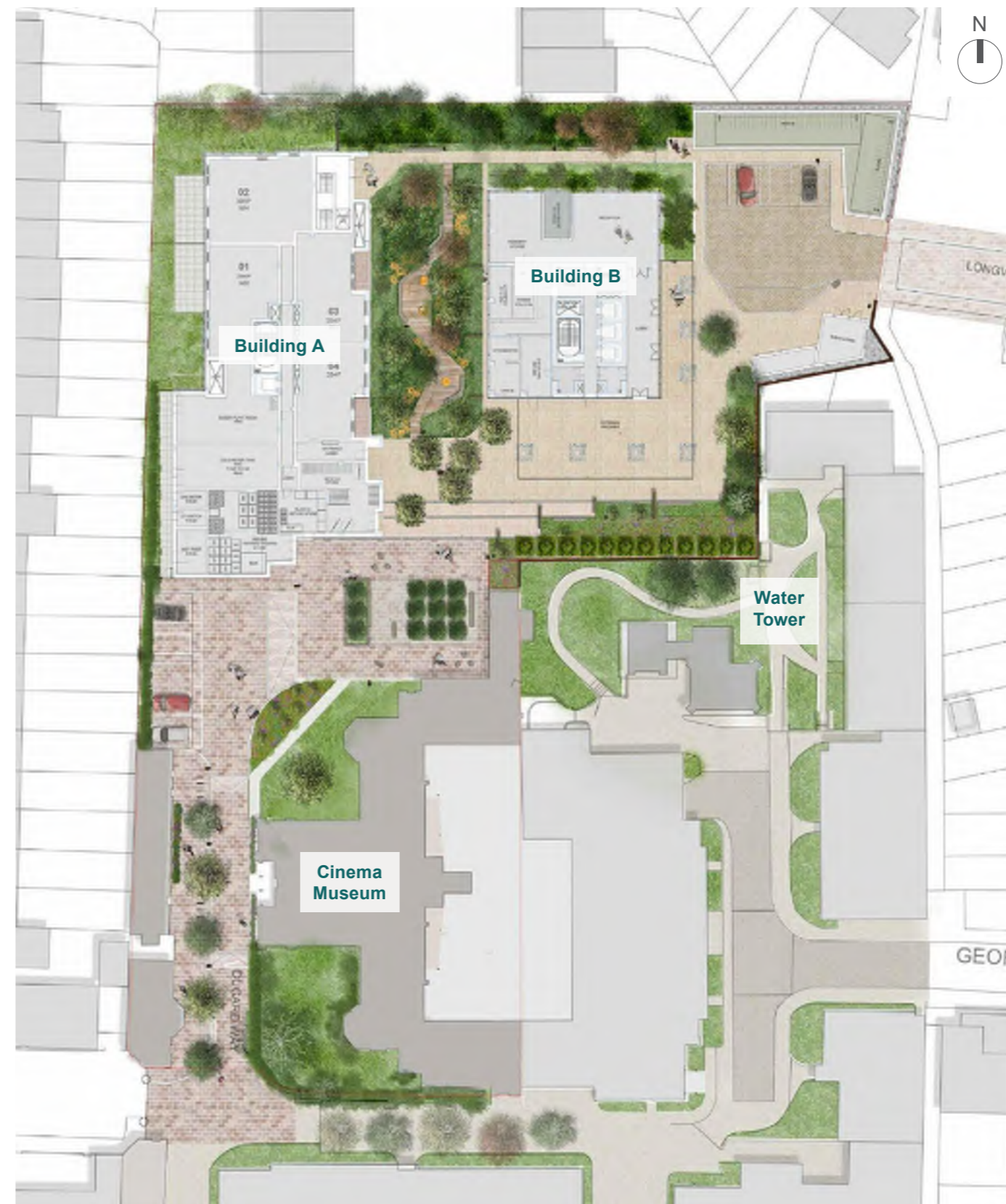
1. The density and design of the proposed development and its affects on the character of the area;
2. The effect of the proposed development on the settings of heritage assets;
3. Whether the proposed development would have an appropriate mix of housing units,
4. The effect of the proposed development on the amenities of residents of neighbouring properties;
5. Whether the residents of the proposed housing units would have acceptable living conditions;
6. Whether the proposed development would provide acceptable amenity space and outdoor play space.

These will be addressed in future submissions in detail. The purpose of this pre app is to specifically address the approach to site layout, height, massing, and quantum.

Appeal Scheme

Key elements of the appeal scheme

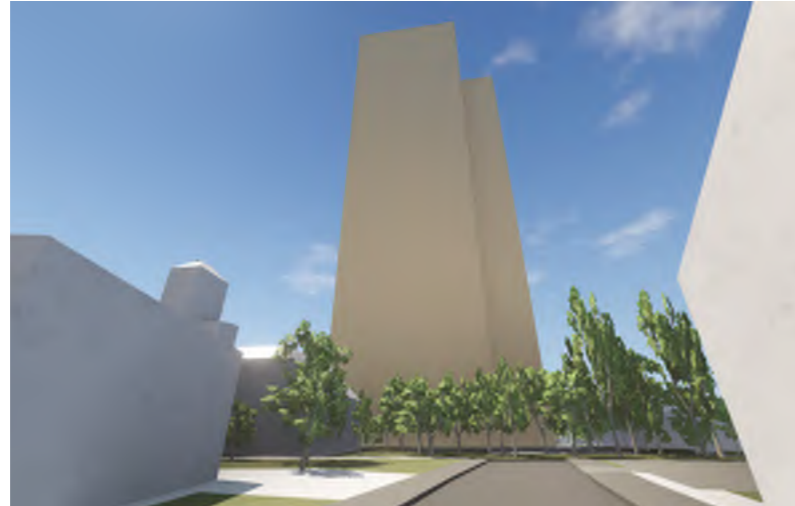
- 0.7 Ha site
- 258 Residential Units
- 29 Storey maximum height
- 3-4 Storey lower block
- Vehicular access from Longville Road
- Waste collection off Dugard Way access
- 9 Disabled parking bay (PTAL 6 Area)
- 400+ Cycle spaces
- New Public realm



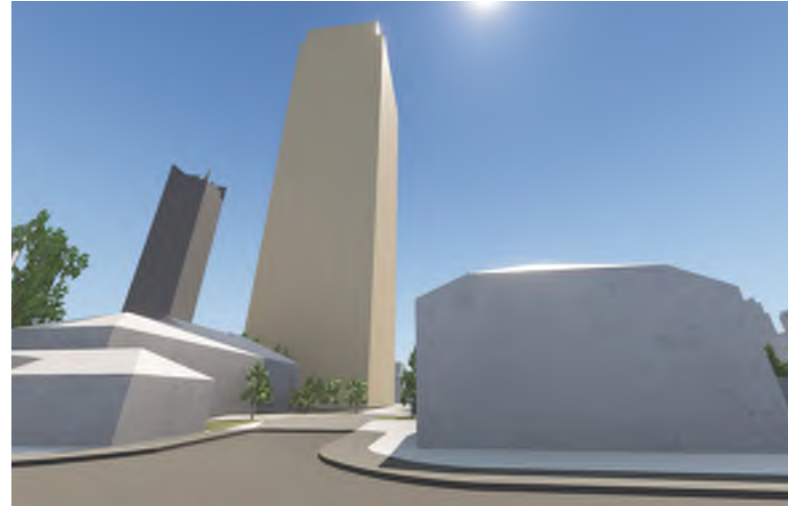
3D Massing



Townscape Views



1. Dante Road



2. Castlebrook Close



3. Gilbert Road



4. Masters House Entrance



5. Brook Drive



6. Hayles Street



7. George Mathers Street

Reason 1: Contextual Building Design

Appeal Scheme

- Concerns around the Block B tower element and its height not relating to the surrounding context
- It would feel 'alien and incongruous, having an adverse effect on the character of the area'.
- The appeal had no adverse comments on the facade design of blocks A or B.

Response

- Buildings to be: predominantly of brick work to match the local context in Red and Buff colours;
- Brick and stone detailing with brick arches;
- Terracotta decoration;
- Tall, linear hierarchy of windows;
- Expression of a human scale at the base;
- Repetition of fenestration and detailing.



Grade II listed Administration block to former Workhouse



Grade II listed Water Tower

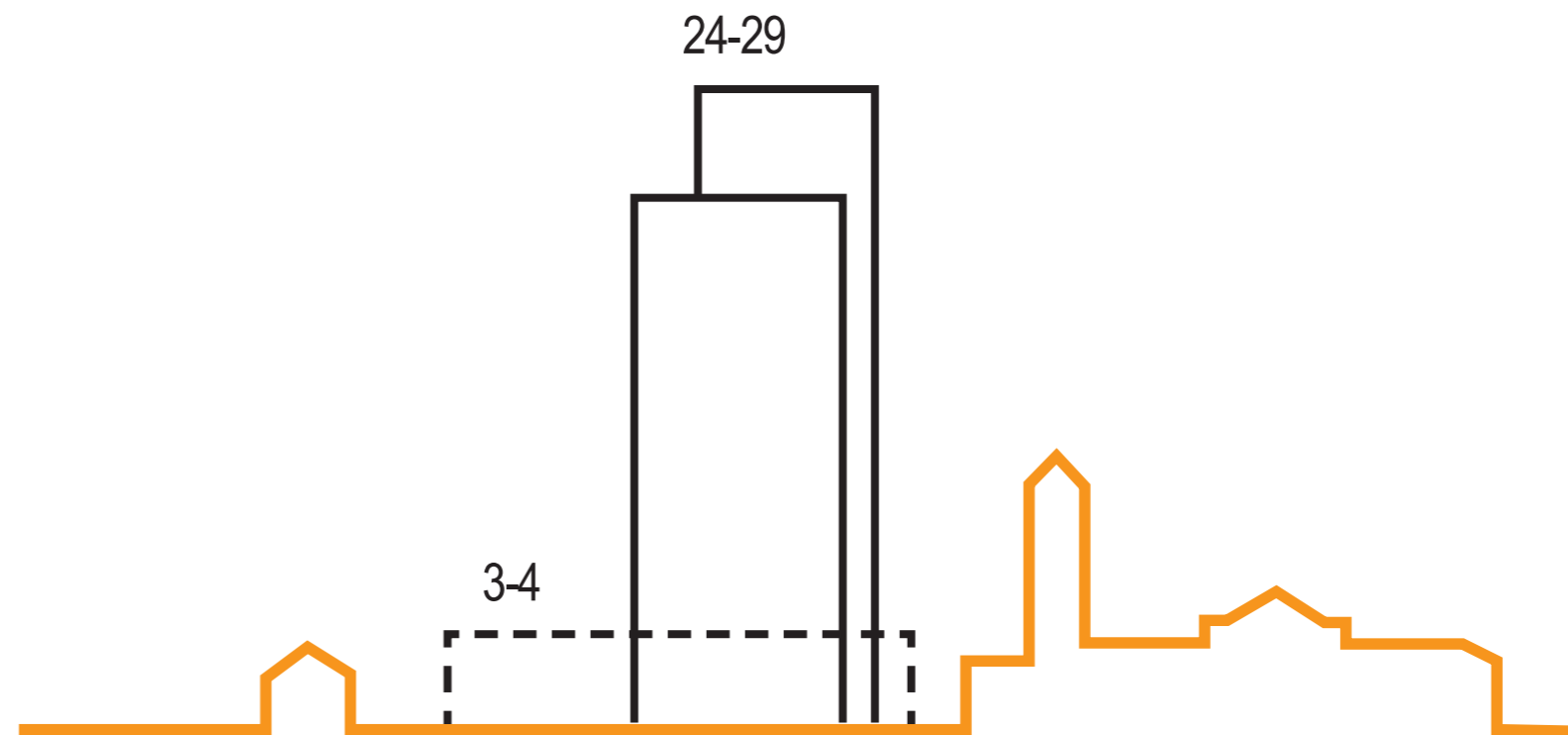
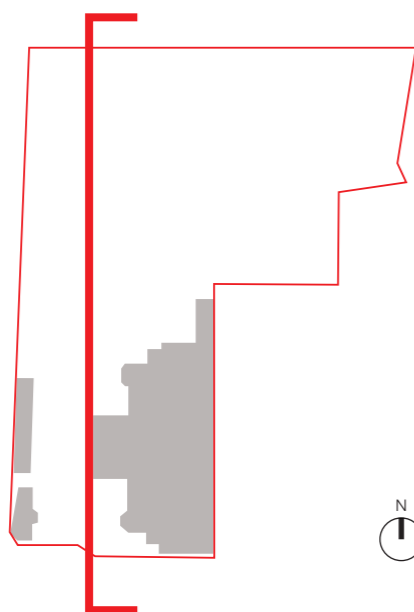
Reason 1 and 2: Reduce Building Height

Appeal Scheme

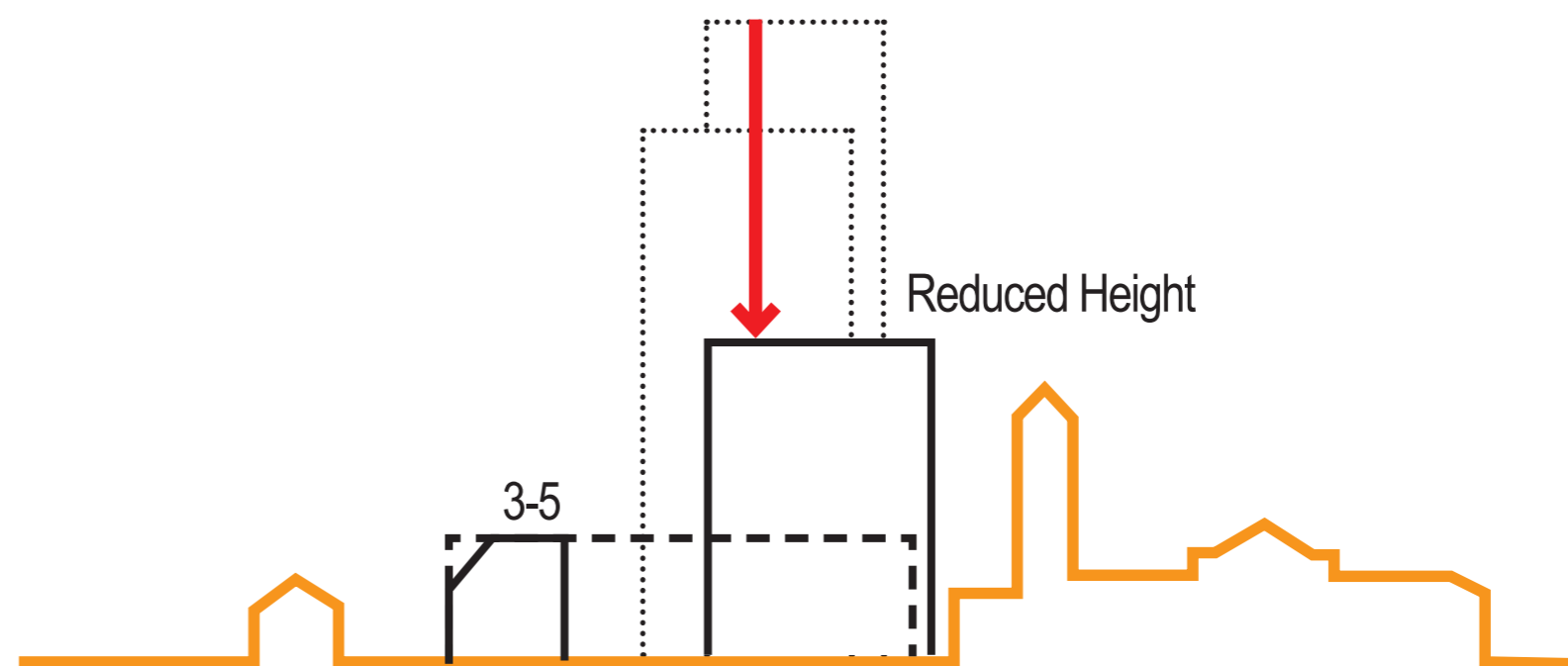
- At 29 storeys the proposal represents an unacceptable individual townscape feature.
- The proposal causes unacceptable harm and conflicts with LP Policy 7.7 and LLP Policy Q26.
- Tower element impacts the water tower and provides no silhouette against the sky.
- Tower element impacts the adjoining conservation areas.

Response

- A substantial reduction in the density of units from 258.
- Reduce the building height by providing more footprint and remove impact on adjoining conservation areas.
- Reduce the building height to allow a clear view of the water tower silhouette to be seen from George Mathers Road.



29 Storey Appeal Scheme



Proposed Response

Reason 3: Adjust the Dwelling Mix

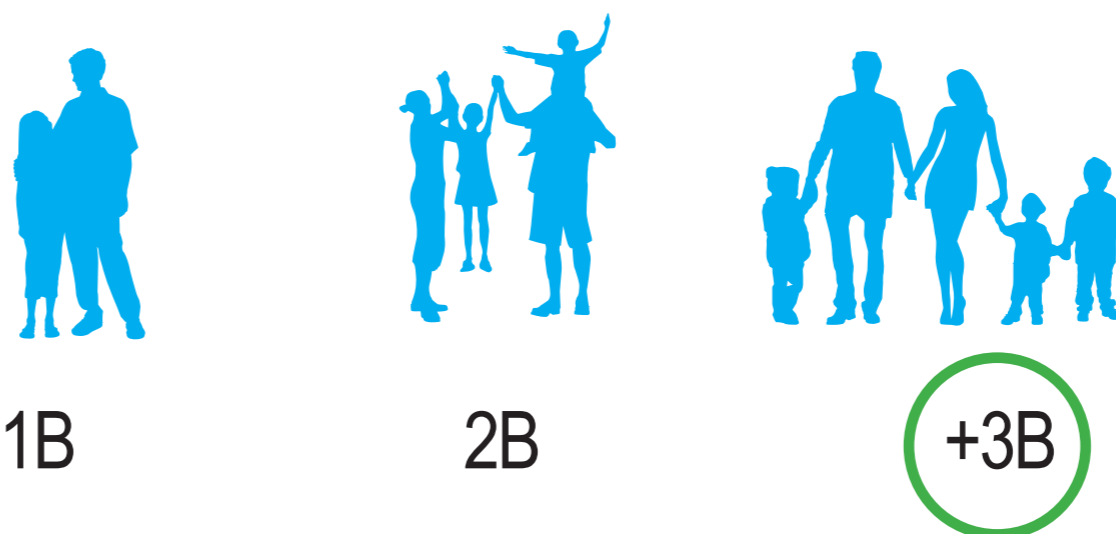
Appeal Scheme

- It was noted in the appeal decision that only 3.48% of the total number of units provided 3 bed LCR (Low Cost Rent)family units and no 3 bed family units in the IH (Intermediate Housing) and MH (Market Housing) elements of the scheme.
- This conflicts with LP Policy 3.8 and LLP Policy H4 which unequivocally requires the provision of, for MH, a balanced mix of unit sizes including family sized accommodation.
- The appeal scheme provided no 1 bed units within the LCR provision. The DRLLP (Draft Revised Lambeth Local Plan)does include an implied requirement for at least 10% 1 bed unit provision.

Response

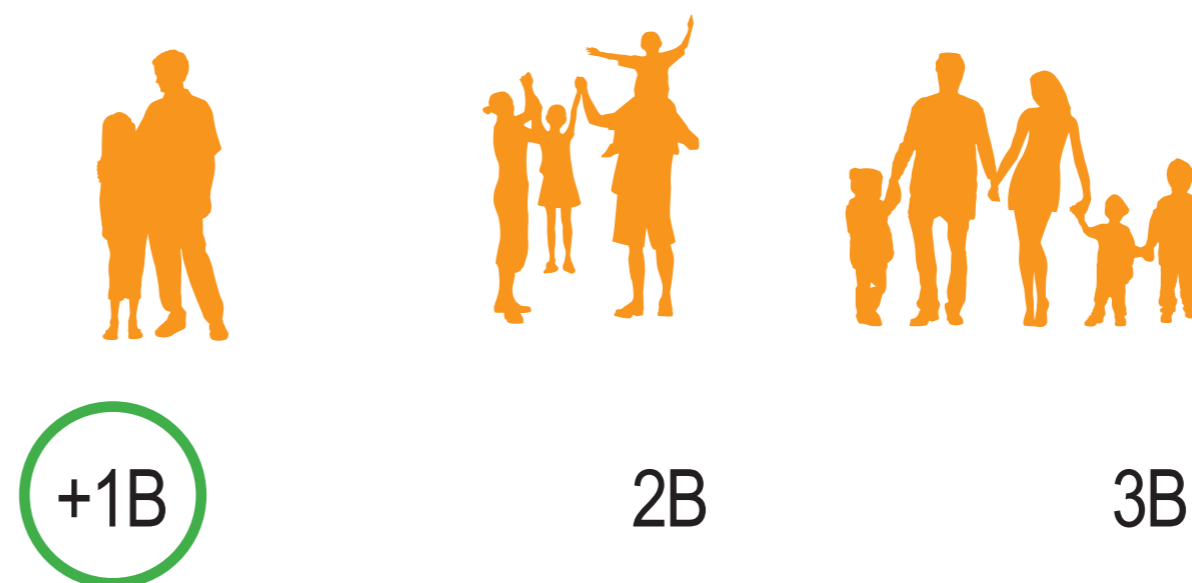
- Increase and balance out the mix for MH by the inclusion of more 3 bedroom apartments.
- Increase and balance out the mix for LCR Housing by providing at least 10% 1 bed unit provision.

Market Housing



Add 3 bedroom flats

Low Cost Rent Housing



Add 1 bedroom flats

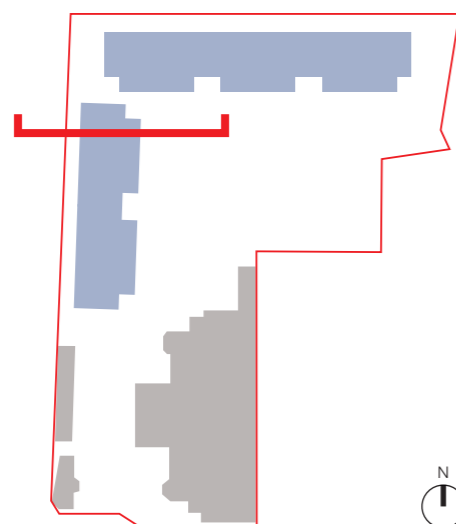
Reason 4 Minimise Impact on Neighbours

Appeal Scheme

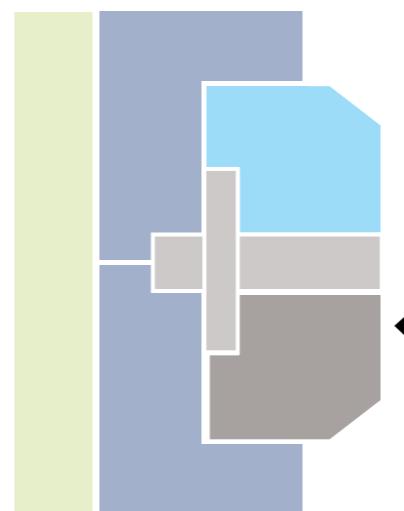
- Emphasis of LP Policy 7.6 on tall buildings.
- LP Policy 7.8 notes any affect on heritage assets and their settings.
- Overlooking between living rooms and bedrooms, gardens etc undermines privacy.

Response

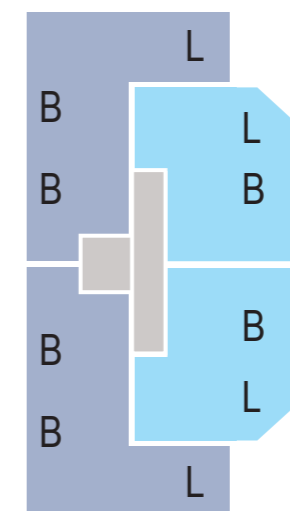
- Majority Dual Aspect flats.
- Small footprint (similar to context).
- Parapet Heights to match neighbouring properties.
- Privacy distance of 18m maintained.
- No Living rooms facing adjacent boundary properties.
- No Balconies facing adjacent boundary properties.
- Sloped roof forms (with Velux style windows).



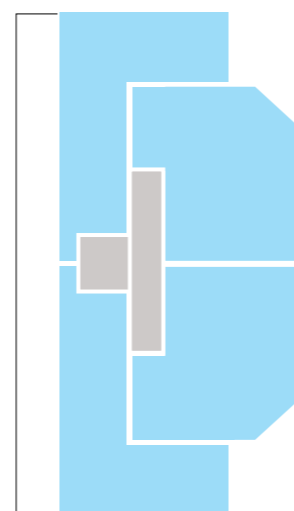
Section Location Plan



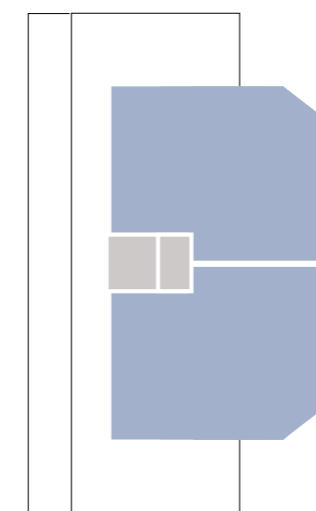
1. Ground Floor



2. First and Second Floor

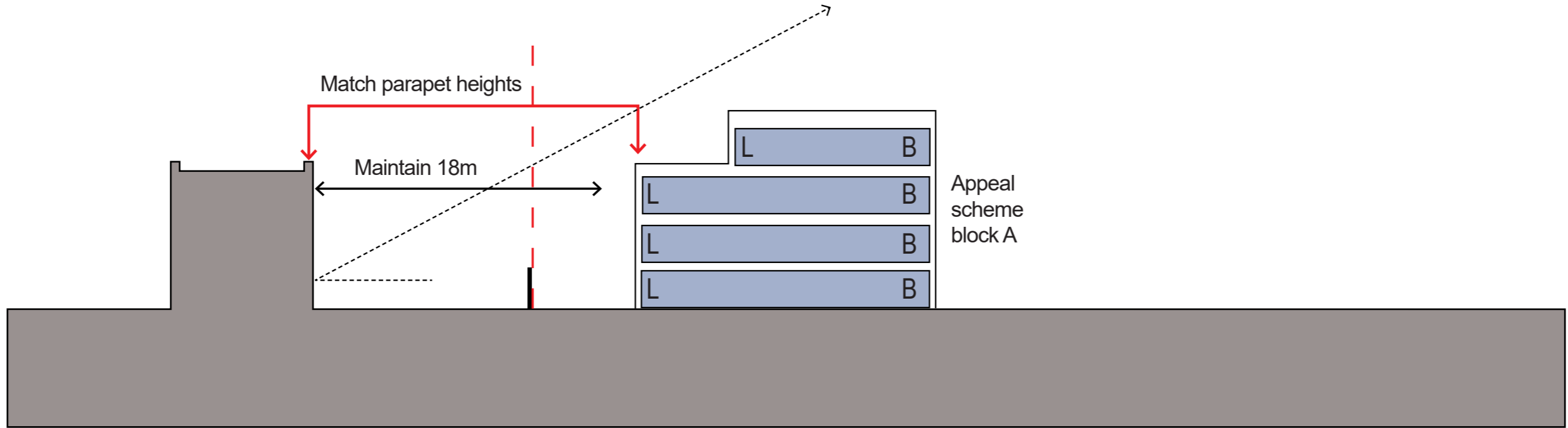


3. Third Floor

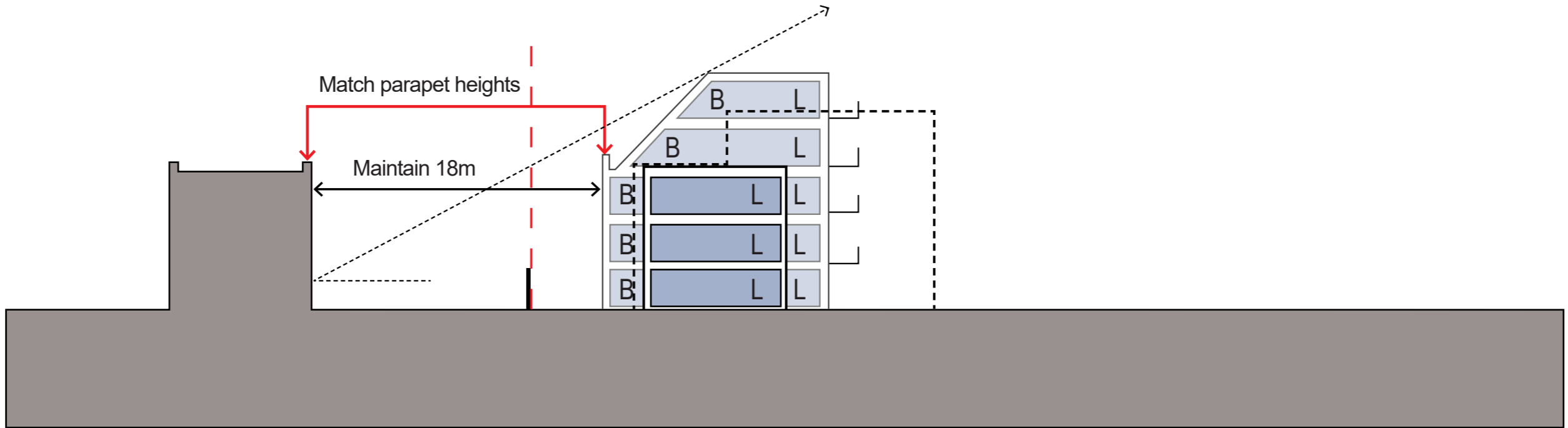


4. Fourth Floor

Reason 4: Minimise Impact on Neighbours



Appeal Scheme



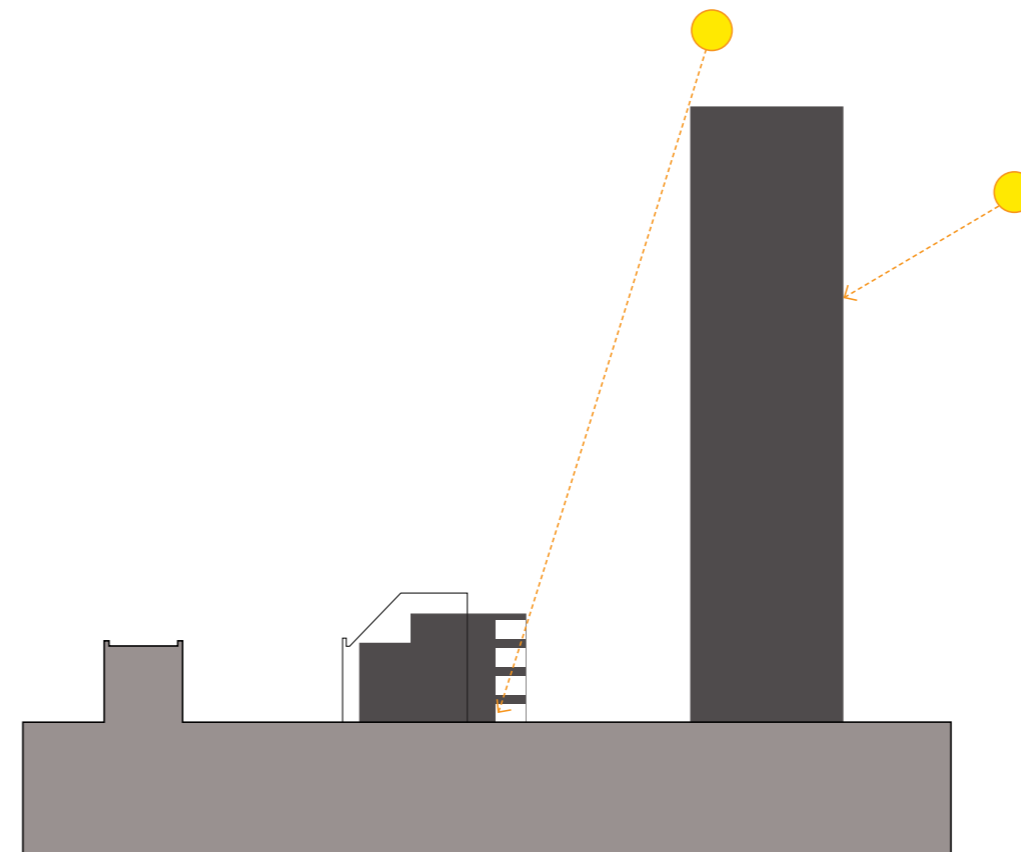
Proposed Scheme

Reason 5: Improve Daylight / Sunlight with lower buildings and bolt on balconies**Appeal Scheme**

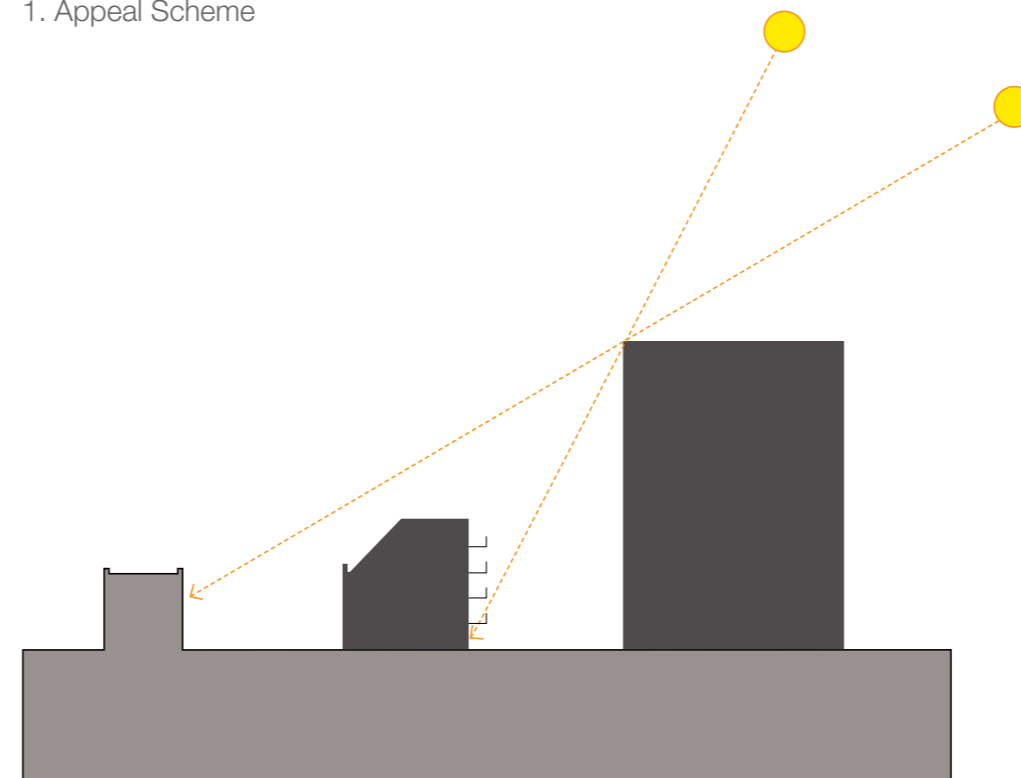
- The areas chosen for assessment was considered selective and didn't include areas with a lower VSC level.
- Adjoining properties experience a reduction in daylight of more than 32%
- Adjoining properties experience a significant reduction in sunlight to their amenity spaces

Response

- Lower the height of the taller point block element.
- Slope the roof lines to the perimeter blocks adjacent neighbouring amenity spaces.
- Shape blocks with direct living room views towards the larger spaces within the site.
- Develop the proposal with daylight / sunlight consultant



1. Appeal Scheme



2. Proposal

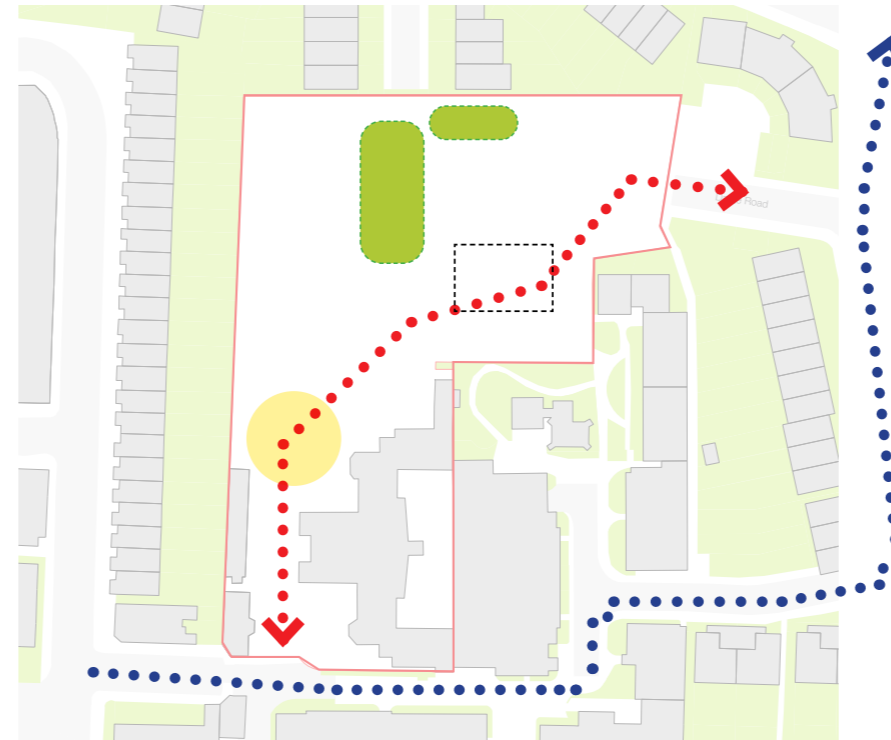
Reason 6: Increase ratio of amenity and play space of improved quality

Appeal Scheme

- Unnecessary public route
- Non-direct and dilutes footfall
- Partially under a building
- Limits quality of public space
- Bisects play spaces

Response

- Consider public access limited to the museum
- Strengthen safety of route along George Mathers Road
- Improves quality of amenity space that can be provided within the site
- Ratio of amenity space will improve with a reduction in units
- Create a dedicated play space



1. Appeal Scheme



2. Proposal

02 New Site Brief

New Design Brief

A design brief has been subsequently agreed with the LPA. This does not have the weight of a policy document but acts as a set of agreed guiding principles through which to develop a scheme.

The brief sets out the design and planning principles for the project. The brief does not set definitive targets which the project must meet, as the proposals should be design led, and its character will emerge from the design as it is developed. However, the design is expected to be able to accommodate in the region of 150 – 200 homes, if the following principles can be appropriately met:

- Affordable housing at the maximum level that can be supported through viability with a preference for a 70:30 split of low cost rented: intermediate (by habitable room).

Masters House

- No changes required to the appeal scheme proposals other than to enhance the building setting.

Relationship with neighbours

- As far as possible, the development should seek to ensure that neighbouring external amenity spaces meet BRE guidelines by having at least half of their area experience at least two hours of sunlight on 21st March and if there is a reduction below 50 per cent, that reduction not more than 20 per cent less than the former value.
- As far as possible, the development should seek to ensure that neighbouring properties meet BRE guidelines in respect of VSC and NSL. Where reductions are unavoidable and can be justified, retained values must not be less than 16% VSC in bedrooms and 18% in living rooms.

- There should be minimal impact on neighbours' privacy, particularly from the buildings placed closest to the boundaries, with no living rooms (on upper floors), no balconies or roof terraces exclusively facing the boundary.
- There should be minimal impact on neighbours' outlook, by limiting façade to façade distances to no less than 18m. Where facades are not parallel there may be flexibility to be closer than 18m.

Public Access

- The provision of a public route through the site should be carefully considered and should only be provided if the public benefit i.e. providing better and/or safer connectivity/permeability outweighs any negative effects. This could be the dilution of the footfall on existing routes, or an increased impact on the privacy and amenity of proposed homes within the development.

Townscape and Heritage

- The height of the development should be limited, and the massing tested so that the proposals respond to the surrounding character and not cause unacceptable harm to heritage assets in the local and wider area. There is not a definitive height where this will be the case, but due regard will be given to the listed Water Tower and Masters House. This should be subject to townscape testing.
- This relationship requires the assessment in 3d initially of the height and placement of buildings, and later the form and architecture of the proposed buildings.

Architecture

- The building design should be in sympathy with the local context, and it is envisaged that this is likely to mean predominantly brick architecture.

Dwelling Mix

- The proposals should be tested against the expectation to provide a range of dwelling sizes in accordance with Lambeth's housing mix targets.
- For low cost rented housing:
 - 1-beds, no more than 25%
 - 2-beds, 25-60%
 - 3-beds, up to 30%
- For intermediate and market housing a balanced mix of unit sizes including family-sized accommodation should be provided

Housing Quality

The proposed dwellings should be designed to meet Lambeth's and the GLA's policies on housing design quality and should be justified in detail for any areas where these cannot be achieved. This will include:

- An expectation for dual aspect accommodation (where single aspect is unavoidable, it must not be north facing)
- Locating buildings and designing facades to maximise privacy between dwellings within the site.
- Achieving Daylight / Sunlight results within apartments which are appropriate for a high density development within a dense urban location (PTAL 6a/6b) and that any deficiencies do not fall disproportionately on the low cost rented units.
- Meeting the BRE standards relating to the shading of neighbouring amenity spaces.
- Sufficient amenity space (both provide and communal) and play space to meet the policy standards, both of which should be of a high quality. Play space should be tested against the ability to meet the aspirations of Policy S4 of the London Plan (2021)

Trees and Green Infrastructure

- Trees of significant amenity value, historic or ecological/habitat conservation value should be retained and new development should not threaten their immediate or long term wellbeing
- The site is in an area of open space and access to nature deficiency so the proposed development should include open space (in addition to amenity space) or access to nature improvements unless it can be demonstrated that on-site provision is not feasible
- The development should include 'urban greening' to achieve the relevant Urban Greening Factor

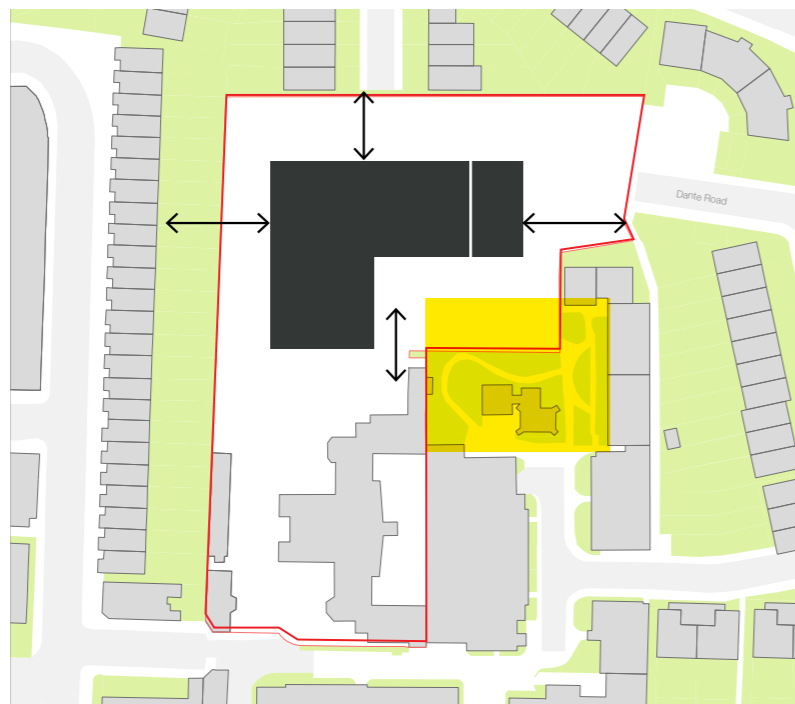
Sustainability

- The scheme should aspire to exceed minimum policy requirements for sustainability

Air Quality

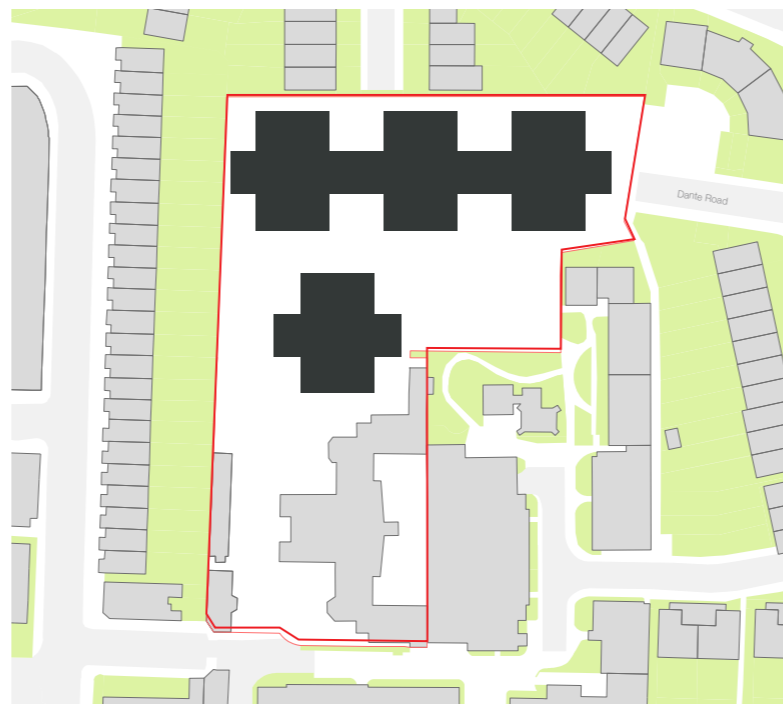
- Air quality should be considered from the outset and the development should aim to improve local air quality and minimise exposure to poor air quality

03 Design Concept



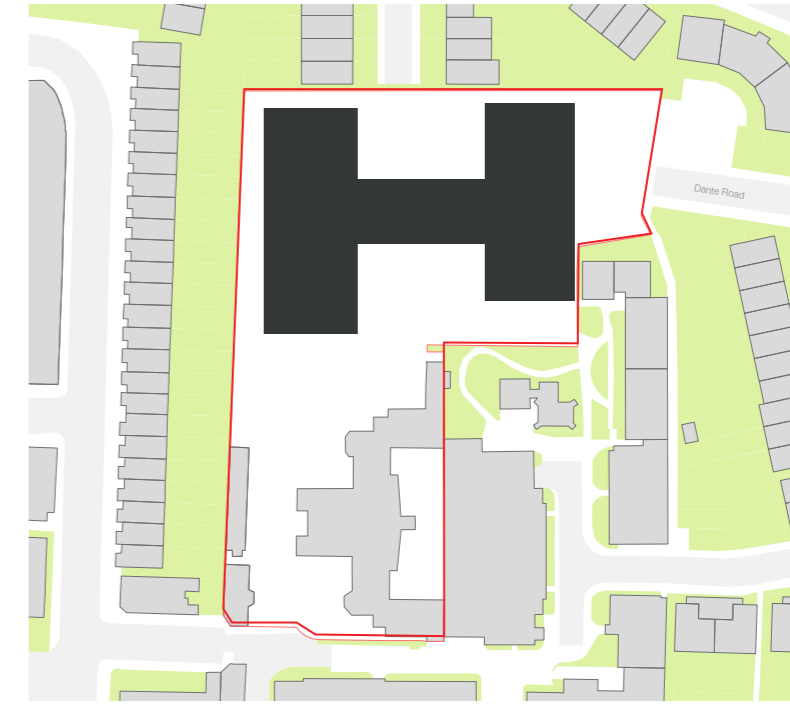
Mass in the centre of the site

- Locates all the footprint in the centre of the site away from the neighbours
- Achieves low footprint (1500m²)
- Max 19m depth blocks limit footprint coverage
- Results a high proportion of single aspect flats
- Creates one large mass, which will dominate the surroundings
- Access routes will go round the outside which minimises possibility of private space



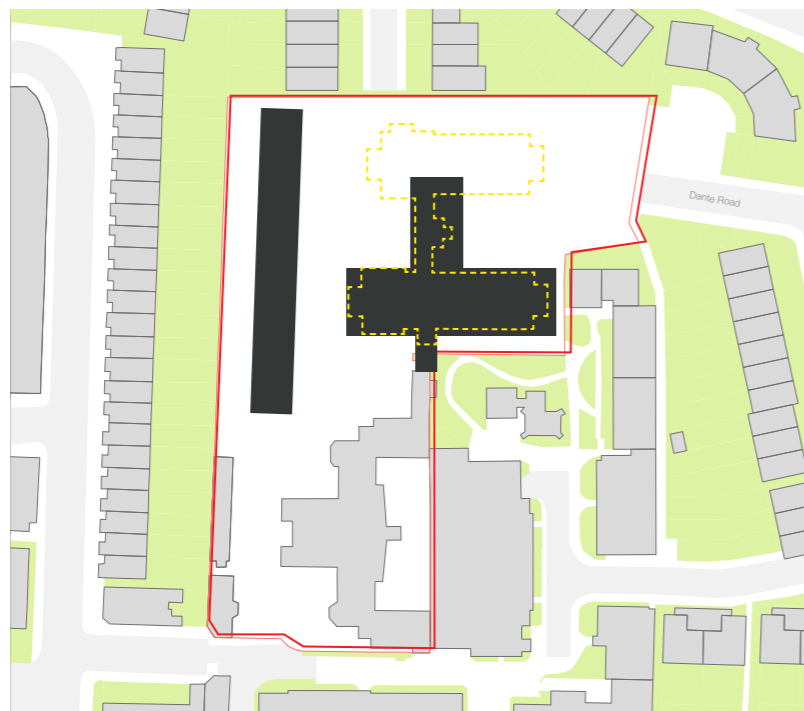
Dual Aspect Pavilion Blocks

- Uses interconnecting pavilion blocks
- Achieves 100% dual aspect
- Achieves a medium footprint (1900m²)
- But geometry doesn't work with the site
- Doesn't create opportunity for through route or reasonable external spaces



'H' Block

- Two main 19m deep wings close to the boundary with a connecting bar in the centre
- Achieves high footprint (2100m²)
- Results a high proportion of single aspect flats
- Difficult to achieve through route
- Lots of dwellings looking into neighbouring gardens



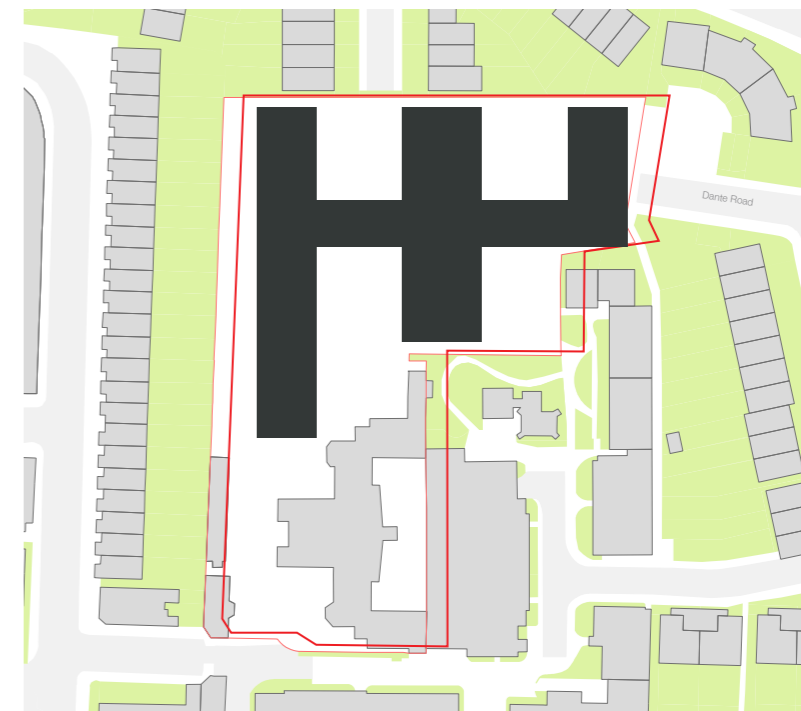
Layout based on Historic Footprint

- Two thin wings based on hospital footprint with a connecting bar in the centre, and low bar to the west
- Achieves low footprint (1700m²)
- Results in a lots of dual aspect flats, but thin blocks are very inefficient
- Difficult to achieve through route



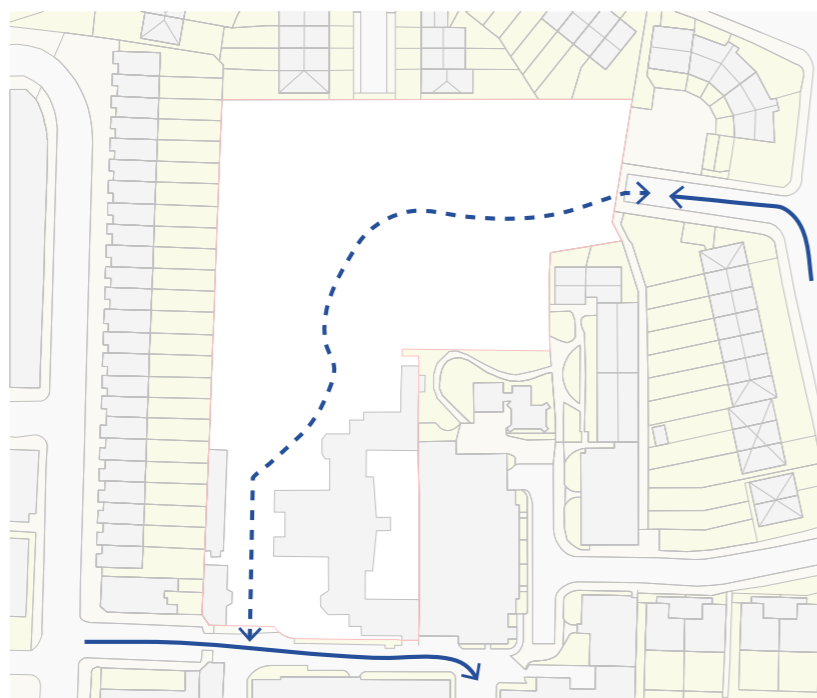
Interlocking 'L' shapes

- Two interconnecting 'L' shaped blocks
- Achieves medium footprint (1950m²)
- Results a reasonable number of dual aspect flats, but thin blocks are inefficient
- Difficult to achieve through route
- Most of the mass is around the perimeter which will impact on neighbours



Maze block

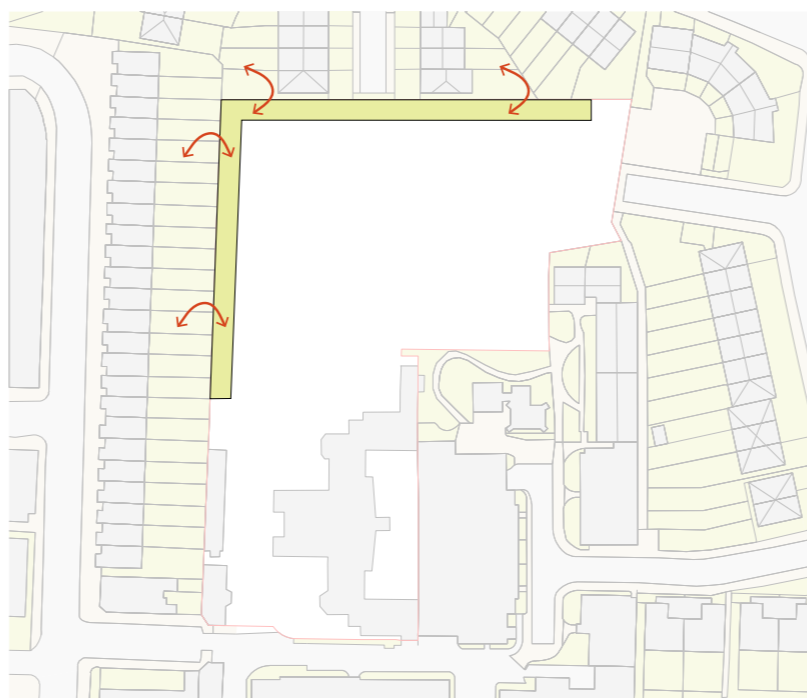
- **Thinner dual aspect blocks on perimeter and 19m block down the centre**
- **Achieves high footprint (2150m²)**
- **Results a reasonable number of dual aspect flats**
- **But 'T' shaped blocks are inefficient to plan**
- **Impossible to achieve through route or good servicing access**



1. Connect Routes

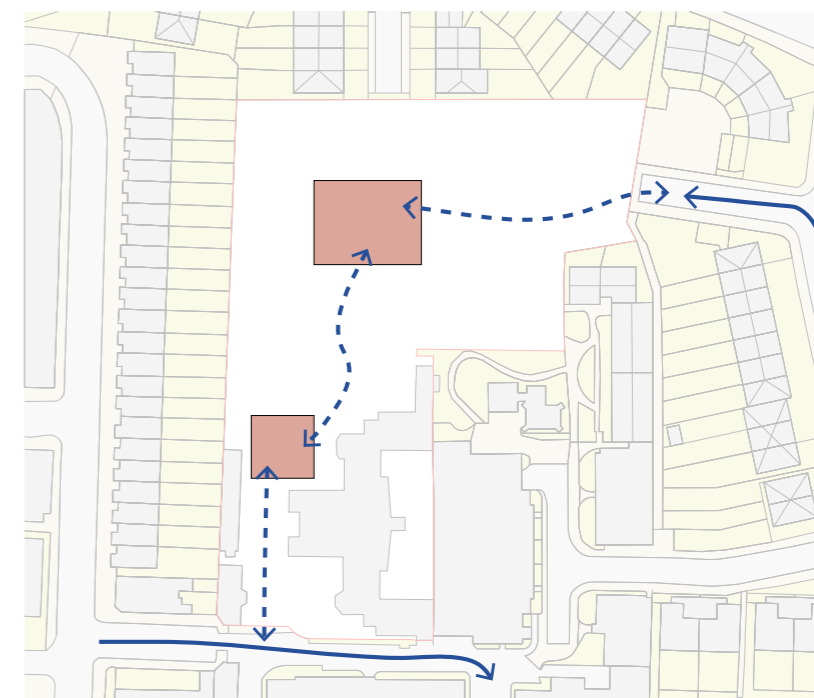
The site has connections to Dugard Way to the south and Dante Road to the east.

The first step is to create a connection between these two points of entry.



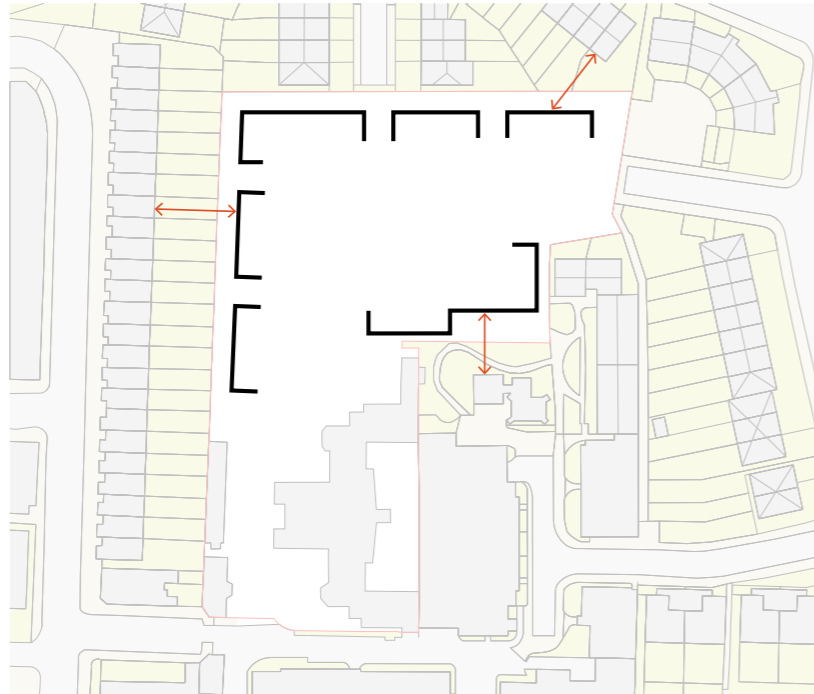
2. Create spaces between

The new route is broken up with a large public courtyard space in the corner with a smaller arrival space off Dugard Way and adjacent to the Grade II listed Masters House.



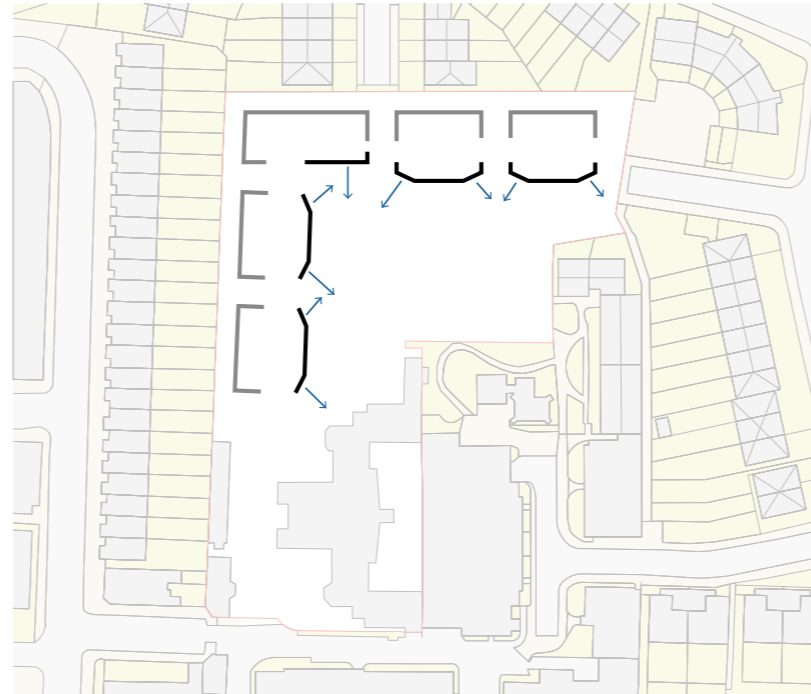
3. Gardens to gardens

Gardens on to back gardens helps create separation between the new development and existing neighbouring properties.



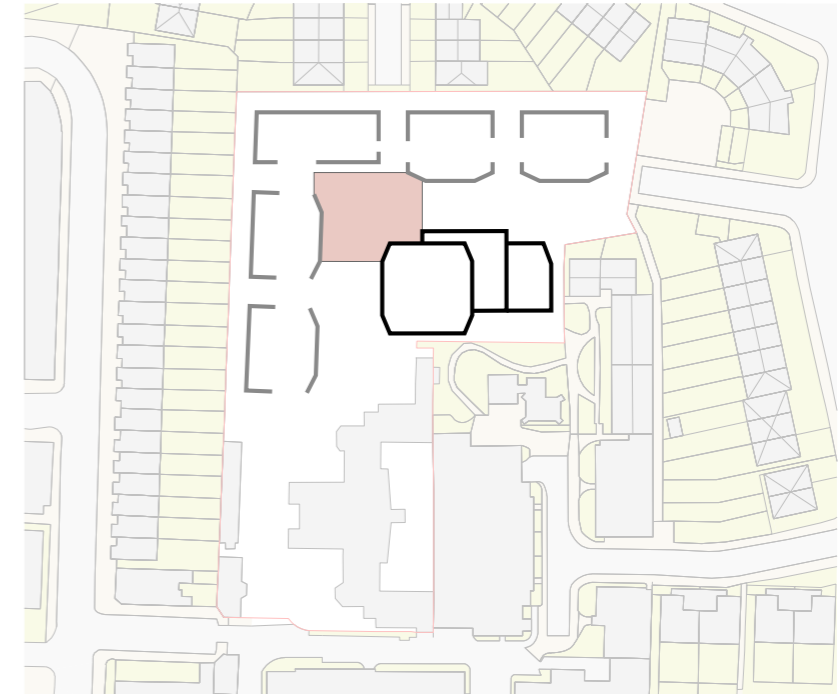
4. Define rear building line in to 5 blocks

The rear building line is broken down in to 5 blocks, the breaks add interest to the architecture as well as giving relief to what would otherwise be a continuous building facade.



5. Fronts to blocks

Fronts are created which allow the blocks to have views up and down the streets created running east to west and north to south on the site.



6. Create slender central building

The central building is broken down in to 3 elements that allow a stepped form. In elevation this creates slender elevations and allows the Grade II listed Water Tower silhouette to be maintained.

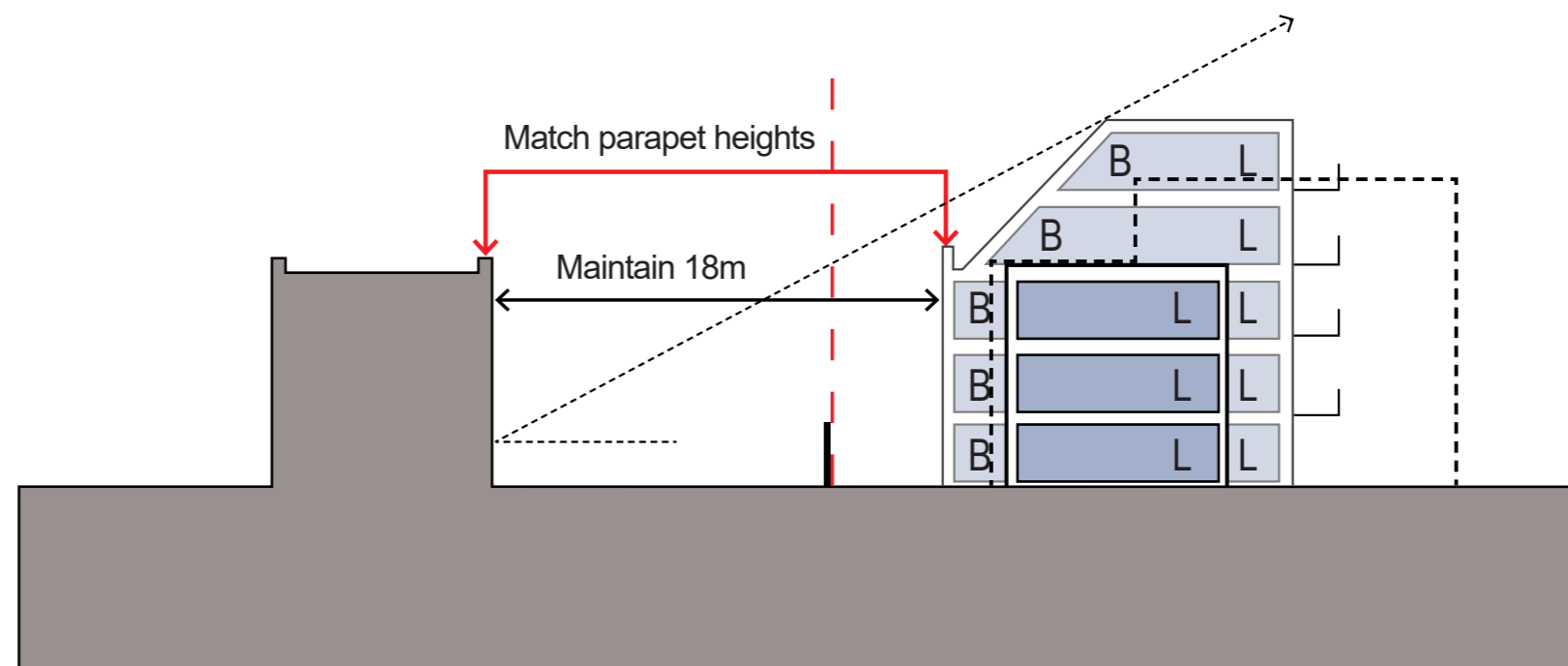


04 Massing Strategy

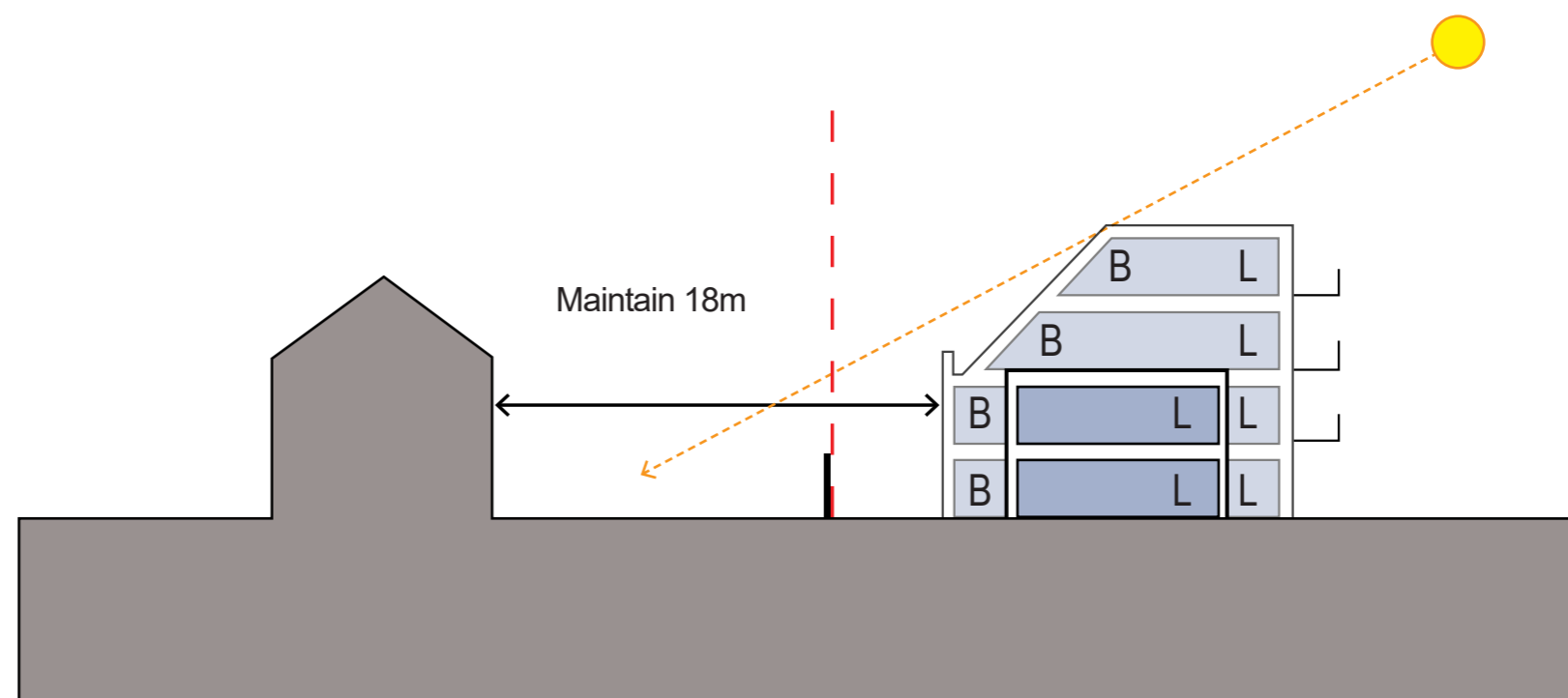
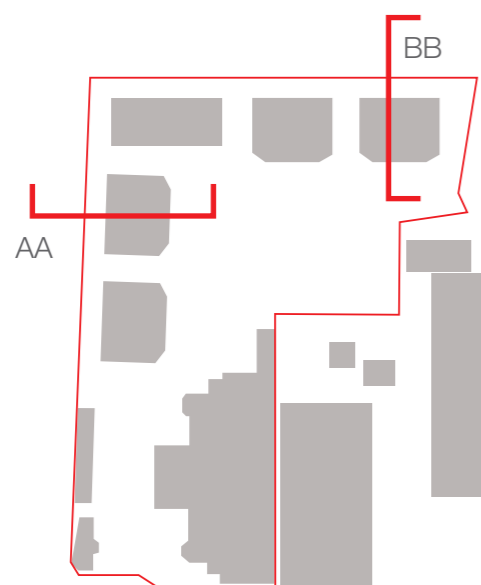
Building Heights along the Boundary

The massing has been developed as follows:

- The 4 and 5 storeys heights (shown opposite) seek to respect adjoining properties and the privacy of occupants.
- The sloped rear roof is helpful in reducing the visual impact of the buildings from the neighbouring rear gardens whilst also angling bedroom windows up and away from the neighbouring properties.
- The buildings along the northern boundary are one storey lower to reduce the ridge height to maximise the amount of sunlight that will be available to existing gardens on the northern boundary.



AA Western Boundary

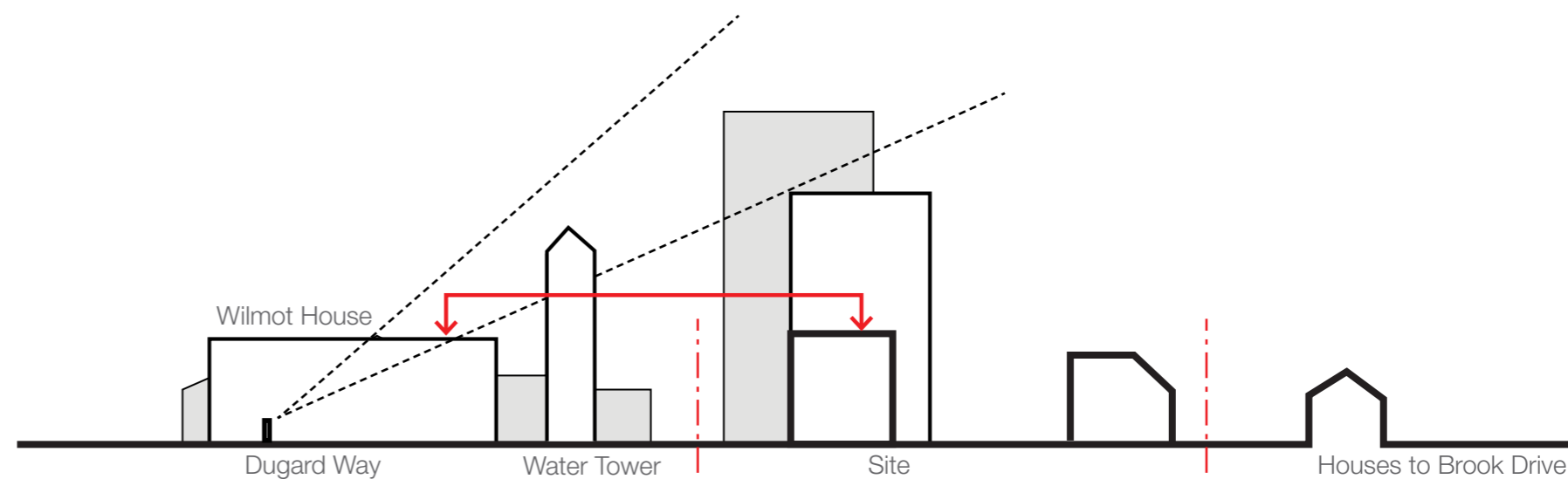


BB Northern Boundary

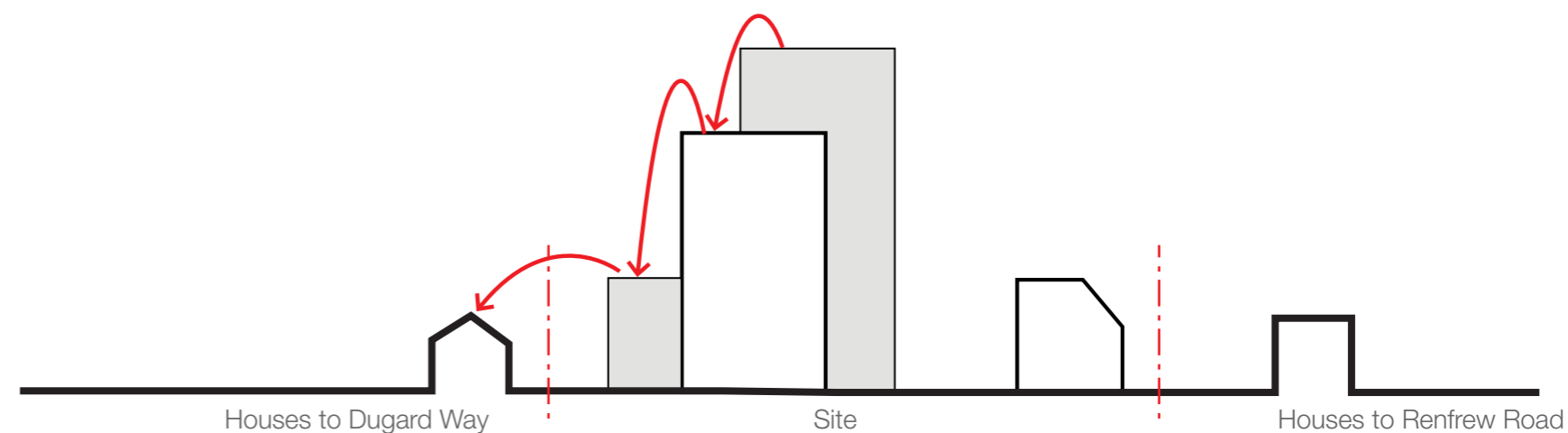
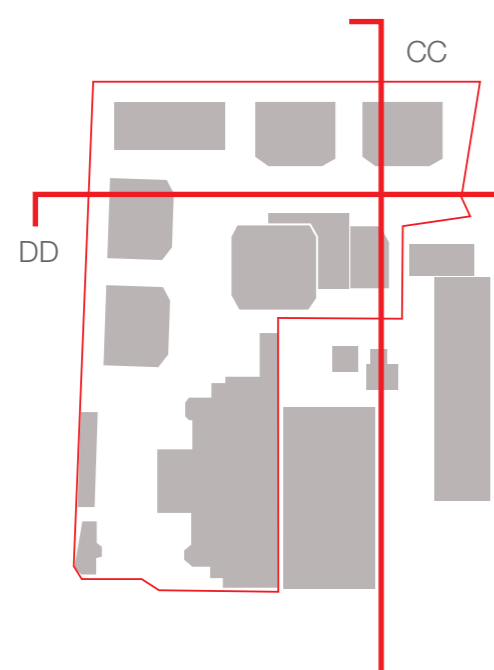
Building Heights in the middle of the site

The massing has been developed as follows:

- Building closest to Dugard Way matches the 5 storey height of Wilmot House, the development backing onto the eastern side of the listed building.
- This allows a stepping of the massing away from the lower buildings in the context.
- The taller elements have been designed to locate the main mass of the point block away from Dugard Way so that it doesn't impinge on the view of the Water Tower.
- The building is split into two interlocking squares which have a small footprint (no wider than Wilmot House) which are 11 and 15 storeys.



AA Western Boundary



BB Northern Boundary

The proposed building heights are shown opposite. The massing has been developed:

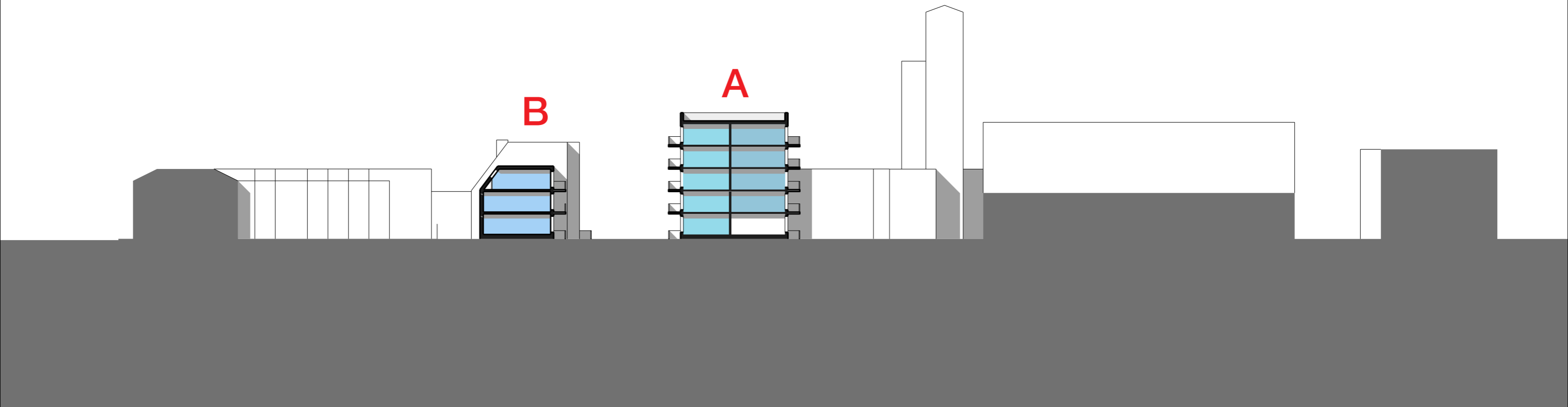
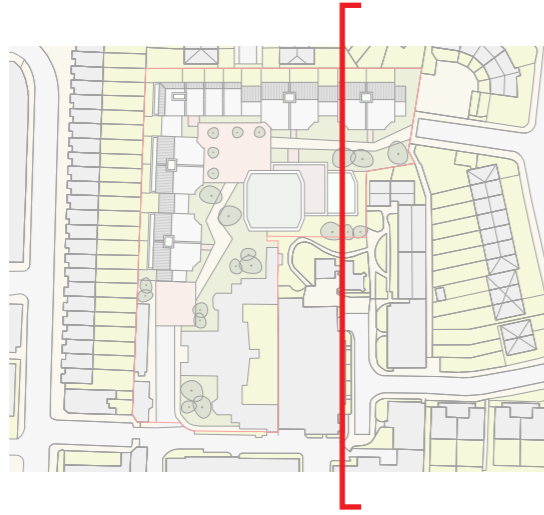
- Responding to feedback from the appeal scheme
- Analysis of the site
- To provide a variation in scale of the buildings to create visual variety to the street scene
- Respecting adjoining properties and privacy
- Minimising impact on local views and wider views.
- Minimising impact on heritage assets.



Proposed Building Heights by storeys

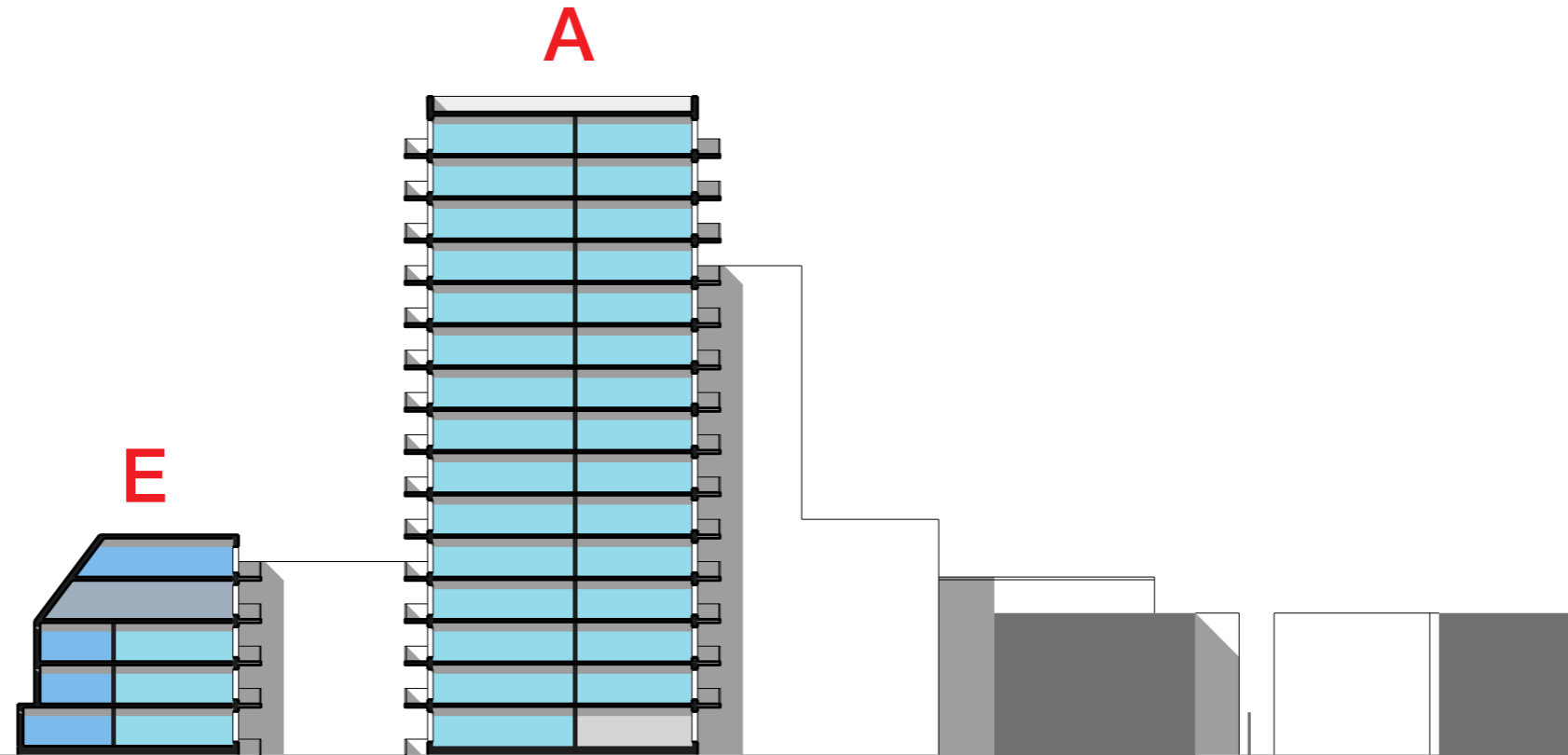
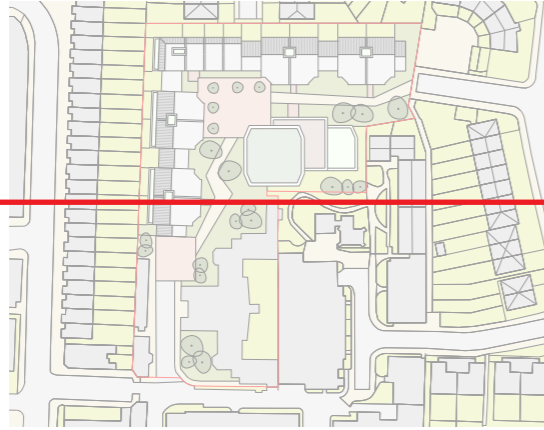
04 MASSING STRATEGY

North to South Section



04 MASSING STRATEGY

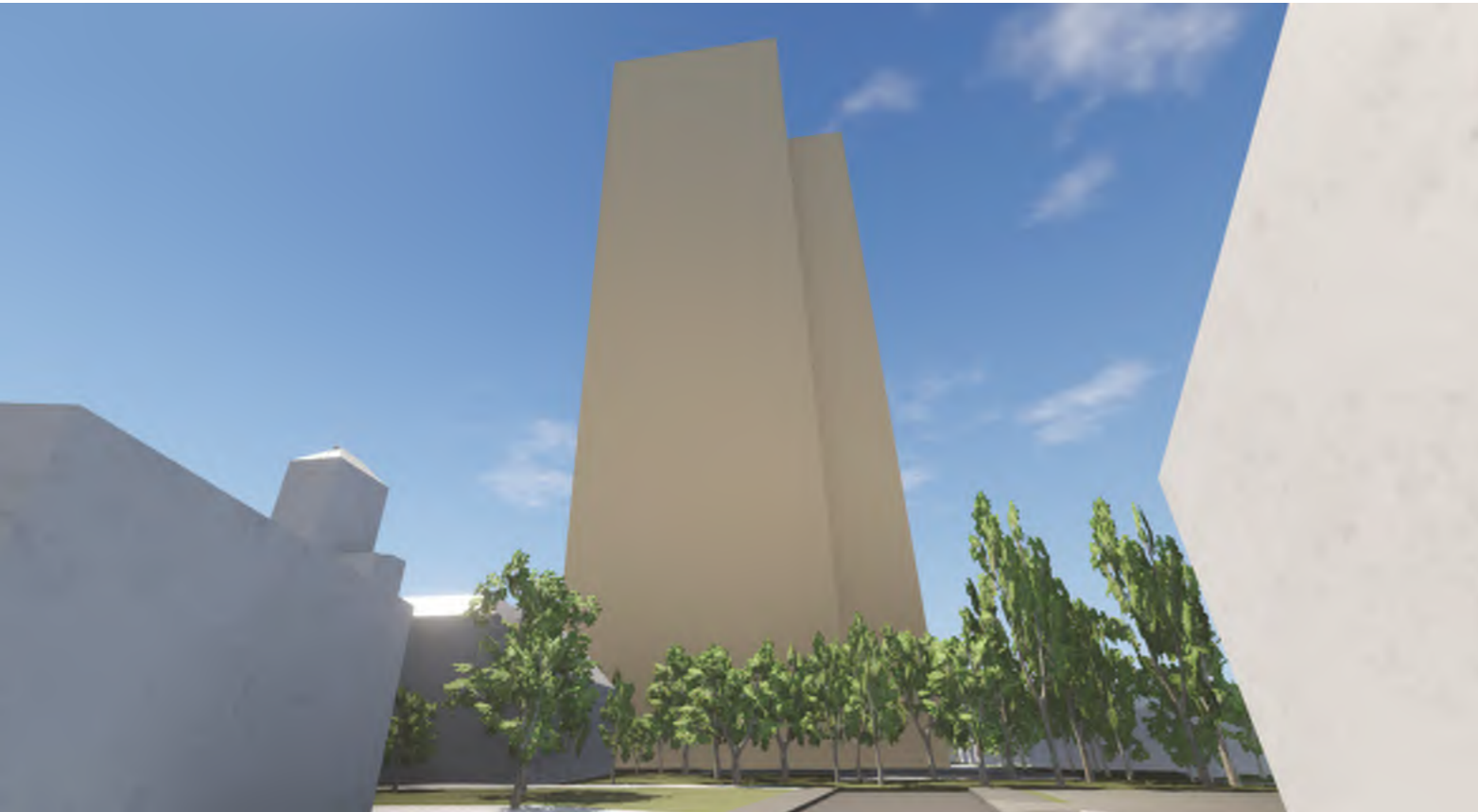
East to West Section



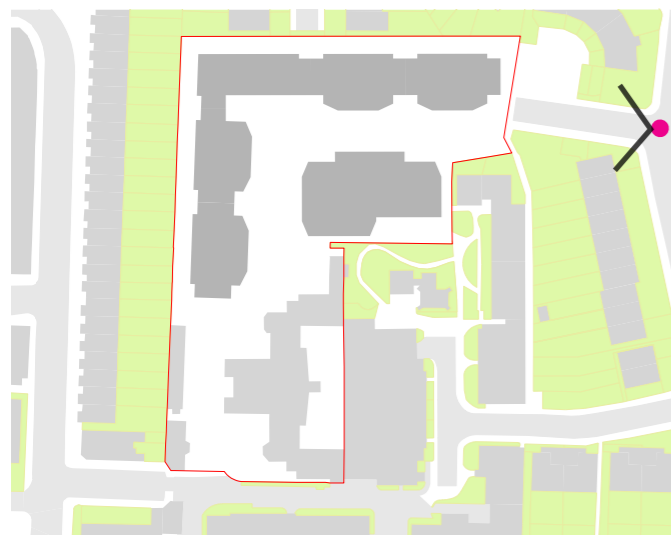
04

MASSING STRATEGY

Townscape: Dante Road looking west



Predicted Effects - Appeal Scheme

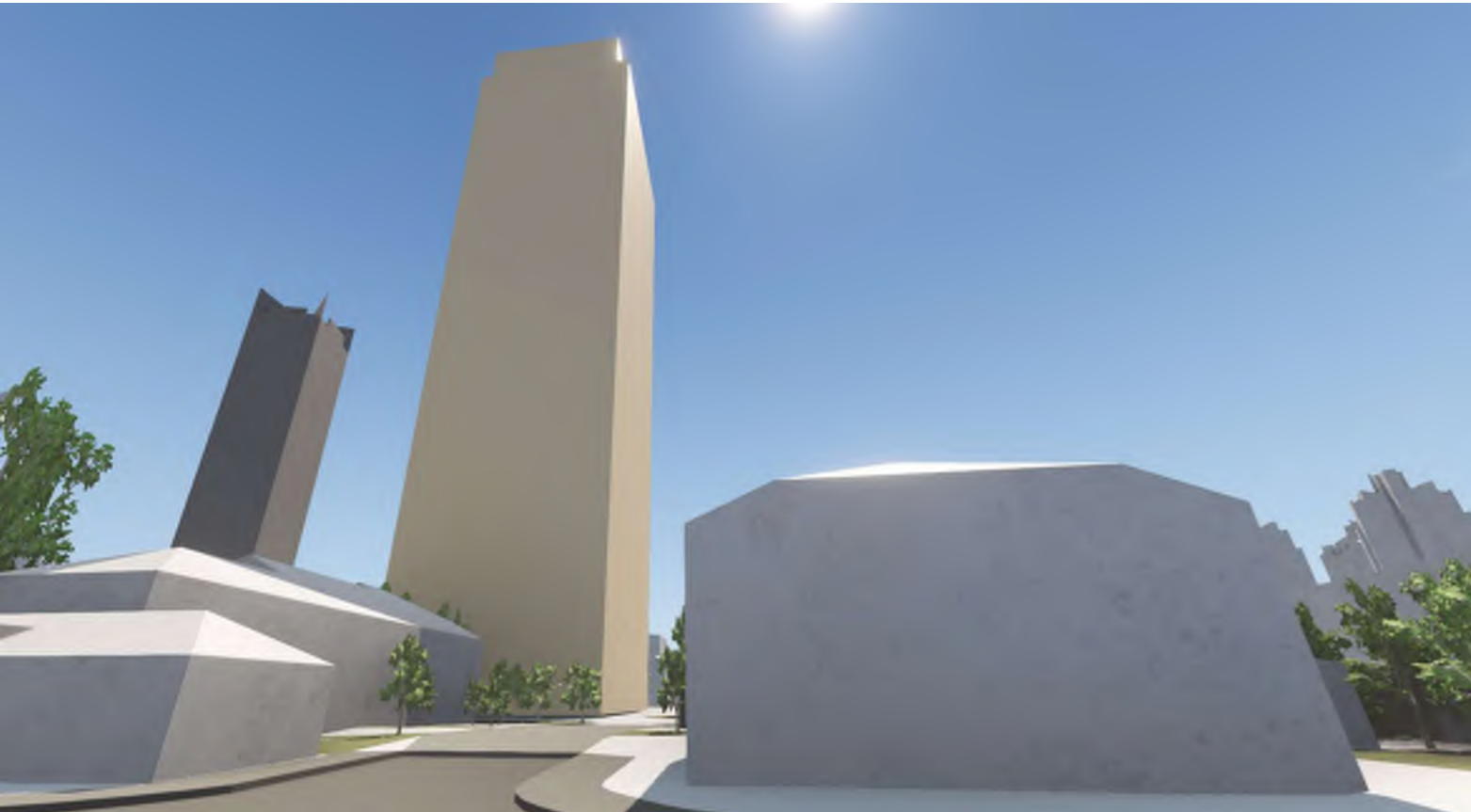


GRID

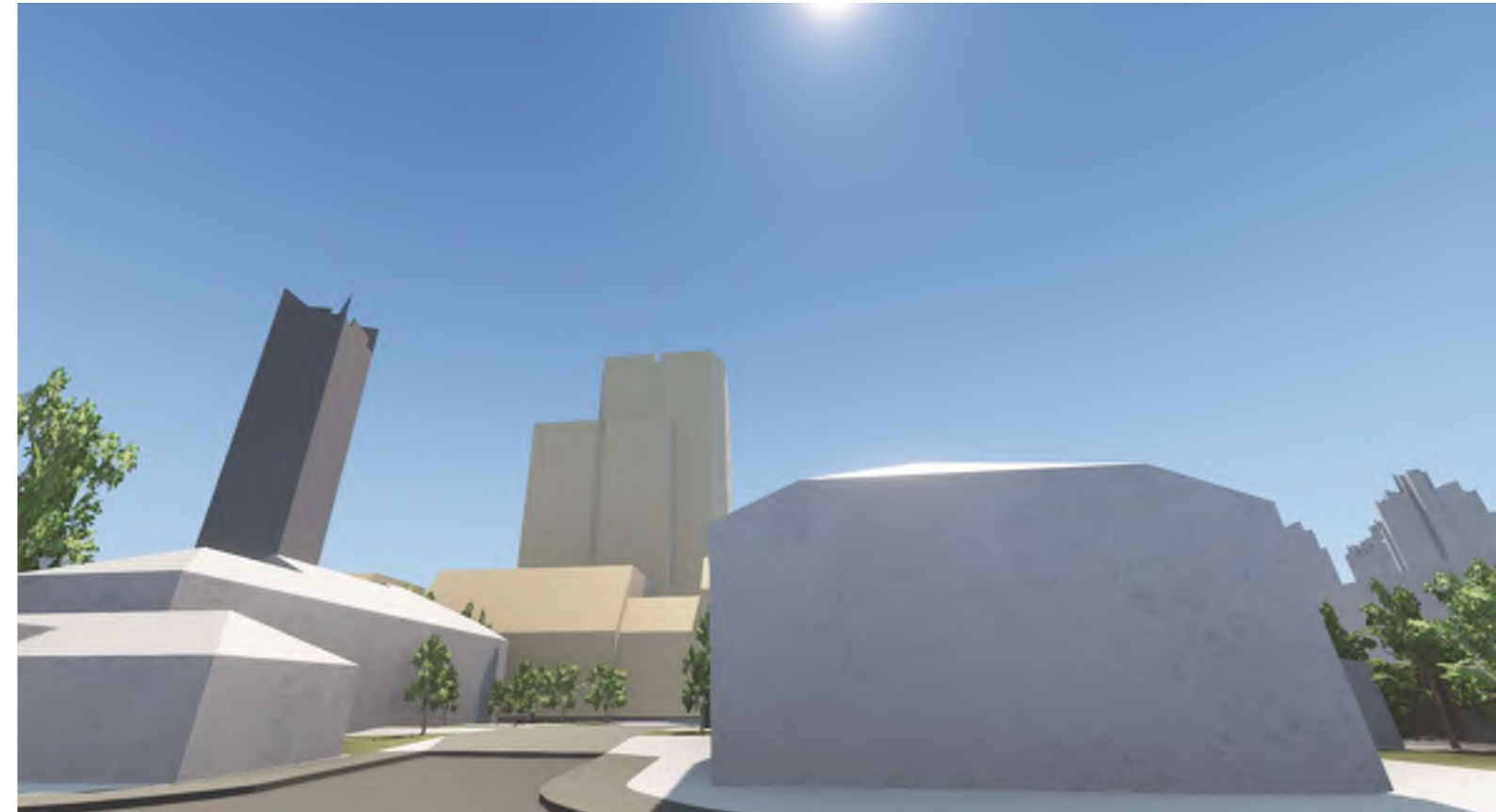
04

MASSING STRATEGY

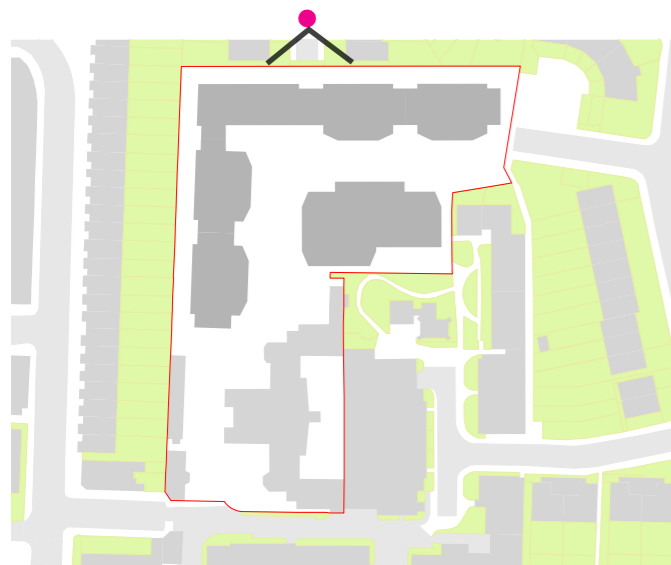
Townscape: Castlebrook Road looking south



Predicted Effects - Appeal Scheme



Predicted Effects - 172 Unit Scheme



GRID

04

MASSING STRATEGY

Townscape: Gilbert Road looking east



Predicted Effects - Appeal Scheme



Predicted Effects - 172 Unit Scheme



GRID

04

MASSING STRATEGY

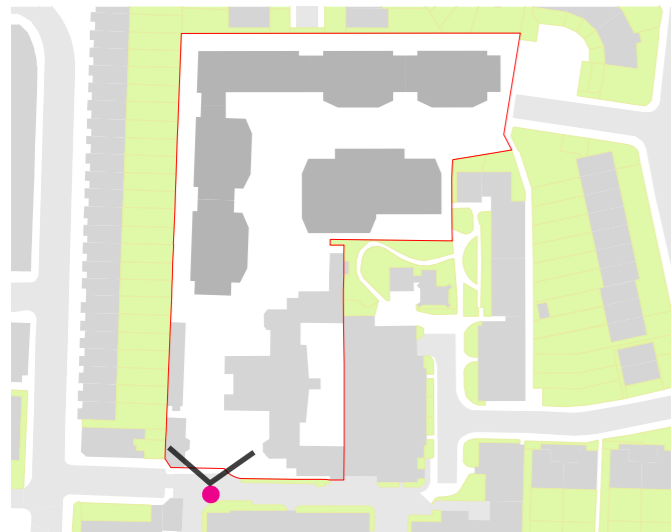
Townscape: Master House entrance looking north



Predicted Effects - Appeal Scheme



Predicted Effects - 172 Unit Scheme



GRID

04

MASSING STRATEGY

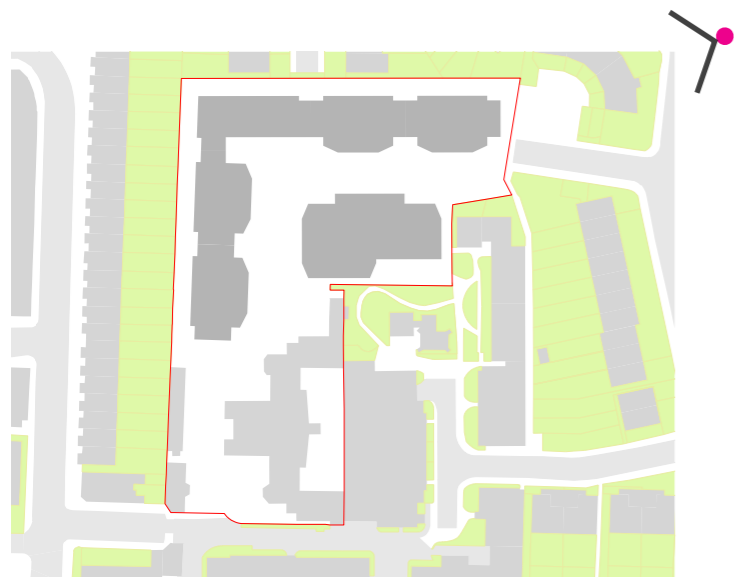
Townscape: Brook Drive looking south west



Predicted Effects - Appeal Scheme



Predicted Effects - 172 Unit Scheme

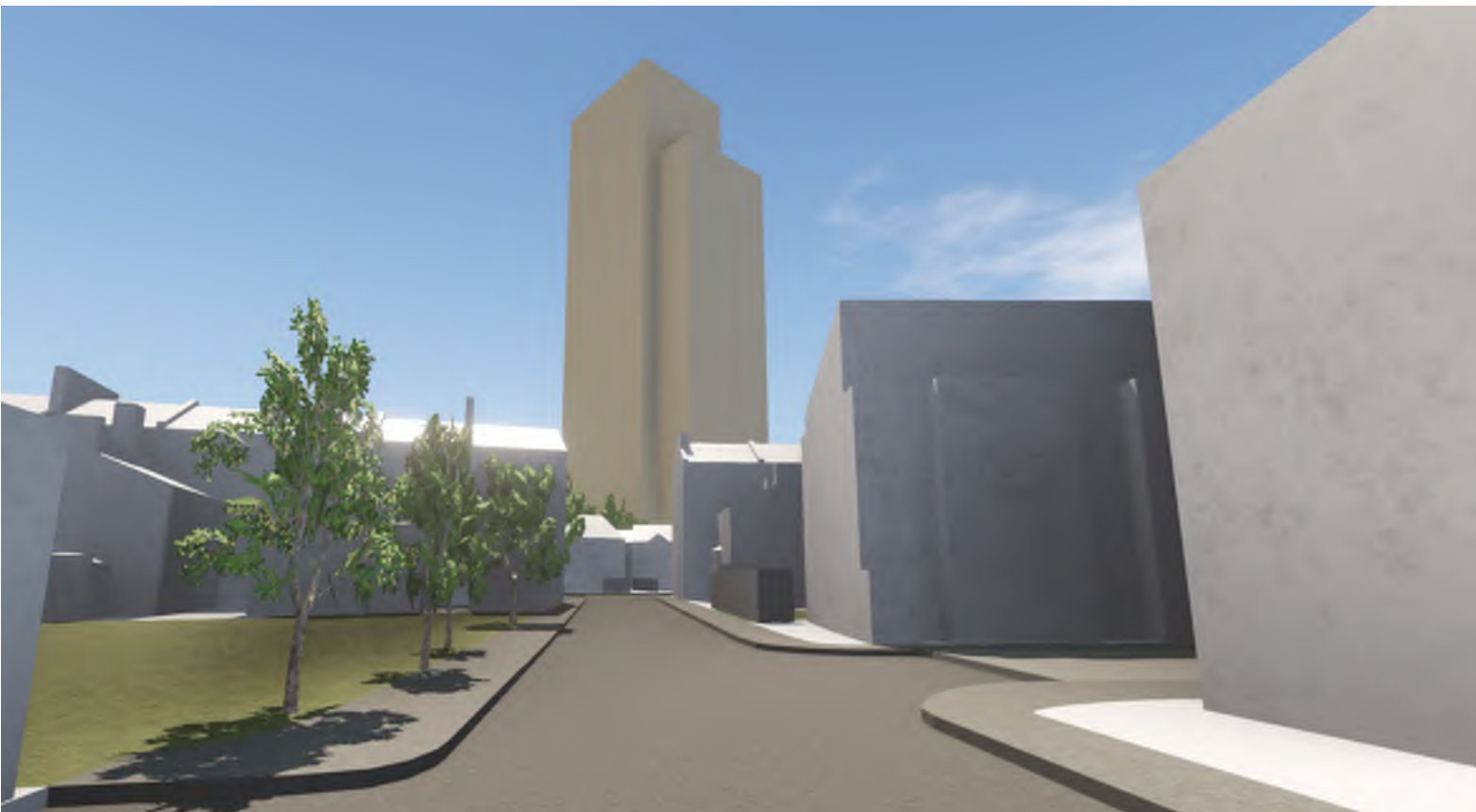


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04

MASSING STRATEGY

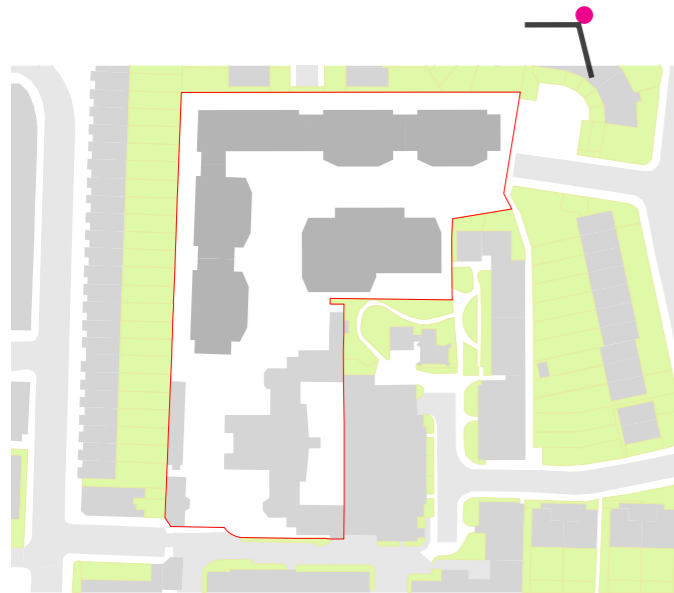
Townscape: Hayles Street looking south west



Predicted Effects - Appeal Scheme



Predicted Effects - 172 Unit Scheme



GRID

04

MASSING STRATEGY

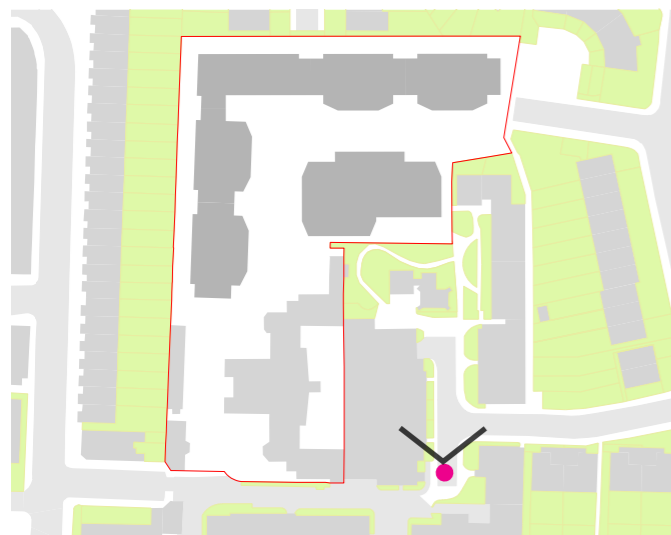
Townscape: George Mathers Road looking north



Predicted Effects - Appeal Scheme



Predicted Effects - 172 Unit Scheme



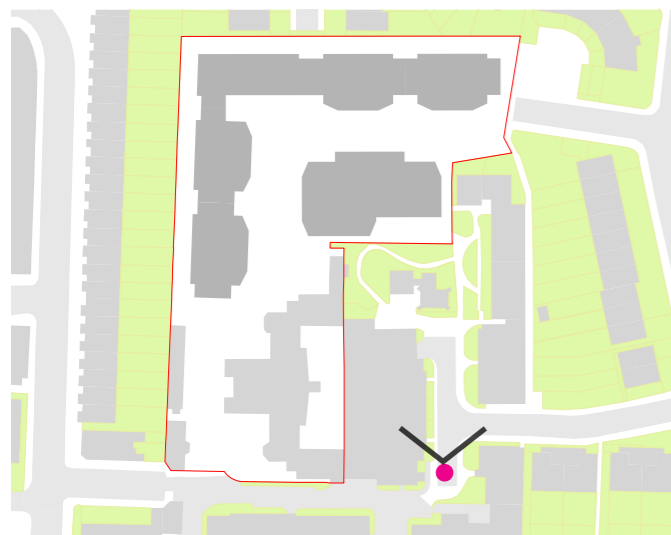
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Predicted Effects - Appeal Scheme



Predicted Effects - 172 Unit Scheme



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04

MASSING STRATEGY

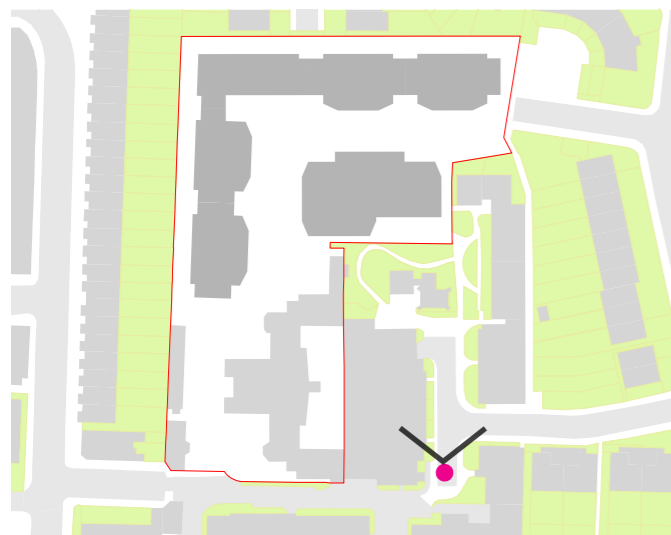
Townscape: George Mathers Road looking north



Predicted Effects - Appeal Scheme



Predicted Effects - 172 Unit Scheme



GRID

04 MASSING STRATEGY

Townscape: Aerial View



Predicted Effects - Appeal Scheme



Predicted Effects - 172 Unit Scheme

Heritage: 3. Geraldine Mary Hemsworth Park (Imperial War Museum Gardens) Entrance



Predicted Effects - Appeal Scheme



Predicted Effects - Appeal Scheme



Predicted Effects - 172 Unit Scheme



Predicted Effects - Appeal Scheme



Predicted Effects - Appeal Scheme



Predicted Effects - 172 Unit Scheme



Predicted Effects - Appeal Scheme



Predicted Effects - Appeal Scheme



Predicted Effects - 172 Unit Scheme



Predicted Effects - Appeal Scheme



Predicted Effects - Appeal Scheme

GRID



Predicted Effects - 172 Unit Scheme

04 MASSING STRATEGY

Heritage: 6A. Walcot Square



Predicted Effects - Appeal Scheme



Predicted Effects - Appeal Scheme

GRID



Predicted Effects - 172 Unit Scheme

04 MASSING STRATEGY

Heritage: 6B. Walcot Square



Predicted Effects - Appeal Scheme



Predicted Effects - Appeal Scheme

GRID



Predicted Effects - 172 Unit Scheme

04 MASSING STRATEGY

Heritage: 7. St Mary's Garden



Predicted Effects - Appeal Scheme



Predicted Effects - Appeal Scheme

GRID



Predicted Effects - 172 Unit Scheme

04 MASSING STRATEGY

Heritage: 8. Hayles Street

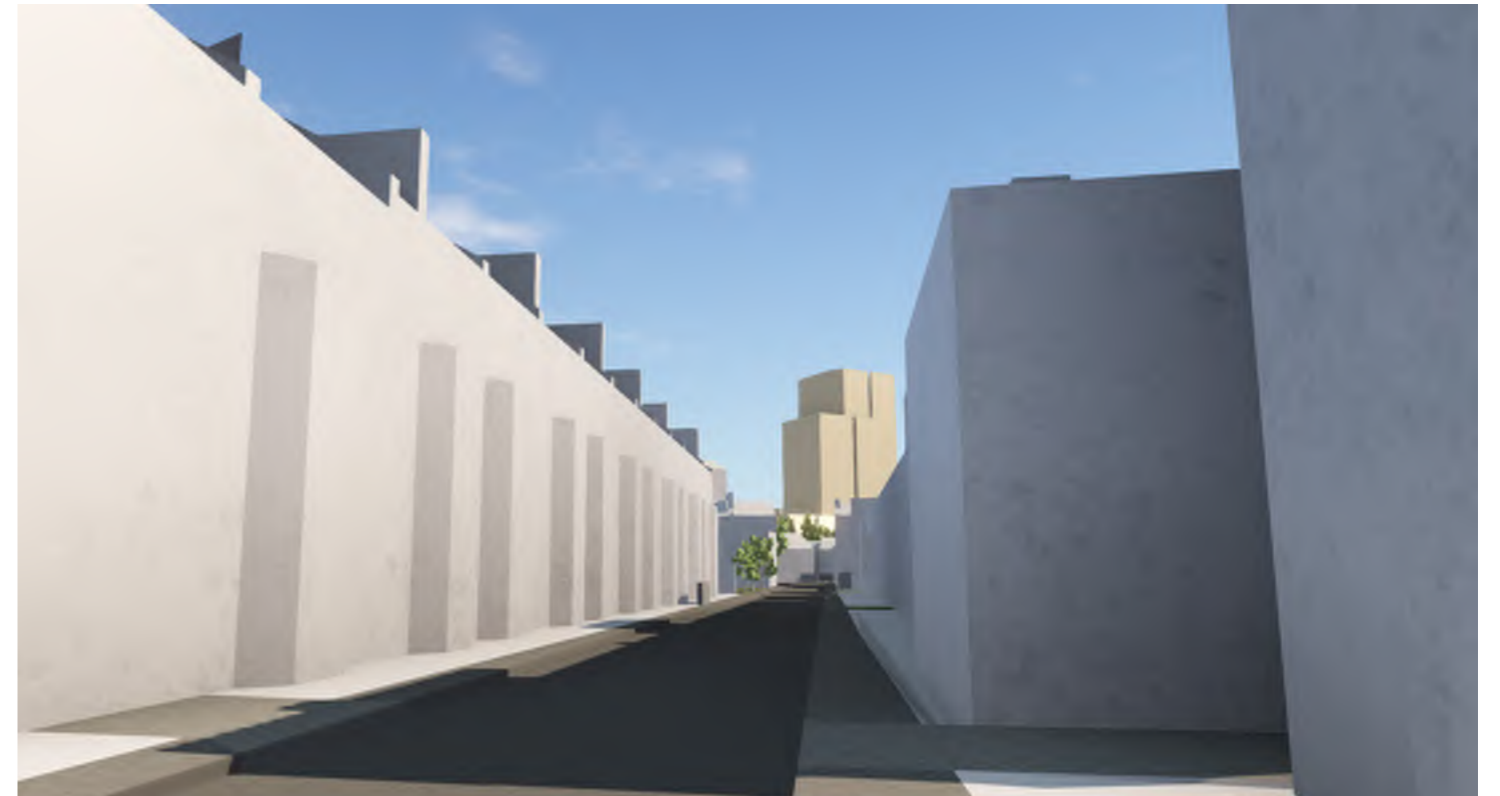


Predicted Effects - Appeal Scheme



Predicted Effects - Appeal Scheme

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Predicted Effects - 172 Unit Scheme

04 MASSING STRATEGY

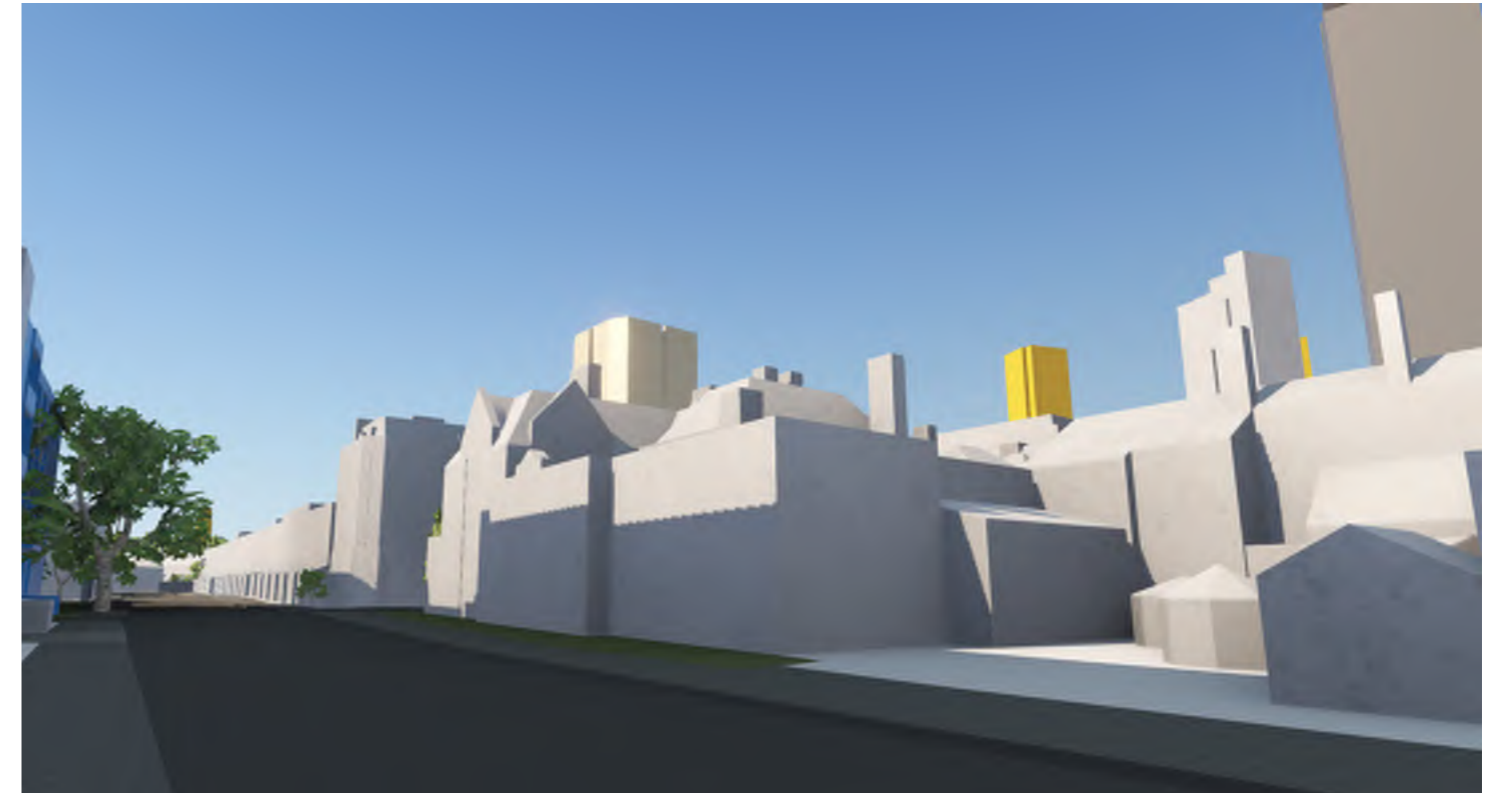
Heritage: 9. Renfrew Road



Predicted Effects - Appeal Scheme



Predicted Effects - Appeal Scheme



Predicted Effects - 172 Unit Scheme

05 Proposed Plans

05 PROPOSED PLANS

Ground Floor

Flats per floor - 23

Dual Aspect - 60%

- Key
- Studio
 - 1 Bed
 - 2 Bed
 - 3 Bed



05 PROPOSED PLANS

First Floor

Flats per floor - 29

Dual Aspect - 65%

- Key
- Studio
 - 1 Bed
 - 2 Bed
 - 3 Bed



05 PROPOSED PLANS

Second Floor

Flats per floor - 29

Dual Aspect - 65%

- Key
- Studio
 - 1 Bed
 - 2 Bed
 - 3 Bed



05 PROPOSED PLANS

Third Floor

Flats per floor - 24

Dual Aspect - 92%

- Key
- Studio
 - 1 Bed
 - 2 Bed
 - 3 Bed



05 PROPOSED PLANS

Fourth Floor

Flats per floor - 13

Dual Aspect - 85%

- Key
- Studio
 - 1 Bed
 - 2 Bed
 - 3 Bed

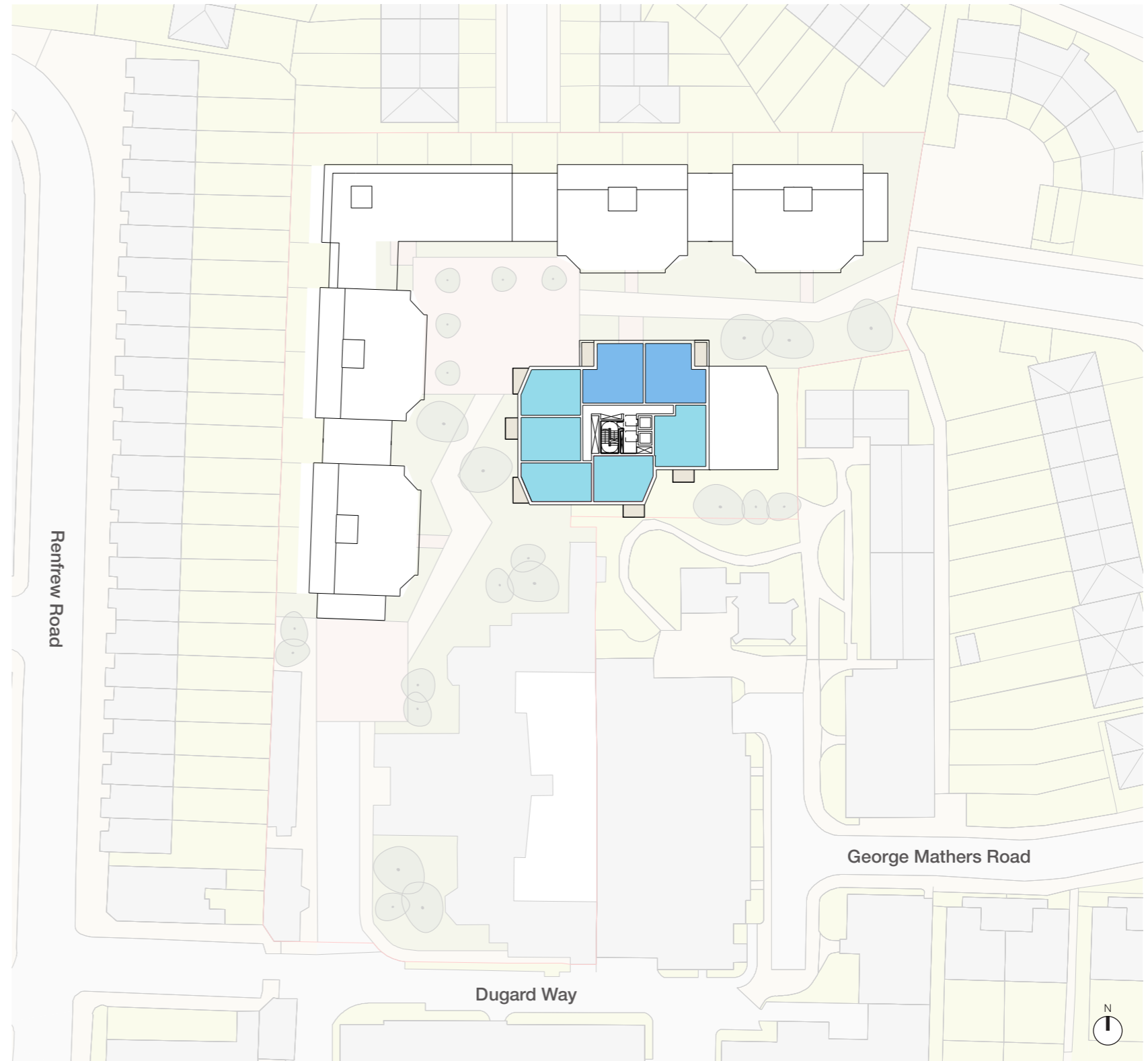


Flats per floor - 7

Dual Aspect - 86%

Key

- Studio
- 1 Bed
- 2 Bed
- 3 Bed

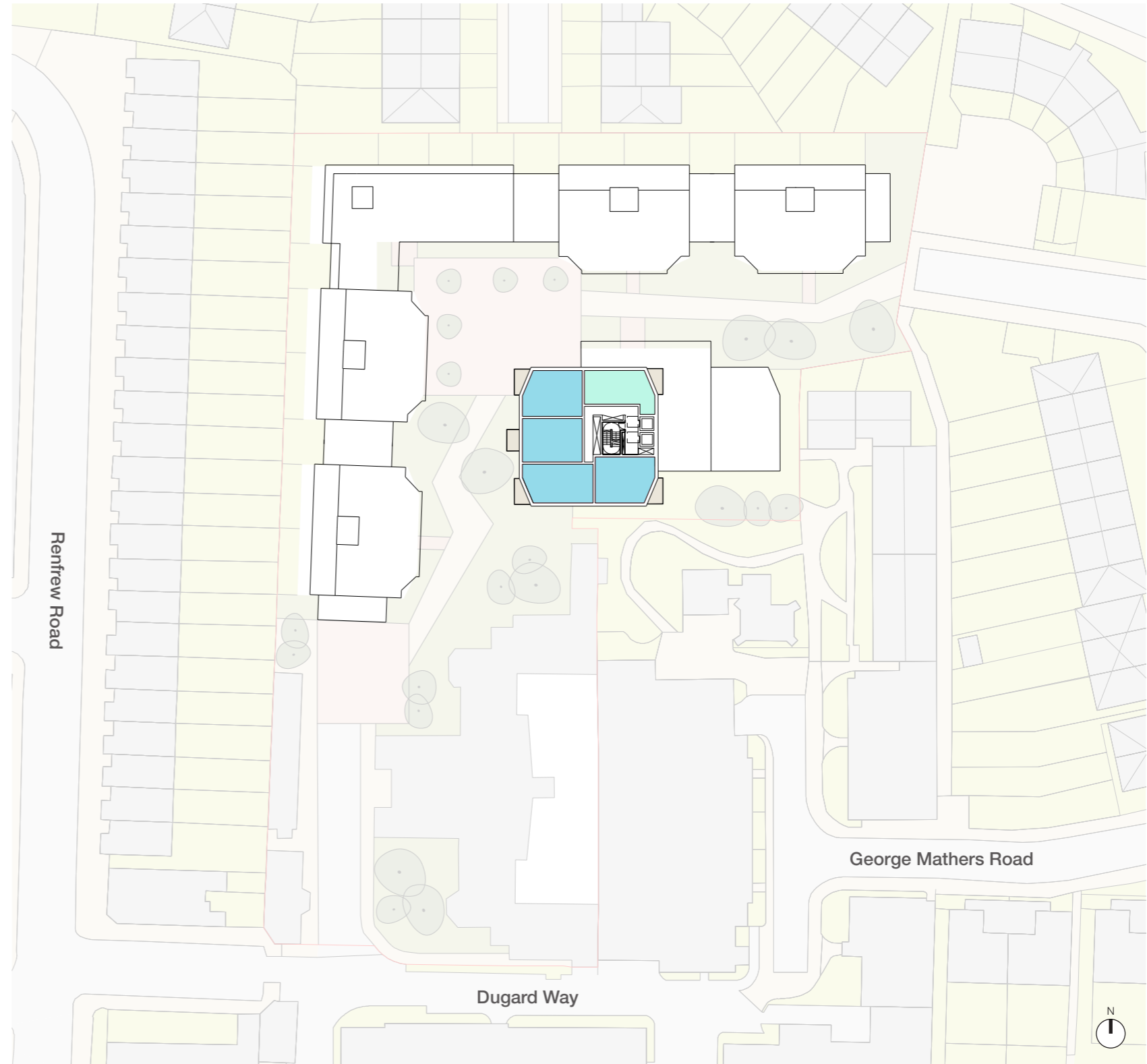


Twelfth to Fifteenth Floor

Flats per floor - 5

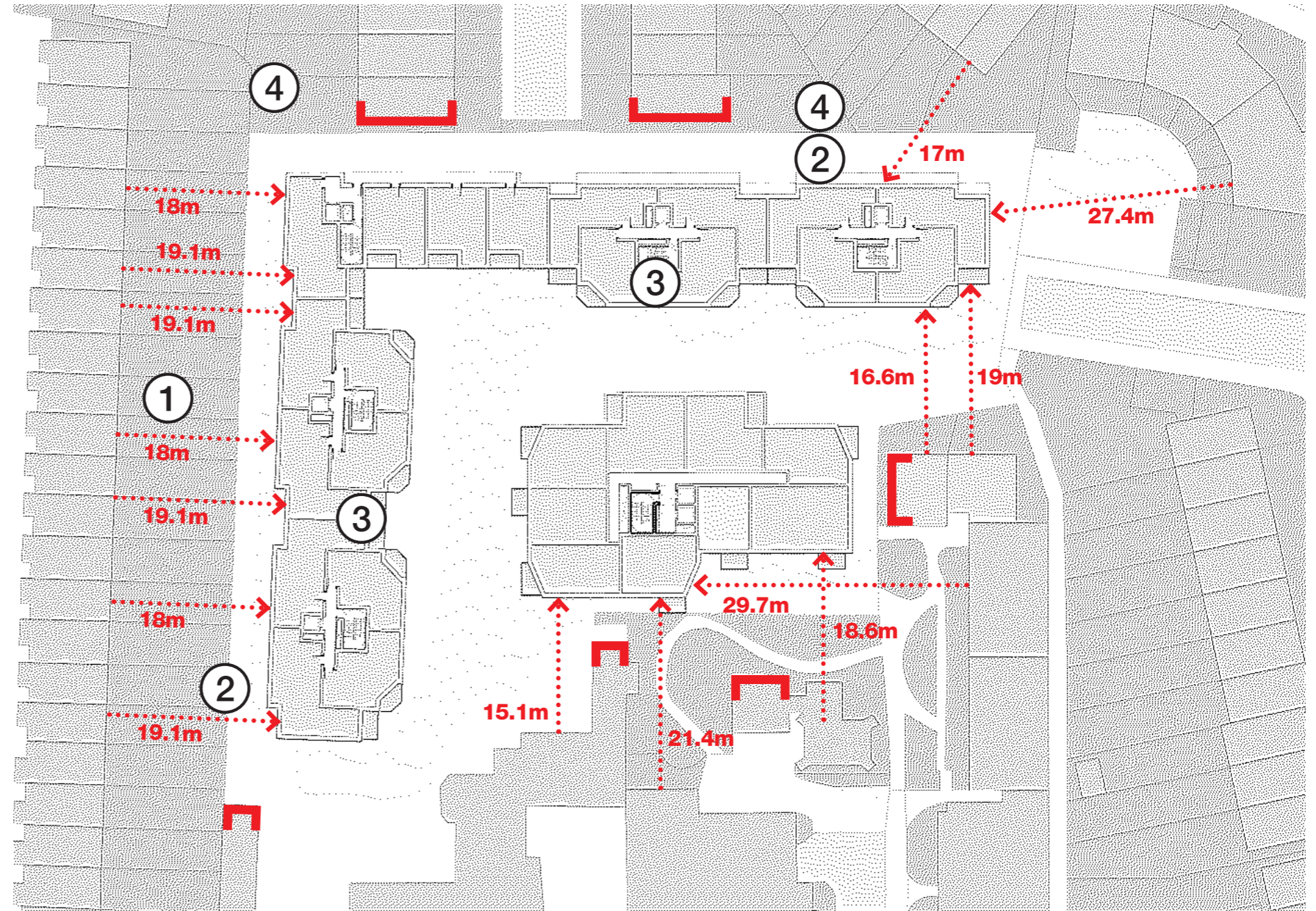
Dual Aspect - 80%

- Key
- Studio
 - 1 Bed
 - 2 Bed
 - 3 Bed

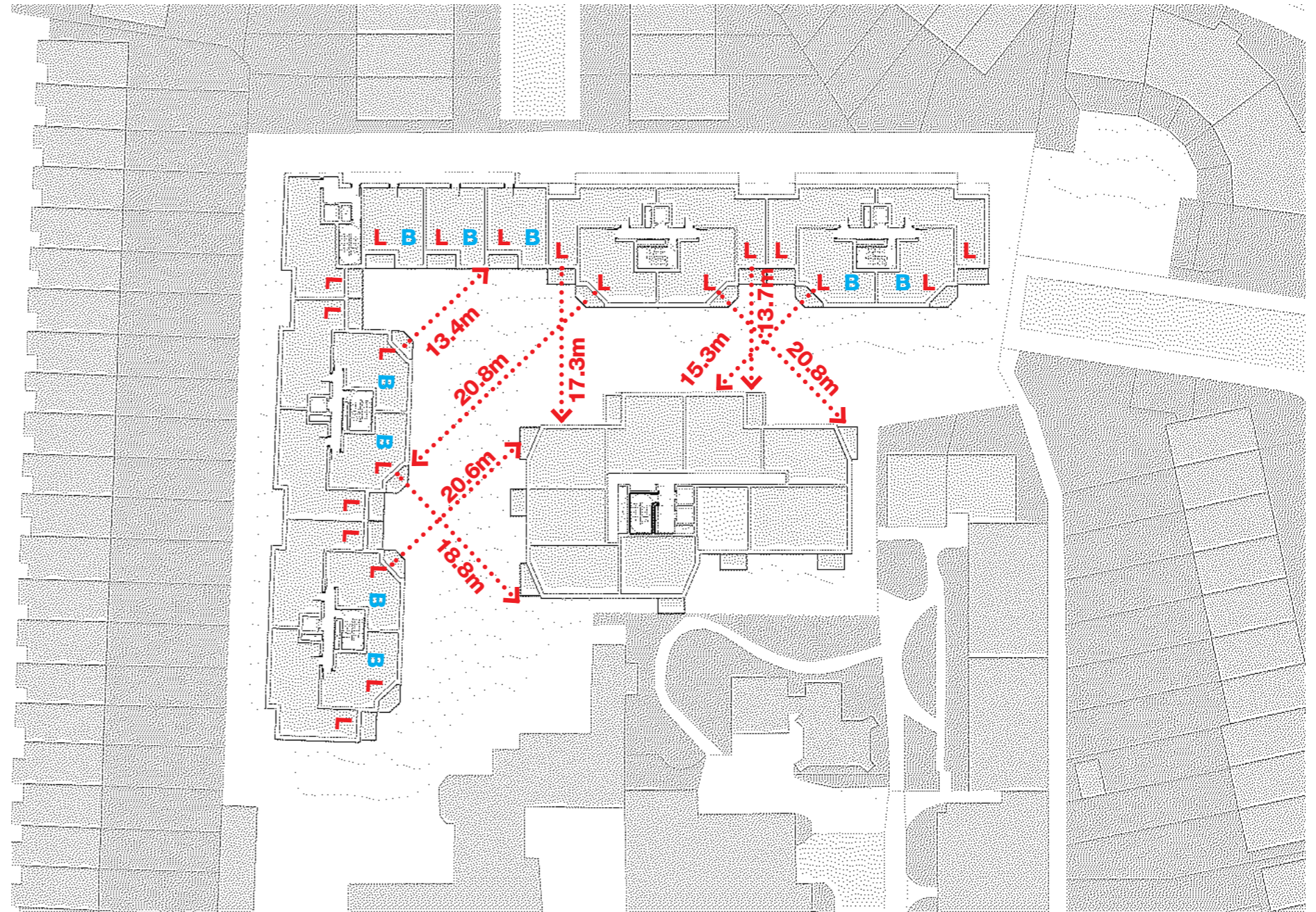


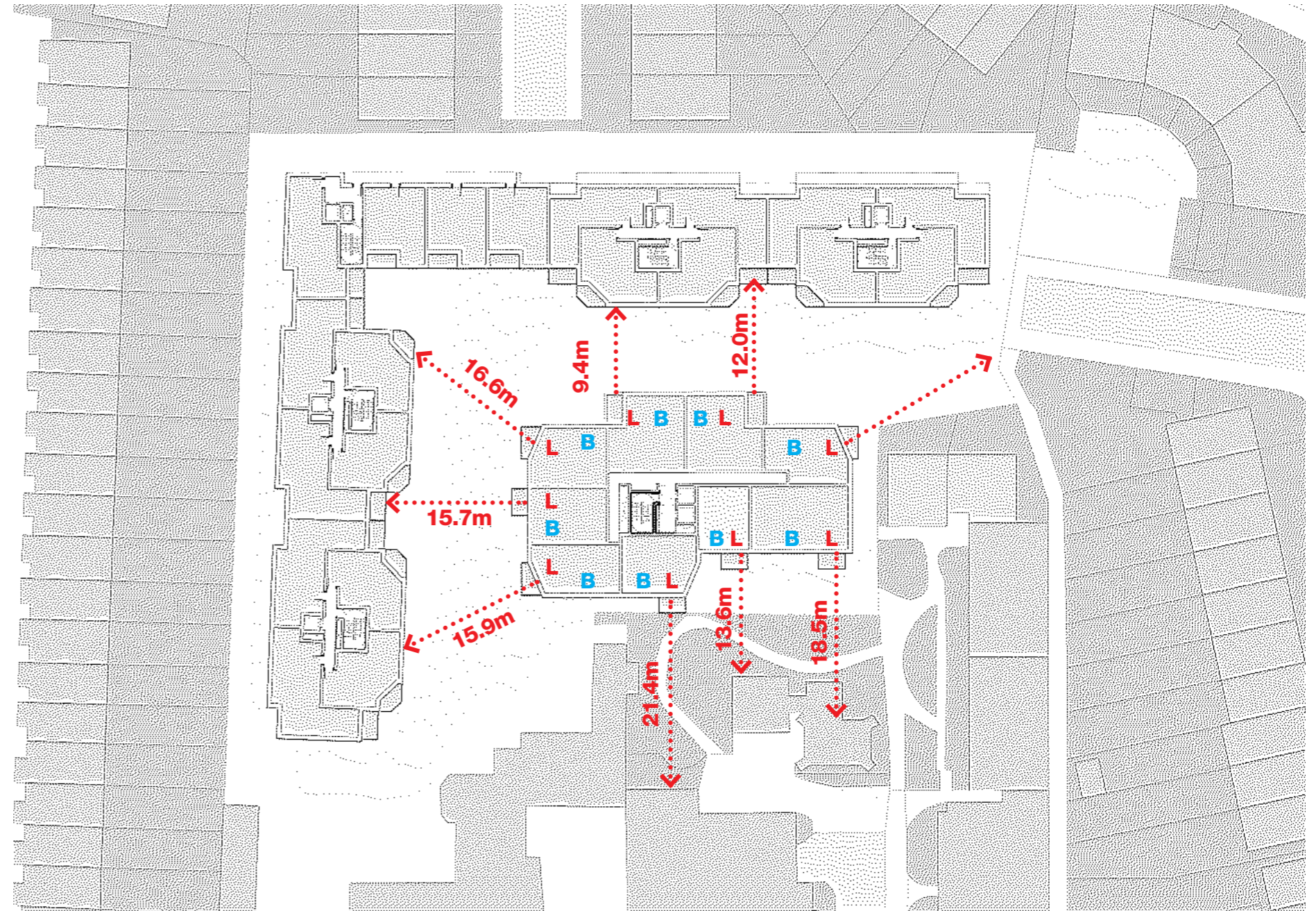
Protecting Neighbours Privacy and Viewing Distances

1. Minimum 18m back to back separation to Renfrew road properties, increased to 19m+ to kitchens.
2. Gardens back on to gardens.
3. Dual aspect mean only bedrooms and rear kitchen windows overlook neighbours.
4. Existing trees help maintain privacy.



Block B- F: Privacy and Viewing Distances








- Key
- Dual Aspect Flats
 - Semi Dual Aspect

05 PROPOSED PLANS

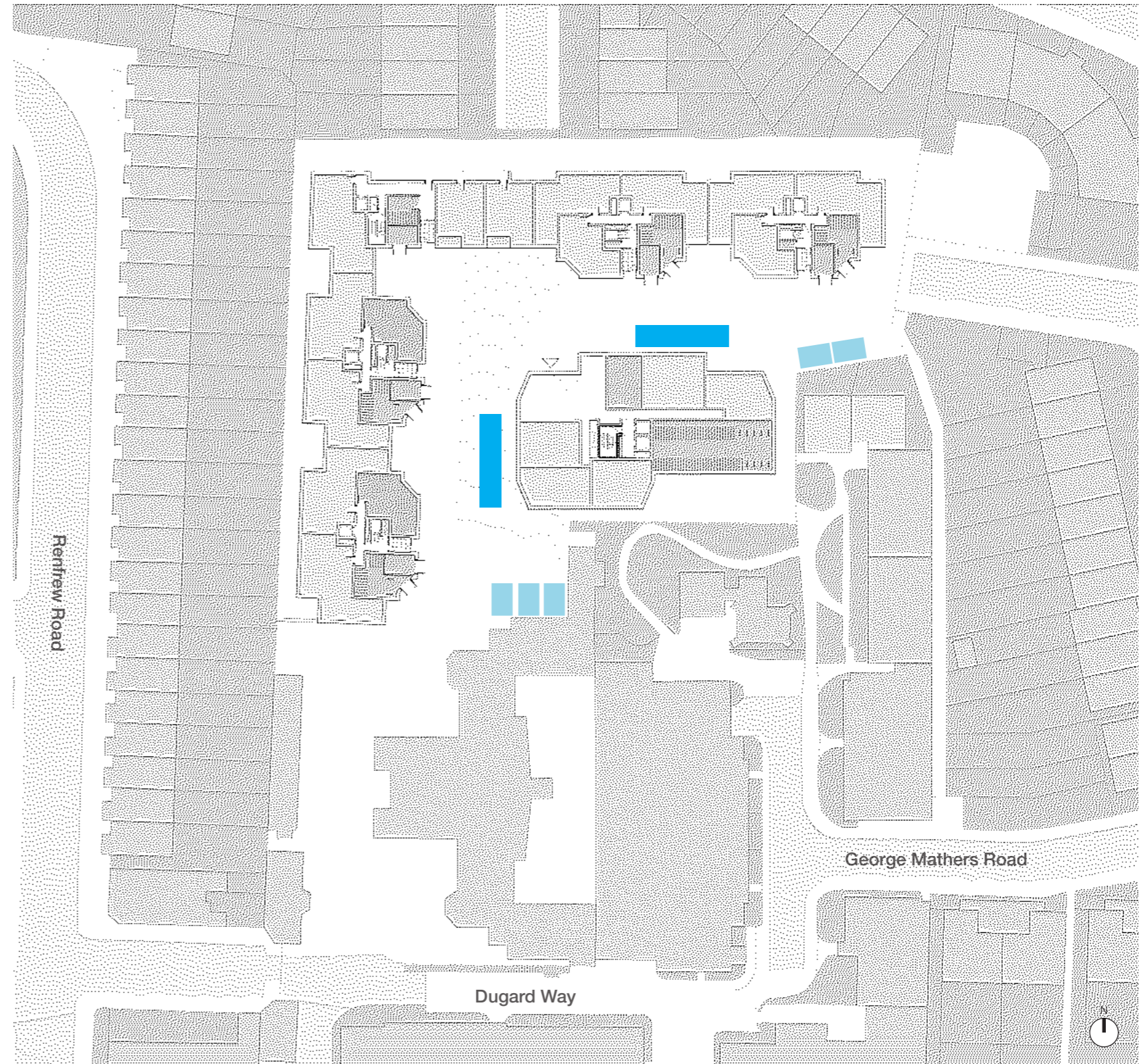
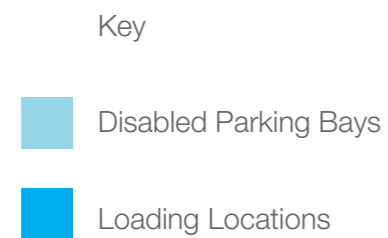
Communal Entrances



Key

 Entrance and circulation

- Appeal scheme was car free other than 9 accessible parking bays for 258 units providing 3% provision.
- New proposal will be car free other than disabled parking which will align with GLA Policy (3% on site, a further 7% future provision).
- 5 Accessible parking bays allowed for 172 units
- To be reviewed with transport consultant at next stage



05 PROPOSED PLANS

Cycle Parking Strategy

Based upon the area schedule we have calculated the following number of cycle parking spaces.

- Block A - 162 Spaces including 18 Sheffield Stand
- Block B - 23 Spaces including 4 Sheffield Stand
- Block C - 23 Spaces including 4 Sheffield Stand
- Block D - 23 Spaces including 4 Sheffield Stand
- Block E - 28 Spaces including 4 Sheffield Stand
- Block F - 28 Spaces including 4 Sheffield Stand
- **Total Provision 287 Cycle spaces**
- To be developed at next stage to ensure compliance with London Plan Policy and Lambeth Policy advice.



Key

 Cycle Storage

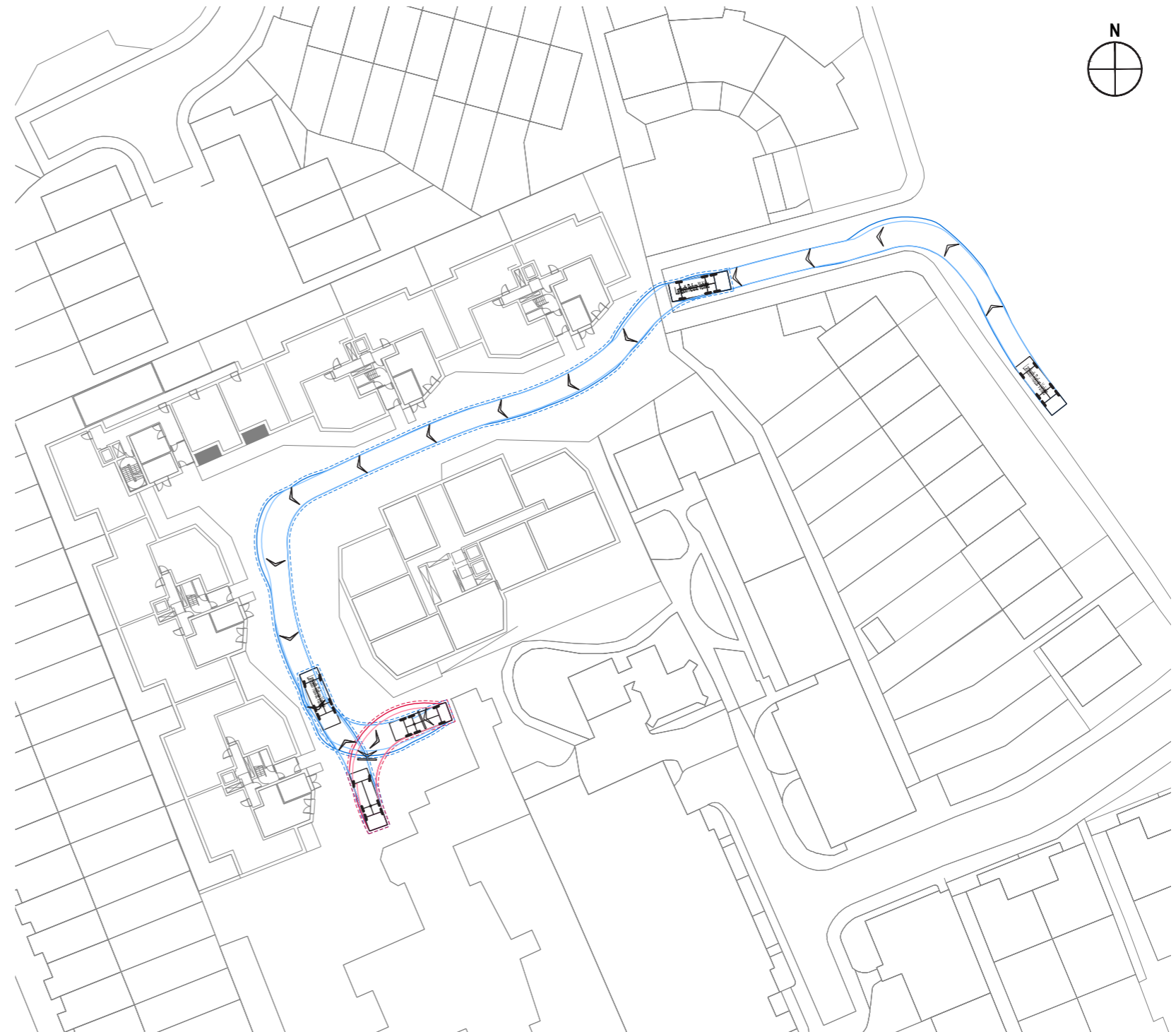
Based upon the area schedule we have calculated the following number of refuse bins required.

- Block A - 13 no 1100l Eurobins
- Block B - 2 no 1100l Eurobins
- Block C - 2 no 1100l Eurobins
- Block D - 3 no 1100l Eurobins
- Block E - 3 no 1100l Eurobins
- Block F - 3 no 1100l Eurobins
- **Total Provision 34 no 1100l Eurobins**
- To be developed at next stage to ensure compliance with Lambeth Waste and Recycling, storage and collection requirements; technical specification for Architects and Developers policy document.



Key

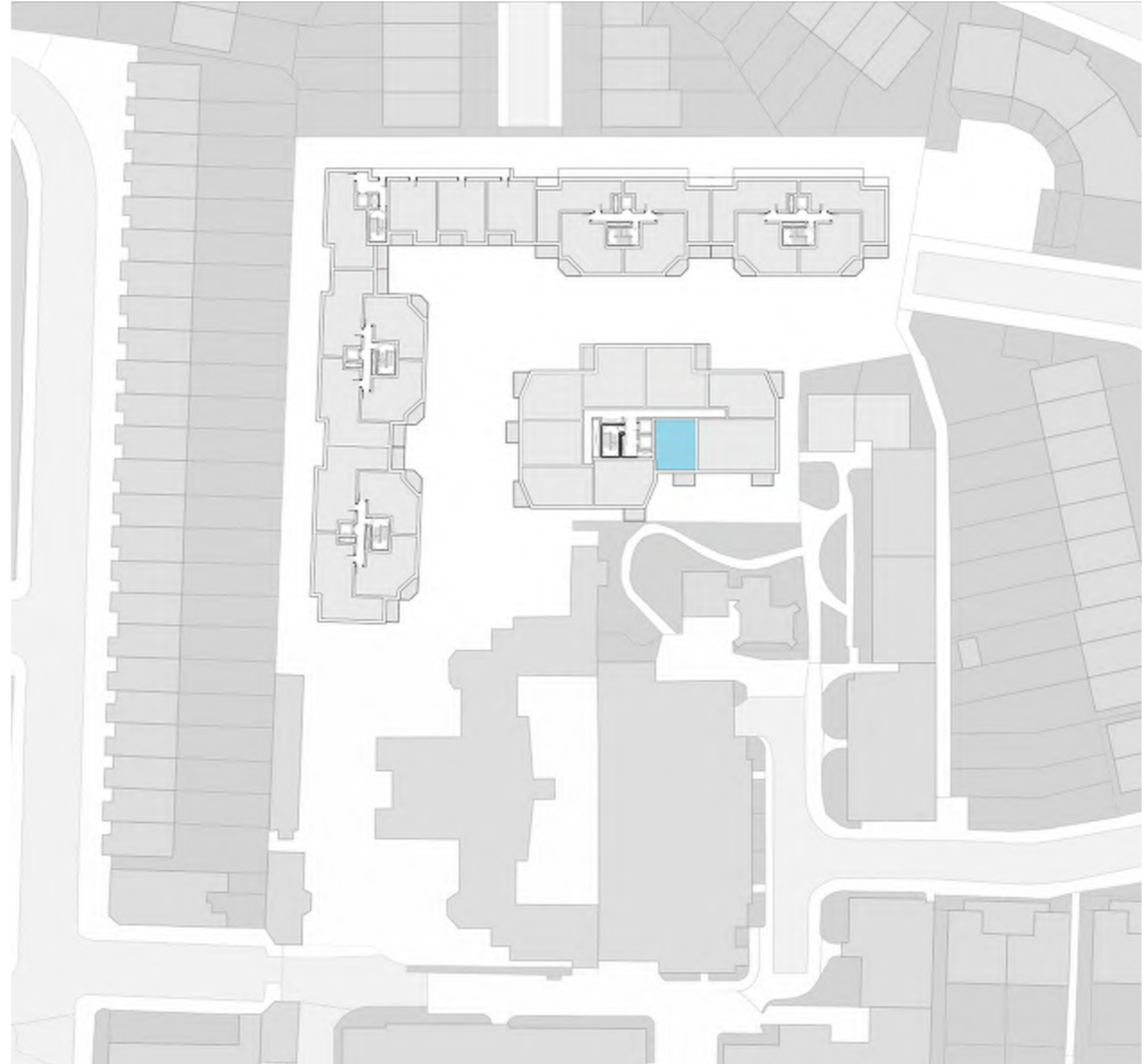
Refuse Storage





Key

 Accessible Apartment



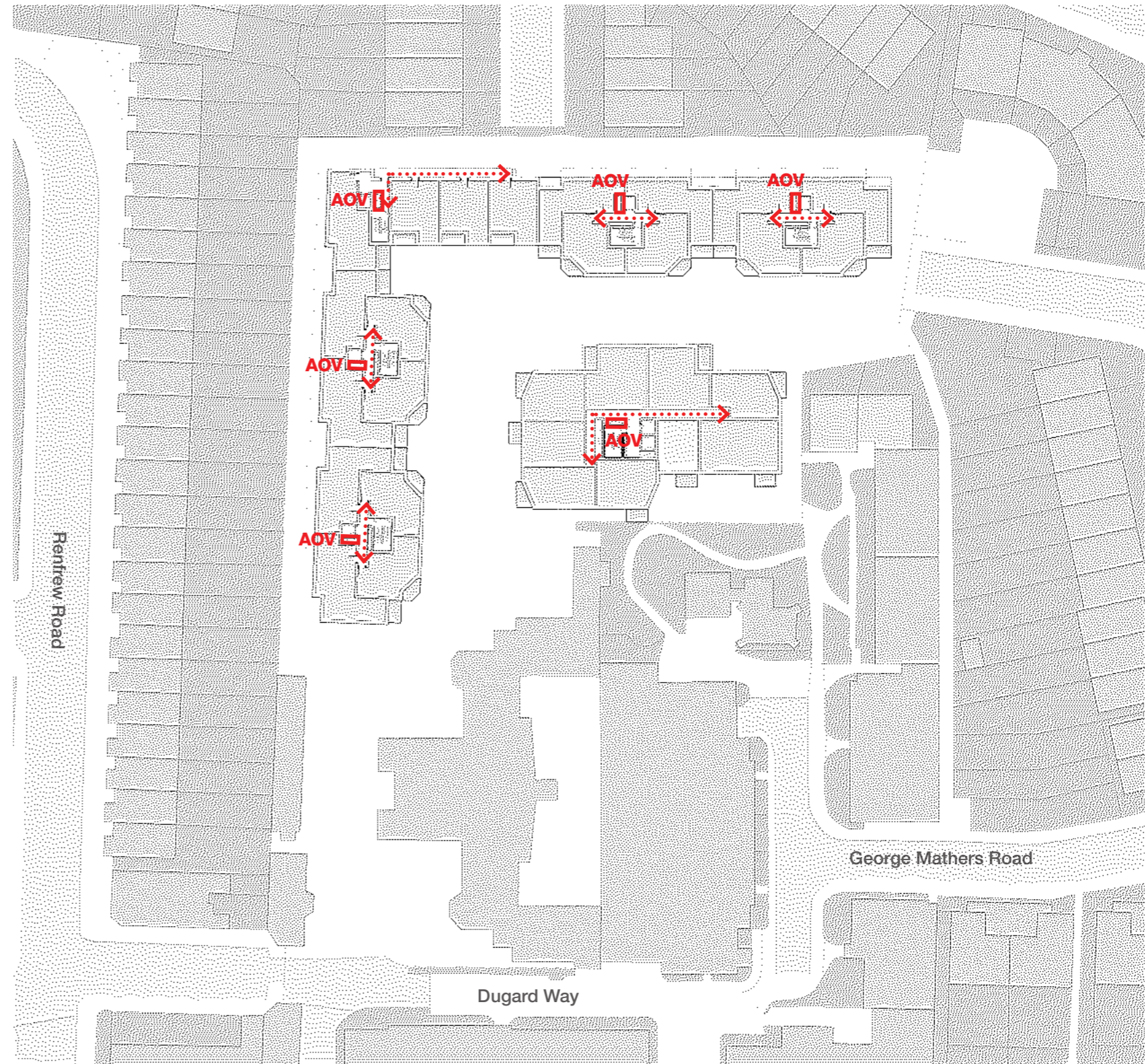
Key

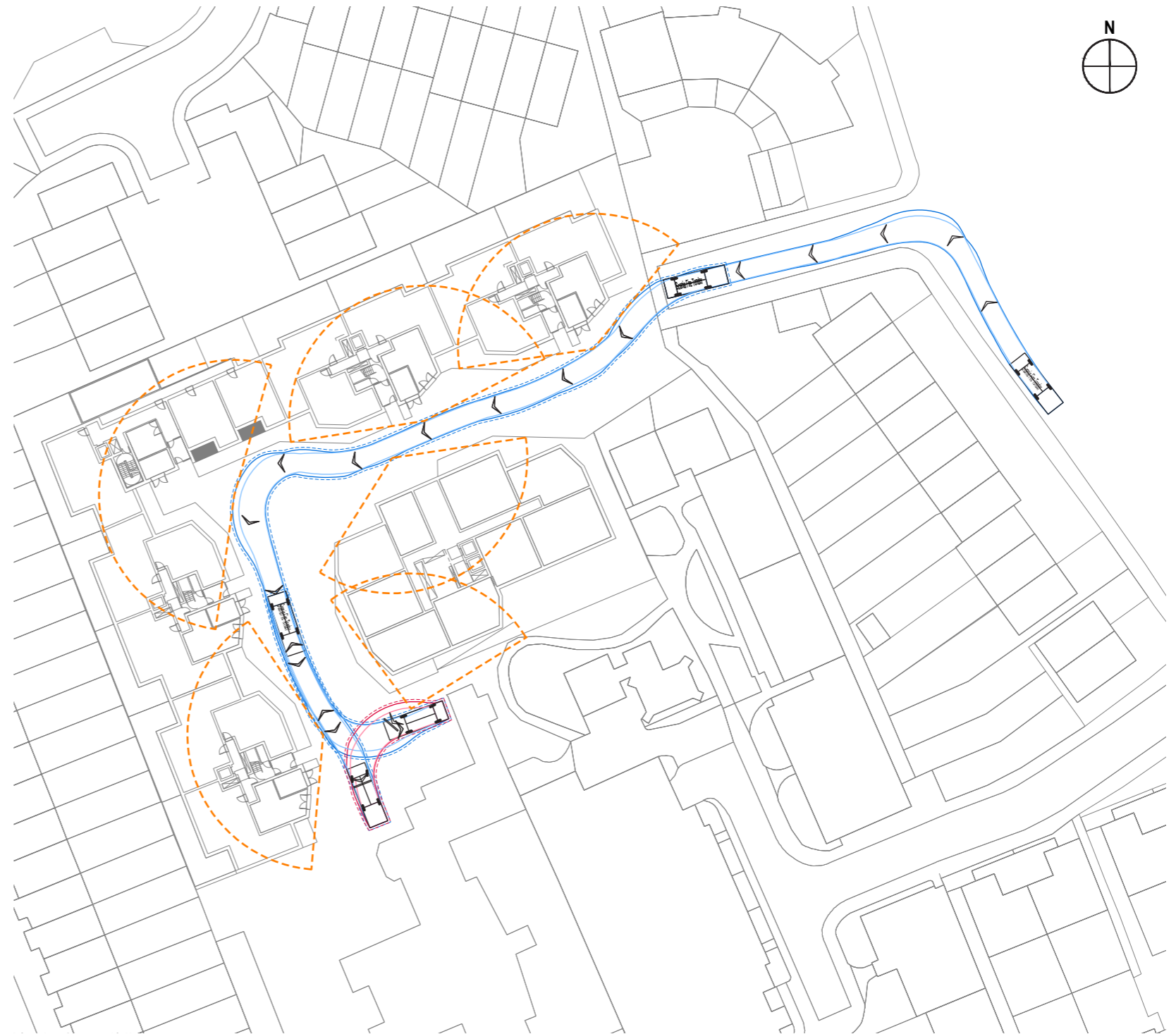
 Accessible Apartment

Fire Strategy (Ground Floor)

- Natural ventilated fire strategy with 1.5m² sectional area smoke shafts
- Corridor lengths are below 4.5m for the majority of units.
- Fire Fighting Lift Car per Core







Key

— 18m distance to fire main inlet connection

London Underground Survey Review

Structural Review

- Buildings over transfer beam/ slab foundations will be required over 2 blocks, which is expected. North west corner block (4 storey) and taller block (15 storey)
- Transfer over north west corner wont be problematic
- Transfer over taller 15 storey block will require deeper transfer
- Proposal keeps cores sufficient distance from the underground easement zone.
- Easement misses the western 5 storey block which is good for foundations so shouldn't have an impact.



UNIT TYPE BY CORE			
Block	Number	Bedrooms	Habitable Rooms
A			
1-bed studio	8	8	16
1-bed/ 2-person	69	69	138
2-bed/ 3-person	21	42	414
2-bed/ 4-person	0	0	0
3-bed/ 5-person	4	12	16
	102	123	568

B			
1-bed studio	0	0	0
1-bed/ 2-person	7	7	14
2-bed/ 3-person	4	8	12
2-bed/ 4-person	2	4	6
3-bed/ 5-person	0	0	0
	13	19	32

C			
1-bed studio	0	0	0
1-bed/ 2-person	7	7	14
2-bed/ 3-person	4	8	12
2-bed/ 4-person	2	4	6
3-bed/ 5-person	0	0	0
	13	19	32

D			
1-bed studio	1	1	2
1-bed/ 2-person	9	9	18
2-bed/ 3-person	3	6	54
2-bed/ 4-person	1	2	3
3-bed/ 5-person	0	0	0
	14	17	75

E			
1-bed studio	0	0	0
1-bed/ 2-person	5	5	10
2-bed/ 3-person	4	8	30
2-bed/ 4-person	3	6	9
3-bed/ 5-person	3	9	12
	15	28	61

F			
1-bed studio	0	0	0
1-bed/ 2-person	5	5	10
2-bed/ 3-person	4	8	30
2-bed/ 4-person	3	6	9
3-bed/ 5-person	3	9	12
	15	28	61

Total	172	234	829
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06 Character

Responding to Heritage Assets

A key element of the revised design is how the proposed building respond better to their context, in design terms (as well as in height).

With the Listed Admin block and the Water Tower in the vicinity of the proposals, the design of the proposed buildings should respond to these.

These heritage will not be copied, but the analysed, understood and reinterpreted in forms, patterns or abstractions that work with the modern buildings (with very different uses) that are being proposed.

This could take the form of:

- Brickwork to match the local context in Red and Buff colours;
- Brick and stone detailing
- Brick arches;
- Terracotta decoration;
- Tall, linear hierarchy of windows;
- Expression of a human scale at the base;
- Repetition of fenestration and detailing;
- Grouping of windows.

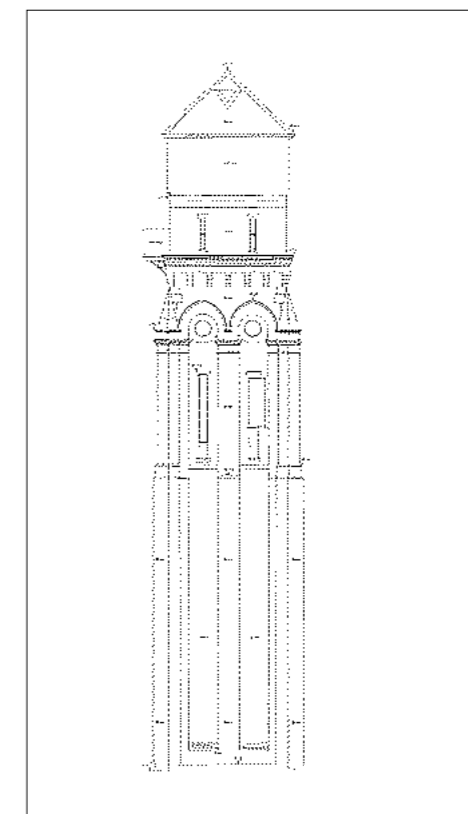
The proposals will be of a high quality where the influence of these heritage assets can be clearly seen, but they stand on their own as pieces of architecture that take this site into its next chapter of history.



Grade II listed Administration block to former Workhouse



Grade II listed Water Tower



A limited material and colour palette.

Primary facing materials should be masonry.

Variations in masonry accent colours that respond to context and mark key routes will enhance way finding within the neighbourhood.

Masonry colours should compliment surrounding and adjacent buildings both inside and outside of the site.

Durable and robust materials to be use throughout.

Accents of colour in the detailing.



Allies and Morrison, St. Andrew, Bromley-by-Bow



Allies and Morrison, St. Andrew, Bromley-by-Bow



GRID Architects, NW01, Wembley



GRID Architects, NW01, Wembley

07 Planning Summary

Reasons for Refusal

Reasons

Response

1. The density and design of the proposed development and its effect on the character of the area;

- Lower the height of the tower to minimise its impact on the local character.
- Ensure buildings are designed to respond to their contextual design.

2. The effect of the proposed development on the settings of heritage assets;

- Lower the height of the tower to minimise its impact on the wider heritage assets.
- Maintain suitable proximity and height relationships to the adjacent heritage assets.

3. Whether the proposed development would have an appropriate mix of housing units;

- Adjustment of brief to add 1beds into Low Cost Rent Housing tenure and add 3 beds into the Market Housing tenure.

4. The effect of the proposed development on the amenities of residents of neighbouring properties;

- Reduce height of tower to minimise impact on shading and daylight impacts, but re-design blocks with dual aspect flats so that no living rooms (and balconies) overlook the neighbours.

5. Whether the residents of the proposed housing units would have acceptable living conditions;

- The DL/SL of the scheme will be improved by decreasing the height of the tower, but potentially also by using bolt on rather than inset balconies.

6. Whether the proposed development would provide acceptable amenity space and outdoor play space.

- A reduction in the quantum of flats will lessen the amount of amenity space that the limited site area needs to provide. Consideration of removing the unnecessary public through route will improve the quality of this space.

Brief

Response

1. Relationship with Neighbours

- No Bedrooms facing on to adjacent neighbours, inward looking proposal
- Minimum 18m distance between facade and neighbours
- Lower the height of the tower to minimise impact

2. Public Access

- Retained access through Dugard Way as principle route
- Look to make new connection off Dante Road
- No public vehicle through route

3. Townscape and Heritage

- Reduce height of tower and maintain height relationships to not cause harm to heritage assets in both local and wider areas
- Retained a clear view of the water tower silhouette

4. Architecture

- To be developed once quantum and mix is agreed.

5. Dwelling Mix

- Adjusted the dwelling mix to align with local policy guidance

6. Housing Quality

- Majority dual aspect accommodation, with no north facing single aspect units.
- Layouts designed to national space standards

Brief

Response

7. Trees and Green Infrastructure

- To be reviewed with arboriculturalist consultant appointed by client

8. Air Quality

- To be reviewed by specialist consultant appointed by client

9. Sustainability

- To be reviewed by specialist consultant appointed by client

While every effort has been made to check the accuracy and quality of the information in this document, the author cannot accept and responsibility for the subsequent use of the information for any errors or emission that it may contain or for any misunderstanding arising from extracts used in a different context.

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Date	Created By	Authorised By	Revision
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