

ANTHOLOGY KENNINGTON STAGE
LIFESTORY GROUP

Pre-Application 02

24th June 2021

Introduction

Project Summary

The proposal is for a residential development on the land currently occupied by the former Woodlands nursing home and adjacent to the Cinema Museum in Masters House in Kennington.

The design is being developed to align with the Design Brief for the site. Although not a policy document, this has been agreed between LBL and Lifestory. The brief sets out a series of criteria for the development and an agreed parameter for number of dwellings at 150 – 200, in which the preferred option sits at 170 dwellings.

The proposals are design-led and are not unreasonably pushing the density of the development, as the proposed quantum sits below the middle of the dwellings range set by the design brief.

The design of the project balances the different criteria set out in the brief, which are sometimes conflicting. For example, the brief sets out that the project should deliver “Affordable housing at the maximum level that can be supported through viability” whilst also noting that “The height of the development should be limited”.

The key parameters that the design resolves is setting the balance of building locations, height and massing to achieve a viable residential proposals whilst limiting the impact on Daylight/Sunlight (DL/SL) and Heritage. The context for the emerging DL/SL results are that they are a substantial improvement set against the relevant test of ‘as far as possible.’ The test of ‘unacceptable harm’ for heritage assets is set against the key aim of maximising affordable housing.

Document Purpose

Summary of Pre-App 1

The first pre-application meeting was held on 23rd April 2021 with LBL planning officers and feedback was provided on 18th May 2021.

Feedback was generally supportive of the proposals, which LBL noted have broadly addressed the reasons for refusal discussed in the appeal. LBL noted that the following items needed to be developed further:

- Justification for the height of the building
- DL/SL and shading results demonstrating the impact on neighbours
- DL/SL results for the proposed dwellings
- Highways strategy for vehicle access and servicing
- Landscape design to provide sufficient amenity and play space on site
- Architectural response to the site

Proposed Development

As a result of the feedback received and the testing of options the following changes have been made to the proposals:

- The central landscape area has been prioritised for pedestrian, play and relaxation spaces, with the exception of a controlled one-way access for fire truck access (emergency) or refuse (intermittent). The vehicle access pathway is to be closely integrated in to the overall landscape design.
- The loading area has been positioned to avoid interfering with pedestrian enjoyment of the landscape area.
- The massing to building A has been modified to reduce the intermediate volume from 11 storeys to 10 storeys and increase the primary volume from 15 storeys to 16 storeys to retain the distinction between the building forms whilst retaining viable unit mix.
- The balconies to building A are proposed to be integrated in to the building form to provide a more unified architectural expression.
- The selection of materials has been limited to predominantly brick which is proposed to respond to, and integrate with, the surrounding buildings and colour palettes.

Contents

This document includes the following sections:

1. Testing of Options
2. Design proposal
3. Architectural design strategy and emerging design proposals
4. Landscape proposals showing integration of highways design, amenity space, play space and access to dwellings
5. Daylight/Sunlight assessment
6. Summary

01 Testing Options

As part of the design process and in response to feedback from pre-app1 a number of different options for the proposals have been tested to assess a) different layouts to improve DL/SL and b) different heights to reduce visual impact.

Assessing DL/SL

The pre-app 1 proposals included a building which was a part 15 storey, 11 storey and 5 storey structure. This proposal has been tested in terms of daylight sunlight impact to assess the impact of the proposals. The results of this testing by Point2 showed that there are substantial improvements to the impact that the new proposals have on the neighbouring gardens and properties, in comparison to the appeal scheme.

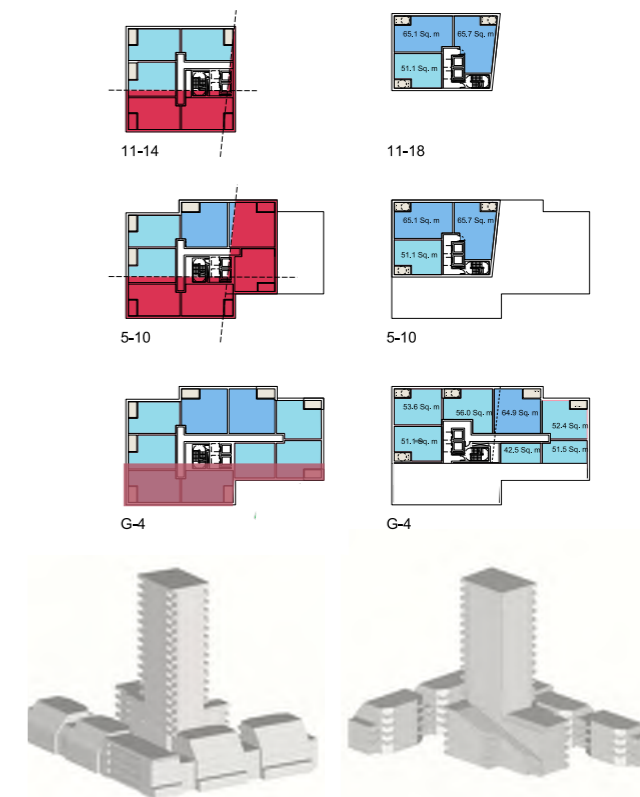
Nevertheless, the development remains an intensification of the site, to meet local and national planning policy, and resulting in proposed buildings that are taller than the existing buildings, and thus impacts on neighbours are inevitable.

Point2 assessed the pre-app 1 proposals to remove building massing in order to further improve impacts on the social properties properties within Wilmot House and Bolton House. These reductions in massing are shown in red opposite.



Pre-App 1 heights - 15 storeys

This is the massing as presented in the pre-app1 meeting.

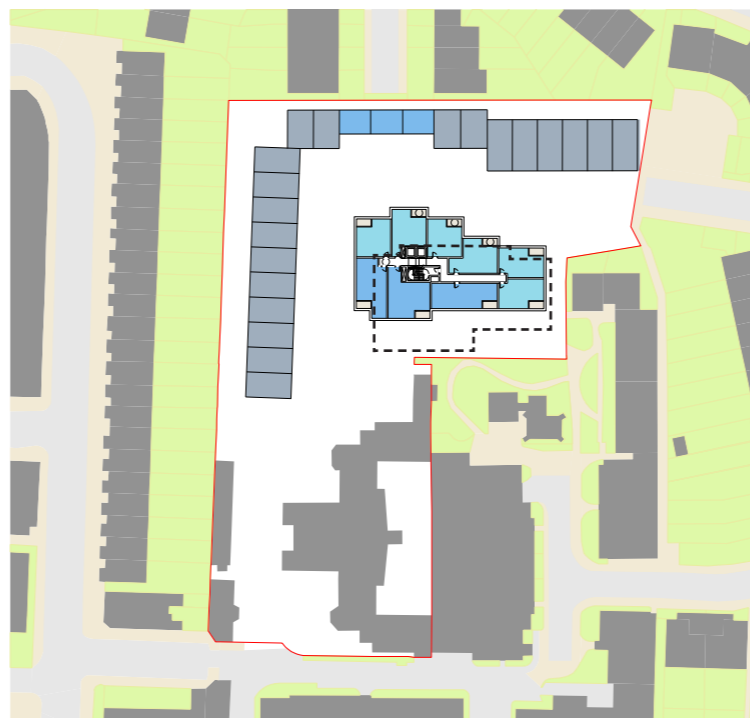


Pre-App 1 modified

Building A massing reduced and encroaching northward. The upper floors become unviable.

Testing Alternative Footprint Options for DL/SL

Following the assessment by Point2, GRID created two options, shown opposite, that broadly followed this guidance. Although they haven't been fully tested, Point2 have commented that although they marginally improve light levels to individual properties in Bolton House / Wilmot House both Options A & B would create DL/SL impacts and additional overshadowing to surrounding properties.

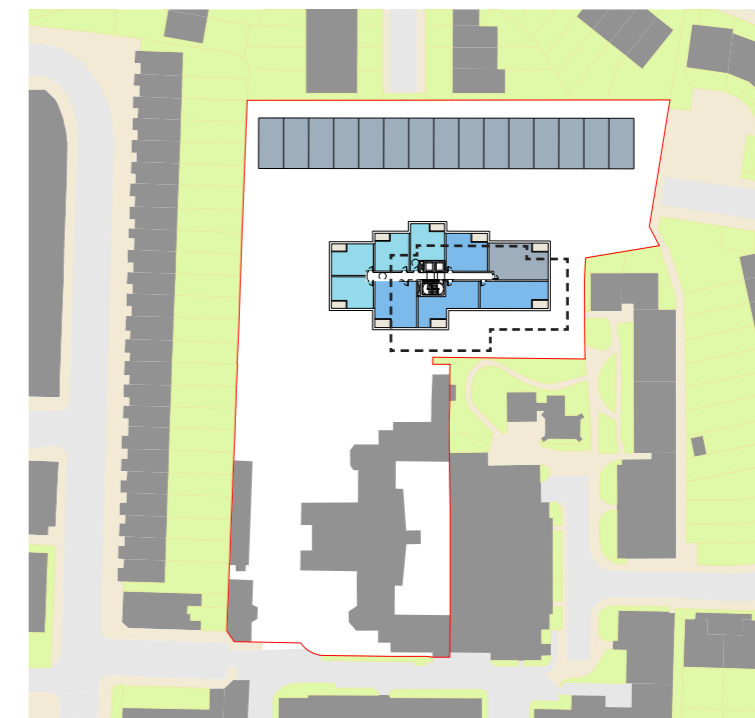
**Option A**

This option reduced the mass of building A closest to the southern and eastern boundaries. This required moving building A northwards and slightly westwards, which impacts the building forms on the rest of the site.

Design impacts

The encroachment of building A in to the central landscape zone diminishes the openness of the outdoor spaces. The remaining building volumes become more constricted and become less able to provide a variety of dwelling layouts and limits oblique views from dwellings across the site and beyond.

The constricted building volumes have an impact on the development quantum. Even with building A being increased to 19 storeys high, the total number of dwellings is 153.

**Option B**

This option reduced the mass of building A closest to the southern and eastern boundaries, but moved the footprint closer to the western boundary, resulting in the removal of the lower buildings on the western side of the site.

Design impacts

The elongation of building A creates the impression of increased visual bulk. The outdoor space between building volumes becomes less of a central space and more of an interstitial space. The removal of the western dwellings means the taller building is located closer to the Renfrew Road dwellings with no intermediate massing in between.

The removal of the western building volumes has an impact on the development quantum. Even with building A being increased to 19 storeys high, the total number of dwellings is 154.

Testing Alternative Footprint Options for DL/SL

Conclusions

Assessing these options it is clear that actually the results are not related to pure building height, but rather where the mass is located on the site. Both options compromise the ability to create a well proportioned and usable landscape space between the building volumes. Both options limit the ability of the lower buildings to provide a variety of dwelling layouts and provide oblique views across the site and beyond. Option 2 in particular would create a central building volume that would create the impression of greater visual bulk impacting on local and wider views.

Point 2 reported that Single Aspect flats in Bolton House and Wilmot House would be impacted by massing of almost any height, such that even a low level development would create DL/SL impacts.

Although these options offer some improvement to the DL/SL results compared to the pre-app 1 scheme, the impacts on the viability of the project are not supportable and therefore these options cannot be brought forward.

Testing Options for Reduced Visual Impact

Officer's verbal feedback in the pre-app 1 meeting was that the 15 storey building was reasonably comfortable, but the 18 storey option also shown was perhaps too tall. These comments were supplemented by a later senior officer review. This concluded that a 12 storeys option should be tested.

A variety of different building heights have been tested as a result. These ranged from reductions in building height, to increases, as well as the effect of reducing the shoulder height of the building. Two options are illustrated on the following pages. One with building A at 16 storeys and one at 12 storeys.

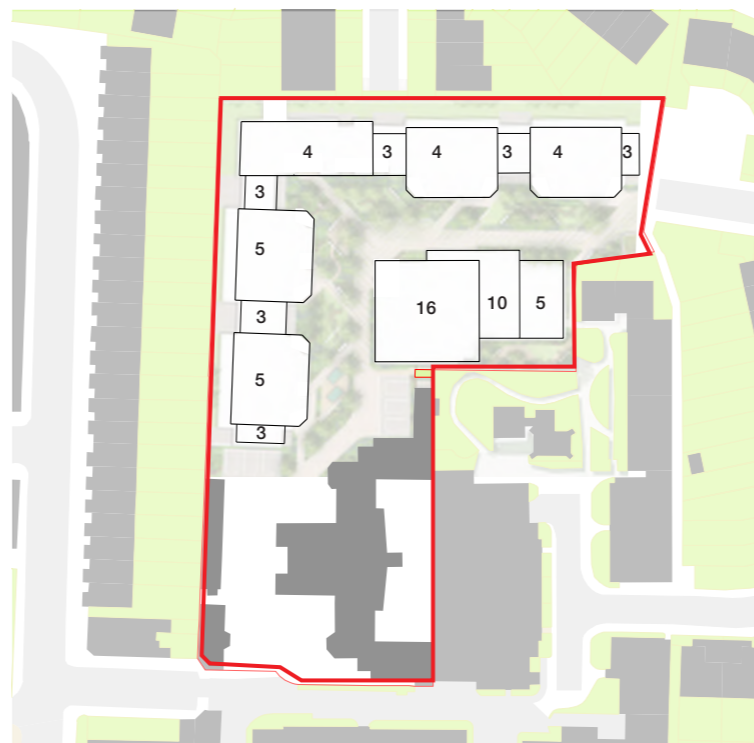
Impact of the changes in height

In summary the reduction of building A by 3 storeys results in the following changes to the proposals:

- No discernible improvement in the DL/SL results for neighbouring properties, ie it is not the upper storeys of building A that create the most impact to neighbours.
- No marked improvement in the DL/SL results for the dwellings/spaces in the proposals.
- The loss of 21 dwellings. This has a major impact on the viability of the project, and the amount of affordable housing that will be justifiable.
- A reduction in the slenderness of the building, and therefore a reduced visual quality.
- A reduced impact in terms of townscape, as the building is less visible in local views.

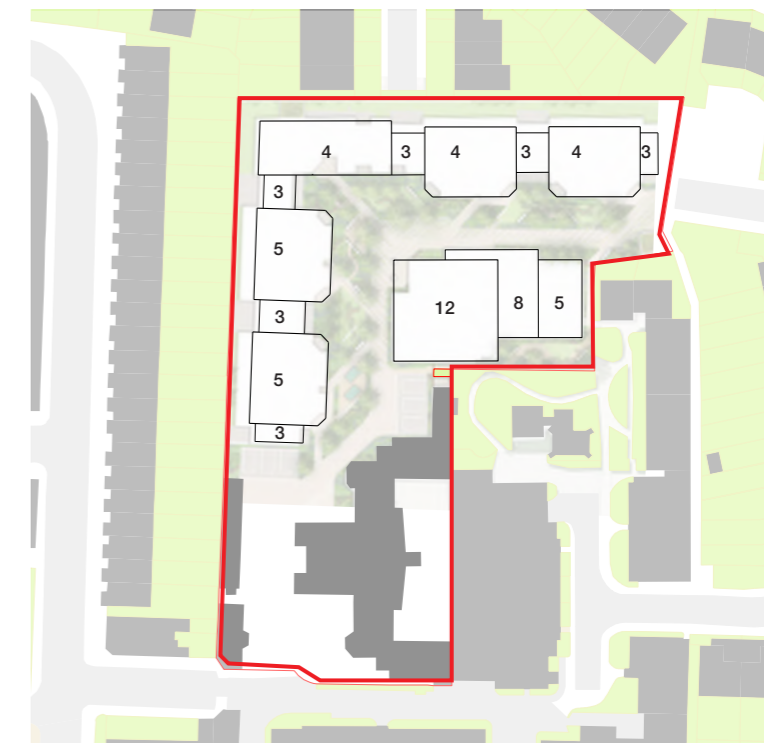
Conclusions

In fact it was concluded that adding one storey to the top of the 15 storey building presented in pre-app 1 was acceptable, as it allowed the 'shoulder' of this block to drop by one storey. This was judged to be beneficial in terms of impact on local views, and acceptable in terms of impact on heritage assets and longer range views.



Proposed height - 16 storeys

This is the massing as presented in the pre-app 1 meeting but with the one storey changes to building A in the centre of the site.



Alternative height - 12 storeys

This option reduces the overall height of building A by three storeys. This requires the omission of the middle storeys of the block not just the top 3 storeys.

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



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal Scheme

Heritage 4. Geraldine Mary Hemsworth Park (Imperial War Museum Gardens)



Proposed height - 16 storeys

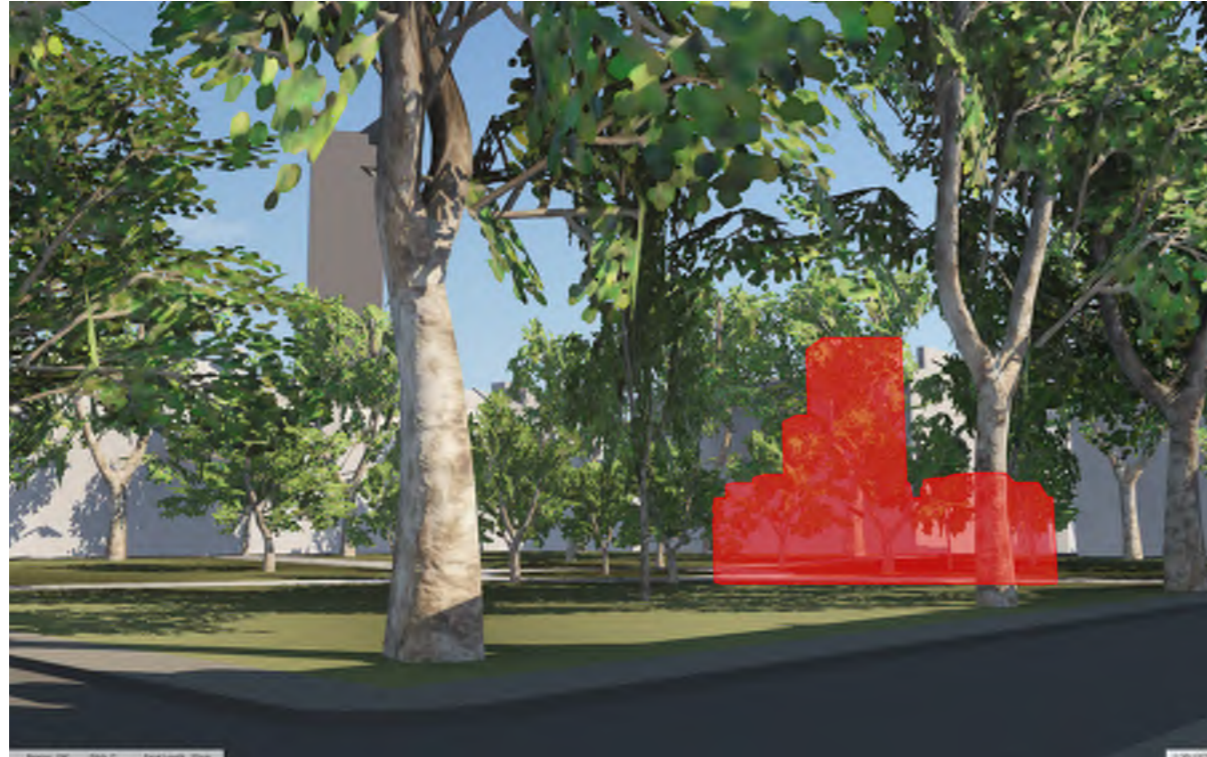


Alternative height - 12 storeys

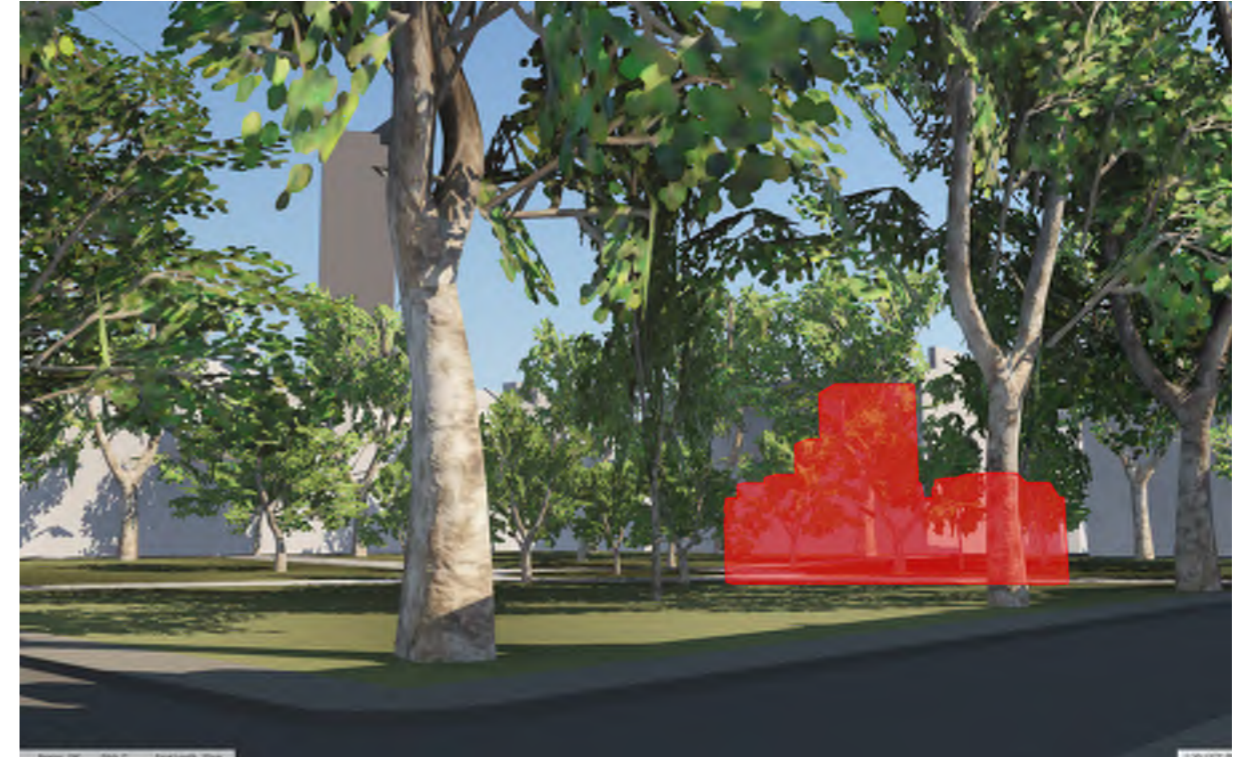


Appeal Scheme

Heritage: 5A. West Square



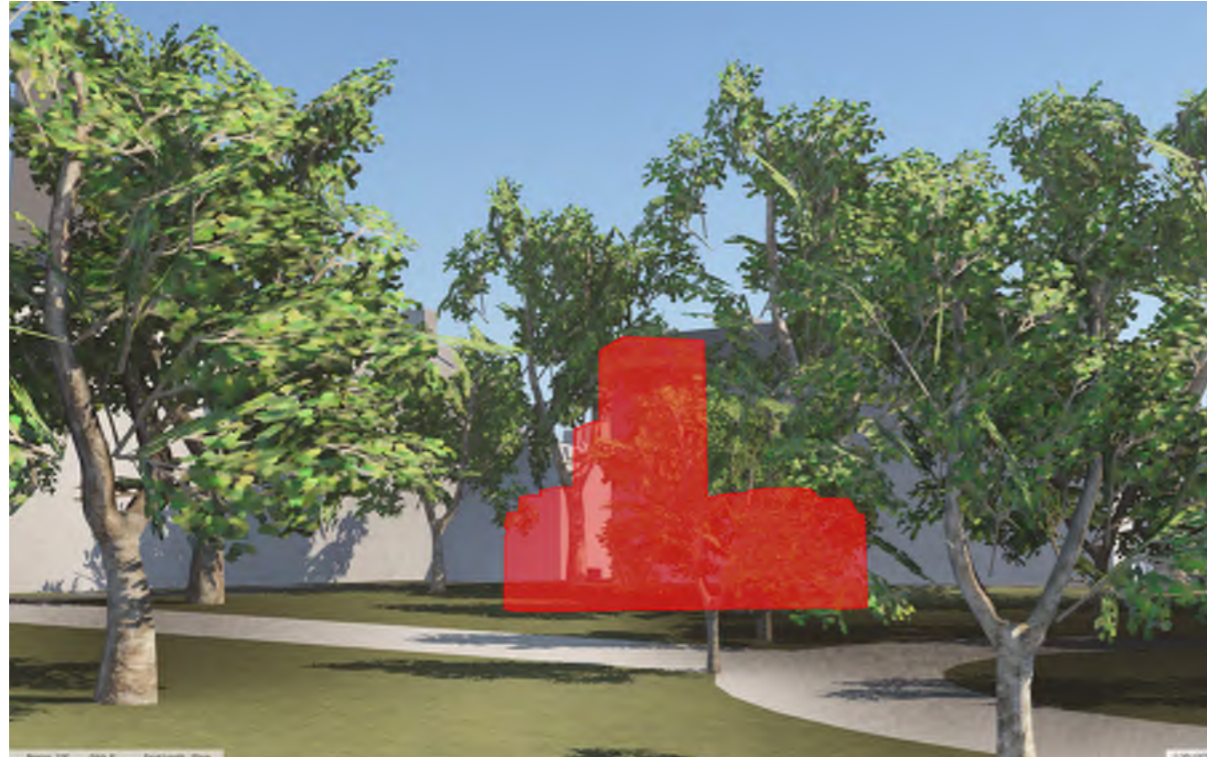
Proposed height - 16 storeys



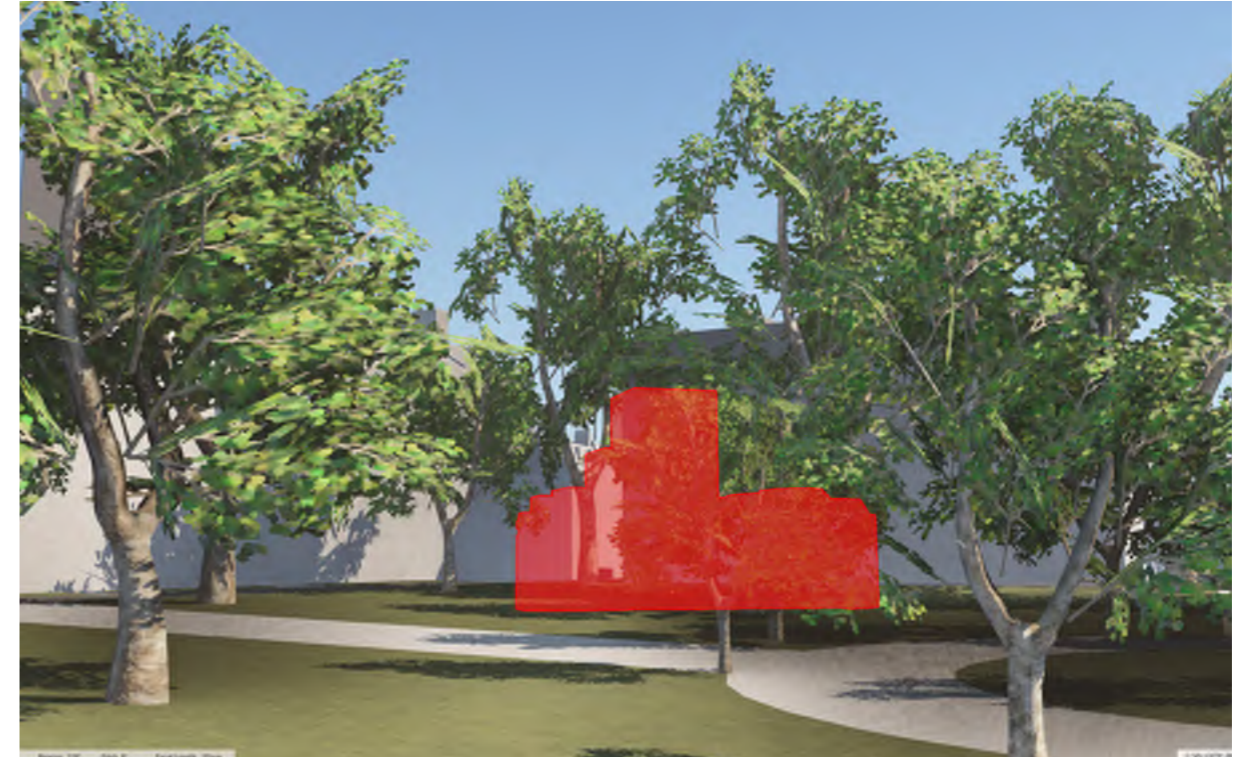
Alternative height - 12 storeys



Appeal Scheme



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal Scheme

Heritage: 6A. Walcot Square



Proposed height - 16 storeys

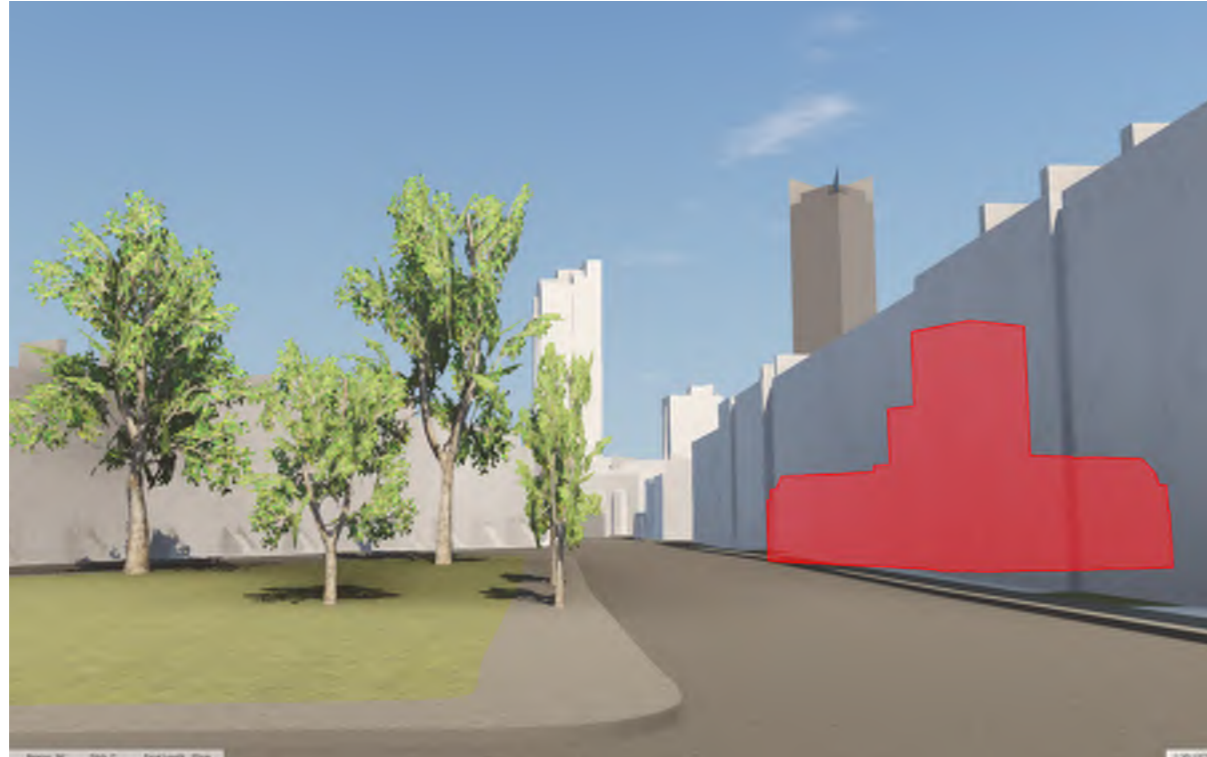


Alternative height - 12 storeys

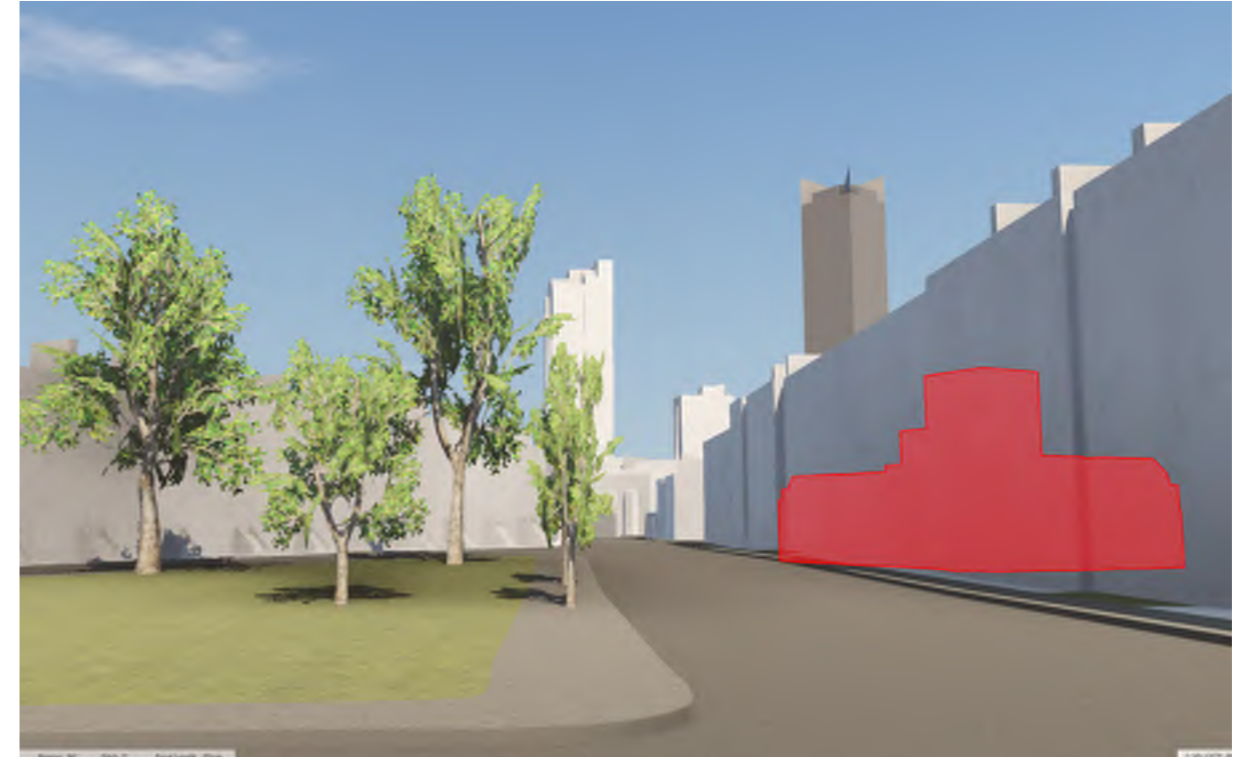


Appeal Scheme

Heritage: 6B. Walcot Square



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal Scheme

Heritage: 7. St Mary's Garden



Proposed height - 16 storeys

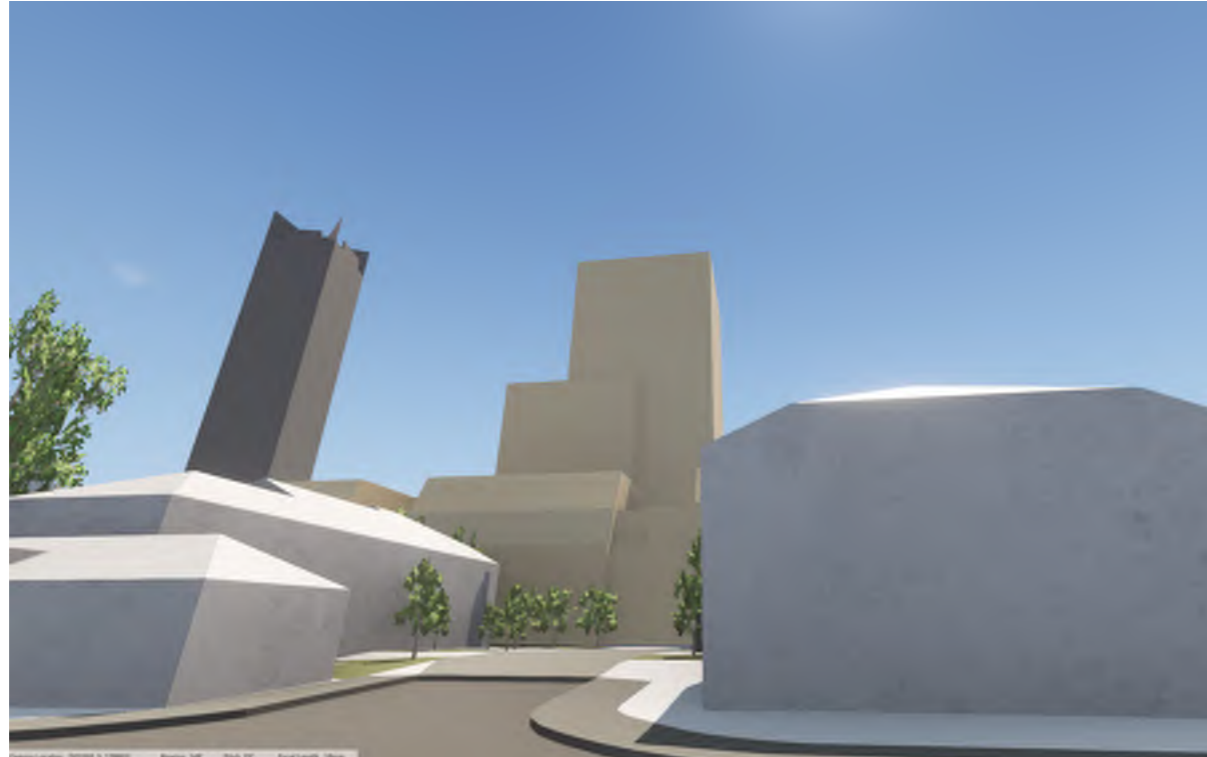


Alternative height - 12 storeys

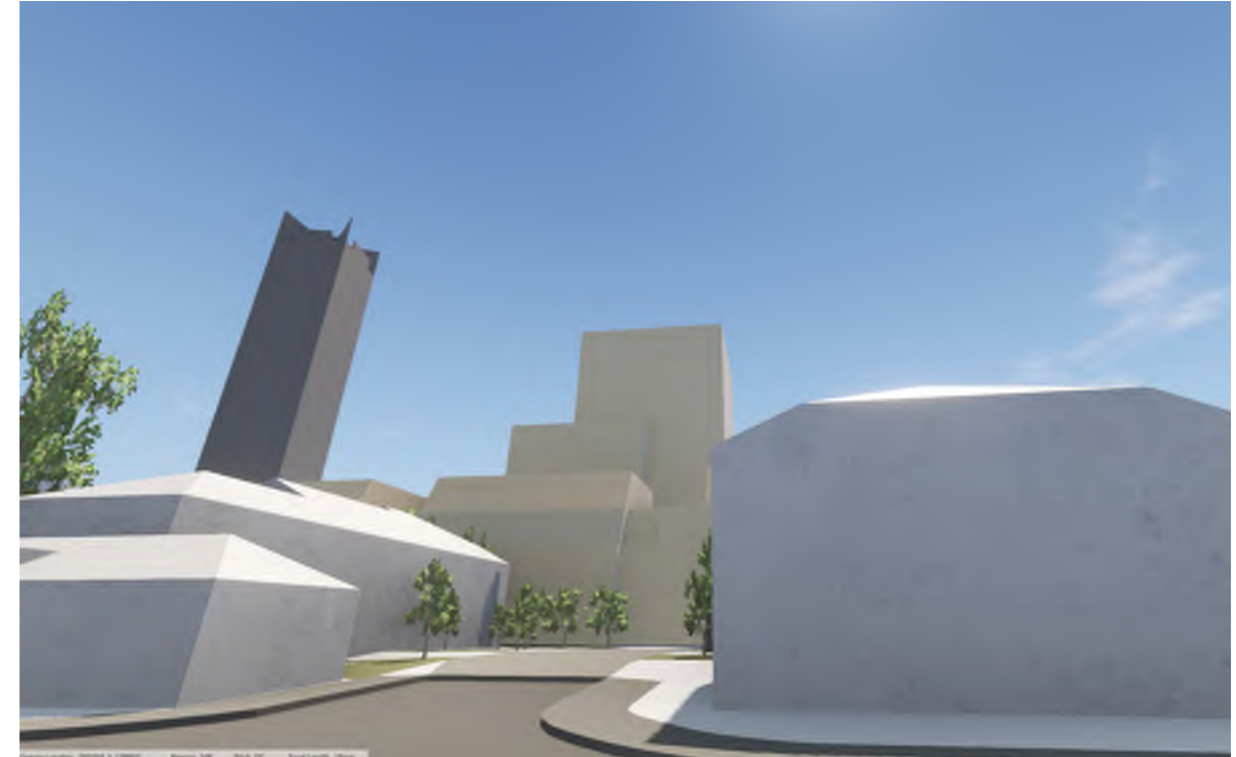


Appeal Scheme

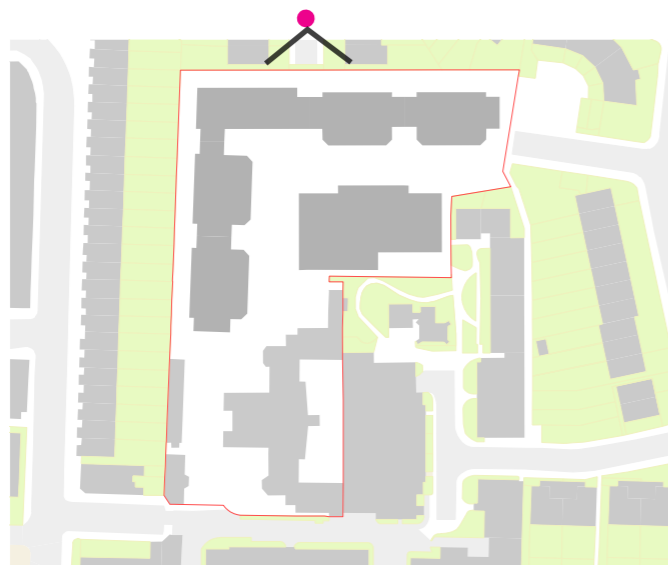
Townscape: Castlebrook Close looking south



Proposed height - 16 storeys



Alternative height - 12 storeys



01

TESTING OPTIONS

Townscape: Gilbert Road looking east



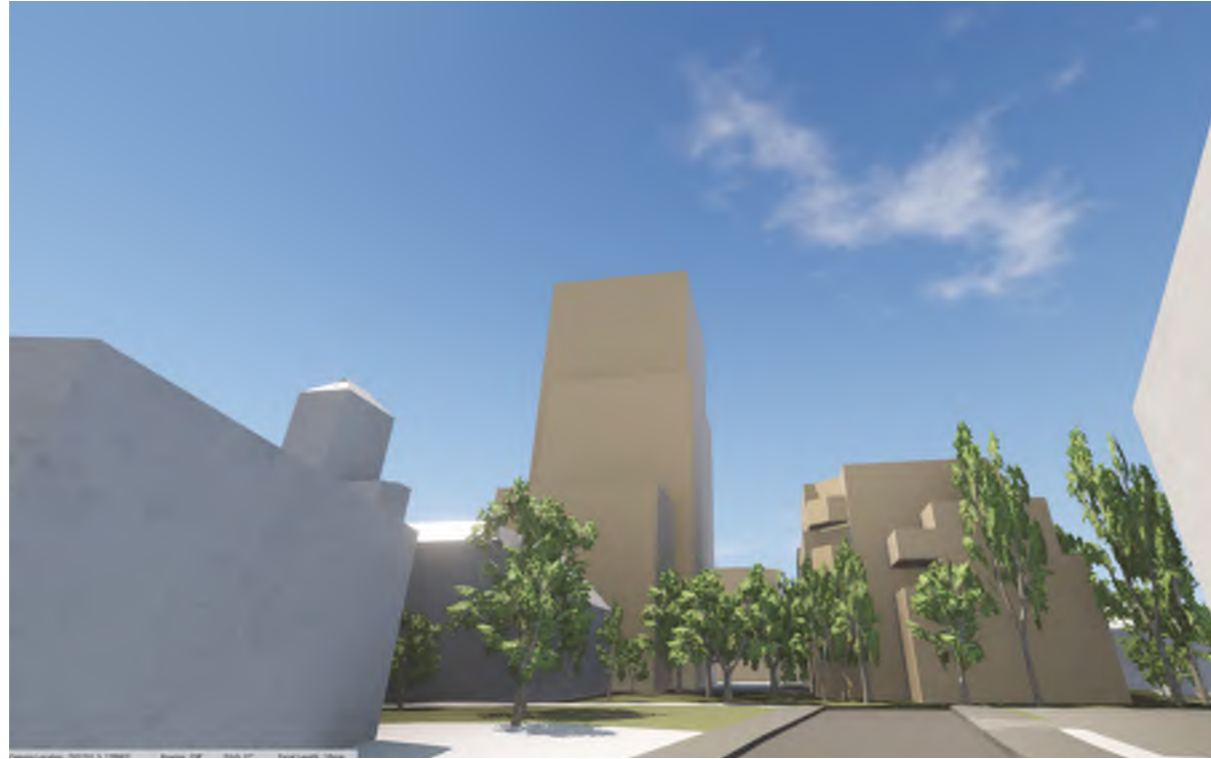
Proposed height - 16 storeys



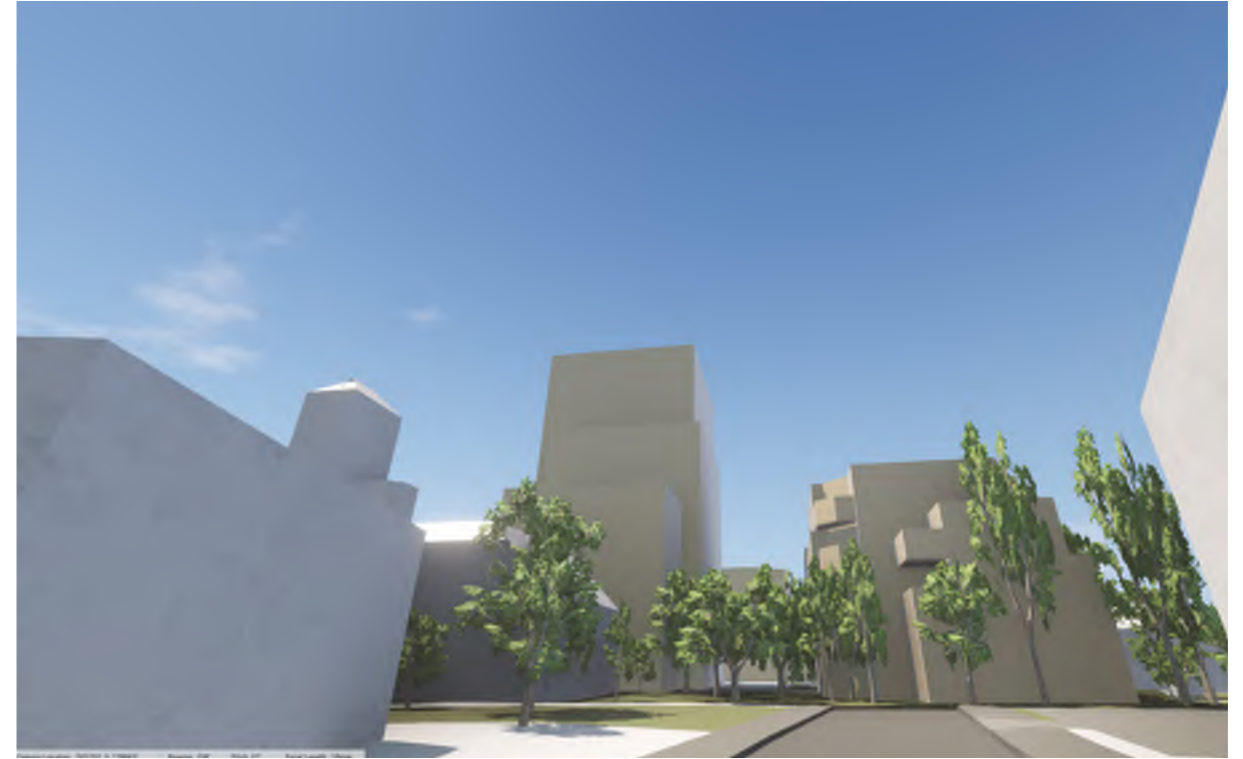
Alternative height - 12 storeys



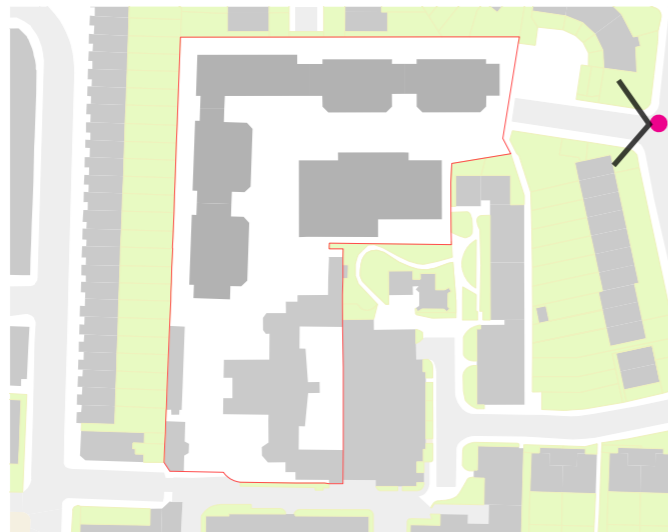
Townscape: Dante Road looking west



Proposed height - 16 storeys



Alternative height - 12 storeys



01

TESTING OPTIONS

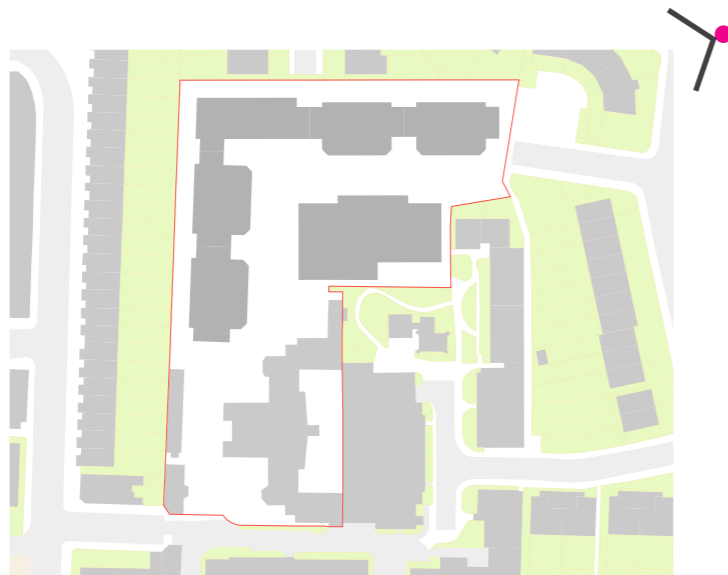
Townscape: Brook Drive looking south west



Proposed height - 16 storeys



Alternative height - 12 storeys



Heritage: 8. Hayles Street



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal Scheme

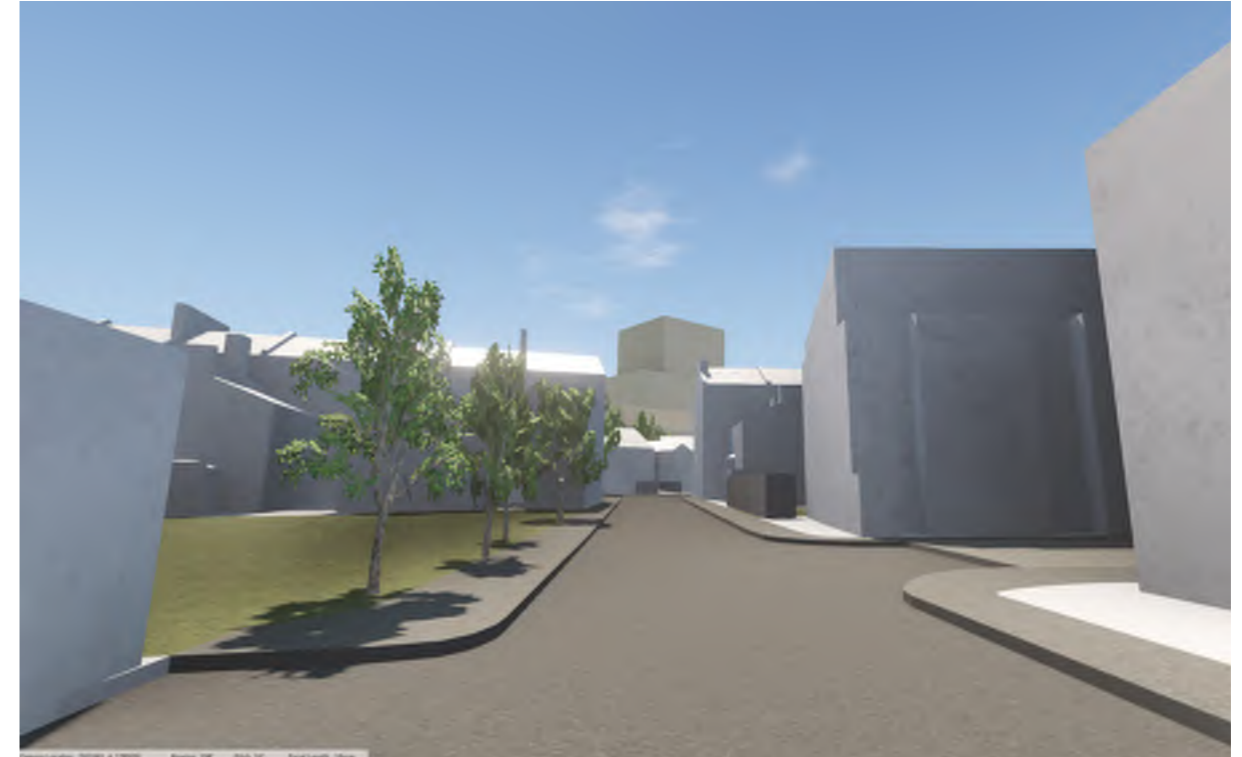
01

TESTING OPTIONS

Townscape: Hayles Street looking south west



Proposed height - 16 storeys



Alternative height - 12 storeys



Heritage: 9. Renfrew Road



Proposed height - 16 storeys



Alternative height - 12 storeys



Appeal Scheme



Proposed height - 16 storeys

01

TESTING OPTIONS

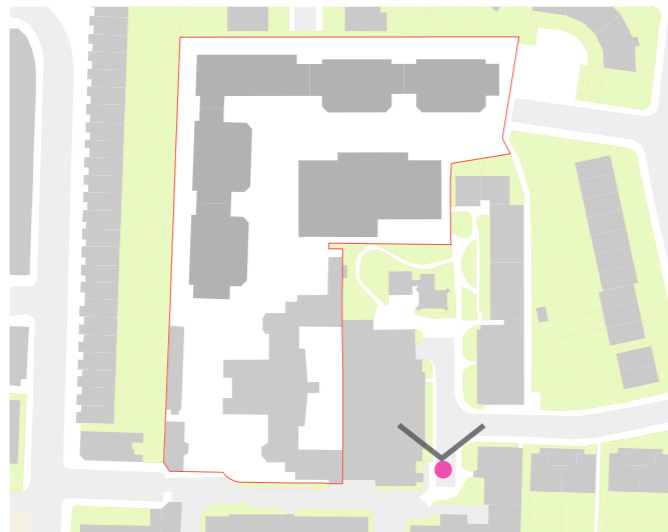
Townscape: George Mathers Road looking north



Proposed height - 16 storeys



Alternative height - 12 storeys



George Mathers Road looking north - Proposed



Proposed height - 16 storeys

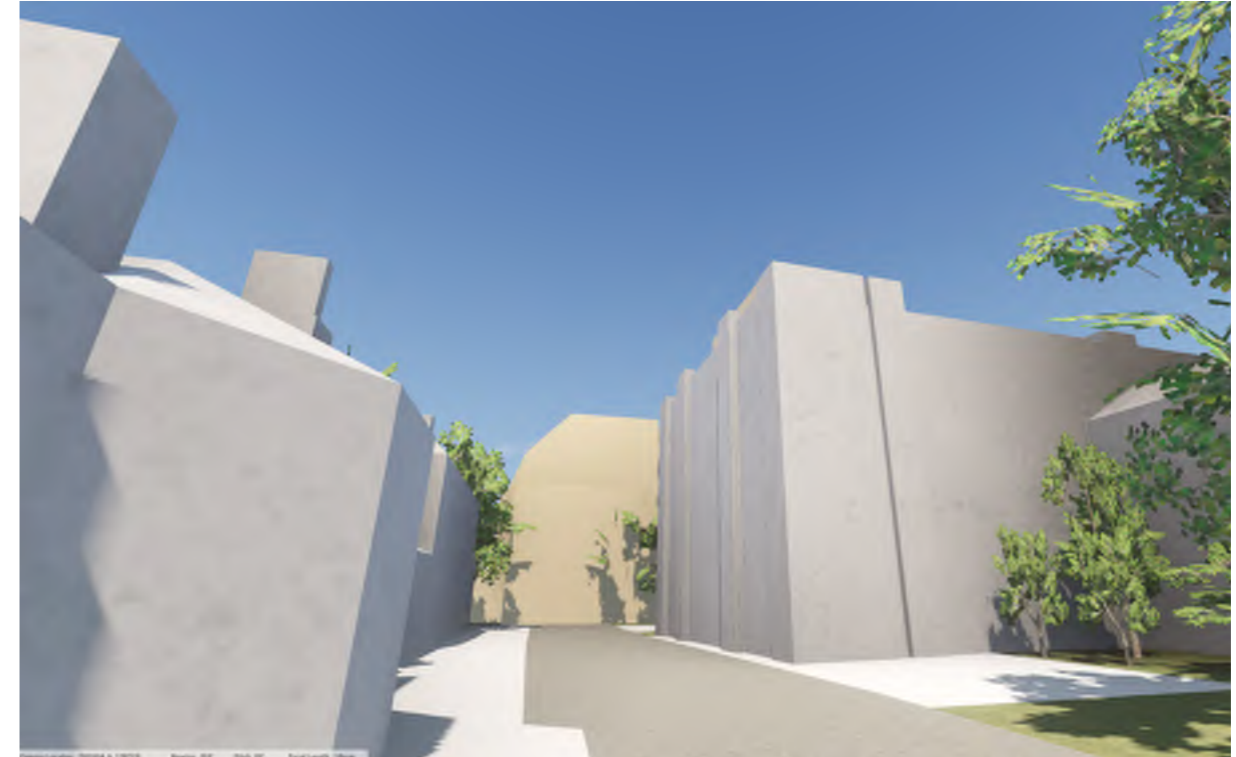
01

TESTING OPTIONS

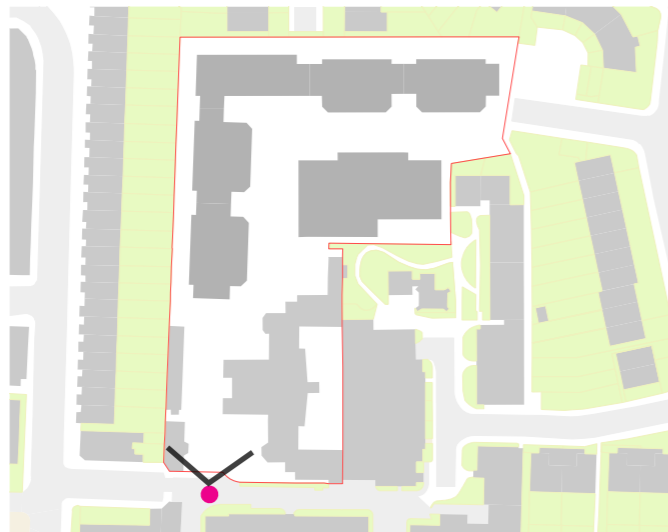
Townscape: Masters House entrance looking north



Proposed height - 16 storeys



Alternative height - 12 storeys



Masters House entrance looking north - Proposed



Proposed height - 16 storeys

Conclusion of Testing Options

Our conclusions following the testing of both the plan/ footprint of the buildings and their height is that the proposed 16 storey height of building A is the appropriate scale of building for this site.

This balances the following planning considerations:

- Maintaining sufficient quantum of residential to make the project viable and deliver sufficient affordable housing.
- Reduced impact to neighbours DL/SL in comparison to the appeal scheme, whilst acknowledging that some impact will be inevitable.
- Creating an architectural form which is appealing.
- Resulting in an acceptable impact on the townscape and a very low impact on heritage assets.

Therefore the part 16 part 10 storey proposals will be the development form that will be brought forward, and are illustrated in the rest of this document.

Further details of testing of this proposal by Point2 is outlined in Section 5.

02 Proposals

The masterplan creates a pattern of development that works with the surrounding context, by linking the two access points into the site. One to the south west at Masters House, accessed from Renfrew Road via Duggard Way, and one to the north east leading to Dante Road.

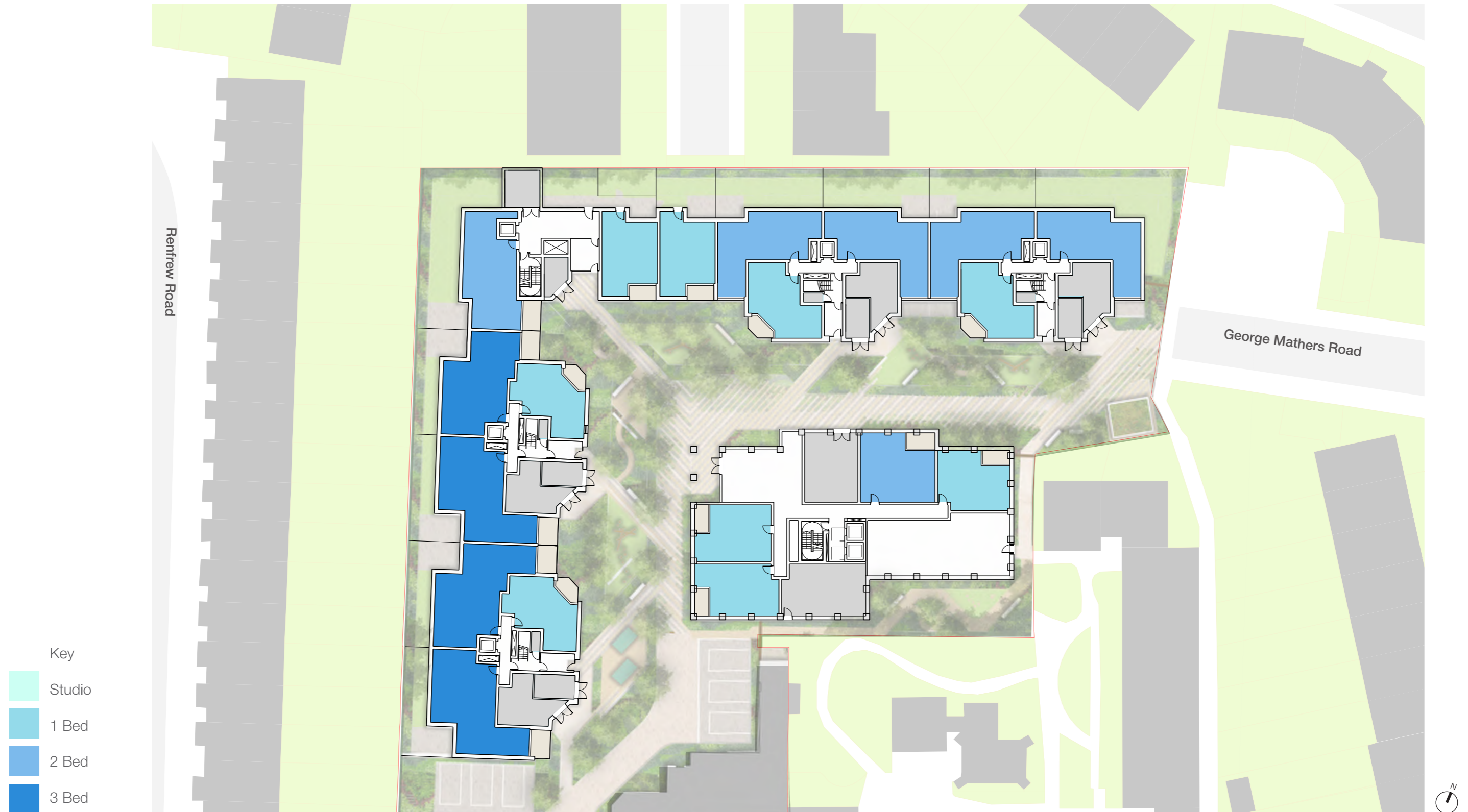
The route through the site links these two access points (Castlebrook Close is a private road) and is defined by buildings either side.

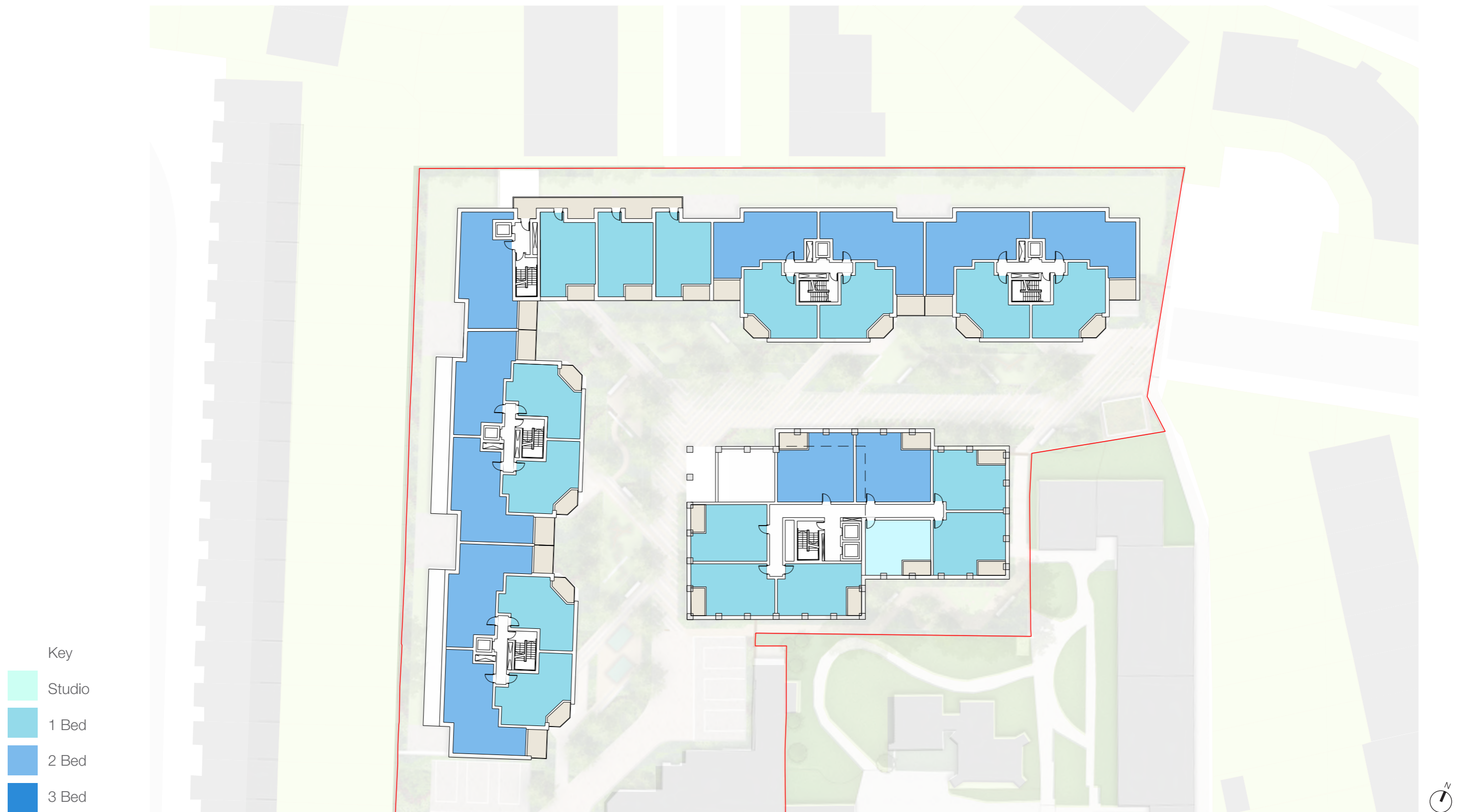
Building A in the centre of the site is a point block, with three stepping volumns, which the route wraps around.

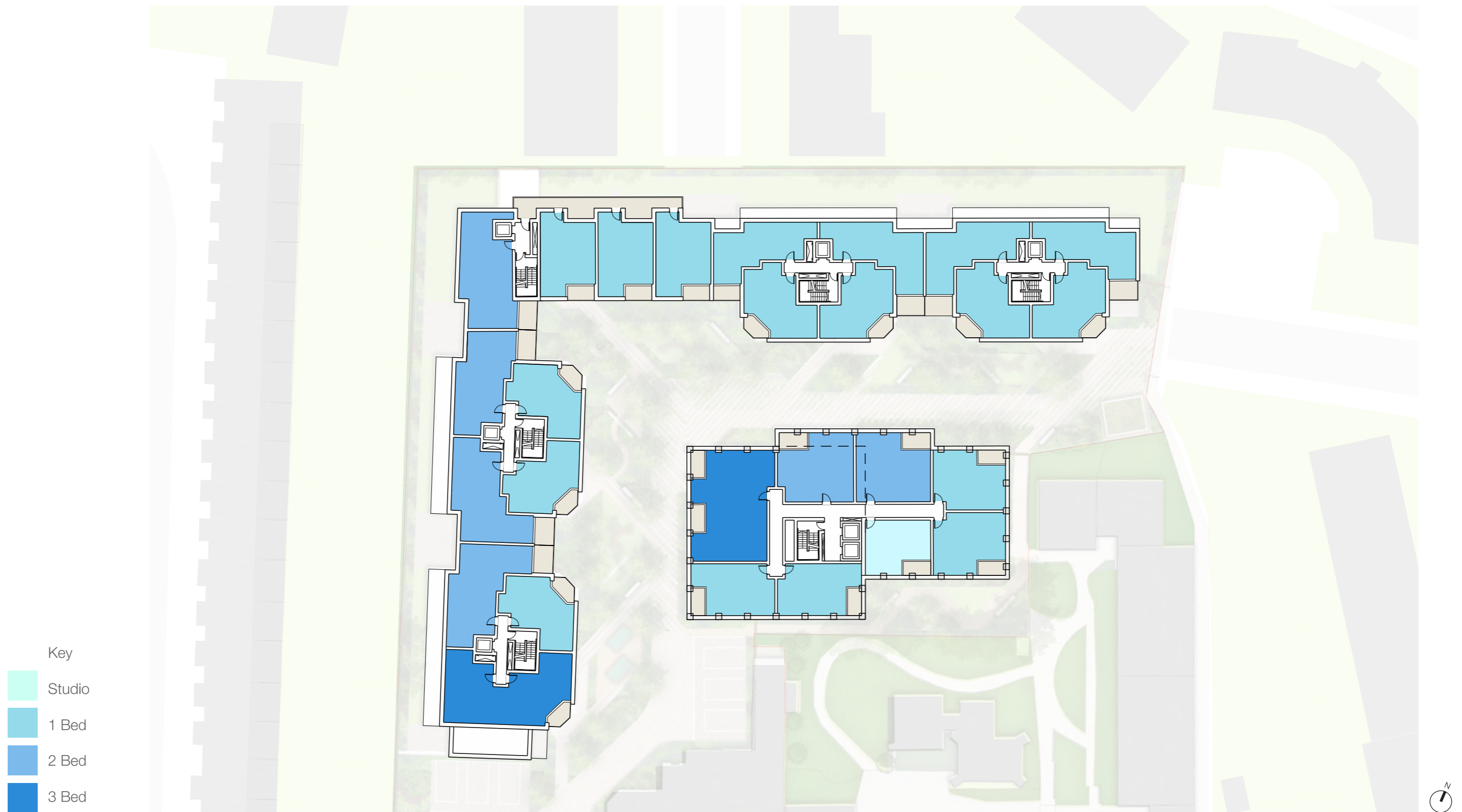
Buildings B to F are on the northern and western edges of the site and vary between 3 and 5 storeys high.



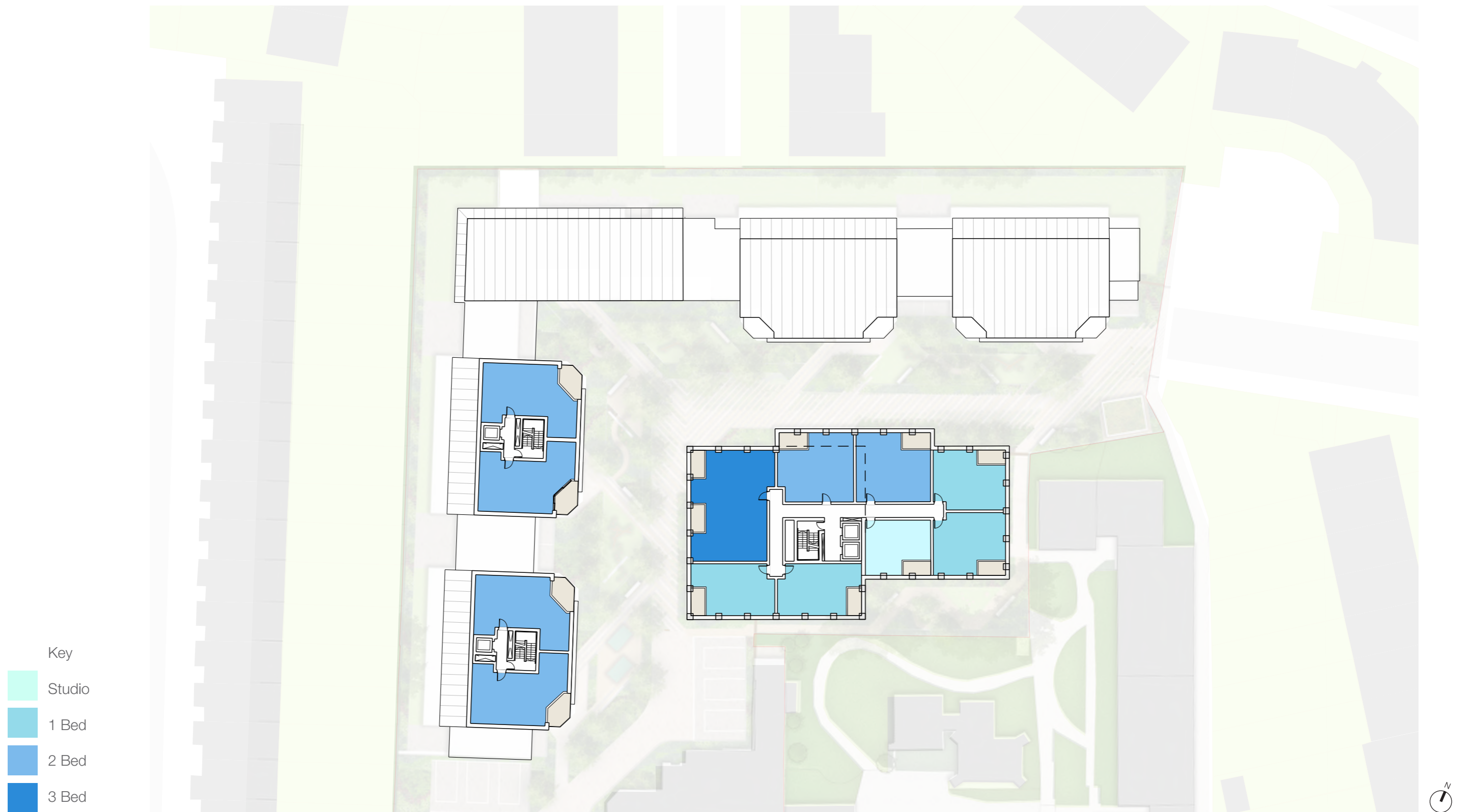
Site Masterplan

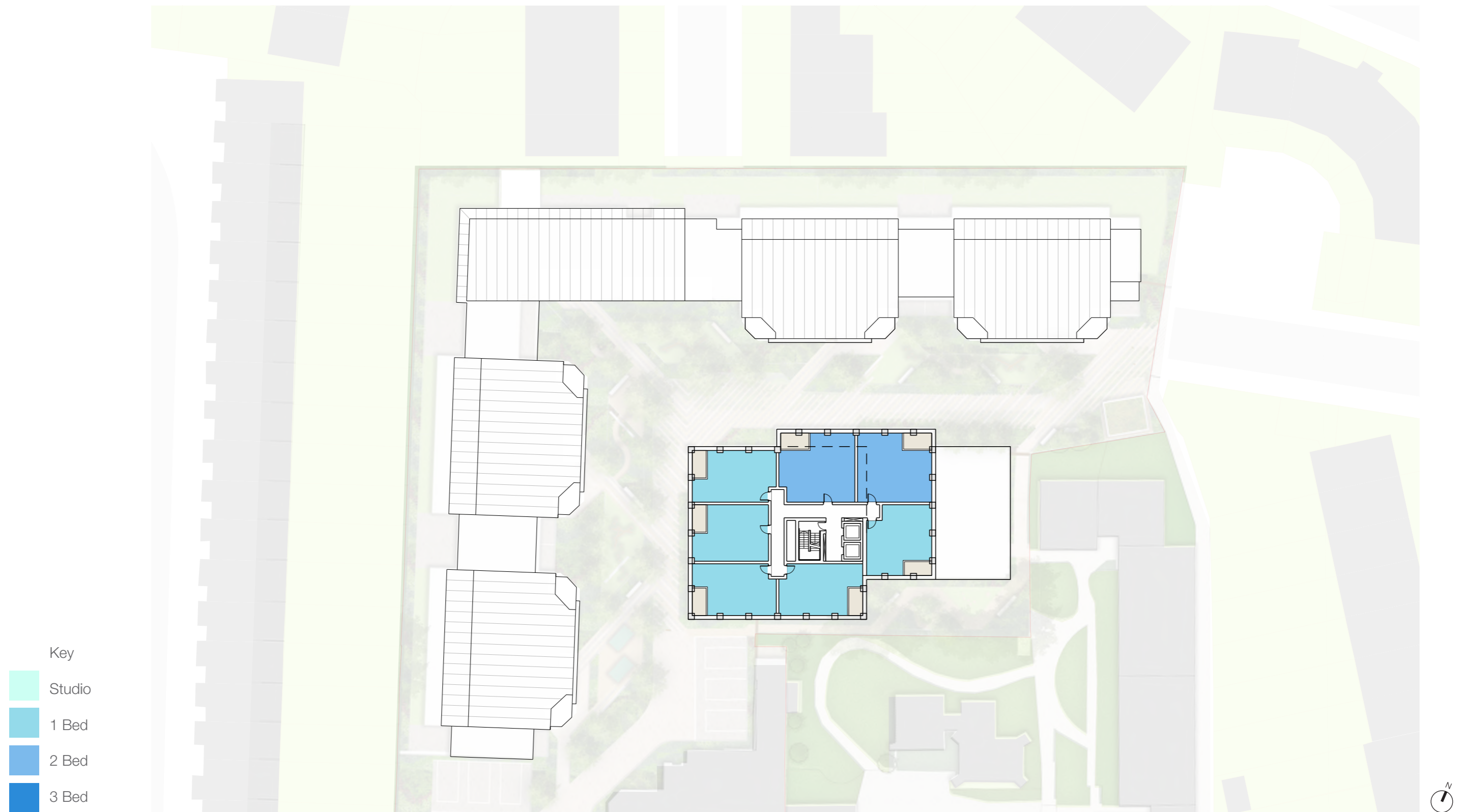


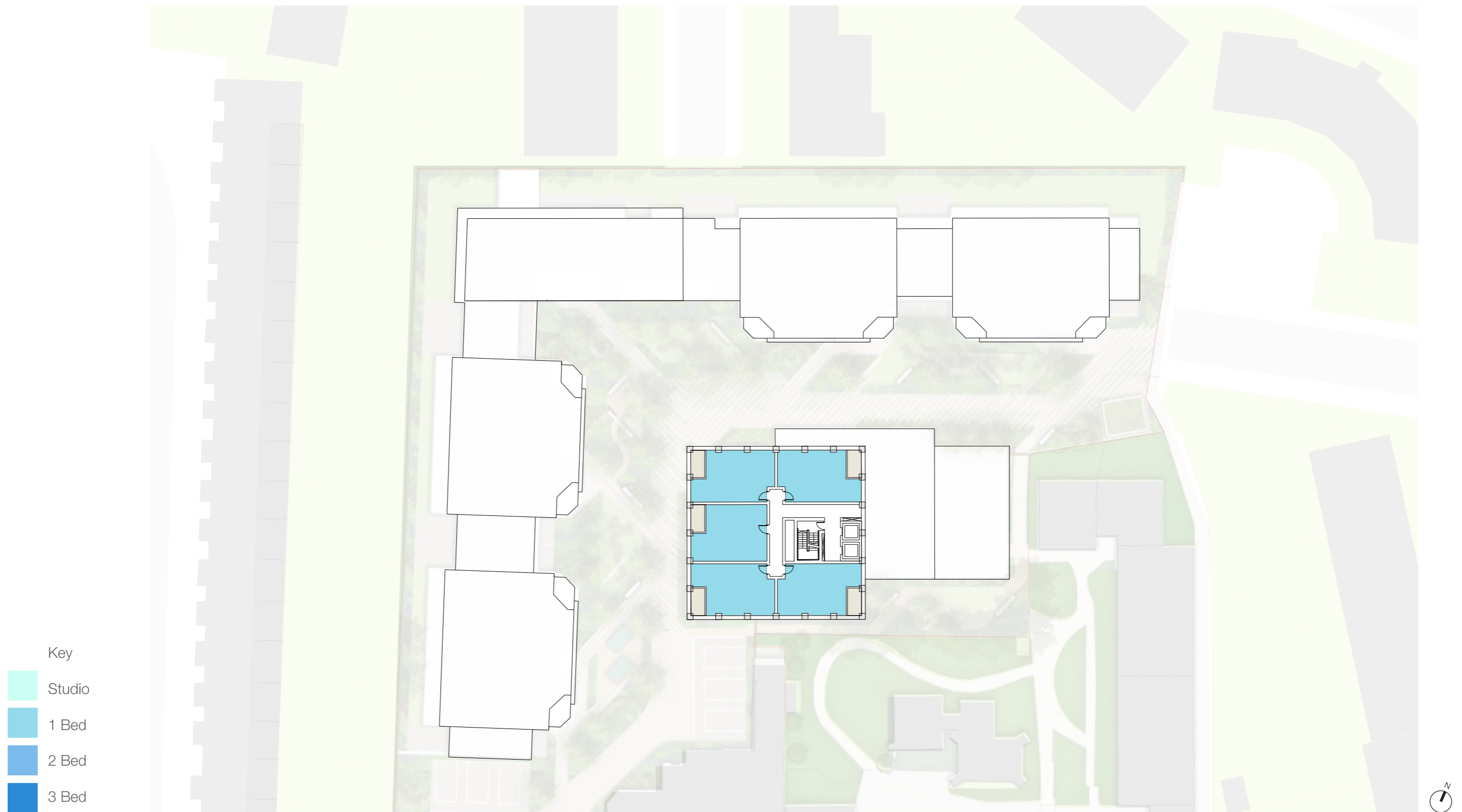


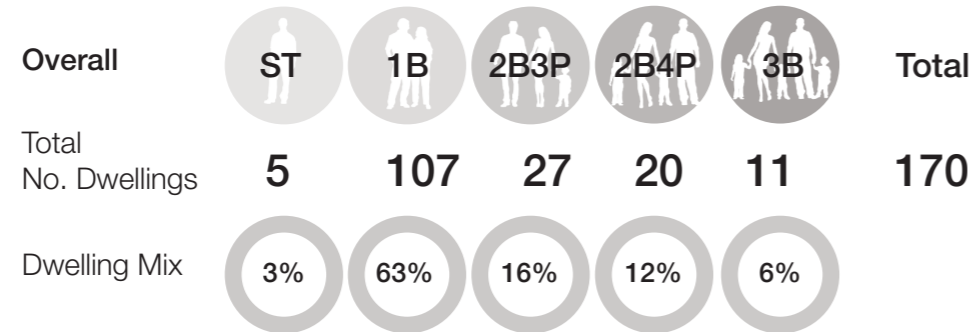









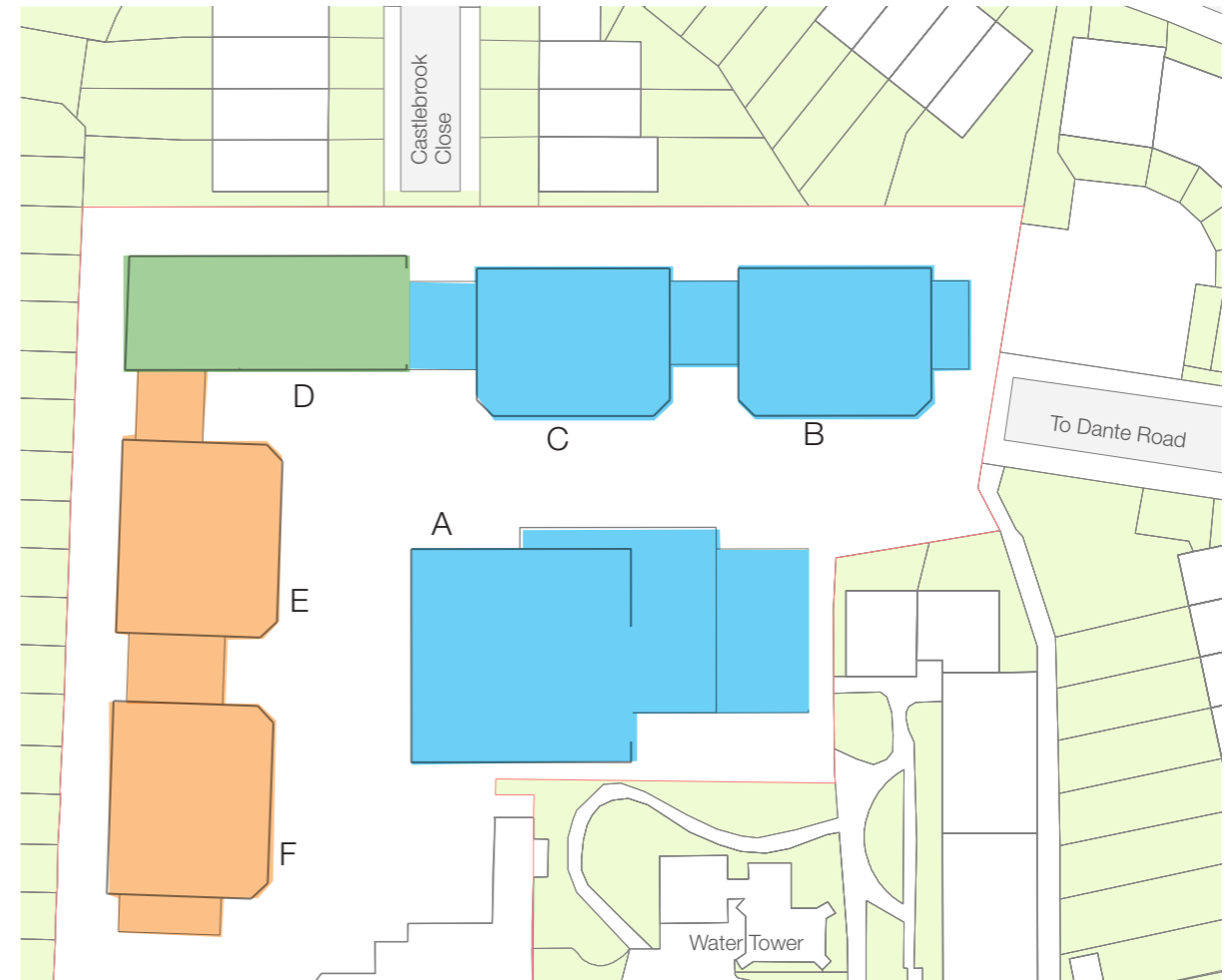






		Required for Planning	Proposed
Refuse Bins & Recycling		20	20
Cycle Racks		148	148 (incl 16 Sheffield Stands)
Car Parking Spaces		min 3%	5 blue badge spaces (3%)

Tenure	ST	1B	2B3P	2B4P	3B	Total	Hab Rooms
Private	ST	1B	2B3P	2B4P	3B		
Total No. Dwellings	4	89	23	8	3	127	287
Dwelling Mix	3%	70%	18%	6%	2%	74.7%	69.7%
Affordable	ST	1B	2B3P	2B4P	3B		
Total No. Dwellings	1	18	4	12	8	43	125
Dwelling Mix	2%	42%	9%	28%	19%	25.3%	30.3%
Affd Rented	ST	1B	2B3P	2B4P	3B		
Total No. Dwellings	0	9	3	9	8	29	94
Dwelling Mix	0%	31%	10%	31%	28%	67.4%	75.2%
Intermediate	ST	1B	2B3P	2B4P	3B		
Total No. Dwellings	1	9	1	3	0	14	31
Dwelling Mix	3%	63%	18%	10%	6%	32.6%	24.8%

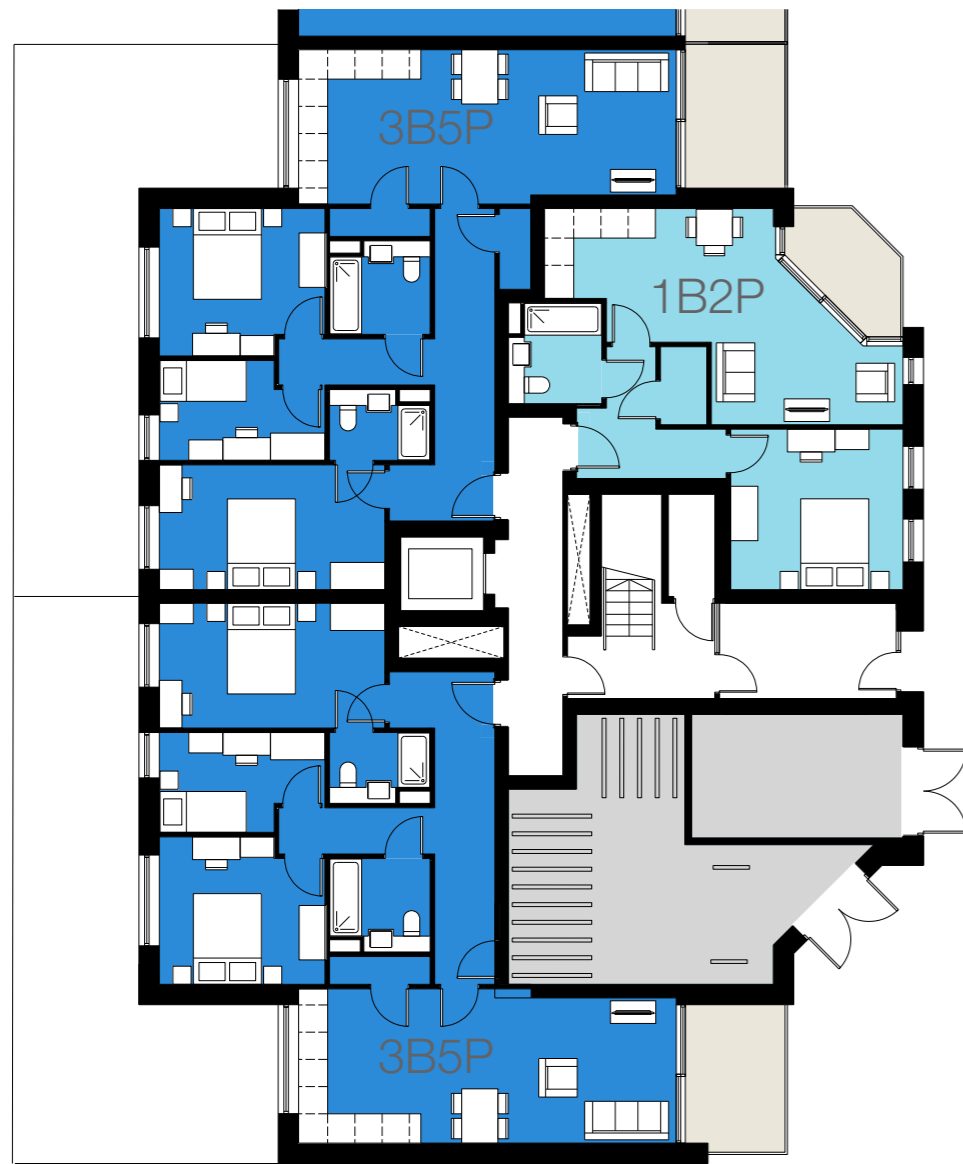




Typical middle floors



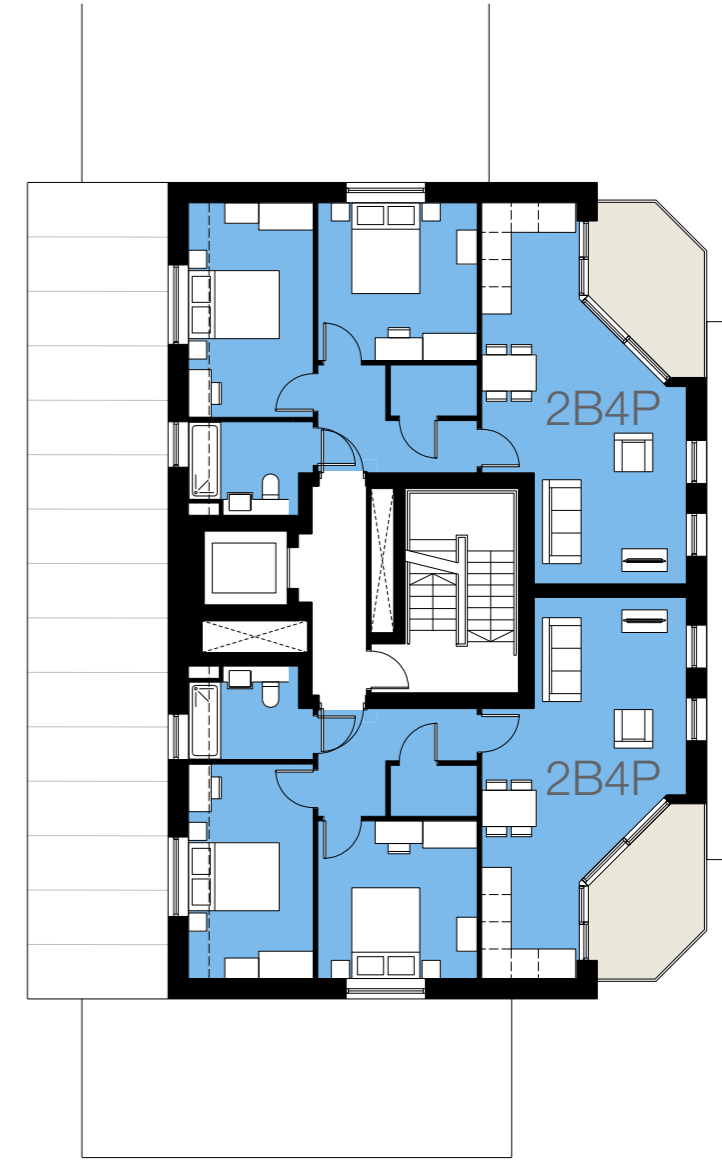
Typical uppers floors



Typical ground floor



Typical middle floor



Typical upper floor

03 Character

Linking Buildings across the site

The proposals will result in three quite different building forms across the site, consisting of Masters House, the 4/5 storey lower blocks and the taller building A. There are a number of ways that these can be linked, and to create a suitably human scaled environment at street level.

Materials and Details

The detailed design of the facades can use the materials of the existing buildings on the site. The proposals can also use some of the details found on Masters House.

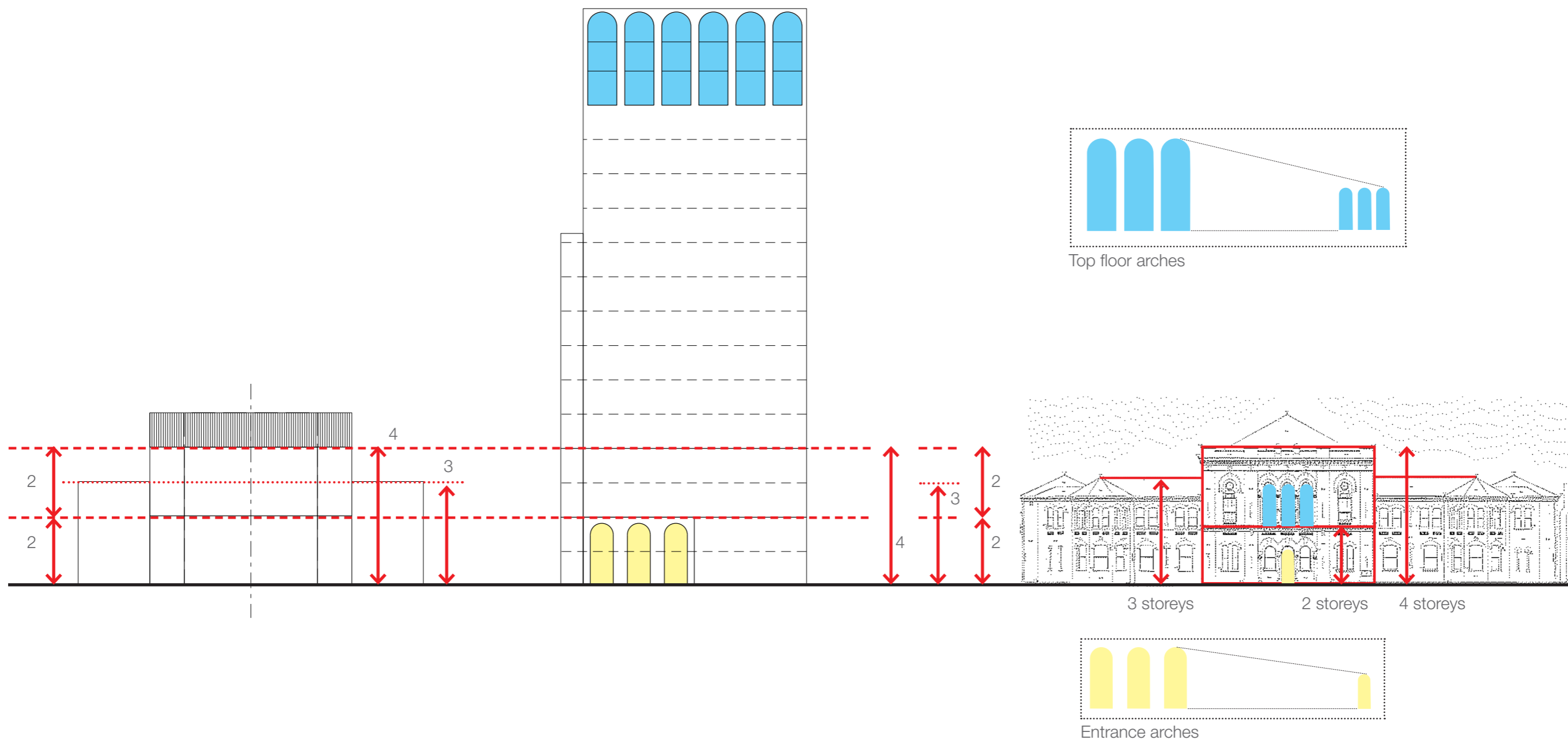
Proportions and Base

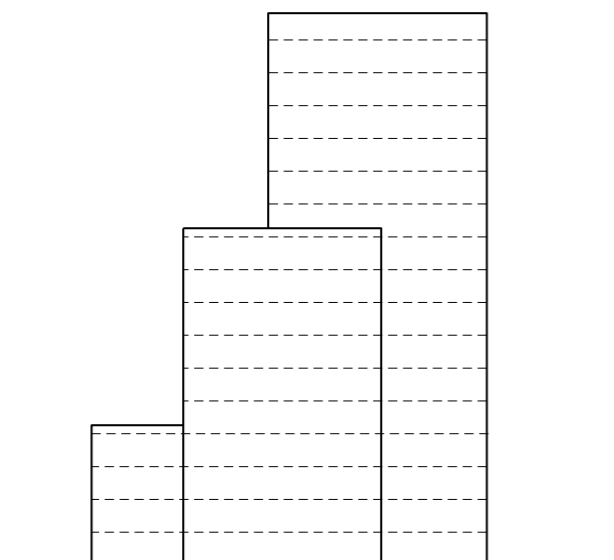
The size of the central building of Masters House provides the datum for the four storey base across all buildings. Masters House is also split into two clear halves, which again is applied across the proposed buildings.

The wings of the former hospital, either side of Masters House, provide a precedent for the height of the smaller link elements between the perimeter buildings.

Arches

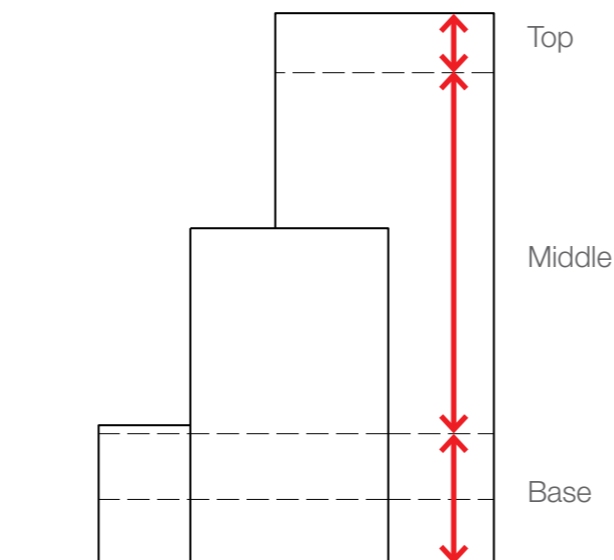
The most important parts of the taller building are the top and the base and these are the places where more detail is required. The entrance arch of Masters House (yellow) is scaled up and applied to the corner of the taller building to create an entrance. The top floor three arches of Masters House (blue) are scaled up and applied to the top of the taller building to give the building an interesting and distinctive 'crown'.





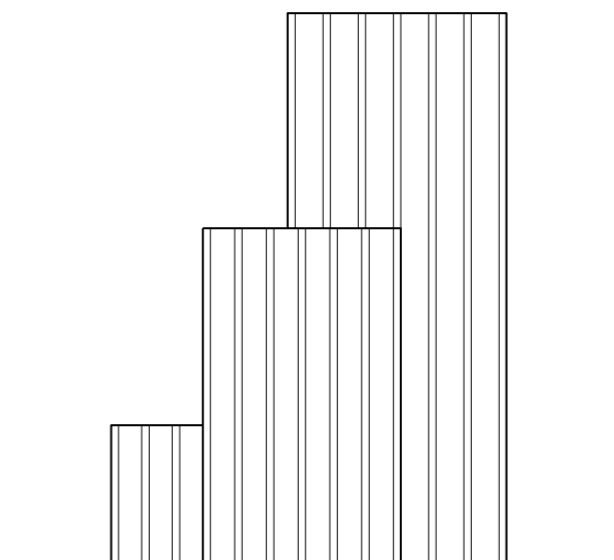
1. Massing

Building A is designed as four interlocking blocks stepping up from 4, to 10 and 16 storeys.



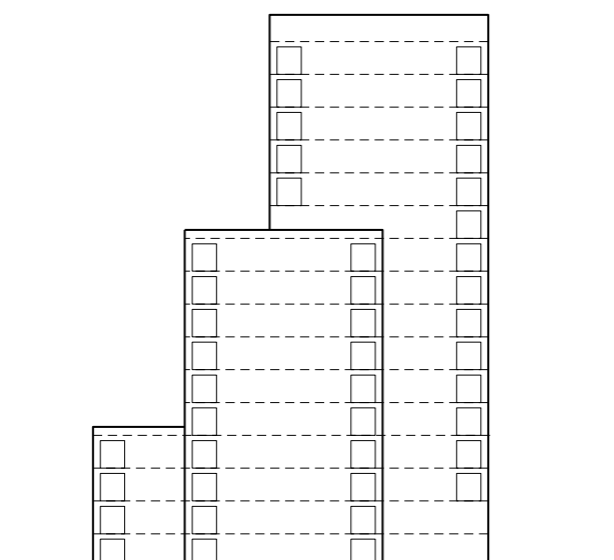
2. Hierarchy

The building is given a four storey base (to link all buildings on the site) and the main volume has a top formed from two storeys and a raised parapet.



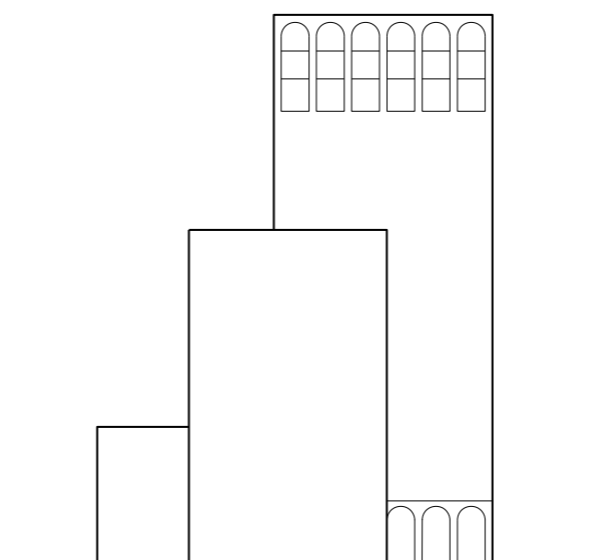
3. Grid

Vertical piers applied across the facade to control the fenestration design and give the building a vertical emphasis.



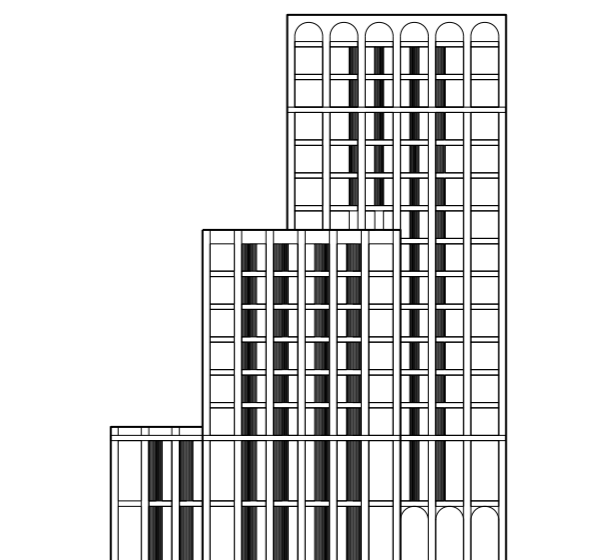
4. Balconies

Balconies are designed as inset balconies to minimise overlooking and to maintain an elegant building form. These are generally located on corners and will sit between piers.



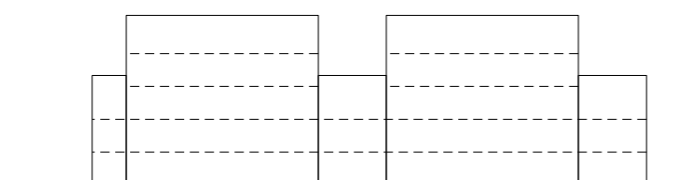
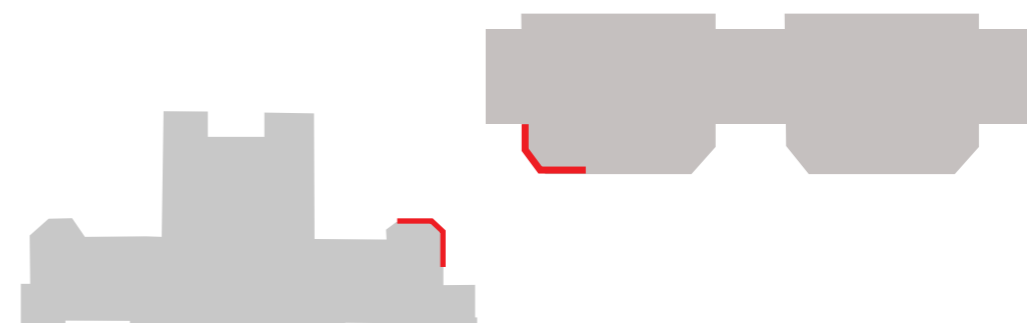
5. Highlights

Arches, based on the Masters House proportions will be applied to the top floor parapet to give the building a crown, and on the north west corner at the lower two floors to create the entrance.

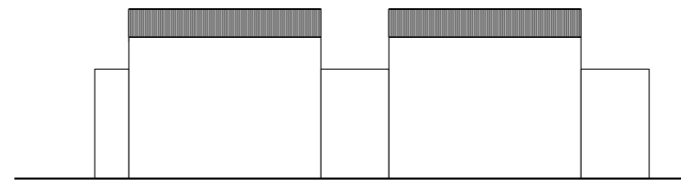


6. Grid

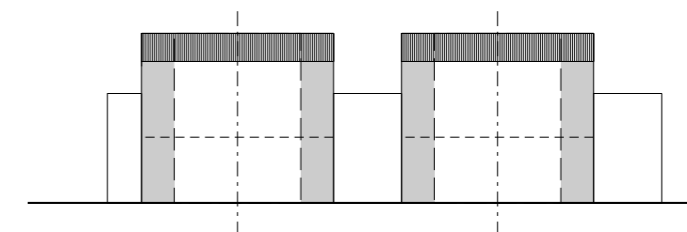
The brick piers are combined with horizontal spandrel panels to create a regular pattern to the facade, with infill panels added where windows are not required.

**1. Massing**

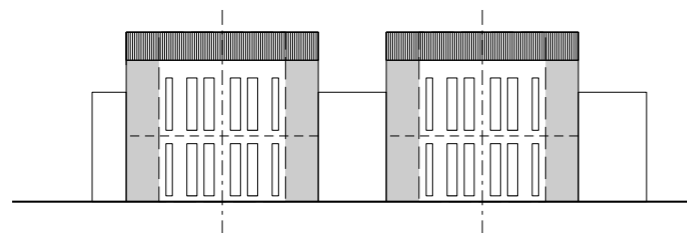
The lower buildings are designed as separate blocks 4 or 5 storeys high with lower 3 storey link elements in between.

**2. Roof**

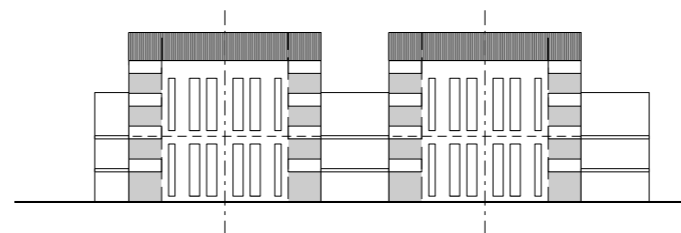
The main element of the building is given a roof with a metal finish, to visually maintain the height of the buildings at 4 storeys, and give these buildings a top.

**3. Angles**

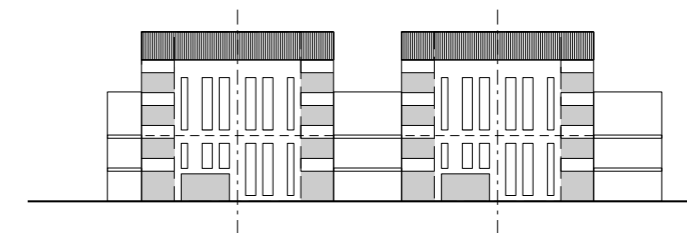
The main forms are given an angled corner, repeating the angles found on the bay forms of the wings to the Masters House. These soften the forms and provide angled views down the street. The blocks are given a symmetrical arrangement.

**4. Window Grouping**

The windows on the main form are grouped into two floors to create the two storey emphasis used across the site, and to give these elements a 'townhouse' proportion.

**5. Balconies**

Balconies are applied across the link blocks, giving these a horizontal emphasis suitable for their role on linking the forms. Inset balconies are cut into the angled corners of the main forms.

**6. Entrance**

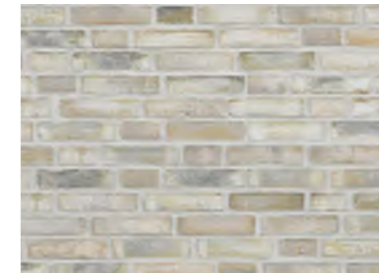
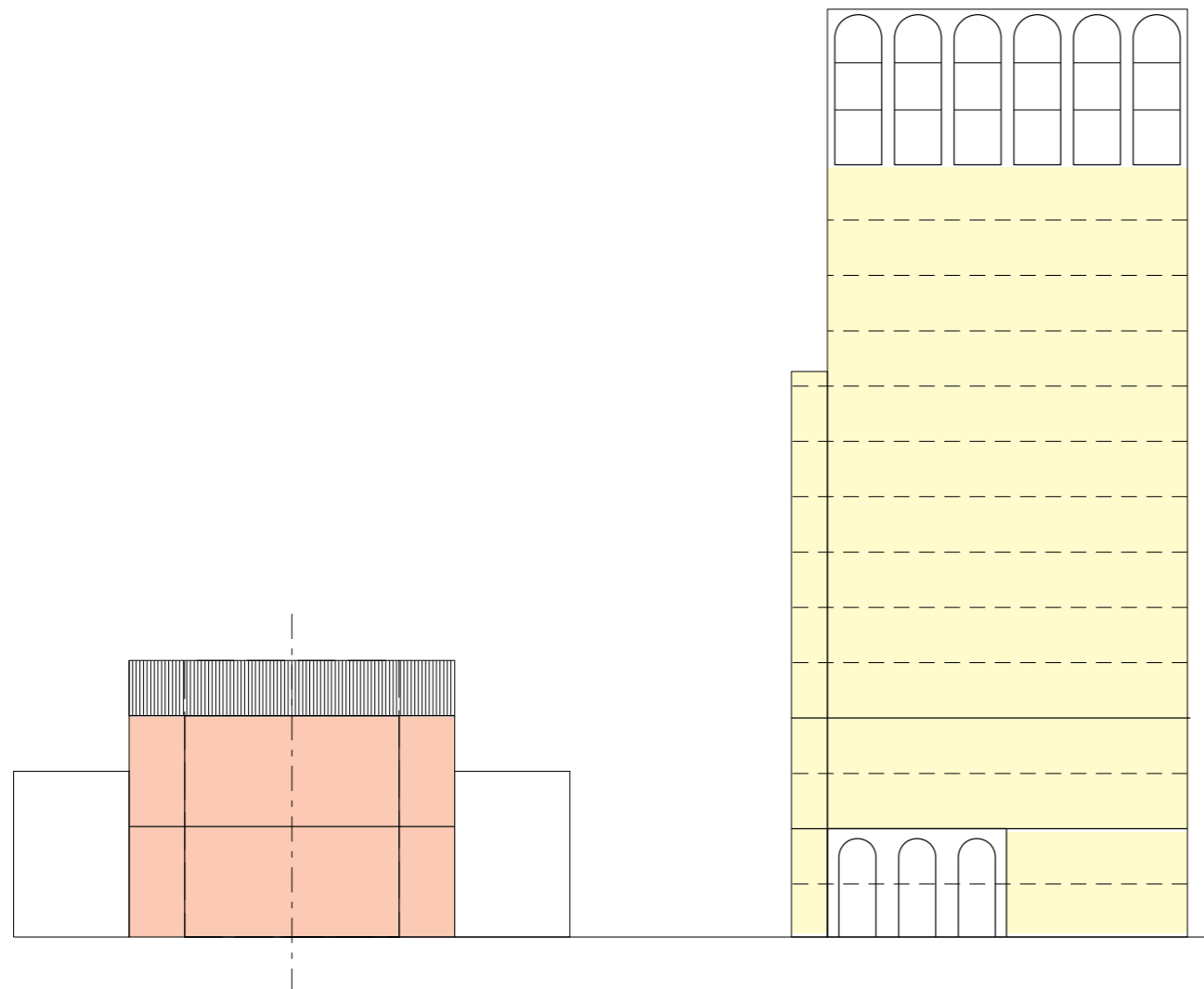
Each block has its own entrance and associated bin and bike stores doors.

03 CHARACTER

Materials

Masters House features two brick colours. It is predominantly buff brick and with red brick detailing.

We have selected a similar buff brick for the taller element to give it a warmth and lightness against the sky. We have selected a similar red brick for the lower buildings to create a warmth to the buildings to the perimeter of the site.



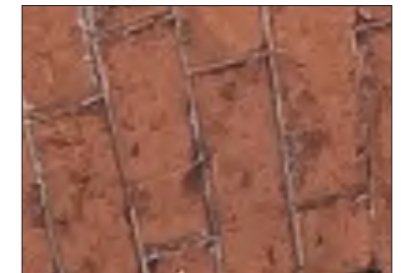
Proposed Buff Brick



Proposed Red Brick



Existing Buff Brick



Existing Red Brick

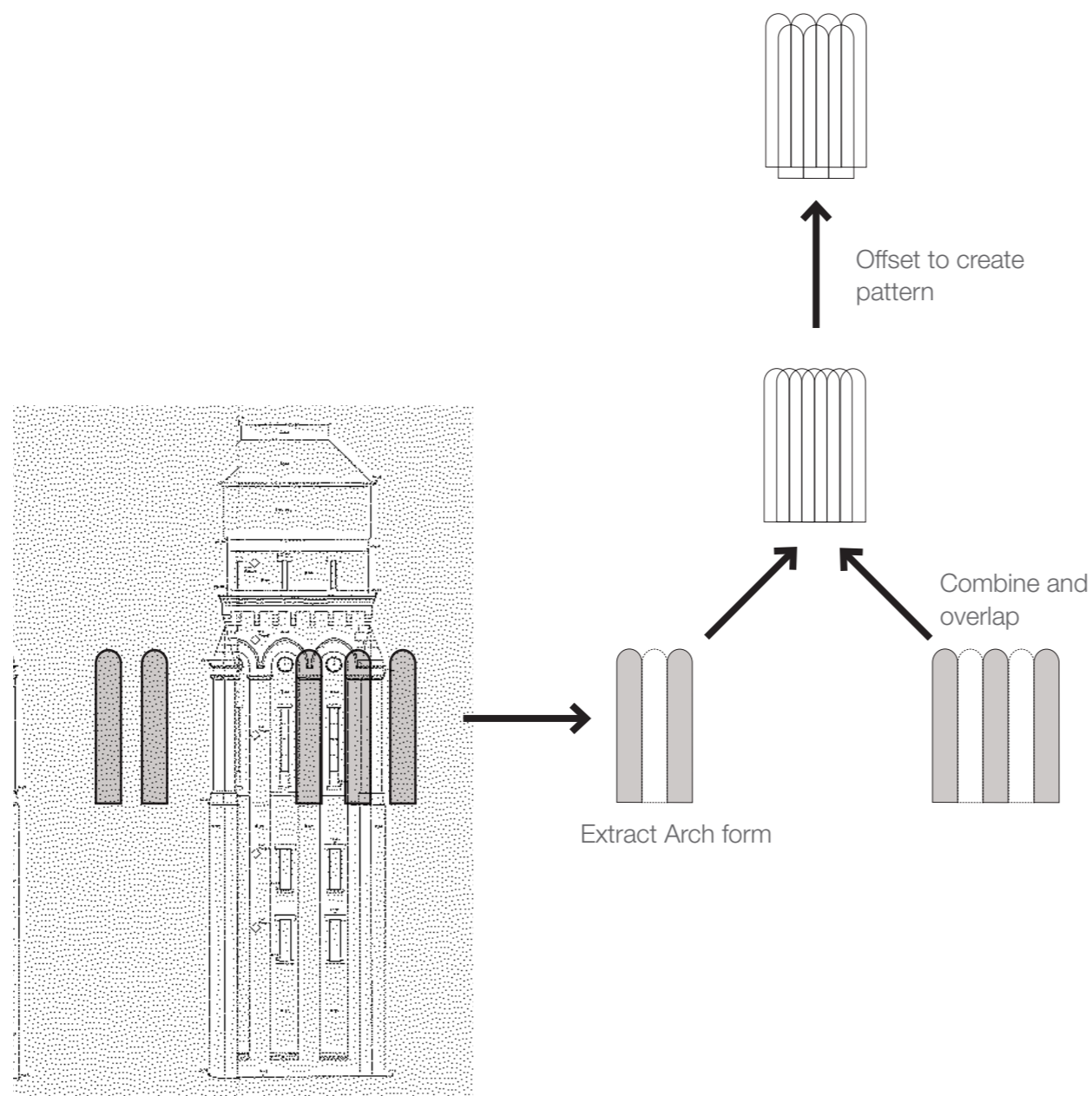


Grade II listed 'Masters House' to former Workhouse

Details Inspired by Water Tower

The adjacent Water Tower has two different facade types facing the site. One side has two long arches and the other has three. By extracting these arch shapes and combining and offsetting them, a pattern is created which can be used for the balcony balustrading.

This is another way in which the proposed buildings can relate to the adjacent heritage assets.



Balustrade detail to corner inset balcony



Illustrative view of building A



Bay study of building top



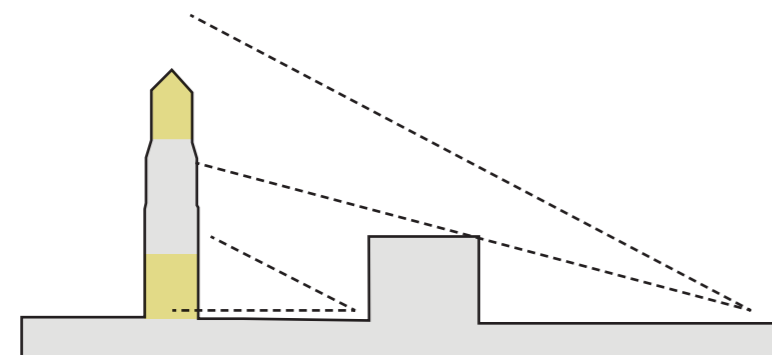
Bay study of two storey emphasis to bottom 4 storeys

03 CHARACTER

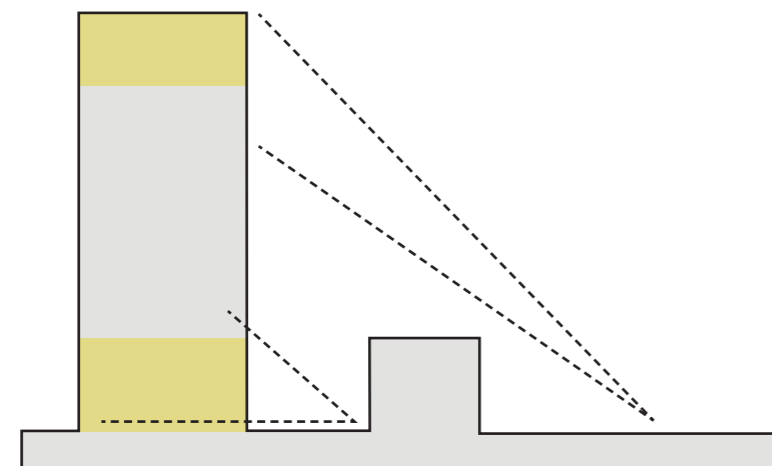
Top of Building A

The site is surrounded by other buildings which means that the full height of the building (shown opposite) is never really seen. Like the adjacent Water Tower the top few storeys of the building are seen above some of the surrounding buildings, and then within the site the lower 3 or 4 floors are visible at close range.

It is therefore important that the top of the building A) relates to the bottom and B) that from a distance there is a distinctive and interesting top to the building. Having assessed a simple top (far right) and an arched top (right), it is considered that arched top best achieves the above two aims.



Water tower elements visible at short and long range



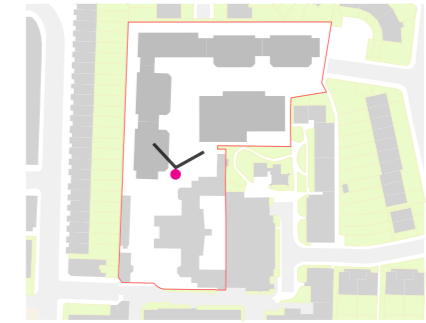
Building elements visible at short and long range



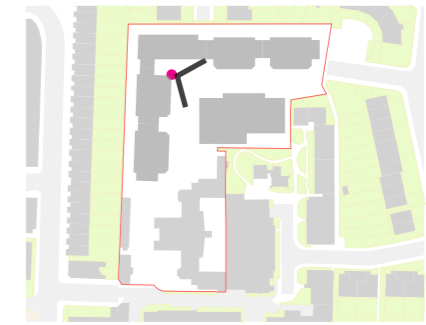
Illustrative view of building A with arched parapet



Illustrative view of building A with simple parapet



Illustrative view of corner entrance and route to George Mathers Rd




04 Landscape

1.0 VEHICLE ACCESS

NO THROUGH ROUTE

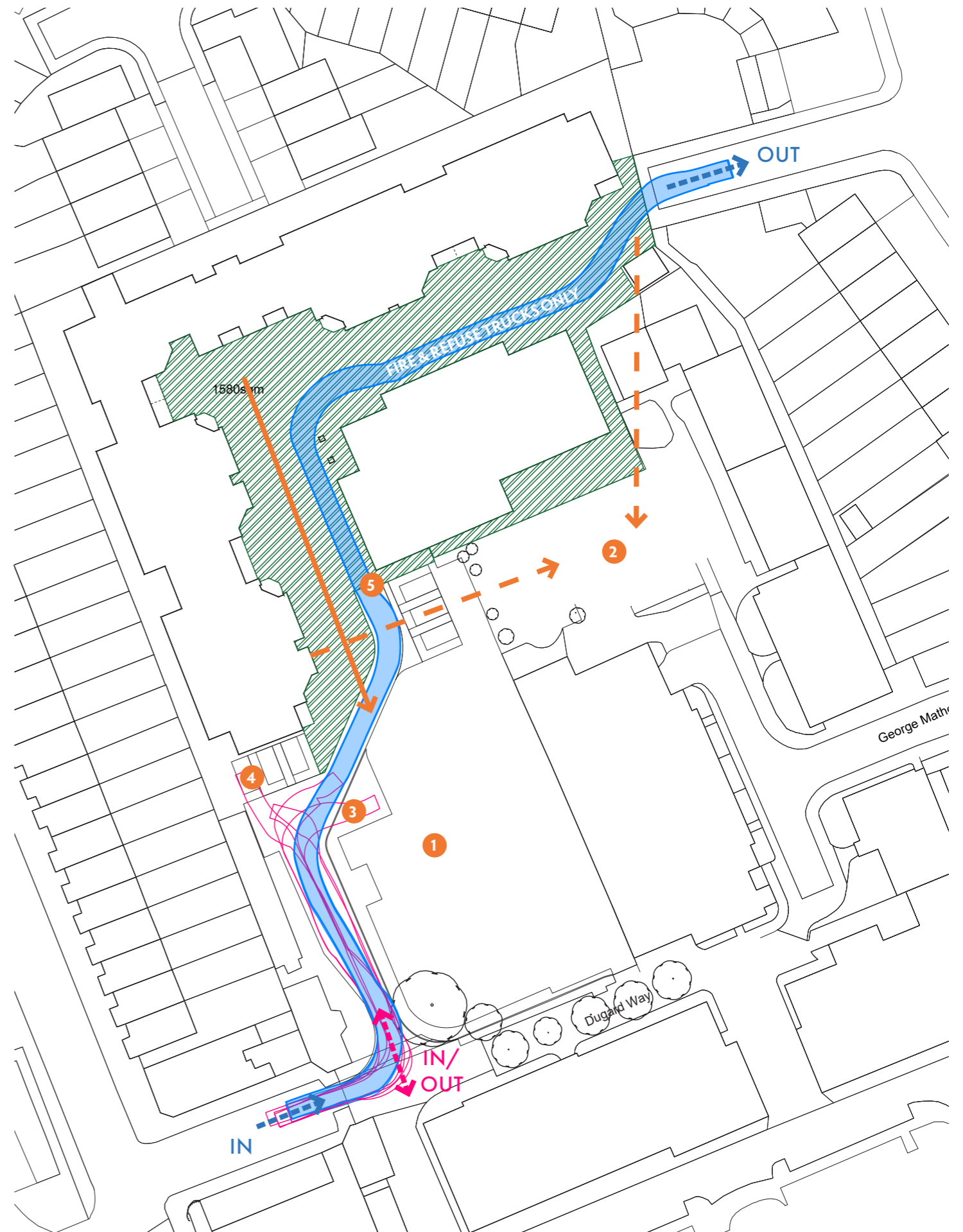
- 3.5m fire tender one way route through the central space.
- 3.5m refuse vehicle one way route through the central space
- Manoeuvring space pressure on the gate way to the south reduced due to one way entrance only and forward drive through the gate into the left hand corner.
- Avoids residential car parking immediately adjacent to theatre building.
- Short stay car parking space provided for delivery vehicles and taxi collection/drop-off.

LEGEND

- 1 Visual connection with the Theatre
- 2 Glimpsed views of the Water Tower
- 3 Cinema Museum parking space
- 4 Short stay car parking space
- 5 Bollards to restrict access to amenity area
-  Amenity Area = 1580 m²



PRECEDENT IMAGERY



VEHICLE ACCESS



2.0

MOVEMENT STRATEGY: PEDESTRIAN ACCESS OPTIONS

PEDESTRIAN ACCESS



PERIMETER PATH



CENTRAL PATH



MEANDERING PATH

LEGEND

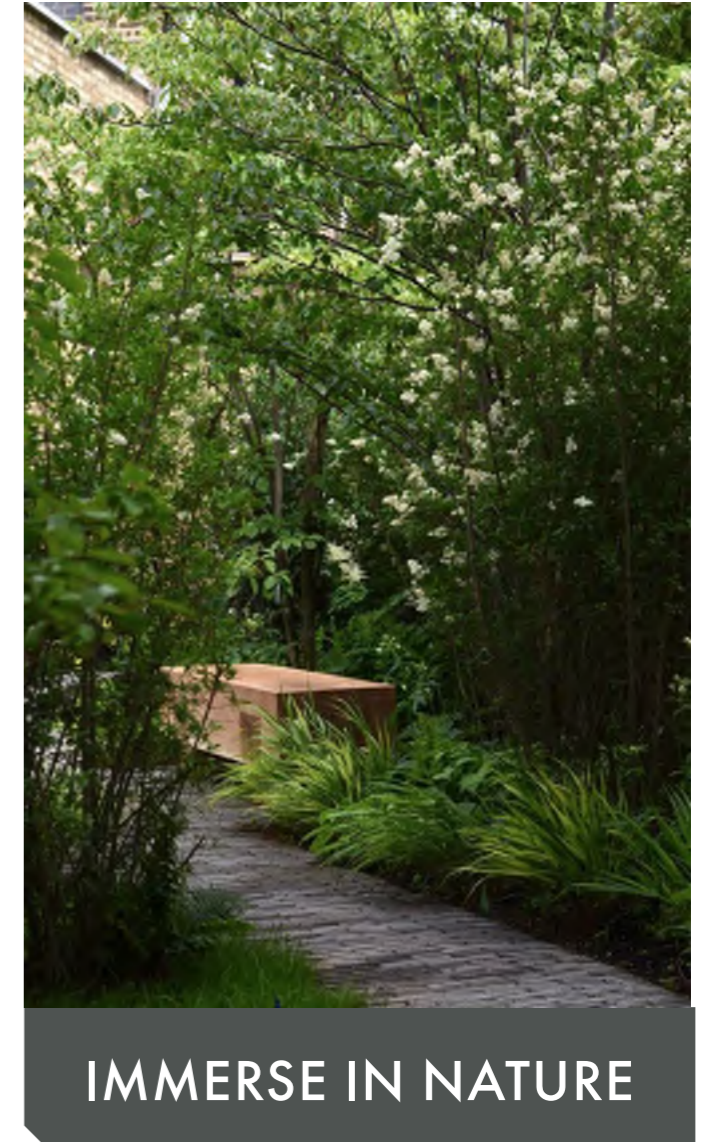
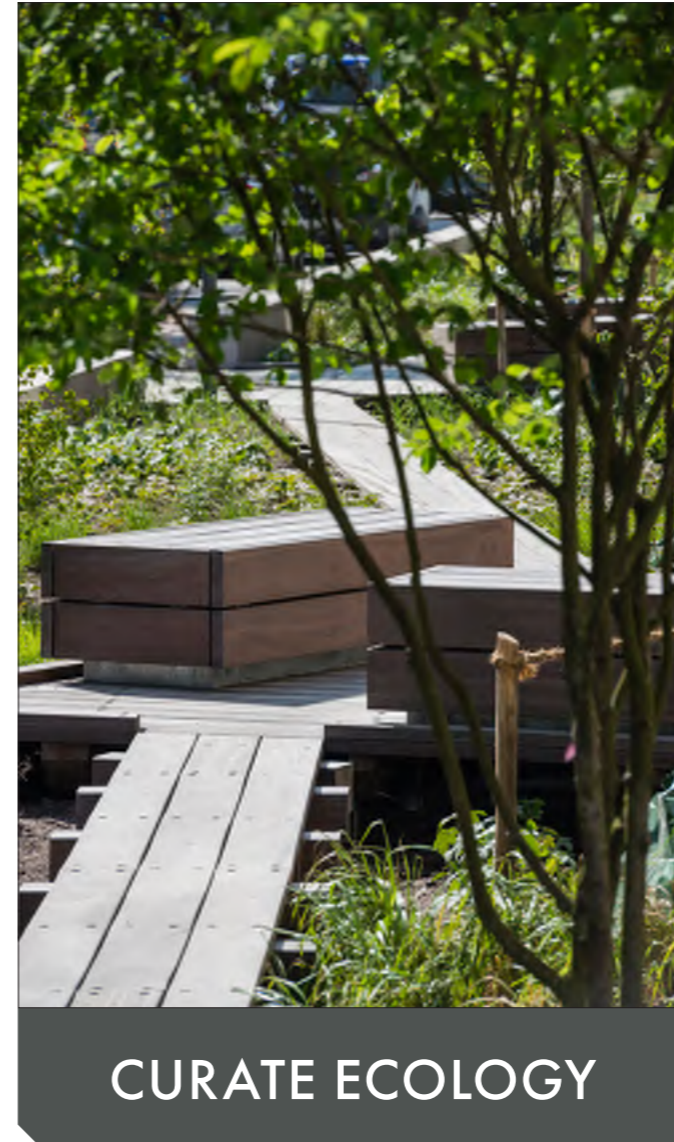
- VEHICLE ACCESS
- 2M PEDESTRIAN PATH
- SHARED ACCESS WITH INTERMITTANT PLANK PAVING
- AMENITY AREA

3.0

DESIGN PRINCIPLES

The overarching aspirations of the landscape masterplan is to help combat the Climate Change Emergency by:

- Increasing the biodiversity of the site, provide a Biodiversity Net Gain cross the site and strive to achieve a 0.4 Urban Greening Factor
- Increasing the vegetation on site which combats the urban heat effect.
- Provide a sustainable urban drainage strategy to reduce surface water run off.



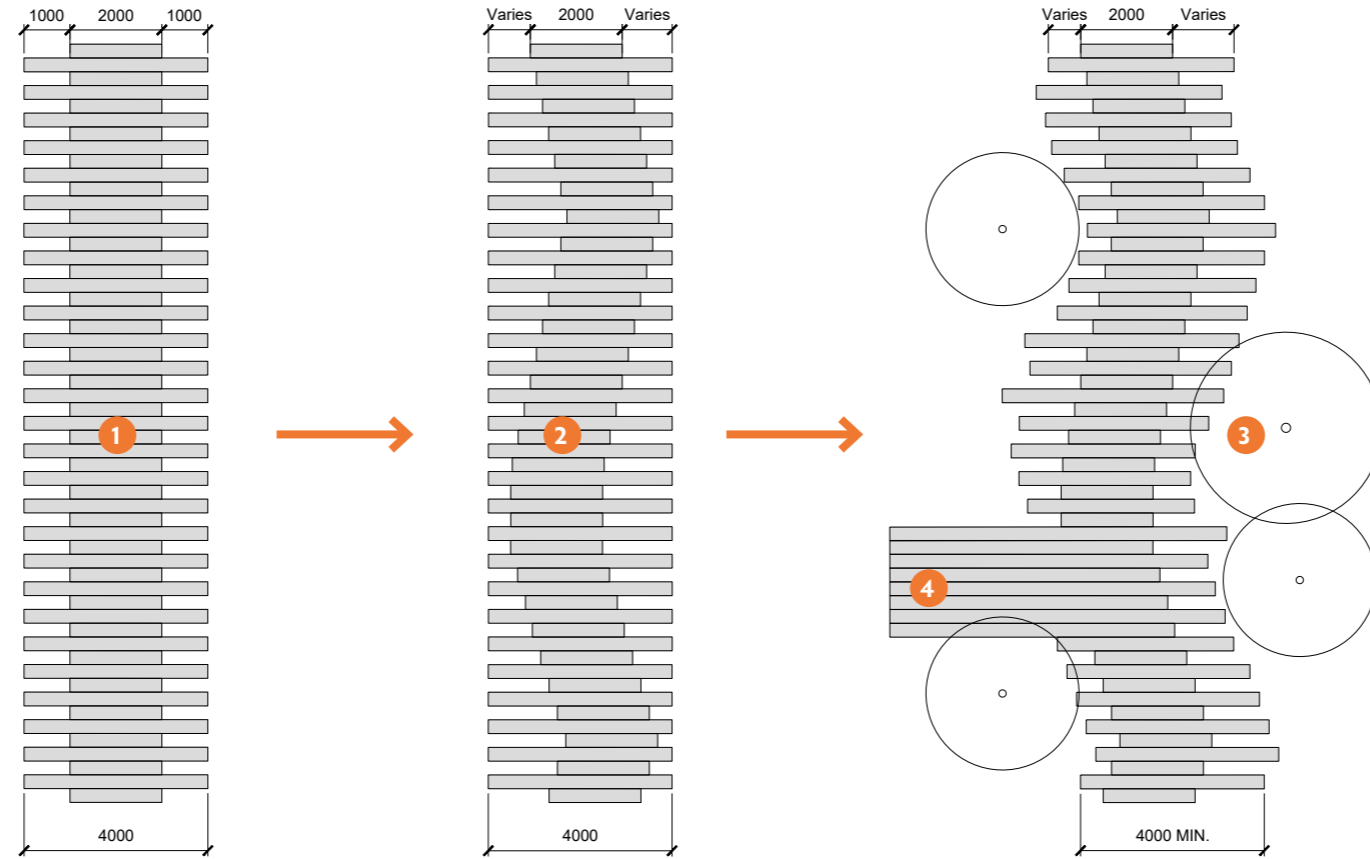
PRECEDENT IMAGERY

4.0

ACCESS STRATEGY

PRINCIPLES

- 1 Intermittent plank paving provides emergency vehicle access whilst maximising green space.
- 2 A 2m wide footpath meanders through the space providing a pedestrian pathway
- 3 Amenity space is maximised to create a green connection with circulation carved out of it.
- 4 Compliant access provided to all building entrances, including bin and bike stores.



PATHWAY CONCEPT

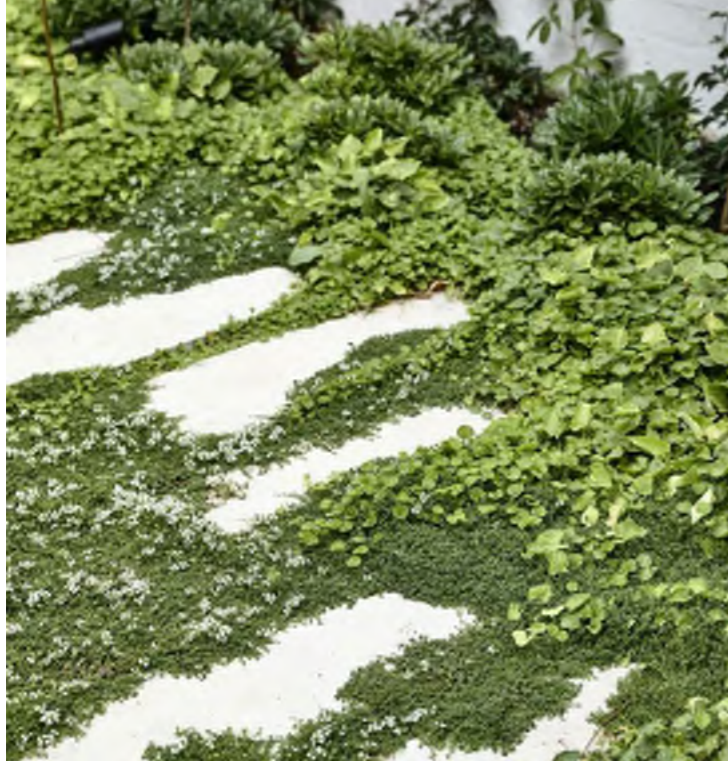


PRECEDENT IMAGERY

5.0
LANDSCAPE CONCEPT:











6.0
LANDSCAPE CONCEPT:



7.0

LANDSCAPE STRATEGY:

-  Curated ecology: A suite of ecological interventions could include bird/bat boxes, an insect hotel, meadow planting, butterfly mounds, gravel areas and a stumpery garden.
-  Controlled one-way refuse and fire tender access route
-  Pedestrian circulation
-  Eco-trail through the space creates a leisure pathway linking play, seating and ecological interventions
-  Maximising the green
-  Using a green buffer to protect the play and defining seating areas.
-  Car parking and delivery
-  Framing space with vertical timber elements. These are located within the landscape providing a variety of functions including play and seating



8.0

LANDSCAPE MASTERPLAN: PLAY STRATEGY

SUMMARY

- Working to GLA Policy S4 Play and informal recreation as guiding principles.
- Provides a stimulating environment for free play.
- Incorporating trees and greenery.
- Planted edge to form a soft buffer between play areas and the accessway (note: accessway utilised by refuse and fire vehicles only).
- Good levels of passive surveillance are provided to all central play spaces.
- Integrated seating areas to encourage adult supervision and enjoyment of the communal outdoor space.
- A secret garden for 0-4 year play space is located to the rear of Block A. This is a secure area and seating is provided as this age group will almost certainly be supervised by parents.
- 12-15 and 16-17 years play areas provided to the south towards theatre.

LEGEND

- 0-4 YEARS PLAY
- 5-11 YEARS PLAY
- 12-15 YEARS PLAY
- 16-17 YEARS SOCIAL



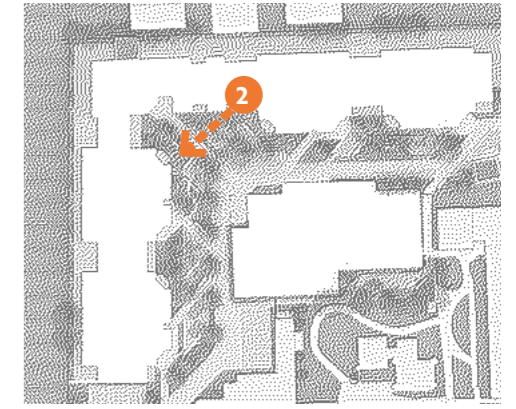
9.0

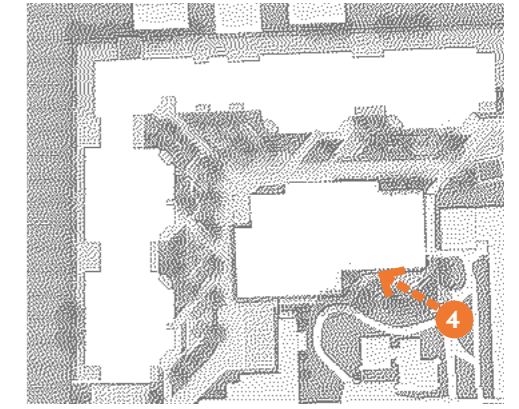
LANDSCAPE MASTERPLAN:

LEGEND

- 1 Mobility car parking bays (No. 5)
- 2 Van parking bay for theatre (No. 1)
- 3 Short stay car parking space (e.g. deliveries etc. No. 1)
- 4 Proposed trees
- 5 Feature paving
- 6 Stupery garden
- 7 Restricted one-way access (refuse and fire only)
- 8 Residential pathway







11.0

LANDSCAPE MASTERPLAN : INCREASING BIODIVERSITY



PRECEDENT IMAGE: INSECT HOTEL



PRECEDENT IMAGE: INSECT HOTEL



PRECEDENT IMAGE: BIODIVERSE ROOF



GREEN ROOF PLAN

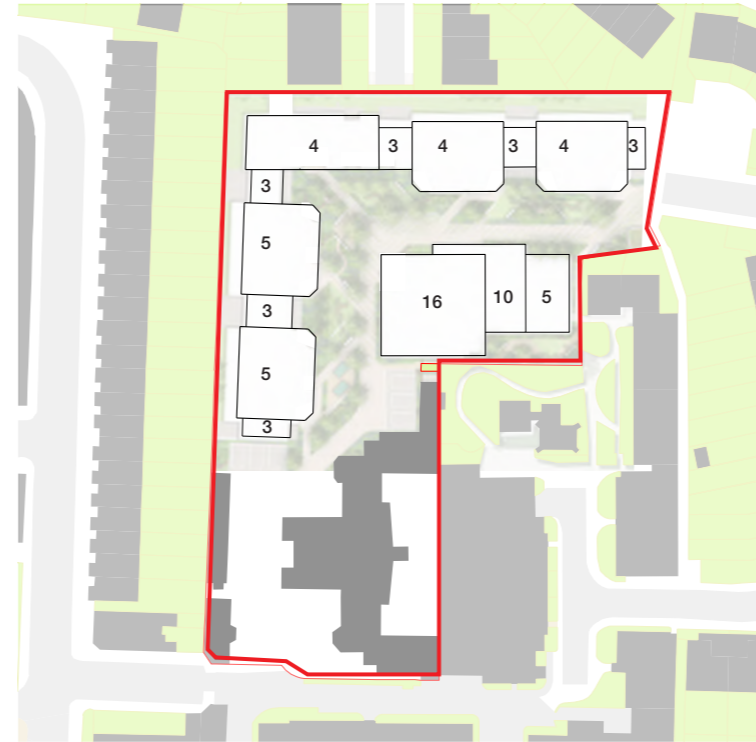


05 Daylight/Sunlight Assessment

Assessing DL/SL

The proposed scheme tested is part 16 storey, 10 storey and 5 storey structure. This proposal has been tested in terms of DL/SL impact to assess its impact on neighbouring properties. The results of this testing are summarised by Point2 in the following pages.

This shows that there are further improvements to the impact that the new proposal has on the neighbouring gardens and properties, in comparison to the Appeal scheme as well as the pre-app 1 scheme.



Proposed height - 16 storeys

Introduction

Point 2 have been instructed by Lifestory to work with Grid Architects during the design development stages of the project, to advise on the daylight, sunlight and overshadowing effects associated with the proposed redevelopment of the site.

During the initial stages of our involvement, we have undertaken iterative technical assessments of varying massing forms as the design has evolved, providing input at each stage.

This document summarises the daylight, sunlight and overshadowing position associated with several massing options for the site:

- First Pre-App Scheme
- Current June Pre-App Scheme

Overall compliance rates against the BRE criteria have been provided in each case, for the VSC, NSL and APSH forms of assessment to enable a direct comparison to be made against the Appeal Scheme.

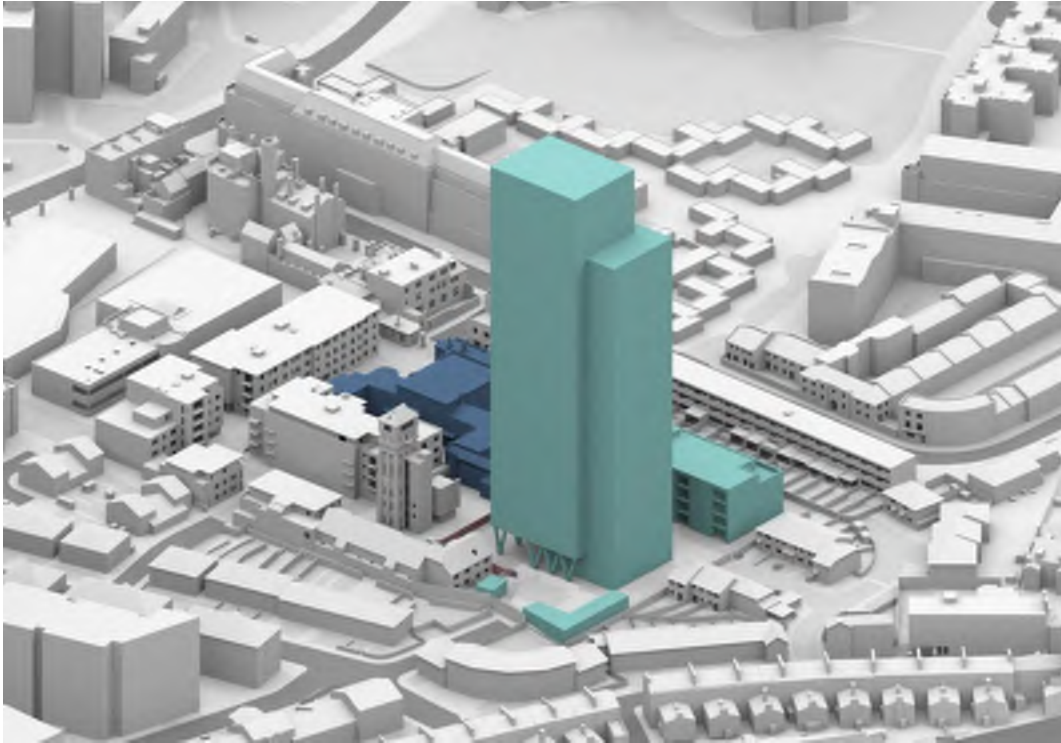
In the case of the current June Pre-App Scheme, the daylight (VSC) and overshadowing effects have been further analysed and stratified to compare against the Appeal Scheme.

The VSC results have been assessed not only against the default BRE numerical criteria, but also the agreed alternative retained targets (16% VSC for bedrooms and 18% VSC for living rooms/kitchens). Where properties experience improvements against the Appeal Scheme these have also been highlighted. Finally, for any residual effects, these have been broken down into minor, moderate and major adverse effects.

For Overshadowing, each of the surrounding neighbouring gardens have been assessed against the BRE March 21st sun on ground criteria, which recommends that a space should receive at least 2hours of direct sunlight to at least 50% of its area on March 21st. Where this is not the case, reductions of up to 20% are unlikely to be noticeable. For reference, we have highlighted which gardens currently receive less than the BRE recommendations in the existing condition.

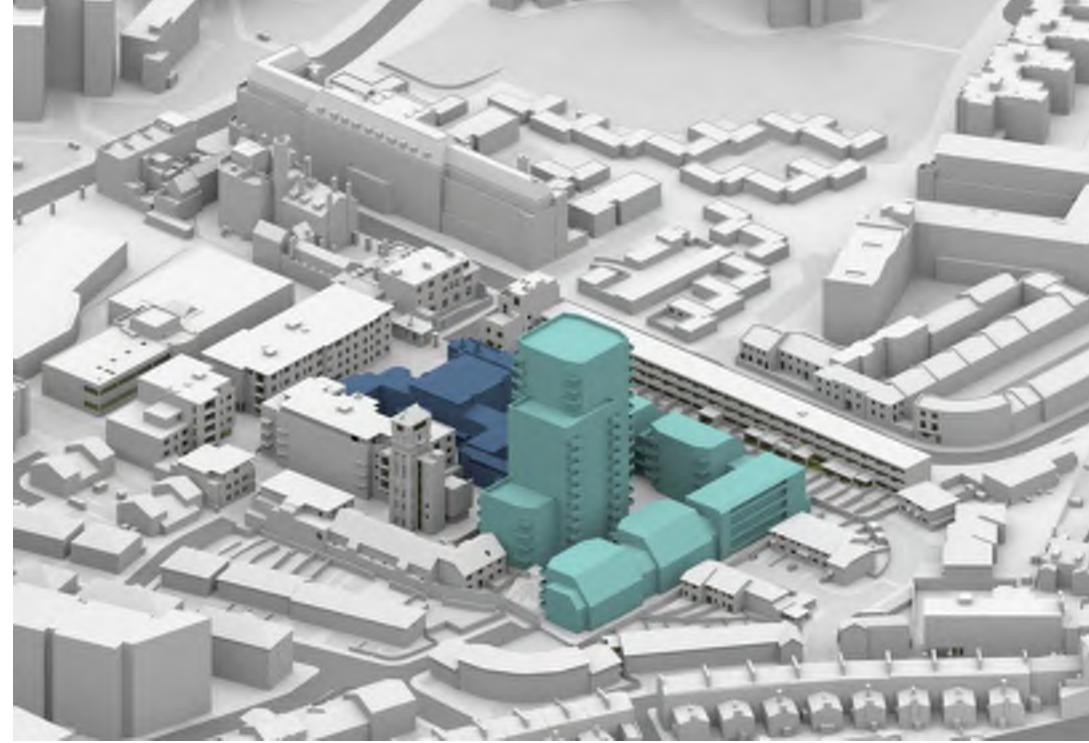
Daylight / Sunlight Overview

APPEAL SCHEME



	No. Windows that meet BRE/Alternative Targets	Compliance (%)
VSC	702/846	83%
NSL	502/522	96%
APSH	295/305	97%

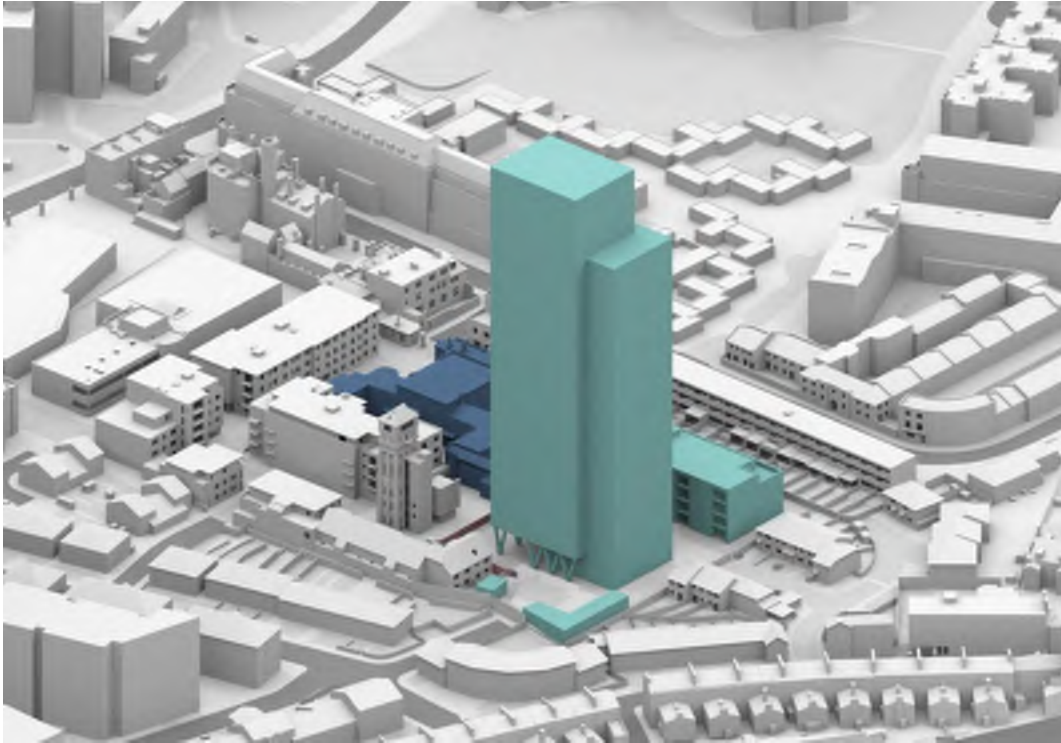
FIRST PRE-APP SCHEME



	No. Windows that meet BRE/Alternative Targets	Compliance (%)
VSC	804/846	95%
NSL	496/522	95%
APSH	299/305	98%

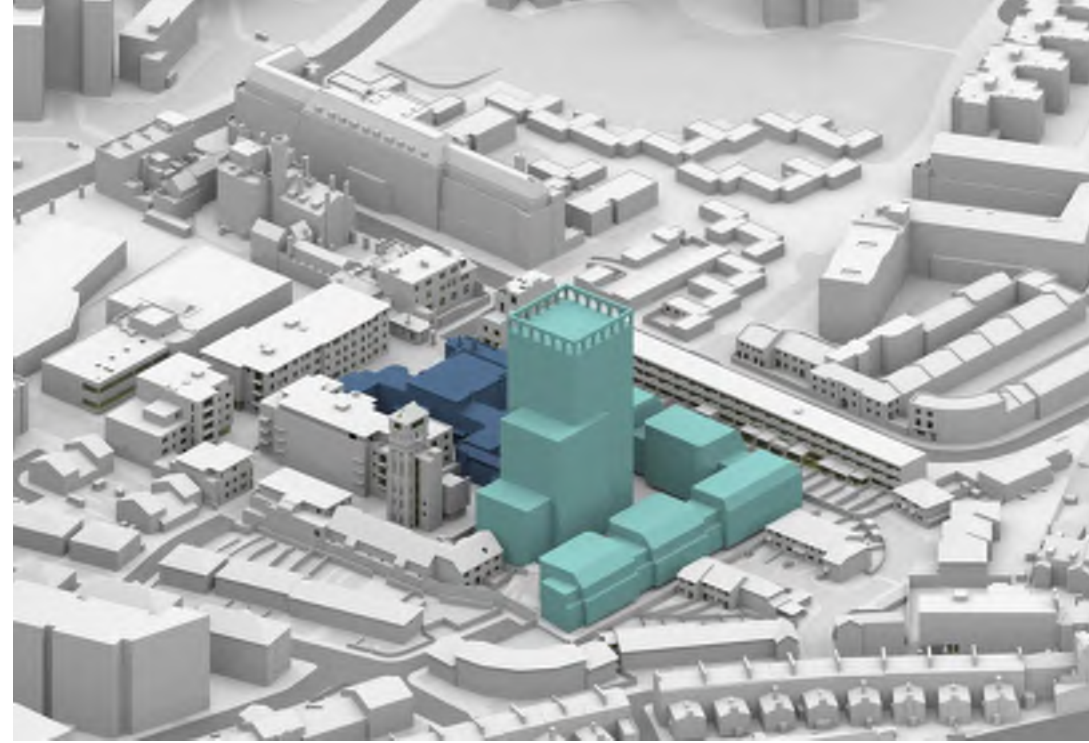
Daylight / Sunlight Overview

APPEAL SCHEME



	No. Windows that meet BRE/Alternative Targets	Compliance (%)
VSC	702/846	83%
NSL	502/522	96%
APSH	295/305	97%

JUNE PRE-APP SCHEME



	No. Windows that meet BRE/Alternative Targets	Compliance (%)
VSC	795/846	94%
NSL	494/522	95%
APSH	296/305	97%

VSC Effects Comparison – By Property

APPEAL SCHEME

140-142 Brook Drive
144 Brook Drive
1 Dante Road
3 Dante Road
8 George Mathers Road
7 George Mathers Road
Bolton House, 9 George Mathers Road
Osborne Water Tower House, George Mathers Road
Freeman House, 10 George Mathers Road
Wilmot House, 5 George Mathers Road
Goddard House, 3 George Mathers Road
Limelight House, 4 George Mathers Road
42 Renfrew Road
41 Renfrew Road
40 Renfrew Road
39 Renfrew Road
38 Renfrew Road
37 Renfrew Road
36 Renfrew Road
35 Renfrew Road
34 Renfrew Road
33 Renfrew Road
32 Renfrew Road
31 Renfrew Road
30 Renfrew Road
29 Renfrew Road
28 Renfrew Road
27 Renfrew Road
26 Renfrew Road
25 Renfrew Road
24 Renfrew Road
23 Renfrew Road
22 Renfrew Road
21 Renfrew Road
20 Renfrew Road
19 Renfrew Road
18 Renfrew Road
10 Castlebrook Close
11 Castlebrook Close
12 Castlebrook Close
13 Castlebrook Close
14 Castlebrook Close
15 Castlebrook Close
16 Castlebrook Close
17 Castlebrook Close

JUNE PRE-APP SCHEME

140-142 Brook Drive
144 Brook Drive
1 Dante Road
3 Dante Road
8 George Mathers Road
7 George Mathers Road
Bolton House, 9 George Mathers Road
Osborne Water Tower House, George Mathers Road
Freeman House, 10 George Mathers Road
Wilmot House, 5 George Mathers Road
Goddard House, 3 George Mathers Road
Limelight House, 4 George Mathers Road
42 Renfrew Road
41 Renfrew Road
40 Renfrew Road
39 Renfrew Road
38 Renfrew Road
37 Renfrew Road
36 Renfrew Road
35 Renfrew Road
34 Renfrew Road
33 Renfrew Road
32 Renfrew Road
31 Renfrew Road
30 Renfrew Road
29 Renfrew Road
28 Renfrew Road
27 Renfrew Road
26 Renfrew Road
25 Renfrew Road
24 Renfrew Road
23 Renfrew Road
22 Renfrew Road
21 Renfrew Road
20 Renfrew Road
19 Renfrew Road
18 Renfrew Road
10 Castlebrook Close
11 Castlebrook Close
12 Castlebrook Close
13 Castlebrook Close
14 Castlebrook Close
15 Castlebrook Close
16 Castlebrook Close
17 Castlebrook Close

APPEAL SCHEME

124 Brook Drive
126 Brook Drive
126A Brook Drive
128 Brook Drive
130 Brook Drive
130A Brook Drive
132 Brook Drive
132A Brook Drive
134 Brook Drive
134A Brook Drive
136 Brook Drive
136A Brook Drive
138 Brook Drive
4 Castlebrook Close
3 Castlebrook Close
2 Castlebrook Close
1 Castlebrook Close
9 Castlebrook Close
8 Castlebrook Close
7 Castlebrook Close
6 Castlebrook Close
5 Castlebrook Close
7 Dante Road
9 Dante Road
11 Dante Road
13 Dante Road
15 Dante Road
17 Dante Road
19 Dante Road
21 Dante Road
23 Dante Road
25 Dante Road
27 Dante Road
29 Dante Road
31 Dante Road
34 Herold's Place
33 Herold's Place
30-32 Herold's Place
23-26 Herold's Place
22 Gilbert Road
141 Brook Drive
143 Brook Drive
145 Brook Drive
147 Brook Drive
149 Brook Drive
153 Brook Drive
155 Brook Drive
2 Dante Road
146 Brook Drive
6 Dante Road

JUNE PRE-APP SCHEME

124 Brook Drive
126 Brook Drive
126A Brook Drive
128 Brook Drive
130 Brook Drive
130A Brook Drive
132 Brook Drive
132A Brook Drive
134 Brook Drive
134A Brook Drive
136 Brook Drive
136A Brook Drive
138 Brook Drive
4 Castlebrook Close
3 Castlebrook Close
2 Castlebrook Close
1 Castlebrook Close
9 Castlebrook Close
8 Castlebrook Close
7 Castlebrook Close
6 Castlebrook Close
5 Castlebrook Close
7 Dante Road
9 Dante Road
11 Dante Road
13 Dante Road
15 Dante Road
17 Dante Road
19 Dante Road
21 Dante Road
23 Dante Road
25 Dante Road
27 Dante Road
29 Dante Road
31 Dante Road
34 Herold's Place
33 Herold's Place
30-32 Herold's Place
23-26 Herold's Place
22 Gilbert Road
141 Brook Drive
143 Brook Drive
145 Brook Drive
147 Brook Drive
149 Brook Drive
153 Brook Drive
155 Brook Drive
2 Dante Road
146 Brook Drive
6 Dante Road

Meets BRE guidelines/Achieves retained VSC levels (16% bedrooms / 18% living rooms/kitchens)
Experiences a reduction in VSC beyond guidance, but demonstrates an improvement compared to Appeal Scheme
Experiences a minor adverse effect
Experiences a moderate adverse effect
Experiences a major adverse effect

Summary

- 65 properties now meet BRE default numerical targets compared to 38 with the Appeal Scheme.
- Vast majority of properties experience improvements when compared to the Appeal Scheme

VSC - Site Wide Comparison

APPEAL SCHEME



JUNE PRE-APP SCHEME



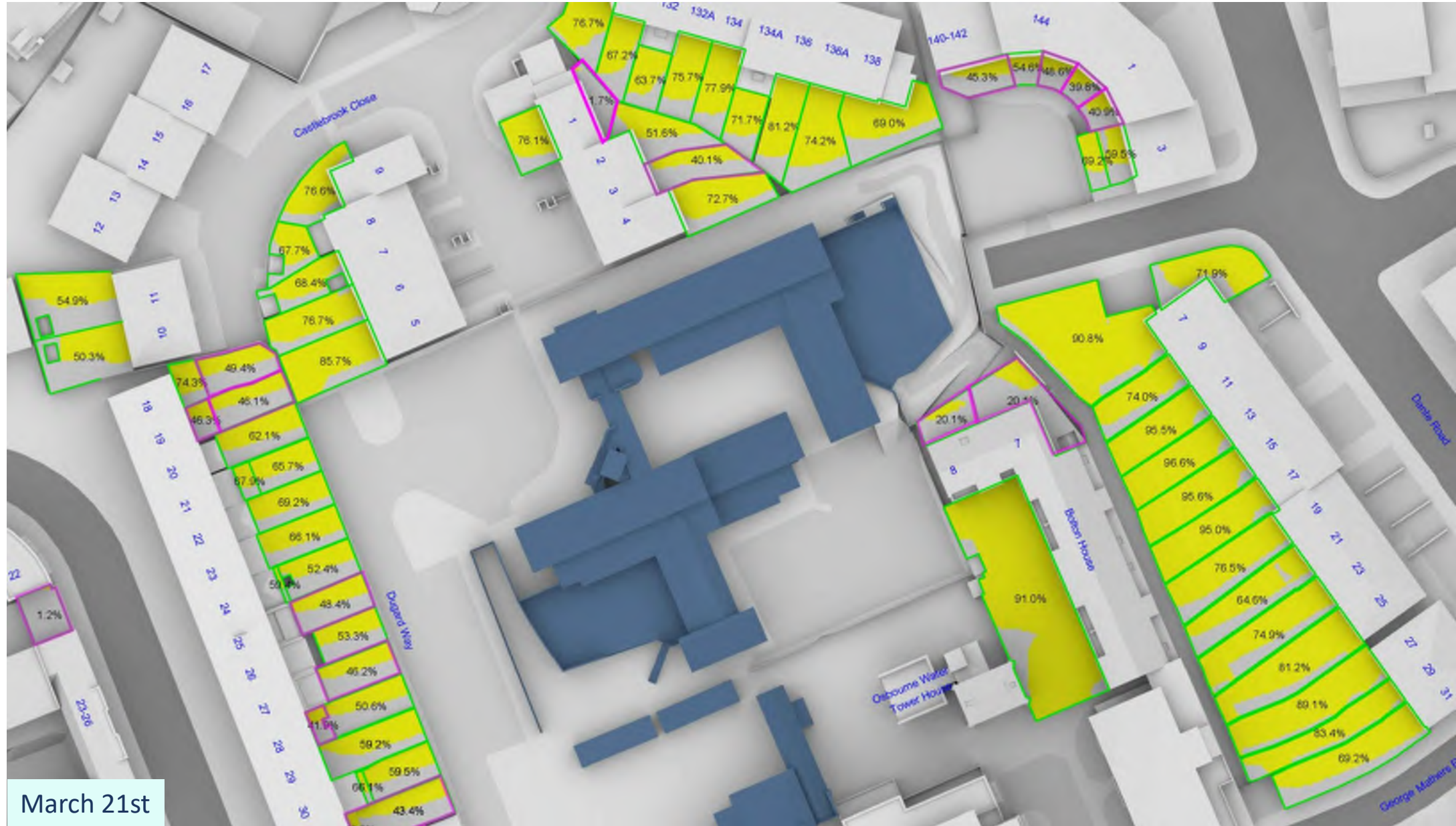
	Meets BRE guidelines/Achieves retained VSC levels (16% bedrooms / 18% living rooms/kitchens)
	Experiences a reduction in VSC beyond guidance, but demonstrates an improvement compared to Appeal Scheme


	Experiences a minor adverse effect
	Experiences a moderate adverse effect
	Experiences a major adverse effect


VSC Effects Comparison – Overview


- Material improvement in daylight performance around the site, with 65 properties meeting the BRE default targets, compared to 38 with the Appeal Scheme.
- An additional 18 properties meet or exceed the agreed alternative VSC targets (16% for bedrooms / 18% for living rooms/kitchens).
- 6 properties continue to experience VSC effects beyond guidance, however demonstrate improvements when compared to the Appeal Scheme
- 8 properties experience minor adverse effects, compared to 12 properties with the Appeal Scheme.
- 1 property experiences moderate adverse effect, compared to 4 properties with the Appeal Scheme. This property does however demonstrate an improvement in VSC when compared to the Appeal Scheme.
- Bolton House and Wilmott House are the only properties that experience more noticeable daylight effects.
- Only 12 properties in total experience any daylight effect beyond the BRE guidance or alternative targets, compared to 18 properties with the Appeal Scheme.

Overshadowing – Existing Sun on Ground Levels



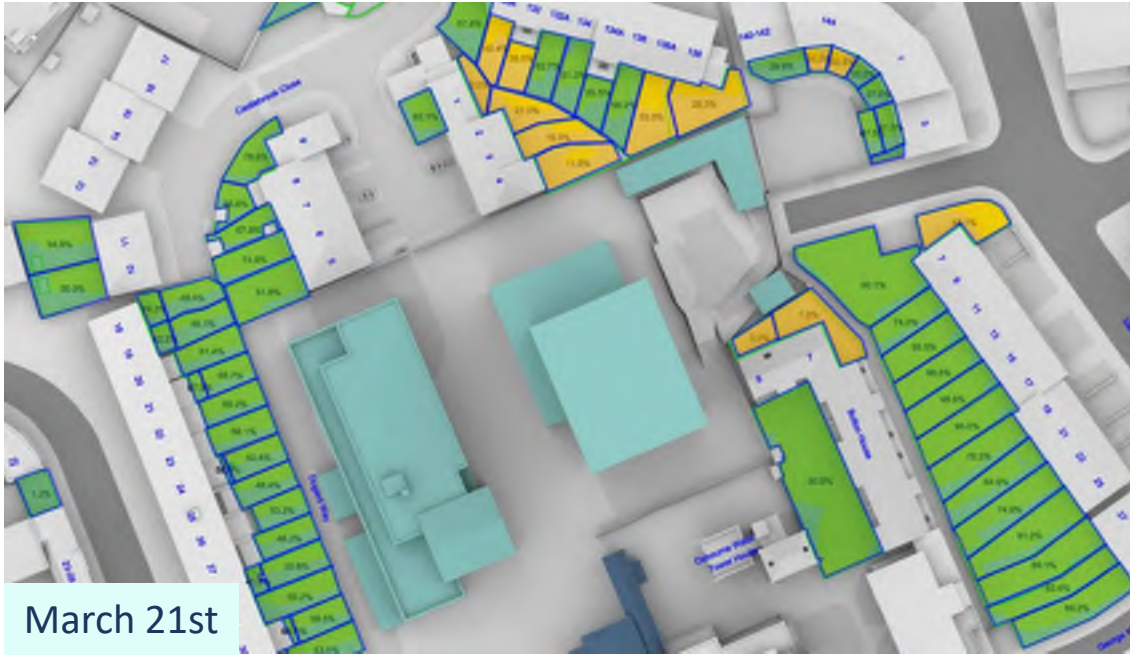
 Gardens receiving less than the BRE 50% Sun on Ground recommendation in Existing Condition

 Area of garden receiving more than 2 hours direct sunlight on March 21st

 Area of garden receiving less than 2 hours direct sunlight on March 21st

Overshadowing – Site Wide Comparison

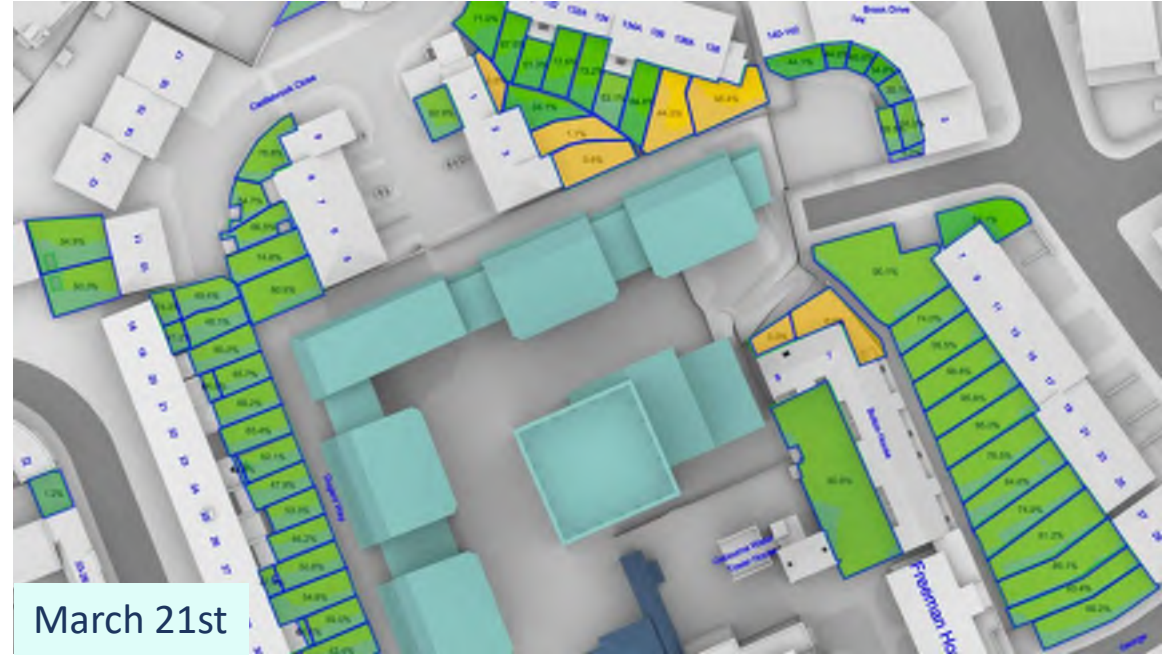
APPEAL SCHEME



13 gardens identified as experiencing noticeable impacts on overshadowing with the Appeal Scheme.



JUNE PRE-APP SCHEME



No. of gardens affected is reduced down to 8, with 5 of those receiving improved levels of sun on ground compared to the Appeal Scheme.

A total of 11 gardens experience improvements beyond the Appeal Scheme.

06 Planning Summary

Summary

This pre-app report has presented the design development and response to the feedback received following the first pre-app meeting. The emerging design has performed well in the assessment and testing undertaken to date:

The development's DL/SL impact has been greatly reduced in comparison to the Appeal Scheme and is at a level which is acceptable in balancing conflicting demands. Alternative massing options have been tested and found to not provide sufficient improvement across the planning criteria to warrant a change to the site layout and heights.

Alternative building heights and massing have been tested. Although lower buildings are less visible these studies have demonstrated that any townscape/ residential amenity advantages to a 12 storey solution are minimal at best while the viability/ deliverability effects are substantial. In the planning balance then the loss of the three storeys would be disproportionate in its effects.

The Place Making of the project has been developed through the distinctive landscape design and architectural response to the heritage assets on the site.

Amenity space and outdoor play space has been enhanced by a robust highways/servicing solution which minimises unnecessary vehicular traffic through the site to prioritise accessible and welcoming landscape spaces.

Emergency and refuse vehicles have been accommodated whilst not detracting from the overall atmosphere of the landscape.

The architectural design has been developed to respond to the history of the site in a tangible way, and to create a four storey high human scaled datum through the site, which links all the different building forms across the site.

Dwelling layouts have been developed to fit well into the various building typologies, providing a range of housing options and achieving high quality apartments across the site.

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www.gridarchitects.co.uk

Postal Address
128 Southwark Street
London SE1 0SW
020 7593 3260

Email Address
@gridarchitects.co.uk

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