ANTHOLOGY KENNINGTON STAGE

LIFESTORY GROUP

Pre-App Meeting 03

19th August 2021

Lifestory GRID architects

Introduction

Document Purpose

Summary of Pre-App 1

The second pre-application meeting with LBL planning officers was held on 24.6.2021 and feedback has not yet been received.

The first pre-application meeting with GLA planning officers was held on 8.6.2021 and feedback was provided on 8.8.2021.

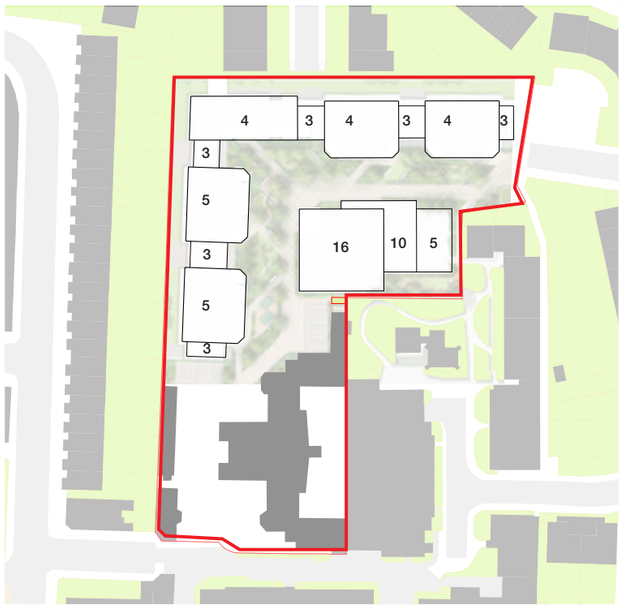
This document presents in detail 3 different massing options for the site. These have been assessed in terms of heritage & townscape, DL/SL and viability.

The latest plans are included, along with the latest landscape plan. A response to all the GLA's comments on the architectural aspects of the proposals are included in the last section of this report.

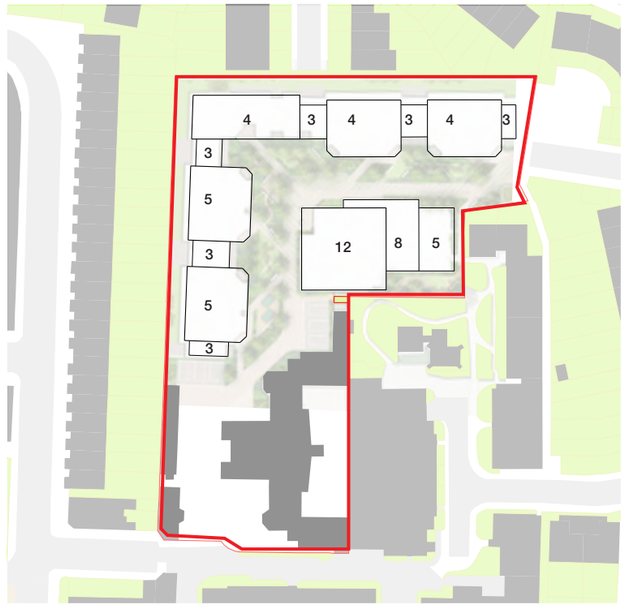
01 Testing Options

Massing Options Summary

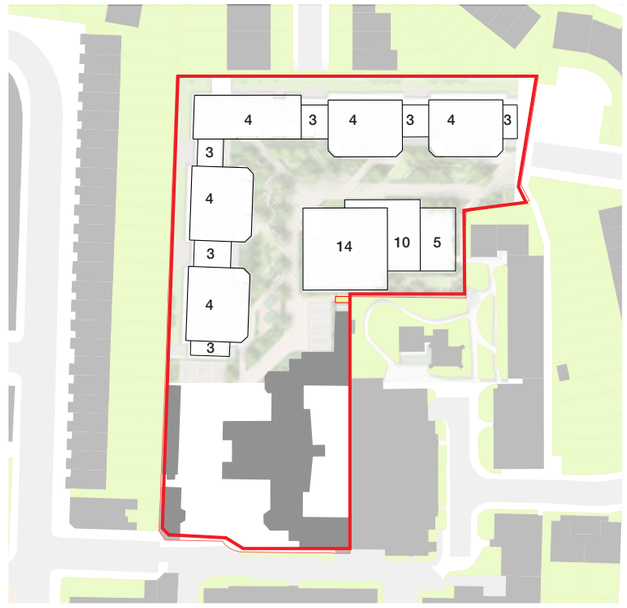
Three massing options have now been considered which include different heights for the tallest building on the site at 16 storeys, 12 storeys and 14 storeys.



Proposed height - 16 storeys



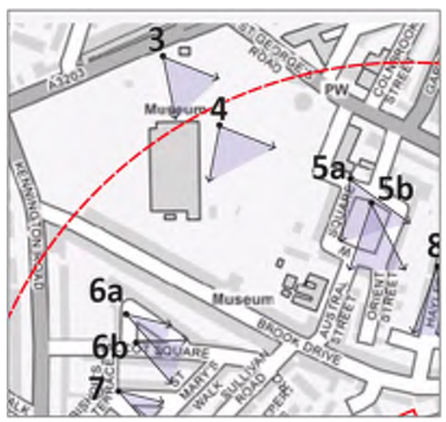
Alternative height - 12 storeys



Alternative height - 14 storeys

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

Proposed height - 16 storeys

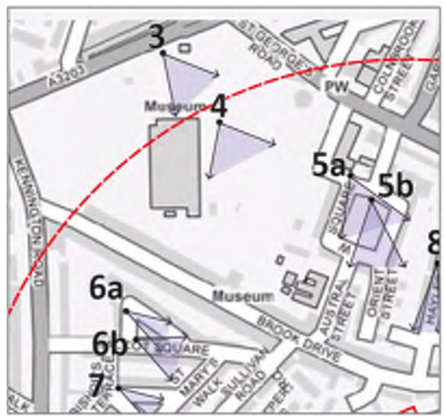


Alternative height - 14 storeys

Alternative height - 12 storeys

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

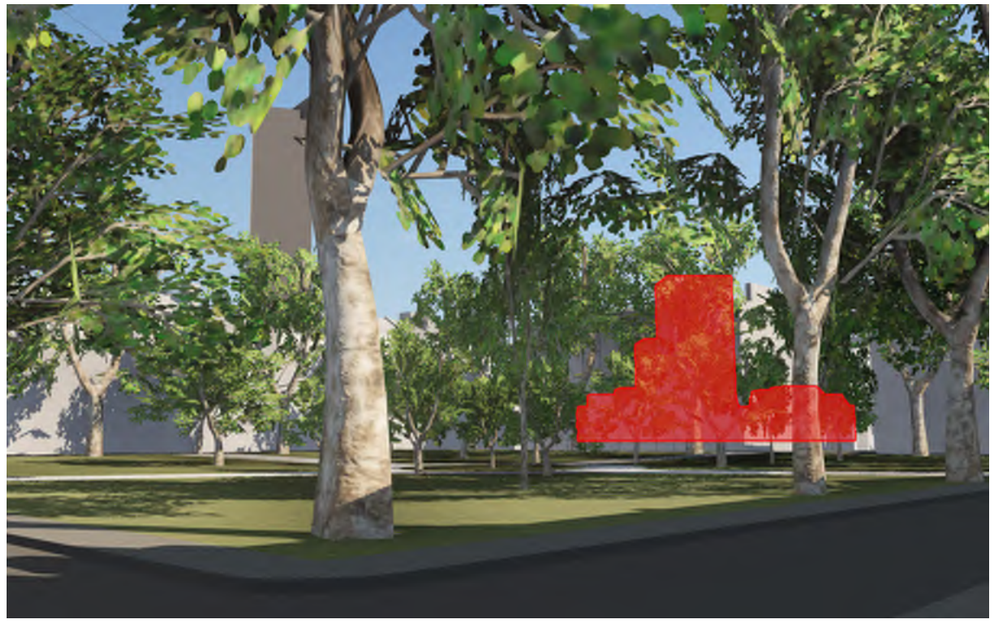
Proposed height - 16 storeys



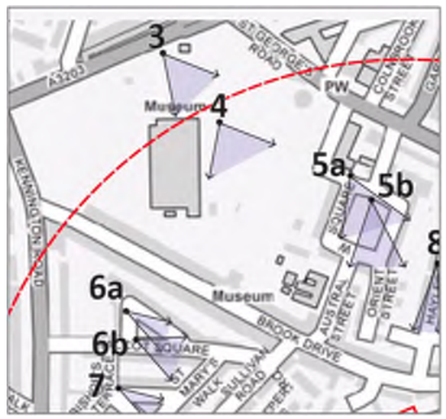
Alternative height - 14 storeys

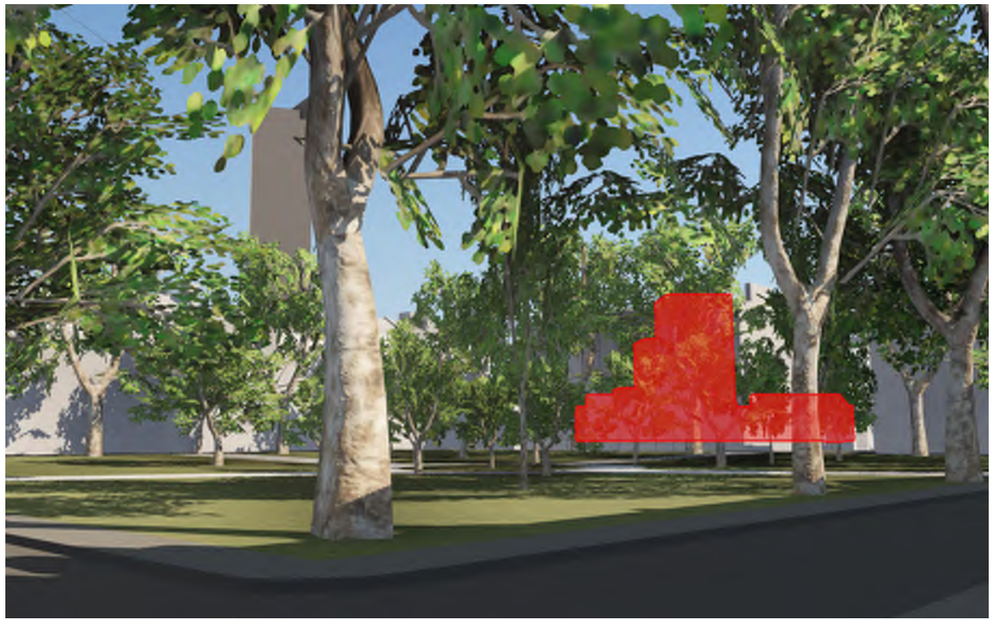
Alternative height - 12 storeys

Heritage: 5A. West Square

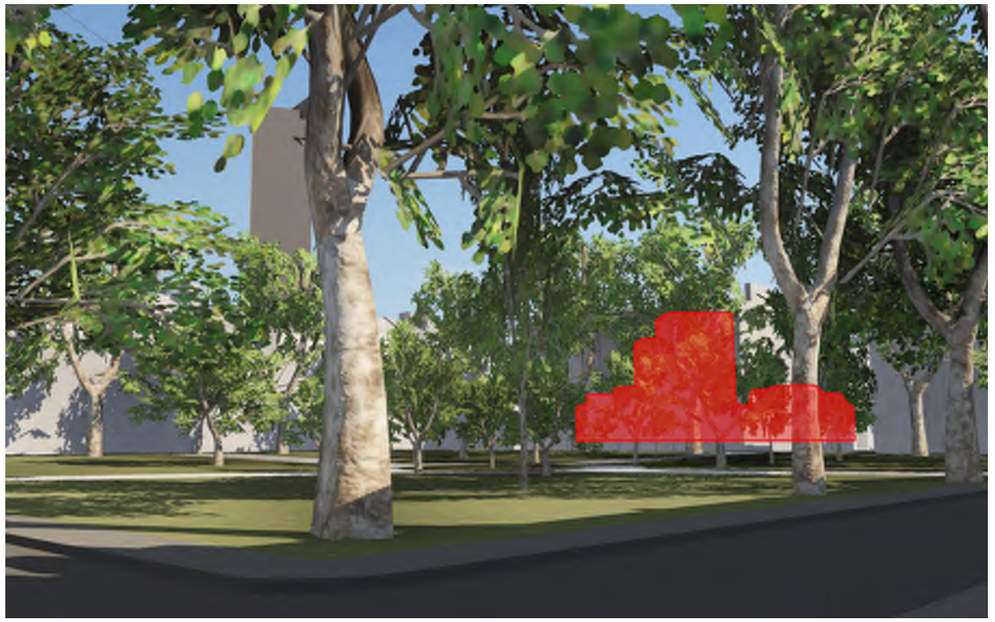


Proposed height - 16 storeys



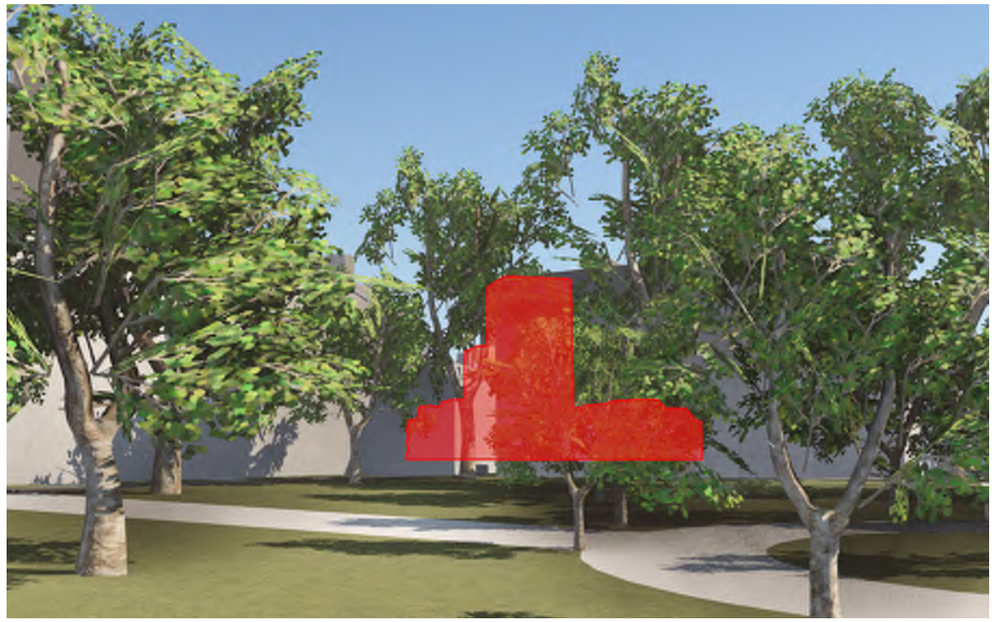


Alternative height - 14 storeys

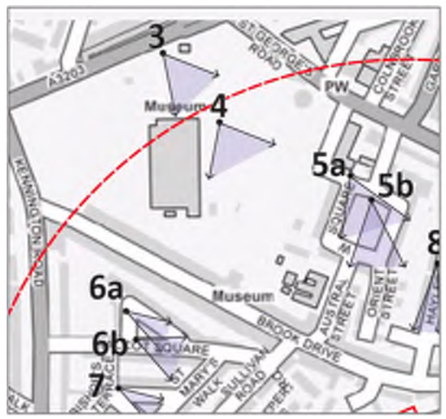


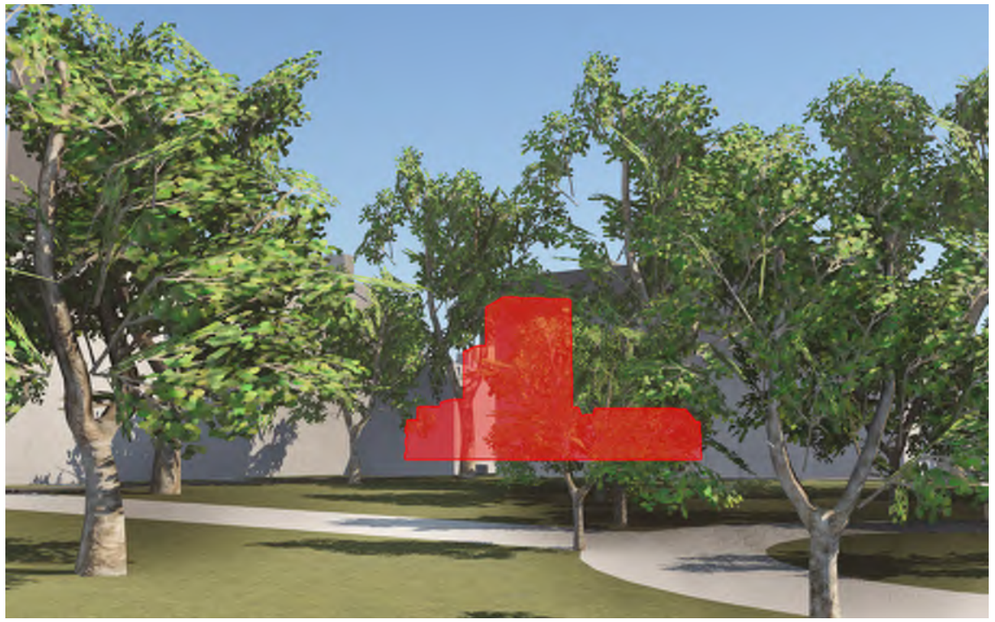
Alternative height - 12 storeys

Heritage: 5B. West Square

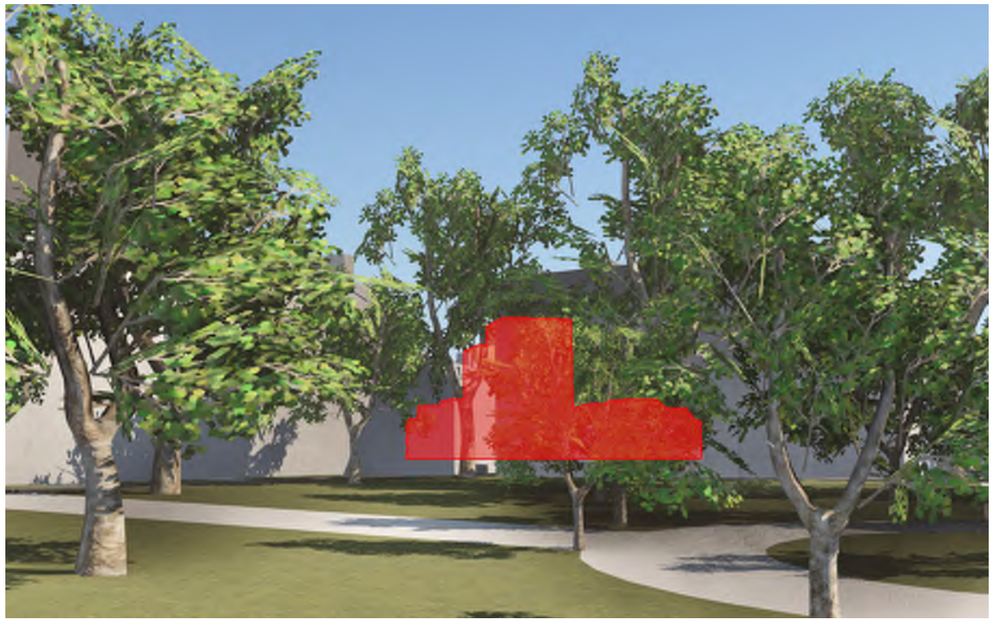


Proposed height - 16 storeys





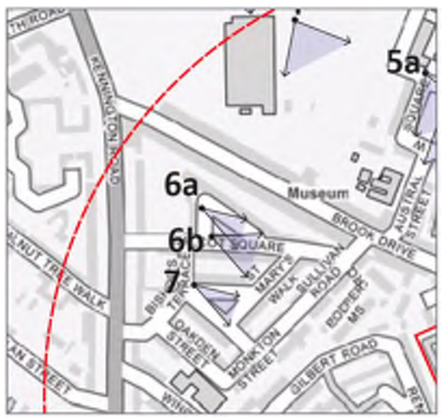
Alternative height - 14 storeys



Alternative height - 12 storeys

Heritage: 6A. Walcot Square

Proposed height - 16 storeys

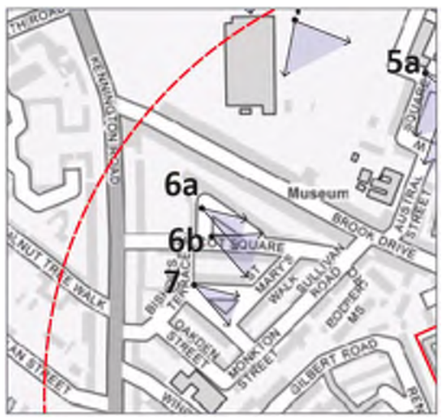


Alternative height - 14 storeys

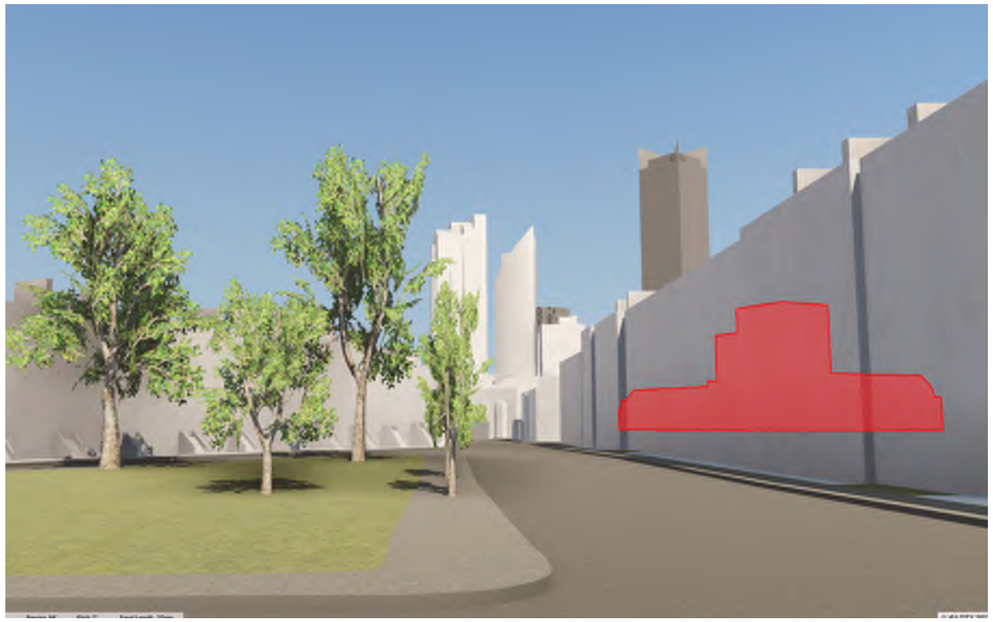
Alternative height - 12 storeys

Heritage: 6B. Walcot Square

Proposed height - 16 storeys



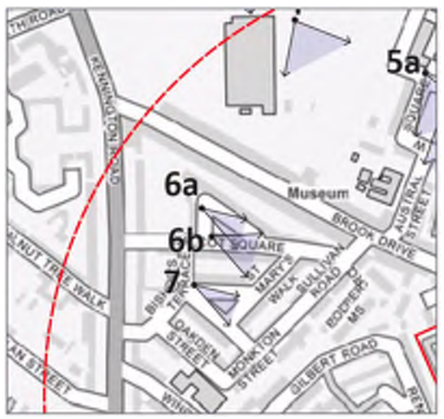
Alternative height - 14 storeys



Alternative height - 12 storeys

Heritage: 7. St Mary's Garden

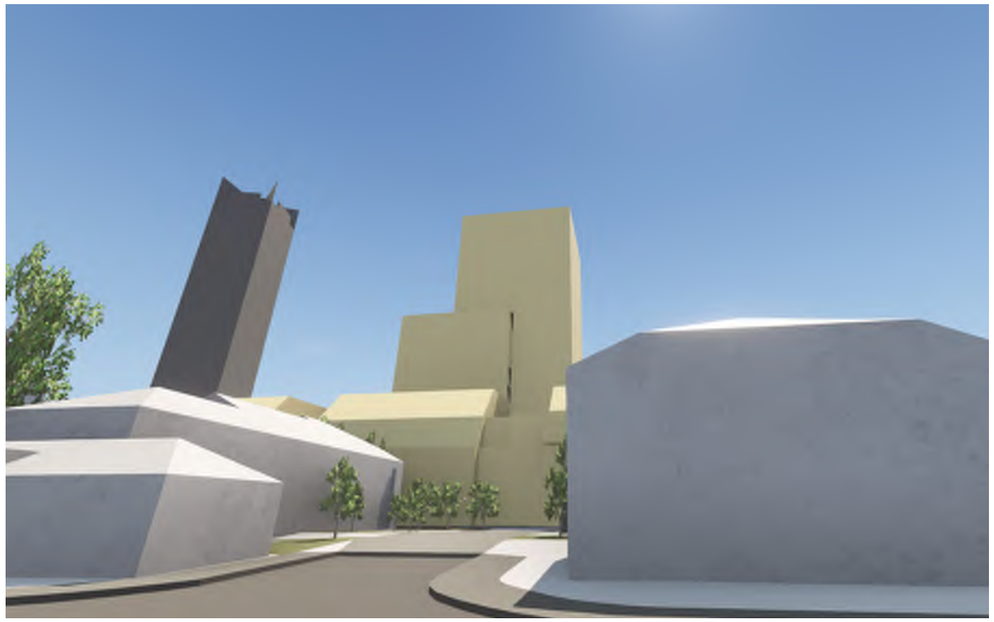
Proposed height - 16 storeys



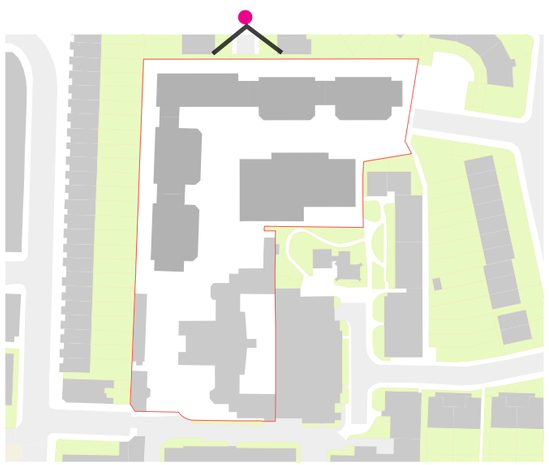
Alternative height - 14 storeys

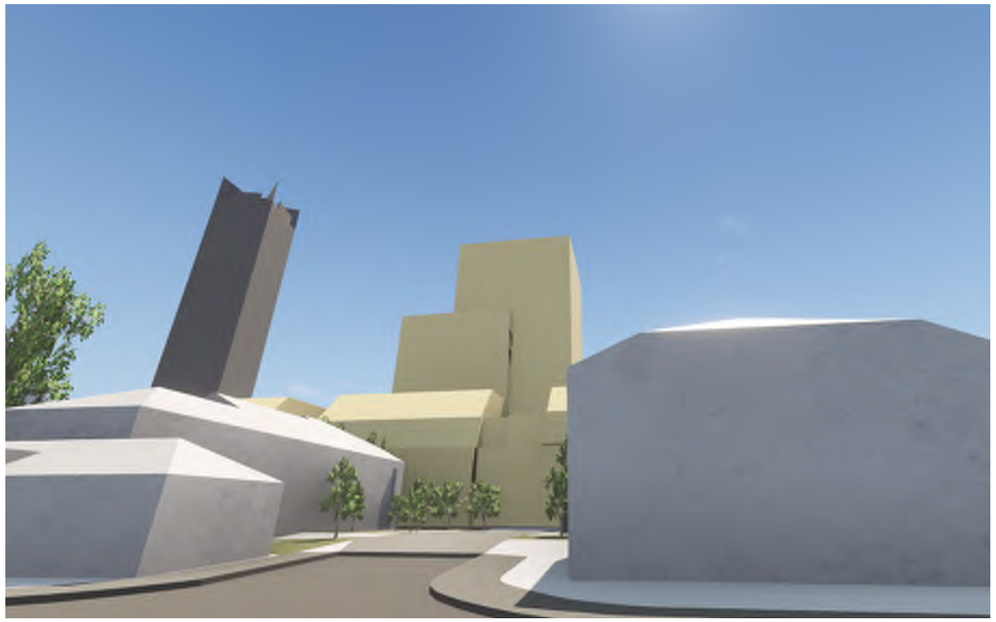
Alternative height - 12 storeys

Townscape: Castlebrook Close looking south

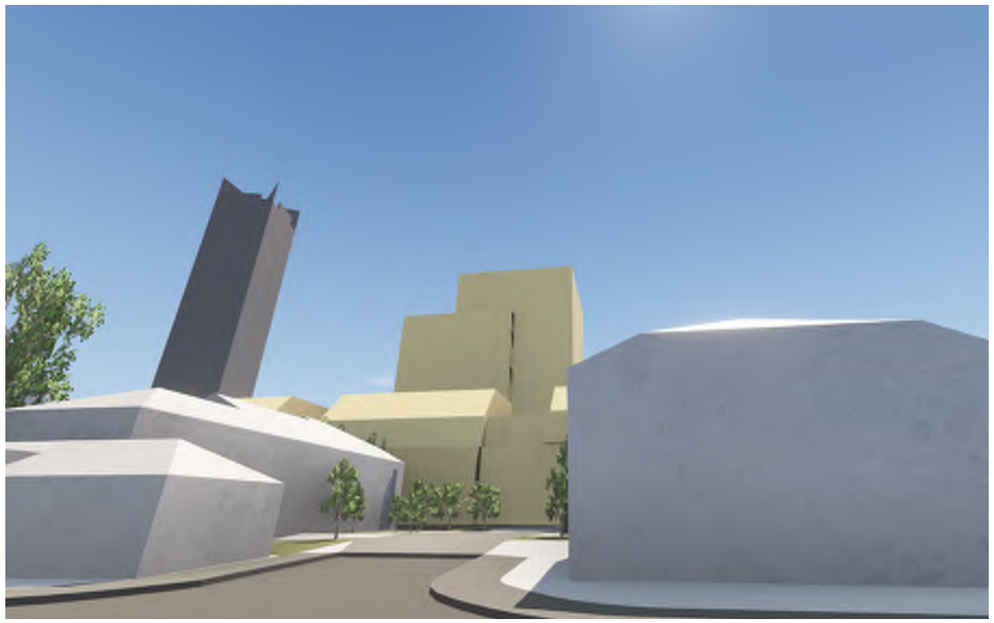


Proposed height - 16 storeys





Alternative height - 14 storeys



Alternative height - 12 storeys

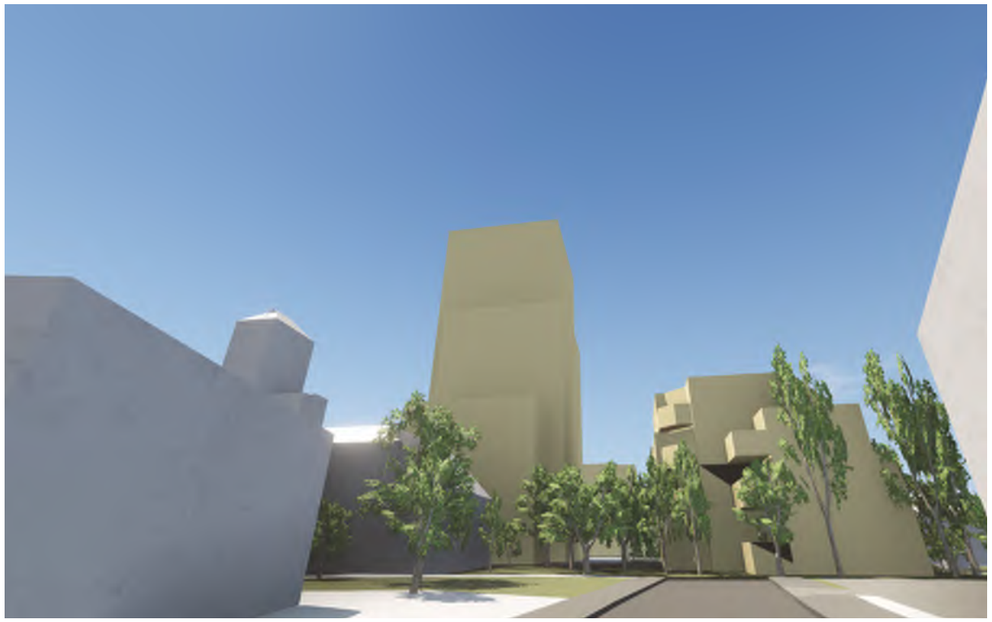
Townscape: Gilbert Road looking east

Proposed height - 16 storeys

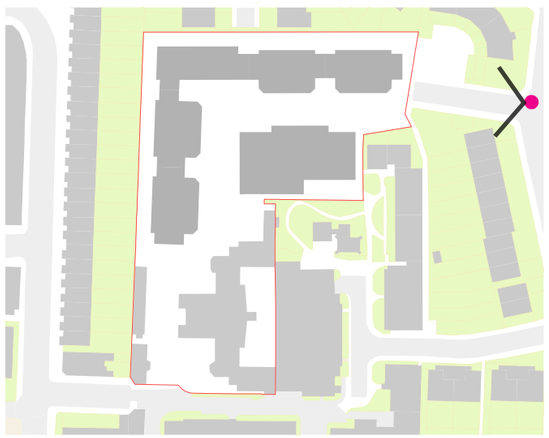
Alternative height - 14 storeys

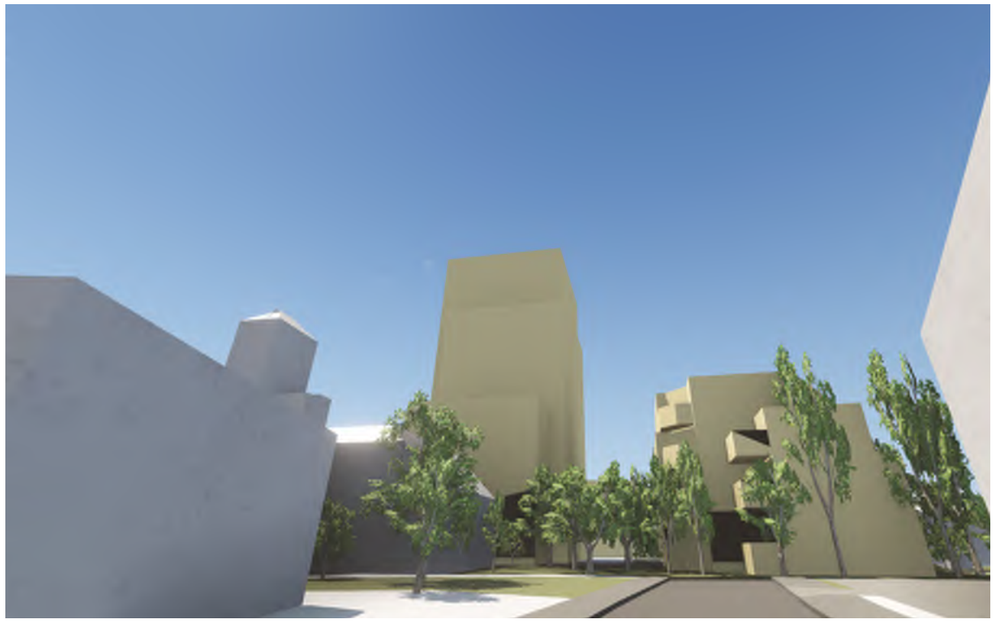
Alternative height - 12 storeys

Townscape: Dante Road looking west

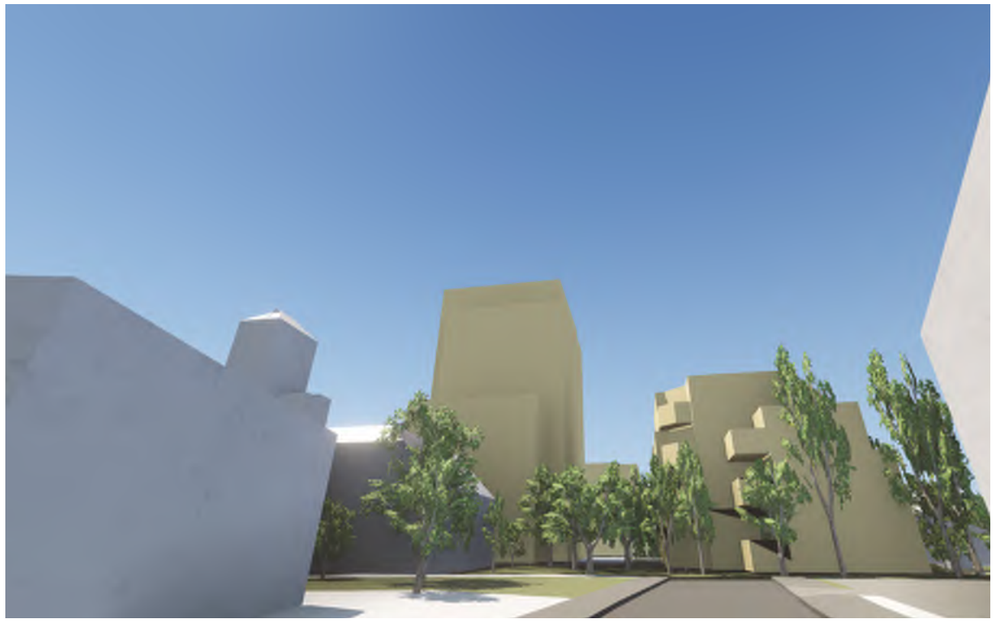


Proposed height - 16 storeys





Alternative height - 14 storeys



Alternative height - 12 storeys

Townscape: Brook Drive looking south west

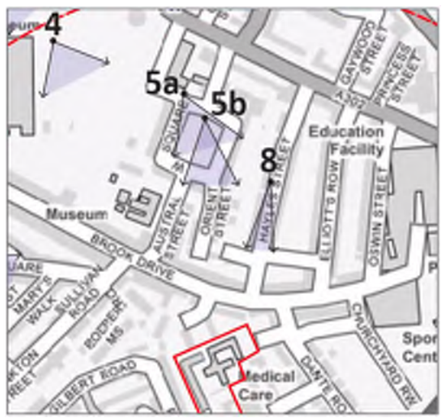
Proposed height - 16 storeys

Alternative height - 14 storeys

Alternative height - 12 storeys

Heritage: 8. Hayles Street

Proposed height - 16 storeys



Alternative height - 14 storeys

Alternative height - 12 storeys

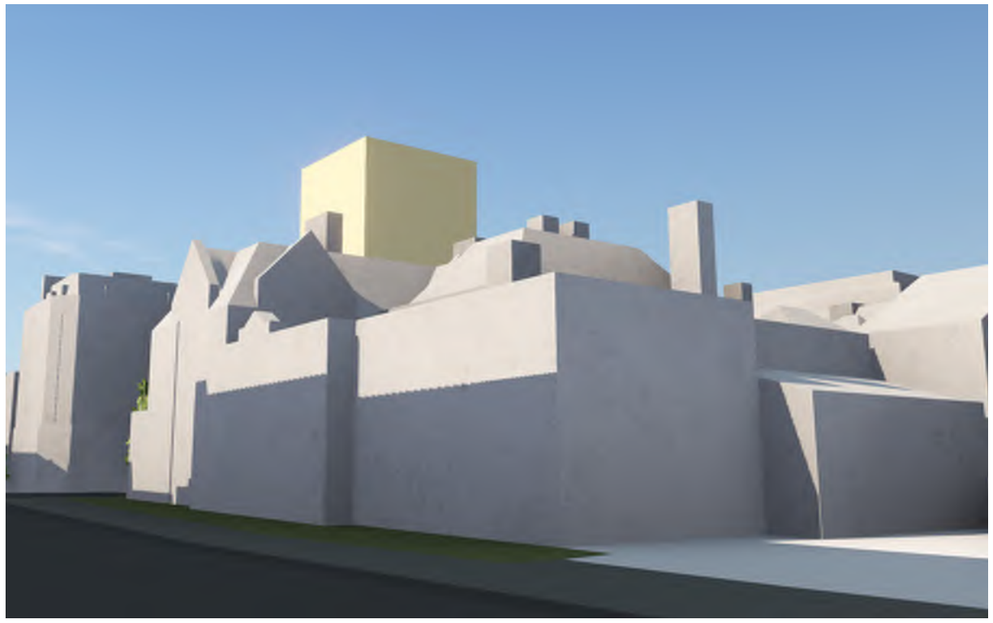
Townscape: Hayles Street looking south west

Proposed height - 16 storeys

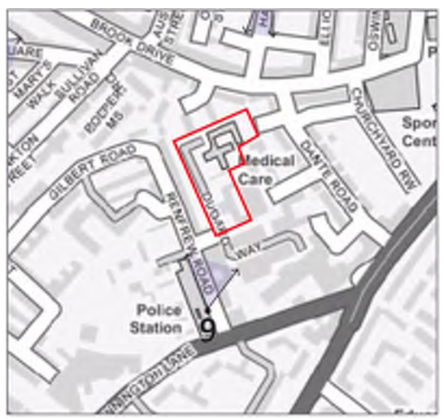
Alternative height - 14 storeys

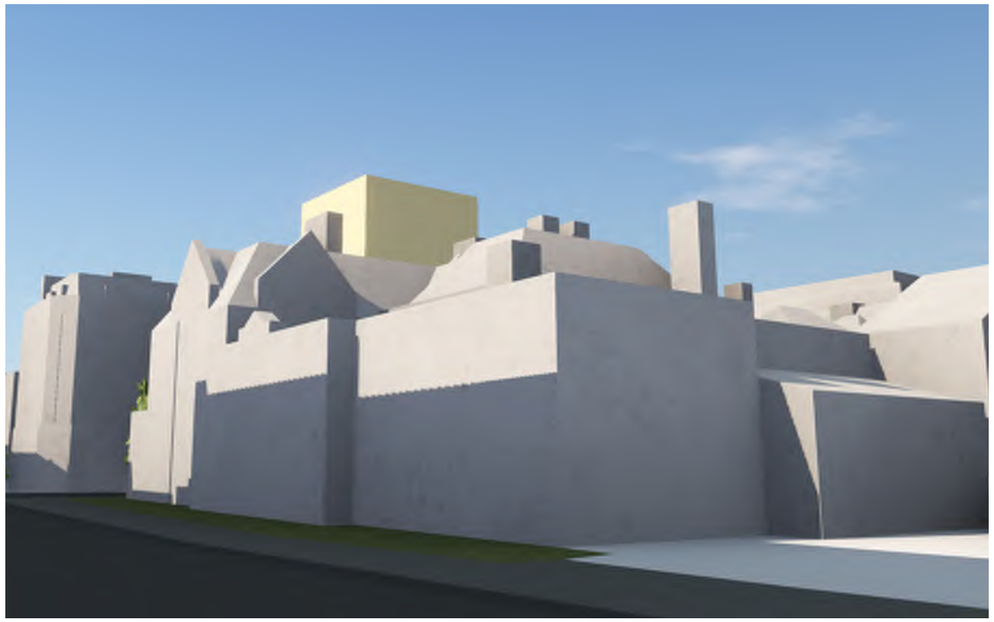
Alternative height - 12 storeys

Heritage: 9. Renfrew Road

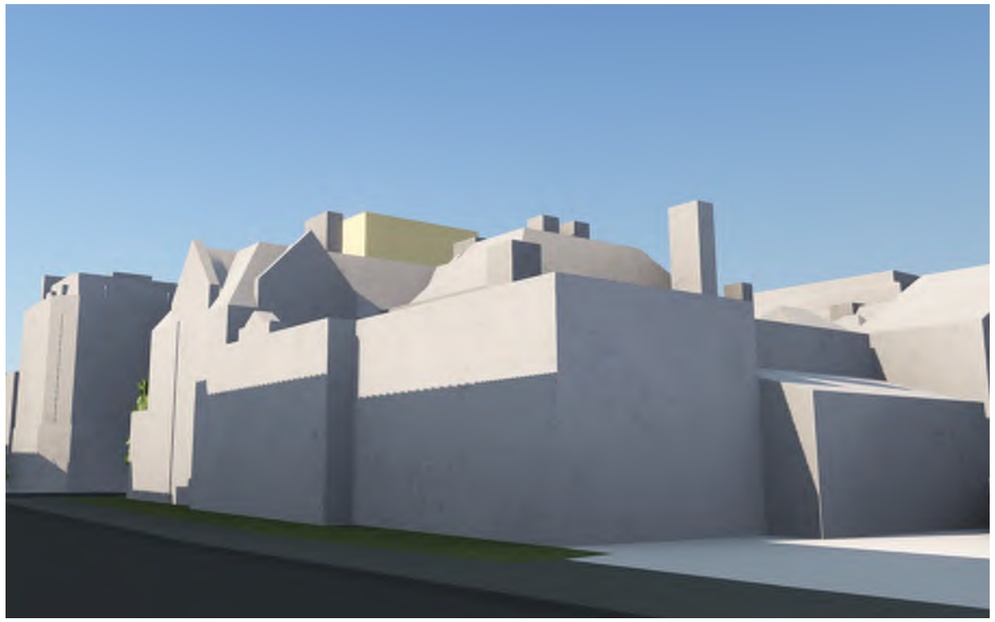


Proposed height - 16 storeys





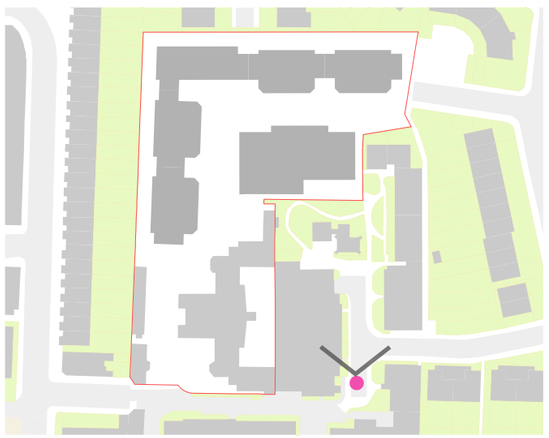
Alternative height - 14 storeys



Alternative height - 12 storeys

Townscape: George Mathers Road looking north

Proposed height - 16 storeys

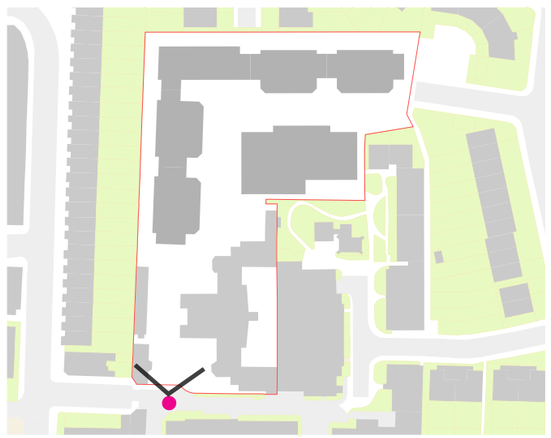


Alternative height - 14 storeys

Alternative height - 12 storeys

Townscape: Masters House entrance looking north

Proposed height - 16 storeys



Alternative height - 14 storeys

Alternative height - 12 storeys

Assessment of Impact on Heritage

This note follows on from a note that Montagu Evans prepared on the same matter, dated 13th July 2021, which was shared with the London Borough of Lambeth (LB Lambeth) after the last pre-application meeting, held on the 24th June 2021. The note we prepared in July considered the impact of the 12 and 16 storey options presented previously. In summary, we concluded that:

- The harm to the Water Tower (Grade II) which was identified by the Inspector from the 29 storey Appeal Scheme was removed by the proposals which have a significantly reduced height, and would not appear in the backdrop of the building in views from the south. It is our view that the harm identified by the Inspector would be removed in both options, 12 and 16 storeys, as the upper floors of the proposals which would be seen in the backdrop of the Water Tower would not diminish the appreciation of its special interest.

- In terms of the Masters House (Grade II), the level of harm caused by the 29 storey Appeal Scheme is reduced considerably by the options presented. It was identified that there would remain less than substantial harm from 16 storeys, but at the very low end of the scale. In the 12 storey option the proposals would not be visible together with the Master's House in views from the entry to the site, so the less than substantial harm would be removed.

- We considered the impact on the Magistrates Court (Grade II) in views from Renfew Road and the attendant conservation area. It is considered there would still be a degree of less than substantial harm to the Magistrates Court from the 16 storey proposal, but this would be at the very low end of the scale and significantly reduced from the Appeal scheme. Further, any such harm must be considerably lower than the 'minor magnitude' of less than substantial harm identified by the Inspector with regard to the Appeal scheme, given the reduction in scale.

- In the 12 storey option, the model shots show how the parapet of the 12 storey scheme would align with the stack of the Magistrates Court and appear to bridge across to the part of the roof to the east. The human eye would read the distance and appreciate the proposals as a building in the backdrop that is separated and distinct from the listed building in the foreground, but nevertheless we consider that the 16 storey option is more effective, because of the greater distinction between the tower and the roof profile of the listed building which is created by the taller tower.

- The harm to the Elliotts Row Conservation Area is reduced significantly or removed entirely by the 12 and 16 storey options, as the harm was mainly to do with the intrusion of the building caused by its height. That intrusion no longer exists in an intrusive (i.e. negative) way in our view. In both options, the proposals are commensurate with the established heights in the view.

- Similarly, the harm identified by the Inspector to the West Square Conservation Area would be removed. The views presented in the latest pre-application pack demonstrate that both the 12 and 16 storey options would be wholly screened by vegetation and interposing development in the summer months. The potential for glimpsed views in winter remains in the views, but this would only be the upper storeys and much reduced from the Appeal scheme.

- We identify no harm to the Walcot Square Conservation Area from the appearance of the proposals in views 6a, 6b and 7.

This note considers the 14 storey option which is presented in the latest pre-application information. We have considered the main heritage impacts which were considered at the Inquiry and identified in the above summary.

- We have identified no harm to the Water Tower from the 12 or 16 storey options. Similarly and for the same reasons, there would be no harm from the 14 storey option.

- The 14 storey option would remain visible in the backdrop of the Masters House in views from the south, but to a more limited extent than the 16 storeys and the appearance of the tower would be fleeting. It would cease to be an object in the backdrop of the building which would take attention from it, or appreciation of its robust character and architectural expression. Therefore, at 12 and 14 storeys it is considered that the harm identified by the Inspector is removed.

- The model shots from VU.CITY show how the proposals would interact with the Magistrates Court at each height: 16, 14 and 12 storeys. We concluded that 16 storeys was a more comfortable option because it formed a better backdrop with the roofscape features of the building. The 14 storey option does this, too, and there is no material change to the impacts between the 16 and 14 storey options.

- It is noted that the 'Mocked Up Views' of the options with the Magistrates Court indicate that the 12 storeys would be occluded in the view of the Magistrates Court. This is not a verified image and cannot be fully relied upon as accurate. Nevertheless, it is a logical assumption that the proposals at 12 storeys would disappear behind the building sooner than a taller option, and the visual harm would be lessened or removed.

- To conclude on the Magistrates Court, It is considered that the harm is less in the 14 storey option as the building is a less dominant feature, but that 16 storeys is a low end of the scale of less than substantial harm. This analysis applies to the Renfrew Road Conservation Area which is attendant to the Magistrates Court.

- The assessment of no harm to the Elliotts Row Consevation Area, West Square Conservation Area and Walcot Square Conservation Area is also identified from the 14 storey option.

Assessment of Impact on Heritage

In summary, we identify low levels of less than substantial harm to the Masters House (Grade II), Magistrates Court (Grade II) and the Renfrew Road Conservation Area. In each case, the level of harm identified in evidence at the Appeal has been reduced by the change to the height and design of the scheme. The design changes have been taken into account in the finding of harm, as embedded mitigation.

The harm to the Masters House would be removed in the 12 and 14 storey options.

In the case of the Magistrates Court, we think that the 16 or 14 storey options would be more appropriate as it would introduce less interference with roofscape features than the 12 storey option. The same analysis would apply to the effect identified on the Renfew Road Conservation Area.

The 12 storey option would be occluded in the views of the Masters House so this option would be less harmful to this designated heritage asset.

The harm to the three designated heritage assets would engage paragraph 202 of the NPPF (2021) in the usual way which requires the local authority to consider the harm to heritage assets as part of the overall planning balance.

Daylight / Sunlight Overview

16 STOREY SCHEME		
	No. Windows that meet BRE/Alternative Targets	Compliance (%)
VSC	788/846	93%
NSL	490/522	94%
APSH	294/305	96%

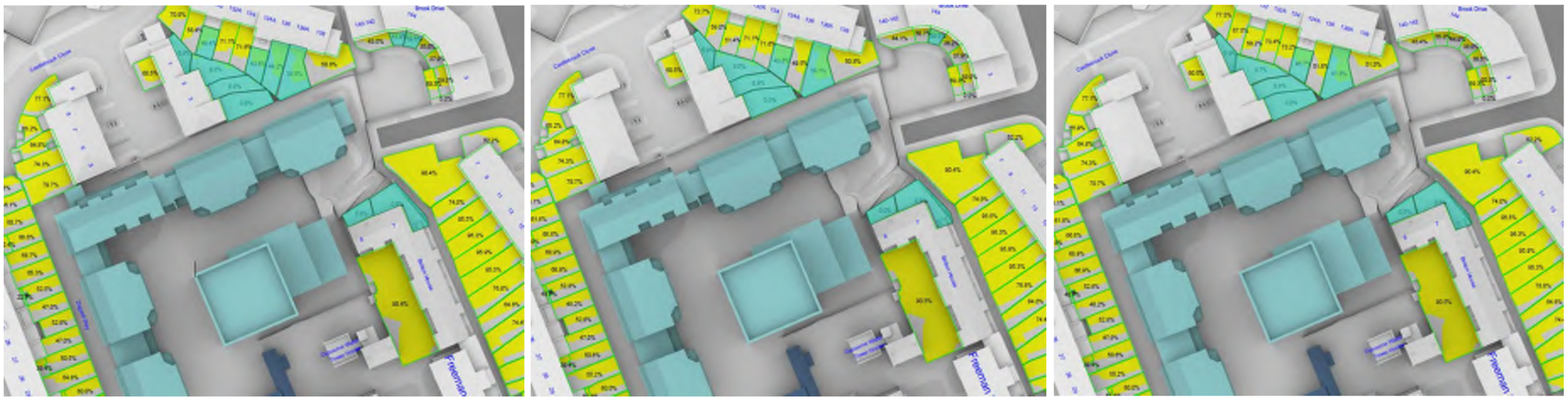
14 STOREY SCHEME		
	No. Windows that meet BRE/Alternative Targets	Compliance (%)
VSC	797/846 (9)	94%
NSL	491/522 (1)	94%
APSH	295/305 (1)	96%

12 STOREY SCHEME		
	No. Windows that meet BRE/Alternative Targets	Compliance (%)
VSC	800/846 (12)	95%
NSL	491/522 (1)	94%
APSH	296/305 (2)	97%

POINT 2

Overshadowing – Site Wide Comparison

16 STOREY SCHEME	14 STOREY SCHEME	12 STOREY SCHEME



March 21st

Experiences an alteration to Sun on Ground beyond the BRE Guidelines

Internal Daylight (ADF)

- We have undertaken an initial assessment of all of the rooms between the ground and 5th floor. We are currently working with the architects to refine the internal layouts and the final design is likely to improve on the figures outlined below.

- If we considered all of the rooms within the proposal, 468/492 (95%) of the rooms would meet the BRE Guidelines for their relevant room use.

- There are a total of 90 rooms in Blocks E and F (Affordable Housing) of which 82 (91%) meet guidance. The remaining 8 LKD's all achieve an ADF of between 1.4%-1.9% (with 6 rooms achieving 1.8% or 1.9%, which is just below the 2% suggested).

Between the Ground and 5th Floor

- 248 of the 273 (91%) rooms meet the target values for their room use

- 258 of the 273 (95%) rooms meet the target values or an ADF of 1.5% for a LKD

- Of the remaining 15 rooms, 7 are LKDs and 8 are bedrooms

LKD's
The 7 LKD's achieve an ADF of between 0.9%-1.4% with 6 rooms achieving an ADF of 1.2% or above.

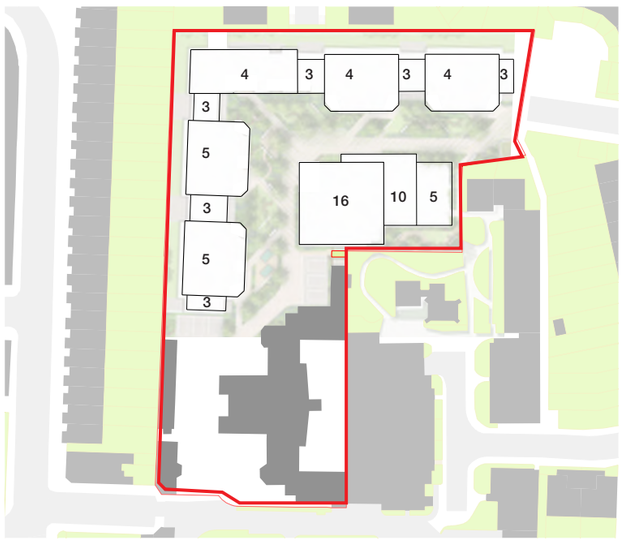
Bedrooms
6/8 achieve and ADF of 0.4%-0.7%
The remaining two are located in the centre of the block facing the tower and achieve an ADF of 0.1%. These rooms have been purposely placed here instead of LKD's

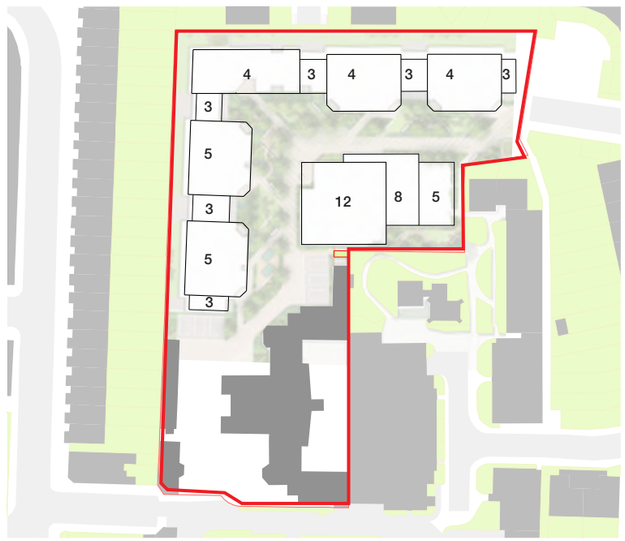
POINT 2

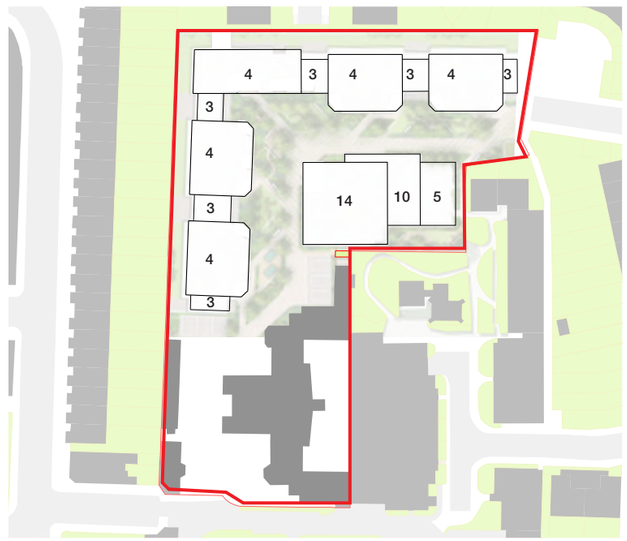
Massing Options Summary

Three massing options have now been considered which include different heights for the tallest building on the site at 16 storeys, 12 storeys and 14 storeys.

Block A height	16 storeys	12 storeys	14 storeys
Block EF height	5 storeys	5 storeys	4 storeys
Relative Impact on DL/ SL	n/a	Negligible improvement, Only 0.3% additional windows pass VSC test	Very little improvement Only 1% additional windows pass VSC test
Total Dwellings	169	149	155
Affordable Dwellings **% of total habrooms**	44 30%	30 25%	33 26%
Affd Rent Dwellings **% of affd habrooms**	30 75%	30 100%	26 84%
Intermediate Dwellings **% of affd habrooms**	14 25%	0 0%	7 16%







02 Proposals

Masterplan

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.

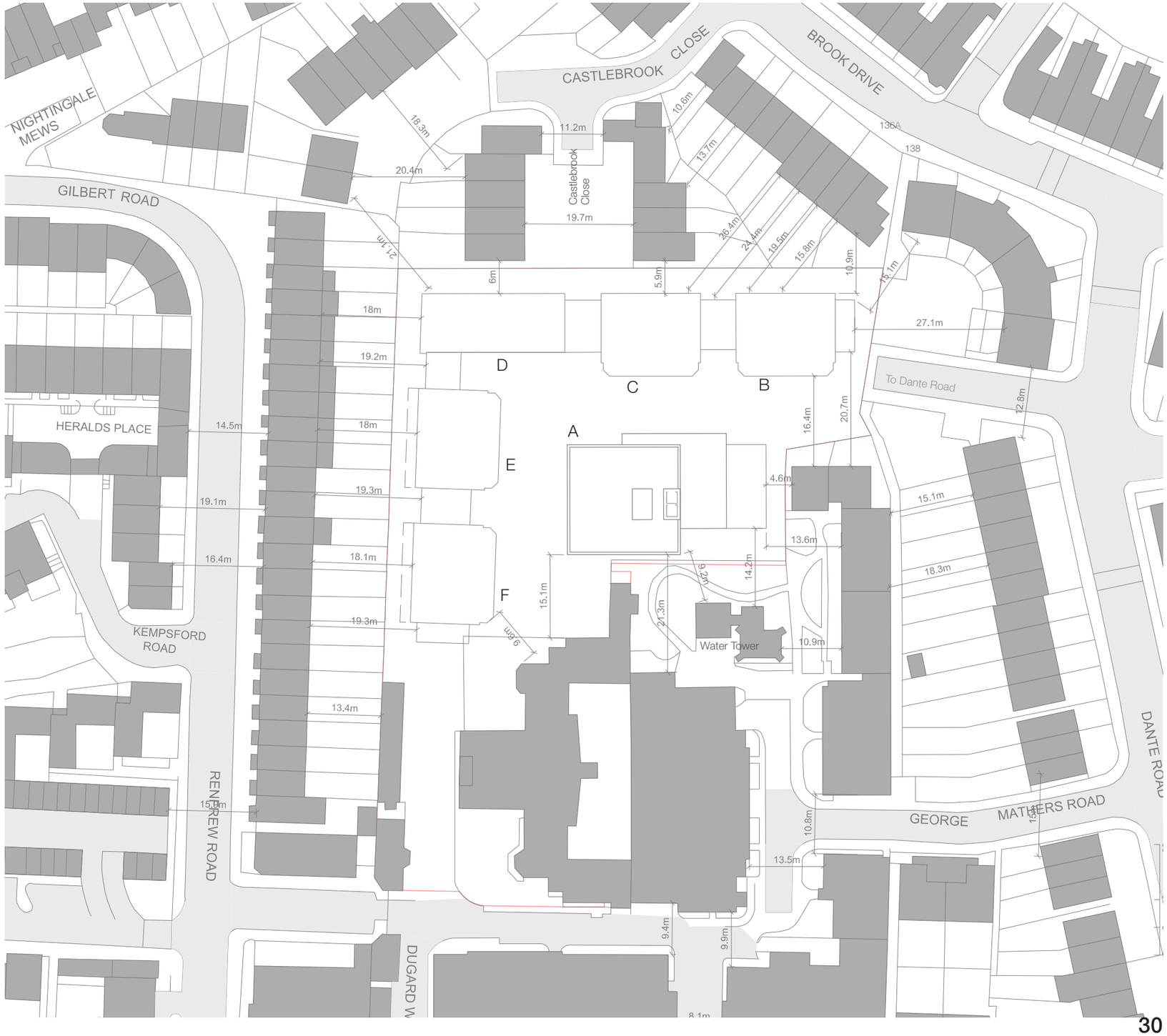
The route through the site links these two access points (Castlebrook Close is a private road) and is defined by buildings either side.

Building A in the centre of the site is a point block, with three stepping volumes, 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

Separation Distances in the Context



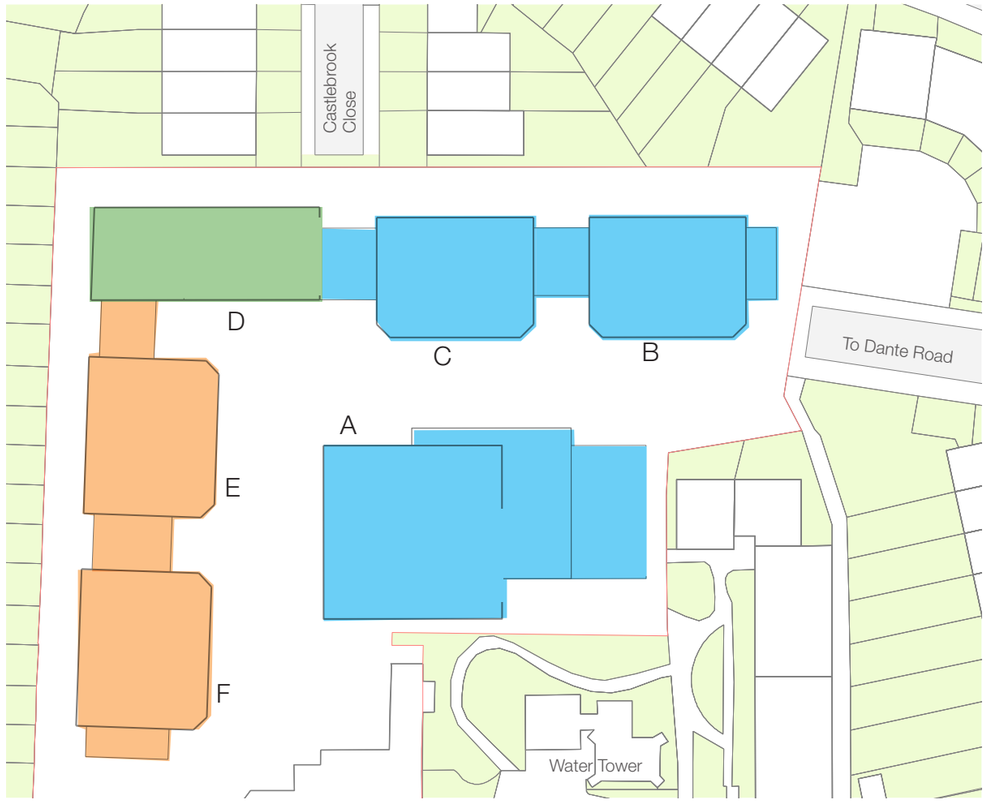
16 Storey Tenure

Private	ST	1B	2B3P	2B4P	3B	Total	Hab Rooms
Total No. Dwellings	4	83	28	4	6	125	290
Dwelling Mix	3%	66%	22%	3%	5%	74%	69.9%

Affordable	ST	1B	2B3P	2B4P	3B	Total	Hab Rooms
Total No. Dwellings	1	19	8	9	7	44	125
Dwelling Mix	2%	43%	18%	20%	16%	26%	30.1%

Affd Rented	ST	1B	2B3P	2B4P	3B	Total	Hab Rooms
Total No. Dwellings	0	10	7	6	7	30	94
Dwelling Mix	0%	33%	23%	20%	23%	68.2%	75.2%

Intermediate	ST	1B	2B3P	2B4P	3B	Total	Hab Rooms
Total No. Dwellings	1	9	1	3	0	14	31
Dwelling Mix	7%	64%	7%	21%	0%	31.8%	24.8%



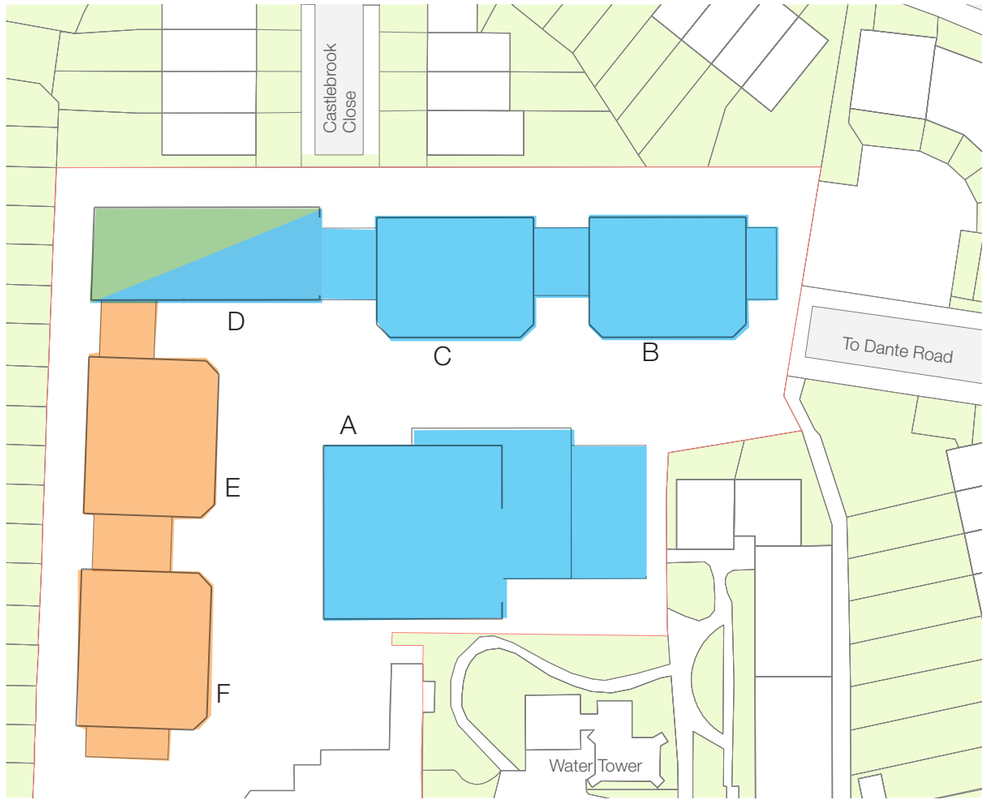
14 Storey Tenure

Private	ST	1B	2B3P	2B4P	3B	Total	Hab Rooms
Total No. Dwellings	5	77	29	5	6	122	285
Dwelling Mix	4%	63%	24%	4%	5%	78.7%	74%

Affordable	ST	1B	2B3P	2B4P	3B	Total	Hab Rooms
Total No. Dwellings	0	15	3	8	7	33	98
Dwelling Mix	2%	43%	18%	20%	16%	21.3%	26%

Affd Rented	ST	1B	2B3P	2B4P	3B	Total	Hab Rooms
Total No. Dwellings	0	10	3	6	7	26	82
Dwelling Mix	0%	33%	23%	20%	23%	16.8%	84%

Intermediate	ST	1B	2B3P	2B4P	3B	Total	Hab Rooms
Total No. Dwellings	0	5	0	2	0	7	16
Dwelling Mix	0%	71%	0%	29%	0%	4.5%	16%



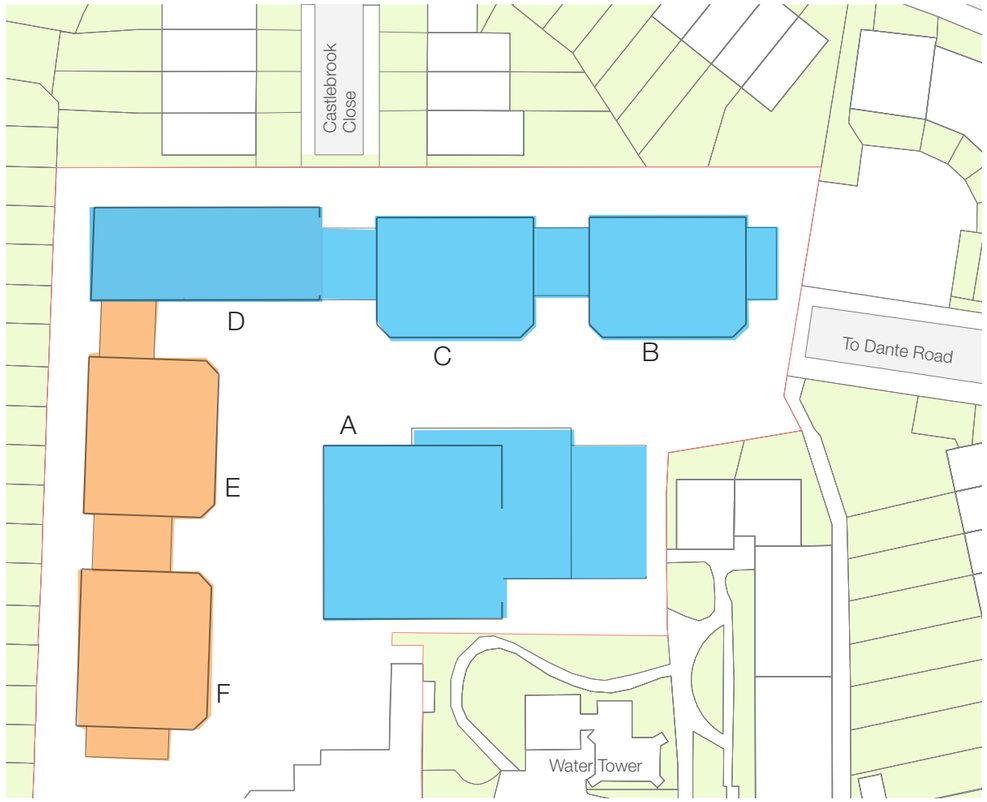
12 Storey Tenure

Private	ST	1B	2B3P	2B4P	3B	Total	Hab Rooms
Total No. Dwellings	5	72	29	7	6	119	281
Dwelling Mix	4%	61%	24%	6%	5%	79.9%	74.9%

Affordable	ST	1B	2B3P	2B4P	3B	Total	Hab Rooms
Total No. Dwellings	0	10	7	6	7	30	94
Dwelling Mix	2%	43%	18%	20%	16%	20.1%	25.1%

Affd Rented	ST	1B	2B3P	2B4P	3B	Total	Hab Rooms
Total No. Dwellings	0	10	7	6	7	30	94
Dwelling Mix	0%	33%	23%	20%	23%	20.1%	100%

Intermediate	ST	1B	2B3P	2B4P	3B	Total	Hab Rooms
Total No. Dwellings	0	0	0	0	0	0	0
Dwelling Mix	0%	0%	0%	0%	0%	0%	0%



03 Character

03 CHARACTER

Top of Building A

The building with the arched top was presented at the last pre-app but was considered to draw too much attention to the proposals. The alternative (centre image) has a flat parapet but won't be taller enough to hide the plant at roof level.

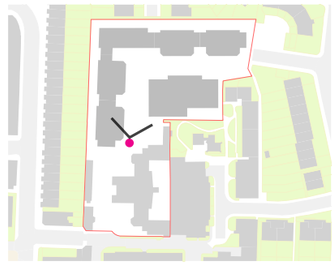
Therefore it is necessary to raise the parapet, but rather than have a heavy blank top to the building it is proposed retain the arch. This is shown in the right hand image, but the arch is only in relief so that it is much more subtle, and the building won't draw attention to itself.

Illustrative view of building A shown in last pre-app

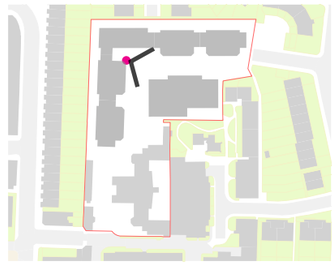
Illustrative view of building A shown in last pre-app

Proposed design of building A with relief arched parapet

Illustrative view adjacent to Master House



Illustrative view of corner entrance and route to George Mathers Rd



Renfrew Road - Mocked Up Views

Proposed height - 16 storeys

Alternative height - 14 storeys

Alternative height - 12 storeys

George Mathers Road looking north - Mocked Up Views

Proposed height - 16 storeys

Alternative height - 14 storeys

Alternative height - 12 storeys

03 CHARACTER

Masters House entrance looking north - Mocked Up Views

Proposed height - 16 storeys

Alternative height - 14 storeys

Alternative height - 12 storeys

04 Landscape

1.0
LEVELS STRATEGY

SUMMARY

The levels strategy has been developed based on a flood level of 3.64 and finished floor level of 3.74. The one exception to this is the externally accessed cycle store in the tower, Block A, which must be set at 3.505 to tie into existing levels along the site boundary.

KEY CONSIDERATIONS

1 The existing theatre museum level constrains the FFL of the proposed buildings to a maximum height of 3.74.

2 Compliant access provided to and from mobility car parking bays.

3 1:60 fall away from all building thresholds.

4 Low drainage point through centre of public space to ensure no falls towards buildings.

5 Tapered planter walls (e.g. max. 380mm) negotiate level changes along some pathways. These are generally raised planters, however the northern and western site boundaries would feature sunken gardens to tie into the existing boundary levels.

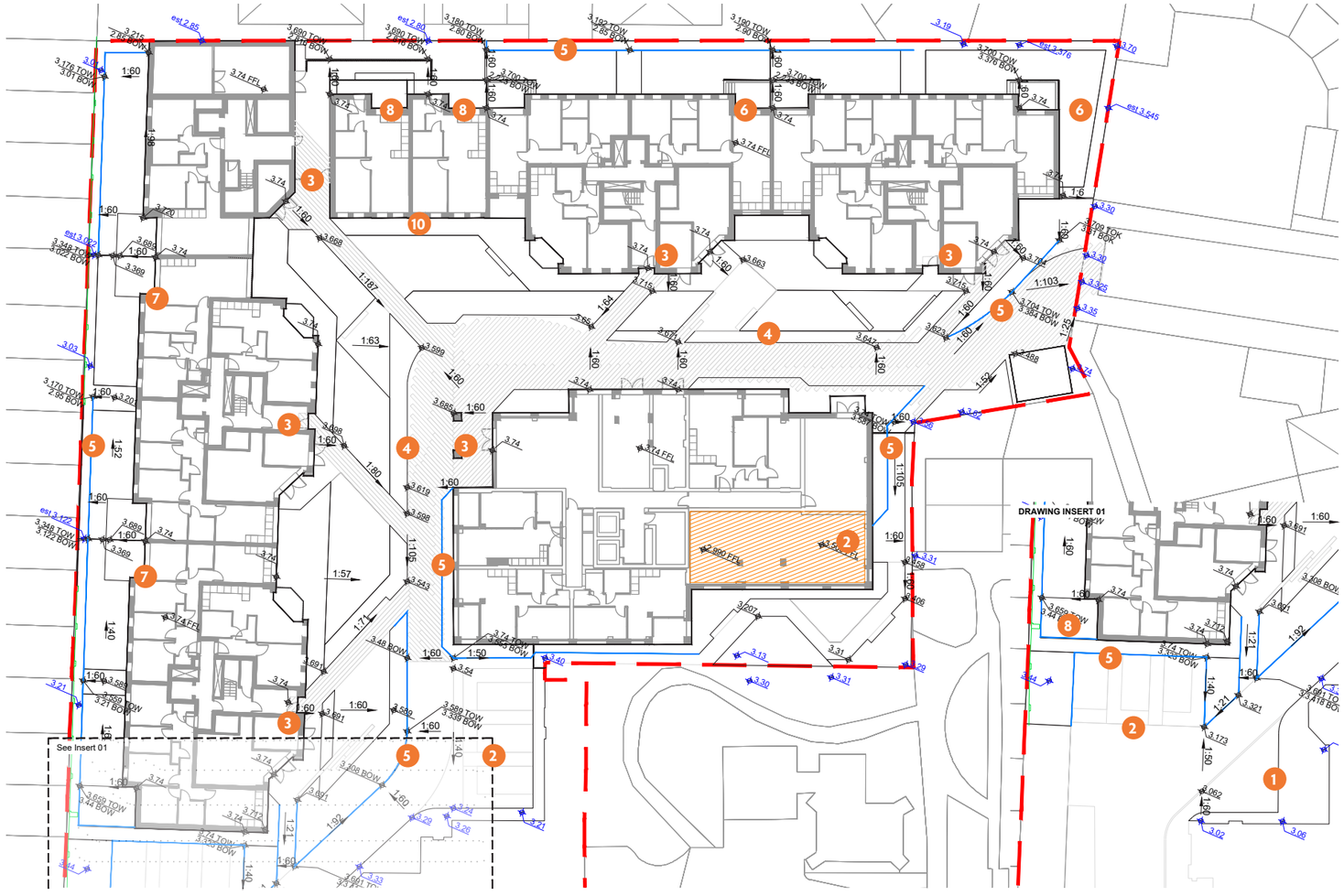
6 Stepped access with low retaining wall and balustrade provided to rear garden along northern boundary.

7 Stepped access provided to rear garden along western boundary.

8 Compliant access provided to all wheelchair accessible terraces.

NOTE

- Topo survey indicates a step along the northern boundary but does not provide any levels information. This will be required to finalise the site levels.
- Lawn area to rear garden will require all groundfloor units to have a lawn mower for maintenance. Garden shed TBC. Please note that this does not include any wheel chair accessible units.



LEVELS STRATEGY

05 Addressing Pre-app Comments

Elevations facing the Boundary

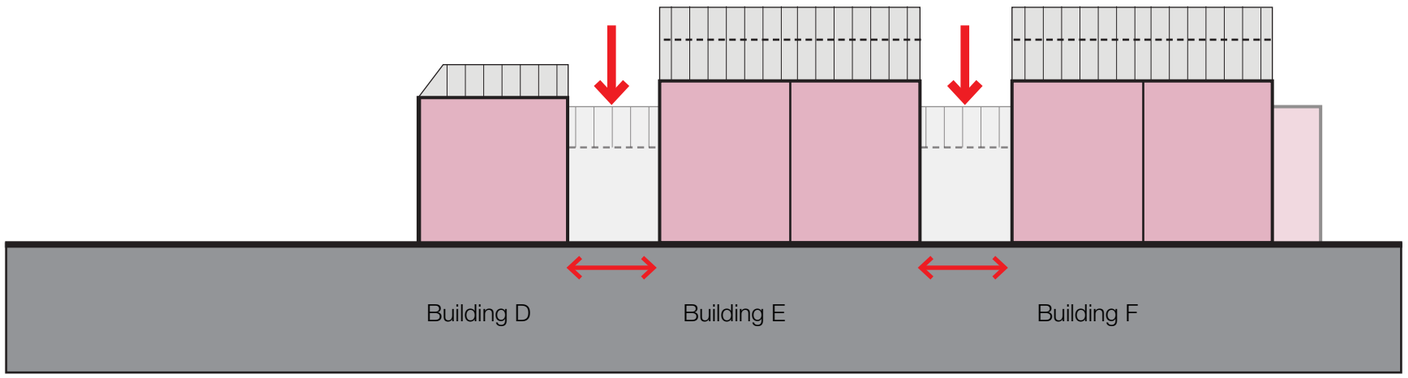
20 The built form of Buildings B – F generate elevations of significant length fronting both the northern and western boundaries. It is unclear from the submitted documentation whether the recesses between each building are of sufficiently substantial depth to provide visual relief, and this should be more fully explored in any upcoming application.

The design of the lower buildings is not conceived as a continuous built form with small areas removed, but rather as five separate buildings with small linking elements between them to make best use of the site.

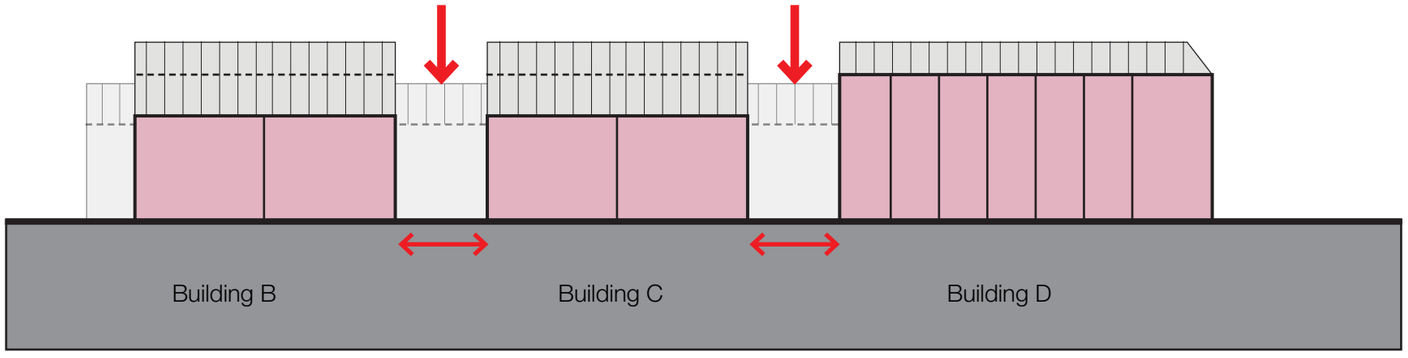
The linking elements are do not read as continuous massing as they are:

- Only three storeys high, ie 1 or 2 storeys lower than the main elements
- Set back by 1.2m from the rear building lines and 3.4m from the front building lines
- Have a different architectural treatment, utilising darker mortar within the same red brickwork

These lower recessed linking elements successfully break up the length of the buildings and provide the necessary visual relief.



Western Elevation of Buildings D to F



Northern Elevation of Buildings B to D

Mitigating Privacy

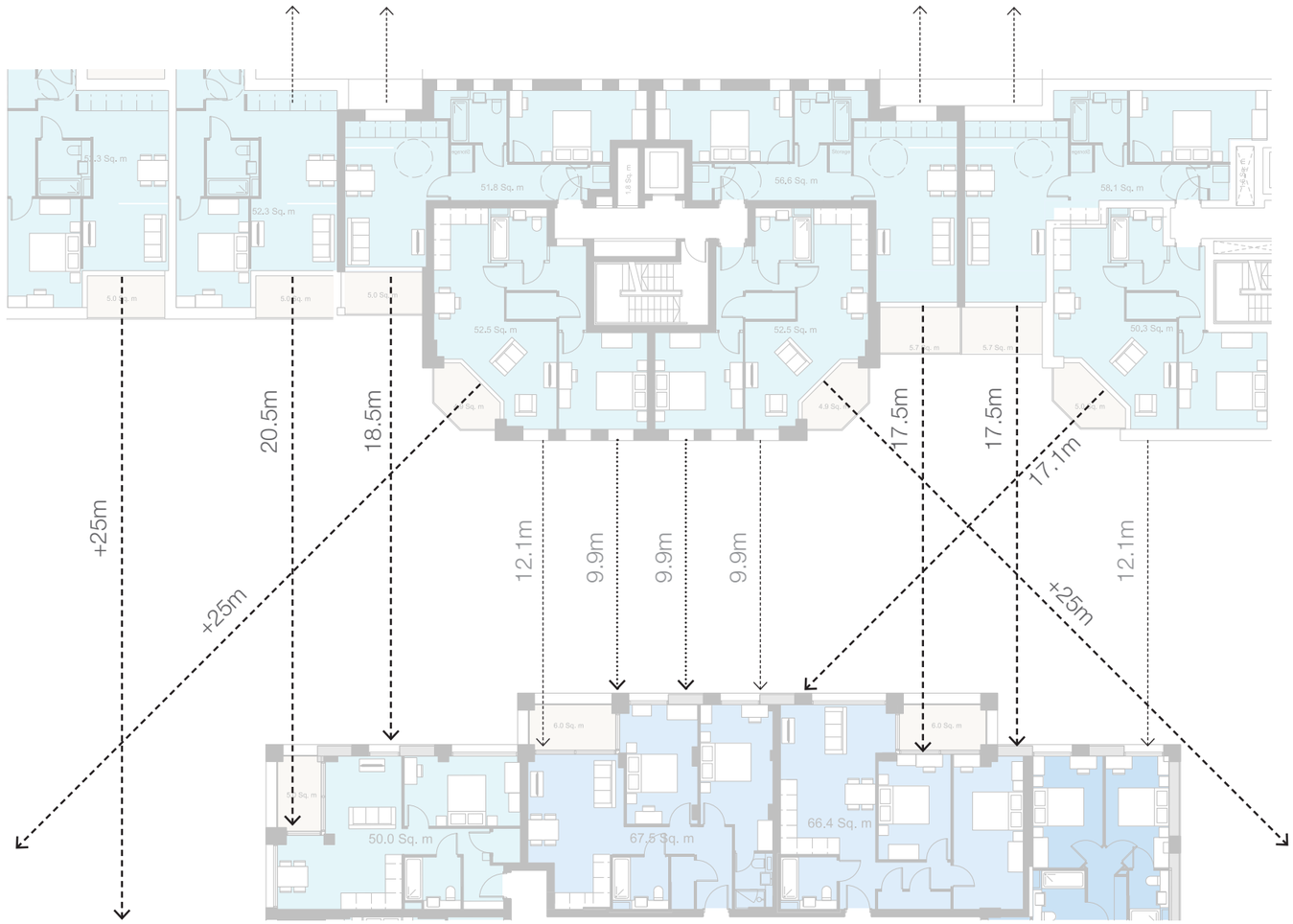
21 The general building separation distances are as low as 9.4m between Buildings A and C. Methods to mitigate overlooking and increase privacy should be demonstrated within these blocks.

The layouts have been designed to arrange internal rooms and windows away from the adjacent buildings:

Buildings C (applies to B, E and F)
The 1bedroom dwellings which are closest to building A are arranged with angled facades to the living spaces which direct the primary views from these spaces at a 45degree angle across the space between the blocks. This results in separation distances which are generally over 25m diagonally across the space, and 17.1m at a minimum. Angled windows also generate more reflections when viewed from across the street and so this assists in mitigating privacy.

The bedrooms to these dwellings have flat facades and the windows have been sized to create narrower openings with higher cills. These protect the privacy of the occupants, who can also choose to use blinds or curtains to control this even further. The use of bay windows or externally mounted baffles has been rejected as these do not allow the occupants to control their own levels of privacy.

The 2 bedroom dwellings are dual aspect flats with bedrooms facing the boundary and only living rooms facing in the site. At ground floor level these are kitchens (living rooms face the rear gardens) with windows with 1100mm high cills where privacy is less of an issue. At the upper floor levels there are full height windows/doors, which are set back from the façade, giving separation distances of 17.5m to 18.5m and these are set behind balconies with metal railing balustrades providing further means of privacy.



Key

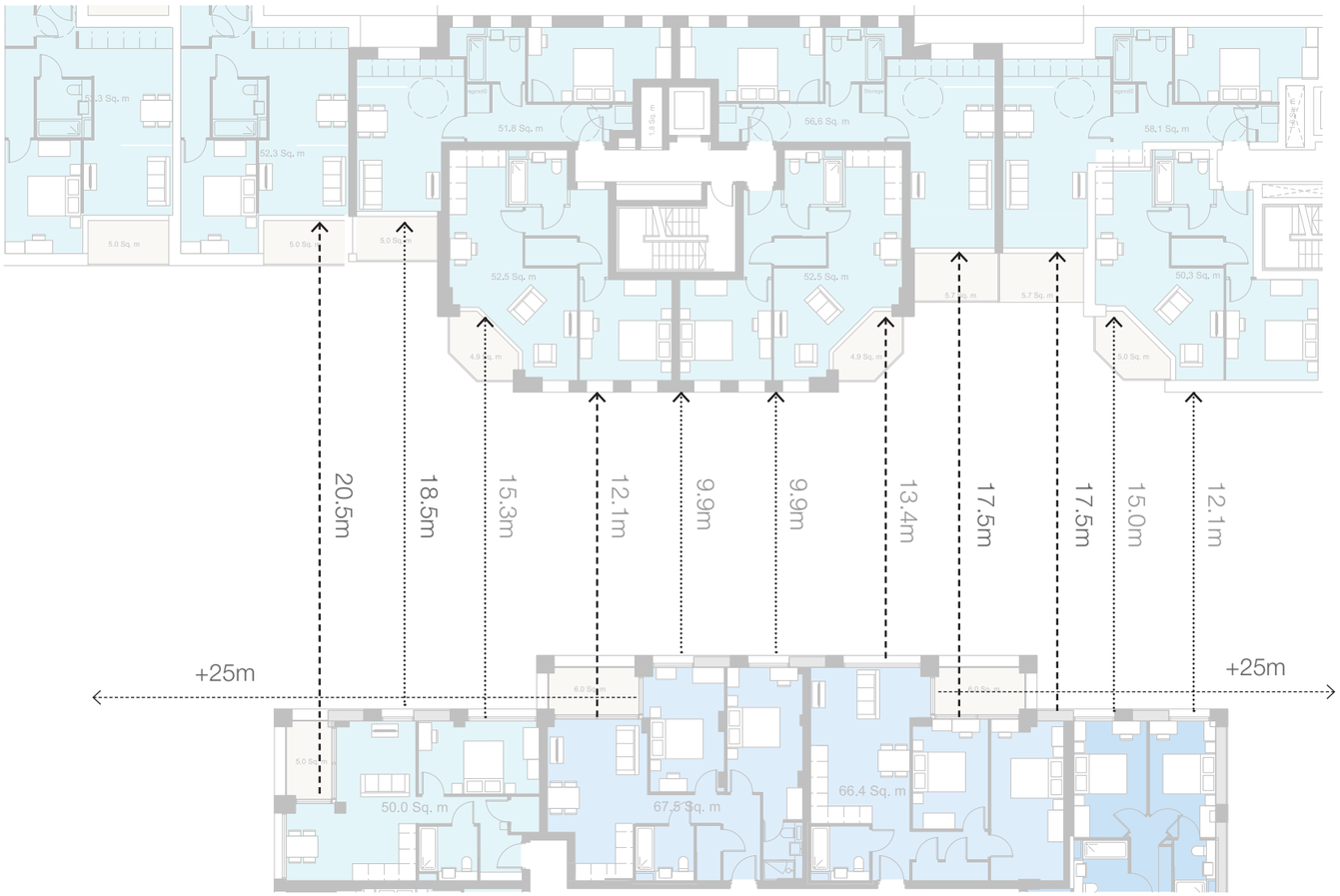
Living Room Primary View

Living Room Secondary View

Bedroom Primary View

Mitigating Privacy (Cont)

Building A
The corner 1bedroom dwellings and the 2bedroom dwellings have the living spaces located on the corner of the dwelling. This means that views can be directly along the streets rather directly across to the buildings on the other side. In addition, the inset balconies provide a further measure to secure the residents privacy.



Key

- Living Room Primary View
- Living Room Secondary View
- Bedroom Primary View

05 ADDRESSING COMMENTS

Privacy To Ground Floor Dwellings

28 The interface between ground floor dwellings (and their associated private amenity space) and communal / public courtyards should also continue to be developed to ensure there is sufficient and appropriate levels of privacy.

Within buildings B, C, D, E and F all 2bedroom and 3bedroom dwellings at ground floor have their amenity space to the rear in the form of private gardens. These flats have kitchens facing the street and do not need measures to increase privacy to these spaces.

Within buildings B, C, D, E and F the 1bedroom dwellings at ground floor have a patio space (in line with the balconies above) to provide amenity space at ground level associated with the living space. This will have privacy protection through the boundary treatment and landscaping in front of the patio.

The dwellings will have a 2m buffer zone of defensive planting in front of all ground floor windows.

Ground Floor Plan showing landscape buffer zones to ground floor dwellings

Front Doors to Ground Level Dwellings

29 Street level front doors to residential dwellings (including Building A) should be provided wherever possible. This can often improve the efficiency of ground floor floorplates with the removal of obsolete circulation space.

Most ground floor dwellings have living room doors which can be used to access the dwelling if the resident chooses to, however all are also provided with access via the building front door so that they can have the choice to access the secure post area and other communal facilities.

2bedroom dwellings in blocks B, C, E and F have their kitchens facing the street to allow living room access to the rear gardens and therefore cannot be accessed via the street. These require common corridor access internally.

1bedroom dwellings in blocks B, C, D, E and F have the option of being accessed via the living room door. However, there is not sufficient internal space within the flat to create a separate hallway into the flat from the street. Due to the common corridor access required to the 2beds there is no benefit in removing this type of internal access and relying only on the external front door.

Most of the 1bedroom and 2bedroom dwellings in block A have the option of being accessed via the living room door. However, there is not sufficient internal space within the flat to create a separate hallway into the flat from the street. These dwellings therefore retain their access via the building front door so that they can have the choice to access the secure post area and other communal facilities at ground floor level.

The 1bedroom dwellings facing west have a common corridor to the rear which is required to provide access to the south facing 1bedroom dwelling, and cannot be removed.

Ground Floor Plan showing secondary dwelling entrances via the living room

05 ADDRESSING COMMENTS

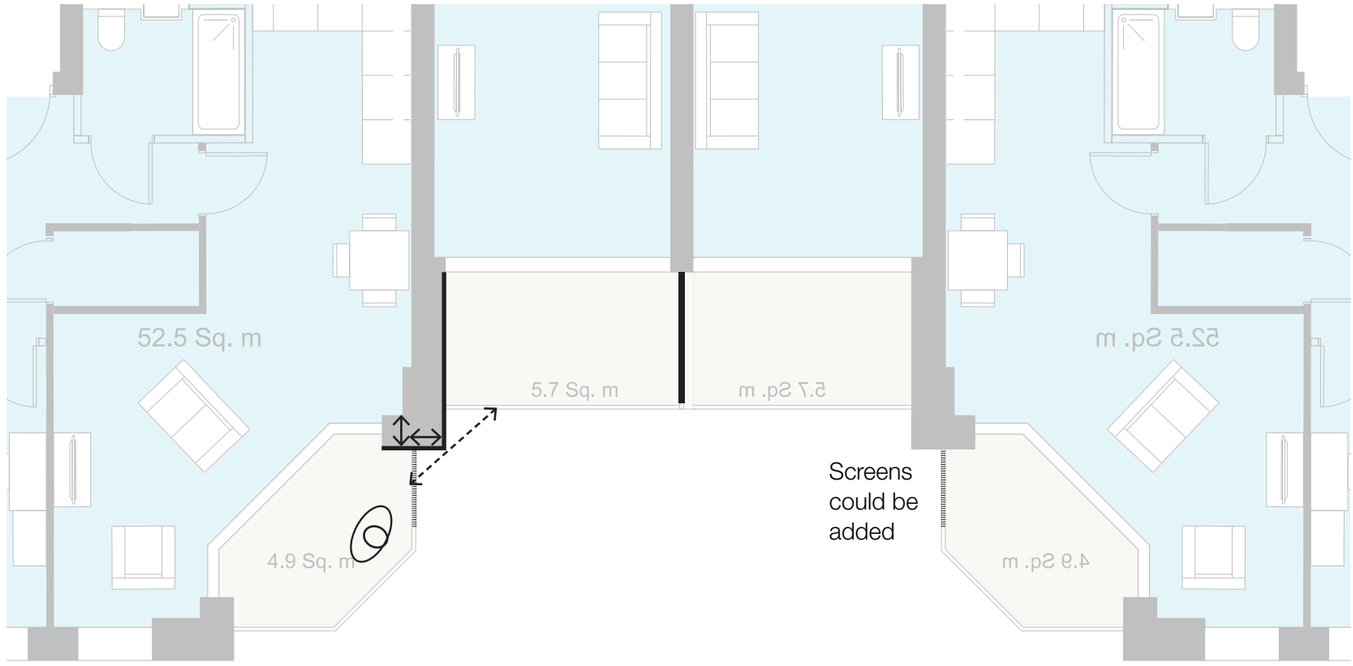
Privacy Between Balconies

33 The privacy of numerous balcony spaces withing Buildings B-F are compromised. Further to this, these balconies are nearly touching which results in a notable security concern. The applicant should explore the opportunity for these balconies to sit either side of the centre line wall within each Building.

Where the balconies of dwellings within the link elements of buildings B, C, D E and F are side by side they will have a full height privacy screen between the balconies to provide privacy and security between dwellings.

Where these link balconies sit close to the angled balconies of the 1bedroom dwellings the design of these has been changed. Both balconies have been pulled back from the edge of the building to create a 450mm x 450mm piece of brickwork between the two. This results in a 1.2m (straight line) distance between the balconies that improves security and privacy.

The use of a perforated decorative screen on the inside face of the balcony could be added to improve privacy.



Building C

Building B

Wheelchair Accessible Homes

42 The future application should include plans that show where the wheelchair accessible homes would be located and how many there would be. These should be distributed across tenure types and sizes to give disabled and older people similar choices to non-disabled. This information and typical flat layouts and plans of the wheelchair accessible homes should be included in the design and access statement. The Council should secure M4(2) and M4(3) requirements by condition as part of any permission.

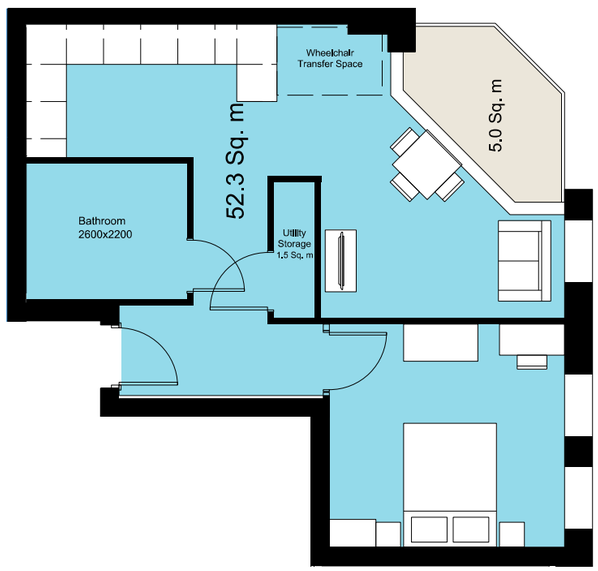
The proposals provide 10% M4(3) dwellings across the development with 17 of these flats provided out of 170 dwellings.

For affordable dwellings these have been limited to ground floor to provide the best possible access without relying on lift access to upper floors.

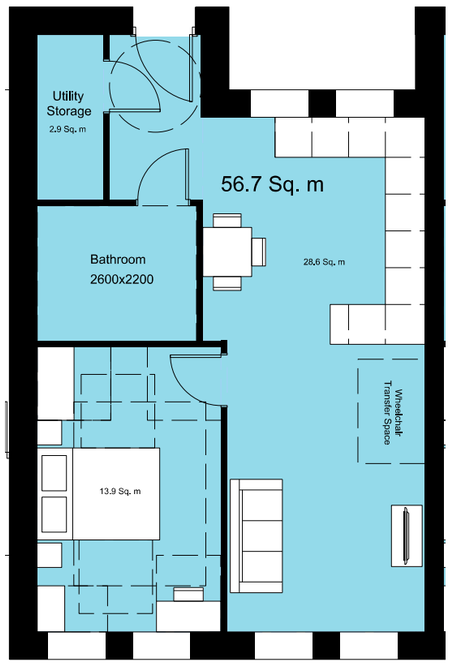
- Two M4(3) dwellings are provided as 1bedroom dwellings within the affordable rented tenure. If larger wheelchair dwellings were to be provided at ground floor, the limited space available would mean that family sized 3bedroom dwellings would be reduced in size to 2bedroom dwellings. It has been concluded that the family sized dwellings at ground floor with gardens are a crucial element of the scheme and should be retained.
- Two M4(3) dwellings are provided as 1bedroom dwellings within the intermediate affordable tenure. These are at ground floor and have rear gardens.
- 13 M4(3) dwellings are provided as 1bedroom dwellings within the private tenure. These are at ground floor to

Ground Floor Plan showing Wheelchair dwellings

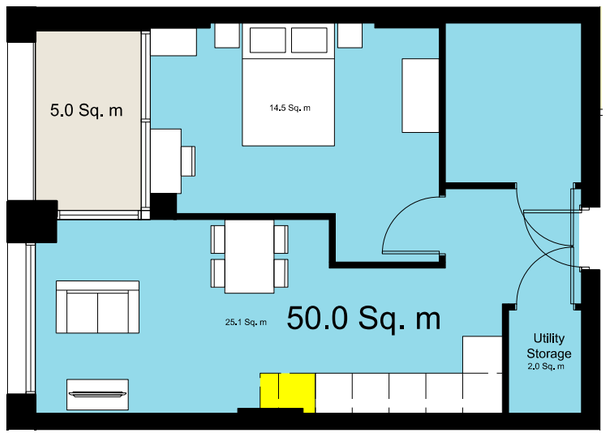
Wheelchair Accessible Dwelling Layouts



1 Bedroom Wheelchair Flat in Buildings E and F



1 Bedroom Wheelchair Flat in Building D



1 Bedroom Wheelchair Flat in Building A

12th floor.

44 Building entrances should be easily accessible for cyclists and pedestrians from all key arrival directions and the design of the public realm should provide safe and adequate space, particularly where shared with vehicles.

The entrances to buildings B, C E and F are located on the front wall of the buildings directly accessible from the public realm. The double door access to the cycle stores in each block is on the angled façade, again easily accessible from the street.

Building D, features a gated external access under the building through to a small courtyard to enable access to the bike store (and shared plant room) without entering the building.

The entrance to building A is on the corner of the block easily accessible and highly visible form both access points into the site. The cycle store is located to the rear of the building, which allows dwellings to be located on the north and west facades to create active frontage to the public realm. The space to the rear of building A is gated on the frontage line (to provide secure access to the children's play area for all the development residents). The cycle store has a double door access.

Key

Building Entrance

Cycle store

Ground Floor Plan showing Building Entrances

Cycle Provision

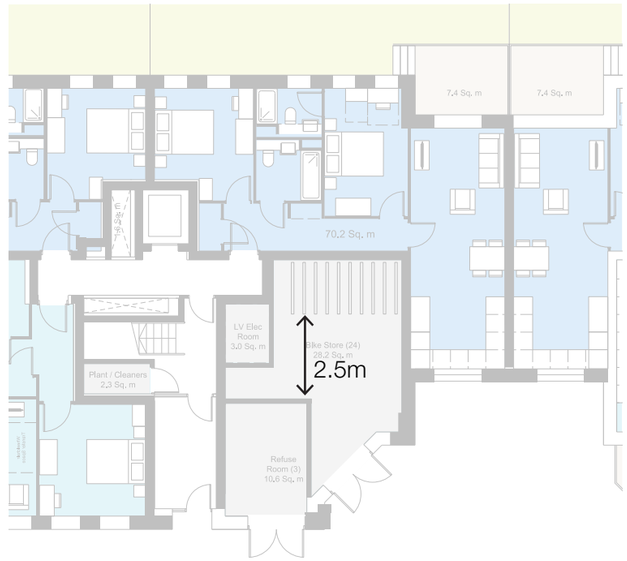
44 The cycle parking should be easy to use and accord with London Plan policy and the London Cycle Design Standards (LCDS).

Cycle Storage is designed to meet the London Cycle Design Standards. The total cycle spaces provided in each block are designed to meet the provision as follows:

- 1 bike per studio
- 1.5 bikes per 1bed flat
- 2 bikes per 2 and 3 bed flats

Around 90% of these are provided as two tier racks and in the same space 10% are provided as Sheffield stands, to provide for different types of bikes. The stands can be left out to provide flexibility of space for larger/oversized bikes. There is 2.5m of space in front of the two tier racks to provide access to these cycles. Double door access is provided to all bike stores.

Building A Cycle Store



Typical (Building C) Cycle Store

Building	ST	1B	2/3B	Req Cycles	2 tier racks	Shef St	Total
A	5	68	26	159	72	8	160
B	0	7	6	23	11	2	26
C	0	7	6	23	11	2	26
D	1	9	4	23	10	0	20
E	0	5	10	28	11	2	26
F	0	5	10	28	11	2	26

05 ADDRESSING COMMENTS

Internal Room Daylight

Initial daylight sunlight testing has been undertaken by Point 2 and the diagram opposite shows the high levels of compliance at the first complete floor.

The majority of rooms pass the BRE standards, and some rooms are being adjusted so that their results improve to meet the standard. There are only two rooms which cannot be made to meet the standard.

For a high density project such as this, the results are very good and demonstrate that the design is acceptable and will result in residential of a high quality.

LKD's
The 7 LKD's achieve an ADF of between 0.9%-1.4%, with 6 rooms achieving an ADF of 1.2% or above which is just below the 1.5% suggested for a living room.

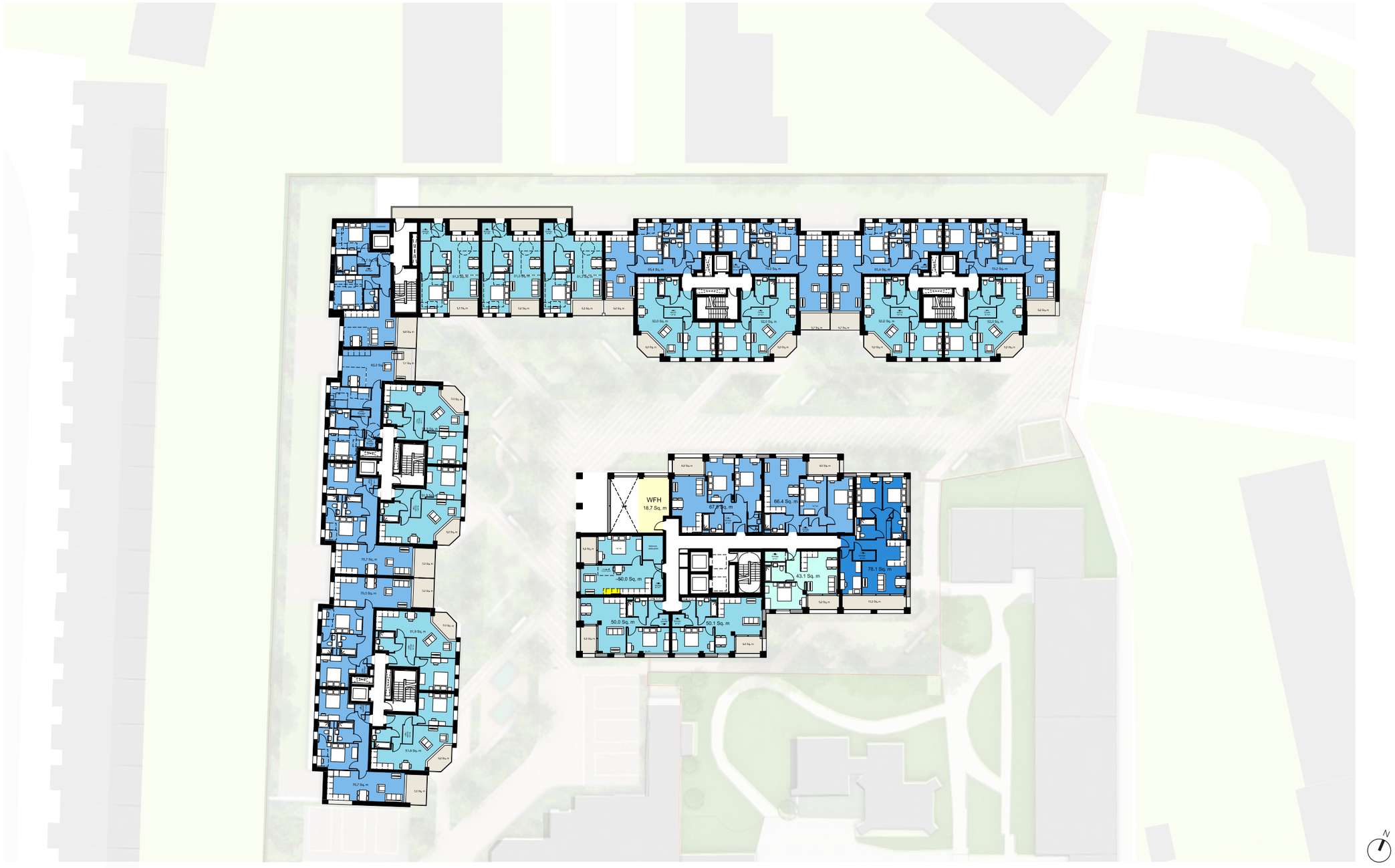
Bedrooms
6/8 achieve an ADF of 0.4%-0.7%. The remaining two are located in the centre of the block facing the tower and achieve an ADF of 0.1%. These rooms have been purposely placed here instead of LKD's

Key

- Living Room
- Room does not meet standard
- Room likely to meet standard
- Room meets or exceeds standard

06 Floor Plans

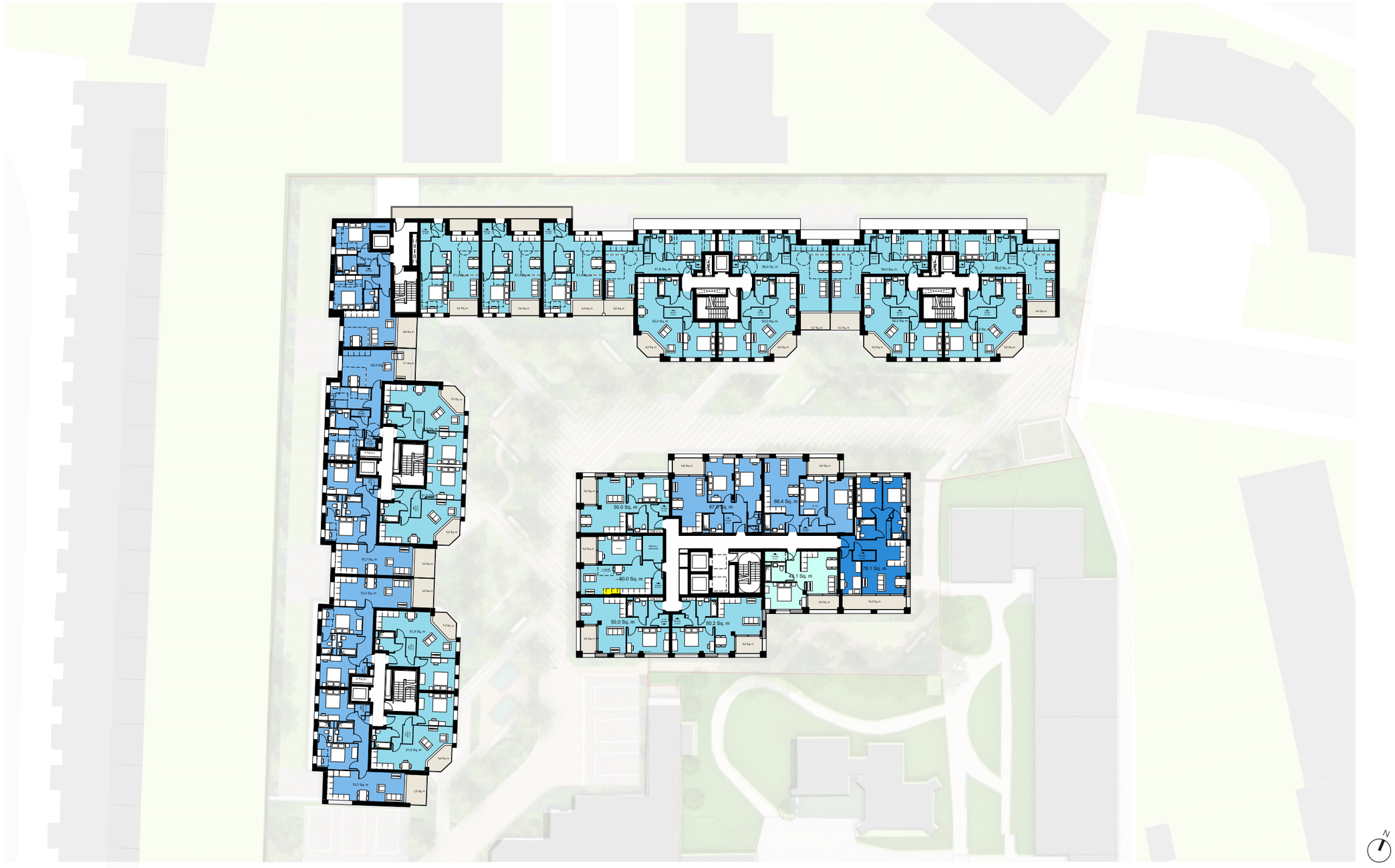

Renfrew Road
George Mathers Road
Entrance Lobby / Lounge 72.4 Sq. m
Bin Store (10 bins)
Plant
66.4 Sq. m
Water Tank Room 42.7 Sq. m
Bike Store (122 Bikes)
Bike Store (38 Bikes)
SUBSTATION
50.0 Sq. m
50.1 Sq. m
Key
Studio
1 Bed
2 Bed
3 Bed
N



Key

- Studio
- 1 Bed
- 2 Bed
- 3 Bed

Second Floor



Third Floor

Key

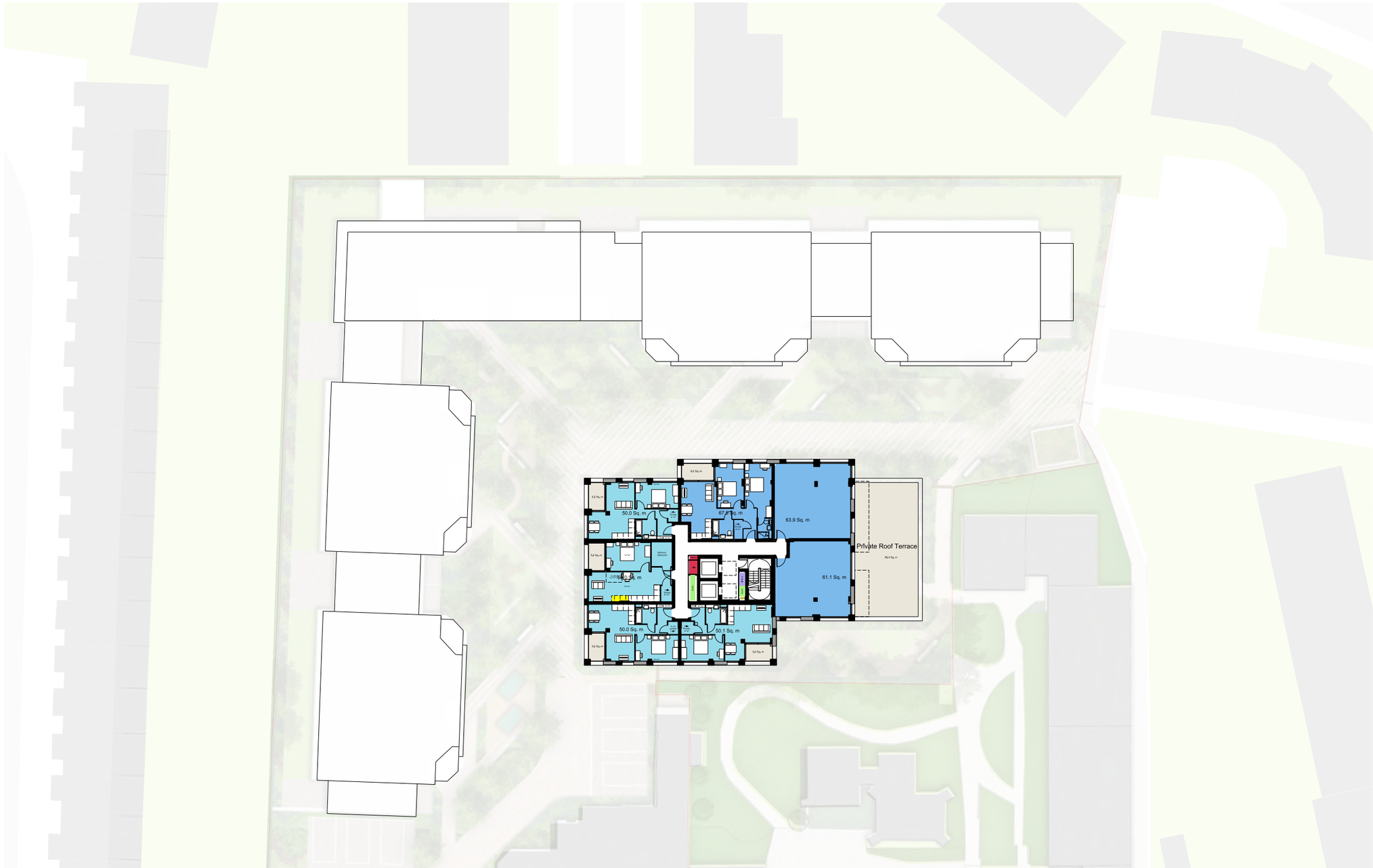
- Studio
- 1 Bed
- 2 Bed
- 3 Bed

Fourth Floor

Key

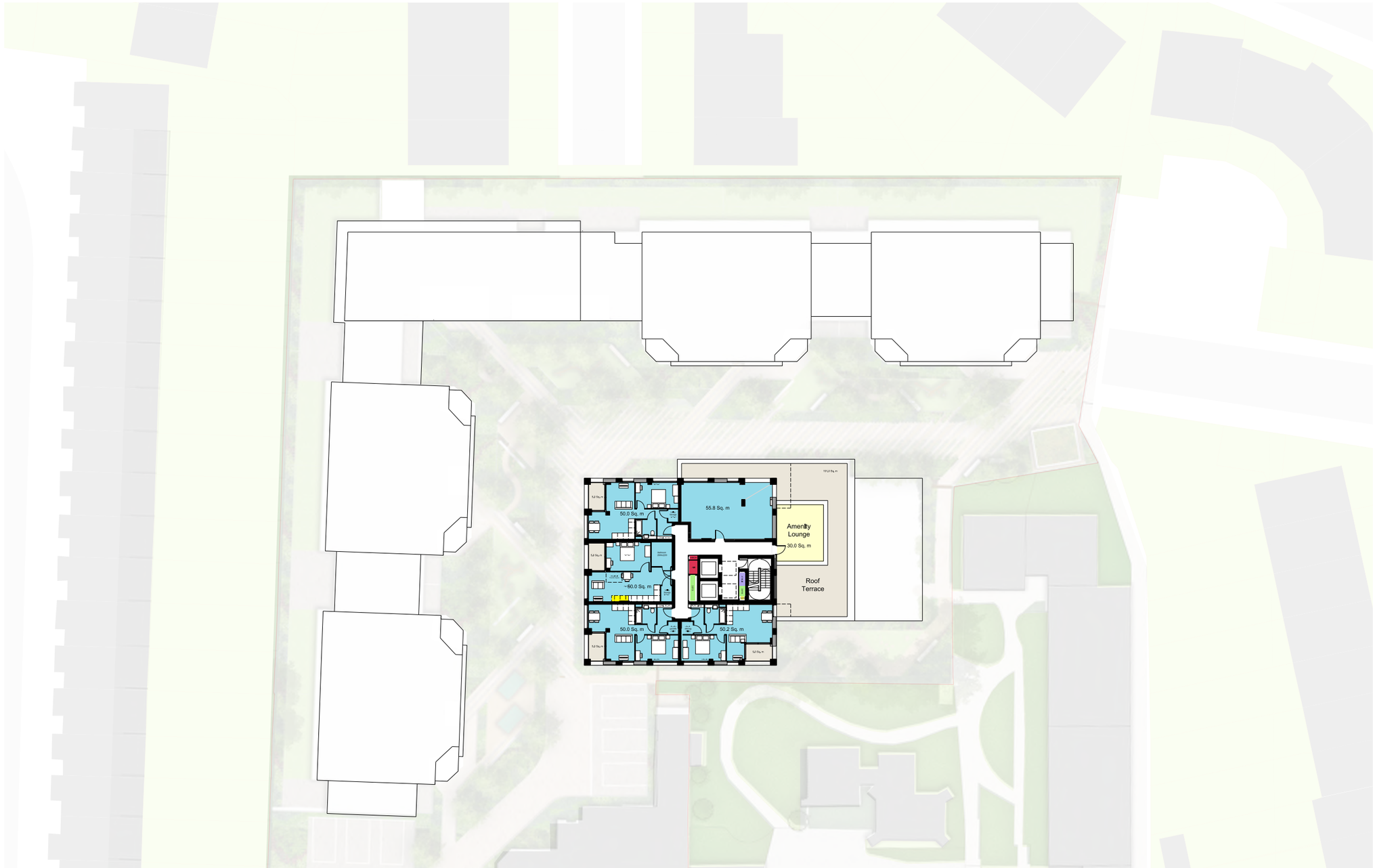
- Studio
- 1 Bed
- 2 Bed
- 3 Bed

Fifth Floor

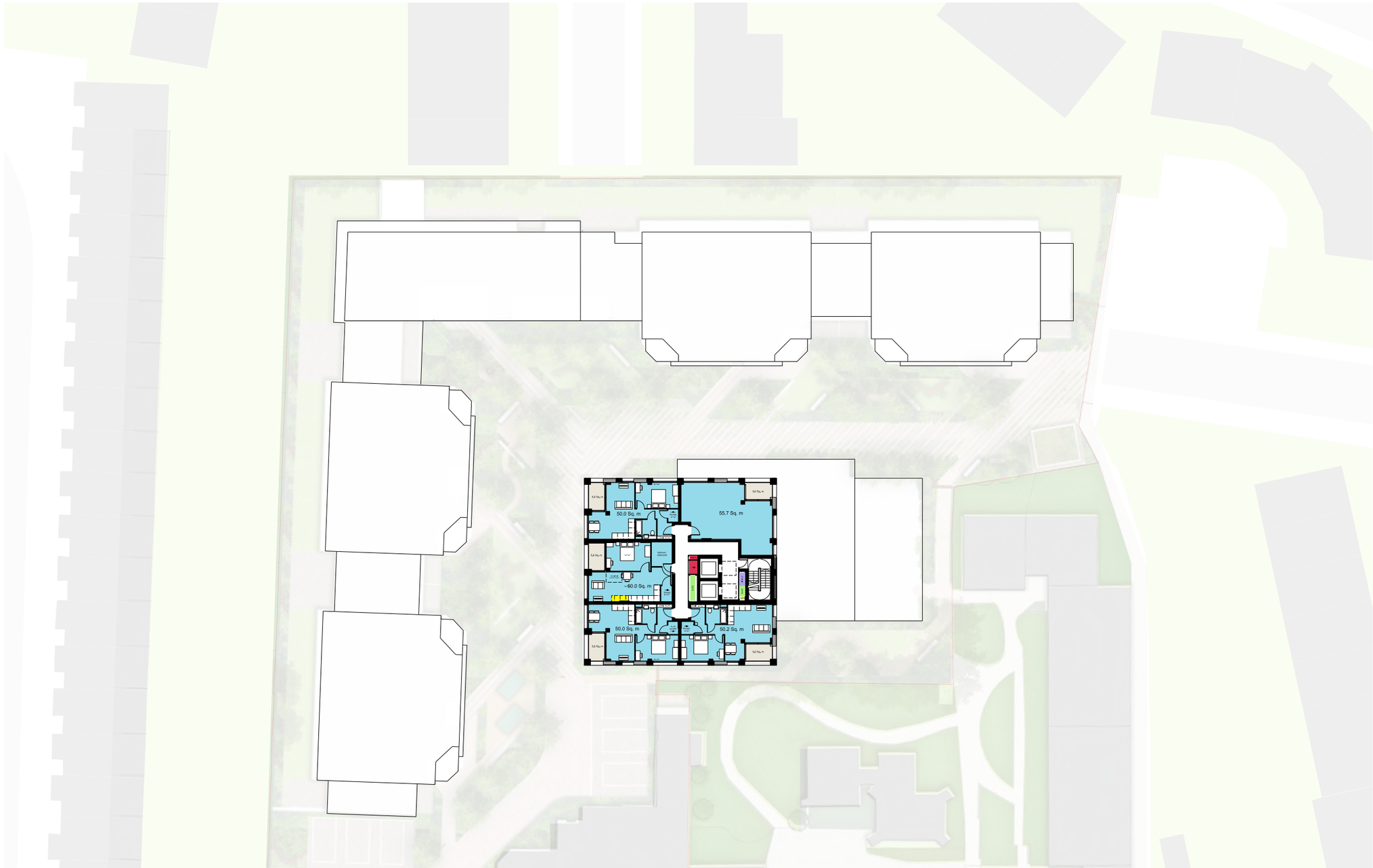

50.0 Sq. m
67.8 Sq. m
63.9 Sq. m
Private Roof Terrace
50.0 Sq. m
61.1 Sq. m
50.0 Sq. m
50.1 Sq. m
Key
Studio
1 Bed
2 Bed
3 Bed
N


50.0 Sq. m
67.4 Sq. m
62.2 Sq. m
50.0 Sq. m
50.5 Sq. m
50.0 Sq. m
50.1 Sq. m
Key
Studio
1 Bed
2 Bed
3 Bed
N

Tenth Floor


55.8 Sq. m
50.0 Sq. m
Amenity Lounge
30.0 Sq. m
Roof Terrace
50.0 Sq. m
50.0 Sq. m
50.2 Sq. m
Key
Studio
1 Bed
2 Bed
3 Bed
N

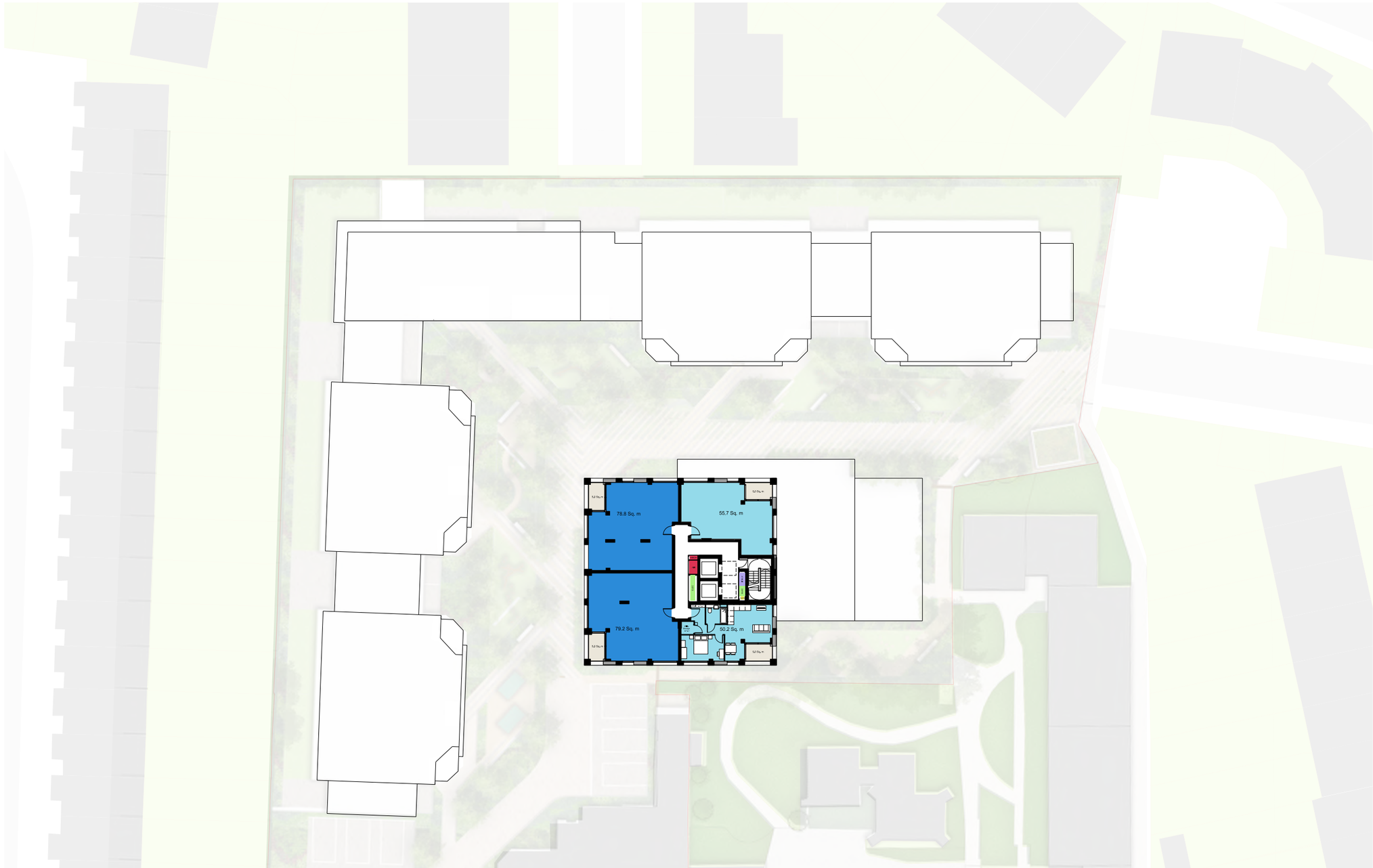
Eleventh to Fourteenth Floor



Key

- Studio
- 1 Bed
- 2 Bed
- 3 Bed

Fifteenth Floor Level



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