

POCKET PARK & PUBLIC REALM

Pocket park

A key part of the proposal is the creation of a public park which offers a green amenity for both the new student residents and the local community.

Areas of grass and integrated seating offer space to safely relax and meet friends.

Celebrating trees

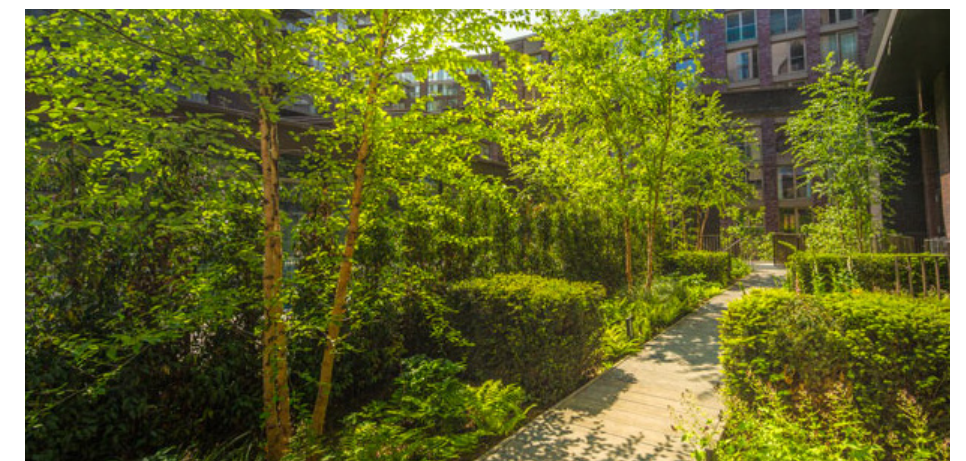
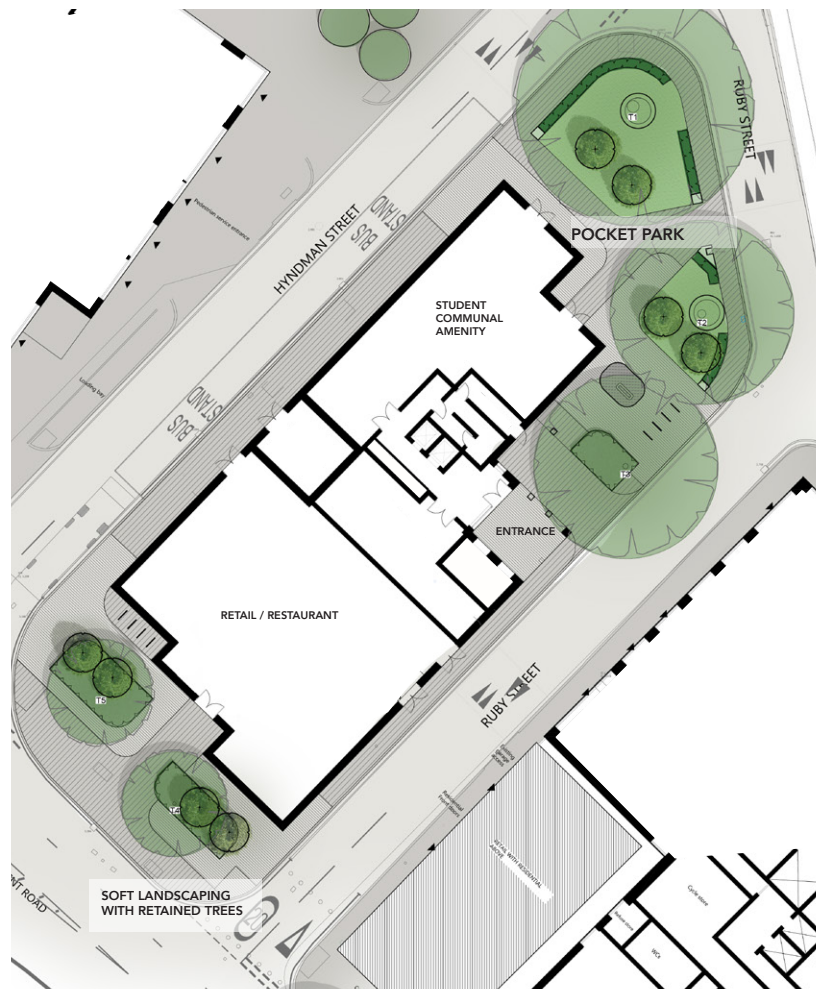
All the mature trees on site will be retained creating a verdant and welcoming setting for the new building.

Pedestrian priority

As a car free development, our proposals put the pedestrian and the street experience first.

Pavements along both Hyndman and Ruby Street are generous in width to encourage safe and easy circulation around the site.

The south of the site along Old Kent Road will be given soft landscaping amongst the existing trees to present an inviting face to the street.



Ground floor landscape plan

Pocket park lined with soft hedging and framed by existing trees

A green and welcoming new landscape

HIGHWAYS AND SERVICING

Car free development

With no requirement for a drive-through restaurant the scheme will be **car free**.

As shown in the diagram, the scheme can be easily serviced from Ruby Street and the development will place less pressure on the Old Kent Road than a residential proposal.

Servicing & deliveries

A loading area off Ruby Street will provide safe off-street parking for deliveries and service vehicles.

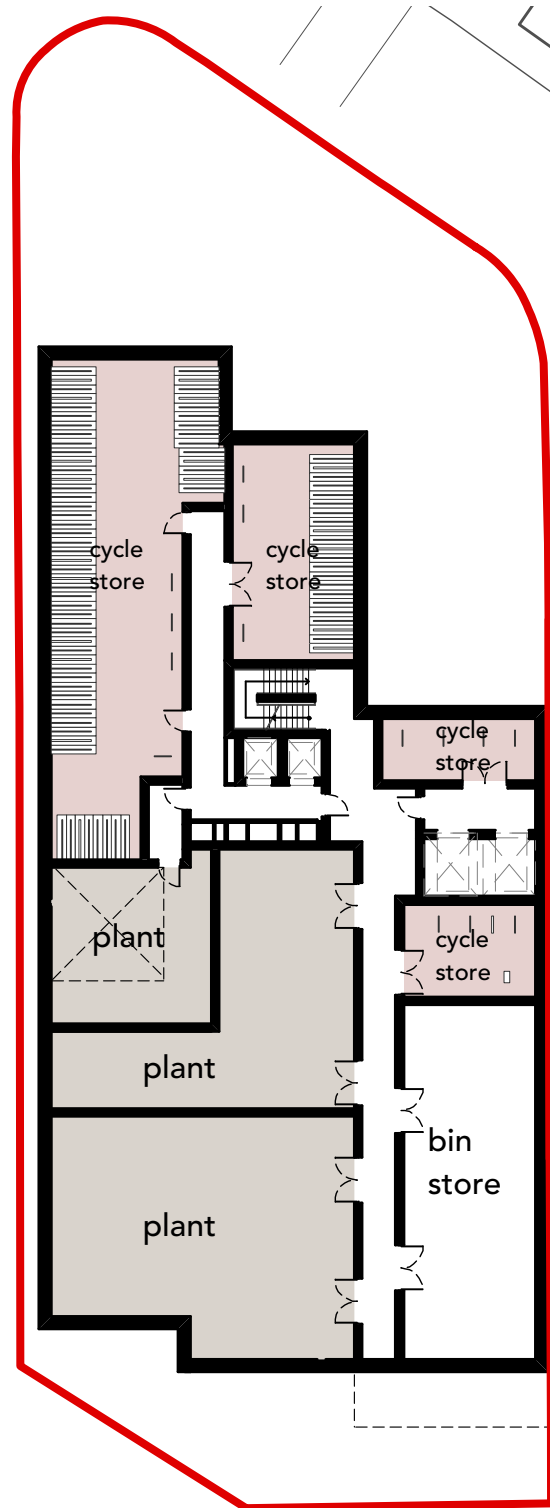
Refuse

Refuse storage for the student accommodation is located in the basement and will be brought to street level via a lift on collection days. Similarly commercial waste will be stored and accessed from Ruby Street.

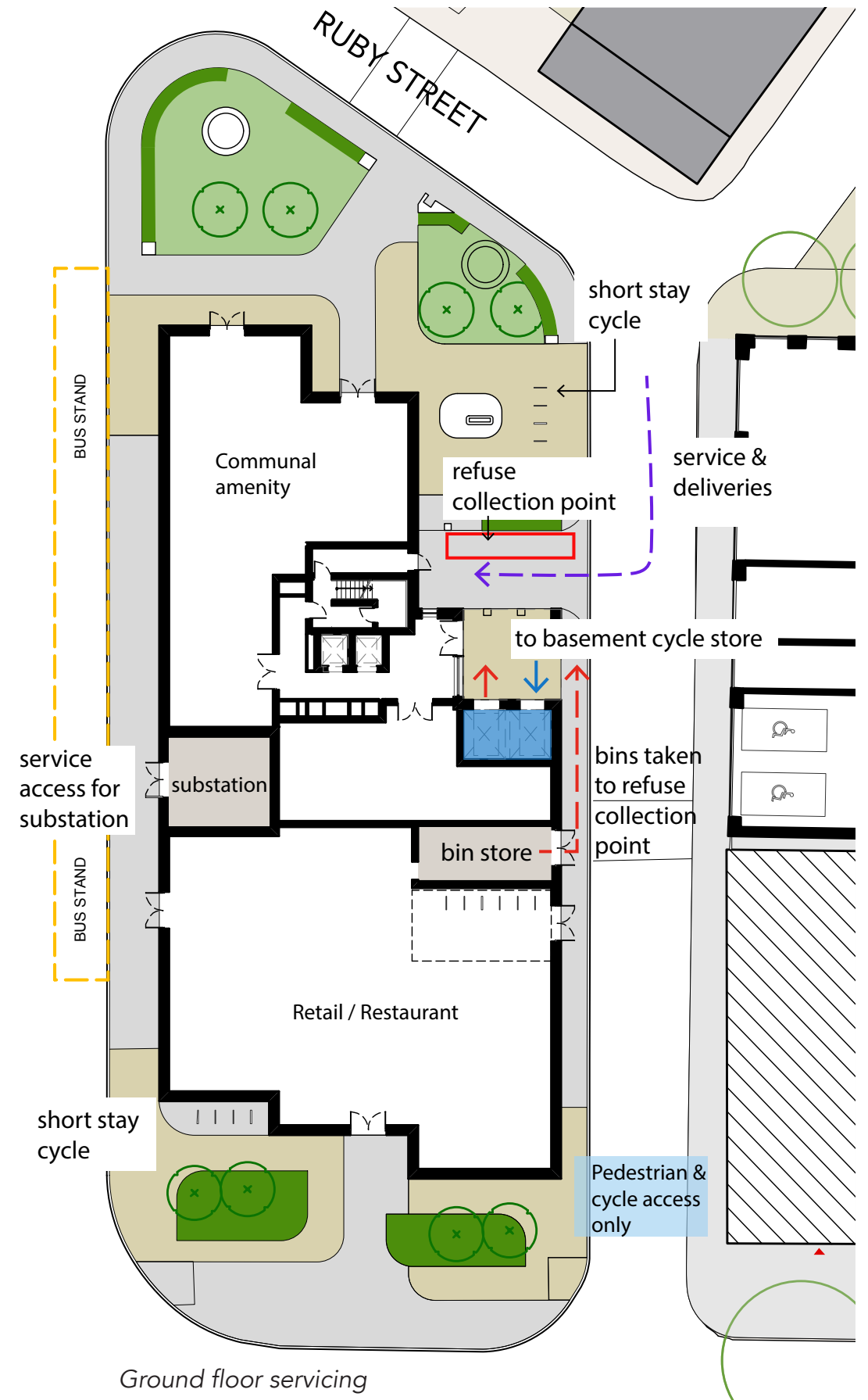
Cycle storage

205 long stay cycle parking spaces are provided in the basement accessible by lifts from Ruby Street. Long stay cycle storage for the commercial space is at ground level accessed from Ruby Street.

Short stay cycle stands are also provided along Ruby Street and Old Kent Road.



Basement with refuse, cycle store and plant



Ground floor servicing

CHARACTER AND APPEARANCE

The building will be defined by a palette of light brick tones, using textures and repeated openings to give an elegant and cohesive rhythm to the whole facade. The facade is divided into 2 storey zones, further reducing its perceived massing and introducing a human scale.

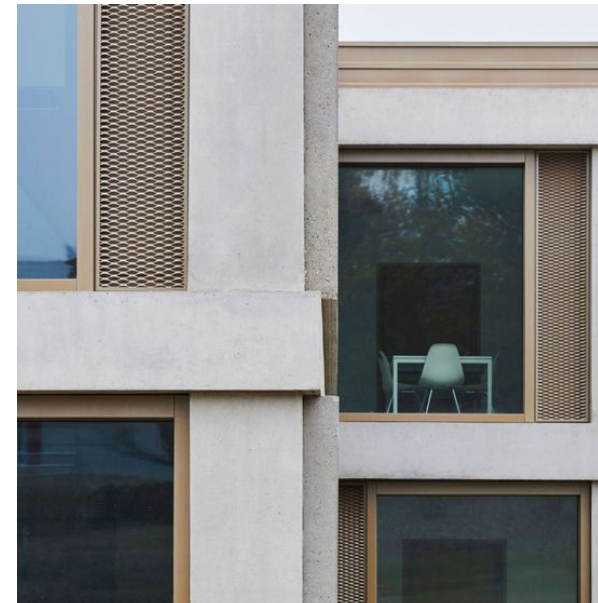
Student bedroom windows are large and include an integrated ventilation panel, accented externally with a deeper colour to contrast with the surrounding brick cladding. With the window sills set above bed height, a strong horizontal language is set across the scheme.

The ground floor has a generous ceiling height and large areas of glazing for the commercial and student spaces, creating active facades fronting onto all the streets around the building.

The primary elevation facing Old Kent Road is given generous glazing to present an open face to the street. Light brick details between floors catch the light giving a bright and pearlescent quality to the front face of the building.



View of proposal looking west along Old Kent Road



Precedent windows and brick palette



Elevation studies of student rooms



South elevation facing Old Kent Road

TIMETABLE

As University of London want to occupy the student rooms by September 2023, it is proposed to submit a planning application in the Autumn of 2020, with construction to commence in 2021.



FEEDBACK

We welcome your feedback on the proposal and encourage you to complete the questionnaire available at the website:

www.671-679oldkentroad.co.uk

Alternatively email Kim Humphreys, Carvil Ventures Limited:

info@671-679oldkentroad.co.uk

We will also be holding an open webinar call via Zoom on the following dates:

27th August 2020 - 5pm

10th September 2020 - 5pm

The scheme will be presented by the design team and there will be an opportunity to ask any questions about the scheme. Visit the above website to book a place.

