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REAR OF 258 OLD KENT ROAD
(MADRON STREET)
LONDON SE1 5UB

DESIGN, ACCESS & PLANNING STATEMENT

Issue No. 2 : August 2016
Document No.: DAPS.02



The architectural response for the site has been designed with regard to the following:

- The New Southwark Plan
- The London Plan: Spatial Development Strategy for Greater London (July 2011)
- The Southwark Core Strategy (April 2011)
- Accessible London: Achieving an Inclusive Environment (2014)
- Design and Access Statements (2007)

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- Lifetimes Homes Matrix

INTRODUCTION

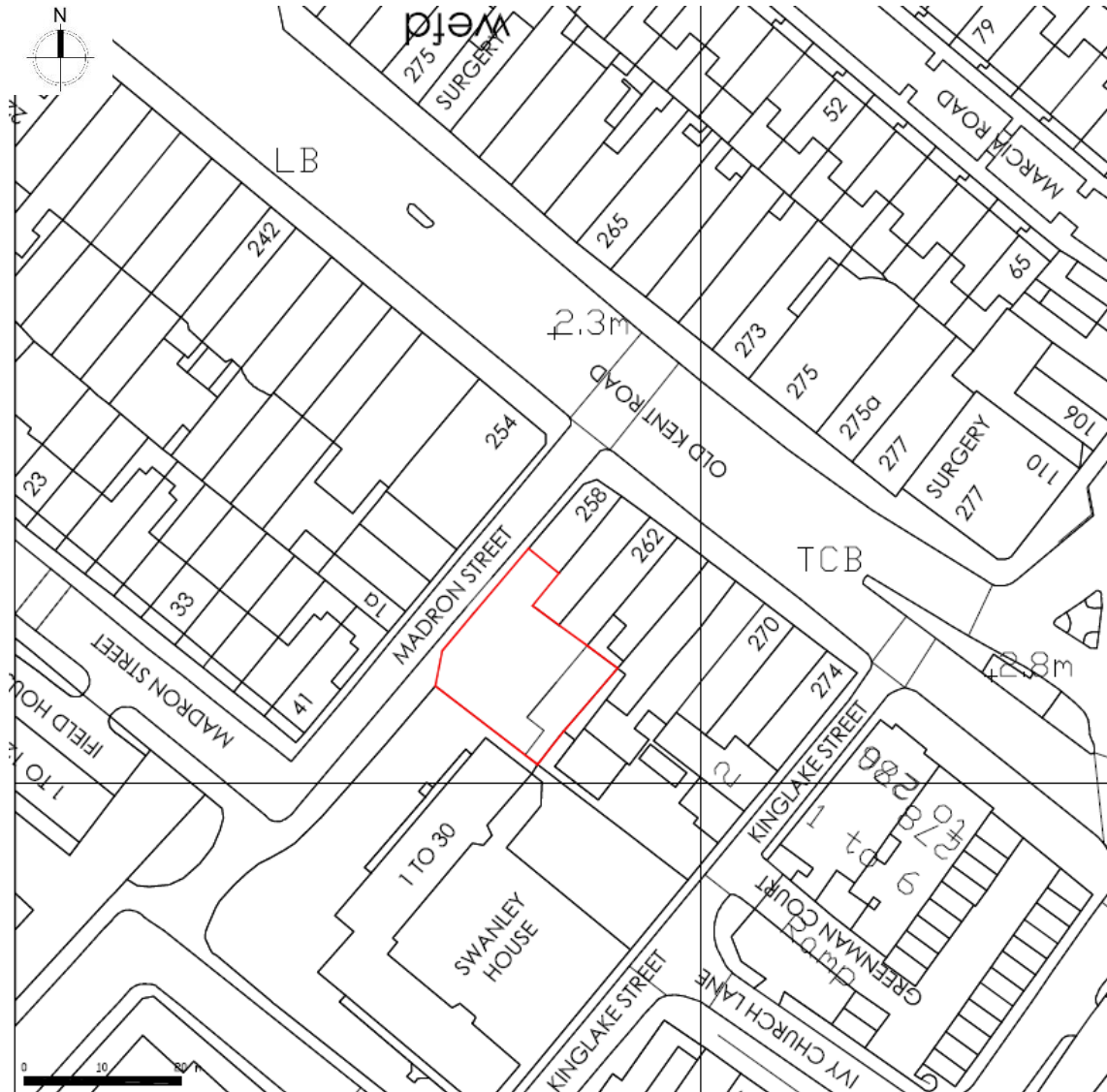
This statement has been prepared to accompany the application for the demolition of an existing car repair garage into a 5 storey high quality residential apartment block consisting of 9 apartments.

This will allow for four 2 bedroom apartments and five 1 bedroom apartments that will be designed in accordance with Southwark's *Residential Design Standards* document.

This statement is structured in accordance with CABE guidance document *Design and Access Statements: How to write, read and use them*.



Existing buildings



THE SITE

The site is currently predominantly used as a car servicing and repair garage, with a small zone trading as a barber shop.

LOCATION

The site is situated along Madron Street which is just off Old Kent Road. The site backs on to 258-266 Old Kent Road. These properties consist of **3 or 4 storeys** with ground floor being commercial units and the upper floors residential. Located to the south of the site is Swanley House, a **5 storey** plus a pitch roof residential development.

CONTEXT

Old Kent Road is a broad thoroughfare and one of the main linking roads in the hierarchy of local streets. Acting as one of the traffic corridors linking New Cross and Elephant and Castle, the road is subjected to heavy traffic.

Existing buildings around the immediate area vary from mainly 3-5 stories with a mix of commercial and residential uses.

The varying nature is also reflected in the materiality of the area, from eclectic bricks (be it exposed or painted) to render, timber and metalwork.

The economic activity of the area has recently escalated to new heights with an estimated £3bn regeneration programme currently taking place in Elephant and Castle.

THE SITE – AERIAL PHOTOGRAPHS



North Side



East Side



South Side



West Side



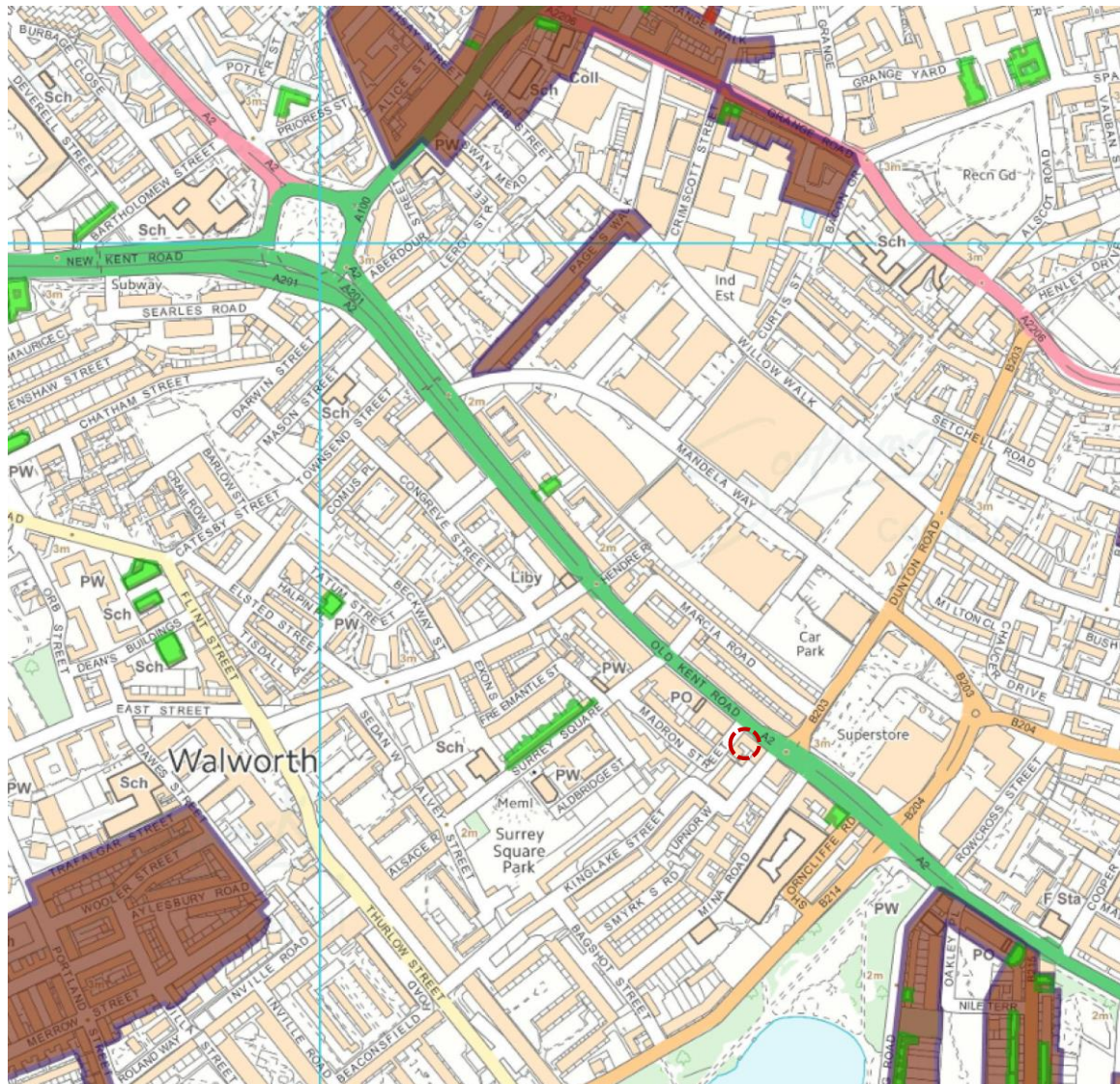
SURROUNDING BUILDINGS

Old Kent Road is a very busy thoroughfare, linking the South East of London to the heart of the City. The building uses along this road are a combination of commercial and residential buildings, with a varying materiality to the facades.

Kingslake Street and Madron Street are residential heavy side streets coming off Old Kent Road. The majority of these streets are more of a traditional build with facing brick work.



CONSERVATION AREAS | LISTED BUILDINGS



-  Site
-  Listed building Grade I
-  Listed building Grade II
-  Listed buildings Grade II*
-  Conservation areas

EXISTING BUILDING USES



DESIGN & LAYOUT

We will follow the urban design context of the area. The new build development will be in keeping with the immediate streetscape and **suitably stepped** to ensure the design will not exacerbate any existing overshadowing impact on neighbouring properties, and allow for the benefit from solar gain in winter. Its **curved front softens** the visual impact of the building and the **materiality** of the facades will compliment those of the surrounding area by using different coloured bricks.



USE

The proposal is a new residential development that will continue the redevelopment and regeneration around the Elephant and Castle area.

With good **private amenity spaces** such as terraces, balconies and ground floor communal spaces, as well as **high quality interiors**, the proposal promotes an excellent environment for living.

The building will comprise of five one bedroom flats and four two bedroom flats. The different sized flats will encourage families and professionals alike to the development.

The development will also take into consideration wildlife. Sedum roofs, living green walls, sparrow and bat boxes will be installed **encouraging wildlife** rest points within the city.

In order to create a new residential scheme in which people will want to live, it is essential that the quality of the public realm is of a high standard, as well as sustainable. Both interior and exterior areas will take advantage of good levels of natural lighting, high quality materials and planting.

ACCESSIBILITY

"...the position of the entrance should be reconsidered and the principle elevation rationalised to provide a legible and high quality development."

"...the proposed entrance could benefit from greater legibility and it is considered that this should be relocated to the principle elevation..."

Pre-application advice

- We have pulled the entrance forward to line through with the bin and bike store. This has created a prominent frontage which has been made more apparent through the use of the grey brick which will stand out from the traditional orange brick used elsewhere. At the entrance, a large glazed side panel will increase the amount of light into foyer area.
- The site frontage and side areas are generally flat, but ramps with a 1:14 maximum gradient would assure access for all. This ensures the proposal is compliant with the Disability Discrimination Act (DDA) and Building Regulations Part M.



GROUND FLOOR PRIVACY

It was mentioned by Wing Lau, the Senior Planning consultant at Southwark that the development should be set back further from the footpath.

Our original development has been set back 1.5m from the Pre-App meeting and the building line sits approximately 1.7m further back from the existing garage on site.

Issues were also raised in regards to the defensible space at Ground Floor, along Madron Street. However, new developments in the area have similar means of defensible space.

The wall has been curved at this corner of the building to provide a protected amenity space. At ground floor this will be protected by a 1100mm high brick wall which will continue around the corner of the development following the curved nature of the building.

The two ground floor bedroom windows looking out to Madron Street will be protected by a 1100mm high planter with protective planting. The ground floor bedroom window facing Swanley House has been turned 90 degrees to face Kingslake Street at a southeast orientation. Built in front of it would be a brick perimeter courtyard, open to the elements, allowing natural light and ventilation whilst providing privacy.

The living room areas of both of the apartments would be protected by a 1100mm high permeable brick wall behind which a private terrace is located.

The ground floor community area will be protected with a 1800mm high brick wall with tall planting behind it which will act as screening of this amenity space. It will be a combination of both green and paved areas.



Defensible space example along East Street, which is a few street up from our proposed site.

HEIGHT

"The height of the proposed building would not be considered acceptable and would need to be reduced in scale by two storeys."

"...the Old Kent road properties are three storeys in scale, similar to other buildings in the area. The exception to this is in the neighbouring building Swanley House which comprises **four** storeys with a pitched roof."

"...a three storey building with a set back fourth storey is considered to be the most appropriate form of development for this site."

Pre-application advice

On the pre-application meeting held the 4/02/16 we agreed with Mathew Harvey that losing 1 storey would be acceptable as the neighbourhood building Swanley house is, in fact, five storeys high plus a pitched roof instead of four as mentioned in the Pre-application reply.

- The amended proposal responds to the height concerns raised during the meeting by losing one storey, making it a four storey development with a recessed fifth storey, from the original 6 storey proposal.

MATERIALS

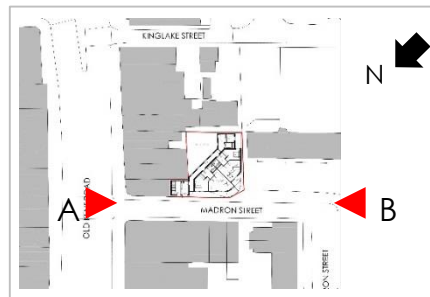
"...the use of render is not considered to be of a sufficient quality for street facing elevations."

Pre-application advice

The key materials proposed for the development are:

1. Orange brick
2. Dark grey brick
3. Dark grey powder coated aluminium window and door frames
4. 1100mm high glass balustrading

- The render shown in the previous proposal has been removed and substituted by a more resistant material which is not only of a higher quality but is also consistent in the close proximity of the site.
- The use of varying brick colours will help to create a contemporary feel to the development whilst being sympathetic to the existing streetscape.



View A – Eye level



View B

TYPICAL LAYOUT. 1 AND 2 BED FLATS

The layout of the flats have been designed in accordance with Southwark's 'Residential Design Standards'.

The main living areas are open plan combining the living area, kitchen and dining space, with access to the private amenity. **The short fall of private amenity space within the 1 bedroom flats (0.8m²) will be provided within the communal amenity area located to the rear of the development**, supplementing the private terraces to every flat.

All bedrooms have built in storage/wardrobes, as do all entrance halls to the flat, providing convenient storage centrally located.

- All two person 1 bedroom flats have a gross internal area [GIA] of 50m² minimum.

Minimum areas for a 1 bedroom as dictated by Southwark's Residential Design Standards:

Open plan, living, kitchen and dining - 24m²

Bedrooms - 12m²

Bathrooms - 3.5m²

Storage - 1.25m²

Private Amenity - 10m²

- All four person 2 bedroom flats have a GIA of 70m² minimum.

Minimum areas for a 2 bedroom flat as dictated by

Southwark's Residential Design Standards :

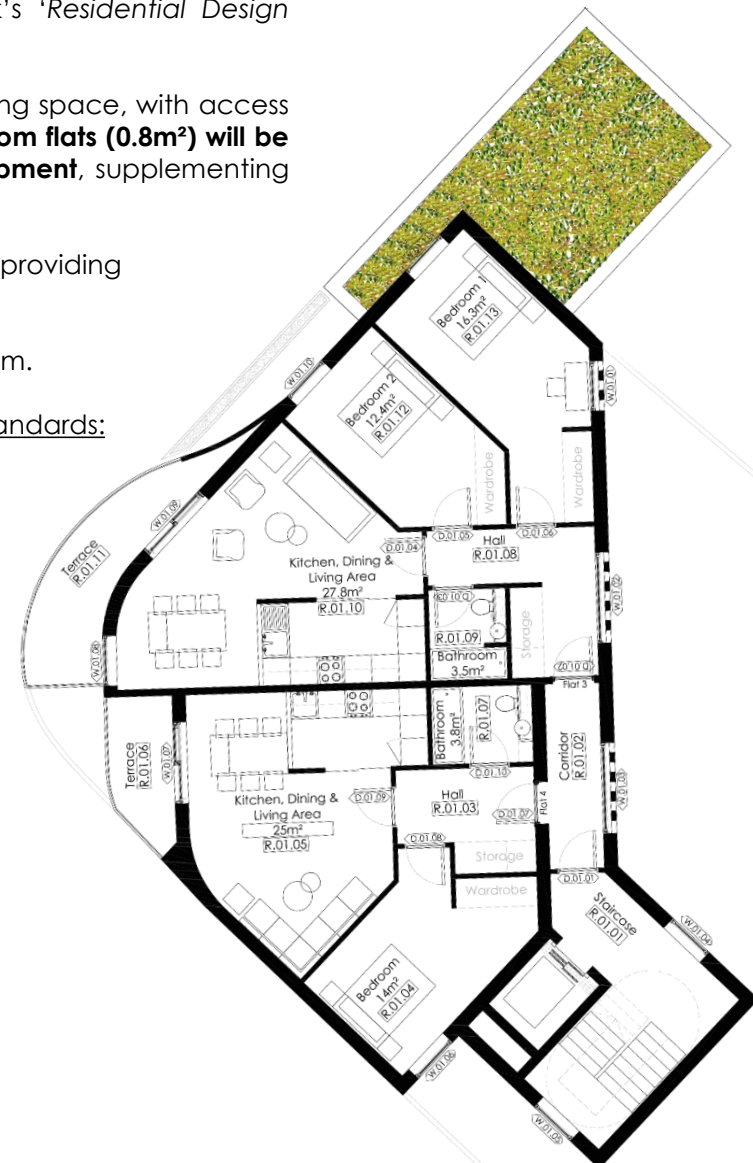
Open plan, living, kitchen and dining - 27m²

Bedrooms - 12m²

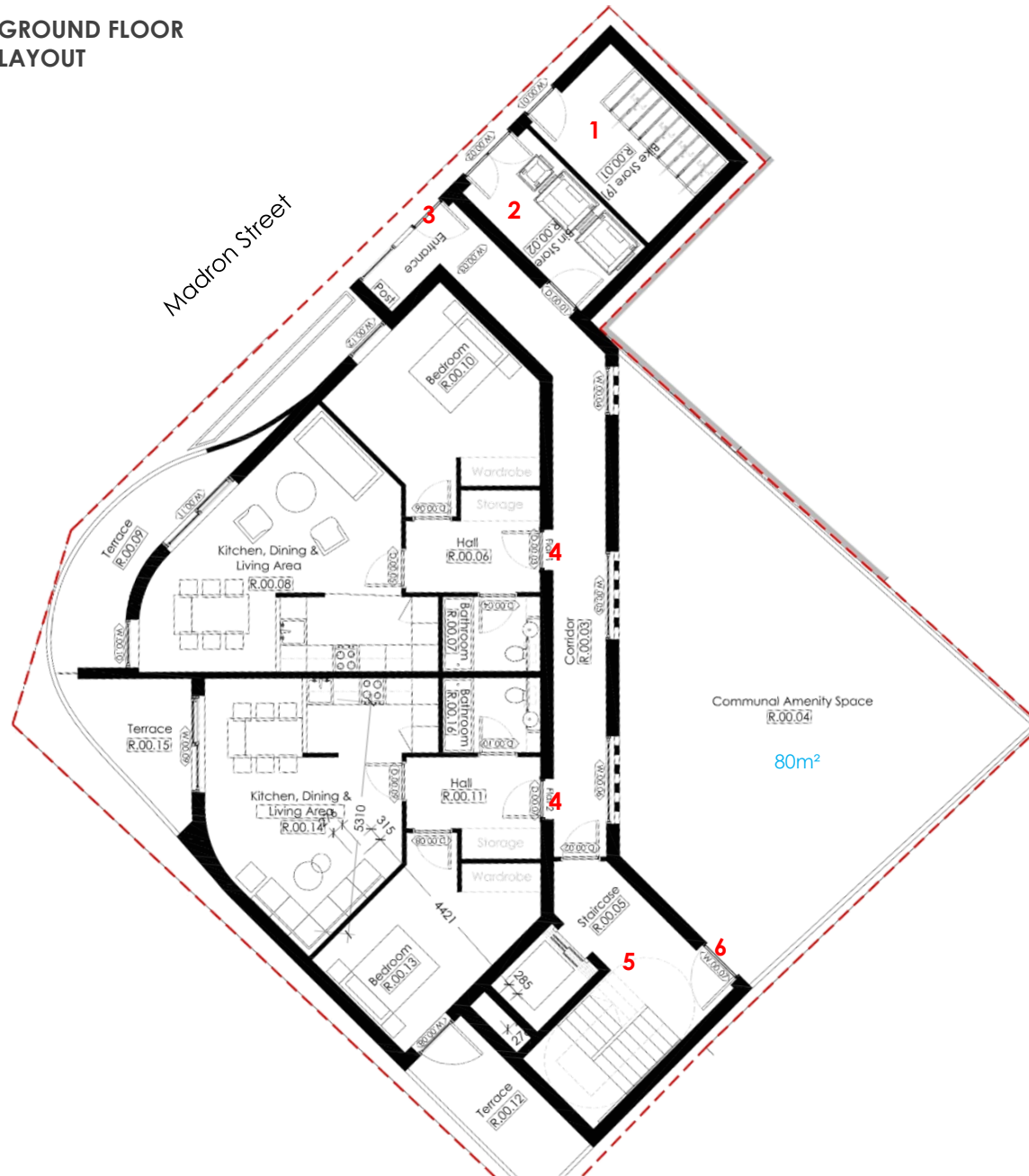
Bathrooms - 3.5m²

Storage - 1.75m²

Private Amenity - 10m²



GROUND FLOOR LAYOUT



- 1 Bike Store:** Access to the bike store is off Madron Street and suitably located near the entrance. There are provisions for 9 bikes spaces, allowing for one per flat.
- 2 Bin Store:** The proposed entrance to the communal bin store is directly off Madron Street, thus providing ease of access when it comes to the collection of refuse and recycling.
- 3 Entrance:** The proposed entrance to the building is located to the principle elevation, which is situated along Madron Street. All Thresholds will be level.
- 4 Flat Doorways:** All flats are immediately accessed from the communal corridors. All door sets have a minimum structural opening of 925mm. This will allow for sufficient clear openings to enable easy access for all potential future occupants and is in line with Part M of the current building regulations.
- 5 Communal Circulation:** The stair and lift core are situated together to the rear of the site, allowing access to all floors. The stairs are designed with a maximum rise of 170mm and 250mm going. Handrails are to extend 300mm beyond top and bottom of stairs at a height of 900mm, all in line with current building regulations.

The lift has a capacity of 6-8 persons. The doors have a clear opening width of 900mm to provide accessible usage.
- 6 Communal Amenity Access:** A Level threshold will be provided to the communal amenity space. This will be located within the stair/lift core to allow ease of access for all residents.