

BIKE & REFUSE STORAGE

The ground floor of the development accommodates an enclosed bin and cycle store.

Bike Storage:

There is an allowance of 9 bike spaces within the bike storage area. This provides each proposed 1 or 2 bedroom flat with a dedicated bike space.

A clear width of 825mm to the door allows for ease of access. 1500mm is provided from the rear of the racks to the wall and provide ample manoeuvring space.

Bin Storage:

The waste storage has been calculated in reference to Southwark's 'Waste Management Guidance Notes for Residential Developments - 2014'

Communal bins to be provided:

- 1 x 1100ltr bin - Residual waste
- 1 x 1100ltr bin - Commingled recycling
- 1 x 240ltr bin - Organic waste

9 x 7ltr food waste [organic] disposal units [underneath sinks] provided per flat.

Communal refuse facilities:

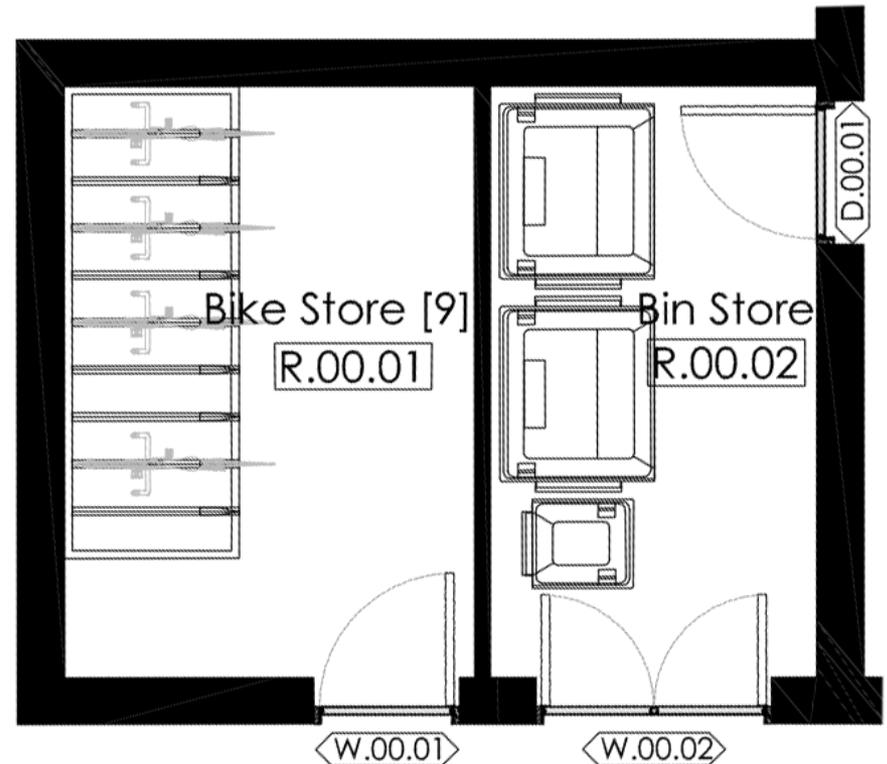
Total weekly refuse [L] = 30L per unit [9] + 70L per bedroom [13]
= **1180ltrs**

Residual Waste Provision: 1180ltrs x 0.75 = **885ltrs**

Recycling provisions: 1180ltrs x 0.5 = **590ltrs**

The 7ltr organic waste provisions provided per flat are to be disposed into the 240ltr bin provided in the communal storage.

External access is provided off Madron Street for the removal of waste and recycling as well as for the cycle store. The enclosed bin store is also accessible from the common internal corridor to facilitate waste disposal.



Madron Street

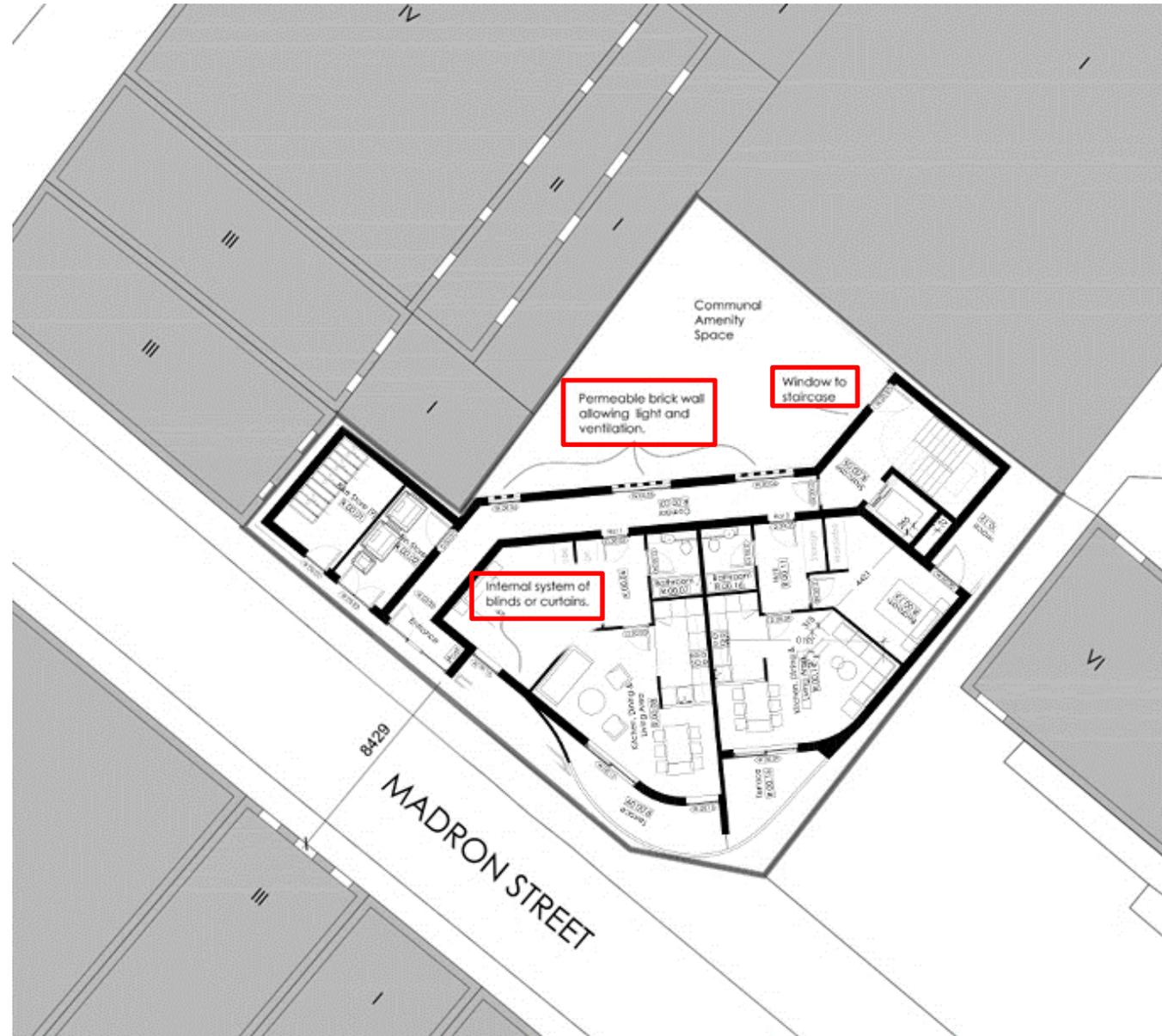
THE EXISTING AND THE PROPOSED

"Any building would need to provide (...) a site plan showing the position of neighbouring windows..."

"...a proposal would need to demonstrate that any privacy issues are capable of being designed out"

Pre-application advice

- The amended proposal responds to the privacy concerns generated by the windows facing north by using a honeycomb bond. This will allow light and air to pass through whilst **increasing privacy levels.**





LANDSCAPING | FIRST FLOOR SEDUM ROOF + GREEN WALL

Over the last few decades there has been an enormous decline in pollinating insects. With the country's population raising, the concern of pollinators disappearing is greater than ever. A third of our food depends on pollinating insects such as bees, moths, butterflies and hoverflies.

Two factors contributing to the decline of pollinating insects is the lack of suitable food plants, and long distances between colonies.

The sedum roof will bring Madron Street an additional wildlife area. A roof top that will provide an area of suitable plants, a resting point between colonies, and an opportunity for these insects to mate and reproduce.

In addition to this we have also included a living green wall. This will be a self sustaining living wall. Not only will this feature **increase the biodiversity** of the area but it will also **soften the outlook** from the rear of the Old Kent Road properties.



Living Green Wall



Blue Star Juniper



Forgesia Rufa



Play Bark

LANDSCAPING | PLANTING AND MATERIALS

Blue Star Juniper is a non flowering evergreen shrub. However, its spiky blue needle-like leaves make up for the absence of flowers in a very grand manner. Resembling a bush, Blue Star is a dwarf plant that doesn't grow more than 2 feet tall, making it an excellent choice for a ground-cover shrub adding additional protection to the ground floor flat.

Fargesia Rufa is a small to medium sized bamboo which develops into a compact arching specimen usually between 1.5 – 2m tall. It has masses of small leaves on top of orange/green stems. The bamboo is hardy, low maintenance, suitable for containers, tolerant of shade and looks at its best when planted away from exposed windy sites.

The sedum planting will provide a wildlife zone as already noted.



Asphalt



Timber Decking



Sandstone Paving



Sedum

LANDSCAPING | PLANTING AND MATERIALS

Play safe graded bark is tested to BSEN1177:2008 regarding impact absorption and is an ideal floor covering for the corner of the ground floor flat. It can also be used in the raised planting beds as mulch to inhibit weeds, improve moisture retention and act as insulations for plant roots whilst reducing plant loss in cold weather. It is also known to attract insects such as ladybirds and arachnids.

Asphalt, sandstone paving and timber decking have a complimentary palette amongst one another and also with the planting. They are low maintenance materials and will be used to differentiate areas within the amenity spaces.

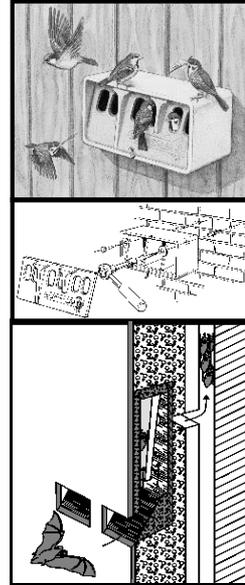
SPARROW TERRACE | SP1

Supplier - www.livingwithbirds.com



BAT BOXES | BAT TUBE 2FR

Supplier - www.livingwithbirds.com



ENVIRONMENT | SPARROW BOXES X 4

Studies across Europe confirm that both species of sparrow have substantially declined. The clearance and monotonous nature of rural areas, the infertility of many landscaped gardens and building renovation and clearance, has denied the sparrow of many nesting possibilities.

These easy to install sparrow terraces have been immensely refined to create the optimum breeding conditions. In each nest box the size of the brood chamber, diameter of the entrance hole and many other features have been adapted to the needs and behaviour of the animals themselves. Experiments by bird protection organisations worldwide have demonstrated that the highest density of bird populations is achieved with these nest boxes.

The nest box durability is at least 20–25 years and is readily adopted by birds. This means several decades of breeding success in real life conditions. They are made of a unique wood-concrete material, an entirely natural product consisting of 75% wood and various additives to compensate for climatic changes. This provides insulation against temperature fluctuations, allows air to pass through the walls, and prevents the formation of condensation which often occurs in nest boxes made of plastic, stone or entirely of concrete.

ENVIRONMENT | BAT BOXES X 10

This maintenance-free concept enables these units to be built into the masonry of a wall. A number can be placed next to one another in modular form to create much larger spaces incorporating transverse connecting pieces. Each tube includes 3 different types of internal partition.



SUSTAINABILITY

Our approach is to always incorporate a sustainable philosophy in our designs, and this scheme has been no exception to the rule.

Through appropriate and imaginative use of daylight we wish to reduce the need for overdependence on artificial lighting. Full height windows will maximise the daylight/sunlight gain and it's double glazing will guarantee a reduced heat loss in cold temperatures. Ceiling heights of 2.5m, the minimum required, will reduce energy consumption when heating up apartments in winter.

Reduced energy consumption reduces CO2 emissions, giving us cleaner air. Good internal air quality will be gleaned from use of natural ventilation systems, and the building fabric is designed to provide optimal temperatures for each season.

The new development will incorporate features that will have both ecological and amenity value. Allocated green amenity spaces, including a series of planting systems, will also accommodate nesting boxes and native planting programmes.

The proposed building is energy efficient in terms of design, density, location and orientation; that includes passive solar design in which it takes maximum advantage of sunlight and minimises unwanted solar heat gain. Natural ventilation will reduce the need for cooling.

Low flush fittings and time controlled taps are proposed. Consultation will be carried out with London Borough of Southwark Waste Services to agree bin allowances; storage space and proposals have been designed with reference to the London Borough of Southwark's Waste and Recycling Storage Planning Guidance document.

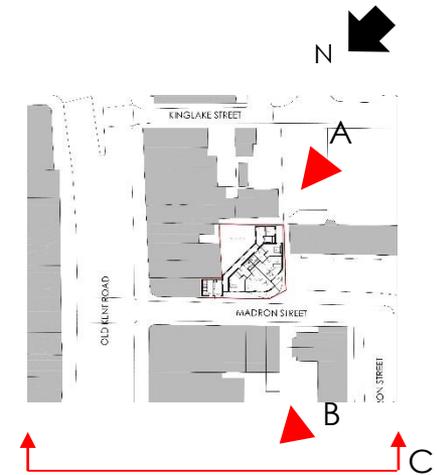
Waste and recycling facilities are located in a dedicated bin store on the ground floor with direct access from Madron Street.

SCALE/HEIGHT OF DEVELOPMENT

The height of the proposed development will not affect the neighbouring buildings surrounding the immediate site. There will be a natural continuance when it comes to the building heights coming away from Old Kent Road and the much taller developments of Swanley House and Kingslake Estate, accessible from Old Kent Road.

The proposal is a new development that has been conceived to respond to the building lines, heights and proportions of nearby properties. From a visual standpoint the building has been designed to sit on the site as harmoniously as possible, and to work on an urban design level in terms of the street scene.

The front, sides and rear of the proposed building are to be in keeping with the building line of 258 Old Kent Road and curved towards Swanley House. The proposal suitably considers the building heights on Old Kent Road. This will allow our proposal to make efficient use of the site without compromising the quality of the surroundings.



OUTLOOK FROM OLD KENT ROAD PROPERTIES



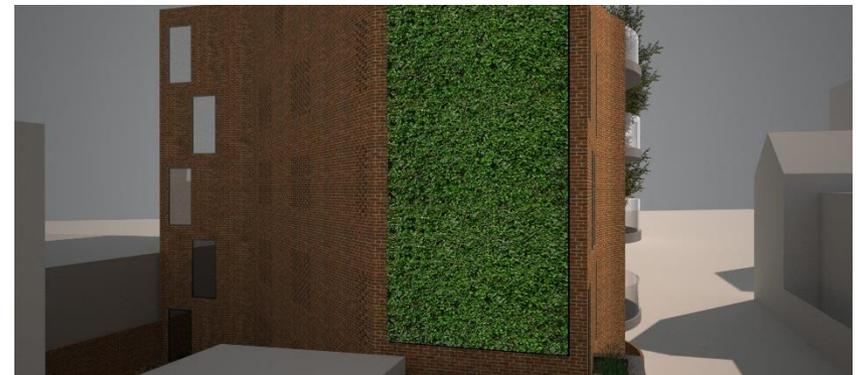
First floor reference plan for outlook distances

Wing Lau from the Southwark Planning Department expressed concern about the outlook from the neighbouring properties along the Old Kent Road. Wing Lau's concern was that the outlook from these properties (258,260,262,264 and 266) would be impaired and reduce the quality of these habitable rooms.

OUTLOOK FROM 258 OLD KENT ROAD

The **minimum distance** from 258 Old Kent Road is **5400mm**, but please note that the windows in both this property and 260 Old Kent Road serve only stair cores and bathrooms and are therefore **not habitable rooms**. In response to Wing Lau's comments we have added a living green wall to the closest wall to the neighbouring Old Kent Road properties. We believe this will significantly **improve the outlook** by creating a softer appearance. When initially designing the building we deliberately sloped the external wall away from the rear of the Old Kent Road properties to improve the outlook.

Below is a render showing the outlook from the rear of 258 Old Kent Road. Overleaf more details can be found about the outlook of the Old Kent Road properties.



OUTLOOK FROM OLD KENT ROAD PROPERTIES

OUTLOOK FROM 258 OLD KENT ROAD

Below are images taken from inside of 258 Old Kent Road showing the usage of the windows to the rear of the property. These windows are highlighted on the right.



1. View out window from stairs



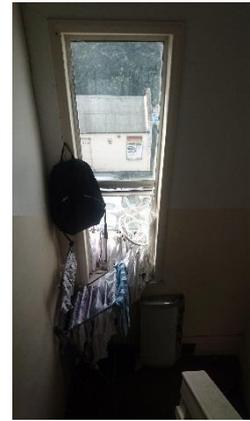
2. Inside toilet/view out of frosted glass



3. Inside toilet/view out of frosted glass



4. View out window from stairs



Windows 1 & 4 within the stair core

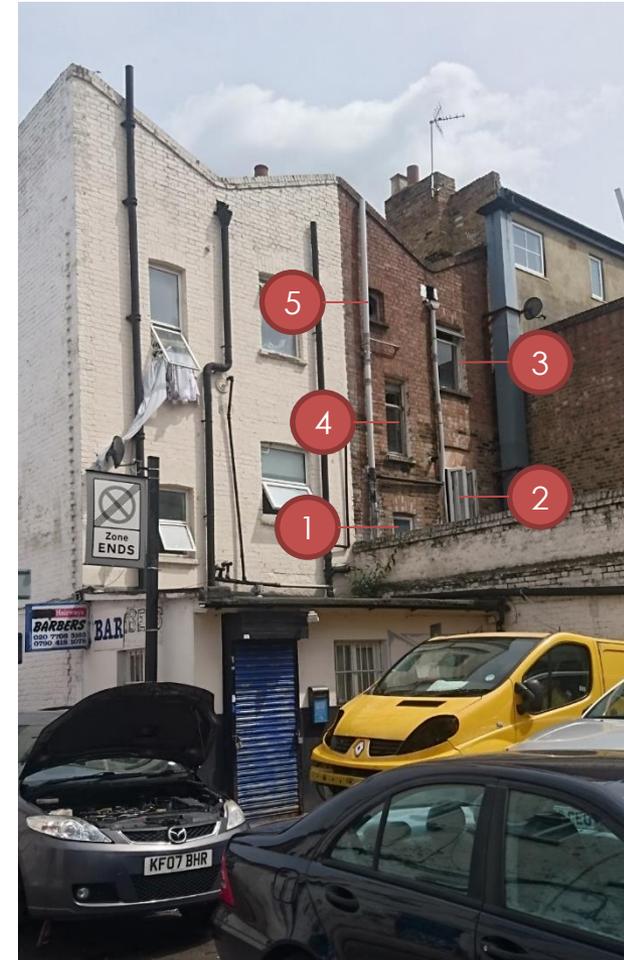


OUTLOOK FROM OLD KENT ROAD PROPERTIES

OUTLOOK FROM 260 OLD KENT ROAD

On the right is a photo of the rear of 260 Old Kent Road. Windows 1 to 5 seem to replicate what we saw in 258. Windows 1,4 and 5 appear to be bathrooms. The location of the soil stack for this property also suggest that these windows are for bathrooms. Windows 2 and 3 therefore must look out from the stair core due to their staggered nature. From that we can deduce that these rooms are **non-habitable**.

The minimum distance between the windows in the existing 260 Old Kent Road and new development is **5855mm**. That distance is from windows 1,4 and 5. From windows 2 and 3 the distance is **8515mm**. This is because the proposed development **external wall slopes away**.



OUTLOOK FROM OLD KENT ROAD PROPERTIES

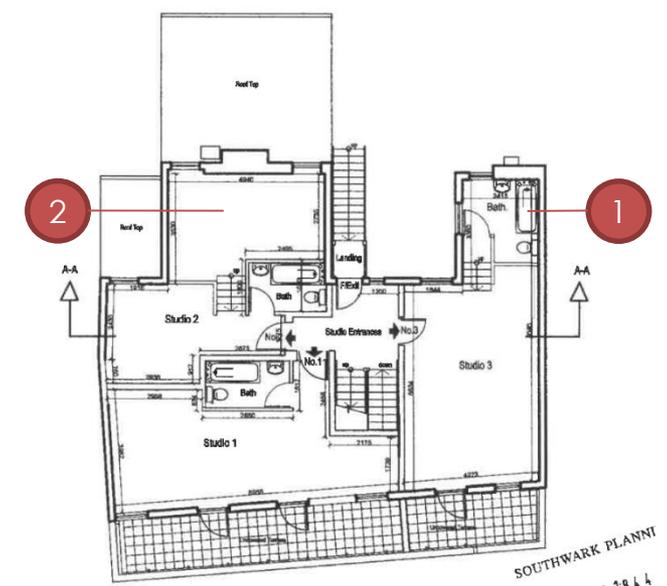
OUTLOOK FROM 262-266 OLD KENT ROAD

In 2009, planning permission was granted for an extension and the conversion of the existing 262-266 Old Kent Road property into 8 studio flats. From the plans shown on the Southwark Planning Portal you can see that these rooms are either bathrooms or the main studio space. The **minimum distance** between the existing 262 property window to the new development is **7670mm**. This window is a bathroom and therefore a **non-habitable** room.

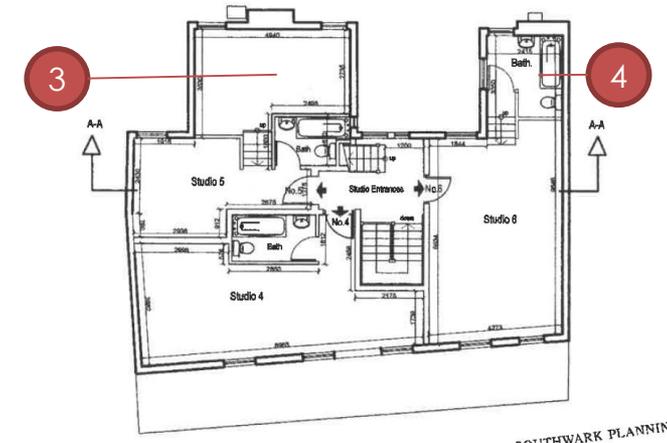
The other 2no. Windows are located in the main studio space. The distance to these windows are **11270mm** and **10100mm**. This space also has another window which is facing away from the proposed new development. Due to the distance between this Old Kent Road property and the new development **we do not feel that the outlook would be negatively impacted**.

Please note that the new development greatly improves the aesthetic outlook. Occupants in this building will now look out in to the ground floor amenity space provided within the new development. This will be a great improvement compared to the existing garage roof.

1. Bathroom. Minimum distance from this window to the new development is 7670mm. This is a non-habitable room.
2. Main studio space. The minimum distance from the windows to the new development is 10100mm. This studio has 3 windows and our development does not negatively impact on any of them.
3. Main studio space. The minimum distance from the windows to the new development is 10100mm. This studio has 3 windows and our development does not negatively impact on any of them.
4. Bathroom. Minimum distance from this window to the new development is 7670mm. This is a non-habitable room.



Proposed First Floor Plan
FLAT No. 1 = 33.10 sq.m
FLAT No. 2 = 34.00 sq.m
FLAT No. 3 = 35.40 sq.m
SOUTHWARK PLANNING
09 AP 18 4 4
21 AUG 2009



Proposed Second Floor Plan
FLAT No. 4 = 33.10 sq.m
FLAT No. 5 = 34.00 sq.m
FLAT No. 6 = 35.40 sq.m
SOUTHWARK PLANNING
09 AP 18 4 4
21 AUG 2009



09:00 Existing Site



09:00 Proposed Site



12:00 Existing Site



12:00 Proposed Site



15:00 Existing Site



15:00 Proposed Site

DAYLIGHT/SUNLIGHT STUDIES

"...the proposed building would have a harmful impact on light and outlook to neighbouring properties and the scale and form of the building would need to be reconsidered appropriately."

Pre-application advice

The daylight/sunlight studies shown are taken on June 21st 2016, at 9am, noon and 3pm.

This is the date of the Summer solstice, which is the longest day of the year.

These studies should be read in conjunction with the independent Daylight Sunlight study carried out by T16 Design.



09:00 Existing Site



09:00 Proposed Site



12:00 Existing Site



12:00 Proposed Site



15:00 Existing Site



15:00 Proposed Site

DAYLIGHT/SUNLIGHT STUDIES

The daylight/sunlight studies shown are taken on December 22nd 2016, at 9am, noon and 3pm.

This is the date of the Winter solstice, which is the shortest day of the year.

These studies should be read in conjunction with the independent Daylight Sunlight study carried out by T16 Design.

DAYLIGHT & SUNLIGHT ASSESMENT CONCLUSIONS

10.0 Conclusions

-
- 10.1 Using industry standard methodology, we have made numerical analyses to ensure compliance with the recommended levels of change in daylight and sunlight for the windows of the neighbouring properties.
 - 10.2 The main criteria used in this analysis to show compliance are the Annual Probable Sunlight Hours and Vertical Sky Component tests.
 - 10.3 The BRE guide is clear in that it is to be used flexibly and not as an instrument of planning policy.
 - 10.4 As has been shown, the effects on daylight and sunlight are broadly compatible with BRE recommendations and in the context of the urban location, it is our considered opinion that this can be considered acceptable and in line with the BRE recommendations.

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"...the proposed building would have a harmful impact on light and outlook to neighbouring properties and the scale and form of the building would need to be reconsidered appropriately."

The proposal has now lost a floor to reduce the impact on the surrounding buildings. The top floor is also set back, reducing the shadow cast and the rear elevation redesigned to ensure good daylight and sunlight is maintained to the rear elevations and windows on the affected Old Kent Road buildings.