

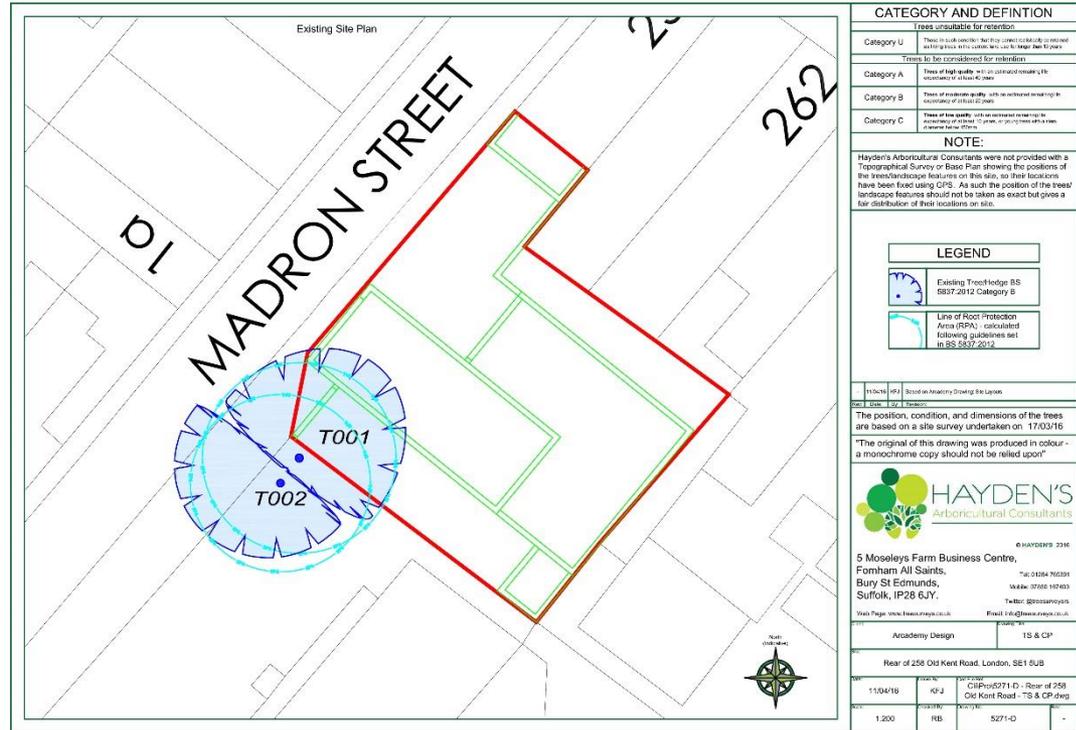
TREE SURVEY

5.0 Conclusions

- 5.1 The site is land at Madron Street and rear of 258 Old Kent Road, London, SE1 5UB. This location has been subjected to a total health and safety inspection, together with a consideration of the tree related constraints on development.
- 5.2 Within the area specified for inspection, a total of two individual trees have been surveyed. These were found to be of similar condition and age providing a variety of amenity benefits.
- 5.3 Consideration is being given to undertaking development within the site, but no definite layout has as yet been determined.
- 5.4 Ideally, all development should take place outside the RPA of the trees considered most worthy or appropriate for retention thus allowing a traditional construction process. It is usually technically possible (though not necessarily desirable) to build within a very limited portion of the RPA of one or more trees using specialist engineering techniques, but inevitably this is more difficult and expensive than traditional construction methods and may not be acceptable to the local planning authority.

6.0 Recommendations

- 6.1 It is recommended that the siting and design of the layout considers the presence of trees, particularly the highest quality, and where feasible seeks to incorporate them within any proposed development.

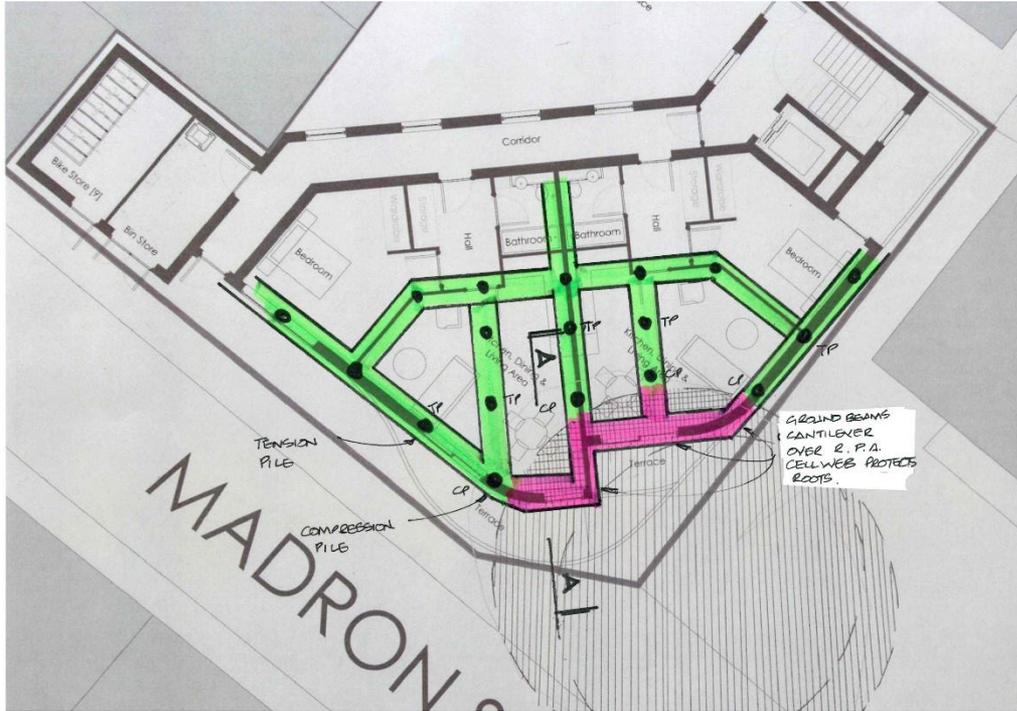


Our approach is to integrate the existing trees into our design. Structural Engineer advice was required in order to design foundations that would be suitable to maintain at least 80% of the Root Protection Area.

Following is a sketch of a possible solution.



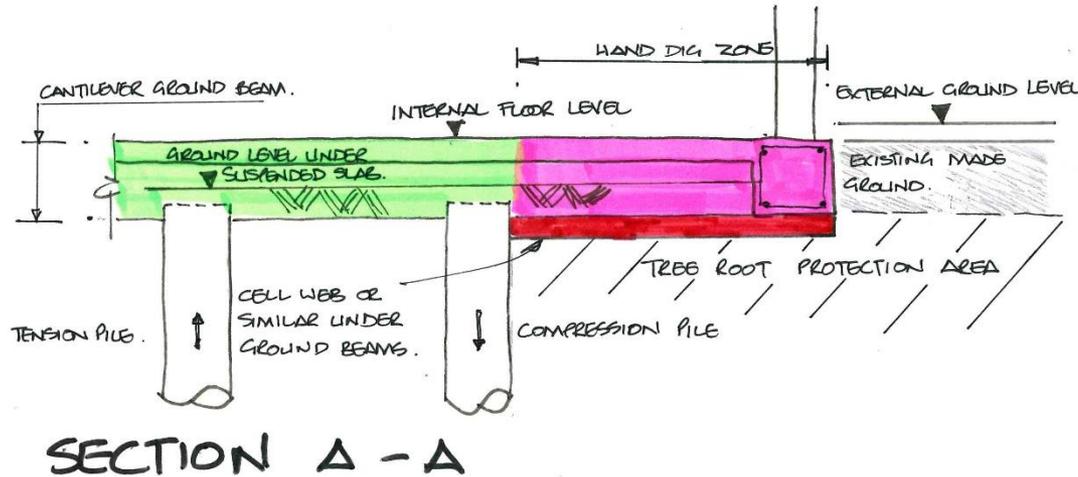
TREE SURVEY



The sketches shown were developed by the appointed structural engineer and imply that less than 10% of the Root Protection Area would be affected by the construction of the foundations of the proposal.

A series of cantilevered beams would be built over the RPA. Between these two would lie a layer of cell web, giving protection to the tree roots.

To avoid damage to the tree, a tree surgeon would be appointed to cut the excess branches that could be damaged during construction.



AIR QUALITY , NOISE & ARCHEOLOGICAL ASSESMENT

It was understood from the Pre-application meeting held the 4/02/16 that no assessments other than the following were needed for this particular application:

- Daylight and Sunlight Assessment
- Flood Risk Assessment
- Tree Survey
- Contamination Report

All of these have been included in this Design and Access Statement.

If such studies are required then we respectfully request that they are made a condition of any planning permission granted

PRE-APPLICATION MEETING RESPONSE



Chief executive's department
 Planning division
 Development management (5th floor - hub 2)
 PO Box 64529
 LONDON SE1P 5LX

Your Ref:
Our Ref: 15/EQ/0361
Contact: Matthew Harvey
Telephone: 020 7525 4424
E-Mail: planning.applications@southwark.gov.uk
Web Site: <http://www.southwark.gov.uk>

Date: 01/04/2016

Mr Peter French
 ARCADEMY DESIGN LTD
 UNIT 11
 Flamingo Court
 81 Crampton Street
 London
 SE17 3BF

Dear Mr French

TOWN & COUNTRY PLANNING ACT 1990 (as amended)
PRE-APPLICATION ENQUIRY

At: REAR OF 258 OLD KENT ROAD, LONDON, SE1 5UB
Proposal: 6 Storey new build residential development comprising of 9 flats (7 x1 bedroom flats, 1x2 bedroom flats and 1x3 bedroom flats)

Summary of key points

- The height of the proposed building would not be considered acceptable and would need to be reduced in scale by two storeys.
- The design of the building, in particular the position of the entrance should be reconsidered and the principal elevation rationalised to provide a legible and high quality development.
- 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.

Site description

This proposal relates to an existing vehicle repair place comprising single story industrial buildings and a small open yard, falling within use class B2. The site benefits from a frontage onto Madron Street (an unclassified highway) and is situated adjacent to Swanley House, a five storey block of flats. The following land use designations and would be relevant to any proposal to develop the site:

- Old Kent Road Opportunity Area
- Urban Density Zone
- Archaeological Priority Zone
- Air Quality Management Area.

Proposal

This enquiry related to the redevelopment of the site for a residential development comprising a six storey building with nine residential units. Cycle and refuse stores would be located on the ground floor as part of the proposed building.

Site history

None.

Key issues

- Principle
- Design
- Quality
- Amenity
- Transport

Principle

The proposed redevelopment of the site for residential purposes would be acceptable in principle as the

existing employment use is not protected in this location with reference to Policy 1.4 of the Southwark Plan. A high quality residential development has the potential contribute towards the objectives of the Old Kent Road Opportunity Area.

Design

The proposed building would contain a total of six storeys, with the top storey recessed behind the principle elevations. A building of this scale is likely to be overly prominent and therefore harmful to the townscape as it would contrast unfavourably with the lower rise development which characterises the area. In this respect, it is noted that the Old Kent Road properties are three storeys in scale, similar to other buildings in the area. The exception to this is the neighbouring building Swanley House which comprises four storeys with a pitched roof. However, this building is set back from the street in a landscaped setting which is typical of development from this era.

The subject site is considered to represent a 'backland' setting to the buildings on Old Kent Road given the likely original layout of the area and the proximity to of the proposed development to these buildings. Guidance within the Residential Design Standards SPD, states that where 'backland' development is proposed this should be subservient in visual terms to the frontage development. On the basis of the above, a three storey building with a set back fourth storey is considered to be the most appropriate form of development for this site.

In respect of the proposed design, the use of render is not considered to be of a sufficient quality for street facing elevations and where this is used elsewhere it should be demonstrated that this can be easily maintained. In respect of the principle elevation, it is considered that this façade would benefit from greater rationalisation and order. Similarly the proposed entrance could benefit from greater legibility and it is considered that this should be relocated to the principle elevation and be designed so as to give it greater visual prominence.

There is a nearby mature tree that could be affected by this proposal. Any planning application would need to be accompanied by an Arboricultural Impact Assessment to understand any impact this proposal would have on that tree.

Quality

Overall the proposal appears to provide a good standard of accommodation. The unit and room sizes have not been annotated on the plans, but these should comply with the Residential Design Standards SPD.

All new residential development must provide an adequate amount of useable outdoor amenity space. The Residential Design Standards SPD sets out the required amenity space standards which can take the form of private gardens and balconies, shared terraces and roof gardens. The following amount of amenity space would need to be provided:

- For units containing 3 or more bedrooms, 10sqm of private amenity space as required by the SPD;
- For units containing 2 bedrooms or less, ideally 10sqm of private amenity space, with the balance added to the communal gardens; and
- 50sqm communal amenity space per block as required by the SPD.

Amenity

The proposed development would have a materially harmful impact on the light and outlook to neighbouring properties on Old Kent Road. Any building would need to provide an appropriate outlook for the rear facing windows on Old Kent Road and a site plan showing the position of neighbouring windows and the distance between these windows the proposed building would assist in understanding this relationship. Your proposal should also be accompanied by a Daylight and Sunlight Assessment in order to assist officers in accurately assessing the impact on light to neighbouring properties.

Where habitable room windows oppose one another between the proposed and any existing development, these should provide a separation distance of 21m. Where this is not possible, a proposal would need to demonstrate that any privacy issues are capable of being designed out.

Transport

The proposed development does not provide any off-street parking and given the accessibility of the site to public transport this is welcomed. However, given the levels of parking stress in the area occupiers of any development would not be entitled to apply for parking permits.

The proposed refuse and cycle parking areas should not have doors which open onto the public highway. Cycle parking should be provided on the basis of one space per flat (2 spaces per 3 bed flat). The refuse storage should be design in accordance with the 'waste management guidance notes for residential developments' which is available to view on the council's website.

POST APPLICATION RESPONSE

Southwark Planning Department Comments	Arcademy Response
<p>1. Distance of the proposed development to the rear of properties 258-262 Old Kent Road</p>	<p>You noted the 5.5m distance [at its closest] from the proposed development, to the rear of 258-262 Old Kent Road was deemed as too close. Previous discussions with Matthew Harvey, did not have the distance as an issue, if the revised proposed development chamfered away from these adjacent properties and they received sufficient daylight/sunlight. In line with the plans 00 100 to 00 104 submitted for planning, the chamfer takes the proposed development from 5.5m increasing to 8.5m from the rear of the properties along Old Kent Road. Furthermore, the T16 Design Daylight and Sunlight Assessment also submitted with planning, concludes the properties mentioned along Old Kent Road receive sufficient daylight/sunlight in line with BRE recommendations.</p>
<p>2. Ground Floor private amenity space along Madron Street</p>	<p>You had concerns over the private amenity space for Flat 1 at Ground Floor [R.00.09], being too close to the public footpath along Madron Street. As a consequence it was suggested that the proposed development should be pushed back further from the site boundary. Post Pre-App with Matthew Harvey the proposed development was set back 1.1m from the original proposal which is now 1.5m from the site boundary line. Please note we are already inboard of the existing garage façade which means the pavement is wider. Although the private amenity space comes close to the site boundary line, it is protected by a 1.1m high brick wall and as an unclassified road we do not envisage high foot/car traffic passing by. The rear of the development on Ground Floor also provides a communal garden, giving any future occupants and alternative outdoor space on their floor level.</p>
<p>3. Size of the private amenity spaces</p>	<p>You mentioned the private amenity spaces are too small. Flats 1,3,5 and 7 have 7m² of useable private amenity space. Flats 2,4,6, and 8 have 3.5m² of useable private amenity space. Flat 9 [penthouse] has 30m² of private amenity space. The communal amenity space is 80m². In line with 'Southwark's Residential Design Standards SPD – Supplementary Planning Document', page 23, Section 3.2 New Flat Developments – Outdoor amenity Space, we deem the private and communal space as acceptable.</p> <p>'New flat developments Outdoor amenity space</p> <p>All flat developments must provide some form of outdoor amenity space. This must include communal amenity space and where possible private amenity space. All flat developments must meet the following minimum standards and seek to exceed these where possible.</p> <ul style="list-style-type: none"> • 50 sqm communal amenity space per development. • For units containing three or more bedrooms, 10 sqm of private amenity space. • For units containing two or less bedrooms, 10 sqm of private amenity space should ideally be provided. Where it is not possible to provide 10 sqm of private amenity space, as much space as possible should be provided as private amenity space, with the remaining amount added towards the communal amenity space requirement. For example, if a private balcony of 3 sqm can be provided, 7 sqm should be added onto the communal amenity space. • Balconies, terraces and roof gardens must be a minimum of 3 sqm to count towards private amenity space.'

POST APPLICATION RESPONSE

Southwark Planning Department Comments	Arcademy Response
4. Bin/Bike doors to open in	You mentioned the bike and bin store should open in. This is noted and we will amend drawings to suit and issue on a separate cover. This aspect of the design has now been redesigned. Our new drawing package includes all updated drawings.
5. Entrance to the development to be more prominent	You mentioned the entrance to the development is hidden as it is currently set back from the bike and bin store. We have noted this and will amend the design to incorporate these comments and issue on a separate cover. This aspect of the design has now been redesigned. Our new drawing package includes all updated drawings.
6. Concerns over the brick/mesh aesthetics and the structural aspects of the floating brick design	We note your concerns over the aesthetic design of the supporting mesh for the floating brick and will review the design of this and issue as a separate cover. We will ensure the curved brick aspect will also stop short of the terrace double doors so not to impede the outlook from within the flats. This aspect of the design has now been redesigned and subsequently removed. Our new drawing package includes all updated drawings.

CONCLUSIONS

The proposed development has been designed in direct response to both Southwark Council's and the client's needs. Our aim was to achieve a realistic scheme which would also result in a positive effect on the neighbourhood.

First of all, the scheme responds to a lack of a high end housing in the Old Kent Road area of development. This site will benefit from a high quality residential building, **accessible to a wide section of the community** such as families and professionals. The proposal includes carefully **considered internal distribution, terraces/balconies** to all flats, high levels of **natural ventilation and light** as well as a modern yet in keeping **facade design**. These qualities will challenge the concept of poor quality townscape within the Old Kent Road corridor. Furthermore, the proposed building will help to **ease the demand for housing** in the area.

From a **visual standpoint**, the building has been designed to sit on the site as harmoniously as possible, tying up two different morphologies by acting as a step between the 3-4 storey high buildings on the Old Kent Road to the 5 storey plus pitch roof high Swanley House. The proposal also stands away from the lower storey buildings to avoid an over prominent appearance from the Old Kent Road.

Regarding it's **materiality**, our suggestion is to use the materials that are already being used nearby, being sympathetic with the locality. **Good ceiling heights and full height windows** maximise natural sunlight and ventilation whilst **south facing elevations** enhance the natural light source, negating the heavy use of artificial lighting.

Creating a partnership between London Borough of Southwark and our client will result in a sustainable and socio-economic success for this project. The proposed development will achieve the Code for Sustainable Homes Level 3 as a minimum through Energy & CO2 Emissions, Sound Insulation, Health and Well-being, Construction Materials and Management. Our aim is to achieve Level 4 where possible.

This proposal is compliant with the London Borough of Southwark's vision for a better built environment and fully complies with all the vast majority of relevant development plan policies. It has been demonstrated that any impact of the development will be satisfactorily mitigated. We are confident that all the policy matters tabled have been addressed satisfactorily and in fact have assisted us in improving the design better; this will enhance the site and the local area in general for the foreseeable future.

NEW SOUTHWARK PLAN POLICY MATRIX

Policy	Headline	Detail	Comply	Mitigating Notes
SP1	Quality Affordable Homes	The New Southwark Plan wants "to increase the supply of all different kinds of homes in the borough" providing homes for both "households with children and without." "It is widely recognised that Southwark Council needs to build and facilitate delivery of a variety of new homes that meet the needs of households of different sizes, on different incomes and with a variety of specific needs."	Yes	Our proposal provides a mixture of 1 and 2 bedroom flats which will be able to accommodate both households with and without children.
SP2	Revitalised Neighbourhoods	Revitalising the entire neighbourhood is crucial. The majority of the redevelopment has been in the north of the borough surrounding Elephant and Castle. New Southwark Plan encourage "residential development...to enliven town centres"	Yes	
SP5	Healthy, Active lives	Providing means to encourage people to live healthy active lives	Yes	Our proposal is car free and provides a bike space for each flat
SP6	Cleaner, Greener Safer	New Southwark Plan aims to make the neighbourhood safer "with well designed buildings and spaces that discourage crime and anti-social behaviour" and "biodiverse habitats and green corridors" and to make "new buildings...as energy efficient as possible."	Yes	Our proposal is a well designed residential development. There is a high level of insulation to reduce the environmental strain of the building. It's use of a number of green sedum roofs help to encourage wildlife by creating a biodiverse environment away from the public in which they can thrive. We have bat and sparrow boxes too.
DM 6.3	Space Standards	Minimum space standards of 50sqm per 1 bed 2 person flat and 70sqm per 2 bed 4 person flat.	Yes	
DM 8.1	Optimising Development of New Homes	"Planning permission will be granted for development within the density ranges in Table 4..." For developments within the Urban Zone a habitable rooms per hectare between 200-700 would be acceptable.	Yes	Our proposed development has 692 habitable rooms per hectare which is within the suggested permitted residential density ranges for the site location (200-700).
DM 8.2	Optimising Development of New Homes	Development may exceed the density ranges where it achieves an exemplary standard of residential design.	Yes	Not required

NEW SOUTHWARK PLAN POLICY MATRIX

Policy	Headline	Detail	Comply	Mitigating Notes
DM 9.1	Design of place	Ensures the height, scale, massing and arrangement of development responds positively to the existing townscape, character and context	Yes	Our proposal sits between differing height buildings and acts as the step between them, tying the 5 storey Swanley house with the 3 and 4 storey residential buildings on Old Kent road. The penthouse on level 4 is set back from our main façade to give elevational relief.
DM 9.6	Design of place	Ensures contextual landscaping including the retention of street trees, the use of green infrastructure and the principles of water sensitive urban design	Yes	Our proposal makes use of green technologies and water sensitive urban design by utilising low energy bulbs and water conserving sanitary ware fittings.
DM 9.7	Design of place	Provides accessible and inclusive design for all ages and people with disabilities. Development should ensure compliance with the Equalities Act 2010, relevant London Plan policies and Part M of the Building Regulations	Yes	Our inclusive design allows for people of all ages and ability to use the building. A communal lift provides access to all floors. Our design satisfies Document M of the building regulations 'Access to and Use of Buildings (dwellings).'
DM10	Design Quality	Provide a high quality of design, adequate daylight and outlook, high quality materials, sustainability, active frontages, ensures accessibility and inclusive design.	Yes	
DM 11.1	Residential Design	All homes meet or exceed the minimum, national space standard, providing adequate internal space for the intended number of occupants (Table 5). A minimum ceiling height of 2.5 metres is strongly encouraged for at least 75% of the dwelling;	Yes	Complies with the national space standard and floor to ceiling heights are 2.5m.
DM 11.2	Residential Design	Dual aspect homes face at least two different aspects and allow for natural cross ventilation. Provision of a bay window does not constitute dual aspect	Yes	
DM 11.3	Residential Design	All homes provide a useable amount of private amenity space. Where private amenity space can not be provided for each home, any shortfall will add to the requirement for communal amenity space;	Yes	Usable amenity space is defined as outside space over 1.5m deep or exceed an area of 5m ² which our design does. The shortfall of private amenity space is balanced with the excess on outdoor amenity space.

NEW SOUTHWARK PLAN POLICY MATRIX

Policy	Headline	Detail	Comply	Mitigating Notes
DM 11.5	Residential Design	The external appearance of the development is tenure blind.	Yes	
DM 11.6	Residential Design	All homes meet planning practice guidance set out in BRE's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (1991)	Yes	
DM 13.1	Efficient use of land	Ensures that the underutilisation or overdevelopment of sites is avoided and does not unreasonably compromise the development potential of, or legitimate activities on, neighbouring sites	Yes	
DM 42.1	Public Transport	Demonstrates that the public transport network has sufficient capacity to support any increase in resulting trips, taking into account the cumulative impact of adjoining or nearby development.	Yes	Our site is located within PTAL 5, therefore we assume that the public transport network will be able to support the increased trips.

LONDON HOUSING DESIGN GUIDE MATRIX

Policy	Headline	Detail	Comply	Mitigating Notes
1.1.1	Shaping Good Places	Development proposals should demonstrate: <ul style="list-style-type: none"> How the design responds to its physical context, including the character and legibility of the area and the local pattern of building, public space, landscape and topography; How the scheme relates to the identified character of the place and to the local vision and strategy or how bolder change is justified in relation to a coherent set of ideas for the place expressed in the local vision and strategy or agreed locally. 	Yes	The building uses brick, a very popular material in the area.
1.1.2	Shaping Good Places	Development proposals should demonstrate: <ul style="list-style-type: none"> How public spaces and pedestrian routes are designed to be overlooked and safe, and extensive blank elevations onto the public realm at ground floor have been avoided; 	Yes	No blank elevations on ground level.
1.2.1	Outdoor Spaces	Development proposals should demonstrate that they comply with the borough's open space strategies, ensuring that a review of surrounding open space is undertaken and that opportunities to address a deficiency in provision by providing new public open spaces are taken forward in the design process.	NA	Our development will provide private amenity space for the residents, however, due to the small nature of the development it is not deemed economic to provide an open public space.
1.2.2	Outdoor Spaces	For developments with a potential occupancy of ten children or more, development proposals should make appropriate play provision in accordance with the London Plan SPG, Providing for Children and Young People's Play and Informal Recreation.	NA	Our development comprises 5no. 1 bedroom flats and 4no. 2 bedroom flats therefore it is assumed that there will be less than 10 children living within the development.
2.1.1	Housing for a Diverse City	Development proposals should demonstrate how the density of residential accommodation satisfies London Plan policy relating to public transport accessibility level (PTAL) and the accessibility of local amenities and services, and is appropriate to the location in London	Yes	Our proposed development is within the PTAL level 5 zone providing good access and transport links to the local area and central London.
2.2.1	Housing of a Diverse City	Development proposals should demonstrate how the mix of dwelling sizes and the mix of tenures meet strategic and local borough targets and are appropriate to the location in London.	Yes	Our development is made up of 5no. 1 bedroom flats and 4no. 2 bedroom flats which will help to meet the need for a variety of different sized homes within Southwark.
3.1.1	From Street to Front Door	All main entrances to houses, ground floor flats and communal entrance lobbies should be visible from the public realm and clearly identified.	Yes	
3.1.3	From Street to Front Door	The approach to all entrances should preferably be level or gently sloping [Lifetime Homes Criterion 3].	Yes	

LONDON HOUSING DESIGN GUIDE MATRIX

Policy	Headline	Detail	Comply	Mitigating Notes
3.1.4	From Street to Front Door	All entrances should be illuminated and have level access over the threshold. Entrance doors should have 300mm of clear space to the pull side, and clear minimum opening widths of 800mm or 825mm depending on the direction and width of approach. Main entrances should have weather protection and a level external landing [Lifetime Homes Criterion 4].	Yes	
3.2.1	Shared Circulation Within Buildings	The number of dwellings accessed from a single core should not exceed eight per floor	Yes	
3.2.2	Shared Circulation Within Buildings	An access core serving 4 or more dwellings should provide an access control system with entry phones in all dwellings linked to a main front door with electronic lock release.	Yes	
3.2.3	Shared Circulation Within Buildings	Where dwellings are accessed via an internal corridor, the corridor should receive natural light and adequate ventilation.	Yes	
3.2.4	Shared Circulation Within Buildings	The minimum width for all paths, corridors and decks for communal circulation is 1200mm. The preferred minimum width is 1500mm, and is considered particularly important where corridors are double loaded (they serve dwellings on each side) and where wheelchair accessible dwellings are provided.	Yes	Single loaded corridors 1200mm wide.
3.2.6	Shared Circulation Within Buildings	All dwellings entered at the fourth floor (fifth storey) and above should be served by at least one wheelchair accessible lift, and it is desirable that dwellings entered at the third floor (fourth storey) are served by at least one such lift. All dwellings entered at the seventh floor (eighth storey) and above should be served by at least two lifts	Yes	
3.2.7	Shared Circulation Within Buildings	Every designated wheelchair accessible dwelling above the ground floor should be served by at least one wheelchair accessible lift. It is desirable that every wheelchair accessible dwelling is served by at least two such lifts.	Yes	
3.2.8	Shared Circulation Within Buildings	Principal access stairs should provide easy access* regardless of whether a lift is provided	Yes	
3.3	Car Park		NA	No private car parking spaces will be provided.

LONDON HOUSING DESIGN GUIDE MATRIX

Policy	Headline	Detail	Comply	Mitigating Notes
3.4.1	Cycle Storage	All developments should provide dedicated storage space for cycles at the following levels: <ul style="list-style-type: none"> • 1 per 1 or 2 bedroom dwelling; or • 2 per 3 or more bedroom dwelling 	Yes	
3.4.2	Cycle Storage	Individual or communal cycle storage outside the home should be secure, sheltered and adequately lit, with convenient access to the street. Where cycle storage is provided within the home, it should be in addition to the minimum GIA and minimum storage and circulation space requirements. Cycle storage identified in habitable rooms or on balconies will not be considered acceptable.	Yes	Communal cycle storage will be provided in a secure internal space off Madron street, access controlled and adjacent to the main entrance.
3.5.1	Refuse, Post and Deliveries	Communal refuse and recycling containers, communal bin enclosures and refuse stores should be accessible to all residents including children and wheelchair users, and located on a hard, level surface. The location should satisfy local requirements for waste collection and should achieve full credits under the Code for Sustainable Homes Technical Guide. Refuse stores within buildings should be located to limit the nuisance caused by noise and smells and provided with means for cleaning.	Yes	
3.5.2	Refuse, Post and Deliveries	Storage facilities for waste and recycling containers should be provided in accordance with the Code for Sustainable Homes Technical Guide and local authority requirements.	Yes	
4.1.1	Dwelling Space Standards	Minimum space standards.	Yes	
4.1.2	Dwelling Space Standards	Dwelling plans should demonstrate that dwellings will accommodate the furniture, access and activity space requirements relating to the declared level of occupancy. Refer to appendix 3 for design standards for wheelchair accessible housing.	Yes	Refer to accompanying plans.
4.2.1	Dwelling Space Standards	Dwelling plans should demonstrate that dwelling types provide flexibility by allowing for alternative seating arrangements in living rooms and by accommodating double or twin beds in at least one double bedroom.	Yes	
4.3.1	Dwelling Space Standards	The minimum width of hallways and other circulation spaces inside the home should be 900mm	Yes	

LONDON HOUSING DESIGN GUIDE MATRIX

Policy	Headline	Detail	Comply	Mitigating Notes
4.4.1	Living, Dining and Kitchen Areas	Minimum combined floor areas for living / kitchen / dining spaces.	Yes	
4.4.2	Living, Dining and Kitchen Areas	The minimum width of the main sitting area should be 2.8m in 2-3 person dwellings and 3.2m in dwellings designed for four or more people.	Yes	
4.4.4	Living, Dining and Kitchen Areas	There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchairs elsewhere [Lifetime Homes Criterion 7]	Yes	
4.4.5	Living, Dining and Kitchen Areas	A living room, living space or kitchen-dining room should be at entrance level [Lifetime Homes Standard 8].	Yes	
4.4.6	Living, Dining and Kitchen Areas	Windows in the principal living space should start 800mm above finished floor level (+/- 50mm) to allow people to see out while seated. At least one opening window should be easy to approach and operate by people with restricted movement and reach. [Lifetime Homes Criterion 15].	Yes	
4.5.1	Living, Dining and Kitchen Areas	The minimum area of a single bedroom should be 8 sq m. The minimum area of a double or twin bedroom should be 12 sq m.	Yes	
4.5.2	Living, Dining and Kitchen Areas	The minimum width of double and twin bedrooms should be 2.75m in most of the length of the room.	Yes	
4.5.4	Living, Dining and Kitchen Areas	Structure above a main bedroom and an accessible bathroom should be capable of supporting a ceiling hoist and the design should allow for a reasonable route between this bedroom and bathroom [Lifetime Homes Criterion 13].	Yes	

LONDON HOUSING DESIGN GUIDE MATRIX

Policy	Headline	Detail	Comply	Mitigating Notes
4.6.3	Living, Dining and Kitchen Areas		Yes	
4.6.4	Living, Dining and Kitchen Areas	Walls in bathrooms and WCs should be capable of taking adaptations such as handrails†† [Lifetime Homes Criterion 11].	Yes	
4.7.1	Living, Dining and Kitchen Areas	Built-in general internal storage space free of hot water cylinders and other obstructions, with a minimum internal height of 2m and a minimum area of 1.5 sq m should be provided for 2 person dwellings, in addition to storage provided by furniture in habitable rooms. For each additional occupant an additional 0.5 sq m of storage space is required.	Yes	
4.8.1	Living, Dining and Kitchen Areas	Dwelling plans should demonstrate that all homes are provided with adequate space and services to be able to work from home. The Code for Sustainable Homes guidance on working from home is recommended as a reference.	Yes	
4.8.2	Living, Dining and Kitchen Areas	Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner [Lifetime Homes Criterion 16].	Yes	
4.9.1	Living, Dining and Kitchen Areas	Ten percent of new housing should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users in accordance with the GLA Best Practice Guide, Wheelchair Accessible Housing. Refer to appendix 3 for design standards for wheelchair accessible housing	Yes	The penthouse on level 4 is wheelchair accessible and easily adaptable for potential wheelchair residents. This represents 11% of the total number of apartments in the building.
4.10.1	Living, Dining and Kitchen Areas	A minimum of 5 sq m of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq m should be provided for each additional occupant.	Yes	The shortfall of private outdoor space is compensated with a private amenity space to the building at ground level accessible by all residents.
4.10.2	Living, Dining and Kitchen Areas	Private outdoor spaces should have level access from the home ‡ [Lifetime Homes Criterion 4].	Yes	
4.10.3	Living, Dining and Kitchen Areas	The minimum depth and width of all balconies and other private external spaces is 1500mm.	Yes	
5.1.1	Homes as a Place of Retreat	Design proposals should demonstrate how habitable rooms within each dwelling are provided with an adequate level of privacy in relation to neighbouring property and the street and other public spaces.	Yes	

LONDON HOUSING DESIGN GUIDE MATRIX

Policy	Headline	Detail	Comply	Mitigating Notes
5.2.1	Homes as a Place of Retreat	Developments should avoid single aspect dwellings that are north facing, exposed to noise exposure categories C or D, or contain three or more bedrooms.	Yes	
5.2.2	Homes as a Place of Retreat	Where single aspect dwellings are proposed, the designer should demonstrate how good levels of ventilation, daylight and privacy will be provided to each habitable room and the kitchen.	Yes	Our proposed development has no single aspect dwellings.
5.3.1	Homes as a Place of Retreat	The layout of adjacent dwellings and the location of lifts and circulation spaces should seek to limit the transmission of noise to sound sensitive rooms within dwellings.	Yes	Most bedrooms are located away from communal cores and lifts to reduce noise transfer into these sensitive rooms.
5.4.1	Homes as a Place of Retreat	The minimum floor to ceiling height in habitable rooms is 2.5m between finished floor level and finished ceiling level.	Yes	The floor to ceiling height is 2.5m, this will improve natural ventilation and natural light levels.
5.5.1	Homes as a Place of Retreat	Glazing to all habitable rooms should be not less than 20% of the internal floor area of the room.	Yes	
5.5.2	Homes as a Place of Retreat	All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.	Yes	The development faces predominantly west to allow for direct sunlight to enter the flats. Full height windows are located in every habitable room. Living spaces face southwest to maximise the direct sunlight received by these areas.
6.1.1	Climate Change Mitigation and Adaptation	Designers should seek to achieve a minimum of Level 4 of the Code for Sustainable Homes in all new developments.	Yes	High levels of insulation, double glazed windows and doors, superior build quality and design, rainwater harvesting and low flush sanitary fittings will all help reduce the overall environmental impact of the building thus improving its sustainability.
6.1.2	Climate Change Mitigation and Adaptation	All homes should satisfy London Plan policy on sustainable design and construction and make the fullest contribution to the mitigation of and adaptation to climate change.	Yes	The sustainable design and construction SPG 2011 has been taken in account for the design of this building.
6.2.1	Climate Change Mitigation and Adaptation	Development proposals should be designed in accordance with the London Plan energy hierarchy, and should meet the minimum targets for carbon dioxide emissions reduction.	Yes	
6.3.1	Climate Change Mitigation and Adaptation	Development proposals should demonstrate how the design of dwellings will avoid overheating during summer months without reliance on energy intensive mechanical cooling systems.	Yes	

LONDON HOUSING DESIGN GUIDE MATRIX

Policy	Headline	Detail	Comply	Mitigating Notes
6.4.1	Homes as a Place of Retreat	New dwellings should be designed to ensure that a maximum of 105 litres of water is consumed per person per day.	Yes	
6.4.3	Homes as a Place of Retreat	New development should adhere to standards for surface water run-off as set out in the Code for Sustainable Homes.	Yes	Soft landscaping and water butts
6.4.4	Homes as a Place of Retreat	New development should incorporate Sustainable Urban Drainage Systems and green roofs where appropriate.	Yes	Our development makes use of low flushing toilets. It also has a green roof to attract wildlife and increase levels of biodiversity. Soft landscaping and water butts will deal with surface water
6.5.1	Homes as a Place of Retreat	All new residential developments should meet the requirements of the Code Level 4 with regard to using materials with lower environmental impacts over their lifecycle.	Yes	
6.5.2	Homes as a Place of Retreat	All new residential developments should accord with Code for Sustainable Homes Level 4 and the London Sustainable Design and Construction SPG with regard to the sourcing of materials.	Yes	
6.6.1	Homes as a Place of Retreat	The design and layout of new residential development should avoid areas of ecological value and seek to enhance the ecological capital of the area in accordance with GLA best practice guidance on biodiversity and nature conservation	Yes	The use of a green roof helps to provide a biodiverse habitat for local wildlife together with the bat and sparrow boxes.

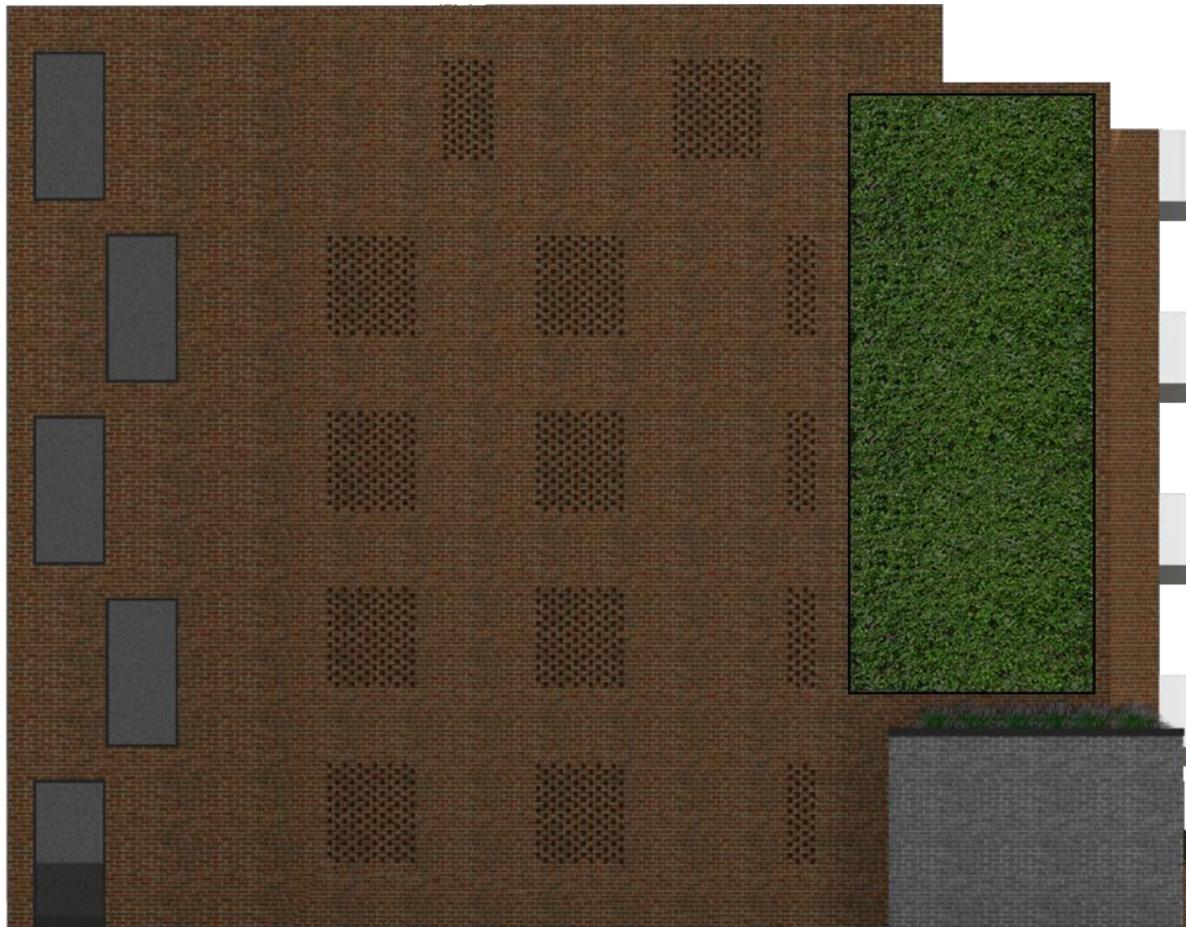
LIFE TIME HOMES MATRIX

Policy	Headline	Detail	Comply	Mitigating Notes
1a	'On plot' (non-communal) parking	Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.	NA	No 'on plot' parking so this is not applicable
1b	'On plot' (non-communal) parking	Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the specification below, should be provided.	NA	No 'on plot' parking so this is not applicable
2	Approach to dwelling from parking	The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.	NA	No 'on plot' parking so this is not applicable
3	Approach to all entrances	The approach to all entrances should preferably be level or gently sloping, and in accordance with the specification below.	Yes	All approaches to entrances will adhere to requirements outlined by building control and life time homes criterion.
4	Entrances	All entrances should: a) Be illuminated b) Have level access over the threshold; and c) Have effective clear opening widths and nibs as specified below. In addition, main entrances should also: d) Have adequate weather protection e) Have a level external landing.	Yes	All entrances will adhere to requirements outlined by building control and life time homes criterion.
5a	Communal Stairs	Principal access stairs should provide easy access, regardless of whether or not a lift is provided.	Yes	All stairs within our development will have a maximum rise of 169 mm with a minimum going of 250mm.
5b	Communal Lifts	Where a dwelling is reached by a lift, it should be fully accessible.	Yes	The communal lift will adhere to requirements outlined by building control and life time homes criterion.
6	Internal doors and hallways	Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects.	Yes	All doors and hallways widths will adhere to the minimum requirements set out by building regulations and life time homes.
7	Circulation Space	There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.	Yes	
8	Entrance level living space	A living room / living space should be provided on the entrance level of every dwelling	Yes	

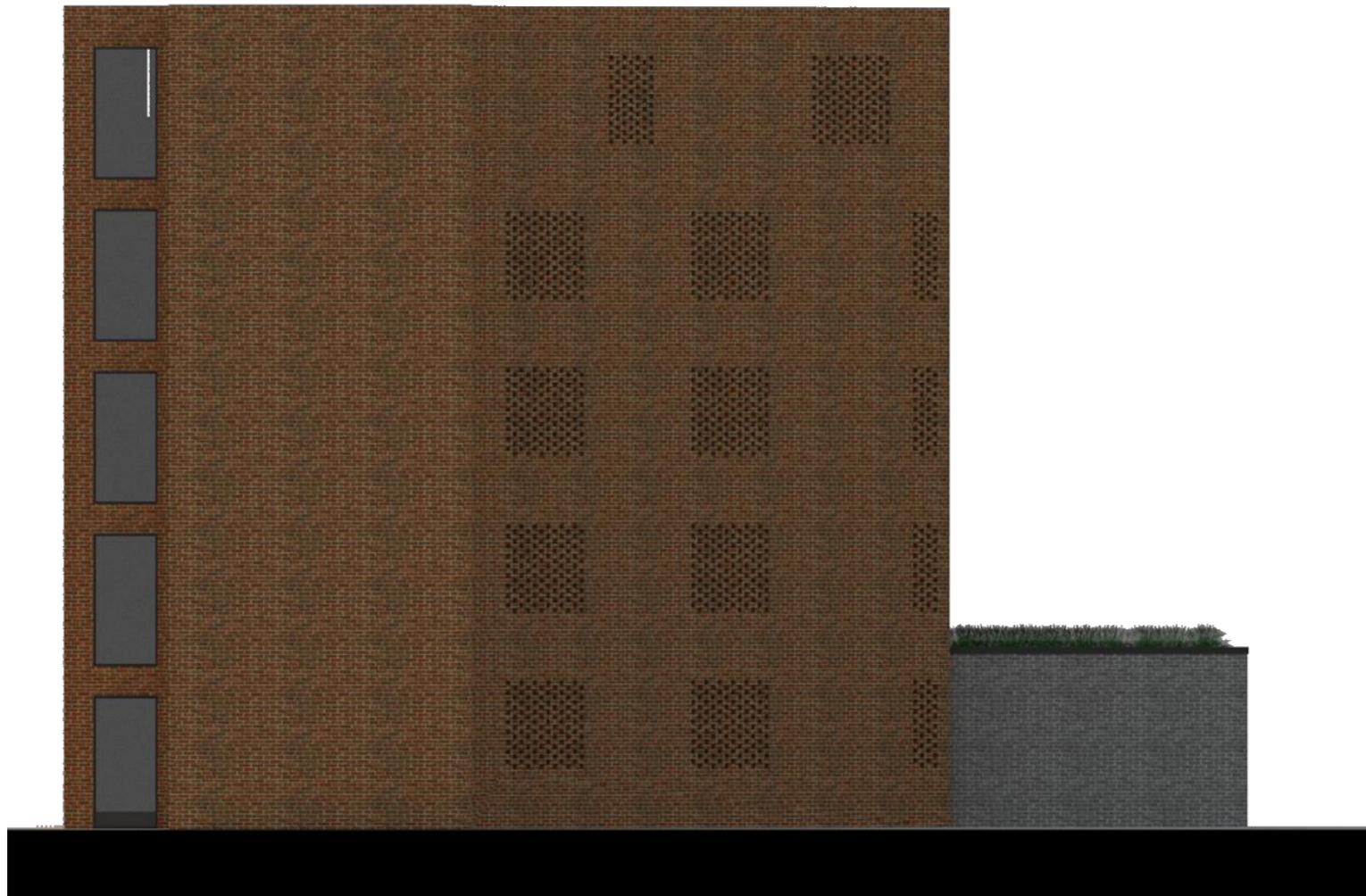
LIFE TIME HOMES MATRIX

Policy	Headline	Detail	Comply	Mitigating Notes
10	Entrance level WC and shower drainage		Yes	
11	WC and bathroom walls	Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.	Yes	
13	Potential for future fitting of hoists and bedroom / bathroom relationship	Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.	Yes	The structure will be compiled of reinforced concrete decks with steel columns which will enable hoists to be fixed to the ceiling soffit.
14	Bathrooms	An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.	Yes	
15	Glazing and window handle heights	Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach	Yes	
16	Location of service controls	Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner	Yes	

NORTHEAST
ELEVATION



SOUTHEAST
ELEVATION



NORTHWEST
ELEVATION



SOUTHWEST
ELEVATION

