Aylesbury Estate Regeneration
Phase 2B
Planning Application

Design and Access Statement

May 2022

Notting Hill Genesis

Southwark Council
southwark.gov.uk

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GLOSSARY

AAAP	Aylesbury Area Action Plan 2010
AAV	Aylesbury Area Vision AV.01 incorporated into the New Southwark Plan 2022
AAAC	Aylesbury Action Area Core, now incorporated into the New Southwark Plan 2022.
AER	Aylesbury Estate Regeneration
Ancillary space	Residential ancillary space encompasses uses such as bin storage, cycle storage or plant space.
DGIA	Dwelling GIA, which is an area that unit space standards typically target. In this report NSA (New Saleable Area) is also used as a comparable measure.
GEA	Gross External Area is the Whole area of a building taking each floor into account. ML excludes inset balconies and other covered outdoor areas from GEA calculations.
GIA	Gross Internal Area is the enclosed area of a building within the external walls taking each floor into account and excluding the thickness of the external walls.

Habitable room	A habitable room is defined here as a room intended to be used for sleeping, living, cooking or dining, regardless of what it is actually used for. The NSP has a detailed definition of habitable rooms and requires that rooms larger than 28m2 are counted as more than one habitable room. This report makes assumptions on a number of habitable rooms that each unit type may accommodate, based on unit area.
Family unit	A unit with three or more bedrooms
FDS	First Development Site. In this report is may also be referred to as Phase 1BC.
NDSS	Nationally Described Space Standards
OPP	Outline Planning Permission 2014
Southwark Spine	A north-south walking and cycling route between East Dulwich and Borough, which is proposed to cross Burgess Park and run along Thurlow St. It has not yet been designed in the project area.

1 INTRODUCTION

1.1. EXECUTIVE SUMMARY
Project summary

PROJECT CONTEXT
Reprovision

Maccreanor Lavington has been involved on the Aylesbury Estate Regeneration (AER) since 2015: first through developing detailed designs for Phase 2B, and later through working with the client to review the regeneration area as a whole.

Phase 2B brief

This proposal is a new planning application which builds on the now extant outline planning permission for the Aylesbury Estate masterplan. Many principles of the outline permission are carried forward into this scheme. For example: the location of tall buildings; the location of public spaces and the principles of building heights which step down from Thurlow Street towards Bagshot Street, amongst other things. Some features are different, for example: there are no houses proposed; there is a higher percentage of maisonettes; non-residential uses are located in 5A, not 4A and more public open space is provided.

Proposed quantum

- 614 units;
- 1,927 habitable rooms;
- 50% private sale (NDSS standards);
- 38% social rent (AAAC standards);
- 12% shared ownership (NDSS standards)
- 20% maisonettes
- All 2-Bed+ units as dual aspect;
- 10% wheelchair units

Proposed layout

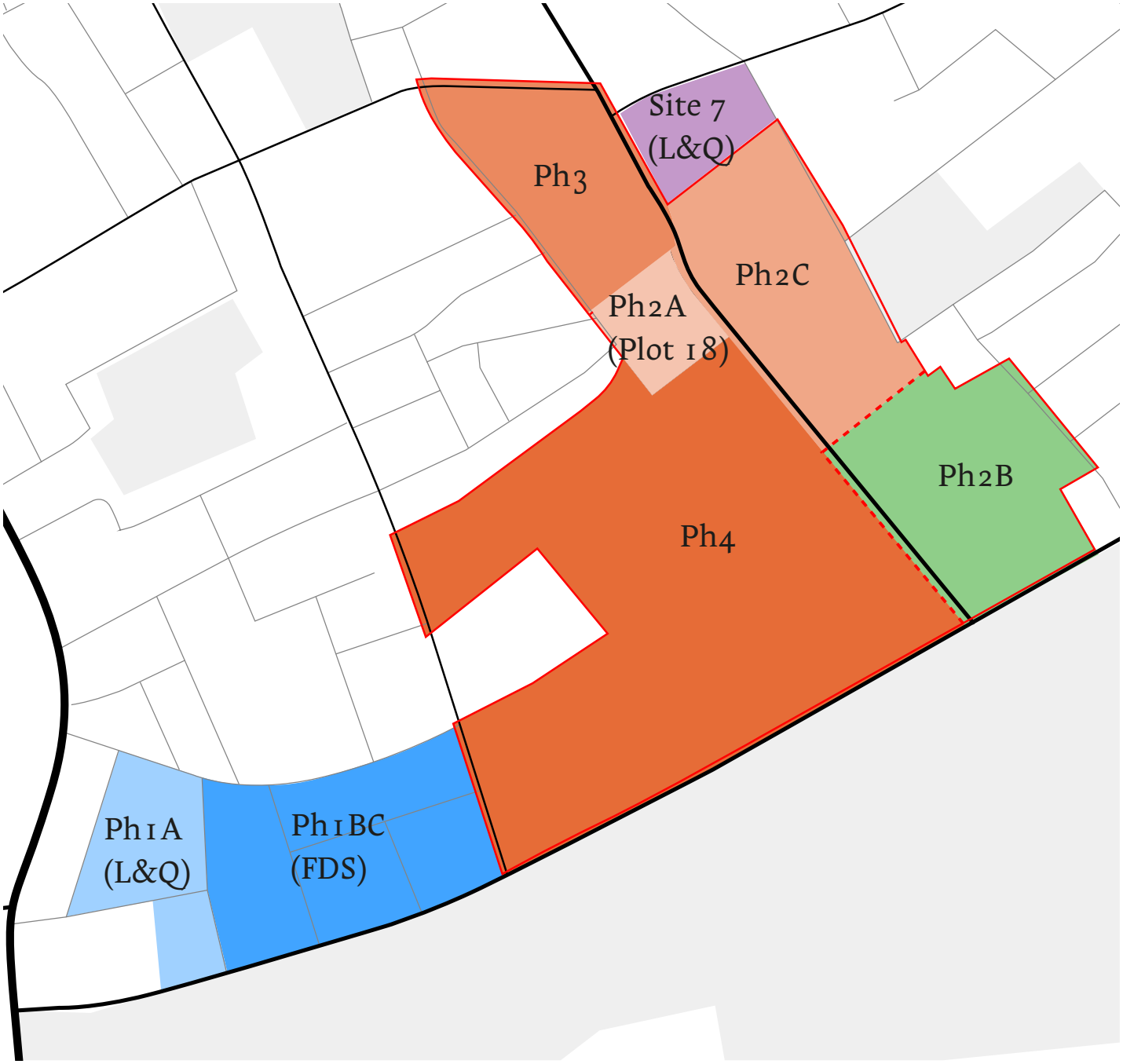
The following objectives drove the design of the masterplan framework across the site:

- Providing a generous and varied public open space and play space offer;
- Improving connectivity across the site to help knit together surrounding streets with the wider context;
- Accommodate the required capacity in a predominantly mid-rise layout which reduces heights as far as possible through efficient building layouts;
- Optimise servicing arrangements to minimise reliance on managed waste solutions across the site;

Phasing

PHASE 2B

Phase 2B is the next phase of development on the Aylesbury Estate, following on from the First Development Site (Ph1BC) and Plot 18 (Ph2A).



Phasing diagram

Project team

Notting Hill Genesis
Applicant

Maccreanor Lavington Architects
Lead Architect, Urban Design

Architecture Doing Place
Architect

East
Architect, Landscape Architect

Haworth Tompkins Architects
Architect

Sergison Bates architects
Architect

Arcadis
Project manager
Cost consultant

hgh Consulting
Planning consultant
EIA Co-ordinator

Max Fordham
M&E engineer
Sustainability consultant

Price and Myers
Structural Engineer
Civil Engineers

RPS
Transport Consultant

Waterslade
Daylight Sunlight Consultant
Right of Light

Tamla Trees
Arboriculturalist

RWDI
Wind Consultant

Kiwa
Fire Consultant

WSP
Air Quality Assessment

Soundings
Community Consultation

LCA
Communication

AECOM
Principal Designer

Montagu Evans
Townscape and Visual Impact Assessment

Knight Frank
Property Consultant

Thompson Ecology
Ecology Consultants

ARCHITECTURE TEAM

Five architects are designing five buildings on Phase 2B. Maccreanor Lavington is lead consultant and urban designer. They are joined by Architecture Doing Place led by David Ogunmuyiwa an old resident of the Aylesbury Estate; East who are designing one building and the landscape design; Sergison Bates architects and Haworth Tompkins Architects.

Maccreanor Lavington Architects

East

Architecture Doing Place

Sergison Bates architects

Haworth Tompkins Architects

NOTTING HILL GENESIS

Notting Hill Genesis was selected to redevelop the estate leading to the production of an outline masterplan and detail design for the first development phase in 2015.

Created in 2018 from two well-established housing associations, Notting Hill Genesis is now one of the largest housing associations in London and the south east. We own and manage more than 66,000 homes and employ around 2,000 staff. We provide homes across a range of tenures and are committed to continuing to deliver housing that is affordable to all.

Our roots reach back to the 1960s when our legacy organisations were established by local people who shared a similar vision – to house west London's working poor, providing them a home from which to build themselves and their families a secure future.

NHG team photo

Planning context

The Aylesbury Estate has been earmarked for regeneration since 2005 when the Council decided to reprovide new homes for the area on a phased basis, and worked with the community to develop a planning framework called the Aylesbury Area Action Plan (AAAP) (now replaced by the Southwark Plan (2022)) to guide the regeneration. The Council began rebuilding the Estate in 2010 and expect to redevelop the entire estate in a number of phases.

The Site is located in the southeast part of the Aylesbury Estate within an area designated as the Aylesbury Area Action Core - Phase 2. The principle of the regeneration of the wider estate was confirmed through the grant of outline planning permission (reference 14/AP/3844) for phased redevelopment to provide a mixed use development of up to 2,745 residential units, employment, retail and community floorspace.

Since permission was granted, the planning and development context has changed significantly, and now places increasing demands on the scheme to deliver over a range of planning objectives, including those within the London Plan (2021) and Southwark Plan (2022). Of note is Policy H8 in the London Plan, which requires that the demolition of affordable housing must be replaced by an equivalent amount of affordable housing floorspace.

Having undertaken a comprehensive assessment of the approved masterplan against the prevailing planning context, the Applicant has identified a number of issues which compromise their ability to successfully deliver the proposals as previously conceived. These include both the deliverability of the phases within the masterplan (in terms of the speed at which construction can commence) and the policy requirement for the reprovision of existing affordable floorspace, which cannot be accommodated within the approved masterplan parameters.

The assessment identified the Site as being best placed to form the next part of the Aylesbury Estate regeneration. This application proposes a standalone scheme for the Site that will deliver on the principal regeneration aims for the Aylesbury Estate while also responding to the current planning policy environment. The proposed development builds upon the overarching principles of the approved masterplan and comprises a high quality mixed use scheme that will provide 614 residential units and community/commercial floorspace, contributing towards the regeneration of the wider Aylesbury Estate.

2 CONTEXT

2.1. WIDER CONTEXT
Public realm and recreation

EXISTING CONTEXT AND DEVELOPMENTS
Open Spaces

The wider context consists of a range of types and scales of open space, including the gated courtyards of Liverpool Grove Conservation Area, the gardens around St Peter's Church, allotments and Burgess Park.

There are a number of local parks which adjoin the masterplan area, including a small public space at the junction of East Street and Thurlow Street. These are generous in size but have limited amounts of sports and play amenities. East St Market is a major local destination and attracts many people to the area. Thurlow St and East St feature a number of mature London Plane trees that link Nursery Row Park and Burgess Park.

Burgess Park

Burgess Park is Southwark's largest park with 56 ha of green space, featuring multiple sports facilities including tennis courts and a BMX track, fishing on the lake and food-growing opportunities, bbq areas and cultural facilities. Play space for over 5's was significantly improved following the completion of the playground by Chumleigh Gardens in 2012 as part of the first phase of Burgess Park's redevelopment.

Elephant Park

The Elephant Park development to the north is due for completion in 2025, providing a new park in the area.

Aylesbury Square

The forthcoming Aylesbury Square is under construction on Plot 18 and will be a civic space in the centre of the masterplan.

PLANNING CONTEXT
New Southwark Plan

The Aylesbury Area Vision (AV.01) described in the New Southwark Plan set-outs a strategic vision for public realm and recreation proposals within the area. Three green fingers are proposed, running from Burgess Park into the Aylesbury Action Area Core, one these fingers runs through the site along Bagshot Street. A general aspiration is set-out for how the area should be enhanced by developing a network of tree lined streets and public open spaces.

OPP Masterplan

The OPP grouped open spaces proposed in the masterplan under three typologies. These include civic spaces, small open spaces and pocket parks.

Three civic spaces were proposed including Aylesbury Square, another two were placed by Westmoreland Road and Gayhurst Road. Gaitskell Park was to be positioned to the east of Michael Faraday School, featuring space for play and recreation. The pocket parks include small green spaces on Thurlow Street and Dawes Street. These are in addition to the space in internal courtyards, raised podiums and roof gardens.

OPEN SPACES

- Parks
- Sports facilities
- Civic Spaces
- Allotments
- Green Fingers
- Tree lined avenue on Thurlow Street
- Play spaces

Use

EXISTING CONTEXT AND DEVELOPMENTS

Walworth Road

Walworth Road is a lively high street which serves the area, a stepping stone between Elephant & Castle and Burgess Park. To the north it is occupied by large civic buildings such as the Art Academy and soon to be refurbished Town Hall. The concentration of shops remains high along its length and includes a number of beauty salons, technology shops, pharmacies, and supermarkets, many of which are independent.

Old Kent Road

The busy road serves a number of industrial and storages uses in the area, including the Tesco Superstore at the corner of Burgess Park. However, the portion of the Old Kent Road nearest the site contains the area's oldest buildings and shops. These house a significant number of the road's small family restaurants, including Algerian patisseries, Colombian bakeries and Lebanese grills.

East Street

East Street connects Walworth Road and Old Kent Road, touching the northern boundary of the site. The East Street Market is an important feature of the area's character and neighbourhood, selling a range of items including fruit, cosmetics, clothes and fabrics. East Street Library sits at the junction with Old Kent Road.

Elephant Park

The redevelopment of the Heygate Estate will see the creation of a 50 new shops and around 50,000 sqft of workspace. Phase 1, South Gardens, has recently been completed with the construction of 350 homes and retail spaces including a pub. The next phase will include a two acre park in its centre.

Education

There are a number of schools in the area between Old Kent Road and Walworth Road near the site. These include the secondary schools Walworth Academy, near the Old Kent Road Tesco and the University Academy of Engineering, on Trafalgar Street, which also fronts onto the Phase 3 site. The site surrounds the recently completed Michael Faraday Primary School on Portland Street. Nearby to the north lies English Martyrs' RC Primary School and to the east is Surrey Square Primary.

Other Employment and Industry

As manufacturing and other traditional industrial jobs account for a small percentage of the job share in the area, Southwark has identified areas to the west of Old Kent Road and under the railway arches west of Walworth Road as Protected Industrial Land in their Employment Land Study.

Plot 18

The buildings enclosing the new square in Plot 18 will feature a health centre, a library, a nursery and likely other non-residential uses.

PLANNING CONTEXT

New Southwark Plan

The New Southwark Plan includes an Aylesbury Area Vision (AV.01), that proposes a number of aspirations for the Aylesbury area; including a new 'local hub'. Part of this is being created north of the Phase 2B site on Plot 18. The local hub will create a range of community facilities including a new Health Centre, Library, pharmacy, cafe, employment opportunities and a public square.

The Area Vision proposes that the action area has the potential to provide a minimum of 600sqm of employment space, up to 6,500 m² of retail, community and leisure facilities and a minimum of 600 m² of flexible retail or workspace.

OPP Masterplan

Specific uses outlined in the parameter plans include:

- Employment space along East Street
- Early years facilities to the south of Michael Faraday School and by Sedan Way
- Retail space concentrated around Aylesbury Square, eastern edge of Phase 3, and around the new Gaitskell Park to the east of Faraday School
- The pressure reduction station to be located to the east of Phase 2b
- Energy centre to be located to the south of Phase 2b

USES

- Retail
- Supermarkets
- Industrial
- Nurseries
- Primary Schools
- Secondary Schools
- GPs and Pharmacies

Public transport

EXISTING CONTEXT AND DEVELOPMENTS
Bus Network

The site is bisected by Thurlow Street which serves 4 bus routes. To the north east, the Old Kent Road Tesco has stops serving 12 routes, less than a 10 minute walk away from Thurlow Street. To the south west, Walworth Road serves 10 routes around a 10 minute walk from Thurlow Street. Seven night bus routes are within 400m of the site boundary. TfL have no current proposals for further bus route improvements in the area.

Underground and Rail

Elephant and Castle, under a 15 minute walk away to the north west, hosts an interchange serving over 20 bus routes. In addition, it also rail and underground stations. These serve the Northern and Bakerloo lines and connections towards Luton Airport and Sevenoaks. London Bridge Station is around 2km away and Peckham Rye Overground Station is 2.2km away. The nearest night tube station is Kennington Tube Station just over a 20 minute walk away.

Bakerloo Extension

TfL have consulted on proposals for an extension to the Bakerloo line along the Old Kent Road, including a possible station on the site of the existing Tesco. Once the Bakerloo extension comes online, it is expected to improve the public transport accessibility of the site.

PLANNING CONTEXT
OPP Masterplan

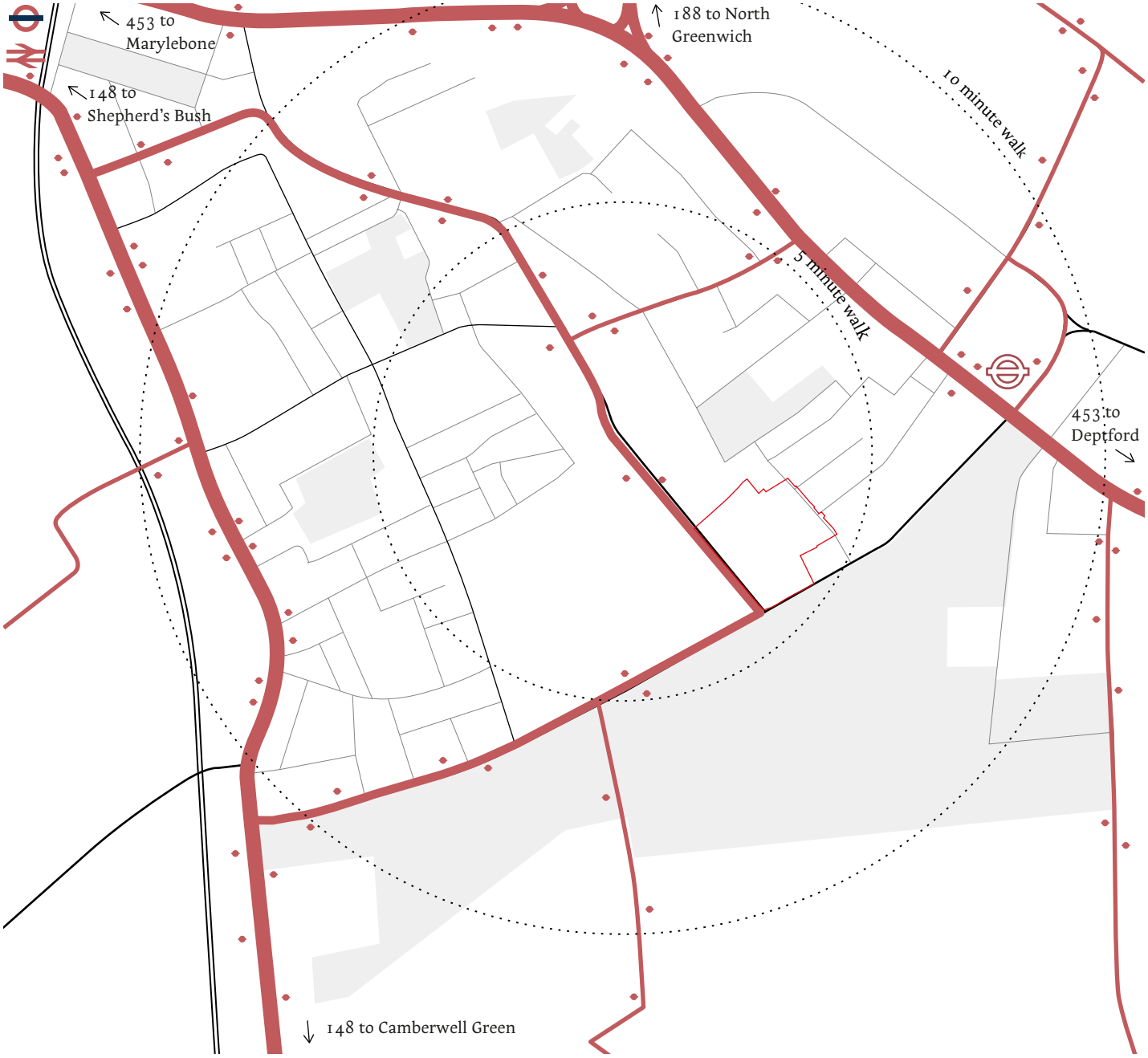
In the OPP proposal the 'community spine' was adjusted from previous designs to accommodate Site 1A's development to the west, being realigned to Westmoreland Road at the west. To the east it was realigned it to connect with Mina Road to bring it closer to the Old Kent Road Tesco and Walworth Academy.

A second 'spine' was proposed connecting Merrow Street and Surrey Square. The OPP did not provide a shared space along their entire lengths. Instead, they consist of localised pedestrian and cycle only routes (such as through the proposed Gaitskell Park) alongside the use of raised tables at key junctions, reducing their capability to accommodate public transport along their length.

PUBLIC TRANSPORT

- Bus Stop
- Key Central London Bus Route
- Other Bus Routes

- Underground Station
- Train Station
- Future Bakerloo Extension Station



Connectivity

EXISTING CONTEXT AND DEVELOPMENTS
PTAL

The Public Transport Accessibility Level (PTAL) varies across the wider Aylesbury Estate, with areas closer to Old Kent Road (A2) and Walworth Road (A215) having a higher rating than areas nearer Thurlow Street.

RPS has confirmed that the entirety of Phase 2B lies within PTAL 4, when new connections are counted. The London Plan stipulates that all developments in PTAL 4 should be car free.

OPP Masterplan

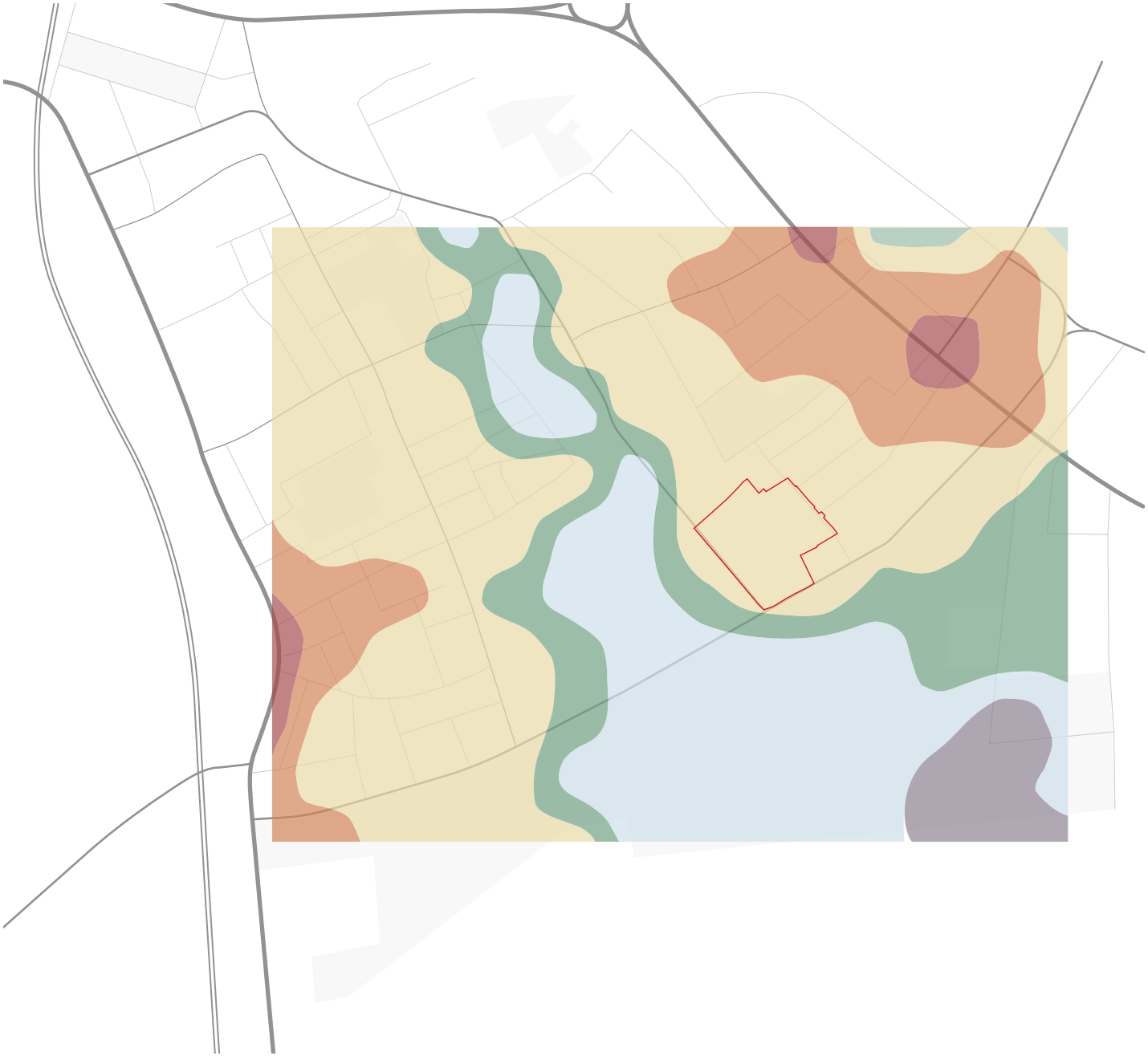
The OPP Transport Assessment predicts an increase the number of people travelling by public transport in the local area. The greatest impacts are predicted to be on bus services 48, 136 and 343, all of which run through the Aylesbury Estate. A new service is likely to be provided and an appropriate financial contribution to TfL for bus service improvements will be provided in the s106 agreement for this to be implemented.

It is considered that the increase in passengers travelling by train/ underground would not represent a material impact on local train and underground services.

PUBLIC TRANSPORT ACCESS LEVEL
(PTAL)

- 0 (worst)
- 1a
- 1b
- 2
- 3
- 4
- 5
- 6a
- 6b (best)

Note that this drawing is based on the most recent diagram provided by RPS, however, it does not represent the current PTAL on site.



Historic context

EXISTING CONTEXT AND DEVELOPMENTS

Listed Buildings

The only Grade I listed building in the wider area is St Peter's Church Walworth which is approximately 700m from the site. The church is designed by Sir John Soane and built in 1825 and is one of the best preserved of Soane's churches.

Grade II listed buildings are scattered throughout the area, with only one row of terraces directly adjacent to the site boundary. These seven cottages on Portland Street are part of the Brandon Estate and erected by the Ecclesiastical Commissioners, completed in 1914.

To the east, Surrey Square borders the site and features a terrace of 18 houses on a raised pavement, completed in 1794. To the north, the existing estate looms over the English Martyrs' School (1875) which was built in a mannerist style, with bold and decorative ornament, particularly on its Dean Street facade.

Conservation Area

Development in the immediate area surrounding the site largely followed the shape of the existing field boundaries. But with few exceptions, such as the surviving area of social housing begun in the 1890s, Liverpool Grove Conservation Area by the Church Commissioners. It consists of an almost suburban townscape of 2-storey terraced cottages and 3-storey tenements, with an architectural character akin to Arts and Crafts. The area is adjacent to the site along Dawes Street, Roland Way and Portland Street.

Other conservation areas are concentrated to the west around Walworth Road and other examples of surviving housing estates including Sutherland Square , the Pullens Estate and Addington Square.

HISTORIC CONTEXT

- Listed Buildings - Grade I
- Listed Buildings - Grade II
- Conservation Area

Walking and cycling

EXISTING CONTEXT AND DEVELOPMENTS
Current Condition

The site's immediate surroundings have good pedestrian connections to the surrounding area. Though, from within the site, movement to the east and west is obstructed by the poor permeability of the existing estate and shortage of crossings along Thurlow Street. This gives good scope for improvement of local connections.

The site has good potential for future residents cycling to the city, being just over a 10 minute cycle to London Bridge and 20 minute cycle to Charing Cross. Existing cycle routes include the beginning of National Cycle Route 425 to Rotherhithe, which connects to route 4 and continues to the south Wales coast.

Walk Elephant

Southwark has been consulting on proposals put forward by Walk Elephant, a partnership between The Walworth Society and Living Streets. This has seen the proposal of East Walworth Green Links, a route between Elephant Park and Burgess Park. Other proposals include the 'Low Line', a walking route along the railway, now outlined in the Draft New Southwark Plan and improvements to key high streets.

Southwark Spine and Cycling Strategy

To improve the ability to cycle locally, a number of Quietway routes have been recently completed in the area, including Q1 (2018) and Q7 (2019) with Quietway 8 along the southern edge of Burgess Park due for completion at the end of 2020. One of the most ambitious new cycle routes is the Southwark Spine, planned to run to the west of the Ph2B site along Thurlow Street. Detailed designs for the Southwark Spine are being prepared by the council and will include two-way cycle lanes along Thurlow Street linking the cycle super-highway route at Elephant and Castle through the borough to Dulwich.

PLANNING CONTEXT
New Southwark Plan

In the New Southwark Plan the Aylesbury Action Area is described as having the potential to stitch back into the surrounding context and enhance the ability for pedestrians and cyclists to get around a network of attractive tree-lined streets and public open space, arranged around a loose grid of well designed urban blocks.

OPP Masterplan

The location of the community 'spine' was adjusted as part of the OPP Masterplan. To the west it was realigned to Westmoreland St to facilitate the Phase 1A development. To the east it was realigned to connect with Mina Road, therefore bringing it closer to the Old Kent Road Tesco and the Walworth Academy. These adjustments brought the route out of alignment with the proposed cycle route in Southwark's Cycling Strategy

A second community 'spine' was proposed connecting Merrow St and Surrey Square.

CYCLING

- Southwark Spine (proposed)
- National Cycle Route 425
- Quietway 1
- Quietway 7
- Quietway 8 (proposed)
- Other cycle routes
- Other proposed cycle routes
- Cycle Hire

WALKING

- OPP masterplan ‘Community Spines’
- Walk Elephant Low Line
- Walk Elephant Green Links
- Walk Elephant Better Streets

- Underground Station
- Train Station
- Future Bakerloo Extension Station

2.2. IMMEDIATE CONTEXT

BUILDING HEIGHTS AND VIEWS

The area surrounding Phase 2B has an existing low-scale context to the East and an emerging, taller context to the north and west. To the south is Burgess Park.

- 14-storey existing Aylesbury Estate slab blocks along Thurlow St (to be demolished);
- 6-storey, brick LCC housing blocks along Kinglake Street;
- 2 to 4-storey buildings along Mina Road and Bagshot Street.

1. A view south along Alvey Street towards the site.

3. The existing LCC housing blocks along Kinglake Street

4. Small scale context of Mina Road looking to the existing estate.

5. The full length of the facade is visible at the kink in Thurlow Street

EXISTING BUILDING HEIGHTS

- 1 - 2 storeys
- 3 - 4 storeys
- 5 - 6 storeys
- 7 - 8 storeys
- 9 - 10 storeys
- 11 - 12 storeys
- 13 + storeys

CONSERVATION AREA AND LISTED BUILDINGS

The Liverpool Grove conservation area is located to the west of Dawes Street and south of Trafalgar St. It borders Walworth Road to the west. The conservation area's most significant heritage assets are St Peter's Church designed by Sir John Soane with its churchyard and the arts and crafts Edwardian housing which is prominent throughout the area and consists of 2-storey terraced cottages and 3-storey tenement flats.

A number of Grade II listed Edwardian schools and church buildings are located to the north of East St.

HERITAGE ASSETS

Grade II Listed
Liverpool Grove Conservation Area

1. Grade I listed St Peter's Church, Walworth. Designed by John Soane.

2. Terraced mansions in the Liverpool Grove Conservation Area

4. 3-storey terrace along Surrey Square Road.

4. English Martyrs RC Church, Walworth

5. Merrow St in the Liverpool Grove Conservation Area

6. English Martyrs RC Primary School, Walworth

7. Former Fire Station on Old Kent Road, now fireplace shop.

8. Pembroke House Community Centre

Historic character

The Phase 2B site began to become a distinct plot of land in the late 1700s following the setting out of some streets in 1780 (such as the listed Surrey Square in 1790). This also included some of the streets which now bound the site, Apollo Buildings (now East Street) and Thurlow Place (now Thurlow Street). After the 1820s, development proceeded rapidly, but as late as 1853, the area was still described as a "charming retreat" by Harriet Beecher Stowe, with views of sheep and lambs grazing in the meadow.

Development largely followed the shape of the existing field boundaries. But with few exceptions, such as the Liverpool Grove Conservation Area by the Church Commissioners, little attempt was made to plan the relationships of these streets to one another. Shops and sheds were built over the gardens allowed by the previous age and by 1880, the area was a tightly packed with narrow streets and houses largely occupied by the working class.

Following heavy bombing of the area in the Second World War, and the increased demand for housing. The London County Council began purchasing land with the view for developing it with a new approach to urban form.

The Aylesbury Estate aimed to provide generous amounts of open space to counter the ills of the previous urban form such as its overcrowding and cramped spaces. Built between 1967 and 1977, designed by Hans Peter Trenton, it was the largest public housing scheme in Europe at the time. It was laid out with monumental slab blocks and saw a radical approach in separation of pedestrian and vehicular movement with the use of raised walkways. Also key to the design was its standardisation and generous access of natural light and ventilation for the its occupants.

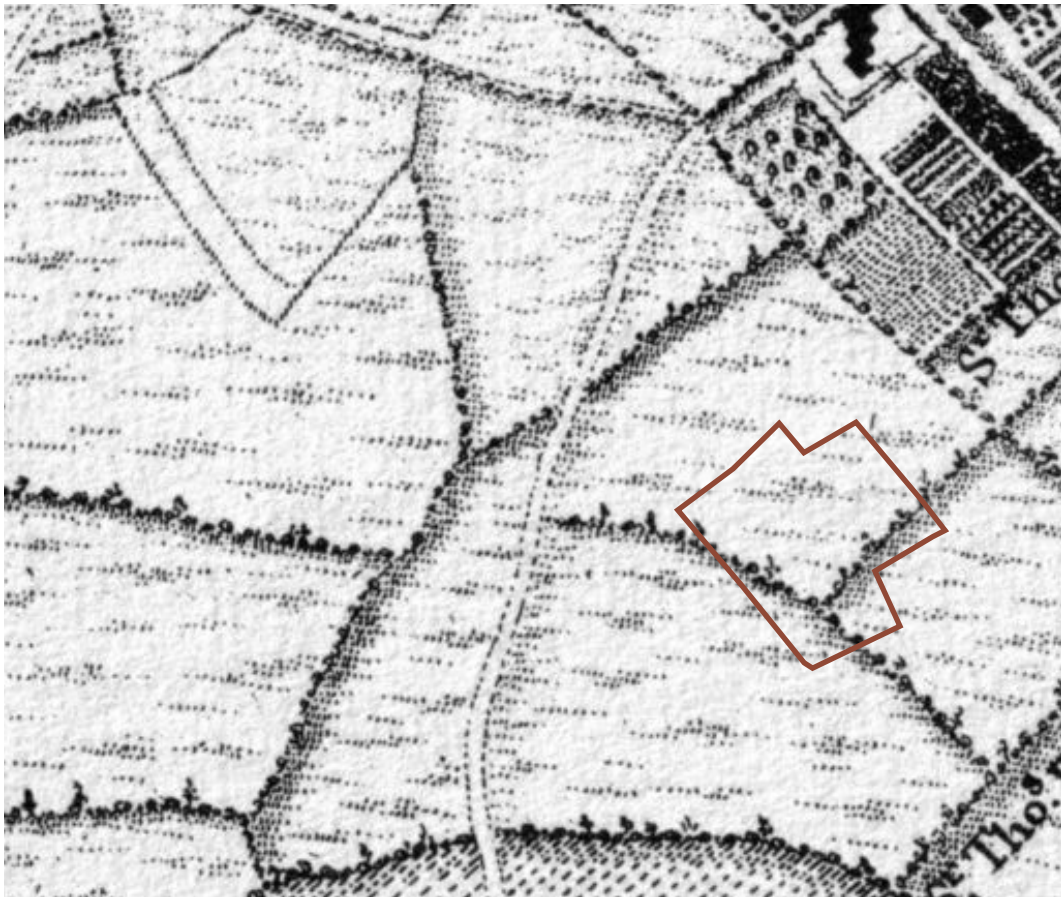
South gable (right) of Flint St School, 1908

The corner of East Street Market and Dawes St, 1939

226 East St, 1955, now demolished. Location shown on 1955 map

Aerial photograph looking south east. Old Kent Road to the top left, 1946

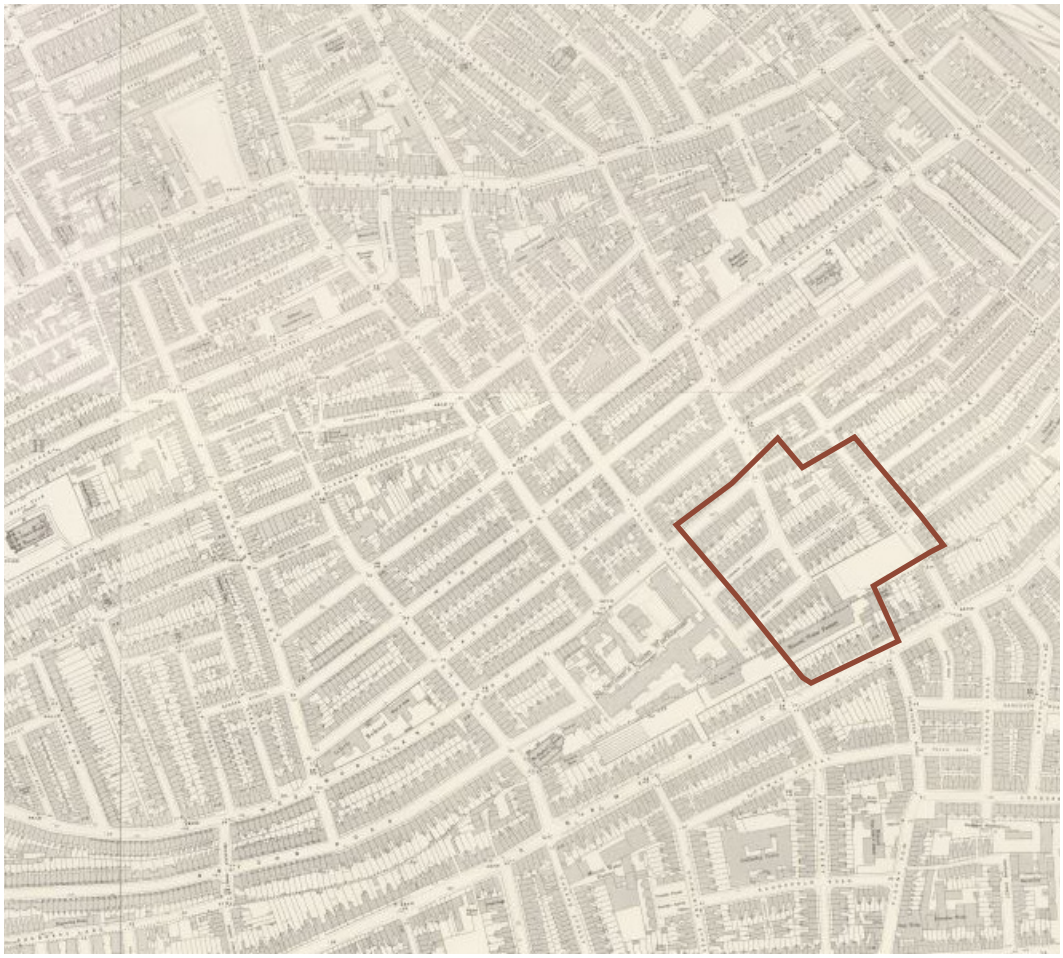
The Aylesbury Estate, construction begun in 1963.



1746

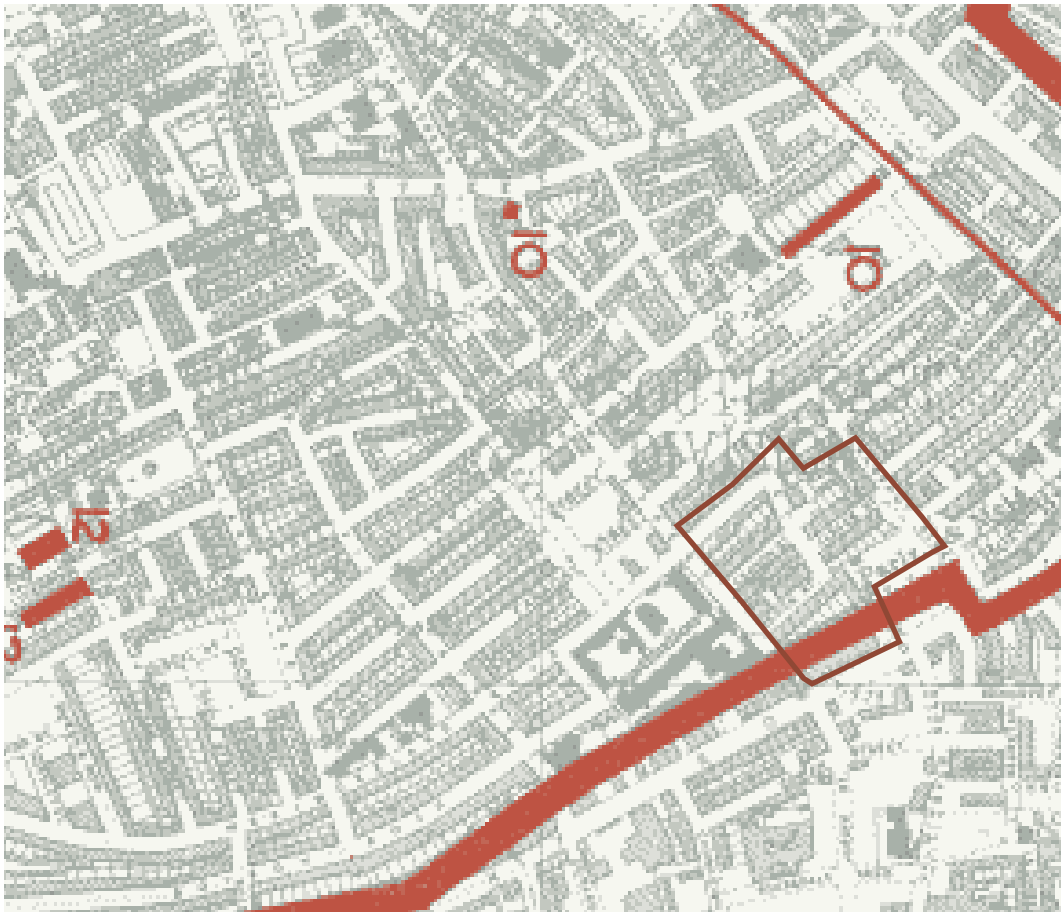
1799

1879



1890S

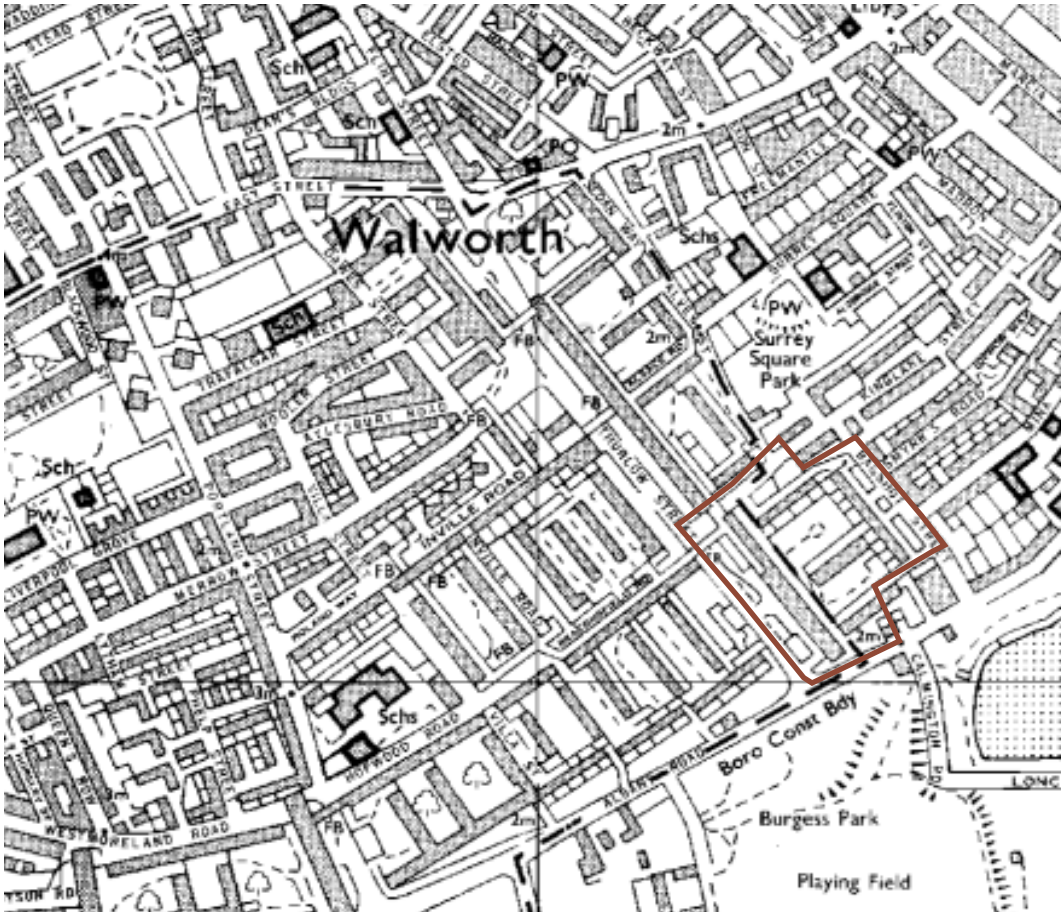
1910S



1955

Walworth
Sch
Playing Field

1980S

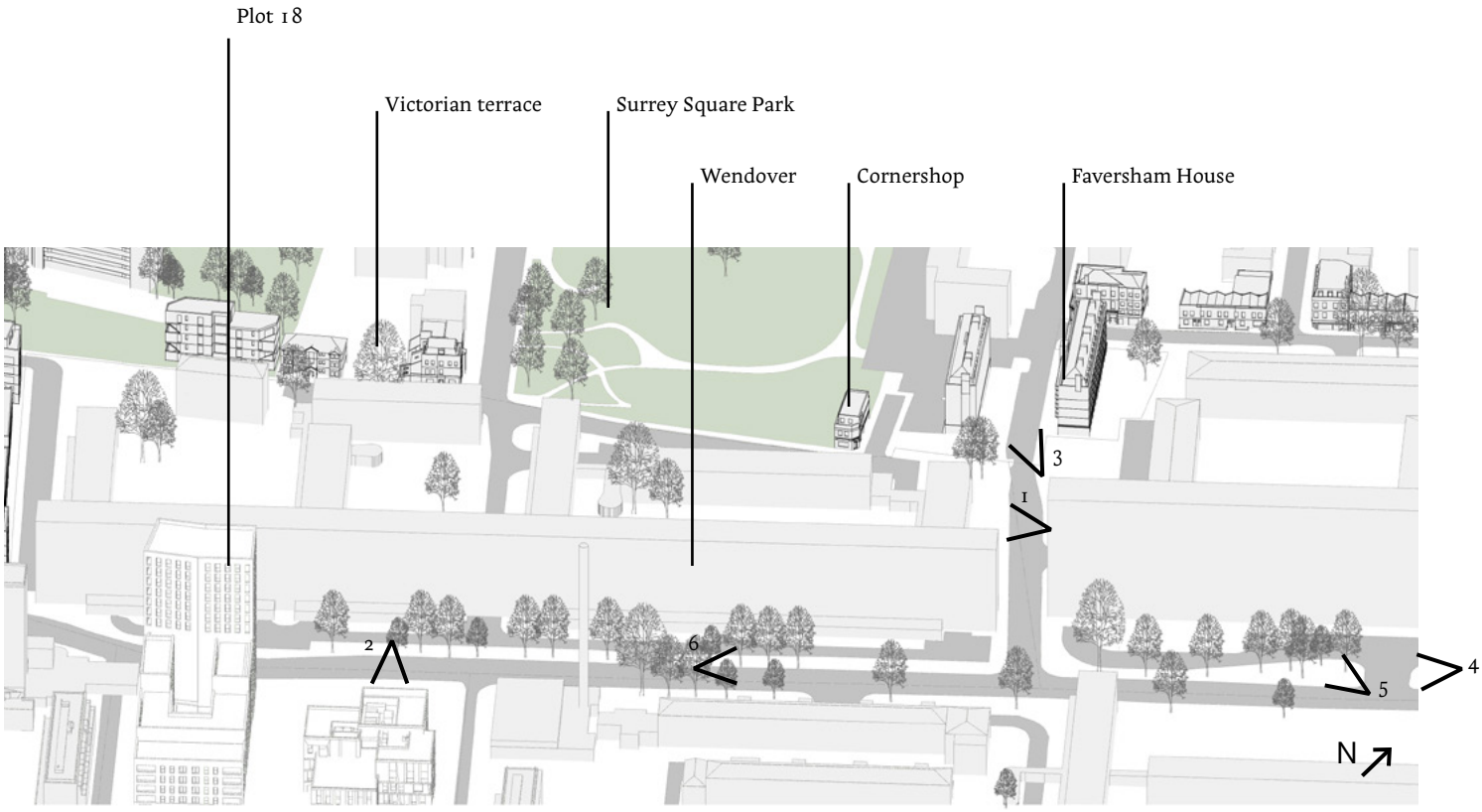

Walworth
Sch
PW
PO
Schs
Surrey Square Park
Boro Const Bdy
Burgess Park
Playing Field

1990S

THURLOW STREET AND KINGLAKE STREET

The key features of the street context are:

- Contrasts in the concentration of historic buildings to the north, with the south being defined by the future Aylesbury masterplan;
- The new Plot 18 creates a key civic destination along Thurlow Street;
- The main buildings of the schools sit back from the street, except a part (the old infants' department) of the Board School which meets the street line in a terrace;
- The site is lined by a number of mature trees which frame the road, helping a busy boulevard maintain a Level of intimacy;
- Immediately opposite the site a new seven and 9-storey development comes to meet the street with houses on the ground floor.



1. A view north from Kinglake Street to the existing buildings

2. Plot 18 seen from Thurlow Street

3. A view east along Kinglake Street towards the Kinglake Estate

4. Thurlow Street from Albany Road, a wide tree-lined street.

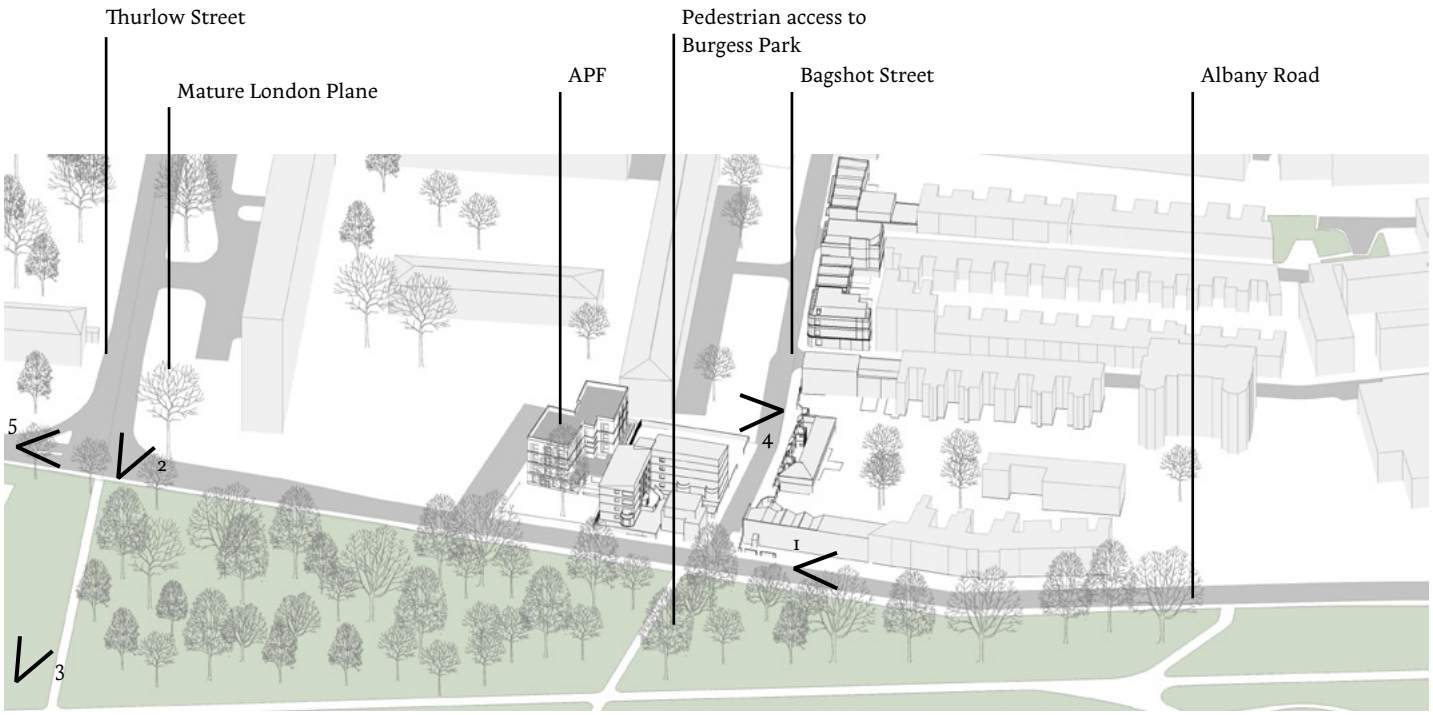
5. Some of the large mature London Plane trees on Thurlow Street.

6. A view south along Thurlow Street.

ALBANY ROAD AND BURGESS PARK

The key features of the street context are:

- Albany Road has existed in roughly its original form since the middle of the 19th century when it was first carved out of the existing field structure.
- Much of the original housing stock has been demolished, but terraces to the west after Bagshot Street are a vestige from this earlier period.
- Subsequent development in the 60's and 70's has given Albany Road a different character.
- There are large gaps between the building faces of the Aylesbury Estate and the street. These are generally enclosed by low walls and contain grass lawns and tree planting.
- The Approved Premises Facility (APF) is a new building adjacent to the site which faces out towards Burgess Park.



1. A view west towards a more historic image of Albany Road.

2. A London Plane on the corner of Albany Road and Thurlow Street.

3. A view of the Aylesbury Estate from Burgess Park

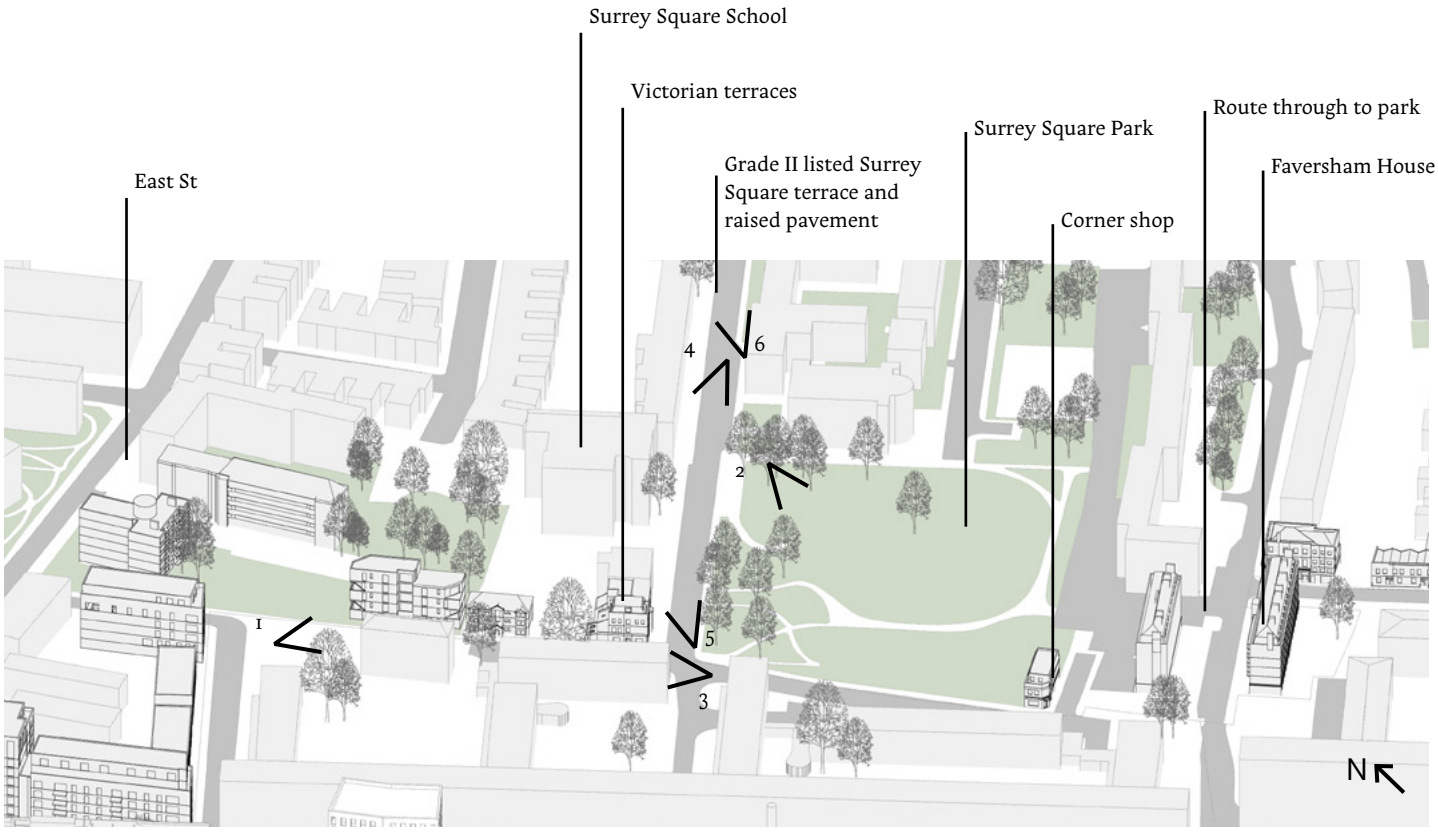
4. A view of the new APF development and estate in the foreground.

5. A view east along Albany Road in winter.

ALVEY STREET AND SURREY SQUARE

The key features of the street context are:

- Surrey Square Park is an important local green asset and provides an attractive backdrop to the future development along Alvey St.
- Surrey Square is a street running along the northern edge of the park. It features a varied frontage of Georgian and Victorian terraces of houses as well as the Victorian building of the Surrey Square Primary School.
- Alvey St is a well-defined street in its northern section, with a range of pre-war and recent buildings framing a street dominated by several mature trees.
- The southern end of Alvey St is currently closed to vehicular traffic, with several trees planted in that location. As they are not suitable for retention, there is an opportunity to create a vehicular street with Kinglake St.



1. North end of Alvey Rd is pedestrian and dominated by mature trees .

2. Surrey Square Park currently lacks clear frontage along Alvey St.

3. Victorian terraces define the junction of Alvey St and Surrey Sq.

4. Surrey Square and Alsace Rd provide a direct link to Thurlow St.

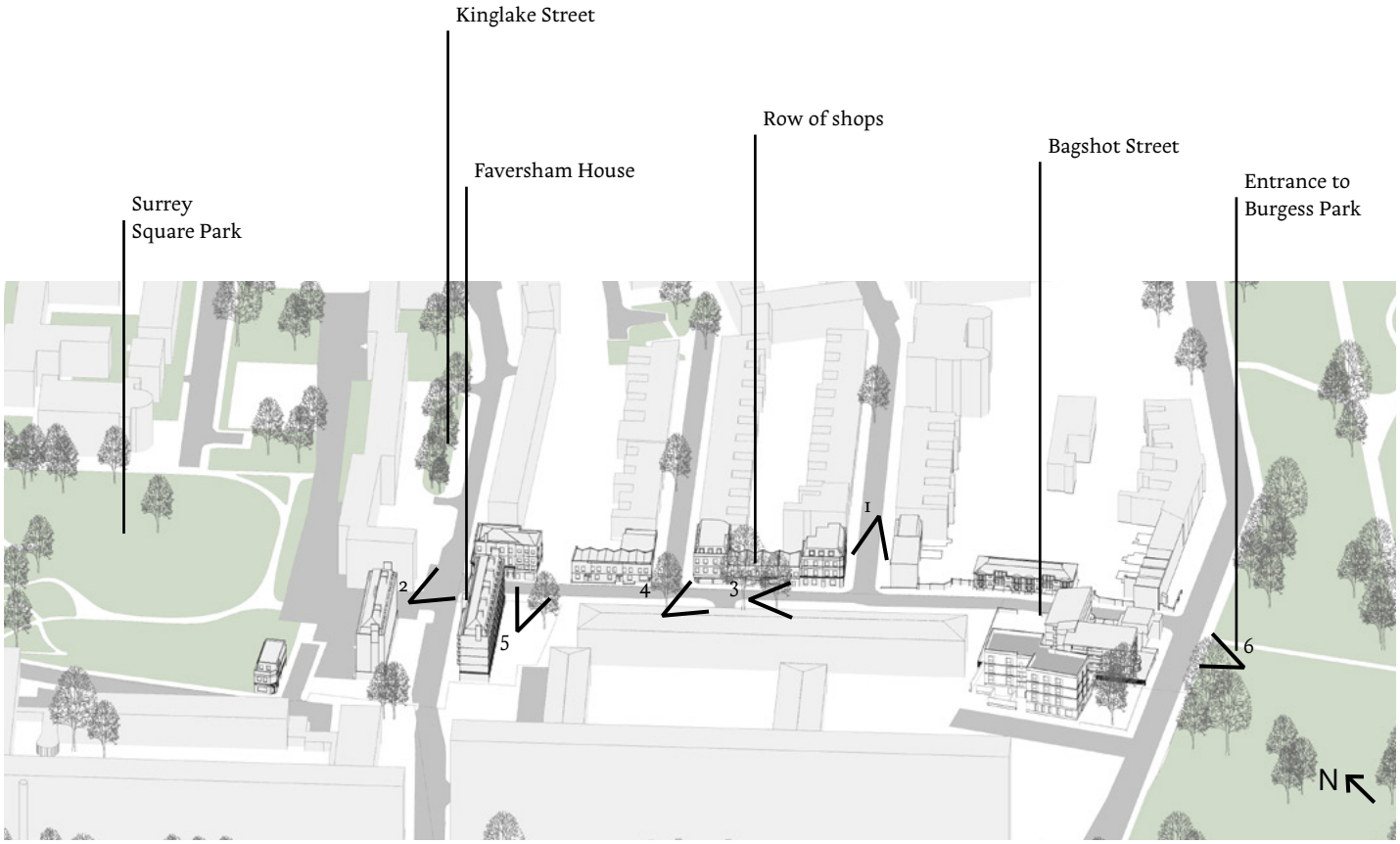
5. Surrey Square has an attractive frontage of houses and a school.

6. The Grade 2-listed Surrey Square Terrace lies on the east end of the park.

BAGSHOT STREET, SYMRCK'S ROAD & MINA RD

Key features of the street context are:

- Kinglake St is defined by pre-war blocks of flats, including Faversham House, which in the future will form part of the urban block with Plot 5 of the project.
- Bagshot St has an attractive parade of shops in the section between Smyrk's Rd and Mina Rd, including a restaurant, two takeaway shops and a grocery store.
- The junction of Kinglake St and Bagshot St has a prominent corner shop but the frontage lacks definition further south along Bagshot St.
- The junction of Bagshot St and Albany Rd is suburban in character at this stage, however an opportunity exists to enhance its setting as a future green link between Surrey Square Park and Burgess Park.



1. A view west along Mina Road towards the existing Ravenstone.

2. Londis on the corner of Kinglake Street and Bagshot Street

3. Raised grass area on the west side of Bagshot Street.

4. Shops along Bagshot Street

5. Amigos restaurant on the corner of Symrck's Road and Bagshot Street.

6. Junction between Bagshot Street and Albany Road.

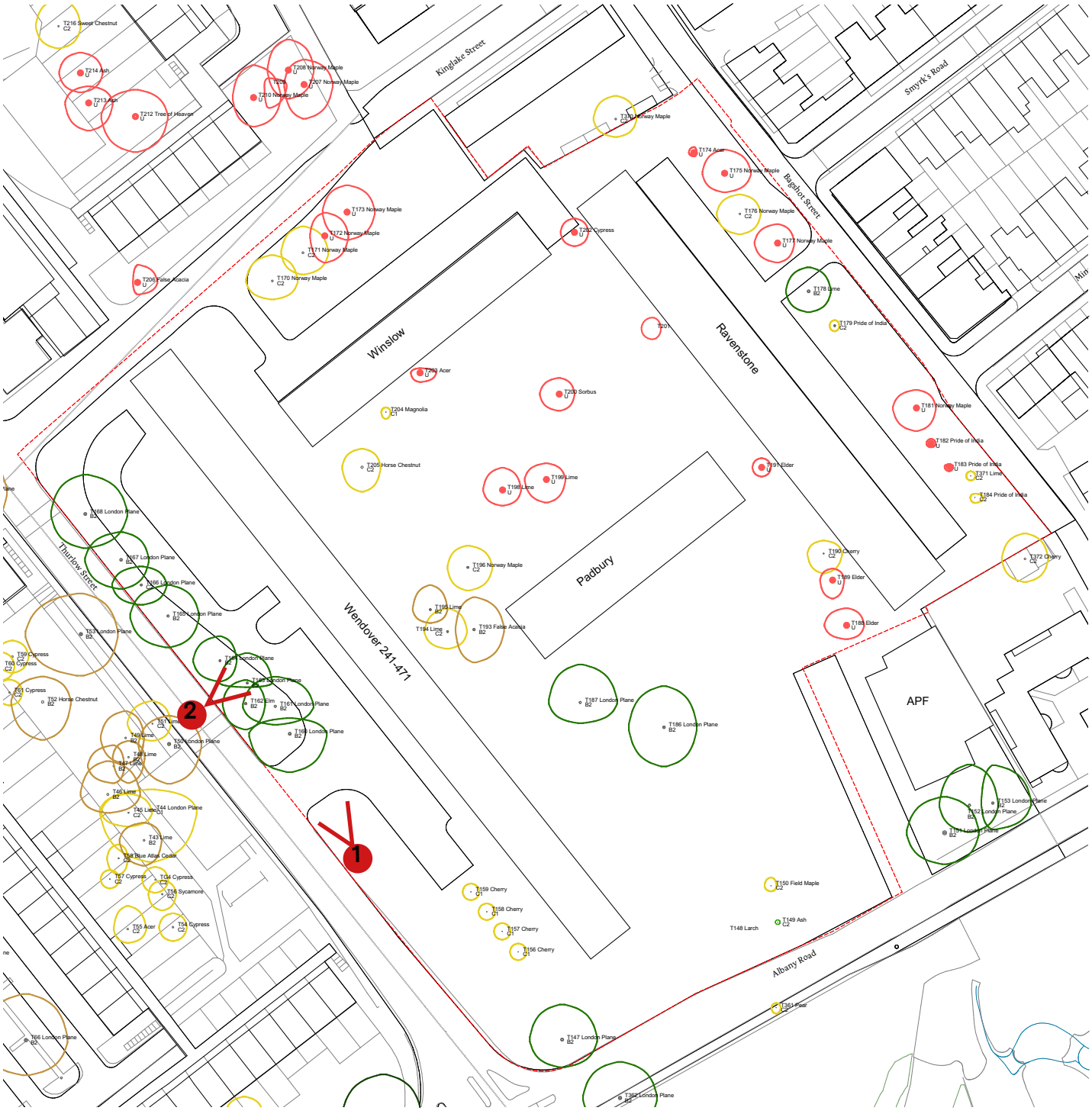
Existing trees

THURLOW ST

A number of mature London Plane trees line Thurlow St, creating an opportunity for a generous avenue with planted gardens creating a buffer between the street and the buildings.

Key:

- Cat. B/C (retained in OPP)
- Cat. B
- Cat. C
- Cat. U

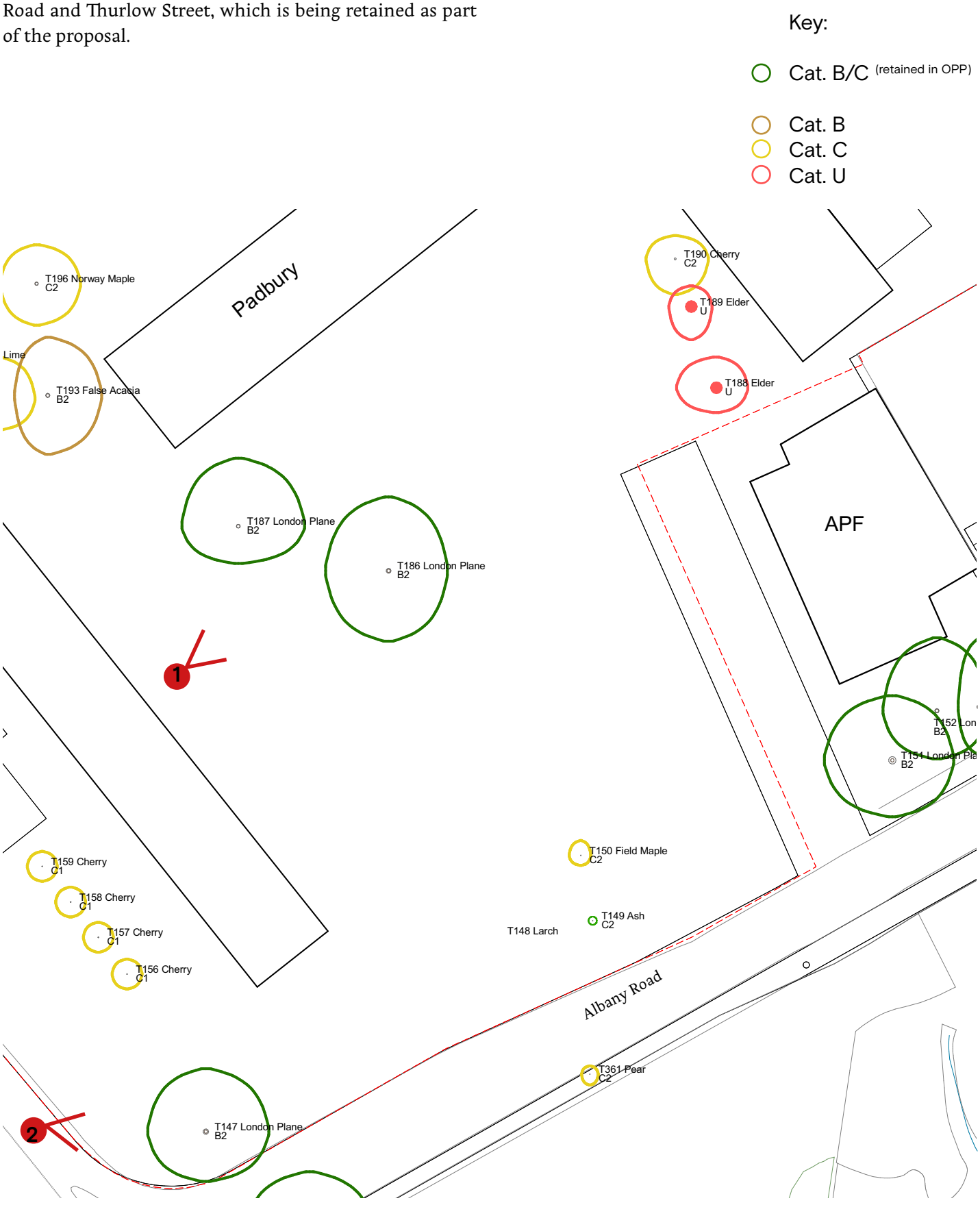


1. A view of the London Plane trees adjacent to the proposed plot 5A.

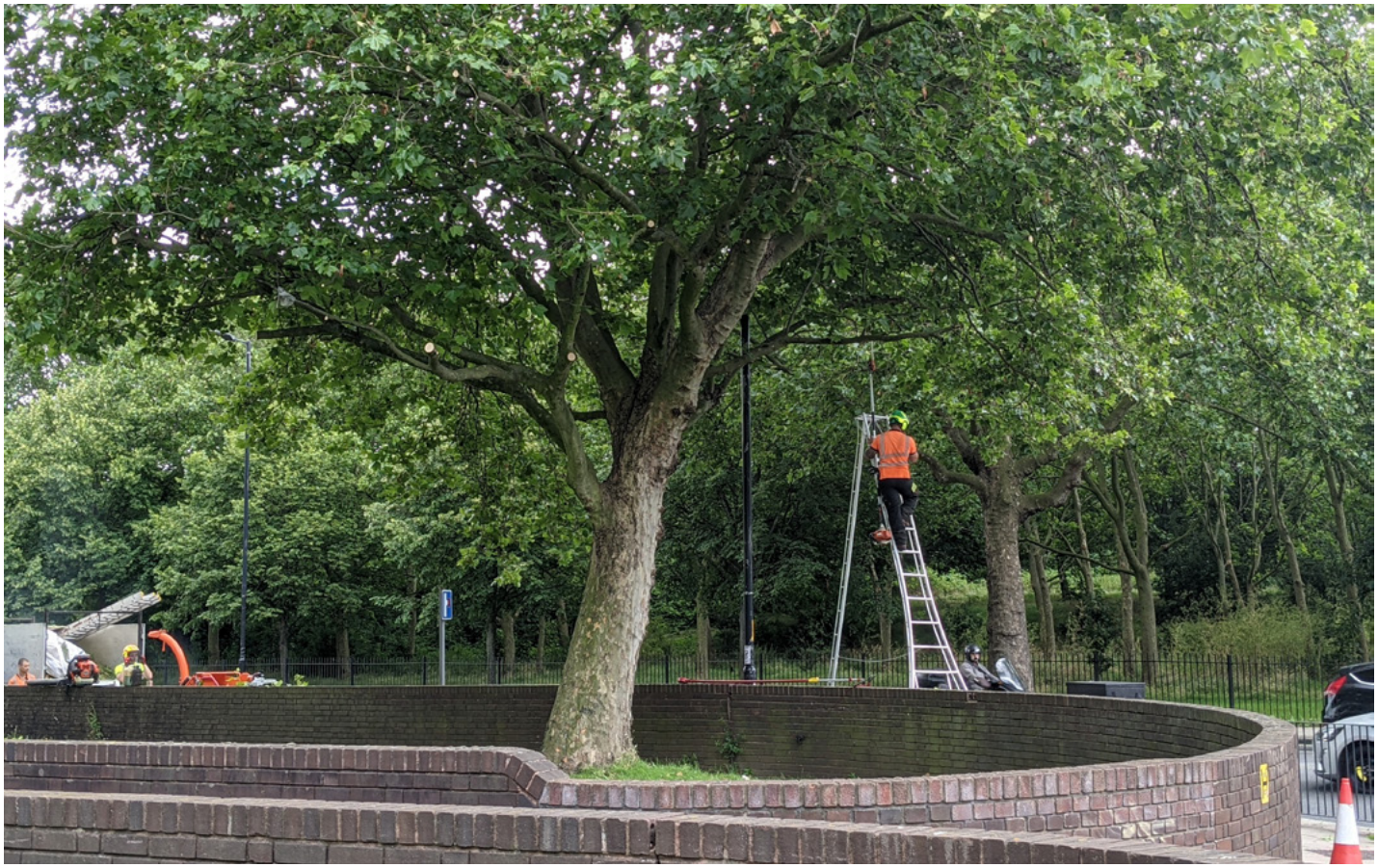
2. A view of the London Plane trees adjacent to the proposed plot 5A.

PLOT 4A AND 4D

Several mature London Planes are located in the middle of Plot 4, which the 2015 OPP proposed for retention. There is also a large London Plane on the corner of Albany Road and Thurlow Street, which is being retained as part of the proposal.



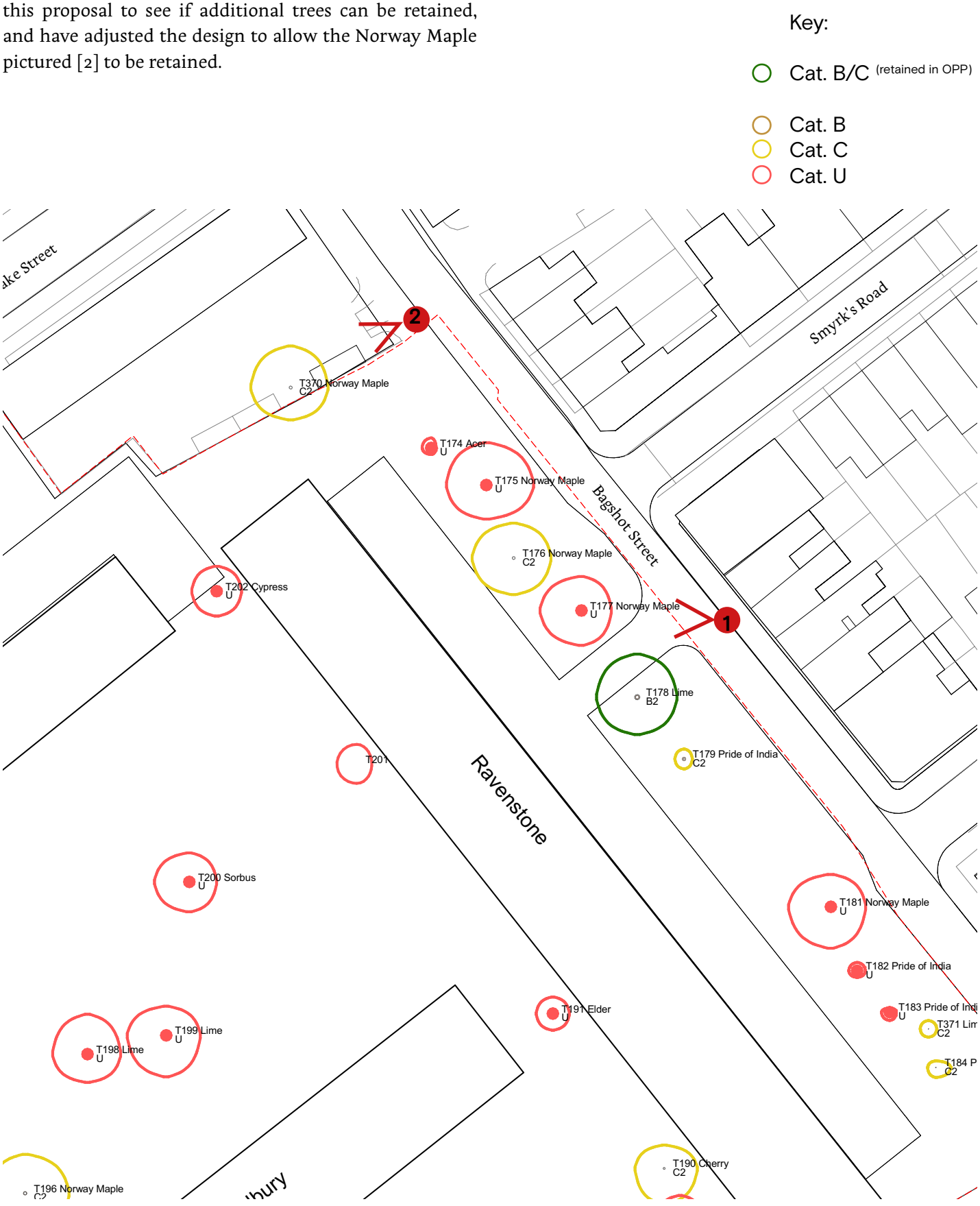
1. A view onto three London Plane trees in the middle of Plot 4.



2. Tree T147 on the corner of Albany Road and Thurlow Street being pruned.

BAGSHOT STREET

Along Bagshot St a lime tree was proposed for retention by the 2015 OPP. Several trees north of that park were proposed for removal. The design team have reviewed this proposal to see if additional trees can be retained, and have adjusted the design to allow the Norway Maple pictured [2] to be retained.



1. A view onto existing trees along Bagshot St, currently all proposed for removal.

2. Tree T370 in the courtyard adjacent to Faversham House.

3 MASTERPLAN BRIEF

3.1. WIDER FRAMEWORK
Framework development

KEY ROUTES

Key routes within the Phase 2B development boundary include Thurlow Street, the Bagshot Street 'green finger', the Mina Road Community Spine and the Southwark Spine route.

These diagrams show the evolution of the key route proposals from the Outline Planning Permission to now.

Current proposals respond directly to the key routes permitted within the OPP.

Key:
- Primary route
- Community spine
- Bagshot Street Green link
- Civic space
- Green space

OUTLINE PLANNING PERMISSION

- The east-west Community Spine is moved south to Mina Road.
- The character of the route changes to be a tree-lined street which connects gardens.

PHASE 2B PROPOSAL

- The east-west Community Spine is retained in the position set by the Outline Permission.

KEY PUBLIC SPACES

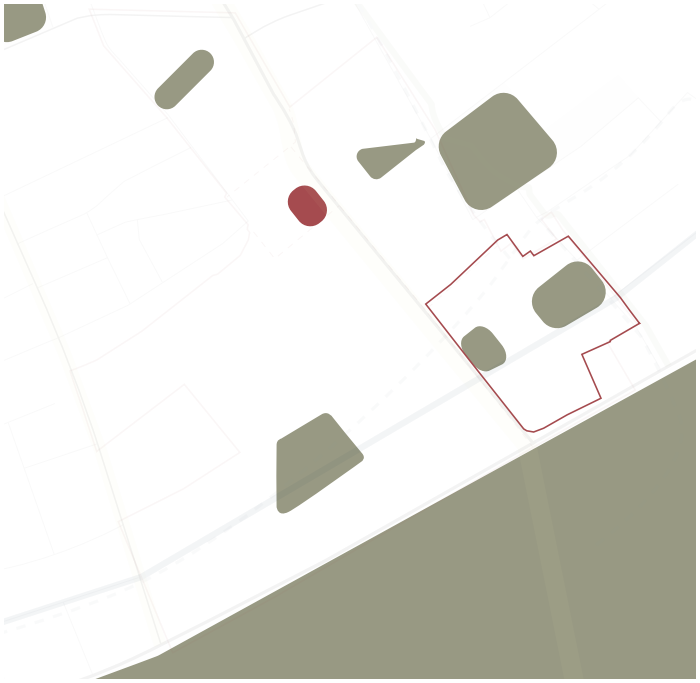
In the OPP open space was provided in distinct garden squares spread across the Aylesbury area, two of which were in the Phase 2b boundary - Bagshot Park and Thurlow Square. These were thin rectangular spaces running perpendicular to the community spine.

The current proposal builds-on this idea. The gardens are retained but made larger and more usable.

Key:
Civic space
Green space

OUTLINE PLANNING PERMISSION

- In the OPP open space was provided in distinct garden squares spread across the Aylesbury area.
- Two gardens are introduced into the Phase 2b site: Bagshot Park and Thurlow Square.



PHASE 2B PROPOSAL

- The narrow OPP gardens of Bagshot Park and Thurlow Square are enlarged to make them more usable.

BUILDING HEIGHTS

The now extant OPP established building height principles which have influenced the new application. In the OPP mansion blocks, houses and towers were composed into a diverse masterplan where building heights are deliberately placed to enhance the broader place-making aspirations. Taller mansion blocks line Thurlow St and Albany Rd, punctuated by tall buildings intermittently placed along the 'park edge'.

Plot 4A is defined in the OPP as a 'district landmark' which marks the junction of Thurlow St and Albany Rd.

Phase 2B Masterplan strategy for tall buildings follows the principles of 'Policy D9 Tall buildings' set out in The London Plan. Whether part of a group or stand-alone, tall buildings in Phase 2B reinforce the spatial hierarchy of the local and wider context and aid legibility and wayfinding.

Key:
- Up to 25 storeys
- 8 to 9 storeys
- 6 to 7 storeys
- 5 to 6 storeys
- 3 to 4 storeys

OUTLINE PLANNING PERMISSION

- Taller mansion blocks facing Thurlow St and 5-6 storey buildings facing Bagshot Street.
- The 'district landmark' is developed on the SW corner of plot 4A.

PHASE 2B PROPOSAL

- Taller mansion blocks facing Thurlow St and 5-6 storey buildings facing Bagshot Street.
- The 'district landmark' is developed on the SW corner of plot 4A.

USES

The Outline Permission places retail / workspace uses in plot 4A facing Thurlow St. Flexible future uses are defined for the remaining Thurlow St frontages and the bagshot St frontage.

The current proposal moves the main non-residential use to face the Community Spine - something which is encouraged in the character area appraisal. Future flexibility is being explored on Thurlow St facing ground floors through the introduction of raised ground floor homes. The aspiration is for these to have flexibility to be converted into non-residential space in the future should it be required.

Key:
- Employment
- Retail / workspace
- Early years facility
- Tall ground floors
- Medical / community

OUTLINE PLANNING PERMISSION

- Non-residential space animates Thurlow St. and the Community Spine.
- Within Phase 2B non-residential uses are located on plot 4A

PHASE 2B PROPOSAL

- Tall ground floors offer potential flexibility on Thurlow St. Should conversion to non-residential be desired in the future.
- The non-residential delivered as part of the scheme is located facing Thurlow Square and Bagshot Park.

3.2. PHASE 2B
Structuring elements

SCOPING OUT THE FRAMEWORK

The Phase 2B site has a unique position along two established parks and lies adjacent to established historic fabric ranging from Georgian terraces to pre-war housing estates. The masterplan framework knits in to this existing context: supplementing existing amenity provision and knitting in to existing street patterns and architectural contexts.

SITE CONTEXT

Phase 2B edges the metropolitan-scale Burgess Park and a local Surrey Square Gardens, which both provide an important functional and visual amenity for the project. The spaces need to be framed with buildings appropriate to the scale and character of each.

Thurlow St is defined by mature London Plane trees that will form the Thurlow St Gardens in the future. The gardens are likely to run primarily to the East of the roadway along the Phase 2B site and to the West along the Phase 3 site.

Several mature trees exist on site, which the project should seek to retain.

The health centre and library at Aylesbury St (Plot 18) define an emerging activity hub for the area.

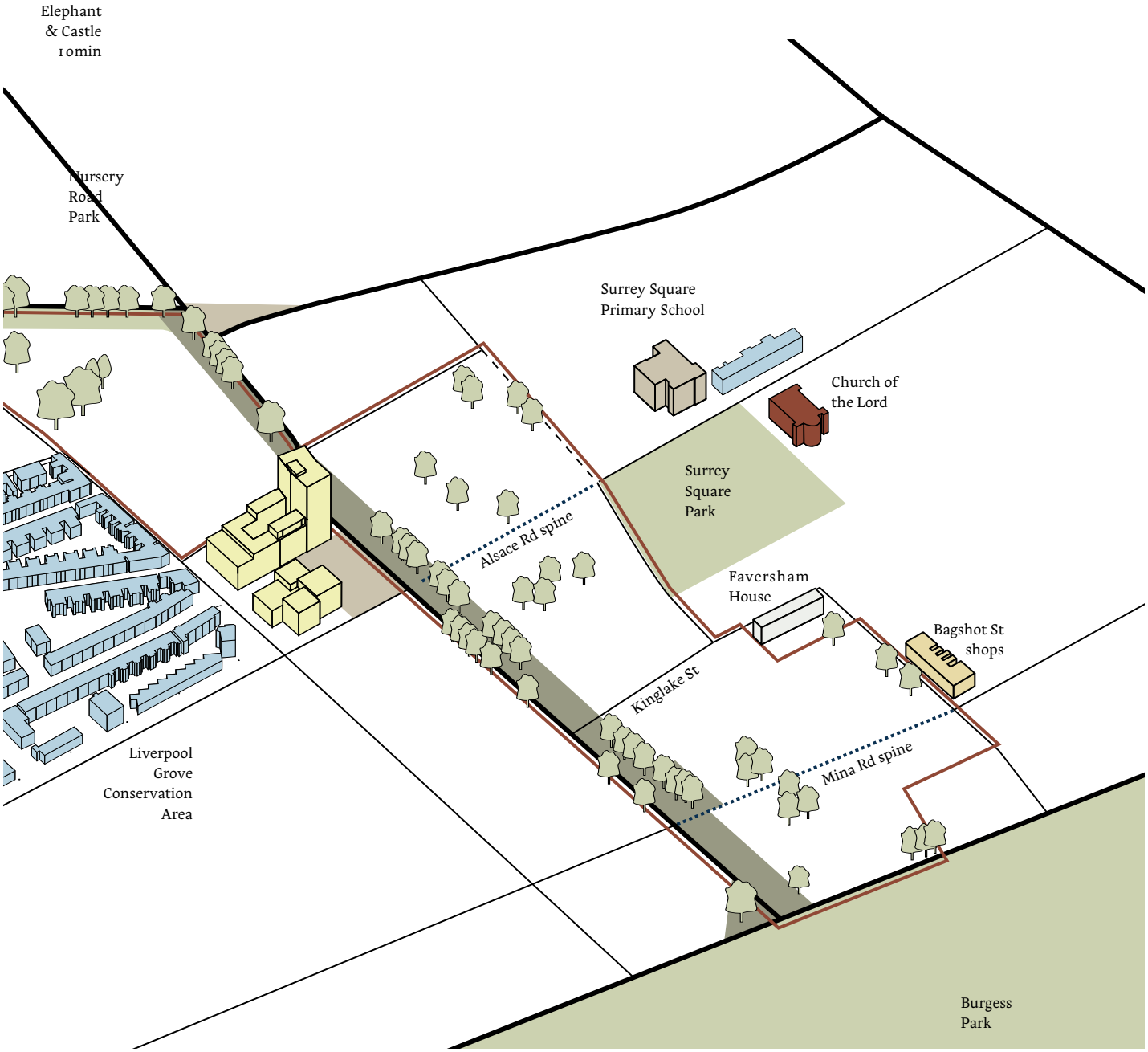
Bagshot St has an existing Victorian parade of shops which the project can help support.

Surrey Square Primary School is the nearest educational institution, with Ark Walworth Academy also located in the vicinity.

Church of the Lord is the area's nearest church, and one of several activators that contribute to establishing the importance of Surrey Square and Alsace Rd as one of the wider area's spines.

Surrey Square contains a listed terrace of houses that is the last reminder of the Georgian origins of the area.

Alsace Rd and Mina Rd form two community spines envisaged by the OPP.

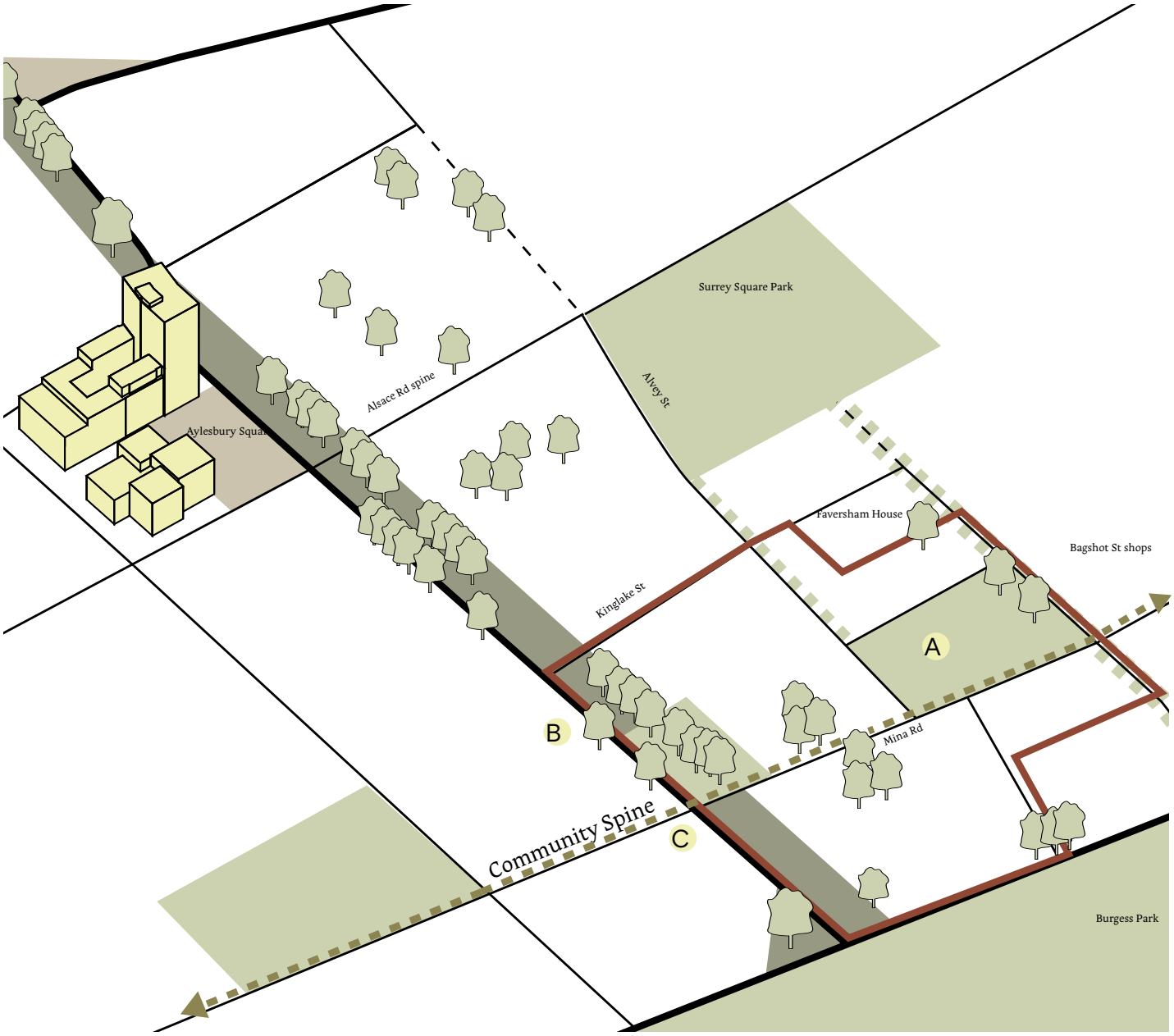

Elephant
& Castle
10min
Nursery
Road
Park
Surrey Square
Primary School
Church of
the Lord
Surrey
Square
Park
Alsace Rd spine
Faversham
House
Bagshot St
shops
Kinglake St
Mina Rd spine
Liverpool
Grove
Conservation
Area
Burgess
Park

LANDSCAPE FRAMEWORK

A Two new green spaces are proposed along the community spine of Mina Rd, providing play and recreation areas in the areas of the highest footfall.

B Mature trees across the phase define those key green spaces, either through a direct presence within them, or as visual links to communal green spaces opening up toward them.

C The Mina Road 'Community Spine' links the two garden squares, enhancing the green character of the community spine.

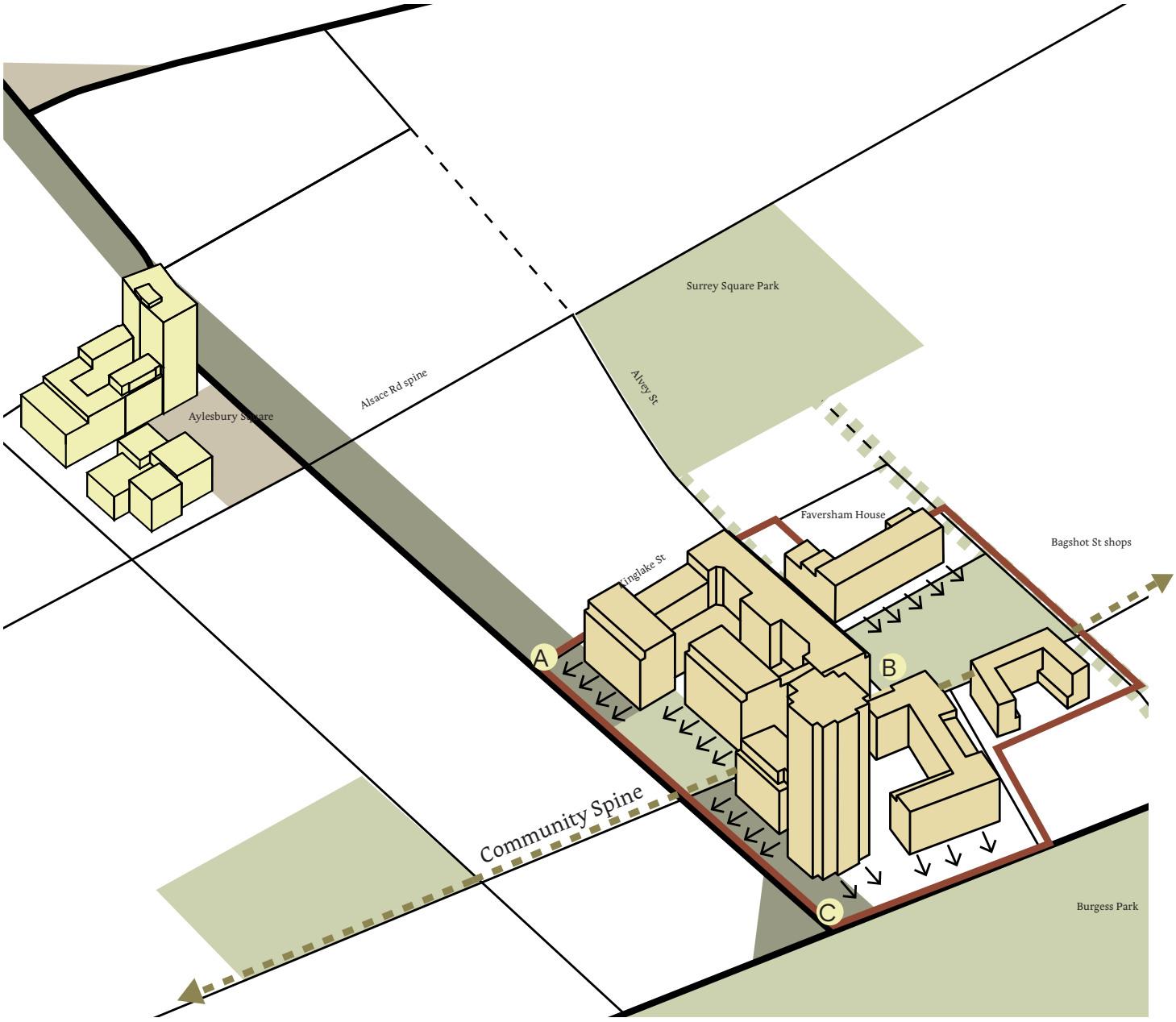


BUILDING MASSING

A Taller mansion blocks front onto Thurlow Street, supporting the principles established in the OPP. In line with the OPP buildings are 9-storeys tall along Thurlow St.

B Plot 5B is set-back from Thurlow Street. It is slightly taller at 10-storeys, but it still considered in the same vein. It is a mansion block contributing the character of Thurlow Street.

C The district landmark defined in the OPP is placed on the corner of Thurlow Street and Albany Road. It appropriately highlights the significance of this primary route linking up to Elephant and Castle.



Framework parameters

PLOT STRUCTURE AND SERVICING

The plot structure is designed around the principal of London garden squares. The squares are framed by different plot sizes; 5A, 4A and 4D create large independent perimeter blocks; Plots 5C and 4B work with existing context to create smaller perimeter blocks. All plots are deep enough to accommodate a good Level of resident's communal amenity.

The proposed servicing strategy balances the need for simplified loading and refuse store access with the aspiration to minimise service access from Thurlow St and maximise opportunities for play and garden streets.

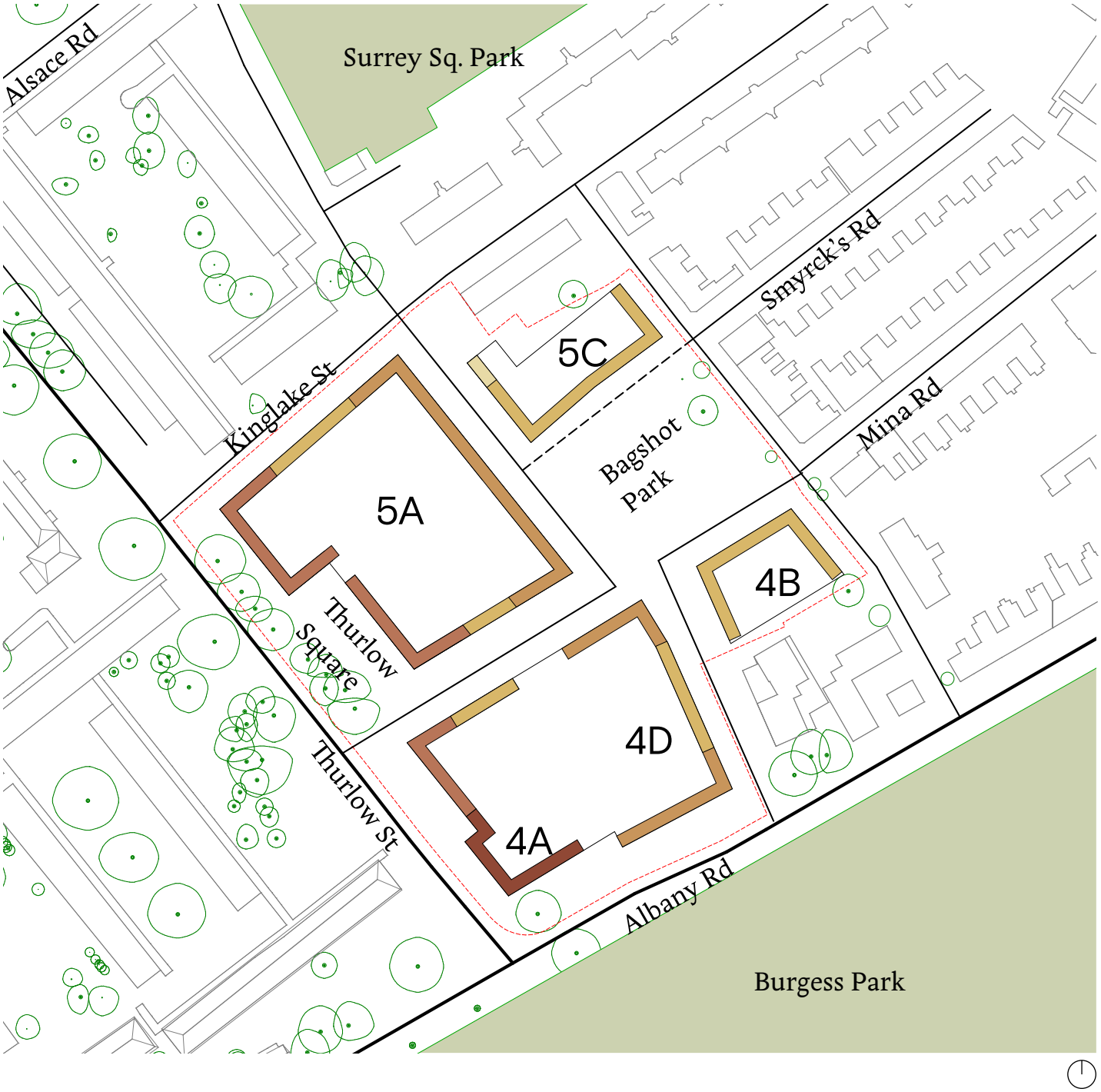
OPEN SPACE STRUCTURE

Several desire lines run through Phase 2B. Two community spines run East-West (Mina Rd to Wesmoreland Rd and Surrey Square to Merrow St) and one runs North-South (Surrey Square Park to Burgess Park). Additionally, Thurlow St Gardens are a strategically important link. The framework proposes that the green spaces run along the key desire lines to provide an intricate and active environment.

Several mature trees are proposed for retention. The proposal increases the number of trees retained when compared to the 2015 OPP.

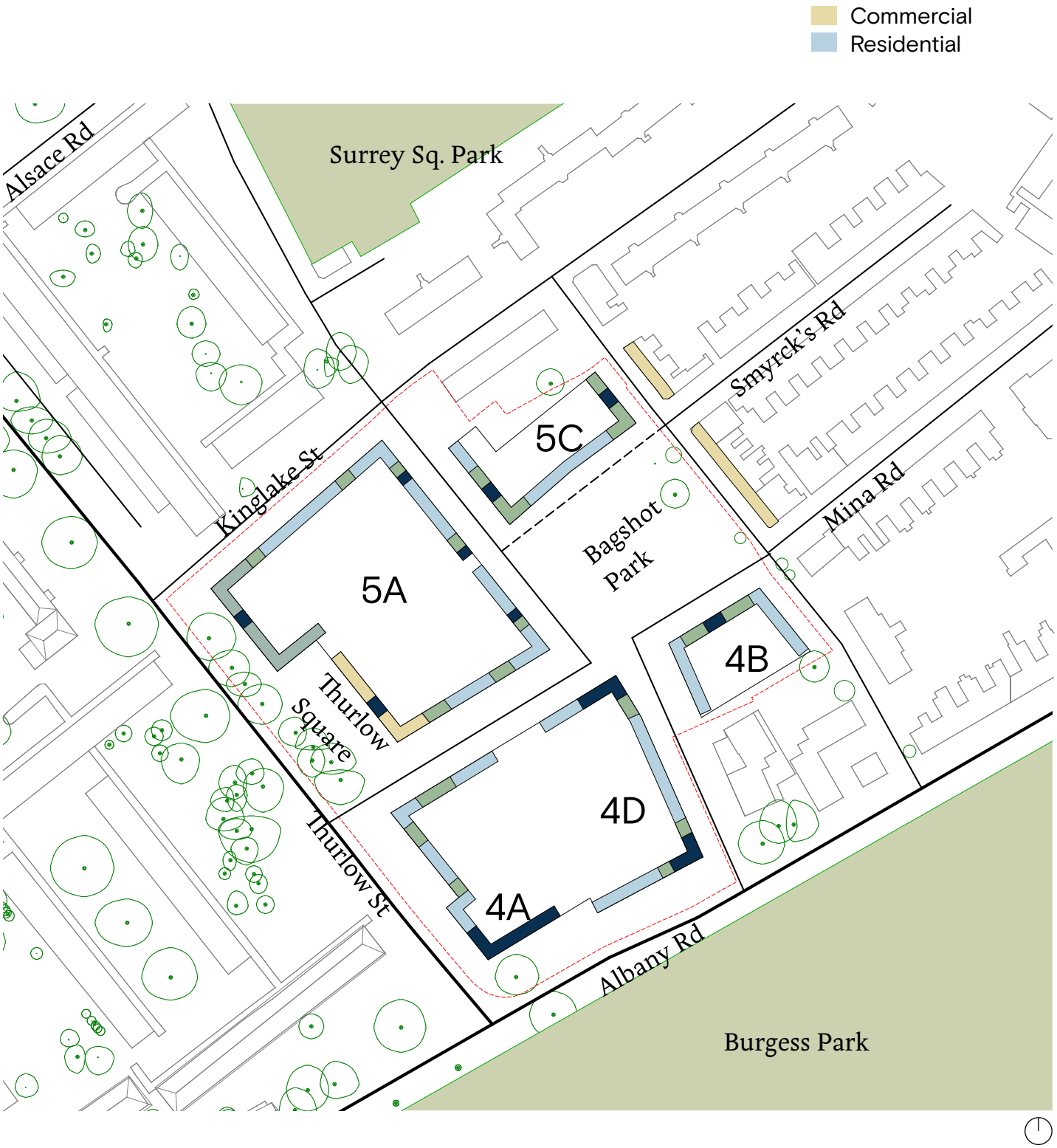
HEIGHT PARAMETERS

The framework retains the key height principles of the OPP. There is a consistent storey height in the mansion blocks along Thurlow Street, which are all 9-storeys. The other mansions blocks mediate between the different contexts on Thurlow Street and Bagshot stepping down to 5 & 6-storeys on blocks 4B and 5C. The tower on the corner of Thurlow Street and Albany Road is 25-storeys of residential accommodation.



GROUND FLOOR USES

Phase 2B is predominantly residential in character, streets are animated by residential frontages largely maisonettes with front doors that open to the street. Non-residential uses are proposed in the base of 05A facing Thurlow Square.



3.3. DESIGN DEVELOPMENT
Initial masterplan framework options

OPTION 1

- Two parks are framed by neighbouring courtyard buildings and a central two-faced building.

- This framework presented a number of issues which are discussed on the following pages.
- Whilst the team did initially support this option, another better option was found following consultation with Southwark's DRP, planning team and the GLA.

OPTION 3

- Very small plots with poor overlooking distances and daylighting

- Two perimeter blocks do not fit on the site. The resultant street and garden widths are two narrow for the required building heights.
- This approach is not taken forward as a result of the comments from the design team.

OPTION 2

- A perimeter block with good communal amenity space but fewer parks.
- This framework offers good definition to public and communal amenity spaces.
- Compared to the preferred it does however retain less trees, provide less dual-aspect apartments and provide less public amenity space.
- Communal amenity is increased.

OPTION 4

- Two parks and a deck-access block with poor overlooking distances and dominance silhouette.
- The change to a courtyard building at plot 5B creates a lane between 5A which is problematic.
- The resultant courtyard is also unworkable.
- This approach is not taken forward as a result of the comments from the design team.

Option analysis

OPTION 1

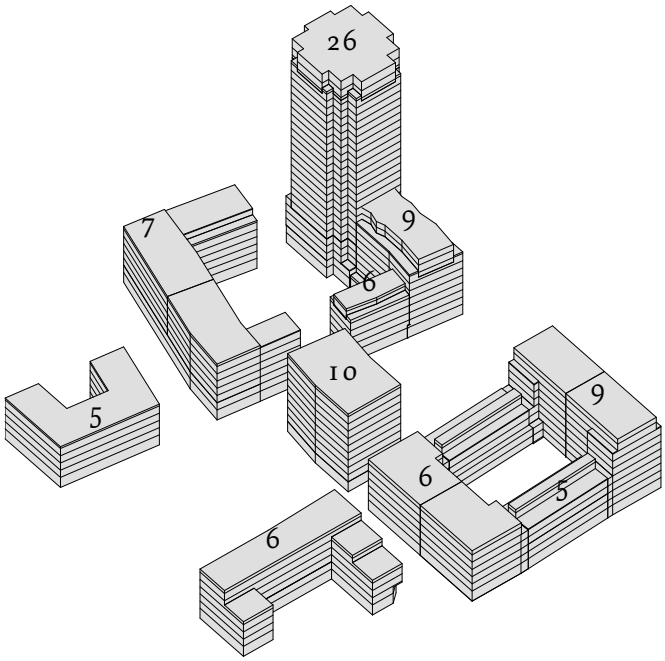
This design option for Phase 2B was initially tabled at pre-application meetings. It was developed and tested against design criteria including Levels of dual aspect, overshadowing, amount of open space, number of trees retained.

Whilst this proposal scored well against these different measures, the urban design of plots 5A and 5B was not supported at GLA and Southwark pre-application meetings.

The design team decided to return to a previous design option to help address these issues, described as 'Option 2' on the following pages.

Open space

Public open space



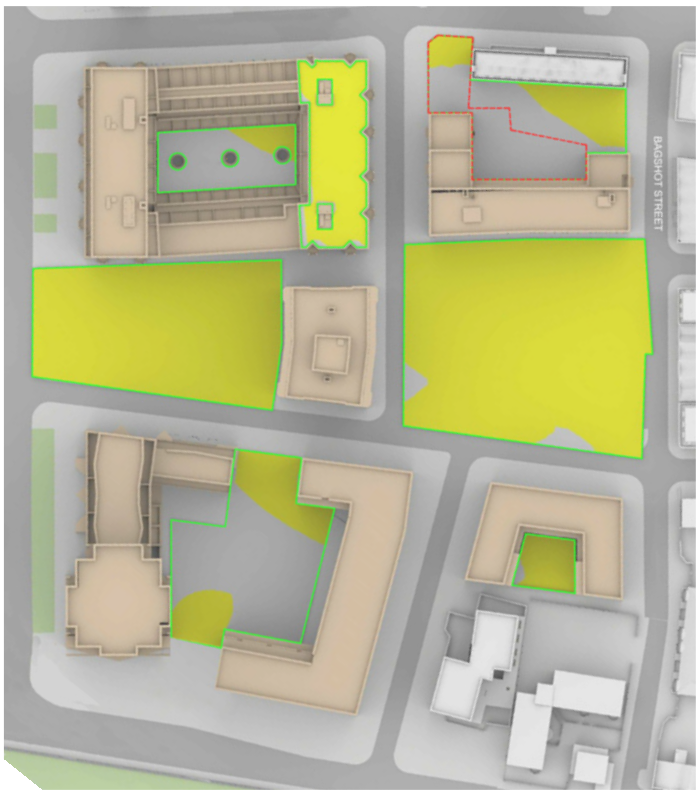
Building Heights

Communal amenity space

Communal amenity space

Existing tree retention

Retained trees



Courtyard overshadowing

Dual aspect

Single aspect 1-beds

Dual aspect 2-bed +

Tenure distribution (ground floor)

Shared ownership

Social rent

Private

Option analysis

OPTION 2

This design option for Phase 2B is the design team's response to criticism of the previous 'option 1' designs. It is a perimeter block which frames a large, well-lit courtyard. It frames Thurlow Square on the west and Bagshot Park to the east.

Concerns over the lack of clarity between 'fronts and backs' and the concern over the relationship between 5A and 5B are removed. The two public spaces are more clearly defined as different but complementary spaces.

Other key benefits of this proposal include a reduced height facing Bagshot Park and an increased number of maisonette front doors animating the western edge of Bagshot Park.

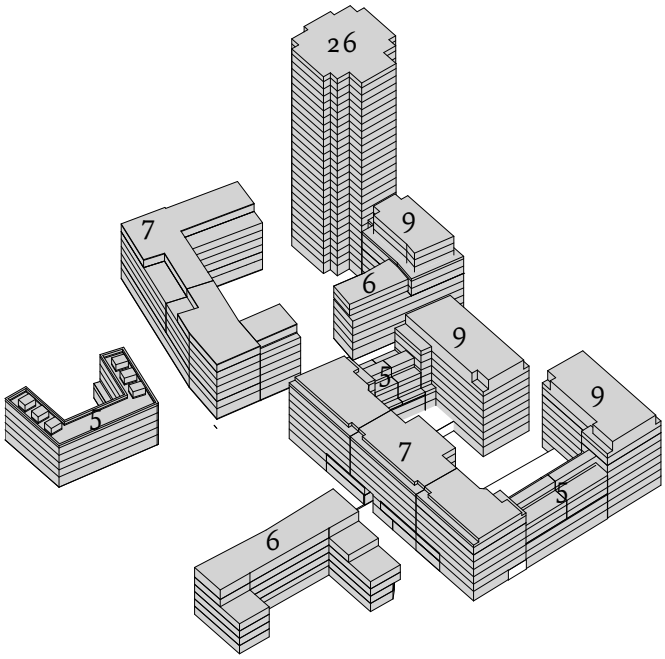
Option 2 has been carried forward and developed in detail in the next sections of this DAS.

Open space

Public open space

Communal space

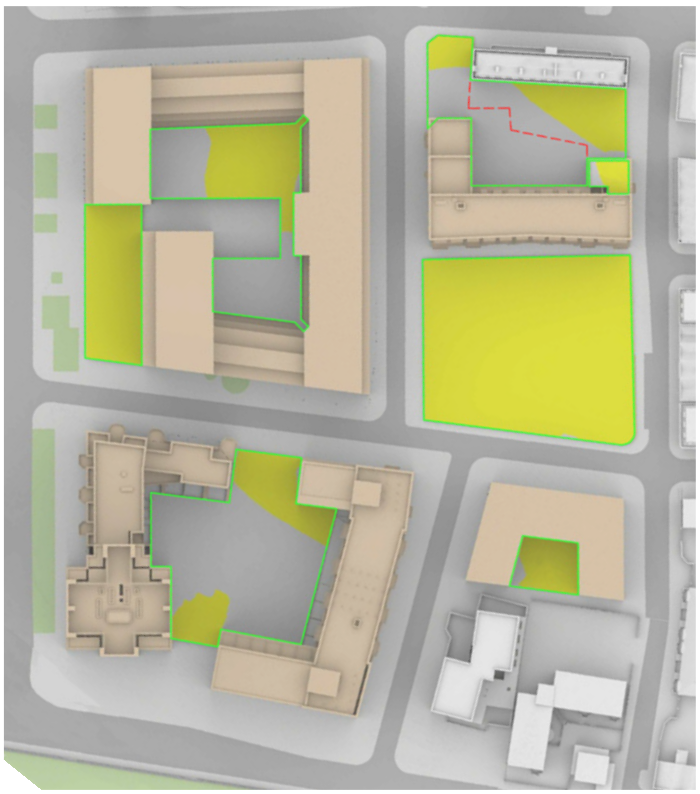
Communal amenity space



Building Heights

Existing tree retention

Retained trees



Courtyard overshadowing

Dual aspect

Single aspect 1-beds

Dual aspect 2-bed +

Tenure distribution (ground floor)

Shared ownership

Social rent

Private

Statutory consultation

The following page is a succinct summary of key urban design and architecture items discussed during planning consultations.

There were 14 Pre-Applications with London Borough of Southwark, 3 Pre-Applications with the Greater London Authority and 2 Design Review Panels.

LB SOUTHWARK PRE-APPLICATIONS

- **Comment:** Block 5B is excessive in height, it divides the two public spaces, provides an uncomfortable gap between block 5A, it relies on 5A for cycle storage provision and does not create a dedicated amenity space.
- **Response:** The design team redesigned block 5A and removed 5B alleviating these concerns.
- **Comment:** The courtyard of 4B is too narrow
- **Response:** The design team increased the width of the 4B courtyard.
- **Comment:** Block 4D would benefit from a set-back along Haywood Street.
- **Response:** The design team introduced a set-back and tuned elevations to respond specifically to the different streets.
- **Comment:** The deeper southern wing of block 4D is hindering daylighting to the courtyard.
- **Response:** The southern wing was made narrower and a set-back was introduced on the courtyard side.
- **Comment:** Could the tower be a cruciform in shape, rather than awkwardly follow the plot boundary?
- **Response:** The design team created a more uniform tower form and created a larger setting space around the tower entrance.

GLA PRE-APPLICATIONS

- **Comment:** Increases in height, especially within Block 4A, will affect the quality of light to the central courtyard areas and internal facing windows
- **Response:** The designs have evolved in response to multiple daylight and overshadowing assessments, improving sunlight and daylighting with each iteration. Widening the 5A courtyard, widening the 4B courtyard and reducing the depth of the southern 4D wing have all helped improve daylight/sunlight.
- **Comment:** The rationale and citing of Block 5B between the two areas of public realm requires further consideration.
- **Response:** 5B was removed and the two public spaces become more clearly defined as different but complimentary: one a park with a MUGA, the other a square with commercial space animating it.
- **Comment:** The proposal for a 25-storey building exceeds the intended building heights within the AAV
- **Response:** In the original AAAP the district landmark in Ph2B was intended to be taller than the local landmarks in Phase 4 and the first development site. The first development site increased the height of the local landmarks by circa 5-storeys. To compensate for this the district landmark on Ph2B increases by 5-storeys.

DESIGN REVIEW PANEL

- **Comment:** How do alternative massing options perform in DLSL / overshadowing terms?
- **Response:** Following initial DRP comments alternate options were tested. The designs changed to improve sunlight penetration to 5A and 4A-4D. Also, 5C now benefits from a very well-lit roof terrace, supplementing its private courtyard provision.
- **Comment:** The gap between 5A and 5B needs further consideration, 5B being stand alone and private tenure is problematic, 5B doesn't have clear fronts and backs, the building interrupts the flow of public space, the height of 5B is uncomfortable..
- **Response:** Following this initial DRP comment the design of 5A and 5B changed to alleviate a variety of concerns with 5B.
- **Comment:** The gap between 4A and 4D on Albany Road seems too large.
- **Response:** The landscape design now includes a masonry pergola structure which helps bring definition to the gap.
- **Comment:** The Panel wanted to stress that there needs to be a 'glue' that binds architectural proposals into a cohesive neighbourhood.
- **Response:** The different buildings are bound together by similar materials: red/brown brick and light pre-cast concrete elements.
- **Comment:** The relationship between the tower and the adjacent mansion block was questioned.
- **Response:** A gap was introduced between the mansion and tower on 4A to help emphasize the separation of these two distinct elements.

LBS planning pre-application meeting 1, design option 1 for Phase 2B

LBS planning pre-application meeting 14. Final design option 2 for Phase 2B

Community consultation

OVERVIEW

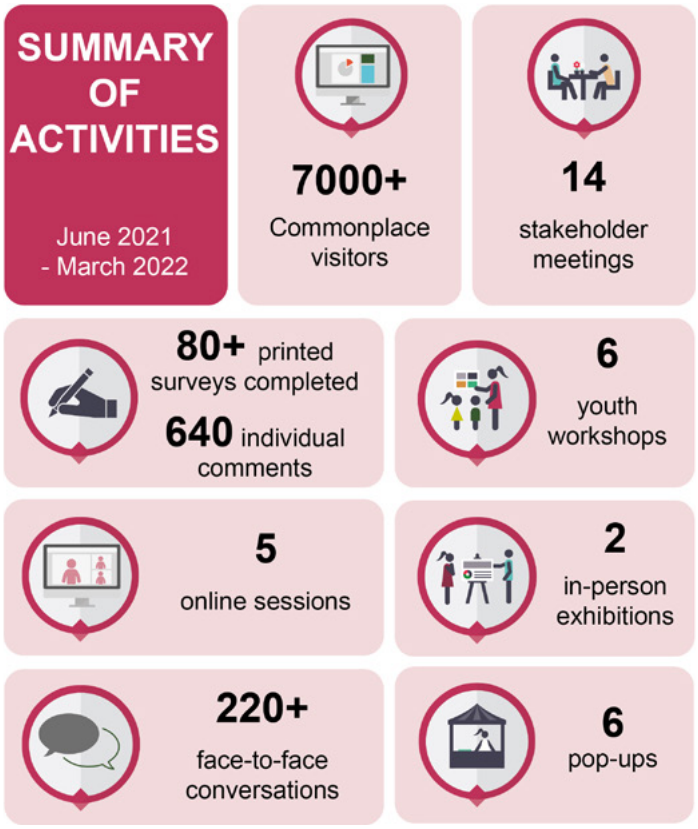
The following information is a high-level summary of consultation activities which have taken place during the project's design period. For a full summary of consultation events, communications, feedback and a summary of how local stakeholders have influenced the design please refer to the separate Statement of Community Involvement (SOCI).

SUMMARY

Engagement feedback is summarised in the SOCI for all events and communications. A wide range of voices have been heard and valuable feedback was received on topics ranging from the site layout, play space, to sustainability and more

NEXT STEPS

An additional consultation period will take place post-submission. 'Stage Four' will include a drop-in exhibition which will discuss application documents and key information about the application.



Engagement activities summary.

Stage One (June - August 2021)

- Three days of street pop-ups around the Aylesbury Estate (above).
- Online youth workshops.
- Online stakeholders meetings.
- A dedicated project website was setup to share information.
- A4 flyers distributed around the consultation area.

Stage Two (September - December 2021)

- Surrey Square School in-person event.
- Pembroke House in-person event (above left).
- Youth club and school's workshops (above right).
- Public online discussions.
- Online stakeholder meetings.
- A4 flyers distributed and website updated.

Stage Three (January - March 2022)

- Online themed workshops and public Q&A.
- An outdoor public exhibition (above left).
- Printed information in local libraries.
- A street pop-up.
- In-person stakeholder meeting and walkabout.
- Bench Project (above right)
- Flyers distributed, posters placed in prominent locations, newsletter shared and website updated.

4 MASTERPLAN

4.1. USE AND AMOUNT
Overview

The project creates 614 homes. Measured by habitable rooms 38% of the accommodation is for social rent, 12% is shared ownership and 50% is private sale. In total there are:

- 614 units;
- 1,927 habitable rooms;
- 50% private sale (NDSS standards);
- 38% social rent (AAAC standards);
- 12% shared ownership (NDSS standards)
- 20% maisonettes
- 10% wheelchair units

614	1927
NumUni	HR

Site total for unit numbers and habitable rooms.

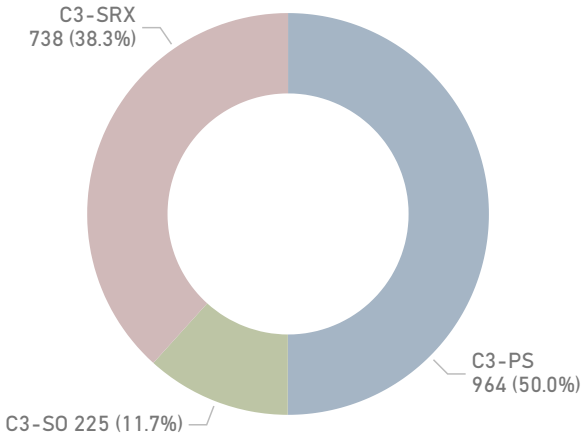


Chart of site wide tenure mix measured by habitable rooms. A colour key is shown overleaf.

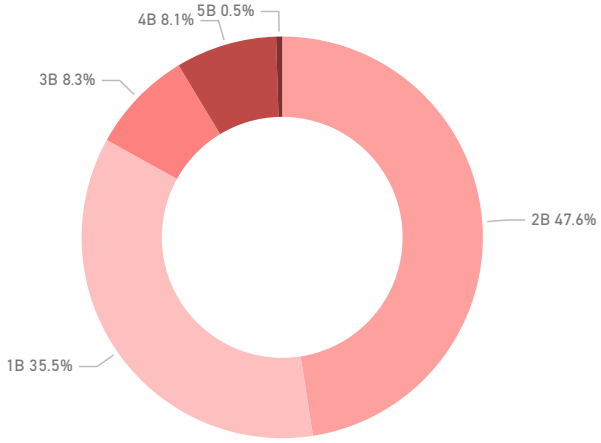


Chart of site wide unit mix shown in %

Zone	1B-1P	1B-2P	2B-3P	2B-4P	3B-5P	3B-6P	4B-6P	4B-7P	5B-7P	5B-8P	**Total**
04A1		48	56	64							**168**
04A2		12	1	5	8	8	6			1	**41**
04B1			4	6			12		2		**24**
04D1	6	23		15							**44**
04D2		8		6	16		14				**44**
05A1	3	29	12	18		2	2				**66**
05A2	4	30	19	14	2	1	4				**74**
05A3	2	10	8	8	5		5				**38**
05A4	3	22	10	1				2			**38**
05A5	2	10	3	10	6		3				**34**
05C1		3	2	15	2	1		1			**24**
05C2		3	1	14				1			**19**
Total	**20**	**198**	**116**	**176**	**39**	**12**	**46**	**4**	**2**	**1**	**614**

A schedule summarising the number and type of homes by residential core.

Affordable Housing

SOCIAL RENT

Measured by habitable rooms 38% of the accommodation is social rent. These homes are designed to AAAC space standards, which are more generous than typical Nationally Described Space Standards. A summary of social rent totals:

- 163 units;
- 738 habitable rooms;
- 54% of social rent homes are 3-bed+;
- 54% of social rent homes are maisonettes;

SHARED OWNERSHIP

Shared ownership homes are located in blocks 5A and 5C. Shared ownership homes include a mix of flats and maisonettes. Homes are designed to Nationally Described Space Standards. A summary of shared ownership totals:

- 82 units;
- 225 habitable rooms;
- 6% of shared ownership homes are 3-bed+;
- 20% of shared ownership homes are maisonettes;

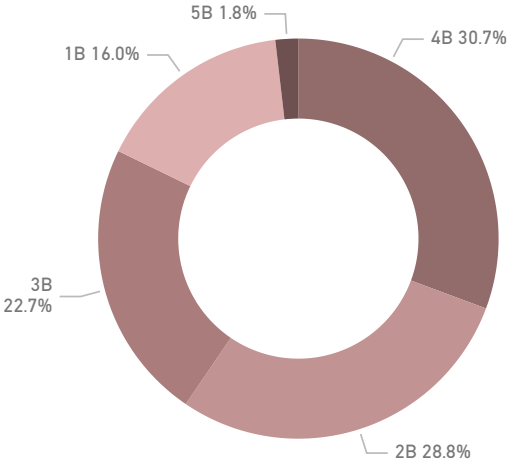


Chart of site wide Social Rent unit mix shown in %

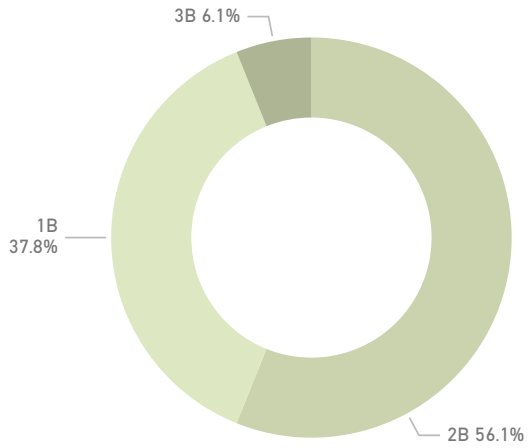
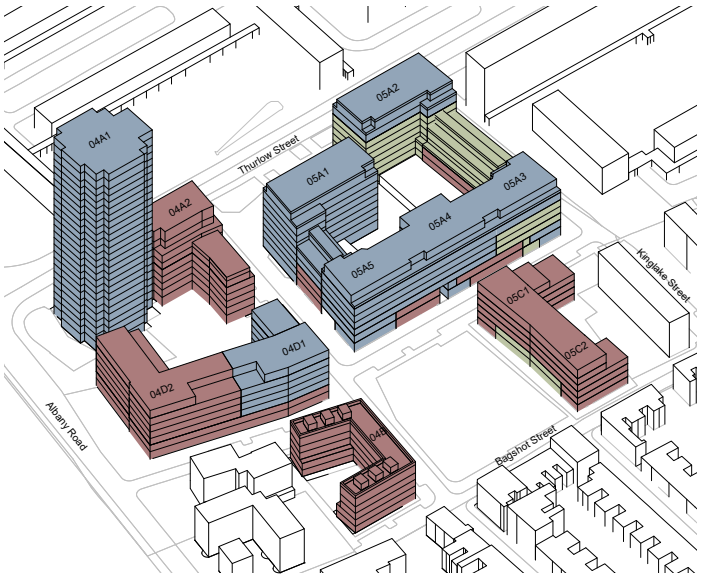
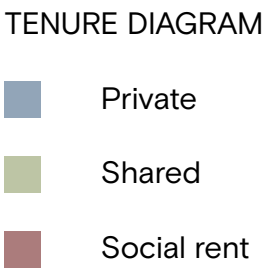


Chart of site wide Shared Ownership unit mix shown in %



Axonometric view of Ph2B looking NW.



Ground floor uses

SUMMARY

There is 414 m² of non-residential space in Phase 2B located on the ground floor of 5A, facing Thurlow Square.

The precise use of the space hasn't been decided yet. This application applies for both planning use class E and class F, meaning there will be flexibility for the spaces to include either shops, office, cafe, restaurant or community uses.

The non-residential uses will complement the activities in Thurlow Square, and help make this an exciting, vibrant public space. The smaller unit also wraps around onto Mina Road; helping to draw people from Thurlow Street along the Mina Road 'Community Spine'.

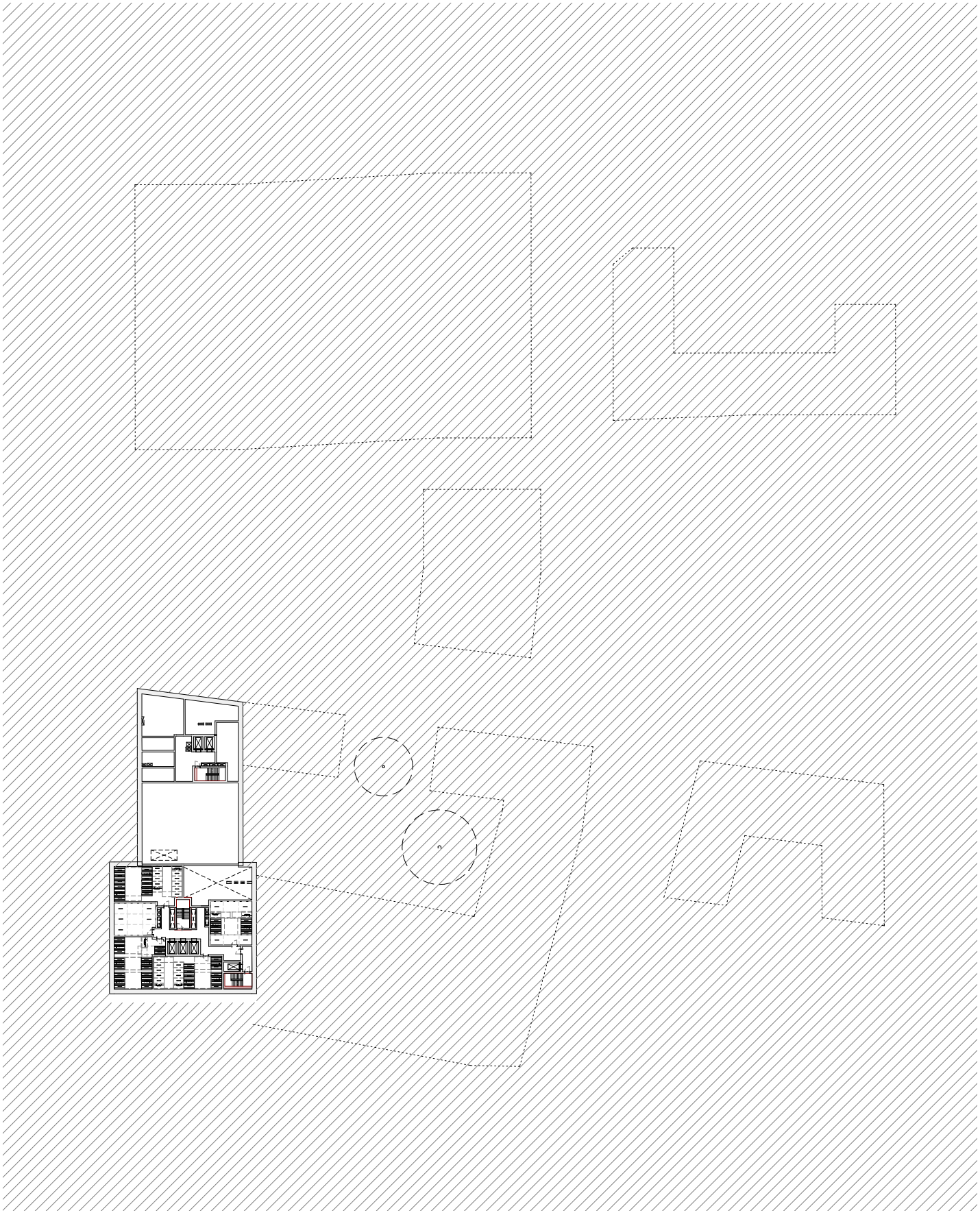
Plot	Non-residential space (GIA)
5A1	414 m²

Car Park No. 19 Spaces
Commercial
Commercial
Ancillary
Ancillary
Cycle store (30
TRX-Lobby
TRX-Cycle Store
Substation
Plant
Bins
Cycles
Plant
Bins
Bin Storage Circulation

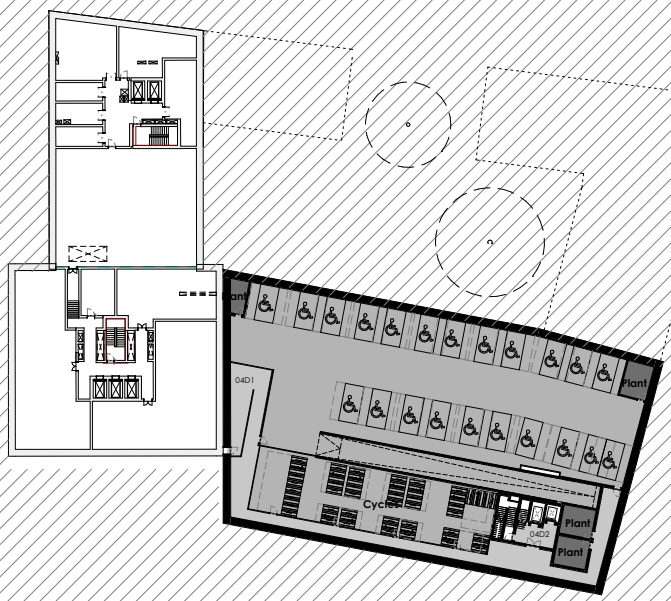
Level 0

Layout

BASEMENT LEVEL -2



BASEMENT LEVEL -1



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN

FOURTH FLOOR PLAN

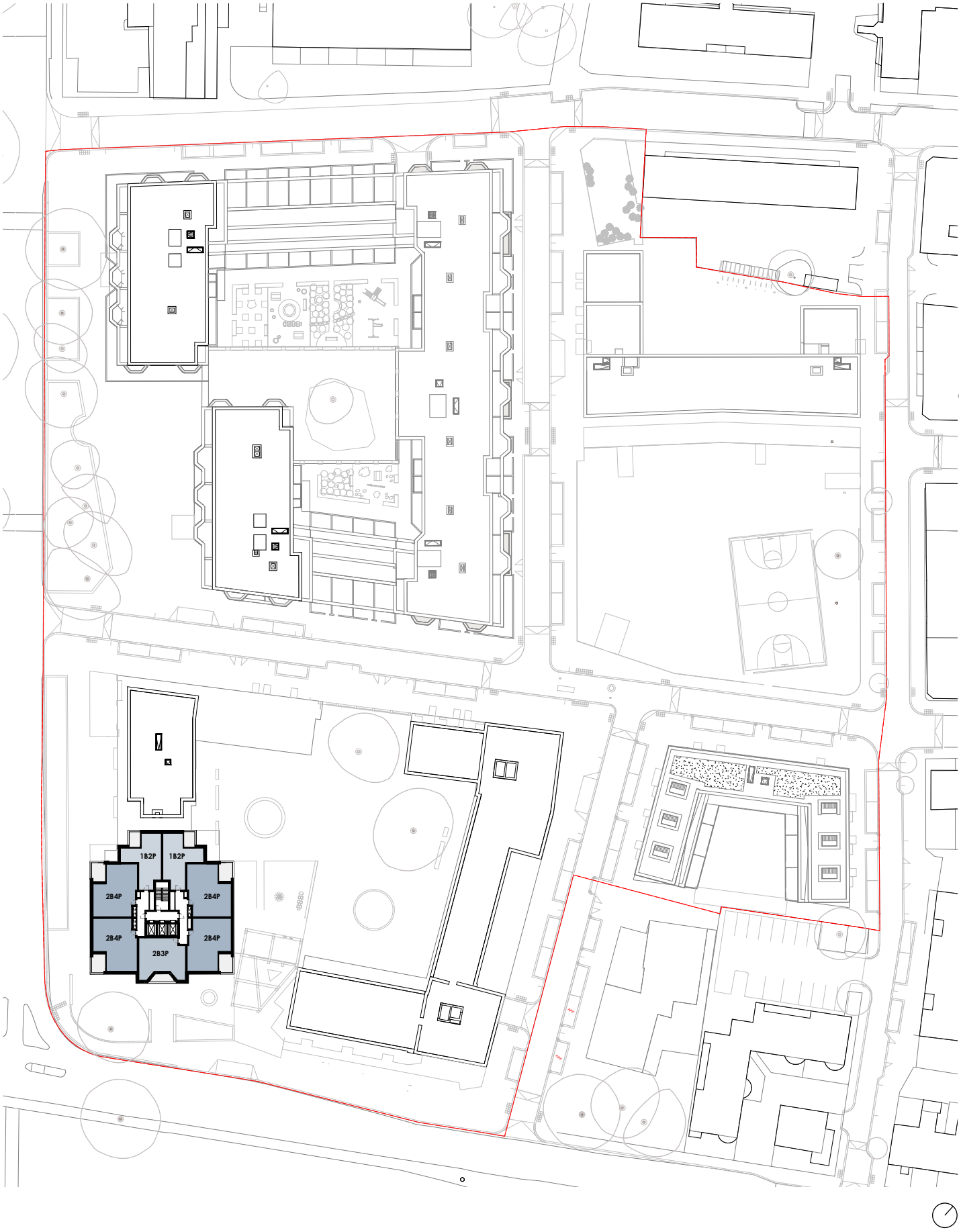
FIFTH FLOOR PLAN

SIXTH FLOOR PLAN

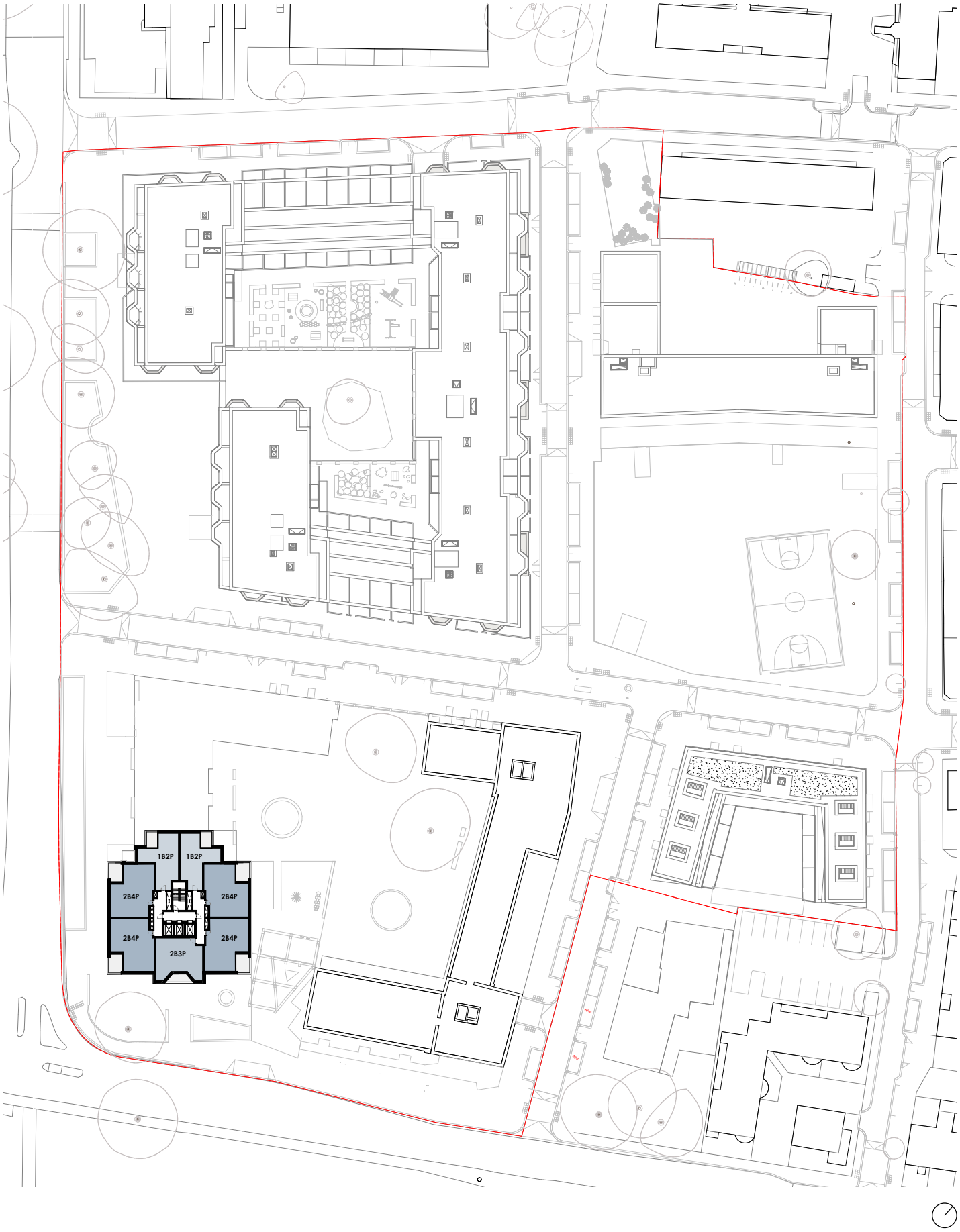
SEVENTH FLOOR PLAN

EIGHTH FLOOR PLAN

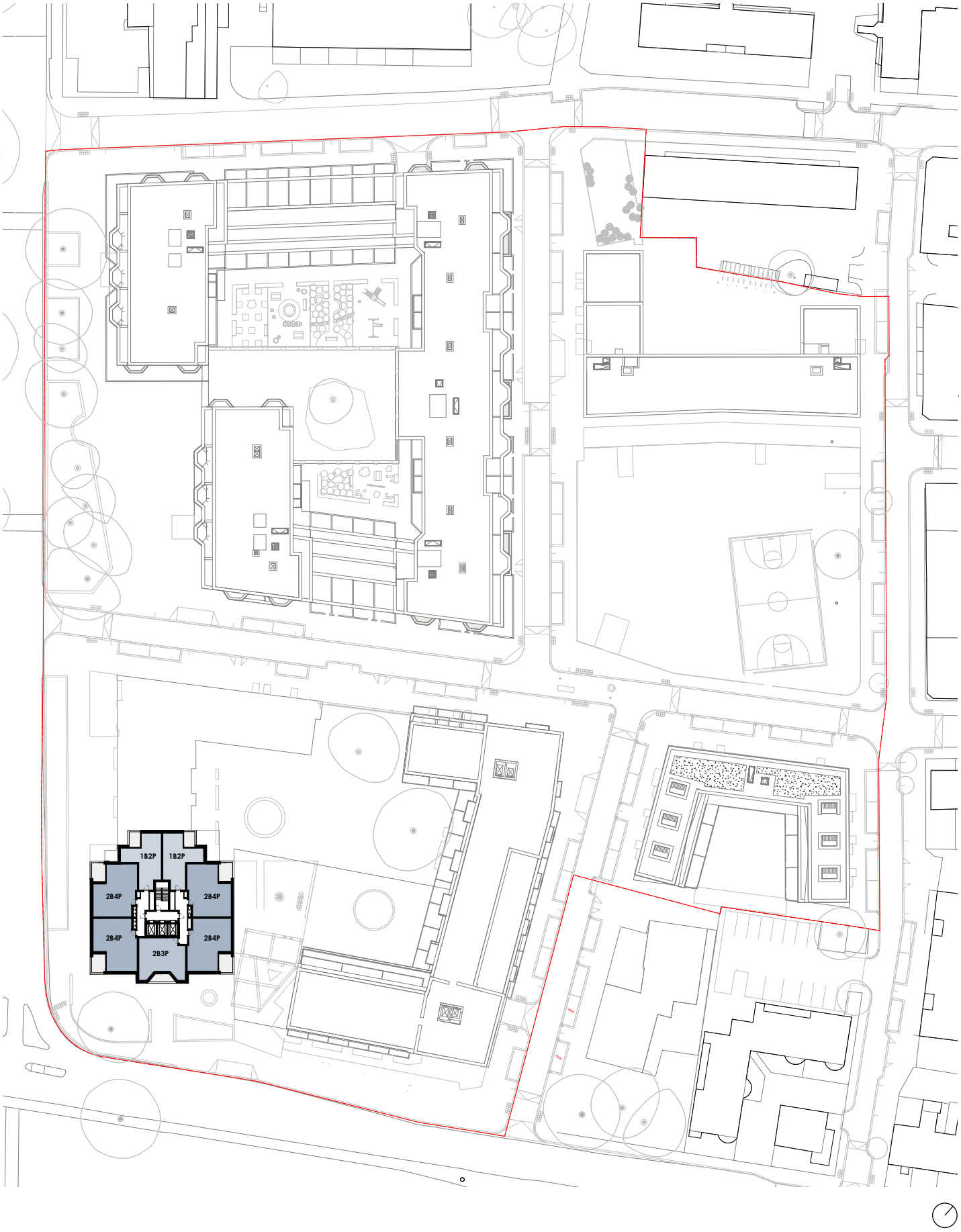
NINTH FLOOR PLAN



TENTH FLOOR PLAN



ELEVENTH TO TWENTY-FOURTH FLOOR PLAN



Tenure strategy

SUMMARY

All buildings are tenure-blind with the same external specification.

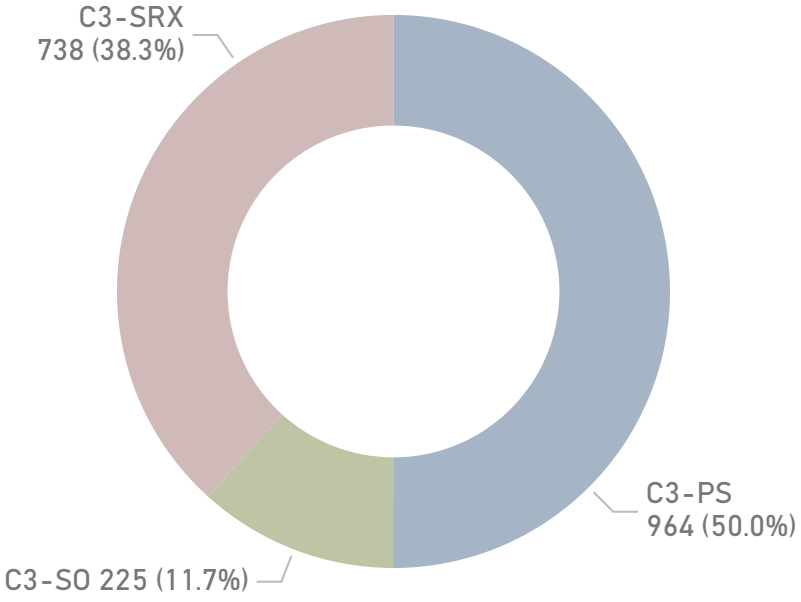
Courtyard gardens, playspaces within courtyards, cycle stores, covered car parking and refuse stores are shared between the different tenures within each plot. Playspaces and gardens within the public realm are shared between all members of the public.

All Plots are mixed tenure, apart from 4B.

- 4A is a mix of Social Rent and Private Sale.
- 4D is a mix of Social Rent and Private Sale.
- 4B is Social Rent.
- 5C is a mix of Social Rent and Shared Ownership.
- 5A is a mix of all three tenures.

In total 50% of the homes are affordable tenures split between Social Rent and Shared Ownership. This is measured by the total number of habitable rooms which is typical for affordable housing calculations. In total 38% of the accommodation is for social rent 12% is shared ownership and 50% is private sale.

TENURE DIAGRAM



Tenure	HR	%GT HR
C3-PS	964	50.03%
C3-SO	225	11.68%
C3-SRX	738	38.30%
Total	**1927**	**100.00%**

Site wide percentages.

Level 0

Level 1

Level 5

Level 6-9

4.2. LAYOUT
Residential typologies

RESIDENTIAL TYPOLOGY STRATEGY

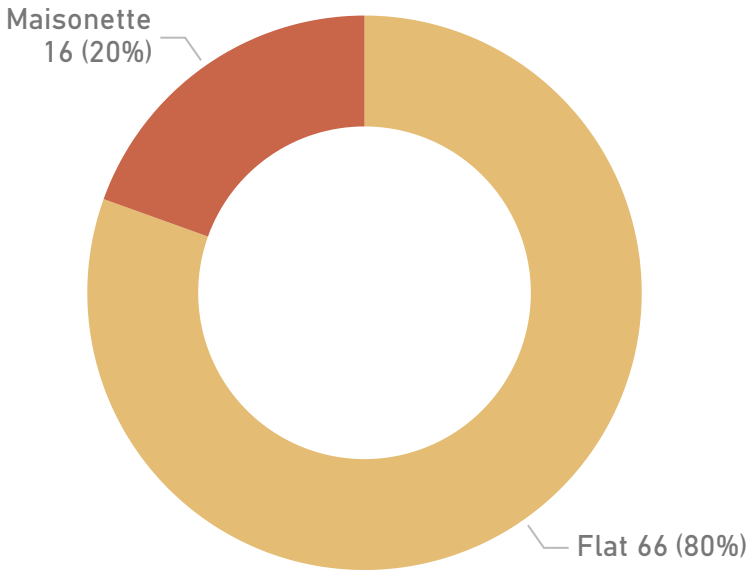
In total there are 122 maisonettes in Phase 2B which is 20% of all homes. The maisonettes are either two or 3-storey dwellings with front doors accessed directly from the street or from a communal access gallery.

Of the 122 maisonettes, 89 of them are for social rent tenants. This is 54% of the total social rent provision.

The remaining dwellings are flats of varying sizes. A small number of flats in plot 5A are located on a raised Level 1.5m above ground; helping to animate the street whilst not compromising the privacy of residents.

DWELLING TYPES

- Maisonette
- Raised ground floor flat
- Flat



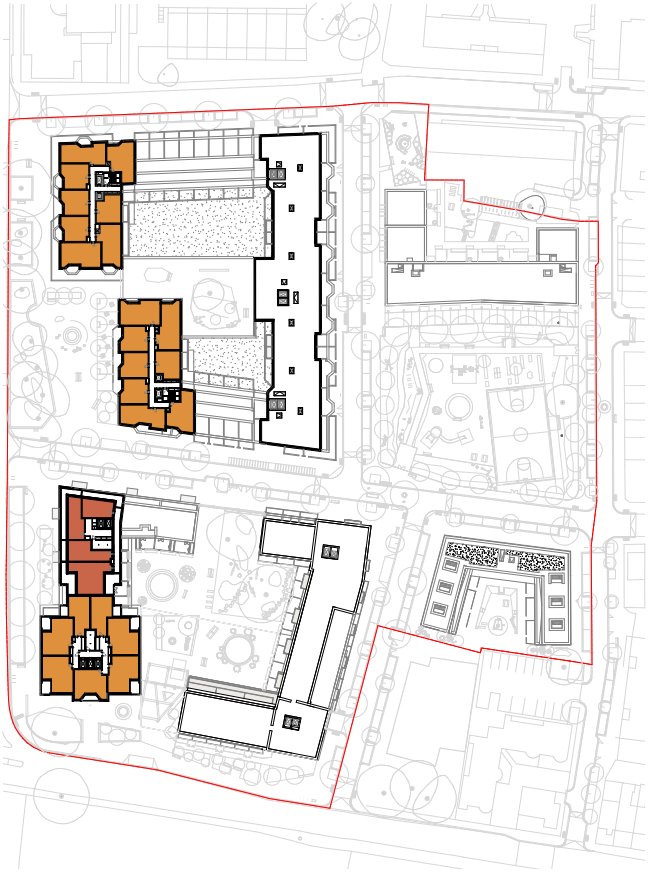
ToD	NumUni	%GT NumUni
Flat	492	80.13%
Maisonette	122	19.87%
Total	**614**	**100.00%**

Site wide percentages.

Level 0

Level 1

Level 5



Level 6-9

TYPES OF APARTMENT LAYOUT

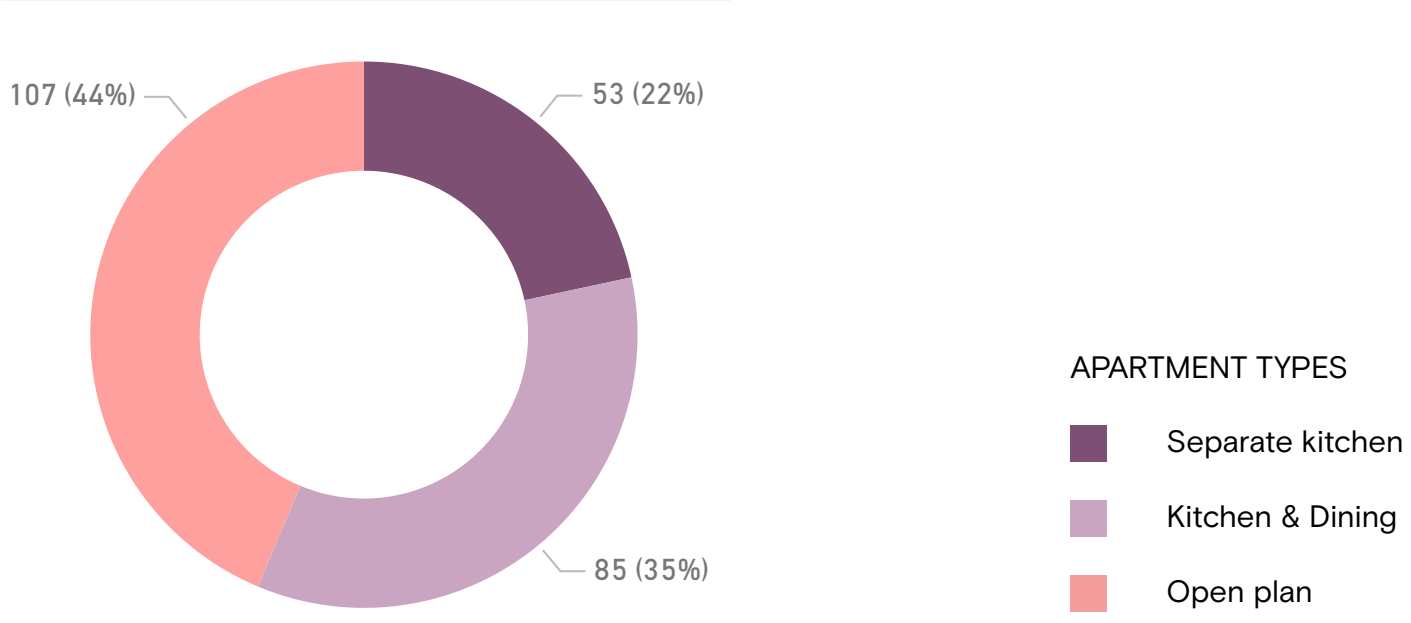
There are a range of dwelling sizes, tenures and types within the proposal to cater for a wide range of resident needs. Apartment layouts also vary, particularly in affordable tenures. Some apartments have separate kitchens, some have open plan arrangements. Some separate kitchens have dining tables in them, in others the dining table is in the main living room.

This aspiration was described in the project's 'Business Plan' brief. In affordable tenures the aspiration was to have an equal percentage of each of the following layouts across all apartment types: Open plan; Separate kitchens; Kitchen & dining.

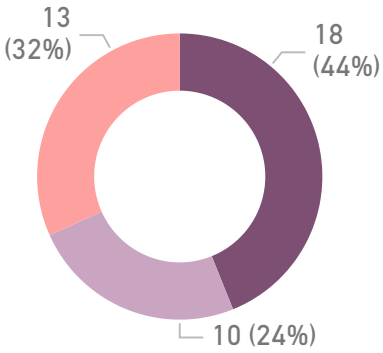
The main driver behind this was to ensure that ample choice is given to those who prefer the kitchen to be separated from the living room.

In designing kitchens, we've made the most of each typology, we prioritize open plan kitchen in flats while in larger units kitchens are separated. Separated kitchens are also a way to mitigate privacy issues in maisonettes accessed from a deck gallery.

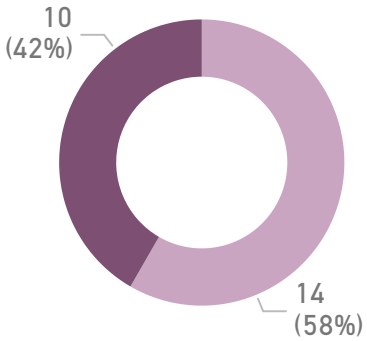
In our proposal we respect the client's aspiration and provide approximately a third of affordable homes with open plan layouts and two thirds with separate kitchens or separate kitchens with dining tables in them. On balance we feel this still meets the core aspiration of this brief item: which is to give ample choice for those who prefer the kitchen to be separated from the living room.



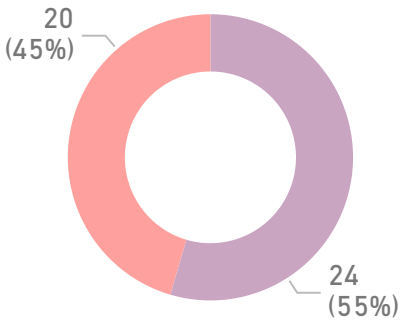
Site wide percentages.



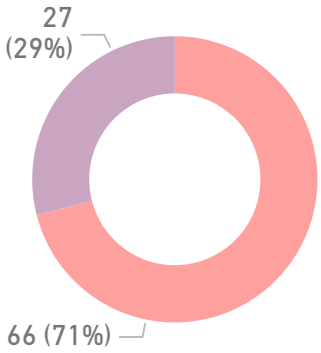
PLOT 4A



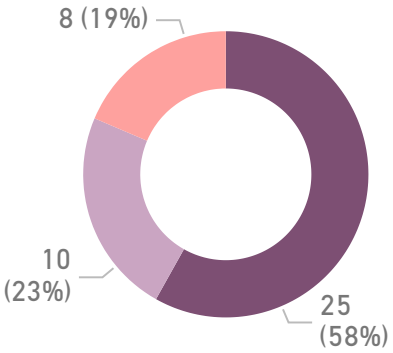
PLOT 4B



PLOT 4D



PLOT 5A



PLOT 5C

Zone	Open Plan	Kitchen/Dining	Separate Kitchen
			1
04A2	13	10	17
04B1		14	10
04D2	20	24	
05A1		2	
05A2	50	8	
05A3	16	10	
05A4		3	
05A5		4	
05C1	5	5	14
05C2	3	5	11
Total	**107**	**85**	**53**

Accessible Housing

SUMMARY

In line with the London Plan, all homes are designed to meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

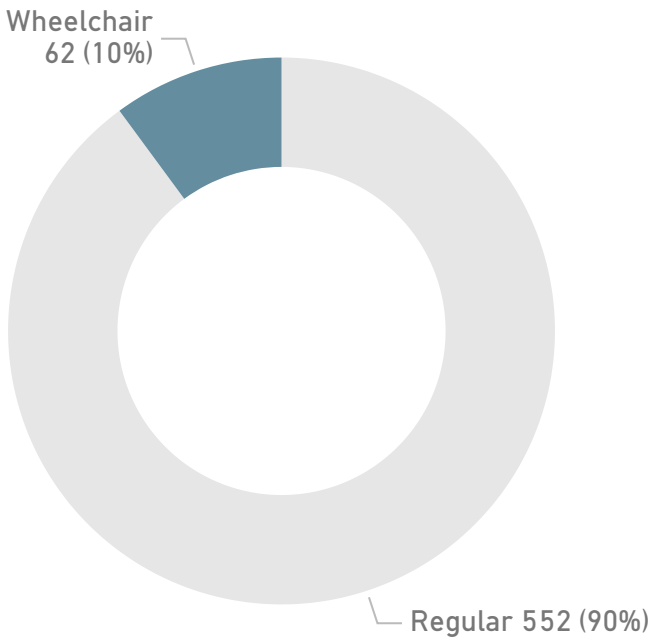
In addition, 10% of homes are designed to meet AD Part M4(3) wheelchair accessible (WAC) or wheelchair adaptable (WAD) standards. These M4(3) apartments are located in Plots 5A, 4A and 4D; close to wheelchair accessible parking spaces in the two covered car parks.

Wheelchair accessible parking spaces will be made available to wheelchair users upon request. 21 wheelchair spaces will be provided from day one. Should more wheelchair accessible spaces be required in the future they can be provided in the basement and podium by converting general needs spaces.

DWELLING TYPES

M4(3) accessible

M4(3) adaptable



WH	NumUni	%GT NumUni
Regular	552	89.90%
Wheelchair	62	10.10%
Total	**614**	**100.00%**

UTG_L1	NumUni	%GT NumUni
1B-2P	1	1.61%
2B-3P	38	61.29%
2B-4P	7	11.29%
3B-5P	11	17.74%
3B-6P	5	8.06%
Total	**62**	**100.00%**

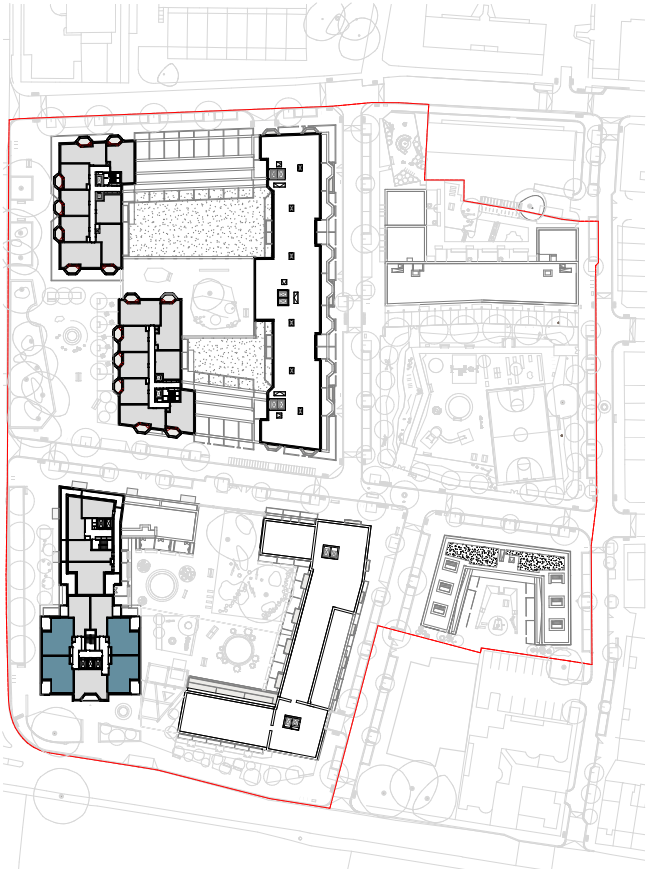
Tenure	WHT	NumUni	%GT NumUni
C3-SRX	WAC	18	29.03%
C3-SO	WAD	6	9.68%
C3-PS	WAD	38	61.29%
Total		**62**	**100.00%**

Site wide percentages.

Level 0

Level 1

Level 5



Level 6-9

PLOT 5A - GROUND LEVEL ACCESS

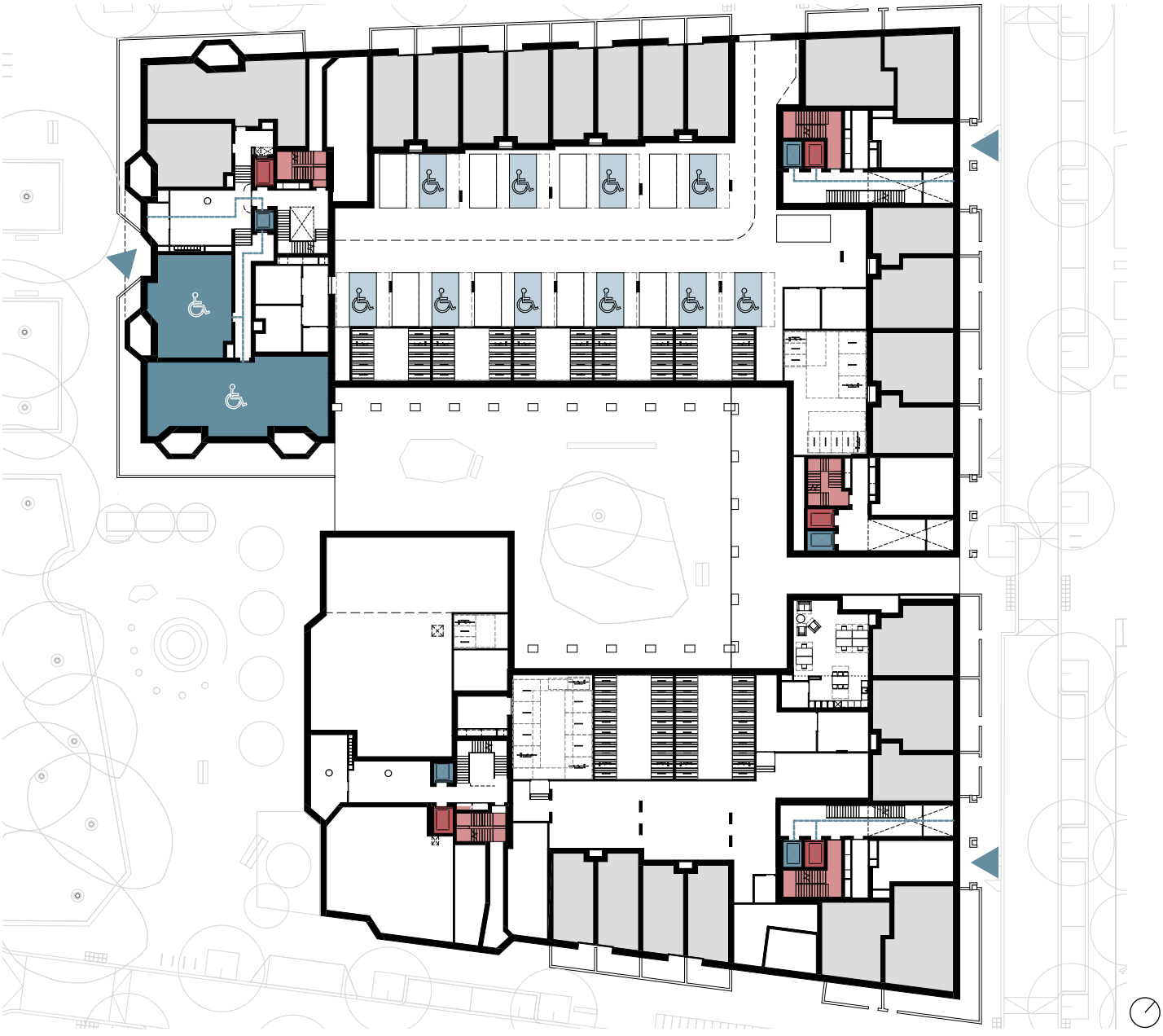
There are 12 M4(3)(2a) wheelchair adaptable flats in 5A. Two of these are in core 5A2 the rest are in cores 5A3 and 5A5.

Entrances to the residential cores in 5A will be from adjacent streets. All entrances will be covered and there will be at least a Level landing of 1500x1500mm in front of the entrance doors. Entrance doors will provide at least a clear opening width of 850mm and thresholds will be Level.

Further details will be subject to detail design and it is expected to comply with Part M (Volume 1) standards, including requirement covering entry systems.

ACCESS DIAGRAM

- Internal routes
- Entrance
- Passenger lift
- Fire fighting lift
- Escape stair
- M4(3)(2a) flat



Level 00

PLOT 5A - UPPER LEVEL ACCESS

All communal corridors will be generally 1500 mm or wider, allowing sufficient space for wheelchair users to easily manoeuvre and to pass in opposite directions, and provide a 1500 mm x 1500 mm turning space outside each wheelchair user dwelling as required by AD Part M.

Doors in communal routes will have a clear opening width of 850 mm through a single leaf door, or one leaf of a double leaf door, unless power operated or held open; and will have 300 mm clear space to the leading edge on the pull side of the doors and 200 mm clear space in the push side.

Level 04

PLOTS 4A & 4D - GROUND LEVEL ACCESS

There are 40 M4(3) wheelchair flats in 4A. 8 of these are M4(3)(2b) wheelchair accessible and are located in 4A2, the remaining 32 apartments are M4(3)(2a) wheelchair adaptable, and are located in 4A1. Access to wheelchair parking spaces is provided in the basement which connects 4A and 4D.

4D has 10 M4(3)(2b) wheelchair accessible flats located in the southern core 4D2. This core also has access to the basement car park.

ACCESS DIAGRAM

- Internal routes
- Communal entrance
- Passenger lift
- Fire fighting lift
- Escape stair
- M4(3)(2a) flat
- M4(3)(2b) flat

Level 00

PLOTS 4A & 4D - UPPER LEVEL ACCESS

Level 04

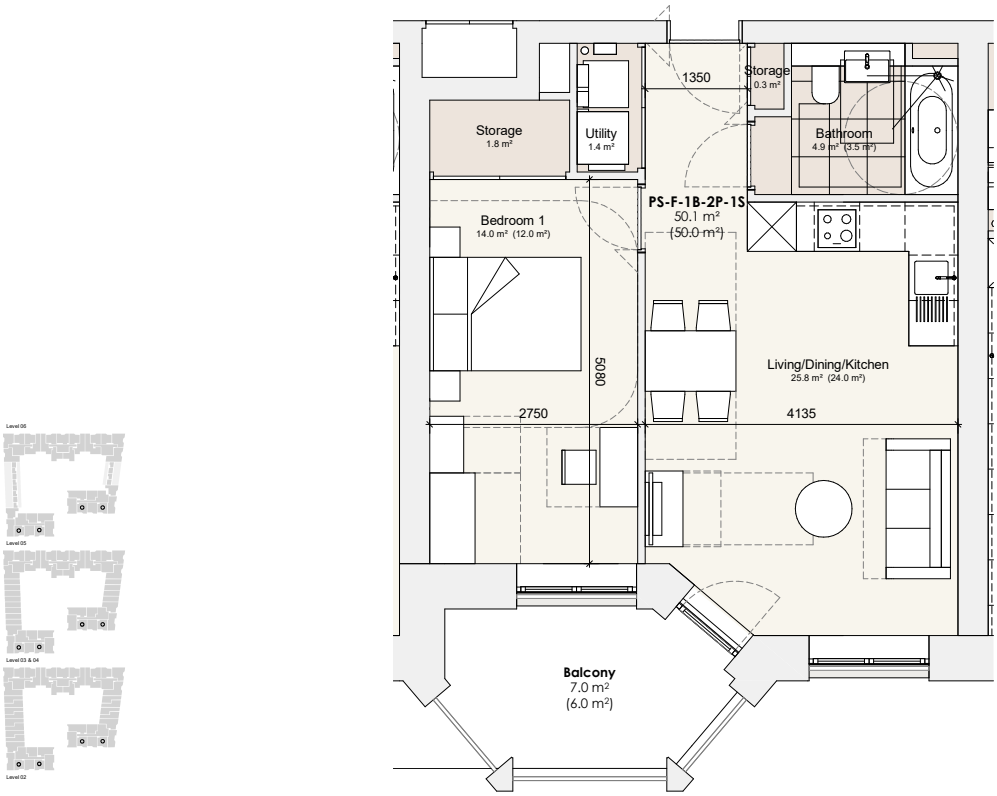
M4(2) UNITS - INTERNAL PROVISIONS

The points below are some of the key access provisions required by Approved Document Part M, category M4(2) dwellings:

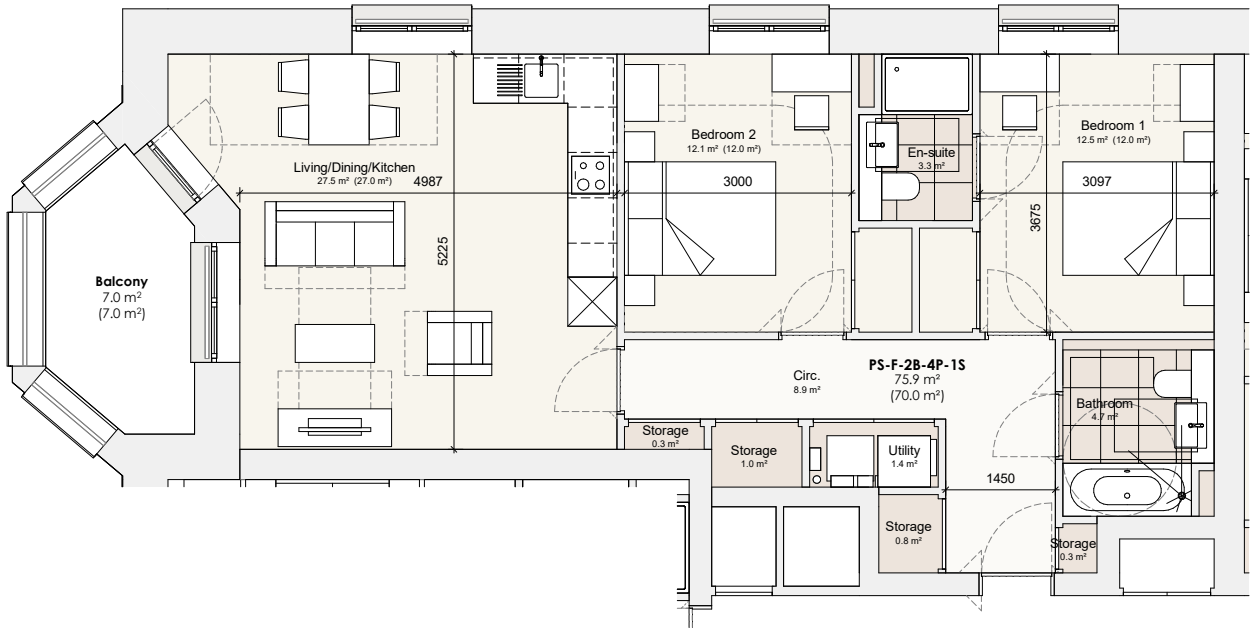
- All entrance doors and door to balcony have a minimum clear opening width of 850mm, with a clear approach space to the door of 300 mm on the leading edge of the door maintained for a minimum distance of 1200 mm beyond it;
- All internal corridors and clear opening widths of doors conform the requirements of AD Part M, Volume 1, Section 2B;
- Adequate circulation space for wheelchair users is provided in all habitable rooms, including space in bedrooms, space to access windows, and space in front of all kitchen units;
- All dwellings are single-storey and have a bathroom which is designed according the provisions of AD Part M, Volume 1, Section 2B, including a provision for a Level access shower;
- Bathroom walls will be capable of supporting grab rails, seats and other adaptations;
- Doors to the bathroom requiring ease access to them will open outwards;
- Switches and sockets will meet AD Part M, Volume 1, Section 2B with regard to location, height and contrast, subject to detailed design. Further details will be detailed at the appropriate stage of design development.

EXAMPLE M4(2) DWELLINGS

These example dwellings are from plot 05A.



Plot 5A Unit Plan - PS/SO 1B2P Flat - Type A11



Plot 5A Unit Plan - PS 2B4P Flat - Type A14

M4(3) UNITS - INTERNAL PROVISIONS

The provision made to meet Building Regulation requirement M4(3) can be two types:

- (2)(a): To allow a simple adaptation of the dwelling to meet the needs of occupants who use wheelchairs. Dwellings will be defined as a Wheelchair adaptable.
- (2)(b): To meet the needs of occupants who use wheelchairs. Dwellings will be defined as a Wheelchair accessible.

Wheelchair adaptable dwellings are intended to be capable of becoming wheelchair accessible through easy adaptations that do not require structural or service modifications, or moving walls. They have greater flexibility in their internal layout, such as bathroom or kitchen layouts.

Wheelchair accessible dwellings are intended to be readily usable by wheelchair users at the point of completion. Wheelchair user dwellings will be designed as a wheelchair accessible only where the local authority is responsible for allocating or nominating a person to live in that dwelling.

For the purposes of the Proposed Development, the wheelchair user dwellings have been designed as follows:
Private and Intermediate wheelchair user units have been designed as Wheelchair adaptable units;
Social Rented wheelchair user dwellings have been designed as Wheelchair Accessible units.

The following features are the minimum access provisions required by AD-M, category 3 units, which have been reviewed against the proposed design:
All entrance doors and doors to balcony have a minimum clear opening width of 850mm, with a clear approach space to the door of 300 mm on the leading edge of the door maintained for a minimum distance of 1800 mm beyond it, and a clear approach of 200 mm on the following edge of the door maintained for a minimum distance of 1500 mm beyond it.

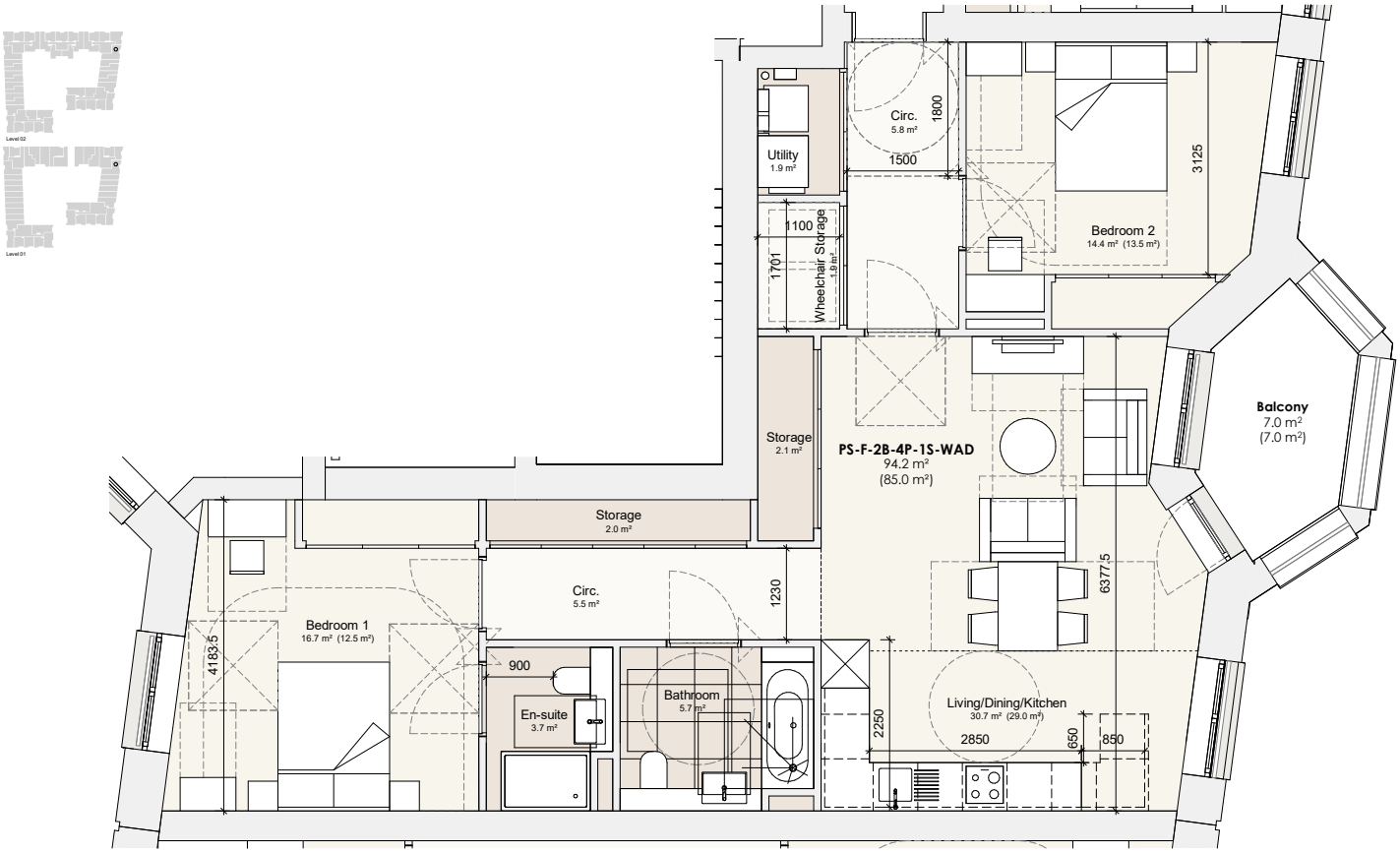
All dwellings have a provision of a space of 1100 mm deep by 1700 mm wide close to the private entrance, to store and charge a wheelchair.

All internal corridors and clear opening widths of doors conform the requirements of AD Part M, Volume 1, Section 3B;
Adequate circulation space for wheelchair users is provided in all habitable rooms, including space in bedrooms, space to access windows, and space in front of all kitchen units;

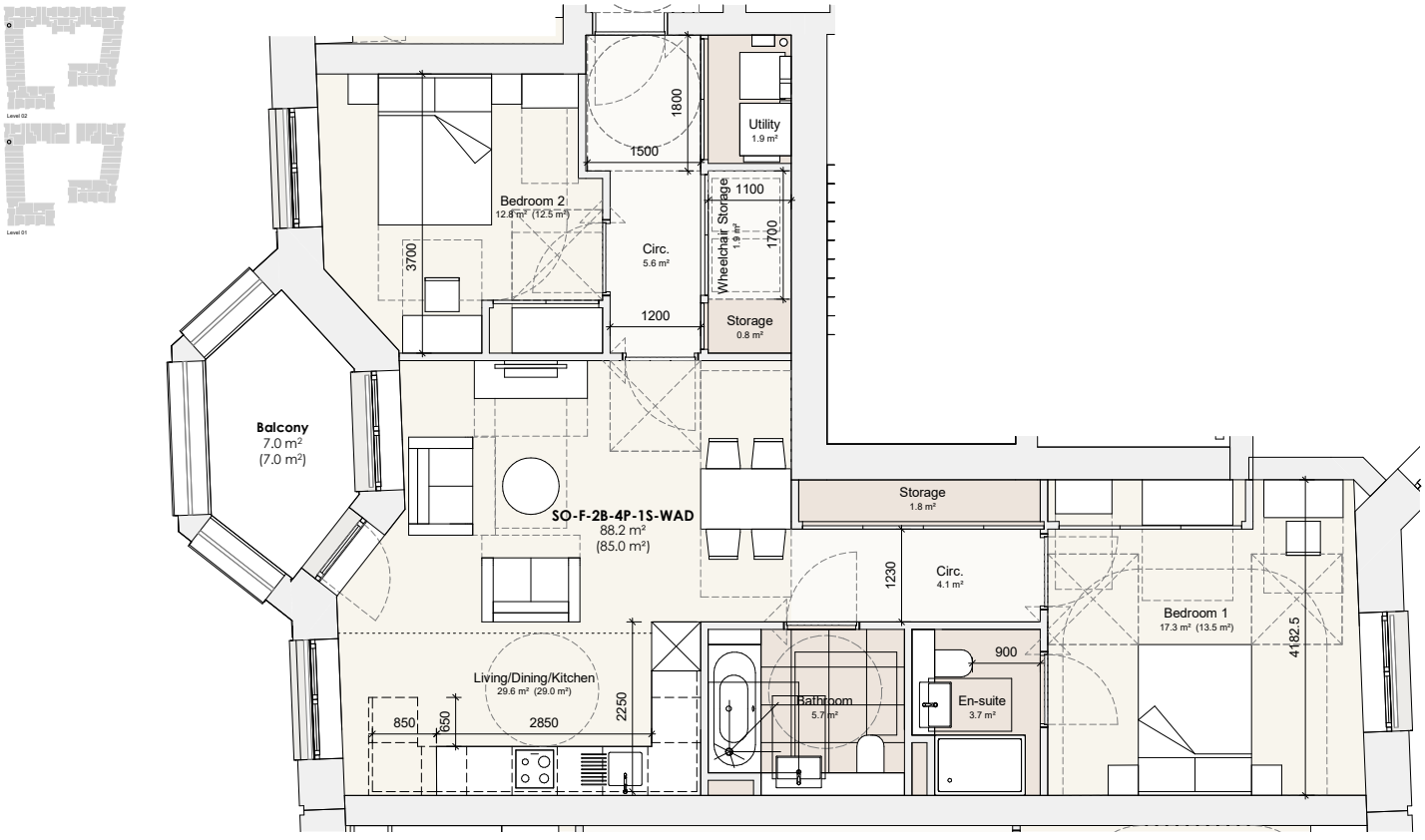
- All dwellings are single-storey and have a bathroom which is designed according the provisions of AD Part M, Volume 1, Section 3B, including an installed Level access shower;
- Dwellings of four or more bedspaces will have a separate WC/cloakroom that will meet the provisions of AD Part M, Volume 1, Section 3B;
- Doors to the accessible bathrooms will open outwards;
- Ceiling and bathroom walls will be capable of supporting grab rails, seats and other adaptations;
- Switches and sockets will meet Approved Document M with regard to location, height and contrast, subject to detailed design.
- Further details will be detailed at the appropriate stage of design development.

EXAMPLE M4(3) DWELLINGS

These example dwellings are from plot 05A.



Plot 5A Unit Plan - PS 2B4P Flat WAD - Type A38



Plot 5A Unit Plan - SO 2B4P Flat WAD - Type A39

Dual aspect

SUMMARY

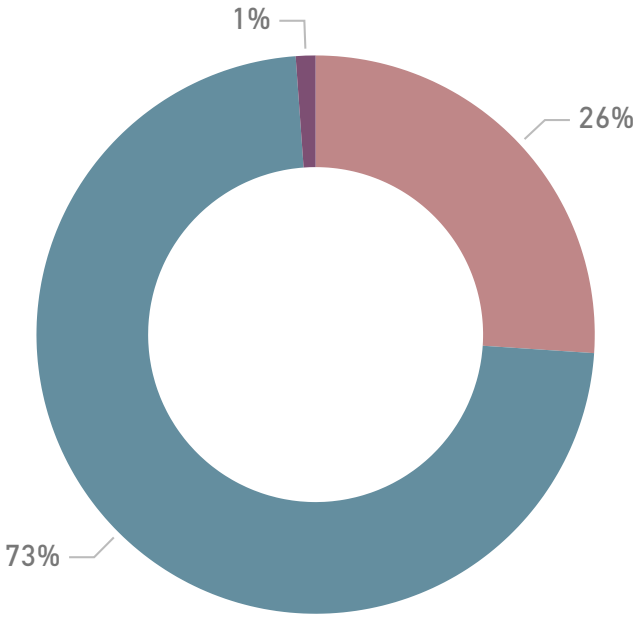
All 2bed+ dwellings are dual aspect in line with the requirements of the New Southwark Plan.

Our definition of 'dual aspect' follows the description provided in the draft New Southwark Plan:

"A flat that has been designed with openable windows on two external walls which may be opposite or around a corner. One access may be towards an external aspect deck, courtyard or ventilated atrium. Provision of a bay window, a single window return or a secondary window into a recessed balcony does not provide dual aspect."

ASPECT STRATEGY

- Single aspect
- Dual aspect
- Triple aspect



Site wide percentages.

Aspects Number	NumUni	%GT NumUni
1	160	26.06%
2	447	72.80%
3	7	1.14%
Total	**614**	**100.00%**

Aspects Number	1B-	2B	3B+
1	26%		
2	9%	47%	16%
3		1%	0%
Total	**36%**	**48%**	**17%**

Level 0

Level 1

Level 5

Level 6-9

Refuse

SUMMARY

Residential waste/recycling collection facilities have been designed to adhere to Southwark's Waste Management Guidance Notes for Residential Developments (February 2014). In addition to the waste and recycling requirements set-out in Southwark's guide, food waste storage and bulky waste storage provisions have been provided for within refuse stores.

On collection day bins are collected directly from bin stores, and transferred to collection points on the adjacent carriageway. Distances between bin store and collection point are well within the maximum 10m distance.

PLOT 4A

Plot 4A has a managed refuse collection strategy. Bins serving the tower (4A1) are split between a storage room which is only accessed by the management team, and a presentation room which is accessed by residents. The management team will rotate bins between the two rooms, maintaining spare bin capacity in the presentation room.

On collection day the management team will move bins to the collection point in the 4A / 4D courtyard facing Mina Road. Bins will then be collected from the carriageway. Dropped kerbs and clear routes are provided from bin store to the collection point.

REFUSE STRATEGY

- Refuse vehicle
- Vehicle route
- Resident route (<30m)
- Resident route (>30m)
- Refuse store
- Managed collection
- Managed route

Plot	Recycling *(1,100l bins)*	General waste *(1,100l bins)*	Bulky waste	Food waste *(240l bins)*
4A1	12	18	12	
4A2	5	6		
4B	3	5	9.5	1
4D1	4	5	14	1
4D2	4	5		1
5A1	4	7	12.4	1
5A2	5	8		1
5A3	3	5		1
5A4	2	4		1
5A5	3	4		1
5C1	3	3		1
5C2	2	2		1

30m
30m
30m
29m
21m
21m
26m
21m
22m
30m
30m
17m
19m
30m
30m
16m
18m
20m
30m
25m
24m
30m
25m
30m
30m
19m
30m
30m

Level 0

Servicing and emergency vehicle access

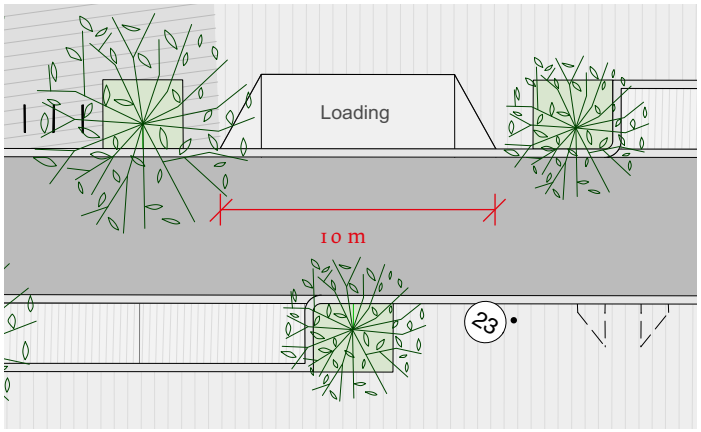
SUMMARY

Loading bays are located throughout the development, as close as possible to residential cores and the non-residential space. There are five in total spread across the key internal access roads, and there is one loading bay on Albany Road adjacent to the tower.

Safe access for emergency and fire vehicles will be provided in line with policy and Building Regulations. The diagram on the right shows how emergency access will work through the development. Emergency access is provided via the proposed streets along the main façades of the buildings.

SERVICING STRATEGY

- Loading bay
- Vehicle route
- Residential lobby / commercial



Typical loading bay.

Level 0

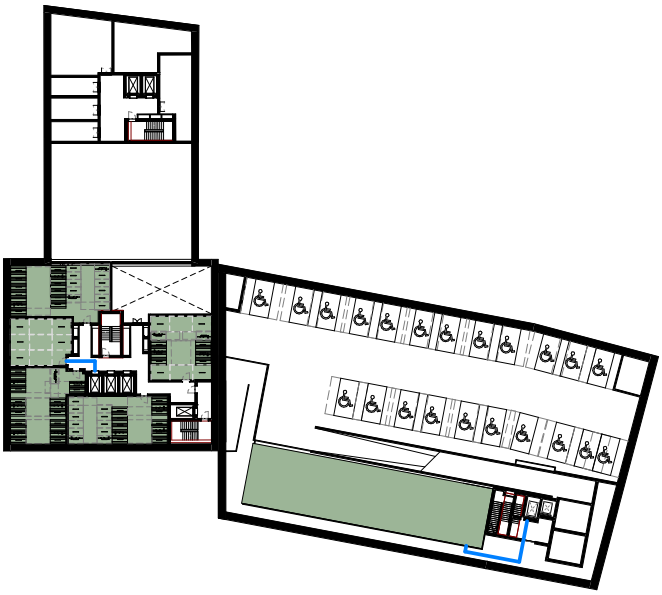
Cycle parking

SUMMARY

Cycle parking is provided in line with the requirements set-out in Table 9 of the New Southwark Plan. Long-stay parking is located in dedicated cycle stores, short-stay parking is located in the public realm. Of the long-stay provision 50% is accommodated in Sheffield stands, 5% provides oversized cycle parking for cargo bikes. Cycle hire is also provided, located within Thurlow Square.

CYCLE STORAGE

- Cycle store
- Route out
- Route to store
- Cycle hire
- Visitor cycle



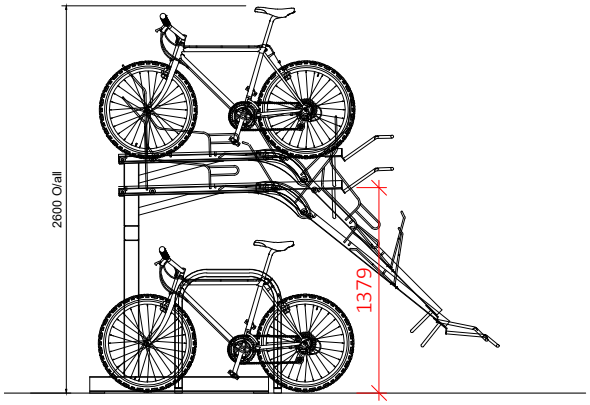
Level B1

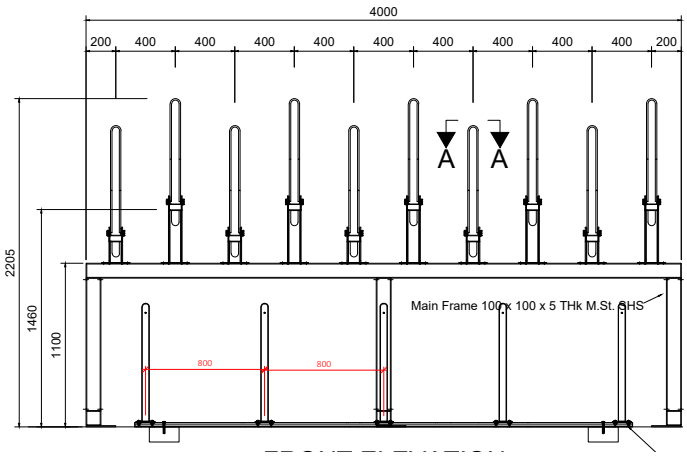
Plot	Lower tier stand / Sheffield stand	Upper tier stand	Cargo bikes	Visitor cycle parking
4A	168	172	14	70
4B	24	30		
4D	88	116	11	
5A	198	216	22	
5C	28	34	3	

Level 0

TWO TIER CYCLE STANDS

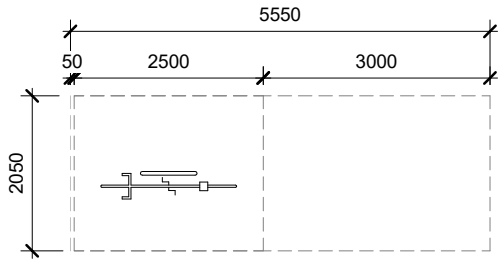
The majority of the cycle storage is provided through two-tier storage systems. The product we have selected provides a lower Level of Sheffield stands and an upper Level of pull-down cycle stands.





CARGO BIKES

In line with Southwark Policy 5% of the total provision of cycle storage will be for larger cargo bikes. Following the example shown below, which is in effect a more generously spaced Sheffield stand.



SHEFFIELD STANDS

A number of stand-alone Sheffield stands are also provided where these are required to increase the ratio in line with Southwark's 50% requirement.

VISITOR CYCLE PARKING

Visitor cycling is provided within the public realm using Sheffield stands. Southwark policy requires 1 visitor space per 10 dwelling. 62 spaces are therefore required in this proposal.

These 62 spaces are spread across the development, and are highlighted in the detailed landscape drawings.

EXAMPLE CYCLE STORAGE ACCESS (5A)

Cycle storage access is arranged around the courtyard in 5A. Residents can enter through locked gates on both Alvey Street and Thurlow Square. Bikes are placed in cycle stores, then residents can return home via ground floor lobbies. It would also be possible for them to access lobbies from the first floor podium.

1. Access to the street via locked gates on Thurlow Street and Alvey Street.
2. Commercial cycle store
3. Cargo bikes store
4. Two tier cycle storage with a lower Level of Sheffield stands.
5. Access to the upper Level podium gardens and the residential cores.

CYCLE STORAGE

- Cycle store
- Route out
- Route to store
- Cycle hire
- Visitor cycle

Car parking

SUMMARY

Parking for wheelchair users and existing residents is provided on-street, within the 5A podium and 4A-4D basement.

21 wheelchair spaces will be delivered upon completion, which provides for 3% of homes. Should more spaces be required in the future, these can be converted from general spaces in the basement or podium.

58 of the spaces are for existing residents in socially rented homes. This meet a prior commitment to provide 35% of socially rented homes with a parking space.

In addition there are 6 car club spaces spread around the site.

PARKING STRATEGY

- Social rent WCH space
- Social rent general space
- Private WCH space
- Private general space
- Car club space
- Loading bay
- Residential lobby

Level B1

Plot	Social rent		Private & Shared		Car club	Total
	General needs	Wheelchair	General needs	Wheelchair		
5A	9	0	0	10		19
4D / 4A	8	9	3	2		22
On-street	32				6	38
Total	49	9	3	12	6	79

Level 0

Access Principles

SUMMARY

The proposed masterplan for Phase 2B will be designed as inclusively as possible so that it can be comfortably and independently used by residents, staff, people visiting the development and the wider community regardless their age, ability or gender. The proposed development has been designed with consideration and understanding of the principles of inclusive design.

The development therefore has been designed to meet the guidance of Approved Document M, and follow the principles of inclusive design defined by the Commission for Architecture and the Built Environment as:

•Places people at the heart of the design process;

•Acknowledges diversity and difference;

•Offers choice where a single design solution cannot accommodate all users;

•Provides for flexibility in use; and

•Provides buildings and environments that are convenient and enjoyable to use for everyone.

The development has been designed taking on-board comments from the Community engagement process.

LEGISLATION, REGULATIONS, POLICIES, STANDARDS AND GUIDANCE

Key documents that guide the design team's decisions about access and inclusion provisions for the proposed development are listed below. Local policy and guidance about specific aspects of buildings that are referred to by Approved Document M Volume 2 and BS 8300 will also be useful during the technical design stage of the project.

Equality Act

The Equality Act does not set out criteria that buildings need to comply with; it exists to protect people's right not to be discriminated against. Compliance with Part M of the Building Regulations is subject to approval by Building Control or an Approved Inspector.

Some of the information within this inclusive design statement (and the subsequent building regulations application access statement) will inform an access management plan, which is recommended to assist its future operation in relation to the operator's obligations under the Equality Act.

Building Regulations

Building Regulations Part M as described in Approved Document M Volumes 1 and 2 represents the minimum standard of accessibility that the Development should meet:

- The Building Regulations 2010, Approved Document M (Access to and use of buildings) Volume 1: dwellings and Volume 2: Buildings Other than Dwellings, HM Government, 2015 edition;
- The Building Regulations 2010, Amendments to the Approved Documents, July 2020.

Any solutions proposed that are different to those described in Approved Document M must provide an equal or greater level of accessibility, and be justified where necessary within the Building Control Access Statement.

Other Building Regulations that affect access provision decisions are Parts K and B, as described in these documents:

- The Building Regulations 2010, Approved Document K (Protection from falling, collision and impact), HM Government, 2013 edition;
- The Building Regulations 2010, Approved Document B (Fire safety) – Volume 1 - Dwellings, 2019 edition incorporating 2020 amendments.
- The Building Regulations 2010, Approved Document B (Fire safety) – Volume 2 - Buildings other than dwellings, 2019 edition incorporating 2020 amendments.

British Standards

This is not an exhaustive list of all relevant British Standards, but the most frequently referred to for good practice about access and inclusion:

- BS 8300-1:2018 Design of an accessible and inclusive built environment Part 1: External environment — Code of practice;
- BS 8300-2:2018 Design of an accessible and inclusive built environment Part 2: Buildings — Code of practice; and
- BS 9999:2008 Code of Practice for Fire Safety in the Design, Management and use of Buildings, British Standards Institution, 2008.

National planning policy

- National Planning Policy Framework (NPPF), Ministry of Housing, Communities and Local Government, 2019 and associated relevant guidance.

London-wide planning policy and supplementary documents

- The London Plan, The Spatial Development Strategy for Greater London, March 2021;
- Housing supplementary planning guidance, Greater London Authority, March 2016, updated August 2017;
- Shaping Neighbourhoods: Play and Informal Recreation supplementary planning guidance, Mayor of London September 2012;
- Shaping Neighbourhoods: Accessible London: Achieving an Inclusive Environment, supplementary planning guidance, Greater London Authority, October 2014;

Local policy and guidance

The main London Borough of Southwark policy and guidance documents referred to are:

- New Southwark Plan, 2022 edition
- Supplementary Planning Document: 2015 Technical Update to Residential Design Standards (2011), Southwark Council

Access standards continue to develop and evolve and there is currently no single authoritative document that can be used as a source of reference, instead several separately authored documents have to be referred to, which inevitably leads to anomalies and contradictions. This report also seeks to interpret those standards where there is an absence of clarity.

Inclusive design

INTRODUCTION

The proposed masterplan for Phase 2B has been designed with consideration and understanding of the principles of inclusive design.

Inclusive design creates spaces and places that can facilitate social integration, enabling people to lead more interconnected lives. The development aims to create an inclusive neighbourhood that cumulatively form a network in which people can live and work in a safe, healthy, supportive and inclusive environment. An inclusive neighbourhood approach will ensure that people are able to easily access services, facilities and amenities that are relevant to them and enable them to safely and easily move around by active travel modes through high-quality, people-focused spaces, while enjoying barrier-free access to surrounding areas and the wider city.

METHOD OF REVIEW

This section describes the access review using a journey around the proposed development as follows:

- Arrival at the site;
- Vehicular and cycle network;
- Approaches to the buildings;
- Entrance ways;
- Horizontal and vertical circulation; and
- Access and use of facilities.

The review considers the requirements of all users, residents, visitors and wider community including:

- People with mobility impairments;
- People with visual impairments;
- People with cognitive impairments;
- Deaf people;
- Older people; and
- Small children.

ACCESS PROVISIONS

The key access provisions for the proposed Masterplan include:

- Incorporation of the principles for inclusive design wherever possible. These include gentle slopes to address change of level and provision of seating at suitable intervals.
- Clear design and sight lines for people to navigate across the site and to each principal entrance.
- Convenient access to accessible public transport services.
- Spacious and wheelchair friendly entry points with wide circulation routes.
- Step-free and convenient access to all parts of the development and connection with surrounding sites.
- Inclusion of covered, secure car and cycle parking facilities strategically located close to the relevant occupiers accommodation.
- A public realm that is comfortable to use by residents, people working in and visiting the development regardless their age and abilities.

ARRIVAL

The entirety of Phase 2B lies within PTAL 4, when new connections are counted. The current, published PTAL rating varies between 2 and 4 across the site -being 0 worst and 6 excellent-. However, the PTAL does not take the accessibility of the transport services into account.

Public Transport

Bus, Underground and Rail provisions are covered in detail in the Landscape DAS and also in the separate Transport Statement that forms part of this Planning Application.

The development has made the following provision for alternative means of access to the site:

- Suitable drop off points for taxis, community transport and private vehicles;
- On- and off-street parking for blue badge holders; and
- Accessible cycle storage.

Pedestrian and Cycle

The public realm is arranged to maximise pedestrian accessibility. The scheme features generous footways in line with LB Southwark's SSDM setting-out, and the levels around the site are being developed to appropriate street gradients and crossfalls, and to provide level thresholds to relevant doors at each plot.

Pedestrian access routes (PARs) are defined as the most direct and convenient pedestrian routes linking key parts of a development and should follow main desire lines. PARs connect the public spaces to the individual entry points for each building. These will be for use by

pedestrians and shared with cyclists as well as link all pedestrian footways alongside roads, all approaches to buildings and their entrances, and routes between vehicle passenger setting down points. PARs across the site are designed to be inclusive and have access features such as gentle gradients, suitable surfaces, rest points and good lighting.

Provisions to ensure the comfort of all pedestrians using the public realm include:

- Predictable spaces, with logical routes linking across the site entrances, facilitating wayfinding for people who are blind or partially sighted.
- Clear visual links from PARs to entrances and key buildings.
- A legible layout for visitors.
- Any street furniture, paving and landscape features such as the proposed trees, cycle stands and bins is located so as to avoid creating barriers or hazards for disabled people.
- Seating and resting places is provided at regular intervals, and offer a range of heights, armrests and back support with some allowing sideways transfer for wheelchair users. Consistent and reliable lighting between the various spaces and along routes - for security and to enable visually impaired users to navigate safely.
- Minimise the visual impact of passing between bright sun, avoiding light and deep shadowed areas.
- Quieter areas protected by surroundings buildings, with minimal traffic noise, facilitating conversation and communication, with particular benefits for people with impaired hearing and those with mental health conditions.
- Suitable tonal contrast between any structure that might protrude into the public area (such as columns) and the background against which it is seen.
- All drainage gullies will be kept clear of PARs.
- Suitable non-slip, even, level walking surfaces. Cobbled surfaces are generally too uneven to provide good access.
- Floor surface avoid dark strips that may be confused by steps or level changes by partially sighted people and people with mental health conditions.
- All junctions within Phase 2B are designed with raised junctions at intersections, enabling level access across all streets.
- All crossing areas will feature tactile paving as per LBS SSDM requirements. Existing crossings on Thurlow Street will have new replacement tactile paving as part of the streetscape improvements

Cycle parking is provided in line with the requirements set-out in Table 9 of the New Southwark Plan. Secure, covered and easily accessible cycle parking will be provided for each Plot.

Visitor cycle parking will be provided at-grade throughout the development in convenient locations within the public realm. Refer to the Landscape section of the DAS and Transport Statement that forms part of this Application.

Vehicular network

The primary vehicular movements through the site will be access for parking, loading and servicing and through movements to Kinglake Street, Smyrk's Street and Mina Road. The proposals for the road network are set out in the Landscape section of the DAS and Transport Statement that forms part of this Application.

Drop-off locations

Accessible Taxi and general vehicle drop off provision has been made for each plot.

Car parking strategy

The London Plan stipulates that all developments in PTAL 4 should be car free. The development has made provision for limited on- and off-street car parking provision in line with the London Plan. The provision of accessible bays will be as follows:

- For Residential buildings – provision will be made from the outset for the 3% of the total number of units, and a Car Management Plan will identify how additional accessible bays can be provided if required by residents in the future from general spaces in 4A-4B basement or 5A podium.
- Wheelchair user dwellings will be distributed across the site taking in consideration the location of the accessible car parking bays, so the distance between accessible bays and entrances to the buildings will try

to be no more than 50 metres as recommended by the Inclusive Mobility Guide by DfT.

- Limited on-street bays are also provided across Phase 2B.
- Six car-club spaces are provided on street

Accessible car parking spaces will meet dimensional and other specifications as set out in Approved Document Part M and local authority requirements. For further details refer to the Transport Statement that forms part of this Planning Application.

APPROACH TO MAIN ENTRANCES

The approach to entrances will be flush and level. Appropriately detailed landscape design will ensure that surfaces are slip resistant and paths are well-lit. This will include the areas around residential and commercial entrances so that the development can be easily and safely circulated around. Both the commercial and residential units can be accessed via accessible routes. Lobbies are spacious and wheelchair friendly with wide circulation routes.

Signs and Communication

Appropriate signage and communication will be designed at a later stage.

Residential Common Parts

All dwellings and upper maisonettes are accessed from shared entrances at street level. Ground floor maisonettes are accessed at street level. All entrances are recessed with shelter provided by the building envelope. The thresholds will be nominally level, meeting the Approved Document Part M standards as applicable. Accessible video entrance systems will be installed at all communal entrances. Lighting and further details will be designed at a later stage. Refer to each specific Plot section in the DAS for detailed information.

Bicycles

All of the bicycle stores are accessible from the street or communal areas, with step-free access. Space has been provided to accommodate the needs of disabled cyclists and their requirements will be considered during the detailed design of these areas. Refer to each specific Plot section in the DAS for detailed information.

Horizontal and Vertical Circulation

All plots have been designed to limit the number of units per core to a maximum of eight and mitigate travel distances. Corridors and access decks are a minimum of 1500mm wide and 1800mm outside lifts.

Where there are accessible dwellings, cores are served by paired lifts thus ensuring that all wheelchair apartments can be served at all times. With the principle stair meeting provisions set out in Part K for a general access stair. Common stairs will be designed to be suitable for people with impaired sight, as required by Part M. Refer to each specific Plot section in the DAS for detailed information.

Communal Open Space

All plots provide communal amenity areas accessible by residents of their respective buildings in the shape of courtyard gardens, podium and roof terraces. Refer to each specific Plot section in the DAS for detailed information.

Communal amenity areas are accessible via street level and/or residents' cores. Paths within these areas will be designed to Part M standards.

During detailed design consideration will be given to wayfinding and orientation throughout the open space and sensory planting that can be appreciated by people with visual impairments. Maintenance of the open space will ensure that surfaces, structures and plants do not become a hazard.

Refuse Stores

The refuse storage rooms are at street level and can be accessed via step-free routes by all residents. 1500mm diameter manoeuvring spaces are provided within the rooms.

Residential Units

Please refer to the 'Accessible Housing' section in this document.

Retained Trees

SUMMARY

The outline planning permission (OPP) set a target for existing tree retention; which the design team aimed to exceed by retaining even more trees. Overall the current proposal for Phase 2B retains 3% more tree canopy than the OPP.

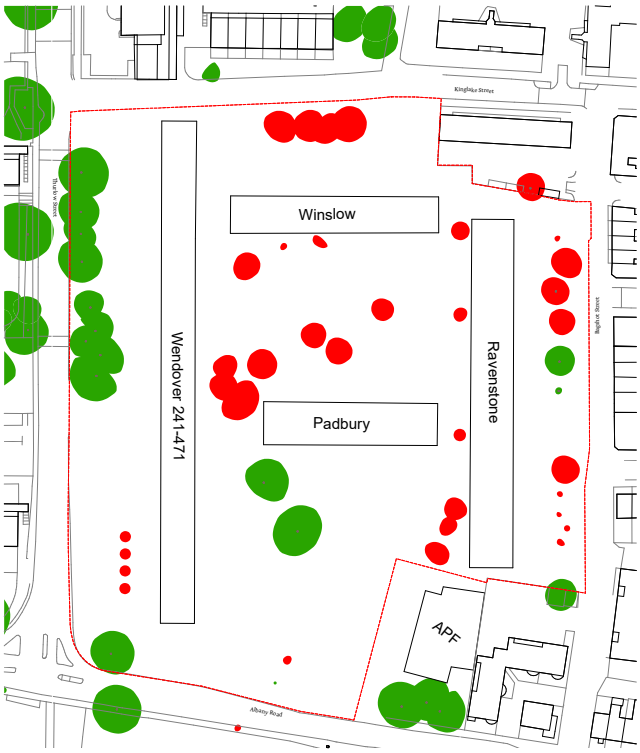
One tree north of Plot 5C, that was being removed in the OPP, is now being retained because it falls out of the proposed boundary of Phase 2B. If considered, the percentage of retained trees would increase to 7%.

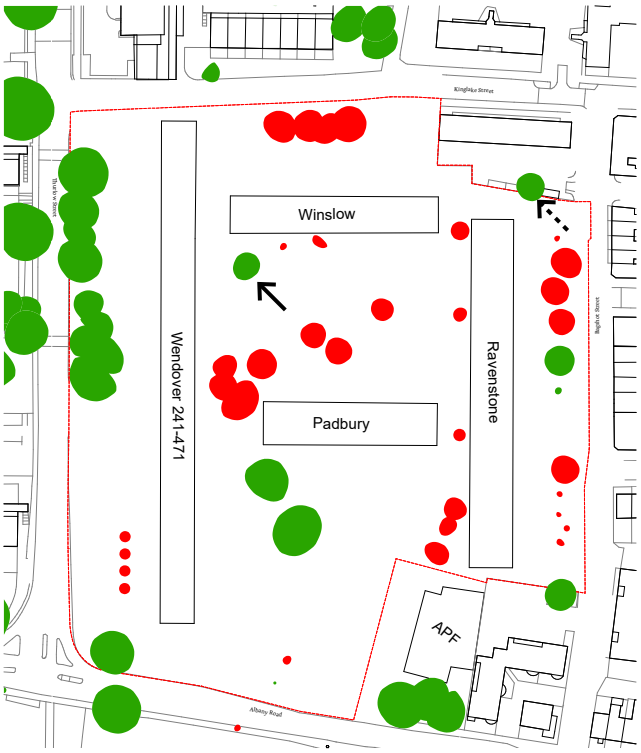
For further details, refer to section '9.6 Tree Canopy Cover' in the Landscape DAS.

EXISTING TREES

Retained tree

Removed tree





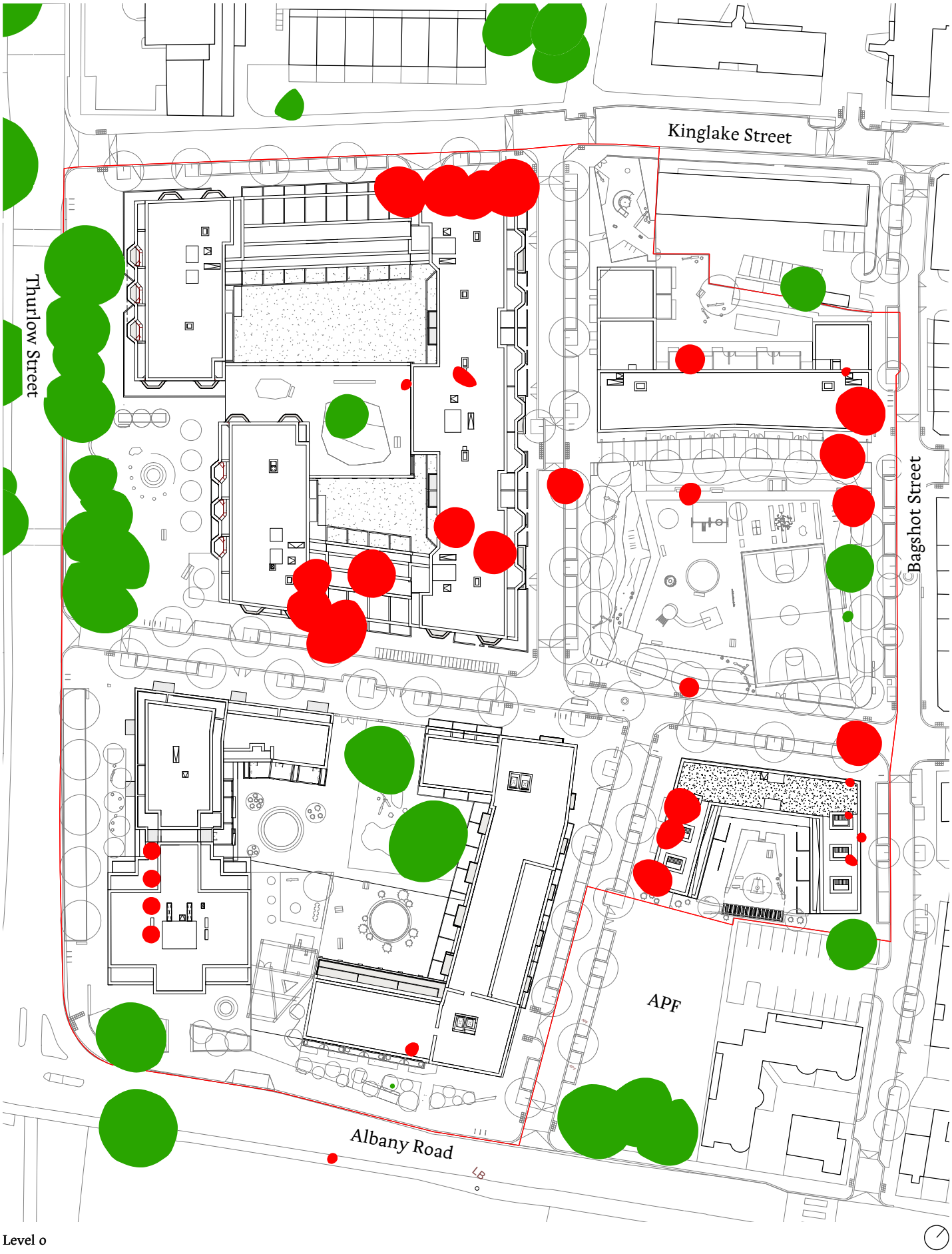
OUTLINE PERMISSION

Approximately 1779m2 of retained tree canopy area in Phase 2B when using the current tree survey. This area doesn't include the tree north of Plot 5C.

+3%

PROPOSAL

Approximately 1838m2 of retained tree canopy area in Phase 2B when using the current tree survey. It doesn't include the tree north of Plot 5C.

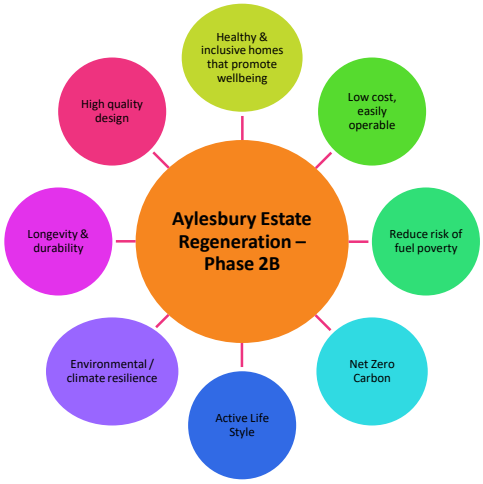

Kinglake Street
Thurlow Street
Bagshot Street
APF
Albany Road
LB

Level 0

Sustainability

SUSTAINABILITY PRIORITIES

The full sustainability strategy is described in the sustainability statement produced by Max Fordham. These pages are a high-Level summary copied across from the document. The adjacent diagram summarises sustainability priorities for the Aylesbury Estate Regeneration.



Sustainability priorities.

NET ZERO CARBON

Pursuing a Net Zero Carbon (NZC) approach for the project will be key in order to support wider climate change and meeting national and local policy requirement. Max Fordham's strategy to meet NZC include: operational energy, embodied carbon and offsetting.

OPERATIONAL ENERGY

Operational energy use is reduced as far as practicable in the proposed development. The following strategies are employed to achieve and monitor reductions.

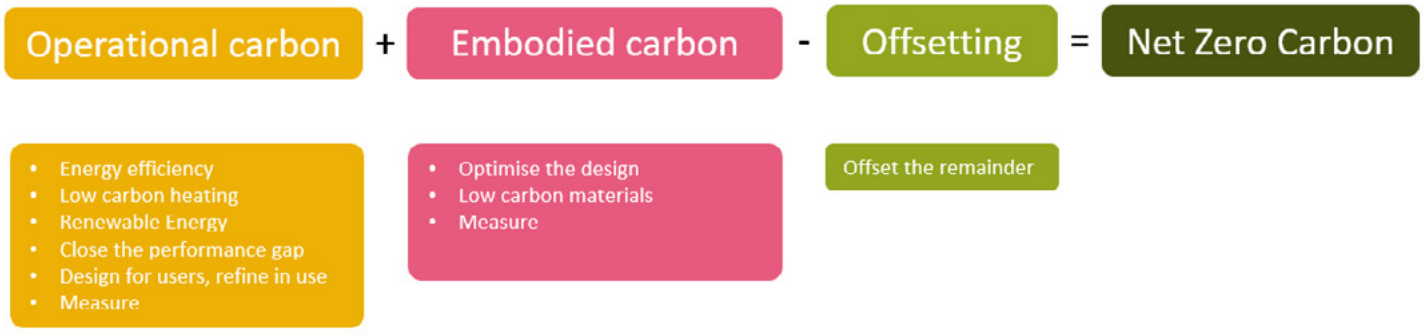
- Benchmark EUI against LETI and RIBA targets.
- Benchmark non-residential energy use against LETI and RIBA targets once usage class determined.
- Use in use energy monitoring to gain accurate EUI data for comparison with targets, to inform low carbon design on future projects.
- EUI targets are based on measured consumption at the meter.
- All flats are to achieve an EPC B.
- Put PV in all roof areas which do not contain amenity and other plant.
- Fabric-first enhanced performance (see 'delivery' column).
- Monitor development water use.
- Develop proposals for POE & aftercare to ensure performance in use and manage long term "be seen" narrative

EMBODIED CARBON

Construction material related emissions account for 28% of the total worldwide emissions from the buildings and construction sector. By 2060, concrete alone is expected to contribute to 12% of global emissions. As buildings become more efficient by reducing the energy used for operation, the carbon impact from construction materials can account for up to 40-70% of emissions over the life span of a building (see Figure 6).

The strategy for Phase 2B is to undertake a Whole Life Carbon (WLC) analysis and compare results to Aspirational GLA benchmarks for Apartments.

- 450 – 500 kgCO2e/m2 GIA[A1-A5].
- 180 to 240 kgCO2e/m2 GIA [B-C] excluding B6 & B7.
- Non domestic use TBC – will have separate targets depending on use type.
- Design team to carry out a study looking at what would be needed to achieve these targets.



Max Fordham's route to Net Zero Carbon summary diagram.

OFFSETTING

Investing in carbon reduction measures to address any shortfall against reduction requirements that can't be addressed with onsite or off-site generation. Undertake Whole Life Carbon (WLC) analysis and compare to Aspirational GLA benchmarks for Apartments. The following strategies will be employed to help facilitate Carbon offsetting.

- Aim to make scheme eligible for offsetting in future in line with UKGBC Net Zero Carbon Framework.
- Ensure all operational energy uses are monitored to facilitate future offsetting.
- In-use performance monitoring in line with "Be Seen".
- RICS WLC assessment for construction (embodied carbon) at post completion.

CIRCULAR ECONOMY

Circular Economy principles encourage a reduction in the consumption of raw materials by recycling and reusing materials. The design team have investigated a large number of elements and elements in the building to see where recycled material content %'s can be increased and how the design can facilitate recycling or up-cycling in the future.

HEALTHY INDOOR ENVIRONMENT

- Apartments are designed to minimise overheating in line with Overheating and Ventilation Building AD Part O. This has been dynamically modelled throughout the design process. It takes external noise Levels and air quality into consideration and includes passive solar shading methods.
- Proposed apartments have been measured across the scheme against BRE Average Daylight Factor targets to ensure good daylighting to promote well-being.
- Indoor air quality is managed to promote health and well-being. Building materials that don't meet emission limits for Volatile Organic Compounds (VOC's) are not specified.
- Noise Levels indoor and out are reduced. A noise assessment was undertaken, and acoustically attenuated louvres are installed where required to allow night-time ventilation close to noiser roads.

WATER

- The landscape design has a number of ecologically positive Sustainable Urban Design strategies to minimise surface water run-off, alongside the use of attenuation tanks.
- Internal water consumption is minimised through water efficient sanitaryware.

MATERIALS & CONSTRUCTION

- Sustainable Construction will be encouraged by implemented a Environmental Management System (EMS) - All contractors will be required to hold a valid ISO 14001 certification and governance process.
- The target for Construction Waste is ≤8.1 m3 of waste generated per 100m2 of gross internal floor area / ≤4.9 tonnes per 100m2.
- Operation waste management encourages recycling in line with Southwark's waste and recycling guidance document.

URBAN WELL-BEING

- Air Quality. Air quality neutral development help minimise air pollution.
- Improved Bio-diversity and Urban Greening Factor Can help meet other sustainable policy requirements and provide a range of benefits including enhanced biodiversity, improved mental health, addressing urban heat island effect, improve air quality and sustainable drainage.
- Recreation and play space is provided across the site. In the public open spaces and in communal courtyards.

4.3. SCALE AND APPEARANCE
Building Heights

INTERPRETING THE OPP

The Phase 2B proposal builds-on the development parameters of the now extant outline planning permission, adjusting the massing where appropriate to deliver high quality, well-lit public space, defined by buildings of an appropriate scale.

Key:
- Up to 25 storeys
- 8 to 9 storeys
- 6 to 7 storeys
- 5 to 6 storeys
- 3 to 4 storeys

OUTLINE PLANNING PERMISSION

Key principles:

1. A district landmark punctuates the junction of Albany Rd and Thurlow St with a maximum parameter height of 68.85m (21-storeys).
2. 8-9 storey mansion blocks front Thurlow St and Thurlow Square.
3. 5-6 storey mansion blocks mediate the scale to Bagshot St.
4. A variation of height within plots, mediate scale changes.

PHASE 2B PROPOSAL

Key principles:

1. The AAAP proposed the tallest tower on the corner of Albany Road and Thurlow Street because of the significance of this junction. It was a called a 'district landmark' and was 5-storeys taller than other 'local landmarks'. We propose to continue this idea by making the tower on plot 4A 5-storeys taller than the 20-storey towers in the FDS to the west.
2. 8-9 storey mansion blocks front Thurlow St and Thurlow Square.
3. 5-6 storey mansions frame Bagshot Park and face Bagshot St.
4. A variation of height within plots, mediate scale changes.

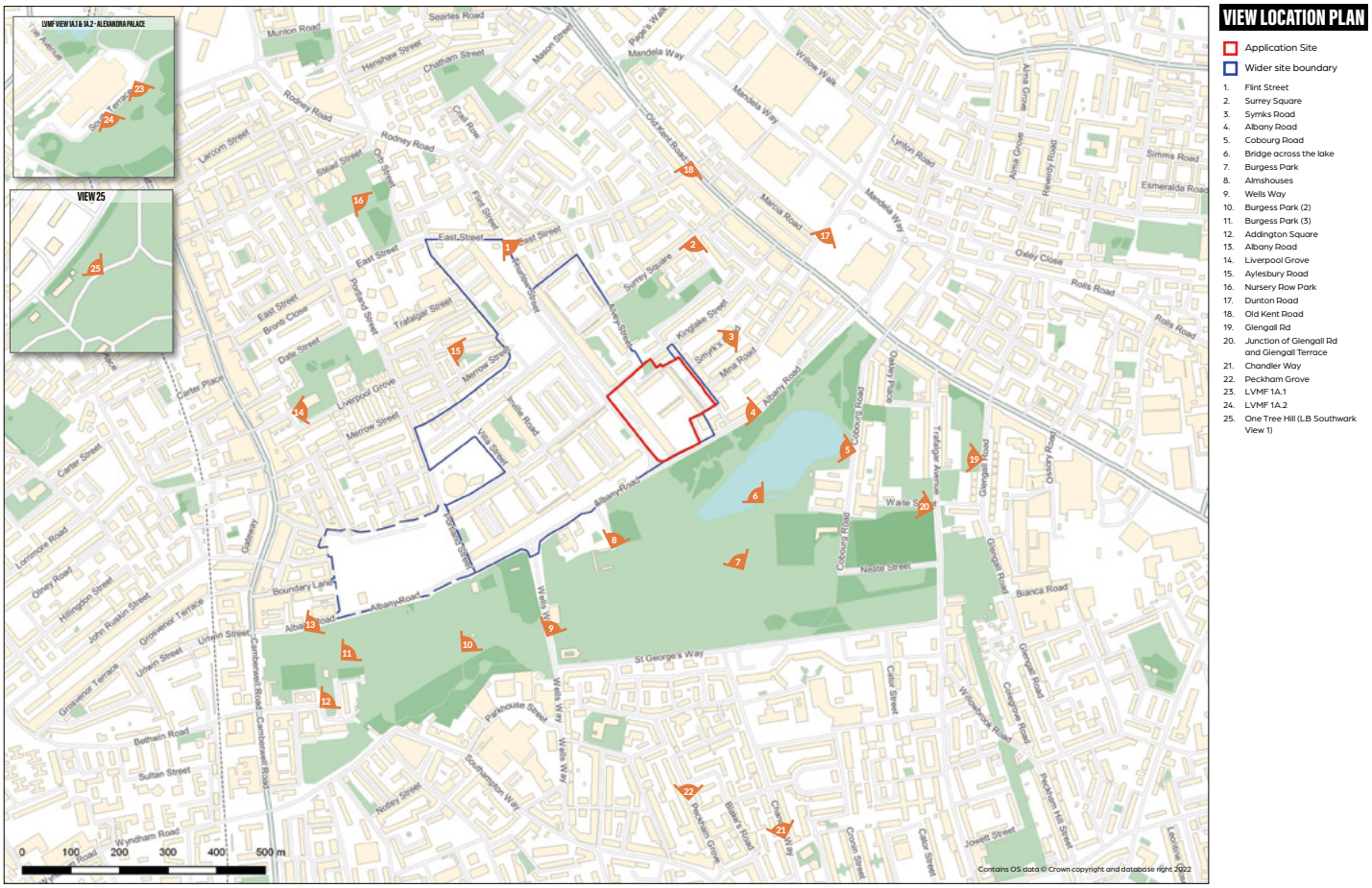
Alvey St
Kinglake St
Smyrk's Rd
Bagshot St
Mina Rd
Thurlow St
Albany Rd
Haywood St
6
5
7
9
9
25
9
7
5

TOWNSCAPE AND VISUAL IMPACT ASSESSMENT

Montagu Evans with AVR London have prepared a Townscape and Visual Impact Assessment (TVIA) illustrated by rendered images of the proposed buildings seen in context from the list of key views mapped out below. The adjacent sample of views also includes the massing outlines of developments on future Aylesbury Estate Regeneration phases. The methodology for producing the views, and an analysis of what they show is described in detail in the section TVIA report.

This section of the Design and Access Statement serves as a high-level summary of the TVIA assessment. The adjacent views have been used during the design process to help the design team understand what impact the proposal has on the surrounding townscape. The proposed tower design, in particular, has responded to the townscape analysis to ensure it has a positive impact. The tower is firstly well-placed to emphasise the important junction between Thurlow Street and Albany Road. Also the tower design has been refined to enhance it's appearance from long, mid and short-range views. For example, the plan has been designed as a cruciform shape which has the effect of divided the façades into multiple, slender vertical faces which appear more elegant. An additional benefit is reduced wind speeds around the base of the tower, as the additional corners of the cruciform help break down accumulated downdrafts.

In addition to testing these local views, strategic protected views have been tested showing how the tower on Plot 4A impact on protected viewing corridors and their backdrops. These are described in more detail within the TVIA, and can be seen to have a negligible impact on protected viewing corridors.



A plan diagram showing the views being considered for the proposed TVIA.

View 01 - Thurlow Street looking south from East Street (proposed).

View 03 - Symrck's Road (proposed).

View 04 - Albany Road looking west (proposed).

View 06 - Burgess Park looking north (proposed).

View 07 - Burgess Park looking north (proposed).

View 14 - St Peter's church Walworth looking east (proposed).

Appearance

COHERENT DIVERSITY

There is lots of variety within the Ph2B proposal: a range of apartment types, building types, building heights and different architects working across five buildings. These differences are important. They help mediate a varied range of urban conditions; from the 2-storey terrace streets to the east and the future Aylesbury Estate masterplan context to the north and west. The different apartment types cater for a range of different people.

As a collection of individual architects we aim to add to this enjoyable diversity whilst also ensuring different buildings to read coherently as a single neighbourhood which residents can identify with and recognise.

BUILDING KEY

- 5A Maccreanor Lavington
- 5C East
- 4B Architecture Doing Place
- 4D Sergison Bates
- 4A Haworth Tompkins

A view south along Thurlow Street towards Thurlow Square and plot 4A.

FIVE ARCHITECTS

The five architects have worked collaboratively to develop buildings that are connected in many ways: in the use of brick, in the use of some standard details, in the use of similar residential apartment types.

But there are also many subtle differences and individual architectural flourishes which are evident in the collection of images below.

The connected aspects help bind the neighbourhood together into a distinct place, and the differences stop this from being too severe or monotonous. The aim of the proposed design is to find the right balance between these two ideas.

5A - MACCREANOR LAVINGTON

5C - EAST

4B - ARCHITECTURE DOING PLACE

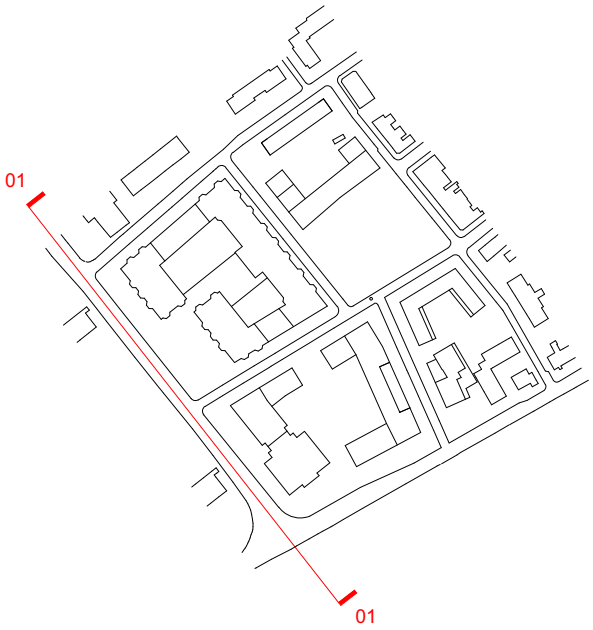
4D - SERGISON BATES

4A - HAWORTH TOMPKINS

Thurlow Street

SCALE AND APPEARANCE

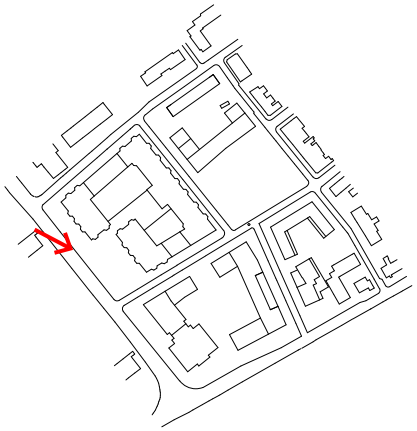
Thurlow Street is a primary north-south connection abutting the western edge of the masterplan. The buildings which front it are 9-storey mansion blocks. Plot 5A steps back from the street edge to create a public square. Commercial / community uses help animate the square, bringing extra vitality to Thurlow Street. At the end of Thurlow Street, by the junction with Albany Road there is a tower, known as a "district landmark".



01 Thurlow Street SW

A view south along Thurlow Street towards Thurlow Square and plot 4A.

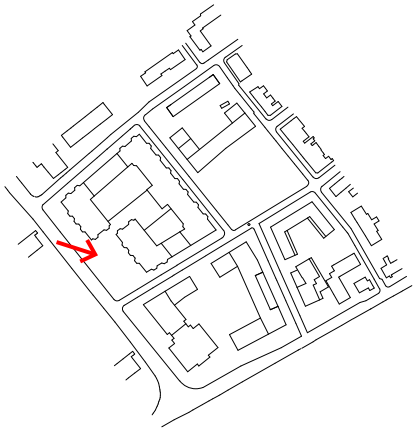
Existing condition



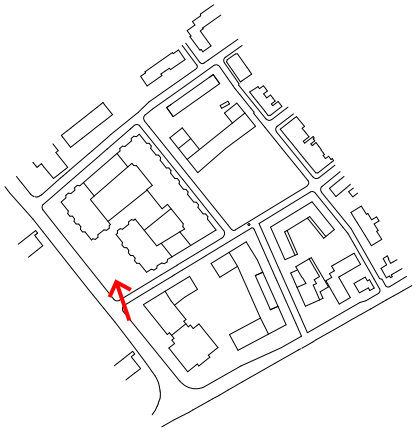
THURLOW STREET / THURLOW SQUARE

A view south towards Thurlow Square and plot 4A.

Thurlow Square is a garden square designed in the spirit of London garden squares such as Cleaver Square in Southwark. The buildings which frame the square provide a clearly defined edge to the space. Commercial / community space animates the square and complements the door step play and amenity uses.



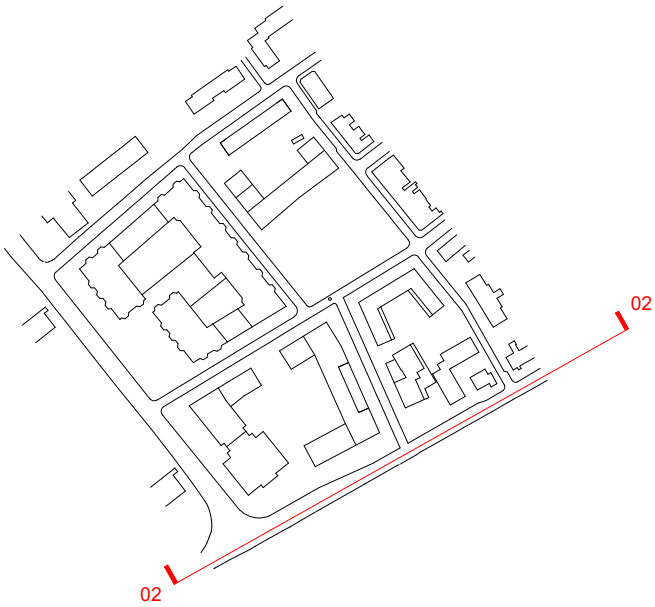
A view north to the gable of plot 5A2.

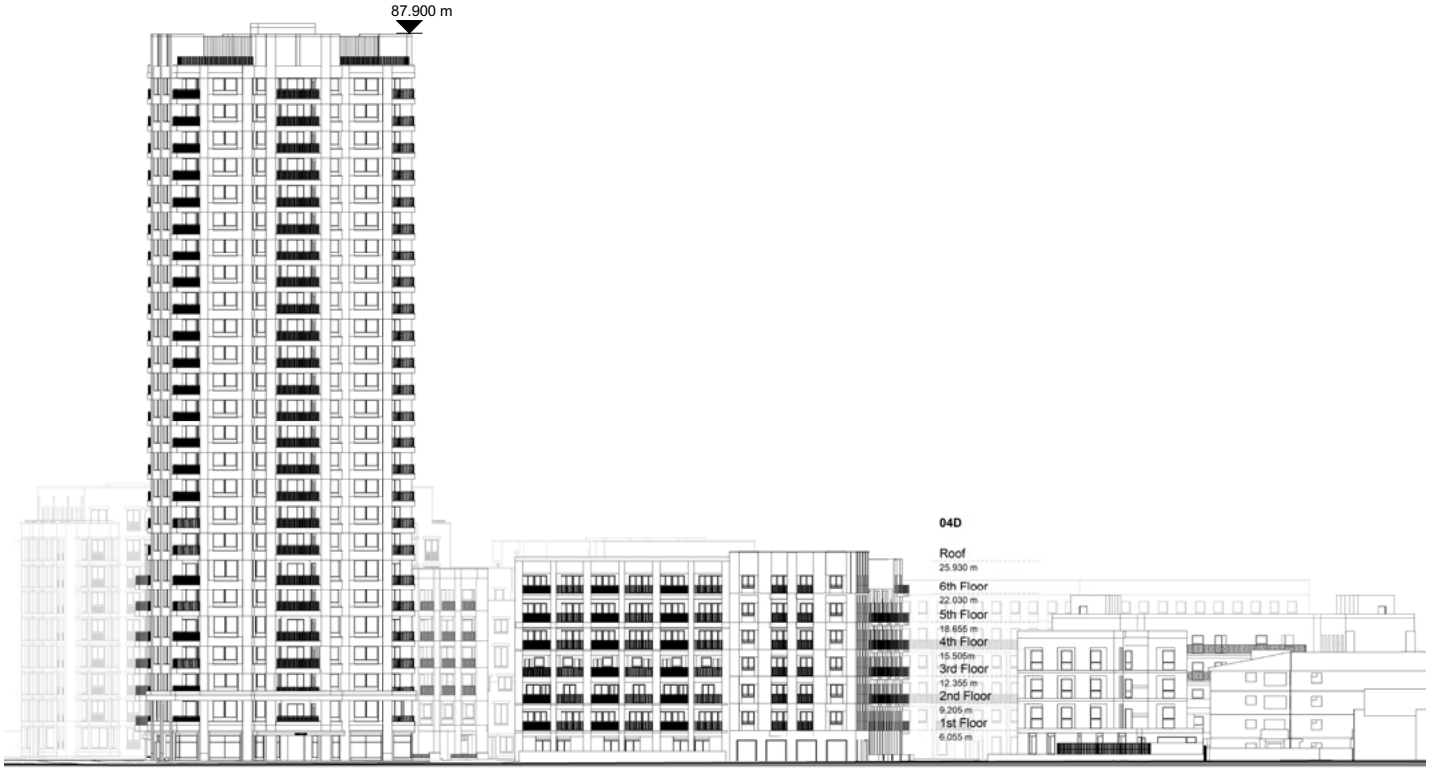


Albany Road

SCALE AND APPEARANCE

4A is a tower which marks the junction of Albany Road and Thurlow Street, described as a “district landmark”. At ground Level the tower steps back from the street edge on Albany Road creating a generous setting space around the base of the tower. There are concierge facilities on the ground floor which will serve the entire site with parcel storage and management assistance.

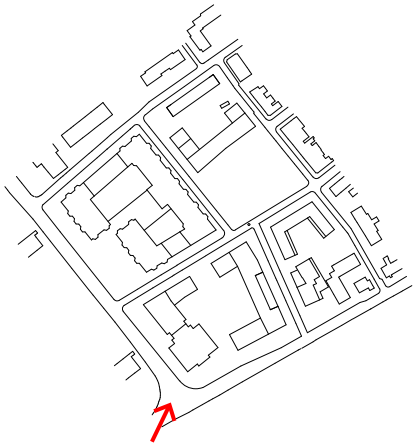




01 Albany Road SE

A view east along Albany Road looking a the entrance of plot 4A

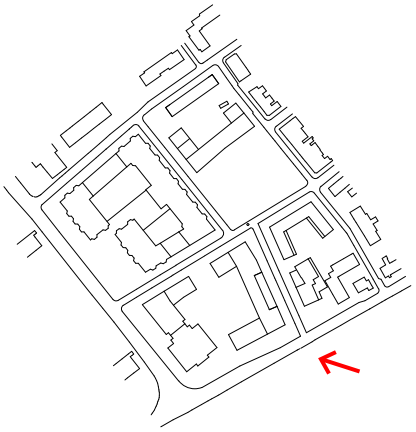
Existing condition



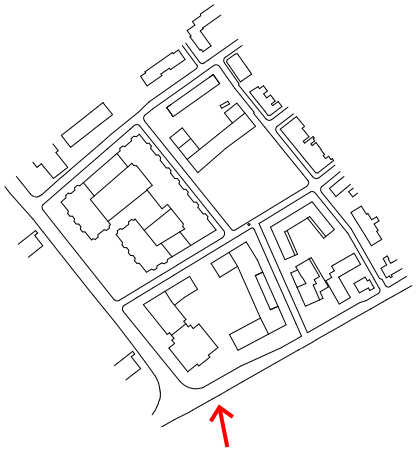
ALBANY ROAD / BURGESS PARK

A view north-west from Burgess Park.

4A and 4D come together to form a single perimeter block. There is an opening between them which is a main resident route into the communal garden. A masonry pergola frames the opening and links the two buildings together.



A view north from Burgess Park.

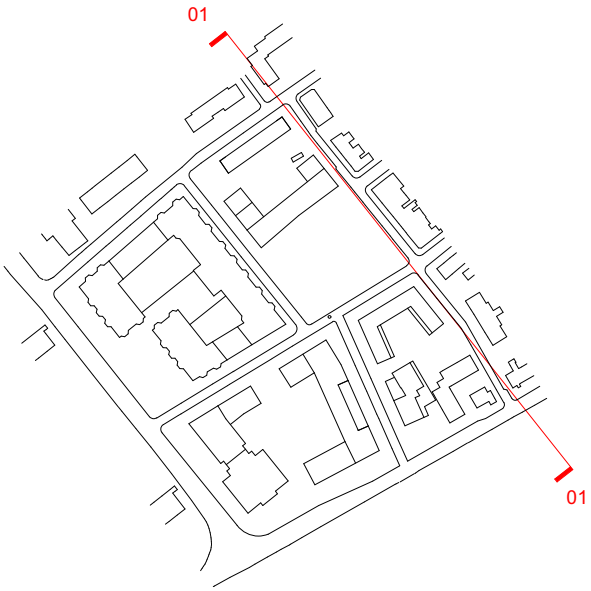


Bagshot Street & Surrounds

SCALE AND APPEARANCE

The existing character of Bagshot Street is treated sensitively. Building heights opposite the existing shops step down in scale from the 9-storey tall buildings on Thurlow Street to 5/6-storey buildings on Bagshot Street.

There is a new, large park in the middle of the street with new planting, playspace, a variety of different wildlife habitats and rain gardens.

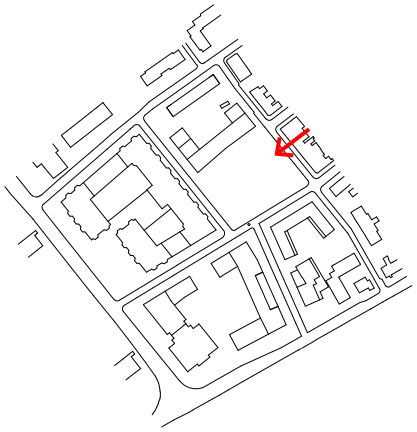


01 Bagshot Street NE

A view west through Bagshot Park.

Buildings framing Bagshot Park are 5-6 storeys, stepping up to 7-storeys with plots 5A and 4D.

Each of these buildings are mansion-block like typologies. They all have maisonettes at the ground floor, accessed from the street, creating a diverse and active frontage to the park.

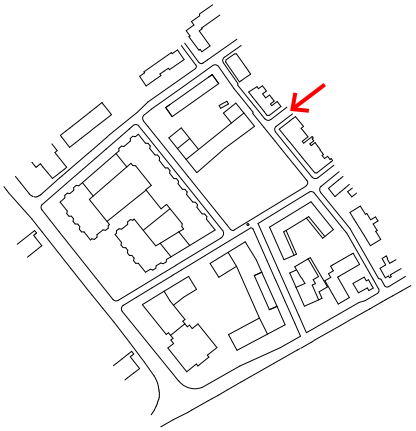


SYMRCK'S ROAD

The new route adjacent to plot 5C aligns with Symrck's Road creating a western pedestrian route which does not currently exist.

A view from Symrck's Road towards Bagshot Park.

Existing condition



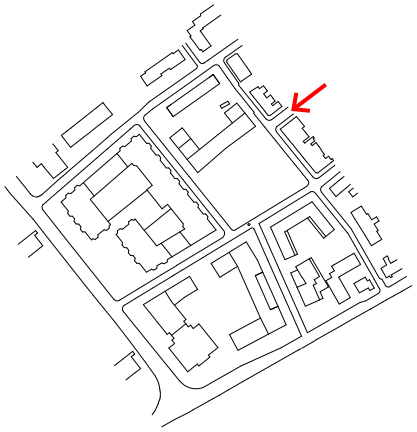
MINA ROAD

A new pedestrian route is opened up from Mina Road to Thurlow Street. It is closed to vehicles, but open to pedestrians and cyclists.

The existing LTN barrier on Bagshot Street is proposed to be formalised with tree planting.

A view from Symrck's Road towards Bagshot Park.

Existing condition

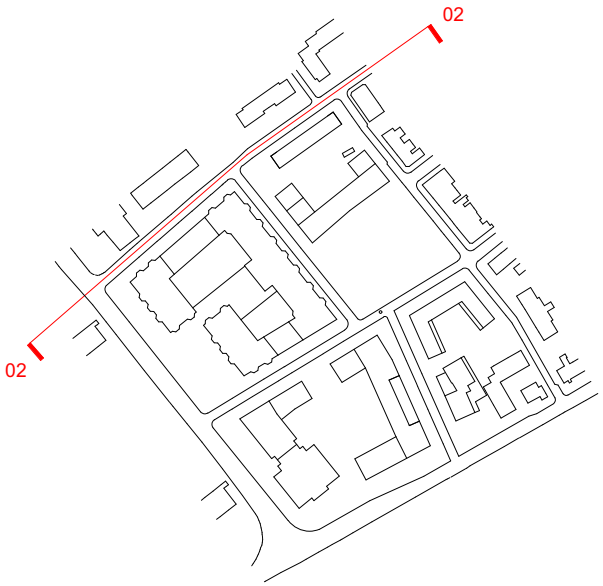


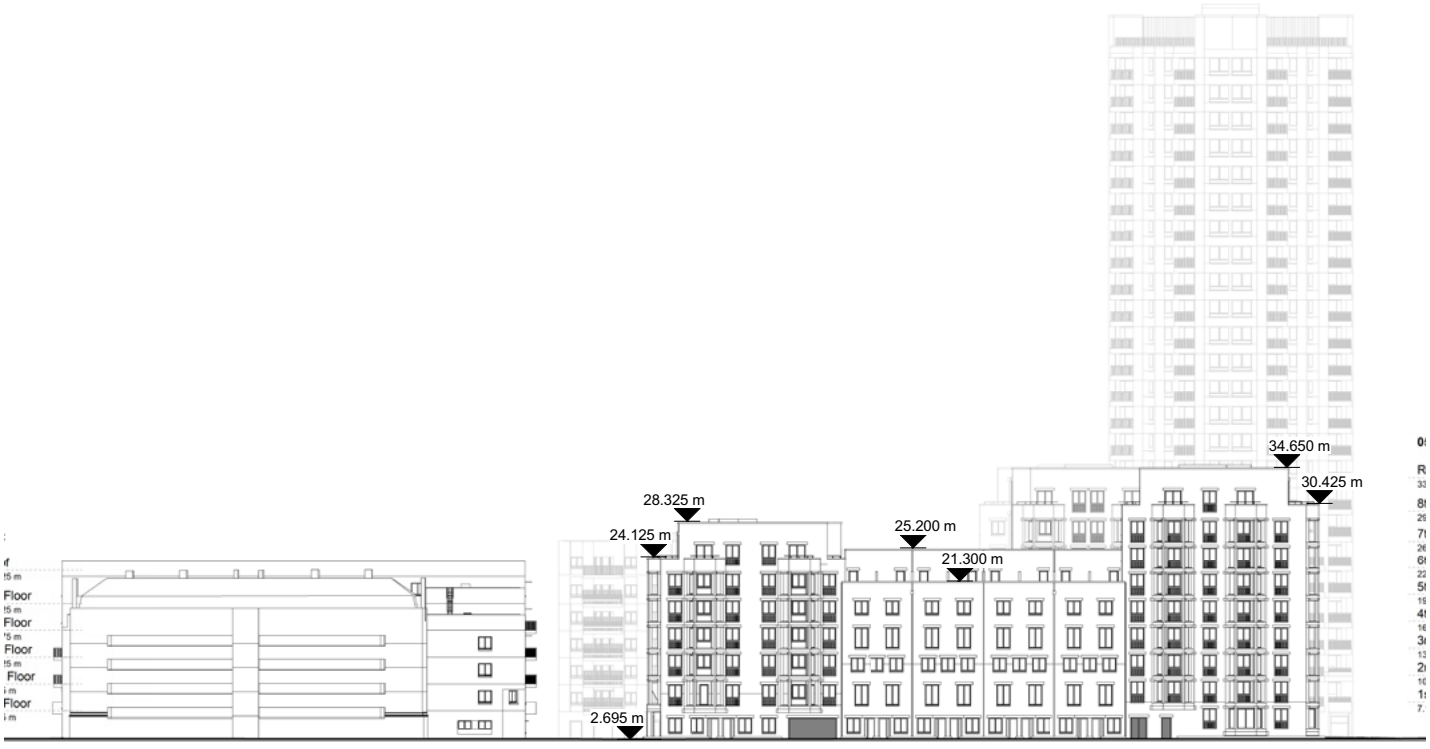
Kinglake Street

SCALE AND APPEARANCE

The proposed building heights on Kinglake Street create a comfortable alignment with the Kinglake Estate when looking north or south from the street.

The stepping in heights makes sense of the different typologies which make up the block: distinguishing the 5-storey stacked maisonettes from the 7 and 9-storey mansion blocks.

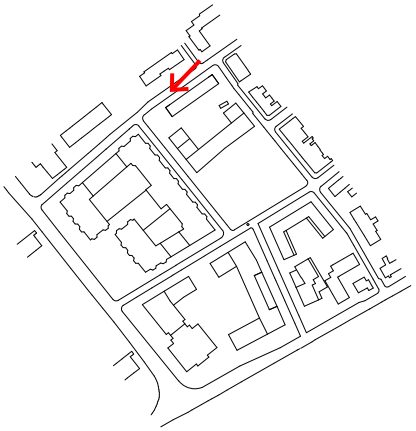




01 Kinglake Street NW

A view south-west along Kinglake Street with Faversham House in the foreground.

Existing condition

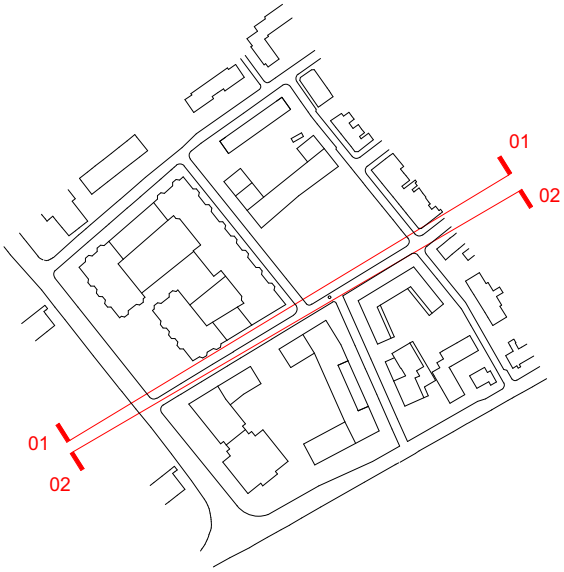


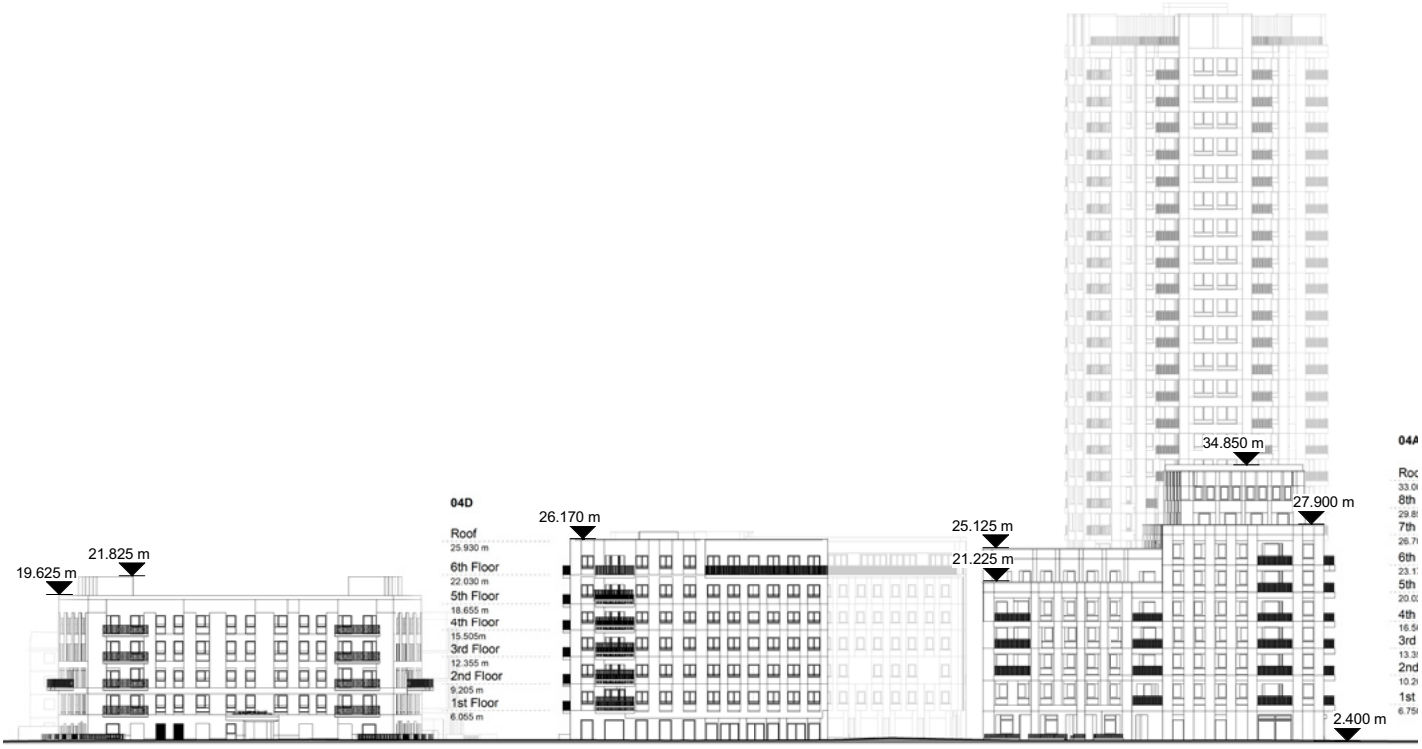
Mina Road

SCALE AND APPEARANCE

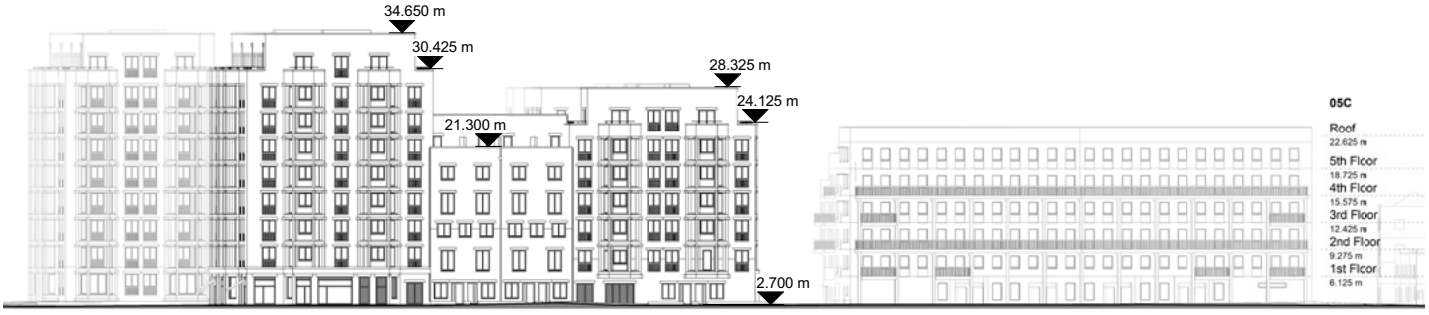
Mina Road is known as the "Community Spine" through the wider Aylesbury Estate masterplan, linking Walworth Road to Old Kent Road.

In Ph2B Mina Road is a pedestrian focussed street with trees planted on both sides. The scale of building along Mina Road steps from the 9-storey mansions facing Thurlow Street to the 5-storey plot 4B on Bagshot Street.



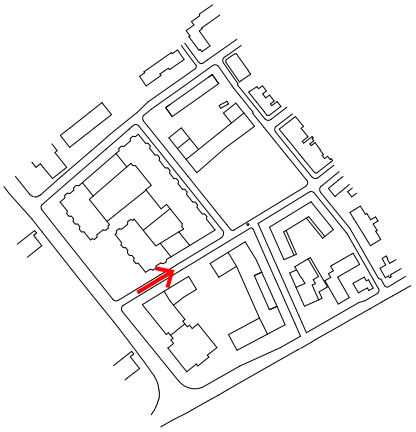


02 Mina Road NW



01 Mina Road SE

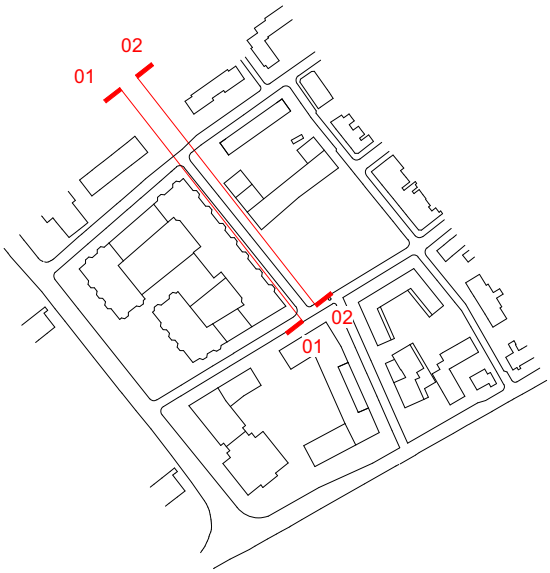
A view south-west along Kinglake Street with Faversham House in the foreground.



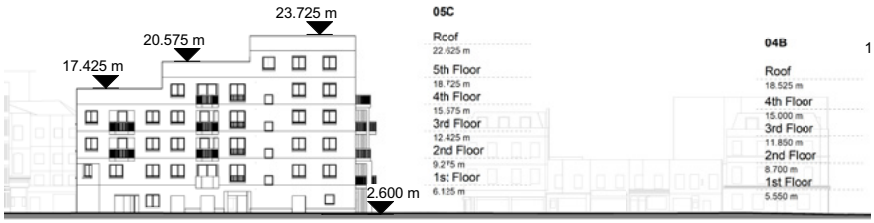
Alvey Street extension

SCALE AND APPEARANCE

Alvey Street extends south through the proposed development, linking future phases 2C and 3 to Burgess Park. The staggered arrangement of the street as it meets Haywood Street makes the facade of 4D a prominent prospect when looking south. This is consistent with principles of good townscape design and still enables clear site-lines to the park.

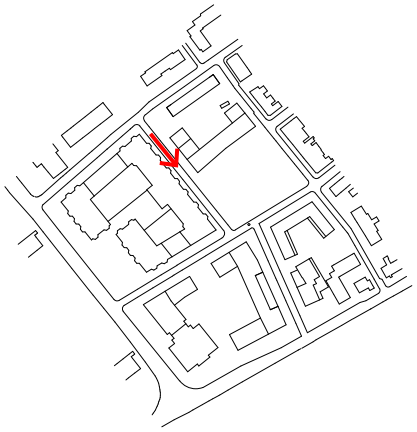


01 Alvey Street NE



02 Alvey Street SW

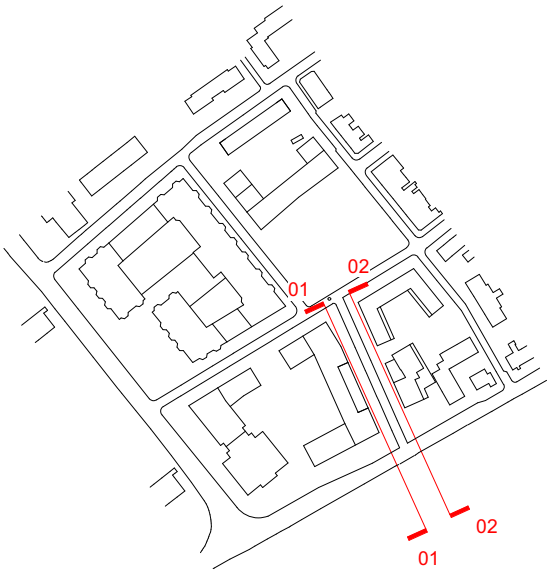
A view south-along Alvey Street towards plot 4D.

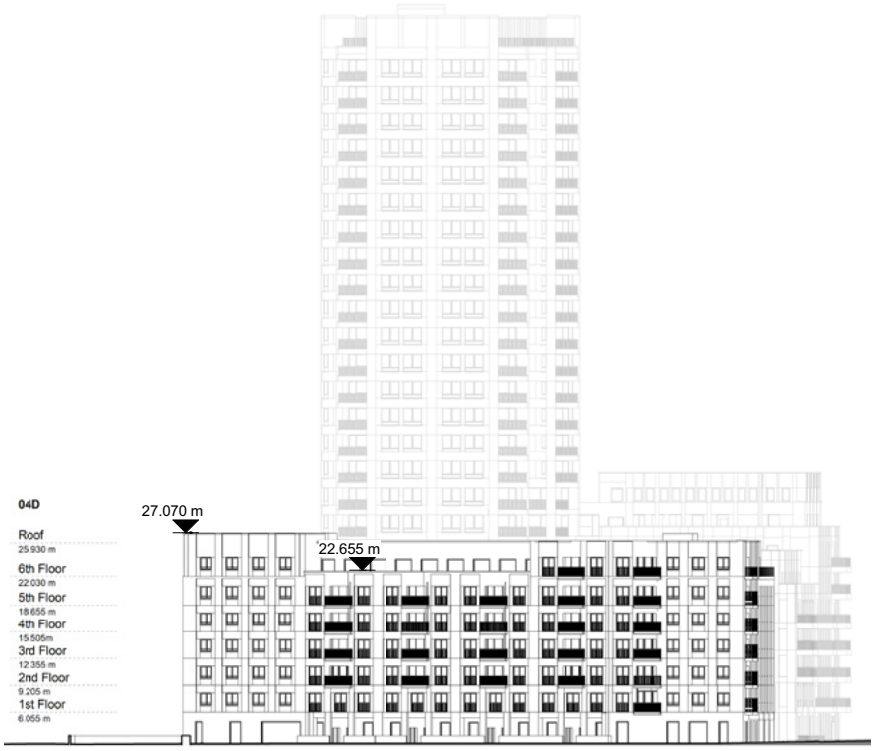


Haywood Street

SCALE AND APPEARANCE

Haywood Street is a newly named street adjacent to the Approved Premises facility (APF). It is currently a dead-end but will be a new pedestrian route north towards Alvey Street. The new buildings which frame it are 5 and 7-storeys.

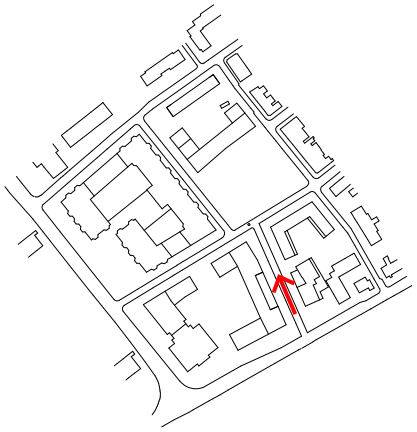




01 Haywood Street NE

02 Haywood Street SW

A view north along Haywood Street towards plot 5C.



5 PLOT 4A

Massing and Orientation

EXECUTIVE SUMMARY

Plot 4A forms part of a perimeter block with 4D, with a communal courtyard garden to the interior and a landmark special residential tower facing Burgess Park. There is one existing tree adjacent to the tower on the corner of Thurlow Street and Albany Road, as well as the two trees inside the garden, which will be retained.

Building on the Phase 2B Masterplan intent to create traditional squares and streets that knit seamlessly with the surrounding city, Plot 4A forms part of three residential streets along the three sides of the proposal. Each street has a differing scale, street character and context which is addressed in the scale of the building and language of the facade. The plot sits within the 'park edge character neighbourhood' as defined in the masterplan and its perimeter is comprised of maisonettes and flats within a tower and mansion block typology.

The tower design and its response to location, are key themes that this section of the design and access statement also explain. The Phase 2B Masterplan vision aims to improve physical conditions as well as design decisions taken when the original Aylesbury estate was built. Part of this is the introduction of increased height along the park frontage. This outlook has panoramic views in 360 degrees, across the park and north to the city. This has influenced the form of the tower to develop into a cruciform plan, which gives all facades equal prominence, and all units get excellent outlooks. It also allows it to be placed in an orthogonal relationship with Thurlow Street and its adjacent mansion block, while still, addressing its context in a full 360-degree fashion.

The tower location responds to marking important gateways, such as the beginning of Thurlow Street, as locators in the wider panorama of the city. Another theme of post war Britain was the need for simplicity and economy which led to a lot of panelised architecture and the use of concrete. These attitudes were optimistic and forward thing at the time, embracing new technology full heartedly. The design continues this optimism through the architectural language of the tower that embraces simple means to achieve an elegantly proportioned building, with careful attention to detail, materiality and the quality of homes within. The clear divisions of base, middle and top gives the tower proportions that work with the street scape as well as the wider context. The detail imbued in the deep reveals and projecting profiles all contribute to the decoration of the facade and its visibility from afar.

The mansion block is physically connected to the tower, but an appropriately scaled slot in the massing defines this junction in relation to the scale of the tower. The vertical architectural language of the tower and a defined 'base' continues to the lower block to create a single architecturally cohesive appearance.

The mansion block varies in scale as it wraps from Thurlow Street to Mina Road whilst the facade hierarchy of vertical piers responds to the character of each respective the street or its prominent frontage onto Thurlow Square. Along its primary frontage on Thurlow Street, the nine storey height is reduced in appearance by the introduction of a two storey set back pavilion containing a number of family sized maisonette homes. The existing plane trees are retained with new planting to create a lush residential Boulevard. Mina Rd is the 'Community Spine', along which the east west pedestrian axis through the masterplan is strengthened and the scale reduces to a midrange height where the building no longer fronts onto Thurlow Square.

Plot 4A consists of a 25 storey tower and a 6-9 storey mansion block.

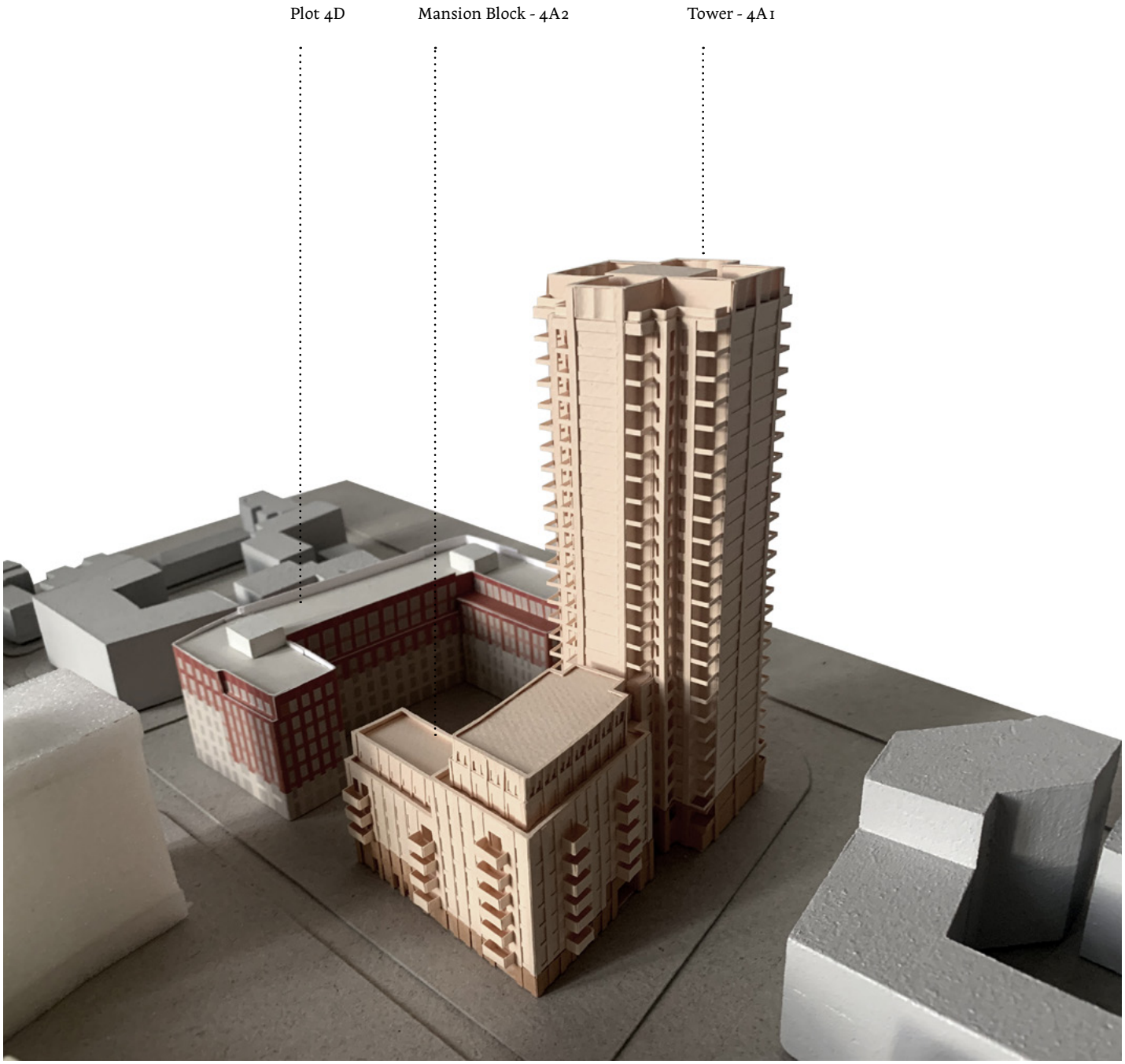
As part of the vision for the wider regeneration of the Aylesbury Estate, a number of towers are proposed along Albany Road, facing Burgess Park. The tower proposal aims to positively enhance the site at this prominent junction with a landmark special residential tower.

The cruciform footprint of the tower maximises dual aspect for the 7 homes per floor, and increases the sense of slenderness. The massing is defined with a clear base, middle and top.

The mansion block is 9 storeys along Thurlow Street, consisting of a seven storey shoulder and a two storey set back pavilion.

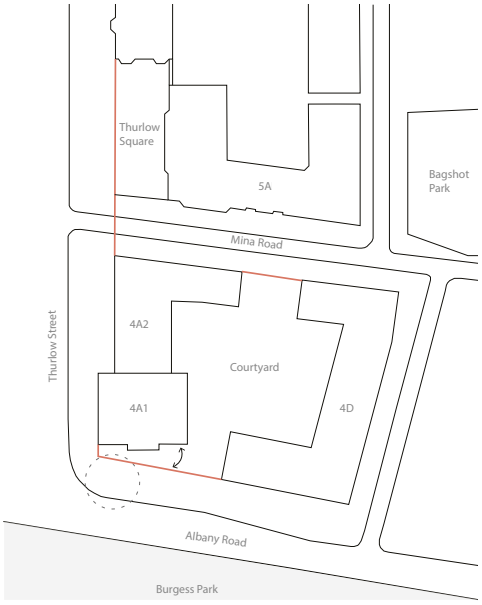
Along Mina Road, the scale of the mansion block drops down to 6 storeys, consisting of a five storey shoulder and a one storey set back which directly relates to the massing of Plot 4D.

An appropriately sized ‘gap’ in the massing and footprint defines the junction between the tower and the mansion block.



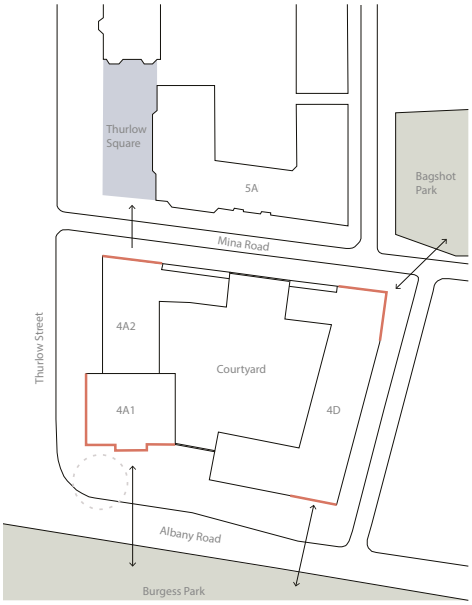
Responding to the Phase 2B Masterplan

- The footprint of Plot 4A aligns with adjacent buildings including 4D and 5AB.
- To the south, the tower is set back from the 4D building alignment in response to the existing London Plane tree on the corner of Albany Road and Thurlow Street



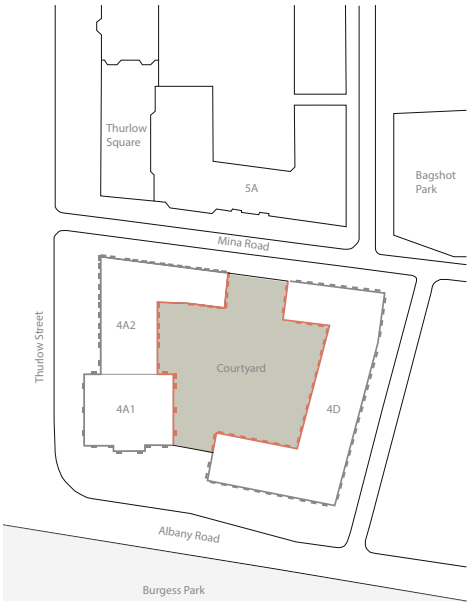
Responding to immediate context

- Plot 4A responds to the surrounding context through active frontages and facade hierarchies
- To the north, the residential corner entrance provides an active frontage facing onto Thurlow Square, and the hierarchy of vertical piers on the facade also responds to Thurlow Square
- To the south, the central projecting bay addresses Burgess Park, whilst providing a generous entrance to the residential accommodation in the tower and dual aspect to the homes above.



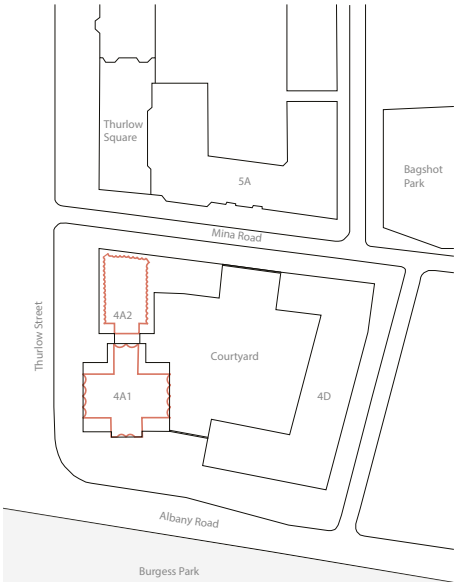
Responding to Plot 4D

- Plot 4A forms part of a continuous perimeter block with 4D, with a shared communal courtyard garden to the interior.
- Whilst the architectural character and materiality varies around the urban block in response to the adjacent context, there are some commonalities which tie the two plots together, including a common 'vertical language' to the façades (both street and courtyard facing), and the articulation of a continuous 'base' that wraps around block 4A and 4D.



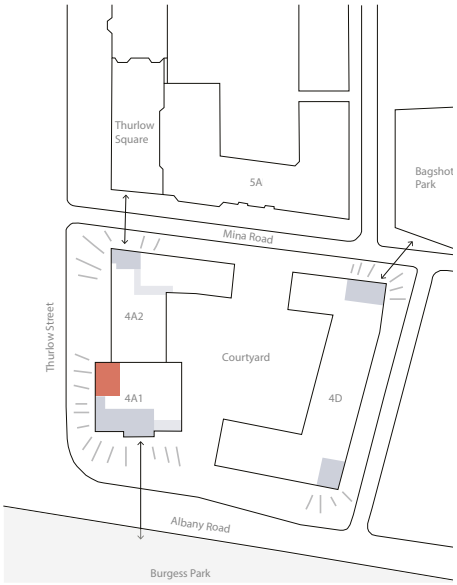
Tower and Mansion Block relationship

- A common vertical language creates a single architecturally cohesive appearance.
- An appropriately sized 'gap' in the massing and footprint defines the junction between the 25 storey tower and the 9 storey mansion block
- Articulation of a scalloped, fluted form at the top of the tower is recognisable from afar. This fluted form is reflected in the top of the mansion block.



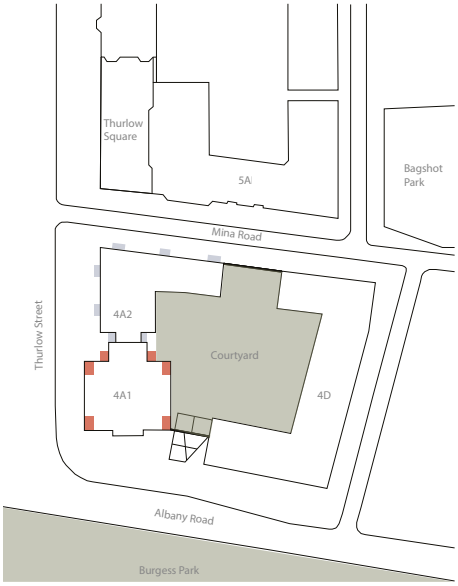
Ground floor corner entrances and active frontages

- Entrances are located on the four corners of the urban block, addressing and visible from key public spaces such as Thurlow Square and Burgess Park
- Active frontages on the street are maximised at ground floor
- A residents lounge is located at the base of the tower



Amenity

- The strategy for private amenity differs between the tower and the mansion block. Inset corner balconies on the tower are a response to the increased wind impact at high level, whilst projecting balconies are proposed on the mansion block where the wind impact is not as critical.
- The shared courtyard provides communal amenity space for residents and includes a playspace to the south.
- The cruciform shape of the tower maximises dual aspect for the 7 homes per floor, and increases the sense of slenderness



Process

25 May 2021 - Pre-app 05

Comments Raised:

- Tower slenderness - looks far bigger and bulkier than expected, with no relief, even though 25m by 23m on plan seems ok. It must be about the number of homes per floor, the broader and wider eastern flank, and the design and arrangement of units. The bulking out and angle is not benefiting it in any way. Could the tower be a regularised cruciform. Tower needs to be exceptional by design.
- Mansion Block top - the two storey set back over the top of the shoulder is very dominating; a single storey set back may be better.

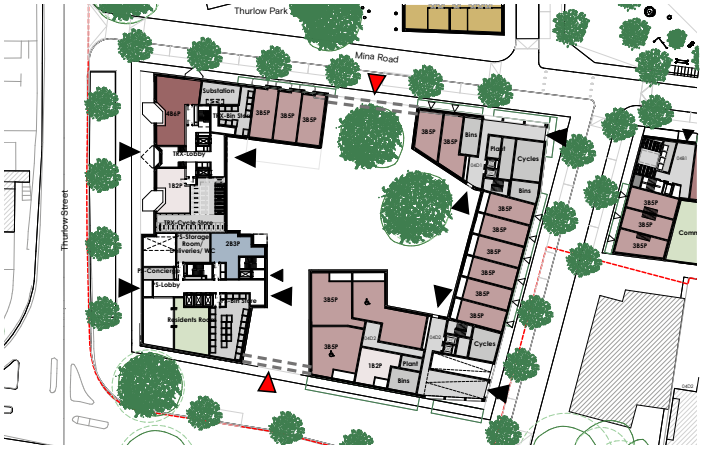


Image presented at Pre-app 05:

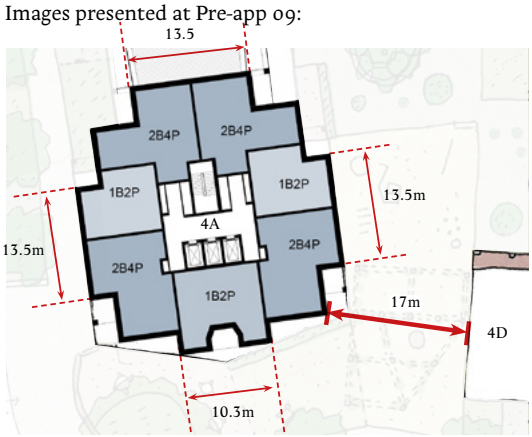
Image presented at Pre-app 05:

Design Response to Pre-app 05 - as presented at Pre-app 09

- Tower regularised to a cruciform shape. Corner balconies introduced to increase sense of slenderness. Exceptional design achieved through design development of façade, massing and layout of high quality homes.
- Tower subbase continues to follow context with a facetted form responding to Albany Road and Plot 04D.
- Two options for Mansion block top developed with either family sized duplexes and a Level 07 loggia to amenity space along Thurlow Street, or two storeys of flats with a solid appearance at Level 07.

Images presented at Pre-app 06:

Images presented at Pre-app 09:



12 July 2021 - DRP

Comments Raised:

- Gaps between 4A/D - Large gaps in 04A/D questioned. These could confuse 'fronts' (the public facing frontage) from 'backs' (the semi-private courtyard spaces. Albany Road large and indistinct gap could be better filled by a community space/low building to ensure the tower remains distinct allows a sense of enclosure to the courtyard and greater continuity in terms of how the collection of buildings face the street.
- Base, middle and tops - Tower at Block 4a 'bottom', 'middle' and 'top' felt awkward in relation to the mansion block element of 4a and the adjacent courtyard block at 4d. 'Shoulder' height of tower base appears to be uniform at 7-9 storeys – were any other heights tested?
- Commonality - This commonality could be around the design of plinths, 'doormats' or thresholds and may arise from the conversations of the designers.

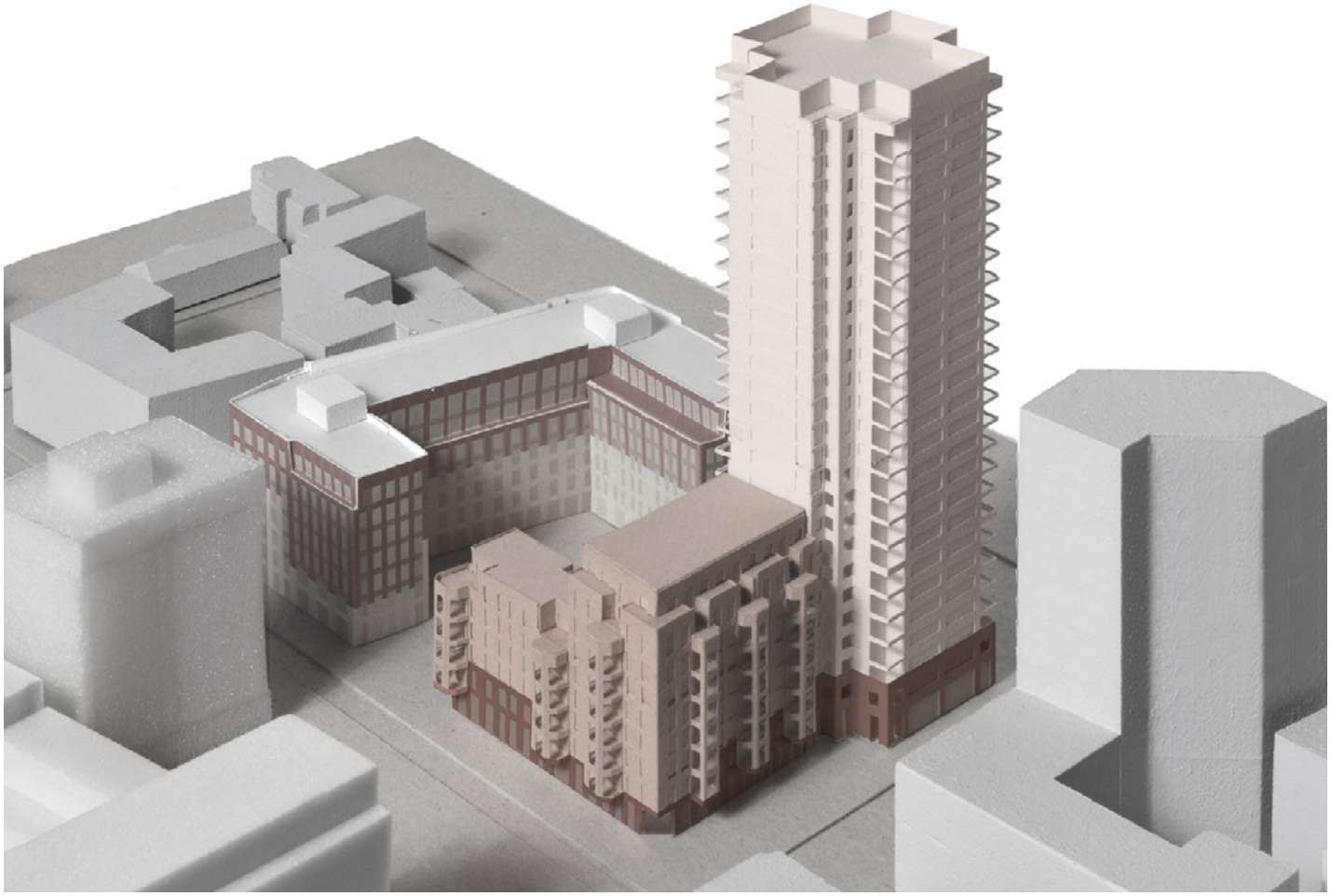
Image presented at 12.07 DRP:

Image presented at 12.07 DRP:

Image presented at 12.07 DRP:

Design Response to 12.07 DRP - presented at 14.12 DRP

- A masonry landscape pergola and arcade, form the secure line into the courtyard. The courtyard elevation is considered a front elevation to the courtyard, with the facade language wrapping round from the street elevations, but with a more residential character including juliette balconies.
- Base strengthened by bringing the cruciform masssing to the ground and removing the faceted base. Step in massing removed at the six storey shoulder, articulating the true strength of the cruciform plan. Massing reflects the structural design and cruciform plan.
- A common 'base' wraps around plot 4A&4D, and undulates between two and one storeys in response to the typology behind, tying the plot together as a cohesive whole. A dark base wraps around plot 4A and a light base around plot 4D, differentiating the two plots.



Images above and below presented at 14.12. DRP:

04 August 2021 - Pre-app 09

Comments Raised:

- Tower form – Happy with the cruciform shape and verticality
- Base of tower - not convinced by the faceted base. Not clear what the public realm does or if there is a level change here.
- Top of tower - has an 'abruptness' to it. Could the vertical bays in middle or the edges could come down a floor or two to break the massing down.
- Mansion Block design - is working well and likes the vertical articulation of the bay design. It is a good arrangement and gives a strong character.
- Raised ground floor flats - not convinced with the raised ground floor levels in the mansion block.
- Mansion block top - Preference for duplexes rather than flats at the top as they introduce a new typology and lightens the top to create a difference in character.

Image presented at Pre-app 09

Image presented at Pre-app 09

Design Response to Pre-app 09 - as presented at Pre-app 11

- Base strengthened by bringing the cruciform masssing to the ground and removing the faceted base. Step in massing removed at the six storey shoulder, articulating the true strength of the cruciform plan. Massing reflects the structural design and cruciform plan.
- Options tested for the top of the tower, including dropping the mass on the corners, dropping the mass in the centre of the bays, and retaining the strength of form.
- Raised ground floor flats replaced with two storey maisonettes accessed from the street, improving activation at ground level along Thurlow Street.
- Development of duplexes and character of mansion block top.

Image presented at Pre-app 11

Images below presented at Pre-app 09:

Images below presented at Pre-app 11:

20 October 2021 - Pre-app 11

Comments Raised:

- Tower base - shifting of the tower block at the base is really beneficial as it optimises and maximises space at ground, particularly on the southern side.
- Slender appearance of tower - corner balconies make for a much more slender tower, maximising the space around it. MT suggested we look at making the balconies lighter to make the building appear even more slender (as it looks quite heavy at the moment).
- Top of tower - preference for dropping the height on the corners as it emphasises the verticality of the tower.
- Mansion block corner - disappointing that the prominent corner on Thurlow Street is dominated by a plant room and cycle storage.
- Maisonettes - supportive of introduction of maisonettes along Thurlow Street rather than raised ground floor flats
- Mansion Block Pavilion - Preference for two storey pavilion, but considered amenity would work better with a single storey set back.

Image presented at Pre-app 11

Image presented at Pre-app 11

Design Response to Pre-app 11 - as presented at Pre-app 13

- Balcony materiality developed to allow maximum light through the corners of the building, increasing the sense of slenderness, yet providing adequate privacy and protection from the elements. The weight of the undulating brick banding that wraps the facade reduces on the balconies, further enhancing and celebrating the lightness of the balconies.
- Dropping height in the corners at the top of the tower progressed.
- Ground floor arrangement reconfigured to provide a generous corner entrance into the Manson block.
- Option for Mansion block top developed with an undulating one and two storey top.

Image presented at Pre-app 13

Images below presented at Pre-app 11:

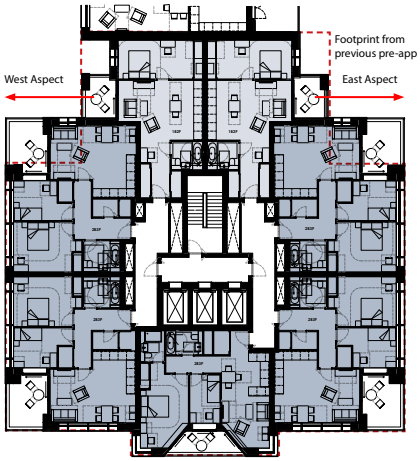
Images below presented at Pre-app 13:

14 December 2021 - DRP

Comments Raised:

- Junction between tower and mansion block - The current proposal which includes a deep recess in the tower façade appears tentative and not sufficient for the scale of development. The Panel asked the designers to focus on the relationship of the tower and the mansion block and to try to resolve this architecturally. If connected, could the mansion block language continue to the lower part of the tower so that the tower element appears as though it sits on a plinth? Or, alternatively, could the language of the tower continue to the lower block to create a single architecturally cohesive appearance?
- Design of tower - Enjoyed the angled orientation on Albany Road. Cruciform plan works well and results in good quality homes. Articulation of the tower should be more dramatic and could benefit from balancing verticality with its horizontal expression.
- Base of tower - is not sufficiently developed.
- Ground Floor - Panel stressed the importance of active frontages around the base of the tower but also extending along Thurlow Street.
- Entrance - Mansion Block has an important frontage onto Thurlow Street as well as a gable end that faces onto the new Thurlow Square. Supported the corner entrance this appeared tentative and could benefit from further design development.
- Courtyard - Mansion Block roof-top 'pavilion' effect on the courtyard façade appears overly dominant and is less animated with the gallery access removed. Feels more like a 'back to the street' rather than a 'front to the courtyard'. Critical that it complements the 04D courtyard elevation - a shared model/studies to test how the two blocks relate to one another and the quality of space inside the courtyard should be created.

NB: All images on this page presented at 14.12 DRP



15 December 2021 - Pre-app 13

Comments Raised:

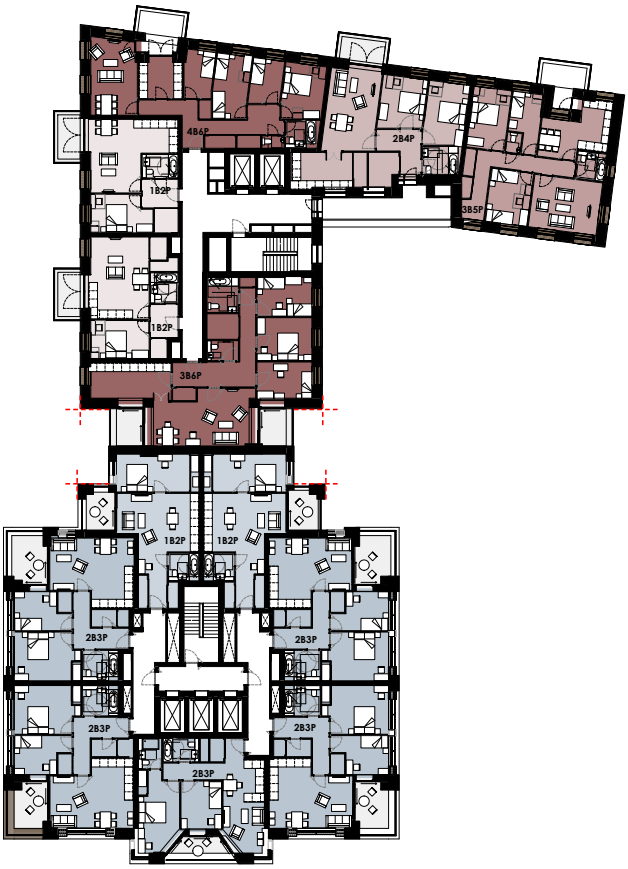
- Junction between tower and mansion block – In plan it could be better having an inset balcony on the mansion block adjacent to one on the tower that to double up the scale of the gap and be more appropriate to the scale of development. The two buildings can abut each other but the visual gap needs addressing.
- Design of tower – sharp, elegant, and cruciform shape has helped. There is a risk that some windows could look compressed.
- Base of tower – A similar concept to Sergison Bates could be used to inform the base of the tower. More celebration required and needs to be more engaging. Could have more of a vertical base which translates to horizontal as it goes up the building.
- Parapets – Better articulation needed at the top or it could turn it into a frame of some sort. The top two floors looked too heavy.
- Balconies – Accepting of the bay shaped balconies, however they are too heavy.
- Mansion block top – the previous two storey setback pavilion was more appropriate
- Entrance – Mansion Block corner entrance from elevation needs more interest and doesn't have a "sense of arrival". Could look at a recessed entrance or canopy structure.
- Courtyard: Appearance of mansion block from the courtyard looks utilitarian, and removal of deck access appears more uniform.

NB: All images on this page presented at Pre-app 13

Design Response to Pre-app 13 and DRP - as presented at Pre-app 14

- Junction between tower and mansion block- A more distinct slot has been developed by introducing a slot in the mansion block, rather than relying on the set back of the tower (see below images). On level 08, the massing of the pavilion is set back from the tower to further emphasise the gap between the two buildings. The language of the mansion block has been developed to relate more closely to the tower, 4D and the other mansion blocks in the **Phase 2B Masterplan**. Consequently, the language of the tower continues into the mansion block to create a single architecturally cohesive appearance, including through the undulating base, continuous horizontal datums, subtle vertical piers, cantilevered balconies and a scalloped roof form which relates to the scale of the buildings.
- Design of tower - Facade developed to have a a more vertical language yet balanced with horizontal proportions. Introduction of projecting vertical piers which signify the location of the structure behind. Pier depth combined with projecting brick coursing allows for a more dramatic façade which can be read from a distance and provides a greater depth of shadow and articulation.
- Base of tower - The two storey base of the tower transitions from a vertical language to a horizontal language which ties into the continuous perimeter base that wraps around the block and undulates in response to the typology behind. The tower base is celebrated with a palette of richer materials and articulation and glazed brickwork cheeks frame the windows.
- Entrance - the extent of active frontages along

NB: Both images on this page were included at Pre-app 14:



Typical (Second-Fourth) Floor Plan

Current Elevational View - Thurlow Street

Thurlow Street has been increased. A partially inset, partially projecting entrance canopy signifies the residential entrance to the tower. In the mansion block, the entrance is partially inset, partially projecting with a canopy, signifying the residential entrance along Thurlow Street. The sense of arrival has the potential to be enhanced further by the introduction of glazed brickwork, in a similar manner to the tower.

- Courtyard - developed to help improve the façade as a 'front to the courtyard' rather than a 'back to the street'. The rhythm, scale and vertical window proportions wrap round from Thurlow Street and Mina road to the courtyard elevation. The two storey pavilion and the continuation of the one-two storey base helps to reduce the impact on the courtyard, reducing the appearance of height and scale. Articulation of the gallery access, the staircase, and the slot/gap adjacent to the tower all help to break down the overall facade composition
- Mansion block top – return to two storey pavillion, resulting in a loss of one family home.
- Parapets – The pavilion on the top of the mansion block is also articulated with primary and secondary vertical elements creating a denser grid. Scalloped brickwork spans between the verticals, creating interest and articulation to the roofline. This detail is reflected at the top of the tower yet on a larger grid, more appropriate to the scale of the tower.
- Balconies – The cantilevered projecting balconies have been rationalised and reduced in depth to allow them to reflect the construction and materiality of cantilevered corner balconies on the tower. Their appearance is more orthogonal in nature and they do not require structural piers for support.

Image below presented at Pre-app 13 & 14.12 DRP:

Image below was included at Pre-app 14:

15 February 2022 - Pre-app 14

Comments Raised:

- Generally supportive of changes and happy with the direction of travel
- Junction between tower and mansion block - The gap between the tower and the mansion block has been addressed
- Mansion block top - also addressed. The two storey set-back pavilion now proposed is the better solution
- Mansion Block Entrance - Would like to see how the northern elevation onto Thurlow Square is developed
- Base of tower - Would like more information on the design of the base of the tower which seems a little simple at the moment. Could a more dynamic palette of materials be considered?

Design Response to Pre-app 14

- Heirarchy of vertical piers and glazed entrance allows a strong presence fronting Thurlow Square
- Robust and glazed material palette adds texture, colour and play to the material palette at the base of the tower.

NB: All images on this page were included in Pre-app 14:

In summary, the key items addressed and developed through the Pre-app and DRP process were the following:

Tower slenderness - improved through a regularised cruciform plan, set back from the street and the existing tree; and the introduction of corner balconies and a vertical language to increase the appearance of slenderness. Corner balconies and the cruciform massing help to reduce wind and daylight impact on surrounding buildings and environment in line with London Plan Policy D9.

Relationship to 4D - Development of a common undulating base that wraps around the whole of Plot 4A/D; Articulation of a common vertical language; a spatial landscape 'pergola' and 'arcade' to define the continuous perimeter around the plot; and a shared courtyard garden accessible to all plot residents.

Relationship between tower/mansion block - development of an appropriately scaled slot between the two buildings, and a more cohesive language between the two buildings.

Active frontages - In the mansion block, raised ground floor flats were changed to maisonettes accessed from front doors on Thurlow Street. A corner entrance was introduced to respond to the Phase 2B Masterplan development of Thurlow Square. In line with London Plan Policy D9, the publicly accessible concierge and resident's room in the ground floor of the tower were extended to provide full activation along Thurlow Street and Albany Road. These are accompanied by sufficient external space within the public realm where the tower is set back from Albany Road.

Top of tower - iterations explored to articulate the top, including dropping the corners to reduce the weight and introduce more light. Articulation enhanced with a fluted brickwork form between the verticals.

Base of tower - varying height of the base/ sub-base developed from 7 storeys down to 2 storeys. The initial faceted base which followed the road alignment was regularised and set back to provide a greater clarity and strength to the cruciform design and maximise usable space at ground. In line with London Plan Policy D9, a rich palette of robust materials was developed to celebrate the base and the residential entrance. For further information on architectural quality and materials, refer to Plot 4A DAS sections on Character and Materials.

Mansion block pavilion top - various iterations explored from a single storey set back which related to the building form of Plot 5A and provided single storey flats, to a two storey set back as a celebrated fluted pavilion which was developed in response to the preference for two storey family sized maisonettes at level 07&L08.

NB: For more information on compliance with London Policy D9, refer to the TVIA and the Phase 2B Masterplan section of the DAS.

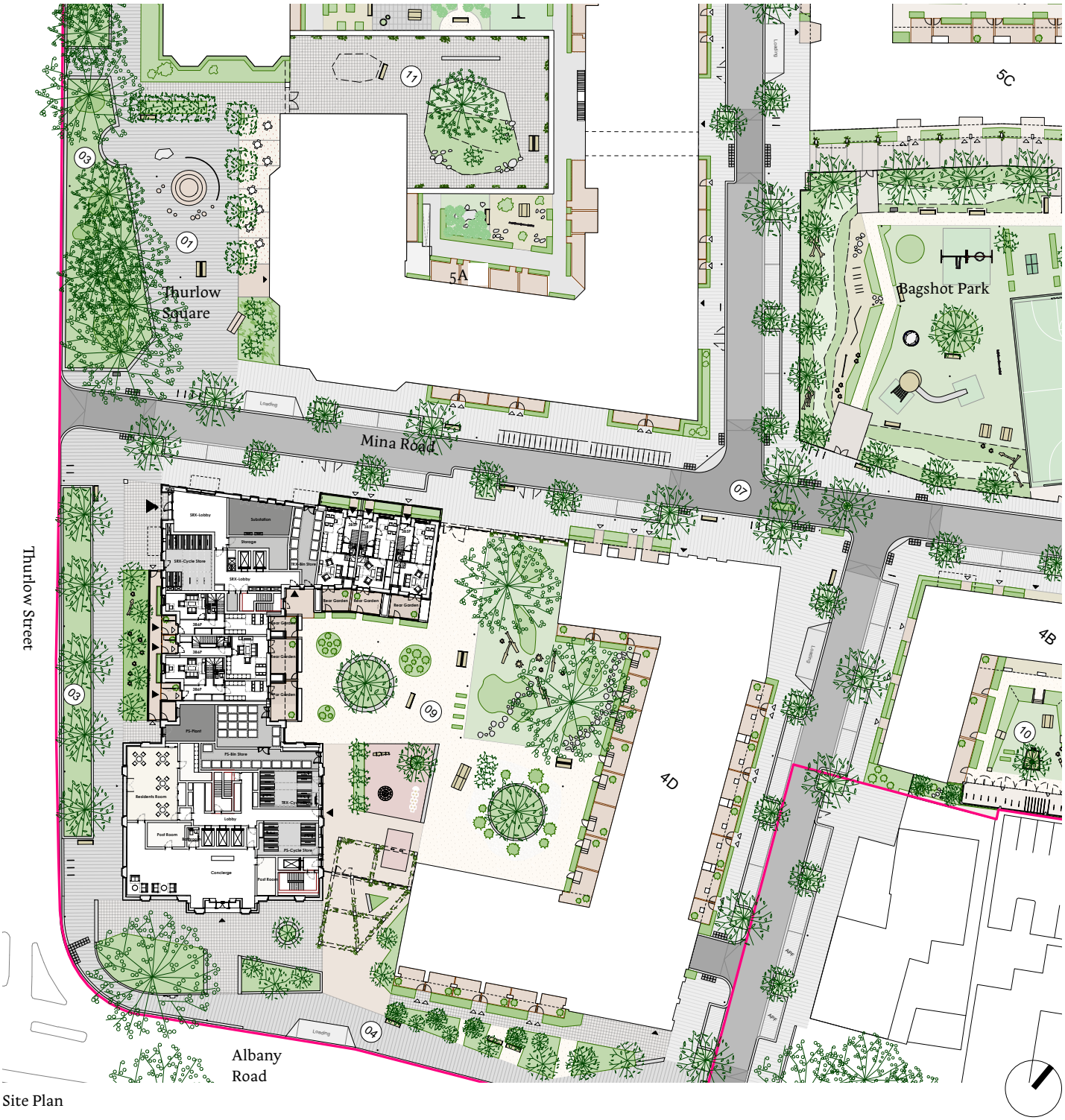
Layout

Sited on the corner of Albany Road and Thurlow Street, the Plot 4A is located within the southwest corner of the Aylesbury Estate **Phase 2B Masterplan** and replaces part of the existing Wendover block of the original estate.

The proposed mansion block completes the Plot 4 perimeter urban block along with Plot 4D, enclosing a communal courtyard garden accessed from Mina Road to the north and Albany Road to the south.

The proposed 25 storey tower provides 168 private tenure homes and a resident's lounge at ground floor. The six to nine storey Mansion Block re-provides 41 social rent homes for residents of the existing estate.

The proposal accommodates an energy centre at basement level and hosts two substations to the north which serve the wider site.



Site Plan

GROUND FLOOR - GENERAL ARRANGEMENT

Tower

- Maximising Active Frontages
- Main residential entrance from Albany Road with concierge facilities
- Resident's Room located along Thurlow Street accessed from the street but also internally for residents
- Lobby accessed from courtyard allows fob access to cycle storage and 4D basement parking at B-1 Level

Mansion Block

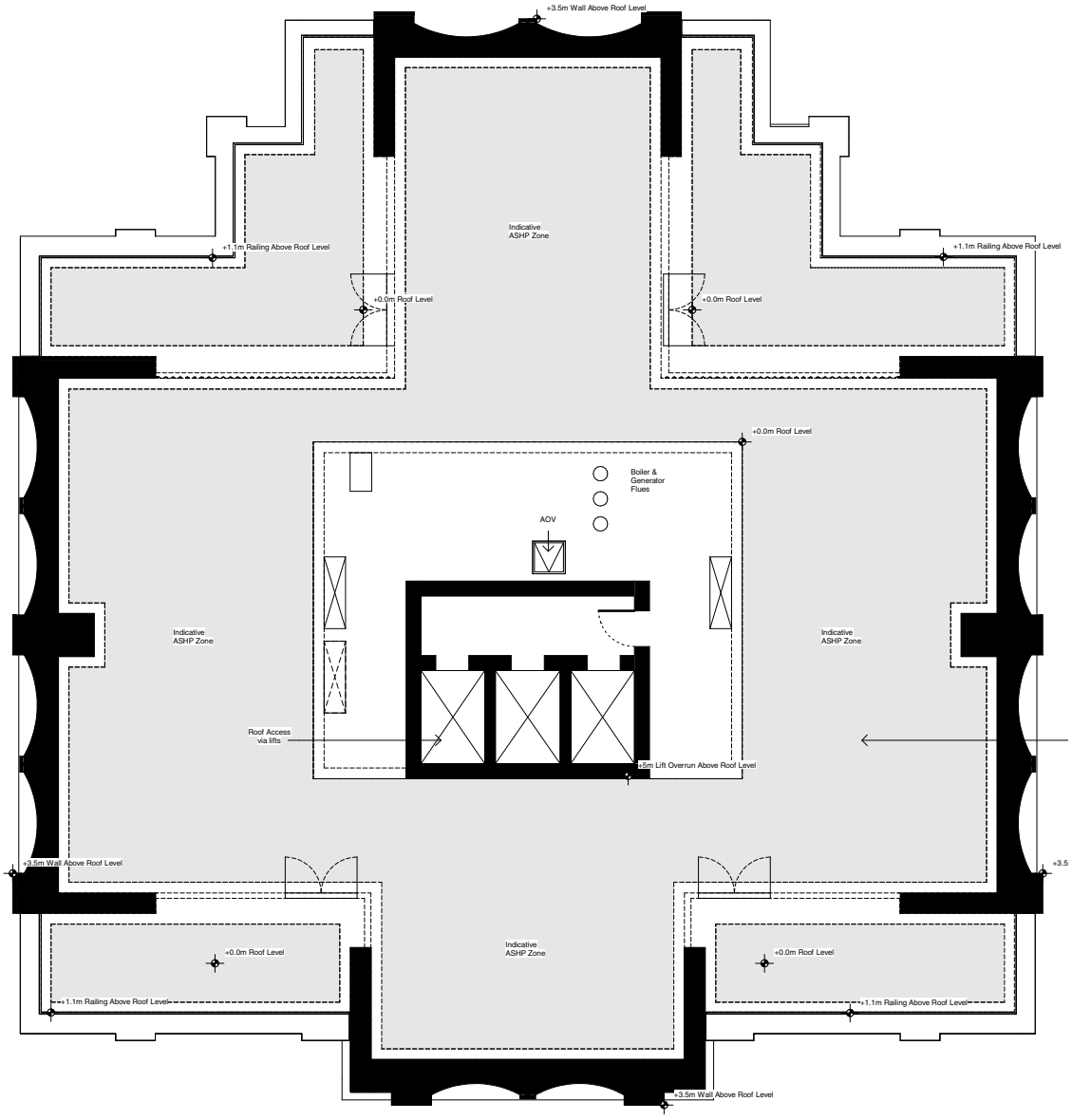
- Maximising Active Frontages
- Two storey maisonettes with front doors from the street located along Mina Road and Thurlow Street
- Corner residential entrance from Thurlow Street with windows addressing Thurlow Square to the north
- Green landscape buffer along busy and noisy Thurlow Street

TOWER GROUND FLOOR

- Active Frontages are maximised at Ground level along the primary frontages - Thurlow Street and Albany Road
- A canopy and inset entrance marks the main residential entrance from Albany Road. Residents and visitors are greeted at the concierge before obtaining access through a fobbed doorway to the stair and lift core.
- Concierge staff facilities and a post room are accessible from the main concierge lobby.
- A Resident's Room is located along Thurlow Street, accessed from the street but also internally for the tower residents.
- A separate lift and stair core to cycle storage and 4D basement parking at B-1 Level is accessed from the courtyard. The lift will be sized to allow cargo bikes to be taken down to the oversized cycle spaces at B-1.
- Access to the bin and cycle stores are via the rear entrance to the courtyard.
- A cycle store for mansion block residents is also located in the base of the tower.
- Access for maintenance of plant located in the basement will be via a void in the plant room

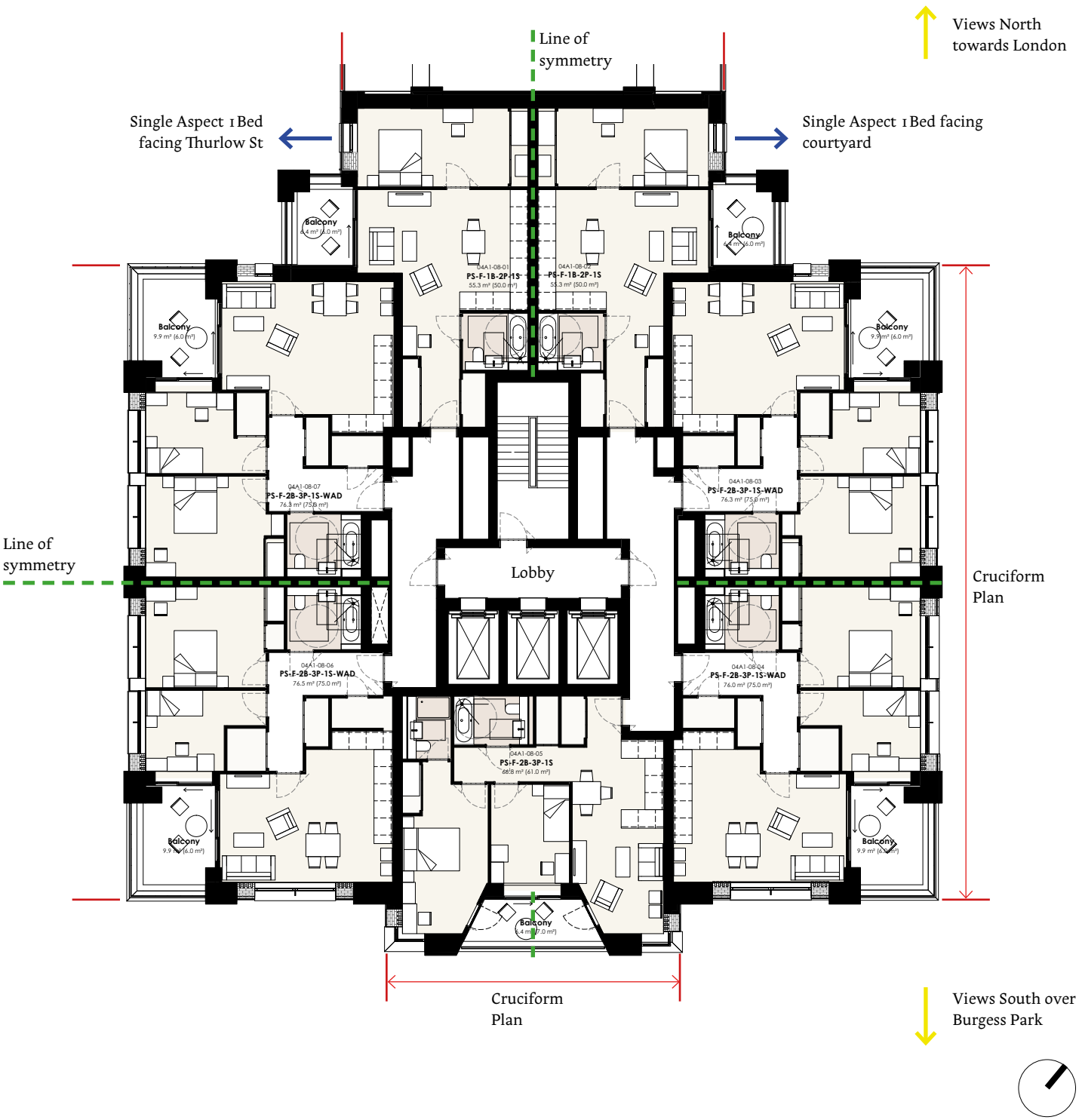
TOWER ROOF PLAN

- Air Source Heat pumps located on the roof serve Plot 4A and the **Phase 2B Masterplan**
- Lifts extend to the roof to allow access for maintenance of the plant located on the roof. The height of the lifts and their enclosure is c.5m
- A continuous 1100mm parapet provides adequate protection from falling
- The cruciform plan extends up to 3.5m to visually screen the plant on the roof. Fluted brickwork helps to break down the scale of the enclosure and celebrates the top of the tower, acting as a wayfinding marker visible from afar.
- Rainwater pipes are located around the roof perimeter



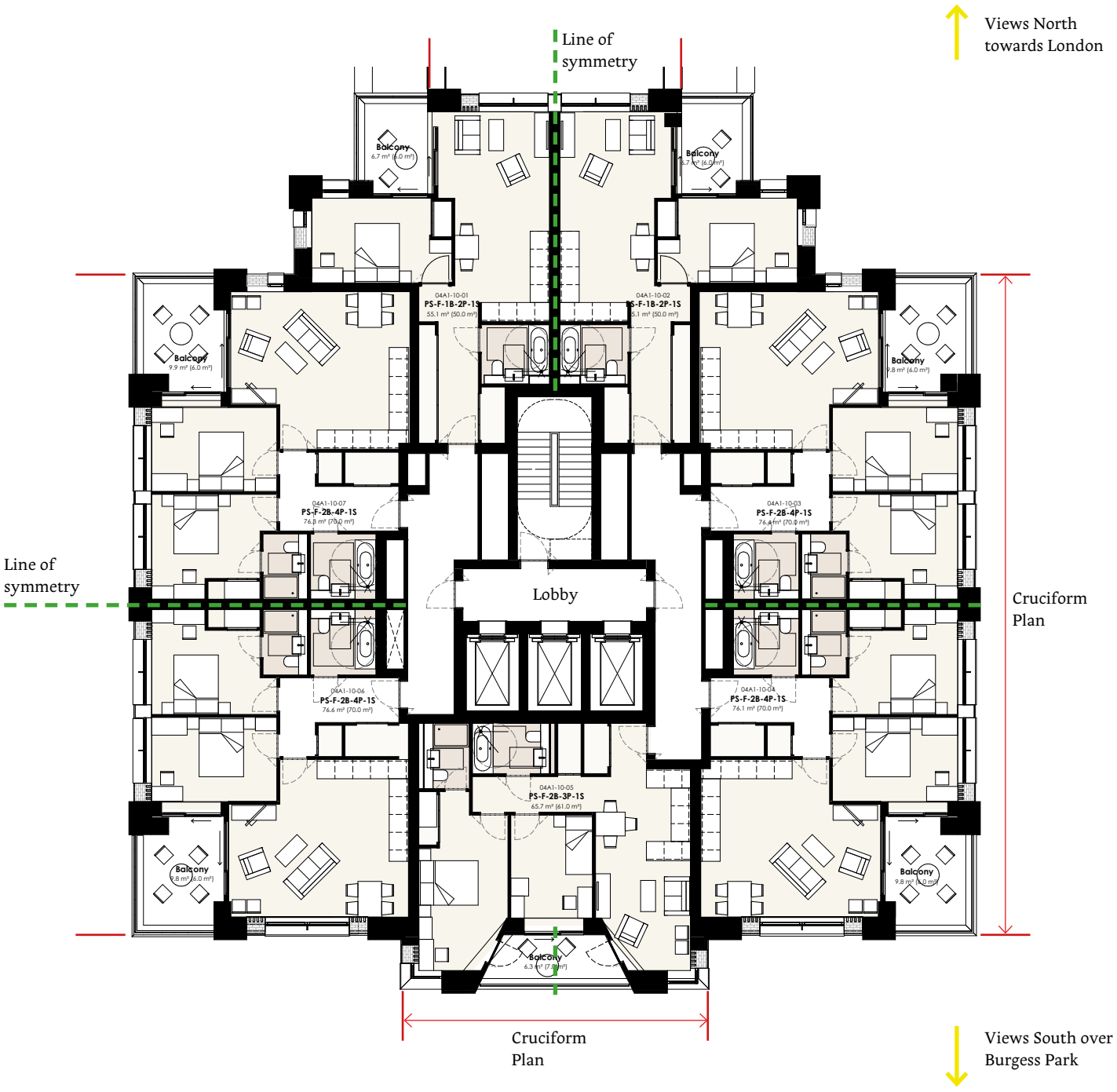
TYPICAL TOWER LAYOUT - LOWER FLOORS (L01-L08)

- Seven private sale homes per floor, consisting of five two bed homes and two one bed homes, four of which are wheelchair adaptable homes
- Symmetry in plan gives order to the elevations
- Cruciform tower plan allows all homes to benefit from dual aspect except the 1B2P homes adjacent to the mansion block
- 2B3P wheelchair homes located on the lowest floors of the tower
- All homes have generous views south over Burgess Park or north towards the city, except for 1B2P homes adjacent to mansion block



TYPICAL TOWER LAYOUT - UPPER FLOORS (L09-L24)

- Seven private sale homes per floor, consisting of five two bed homes and two one bed homes
- Symmetry in plan gives order to the elevations
- Cruciform tower plan allows all homes to benefit from dual aspect except the 1B2P homes adjacent to the mansion block
- 2B3P Wheelchair Homes change to 2B4P homes on the upper floors
- All homes have generous views south over Burgess Park or north towards the city.



MANSION BLOCK - GROUND FLOOR PLAN

- A generous residential entrance to the core is accessed from Thurlow Street, yet visible from Thurlow Square through a glazed frontage onto Mina Road. Residents enter with a fob, whilst a call panel beneath a set back canopy allows visitors to call up to the flat to gain access. A second line of security is located before the stair and lift core to prevent tailgating.
- Past the core, residents are able to access the courtyard through a rear door. This is a second line of security as access to the courtyard is via a secure line.
- Adequate space for ten 1100L refuse bins and one food waste bin are located with access for residents from the courtyard, and access within 10m of a loading bay along Mina Road for refuse collection personnel. In addition, bulky waste storage is provided adjacent to the refuse store.
- Adjacent to the entrance is one of the cycle stores for residents of the mansion block, providing 76 spaces, including 38 spaces for Sheffield stands and 4 oversized spaces for cargo bikes.. A high security door to the cycle store allows the door prevents the need for a secure lobbied entrance.
- Active frontages are maximised along Mina Road and Thurlow Street with six family sized maisonettes with their own front doors onto the street. These homes also have access to private amenity space at the edge of the shared courtyard. Space for their own cycle storage is provided within gardens or within the covered entrances.
- Access to the basement is for maintenance purposes only, and is via a separate stair accessed from the courtyard.
- Two substations which serve the wider area are located along Mina Road.

MANSION BLOCK - FIRST FLOOR PLAN

- The second floor of the six two-storey maisonettes are located on the second floor, alongside three more flats accessed via the lift and stair core.
- All homes except the 1B2P home along Thurlow Street benefit from dual aspect.

MANSION BLOCK - TYPICAL SECOND-FOURTH FLOOR PLAN

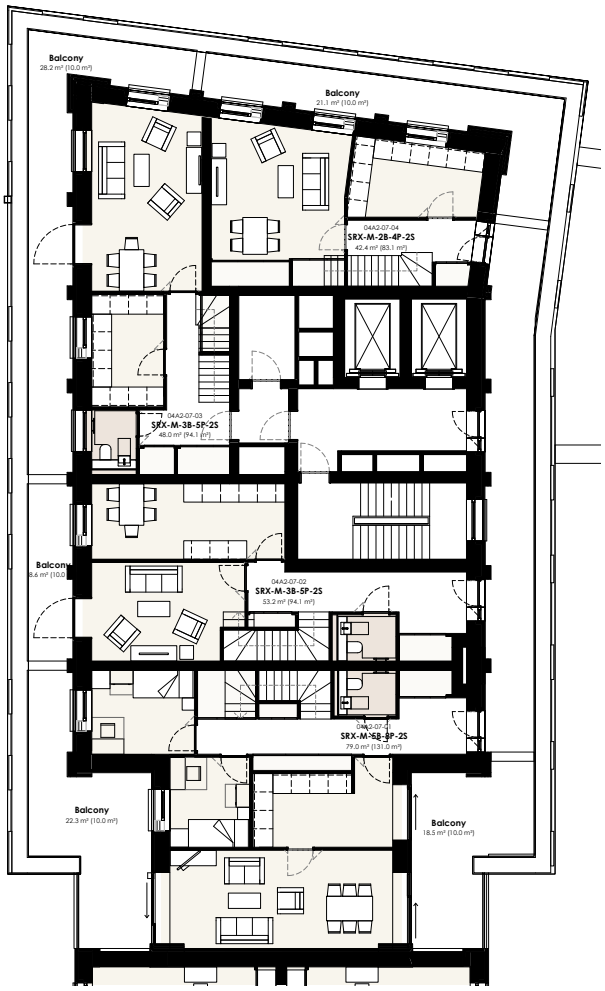
- A typical floor in the mansion block consists of six flatted homes - two one beds, one four bed, one three bed and two wheelchair accessible homes (2B4P WAC and 3B6P WAC)
- Two of the homes are accessed from an external gallery facing the courtyard. There are no bedrooms facing onto this corridor - the only habitable room facing it is a kitchen.
- The lift lobby provides adequate compartmentalisation for a corridor length which exceeds 7.5m.
- The 3B6P wheelchair accessible home adjacent to the tower has the benefit of two amenity spaces which are located in the 'slot' between the tower and the mansion block. This living space has the potential to be particularly special.
- All homes except the two 1B2P homes along Thurlow Street benefit from dual aspect.
- Balconies are located in a regular rhythm along the two main façades, with all balconies accessed from living spaces.

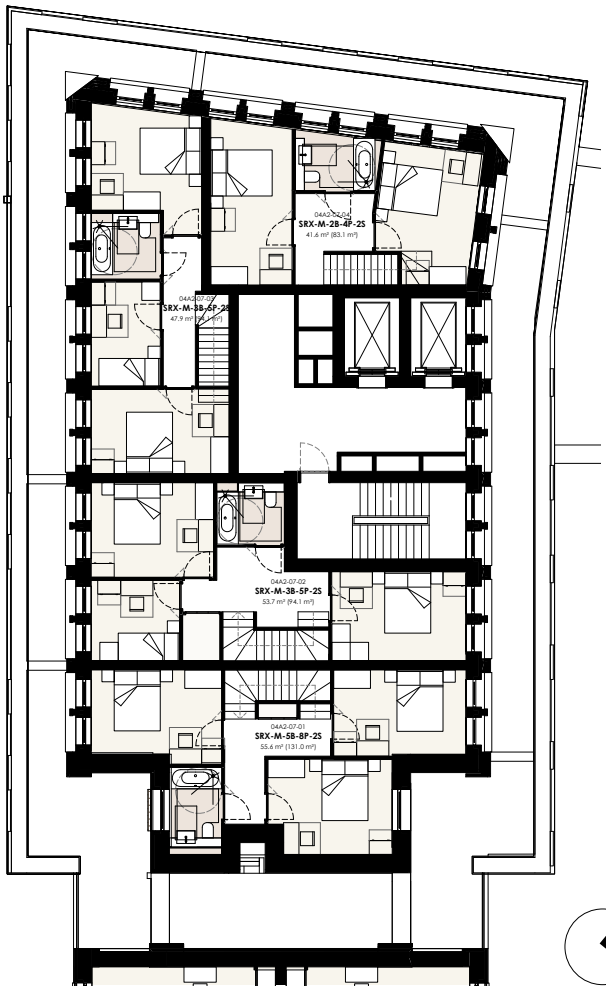
MANSION BLOCK - FIFTH FLOOR PLAN

- A single storey set back along Mina Road reduces the appearance of height along the wing. This directly responds to the massing on and set back plot 4D, and give a hierarchy to the section of facade which fronts onto Thurlow Square.

MANSION BLOCK - LEVEL 07&L08 PAVILION

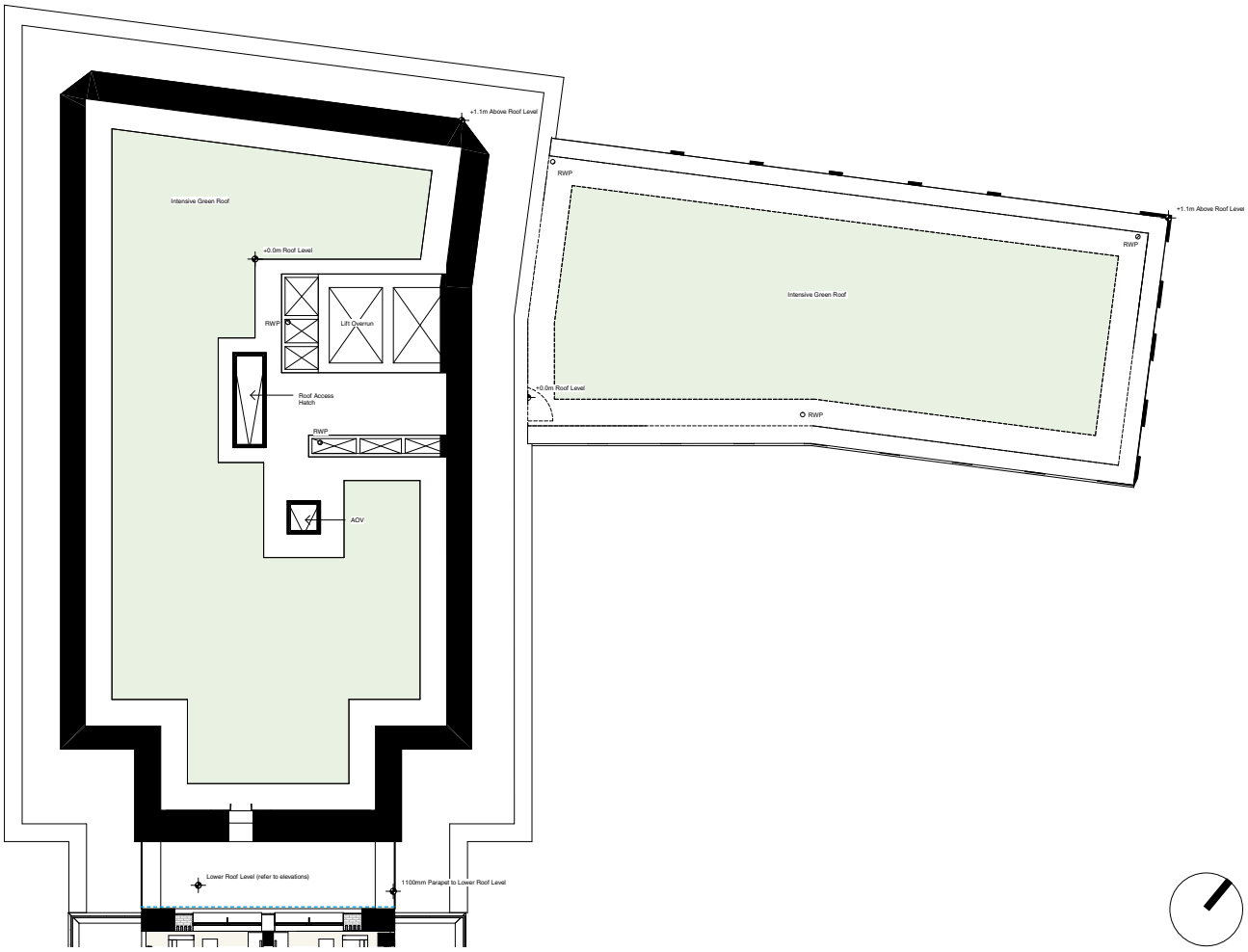
- Four family sized maisonettes with generous amenity are located on the top two floors of the mansion block. This consists of two three-beds, one two-bed and on 5-bed.
- The massing on Level 07 and Level 08 are set back from the main building facade to allow space for amenity and external gallery access to two storey family sized maisonettes.
- Amenity for these homes is located on Level 07 on the west along Thurlow Street, whilst access to front doors is located on the courtyard side.
- A fluted form above the windows on level 08 celebrates these homes at the top of the mansion block and provides an architectural continuity of language between the top of the mansion block and tower.





MANSION BLOCK - ROOF PLANS

- Access to the upper-most roof is via an access hatch from the Level 08 core.
- Access to the lower roof on the wing is via a door from the lift and stair core. Due to the finished floor level difference and the insulation required to meet U-values on the roof, this door is raised above the internal finished floor level.
- An intensive green roof is provided to both roof areas, allowing positive visual outlook onto the roof areas for the residents in the tower and other adjacent buildings. It also contributes to meeting the urban greening factor for the proposals.
- The roof area between the tower and mansion block is access for maintenance purposes only. Access is via a ladder from the upper roof.



BASEMENT B-1

Tower

- Cycle parking spaces for the residents of the tower are located at Basement level 1, accessible via the stair and lift core at the corner of the plan.
- Cycle stores are separated into a rooms with a capacity no greater than 70 cycles per store as requested by SBD officers.
- 312 cycle parking spaces are provided for the tower, including 156 Sheffield stands and 16 spaces for cargo bikes.

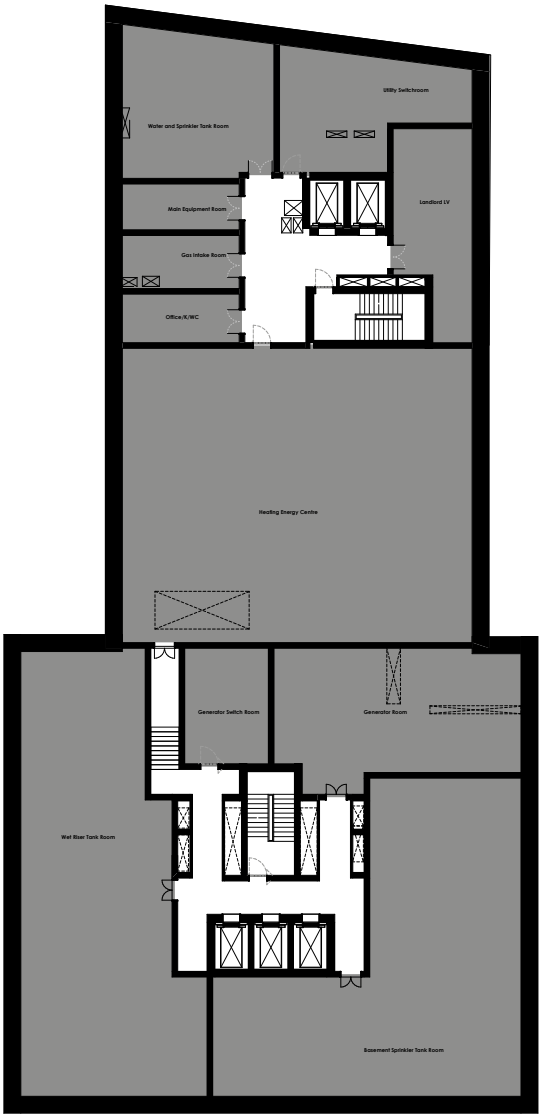
BASEMENT B-2

Tower

- Basement Level 2 is split across two levels which are accessed via the mansion block core or the tower core respectively. A staircase connects the two to allow escape from the basement in two directions.
- Rooms consist of a double height generator room, a generator switchroom, a wet riser tank room and a basement sprinkler tank room which serve the sprinklers throughout the buildings.

Mansion Block

- The Energy Centre that serves the **Phase 2B Masterplan** is located in the basement of the mansion block, with cross ventilation provided via the void to the plant room, and some low level vents in the courtyard, integrated into the garden walls.
- Other rooms consist of a water and sprinkler tank room, the utility switchroom, gas intake room, landlord LV switchroom, a main equipment room and an office.



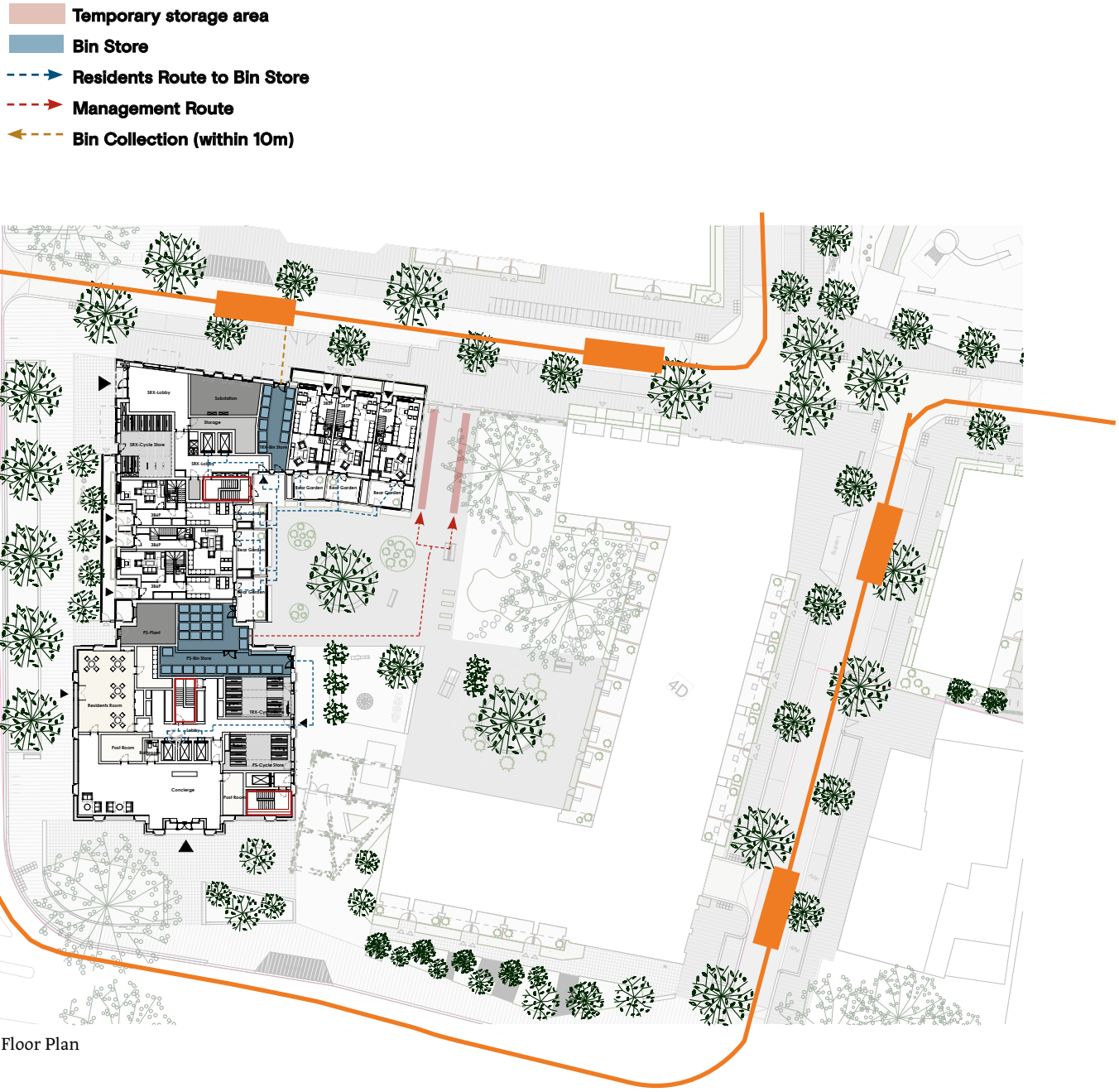
Tower - Refuse

- A managed refuse strategy is proposed for the refuse store serving the tower. Refuse bins are to be moved by the building management team to the holding location along Mina Road on refuse day. The route is paved with robust materials which minimise noise disruption. Please refer to the Landscape drawings/ DAS for more information.
- Access to the refuse store for residents is via the rear entrance to the courtyard. The distance from this door to the refuse store has been minimised for ease of resident access.

NB: Please refer to the Phase 2B Masterplan section of the DAS for more information

Mansion Block - Refuse

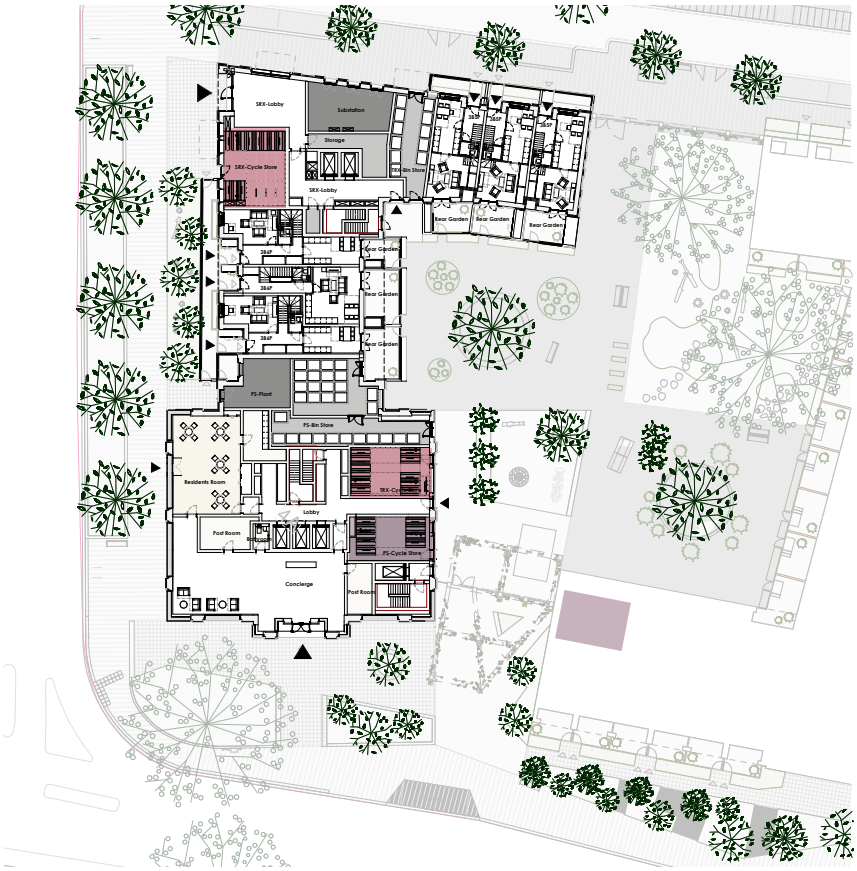
- Refuse storage for all residents in the mansion block (including those living in maisonettes) are located in the refuse store along Mina Road.
- Adequate space for ten 1100L refuse bins and one food waste bin are located with access for residents from the courtyard, and access within 10m of a loading bay along Mina Road for refuse collection personnel. In addition, bulky waste storage is provided adjacent to the refuse store.



Ground Floor Plan

Mansion Block - Cycle Storage

- Adjacent to the entrance is one of the cycle stores for residents of the mansion block, providing 76 spaces, including 38 spaces for Sheffield stands and 4 oversized spaces for cargo bikes. A high security door to the cycle store allows the door prevents the need for a secure lobbied entrance.



Ground Floor Plan

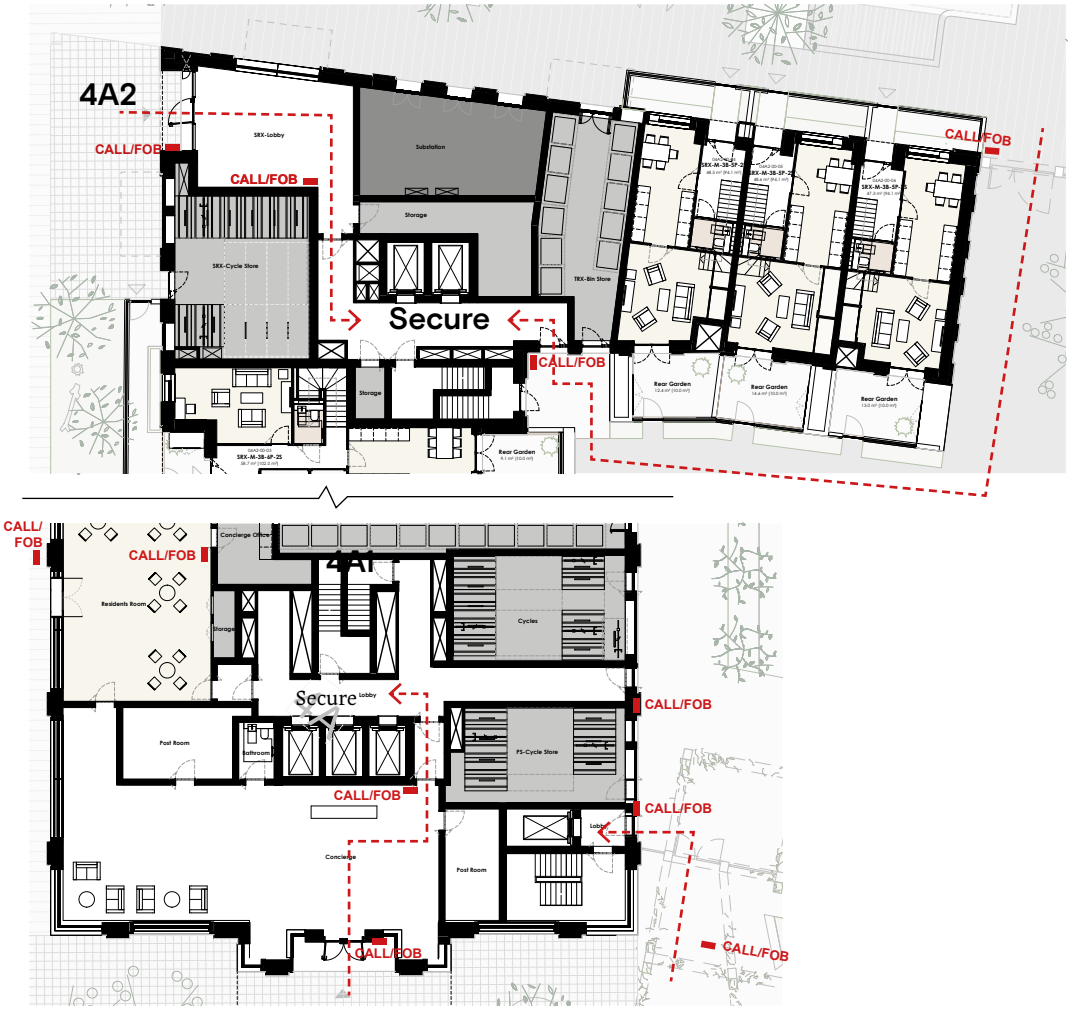
Tower - Cycle Storage

- Cycle parking spaces for the residents of the tower are located at Basement level 1, accessible via the stair and lift core at the corner of the plan.
- Cycle stores are separated into a rooms with a capacity no greater than 70 cycles per store as requested at SBD workshops.
- 312 cycle parking spaces are provided for the tower, including 156 Sheffield stands and 16 spaces for cargo bikes.

Basement Level -1

Fob Access

- Both the Tower and Mansion block have cores serving more than 25 homes, therefore both cores are compartmentalised for security.
- Secure lobbies with two lines of fob-access control systems are proposed in the location highlighted in the diagram below. On the upper floors, lift landings and doors to stairs are not lobbied.
- Visitor access control via call panels also occur in the ground floor lobbies and entrance doors.
- The tower is also served by a concierge and staffed reception desk.



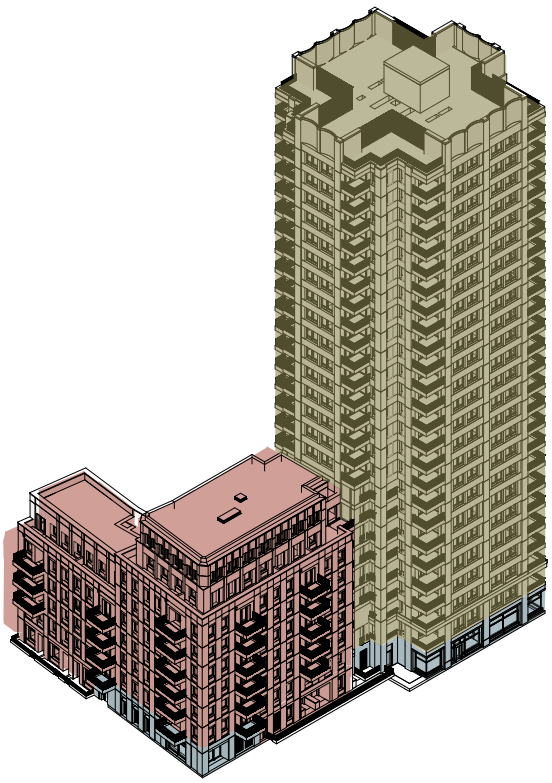
Cleaning and Maintenance

Tower

- An external facade and window cleaning strategy via abseiling is proposed for safety reasons due to the height of the tower. The strategy reduces the need to open windows fully to 90 degrees for safety reasons. Instead, windows are bottom hung, openable to 15 degrees to satisfy Part O overheating and Part K purge ventilation.
- Lower non residential levels are maintained with low level access equipment such as mewps.

Mansion Block

- An internal window cleaning strategy is proposed, with inward opening tilt and turn windows, allowing residents to open and clean their windows safely from inside.
- External window restraint bars at 1100mm from the internal finished floor level provide necessary guarding.
- Lower non residential levels are maintained with low level access equipment such as mewps.

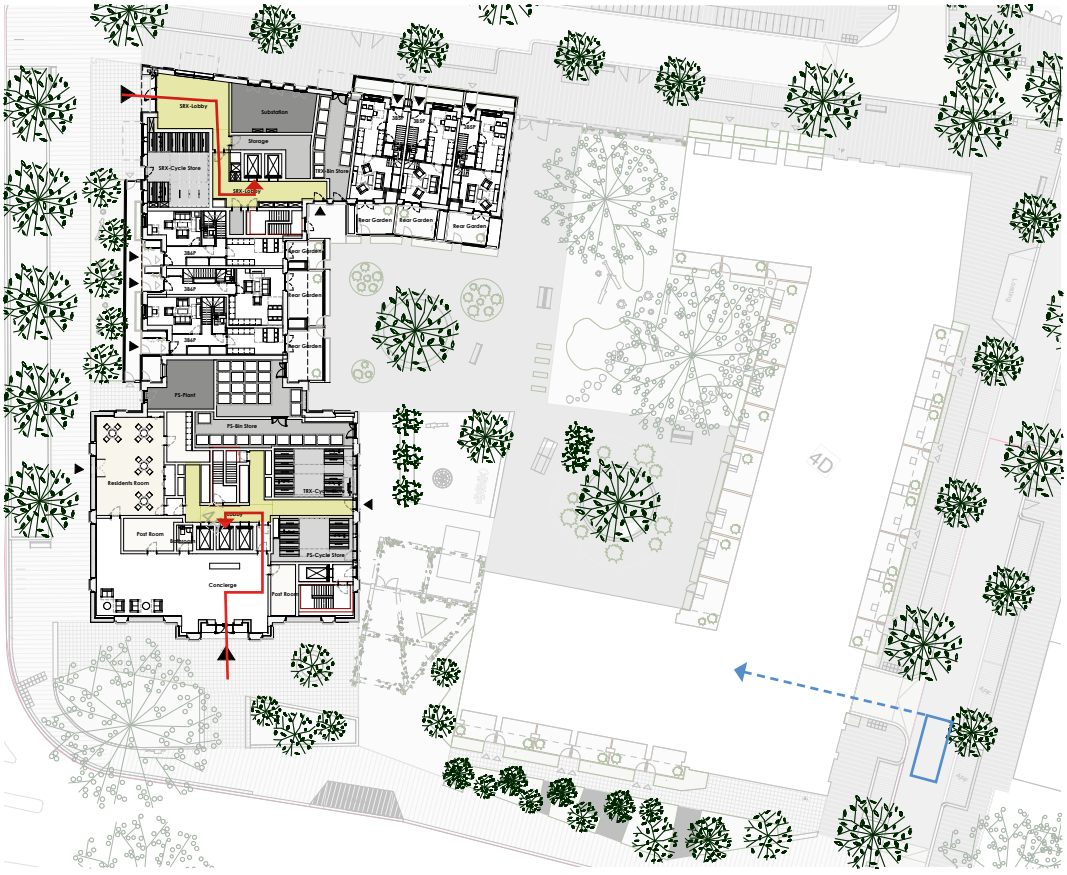


Wheelchair Accessibility

The diagrams highlight the location and size of the M4 (3) units provided, including those which are adaptable or accessible. As per the requirements of Part M, the communal areas also meet M4(3) requirements.

Residents of the wheelchair homes in the tower will access their home via the communal entrance, or from the parking area, both of which have level access into the building. The parking spaces in Plot 4D basement will be clearly defined through markings on the paving, with 1200mm wide pedestrian routes around them to ensure obstruction-free routes between and to one end of the parking space.

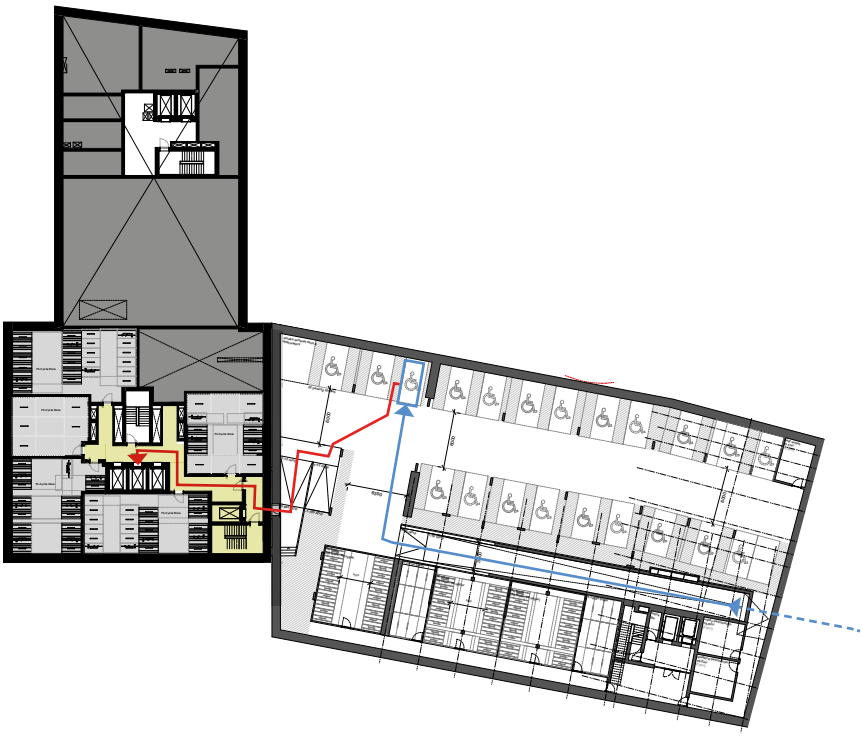
Each floor within the tower and mansion block is accessible by stairs and lifts, including an evacuation lift per core. The evacuation lift will have an internal dimension that meets or exceeds the minimum dimensions of 1100mm x 1400mm, with a clear landing that meets or exceeds the required 1500 x 1500mm. Stairs within the apartment block are complaint with the recommendations in Part M and Part K (general access stair). Handrails are located along both sides of the stairs and continue around the half landings. Handrails will overhang by 300mm. Doors, corridors and lobbies have been designed to allow access for all users. Communal corridors within the



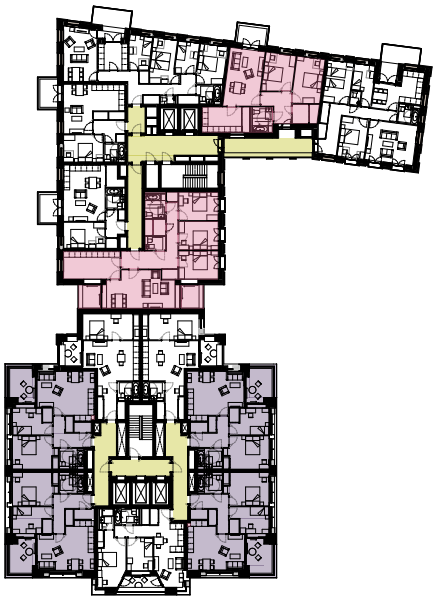
Ground Floor Plan

apartment block are a minimum of 1500mm wide and door openings have a minimum of 850mm clear width.

The entrances and ground floor communal areas have been designed to meet the requirements of Part M4(3) – the entrance doors have a clear opening width of more than 850mm, there is sufficient turning space within the entrance areas, and nibs are provided on the leading edge of doors. The entrance routes have level access and will be clearly signed and illuminated.



Basement Level -1



Typical Floor

Tower : 2P4B Flat

The dwellings are designed to a high standard, carefully considering scale, light and proportion to create well planned homes that are flexible, sociable and relaxing.

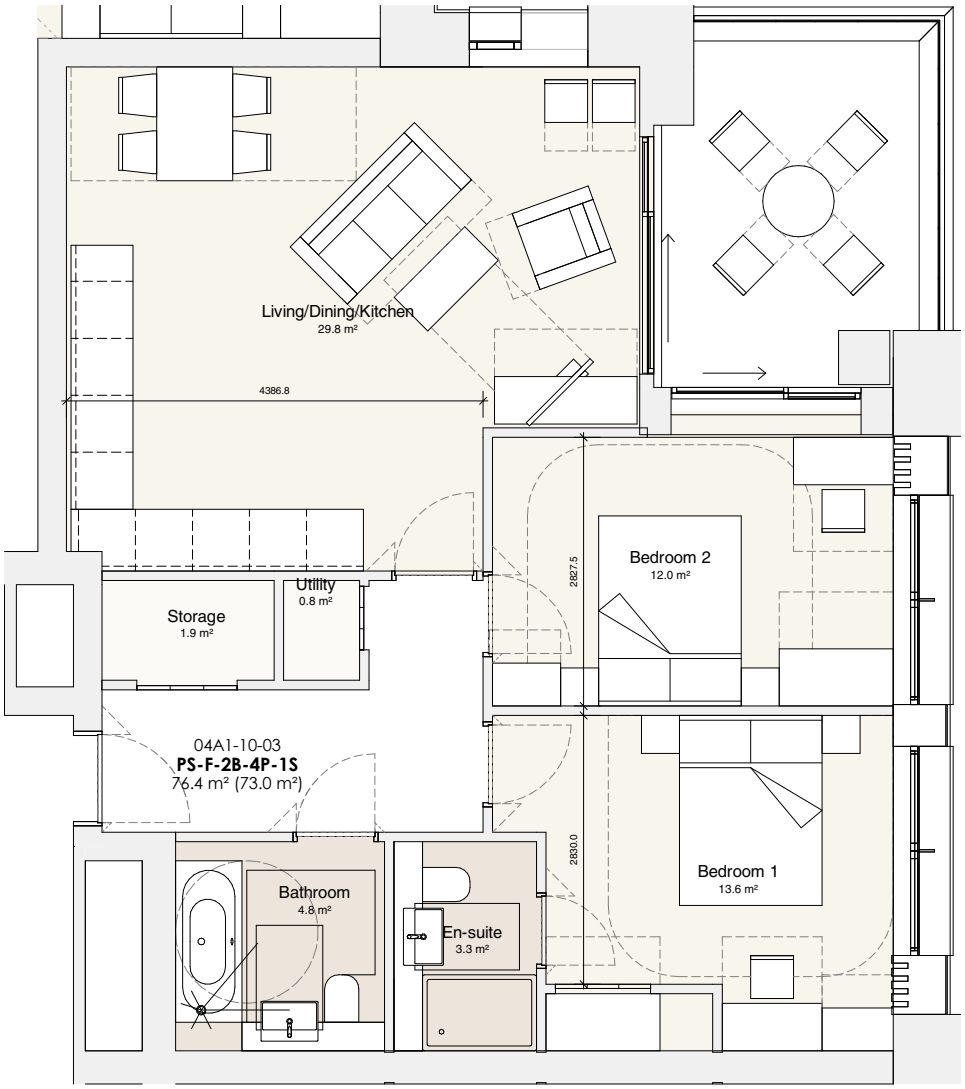
All dwellings are designed to meet (and where possible exceed) housing standards derived from the Nationally Described Space Standards (NDSS); Aylesbury Area Action Plan (AAAP); Southwark Residential Design Standards SPD; and Notting Hill Genesis Housing Standards Guide.

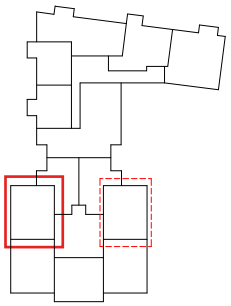
All two bed and three bed homes are dual aspect to maximize on natural light and ventilation.

Accessed from the lobby, the maximum number of units accessed from the core at each level is 7 in the tower, and 6 in the mansion block.

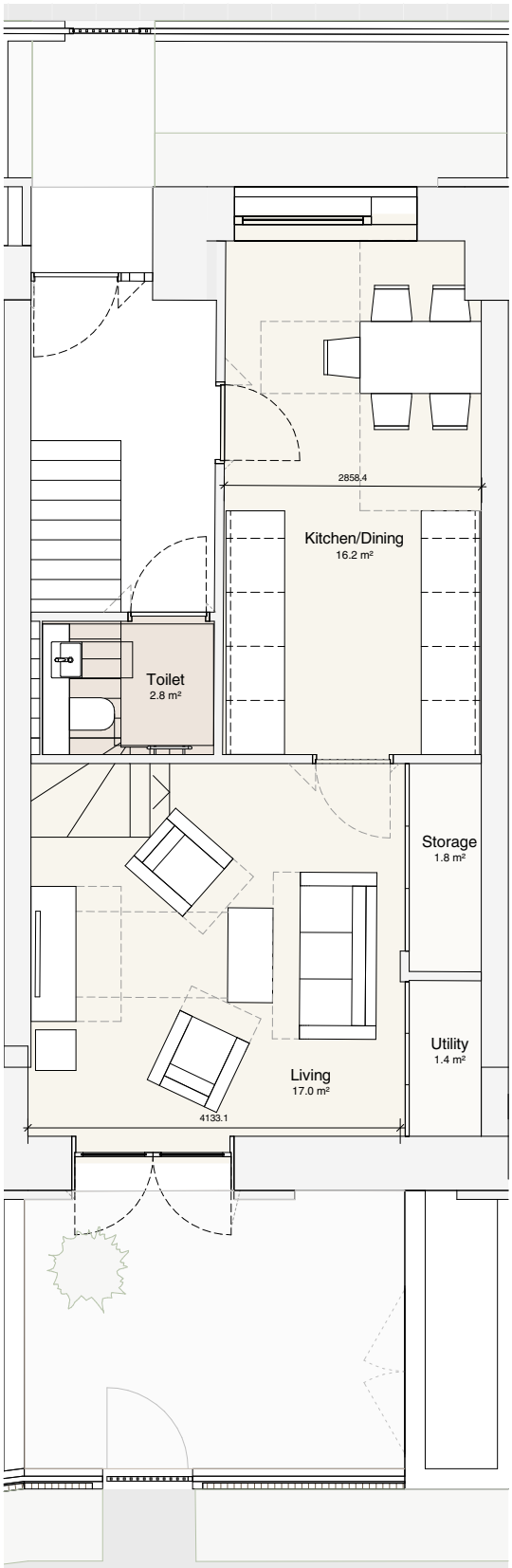
Inset balconies are designed to create a space that is protected and usable, accessed via full height glazed doors from the living rooms. Residents also benefit from access to the communal amenity space within the shared courtyard at ground level.

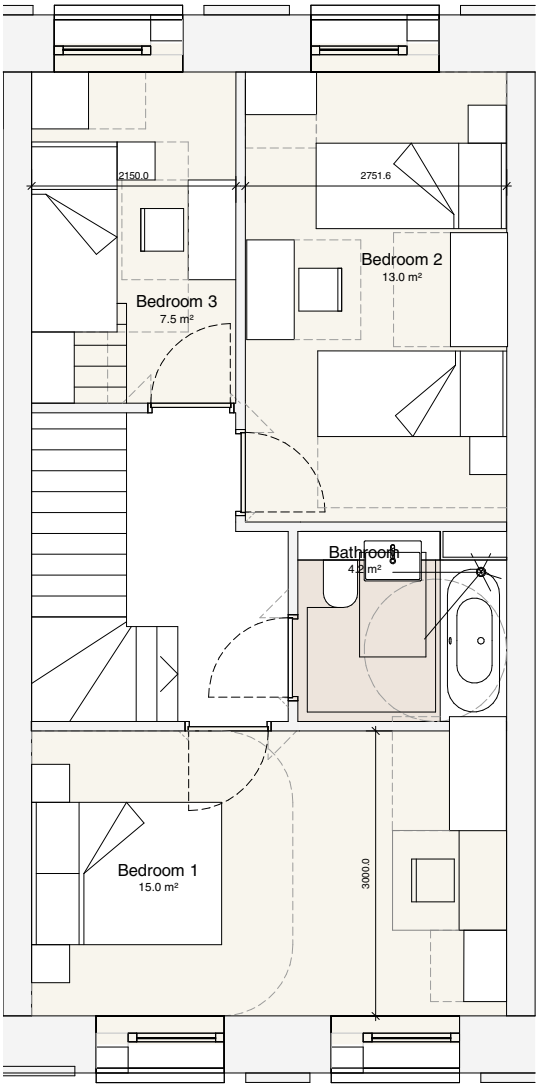
Minimum floor to ceiling heights of 2.5m are achieved throughout the whole scheme.

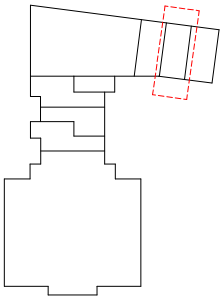




Mansion Block : 3B5P Two Storey Maisonette







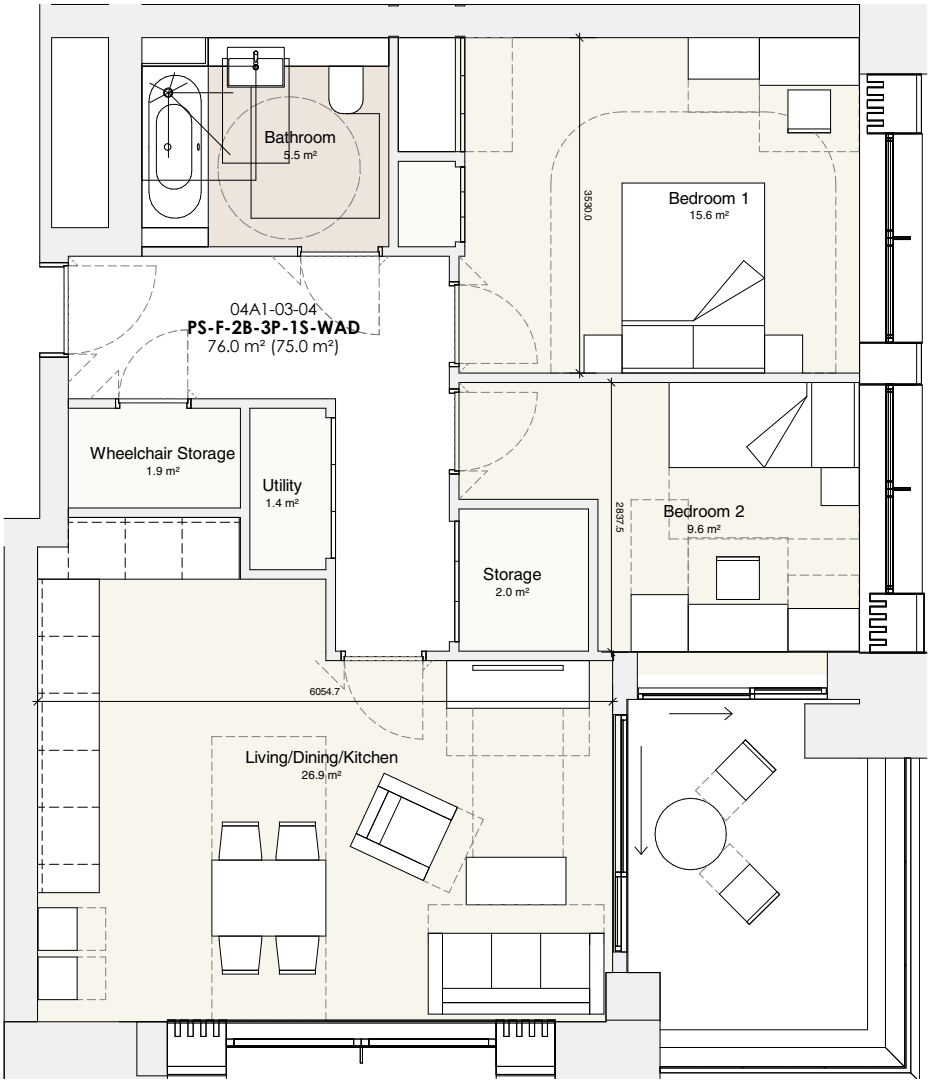
Tower : 2B3P Wheelchair Adaptable Dwelling

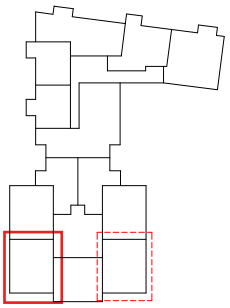
The proposal has been designed as a pleasant place to live and visit and to be accessible to all. The design aims to ensure everyone has equal access to all public parts of the building and the new homes are suitable for people throughout their life and into old age.

Wheelchair homes within the tower are designed as Wheelchair Adaptable homes, whilst those in the mansion block are wheelchair accessible.

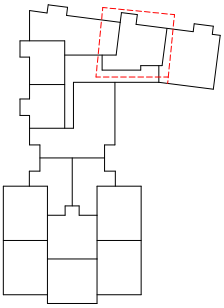
Within the Wheelchair homes, corridors exceed 1200mm wide (typically 1500mm), and doors have a minimum clear width of 850mm with required nibs on leading edges. Wheelchair transfer and storage spaces are provided near entrances.

The sanitary facilities within each home meet the relevant guidance set out in Part M, ensuring people with reduced mobility can safely use facilities and move around in them.

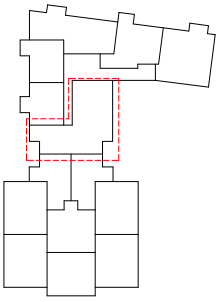


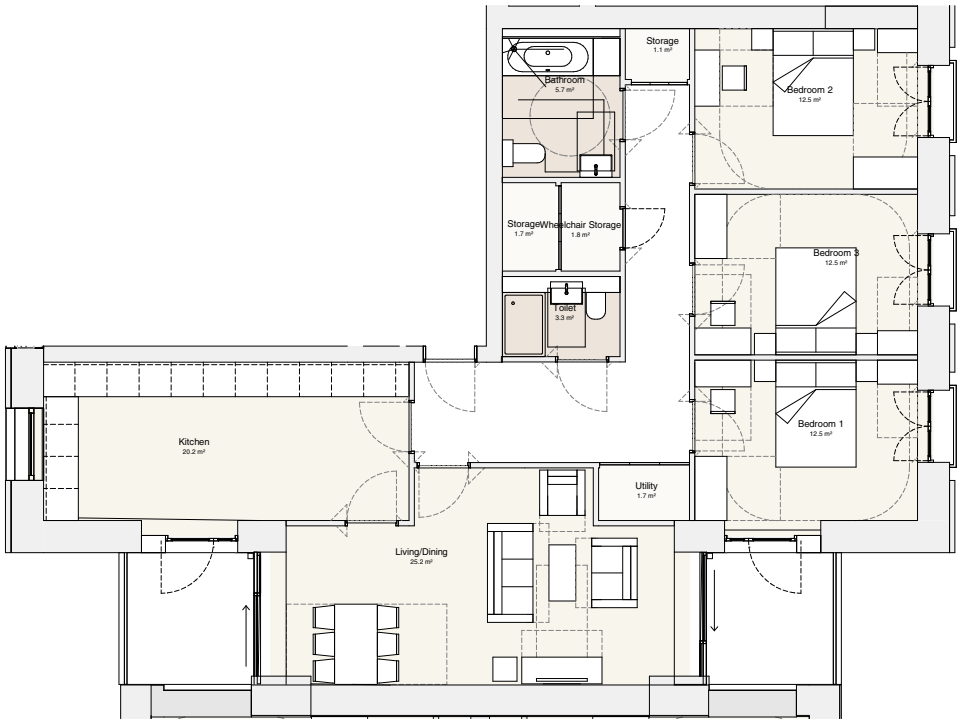


Mansion Block: 2B4P Wheelchair Accessible Dwelling



Mansion Block: 3B6P Wheelchair Accessible Dwelling





Character

ALBANY ROAD ELEVATION

Projecting vertical brickwork piers combined with projecting brick coursing create a dramatic façade appropriate to the scale and distance from which the facade can be read. The piers provide depth, shadow and articulation whilst signifying the location of the structure behind.

To balance against the primary verticals, a dynamic horizontal brickwork band weaves behind. The apparent weight of the masonry band beneath the windows drops on the balconies, creating an undulating horizontal brickwork band that wraps the façade and celebrates the corner balconies.

The balconies are lightweight with a perforated balustrade which allows both transparency to reduce the appearance of massing on corners of the tower but also provides an adequate level of privacy for the residents on their private amenity space. These spaces provide panoramic and generous views toward Burgess Park to the south and the City of London to the north.

The horizontal window proportion and dropped window sills emphasise the generosity of the façade, yet maintain window areas in response to overheating and ventilation requirements. The acoustic and attenuation vent panels framing either side of the windows add an element of play to the facade with glazed hit and miss brickwork providing reflectivity and colour.

The two storey base of the tower transitions from a vertical language to a horizontal language which ties into the continuous perimeter base that wraps around the block and undulates in response to the typology and space located behind.

The tower base is celebrated with a palette of richer materials and articulation. Glazed brickwork cheeks frame the windows, and a partially inset, partially projecting entrance canopy signifies the residential entrance to the tower.

South Elevation - Albany Road

An appropriately sized slot in the massing at the junction and transition between the tower and mansion block, allows the two buildings to remain physically connected.

The introduction of a balcony within the mansion block slot further increases the appearance of depth within the gap. This strategy is also reflected both on Thurlow Street and the courtyard elevations. On level 08, the massing of the pavilion is set back away from the tower to further emphasise the gap between the two buildings.

Consequently, the language of the tower continues into the mansion block to create a single architecturally cohesive appearance, including through the undulating base, continuous horizontal datums, subtle vertical piers, cantilevered balconies and a scalloped roof form which relates to the scale of the buildings.

Picking up on the tower's vertical proportions, the language of vertical piers is continued into the mansion block to help join the two buildings together architecturally. The projection of these vertical piers are more subtle in the mansion block than the tower, and therefore less 'dramatic' and responsive to its own scale.

The base of the mansion block undulates in response to the typology and use behind – one storey for the residential entrance, plant, cycle stores and refuse stores, and two storeys for the two storey maisonettes. This provides the opportunity for the two storey base to continue across to the tower.

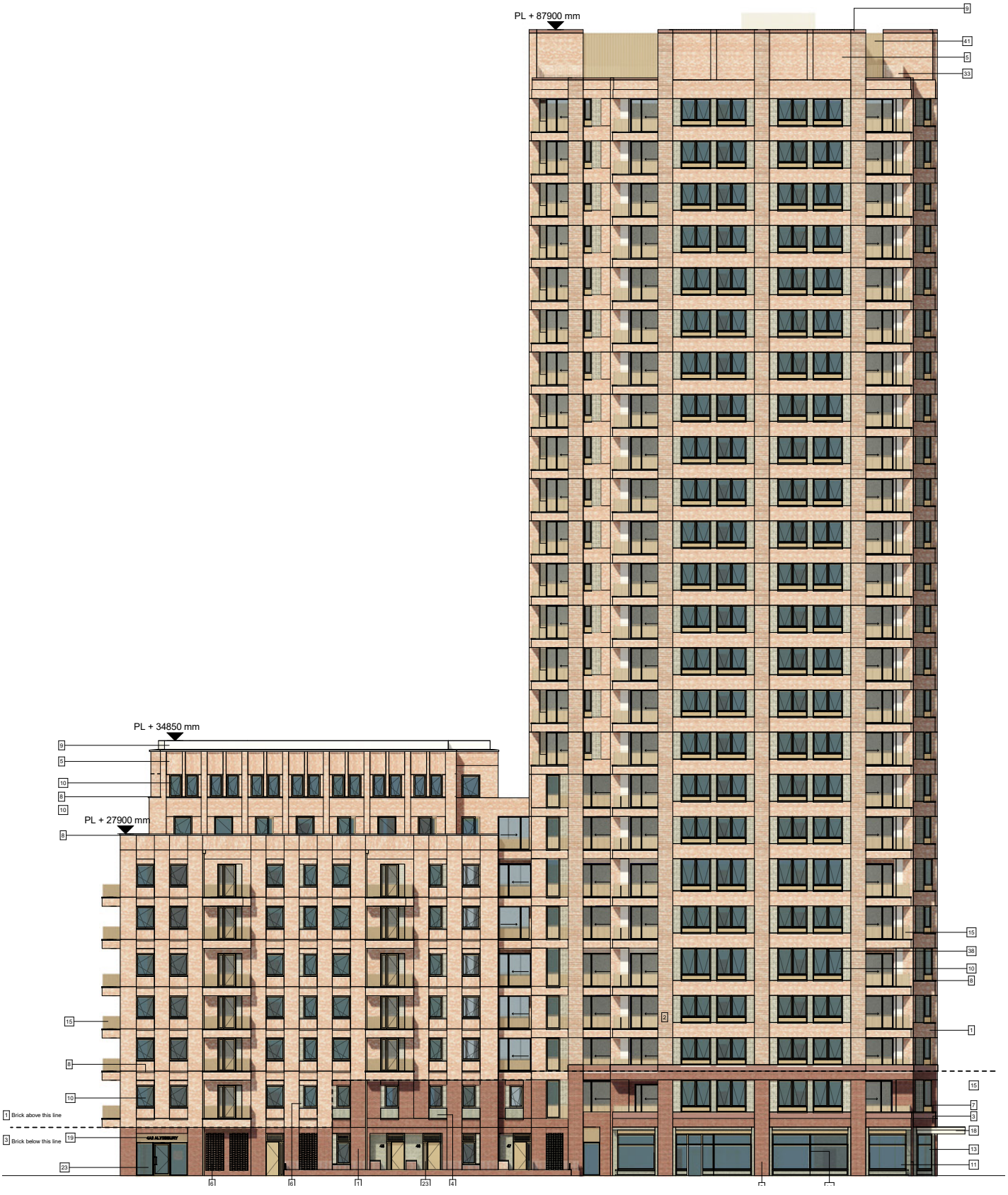
The cantilevered projecting balconies are rationalised to two types and their construction and materiality reflects the corner balconies on the tower.

The two storey set back pavilion on the top of the mansion block is articulated with primary and secondary vertical elements. Scalloped brickwork spans between the verticals, creating interest and articulation to the roof line. This detail is reflected at the top of the tower yet on a larger grid, more appropriate to the scale of the tower.

A single storey set back to the six storey block along Mina Road has a direct dialogue with the set back on 4D. The hierarchy of this wing in relation to the taller end gable which fronts onto Thurlow Square is apparent in the narrower width of vertical piers.

The communal residential entrance to the mansion block is inset and the sense of arrival is enhanced and celebrated by the introduction of glazed brickwork, in a similar manner to the tower.

North Elevation - Mina Road



West Elevation - Thurlow Street

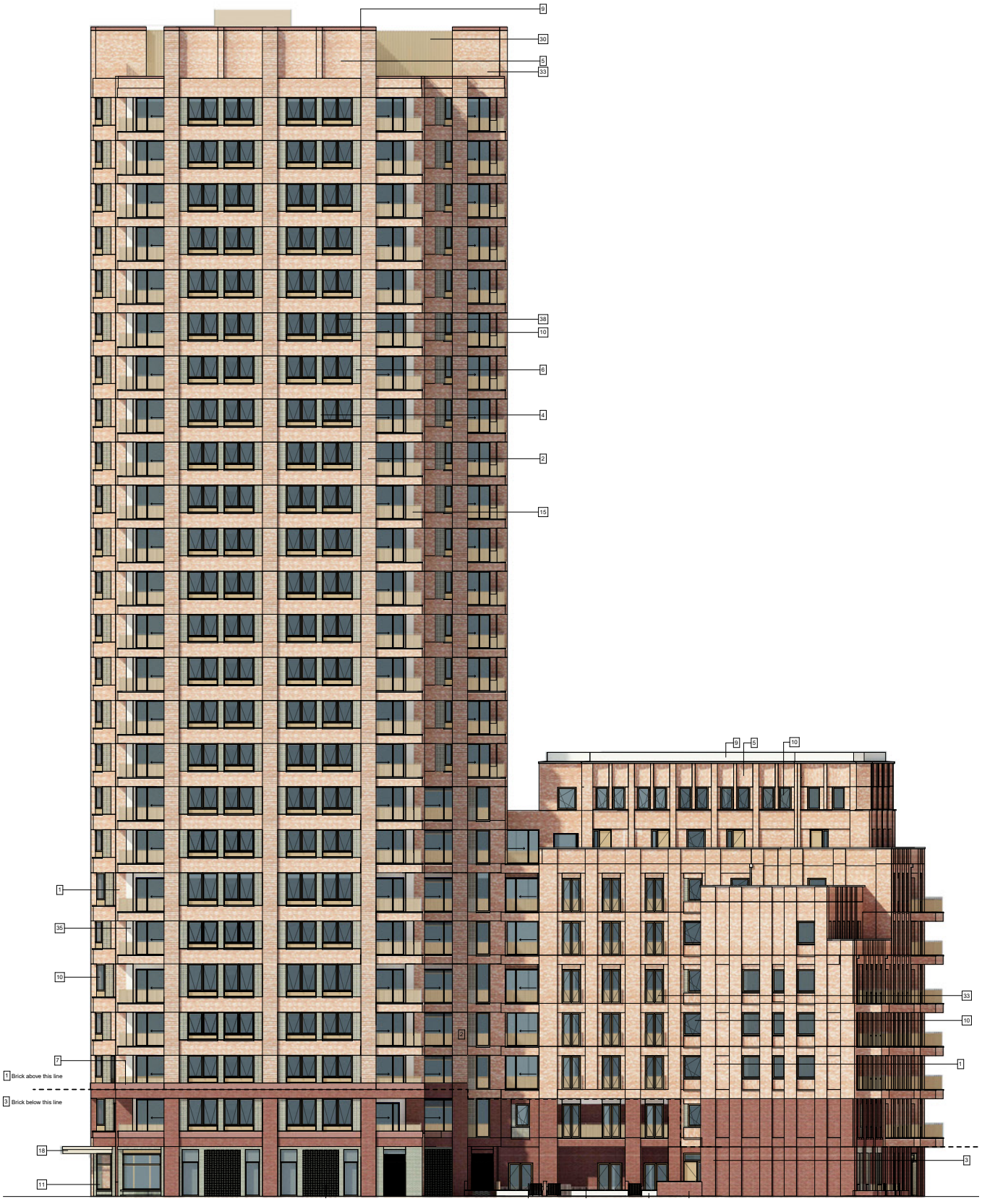
COURTYARD ELEVATION

The courtyard elevations are considered as fronts to the courtyard rather than backs to the street.

The rhythm, scale and vertical window proportions wrap round from Thurlow Street and Mina Road to the courtyard elevation. The two storey pavilion and the continuation of the one-two storey base helps to reduce the impact on the courtyard, reducing the appearance of height and scale.

Articulation of the gallery access, the staircase, and the slot/gap adjacent to the tower all help to break down the overall composition of the façade.

Juliet balconies beneath windows on the courtyard side as a response to the more private residential nature of the courtyard.



East Elevation - Courtyard

STRATEGIC RELATIONSHIP TO 4D

Overall, the elevations of the tower and mansion block have a strategic relationship to Plot 4D, thereby creating a cohesive language to the urban block.

Whilst the elevations are complementary, a number of differences provide distinction to the architectural character. These include the following:

- Cantilevered corner balconies break away from the frame, in contrast to the robust brickwork framing on 4D which forms solid corners
- An undulating horizontal brickwork banding wraps the building with the purpose of celebrating and expressing the balconies
- The dark brick base forms a more horizontal language at the base of the tower in contrast to 4D's lighter vertically proportioned base

On Mina Road, the mansion block responds to 4D through the continuous set back of the top floor on the wing and also through the varying hierarchy of pier sizes which respond to the street character. Larger pier widths wrap around from Thurlow Street onto the taller elevation fronting Thurlow Square. On the wing where the elevation becomes less prominent, these reduce to narrower piers with windows framed by brickwork cheeks.

In contrast to 4D, a number of wider bay proportions occur along the base, identifying entrances to maisonettes and residential entrances. These double bay apertures also frame and celebrate the balconies and signify the location of living rooms behind.

The rhythm, scale and vertical window proportions wrap round from Thurlow Street and Mina Road to the courtyard elevations. The two storey pavilion and the continuation of the one-two storey base helps to reduce the impact on the courtyard, reducing the appearance of height and scale.

4A1
1) COURTYARD - EAST

4A2
2) COURTYARD - NORTH

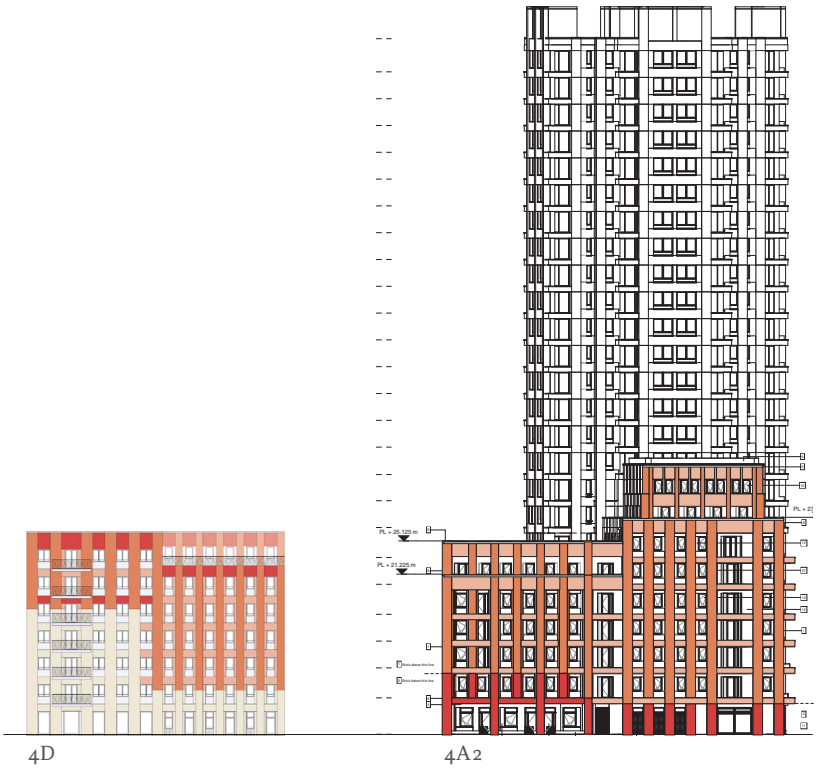
4D

4D
3) COURTYARD - WEST

4A1

4D

Albany Road - South



4D

4A2

MINA ROAD - NORTH

Materials

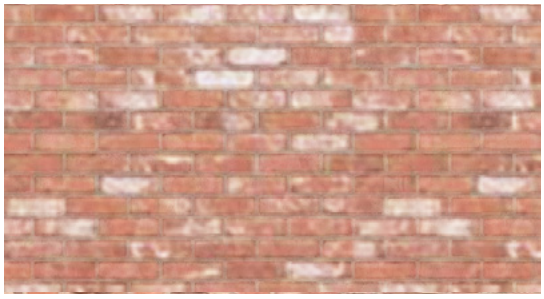
MATERIAL PALETTE

A robust, and rich palette of materials, contributing to the exemplary design of both the tower and the mansion block.

1 Pink variegated fletton style bricks
2 Projecting brickwork on alternate coursing - Pink variegated fletton style bricks
3 Red-Brown waterstruck brick
4 Glazed Brick in Green (final specification to be confirmed)
5 Fluted brick detail (Pink variegated fletton style bricks)
6 Hit and miss brickwork (Red-Brown waterstruck brick)
7 Acid-etched Precast stone (colour matched to Red-Brown waterstruck brick)
8 Acid-etched Precast coping (colour matched to Pink variegated fletton style bricks)
9 Acid-etched white precast coping to fluted brickwork
10 Aluminium / timber composite window system, tilt and turn on the tower; bottom hung on the mansion block (PPC RAL 1036 Pearl Gold finish, 30% Gloss)
11 Shopfront curtain wall system with circular perforated ventilation panels at high-level (PPC RAL 1036 Pearl Gold finish 30% Gloss)
12 Glazed green hit and miss brickwork to acoustic attenuation and ventilation panels (final specification to be confirmed)
13 Steel entrance doors to shopfronts and residential (PPC RAL 1036 Pearl Gold finish 30% Gloss)
14 Fully louvred steel metal doors to plant and bin store doors (PPC RAL 1036 Pearl Gold finish 30% Gloss)
15 Architectural balustrade metalwork consisting of perforated sinusoidal profile within a steel fin frame assembly (PPC RAL 1036 Pearl Gold finish)
16 Dry riser inlet cupboard (PPC RAL 1036 Pearl Gold finish 30% Gloss)
17 Wet riser inlet cupboard (PPC RAL 1036 Pearl Gold finish 30% Gloss)
18 Aluminium Entrance Canopy (PPC RAL 1036 Pearl Gold finish)
19 Laser cut signage (PPC RAL 1036 Pearl Gold finish 30% Gloss)
20 Call-panel and camera (stainless steel finish)
21 Reconstituted stone board for balcony soffit (light colour - final colour to be confirmed by the architect)
22 Ceiling/Wall mounted luminaire (PPC RAL 1036 Pearl Gold finish 30% Gloss)
23 Residential glazed aluminium doorset with fixed clear glazed sidelight and fanlight, PPC RAL 1036 Pearl Gold finish
24 Doorbell
25 AOV to staircore
26 Access hatch for roof maintenance
27 Access and Maintenance ladder
28 Glazed aluminium doorset (PPC RAL 1036 Pearl Gold finish 30% Gloss)
29 Intensive Green Roof System
30 Perforated sinusoidal aluminium plant enclosure within a steel fin frame assembly (PPC RAL 1036 Pearl Gold finish)
31 Photovoltaic panels
32 Air Source Heat Pumps
33 Architectural balustrade metalwork (PPC RAL 1036 Pearl Gold finish 30% Gloss)
34 Perforated Aluminium metal panel (PPC RAL 1036 Pearl Gold finish)
35 Rendered finish to external balcony walls (final colour tbc by architect)
36 Metal doors to maisonette stores (PPC RAL 1036 Pearl Gold finish)
37 PPC Aluminium rain water pipe (final colour tbc by architect)
38 Vertical aluminium solar shading fins to tower windows, integral to window system (PPC RAL 1036 Pearl Gold finish 30% Gloss)
39 PPC Steel Shelf Angle (PPC RAL 1036 Pearl Gold finish)
40 Brick Soffit to windows and balconies
41 Perforated sinusoidal aluminium door to plant enclosure (PPC RAL 1036 Pearl Gold finish)
42 Built in window seat (design and finish TBC by architect)
43 Perforated sinusoidal aluminium plant enclosure door (PPC RAL 1036 Pearl Gold finish)

South East Facade - 1:50 Physical model

1



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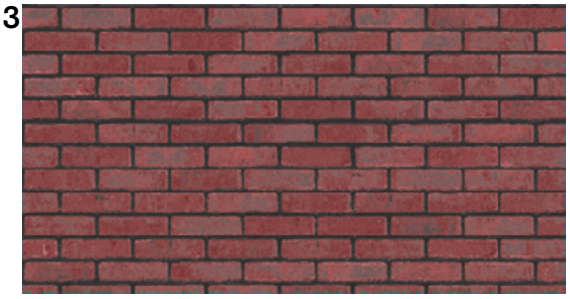

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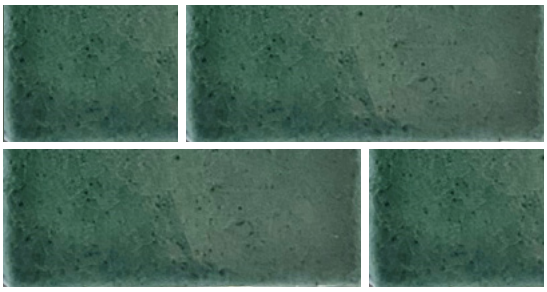

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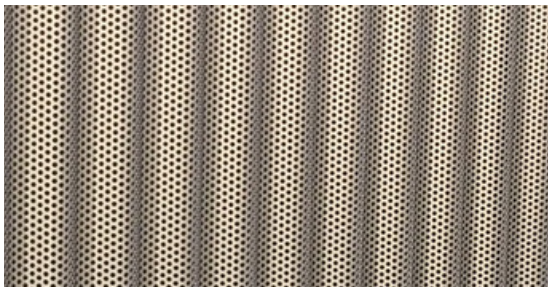
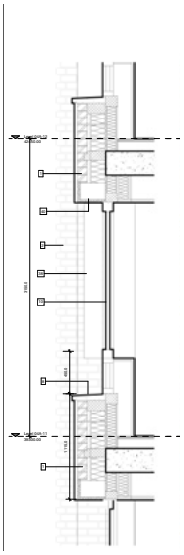
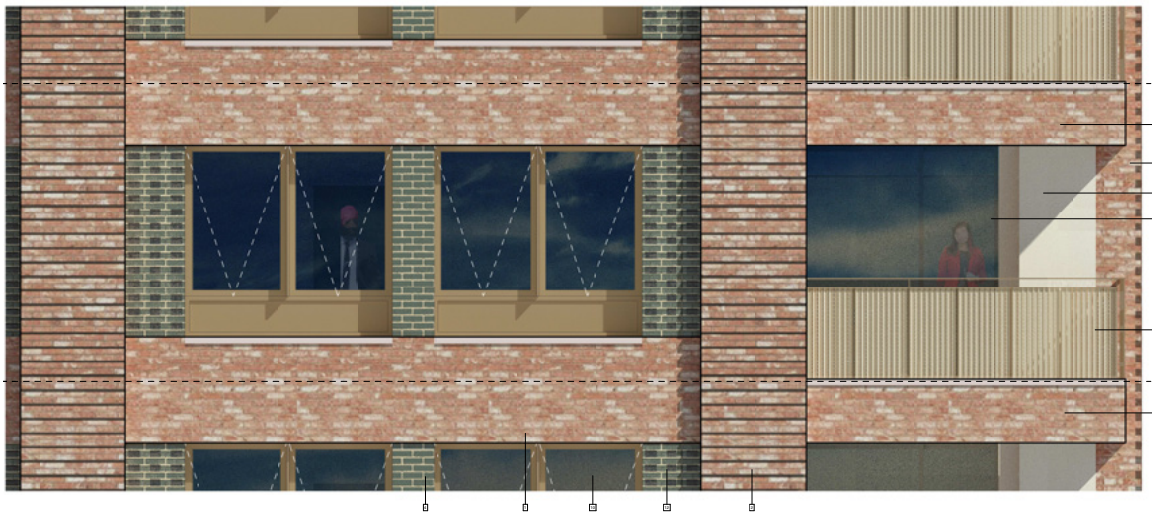
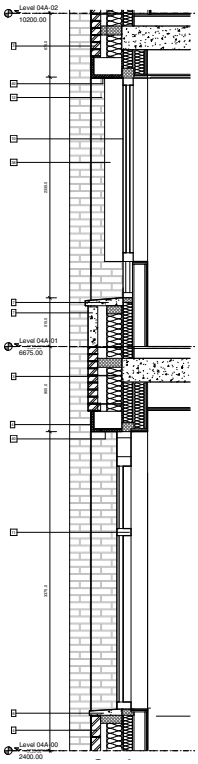


TOWER - TYPICAL BAY





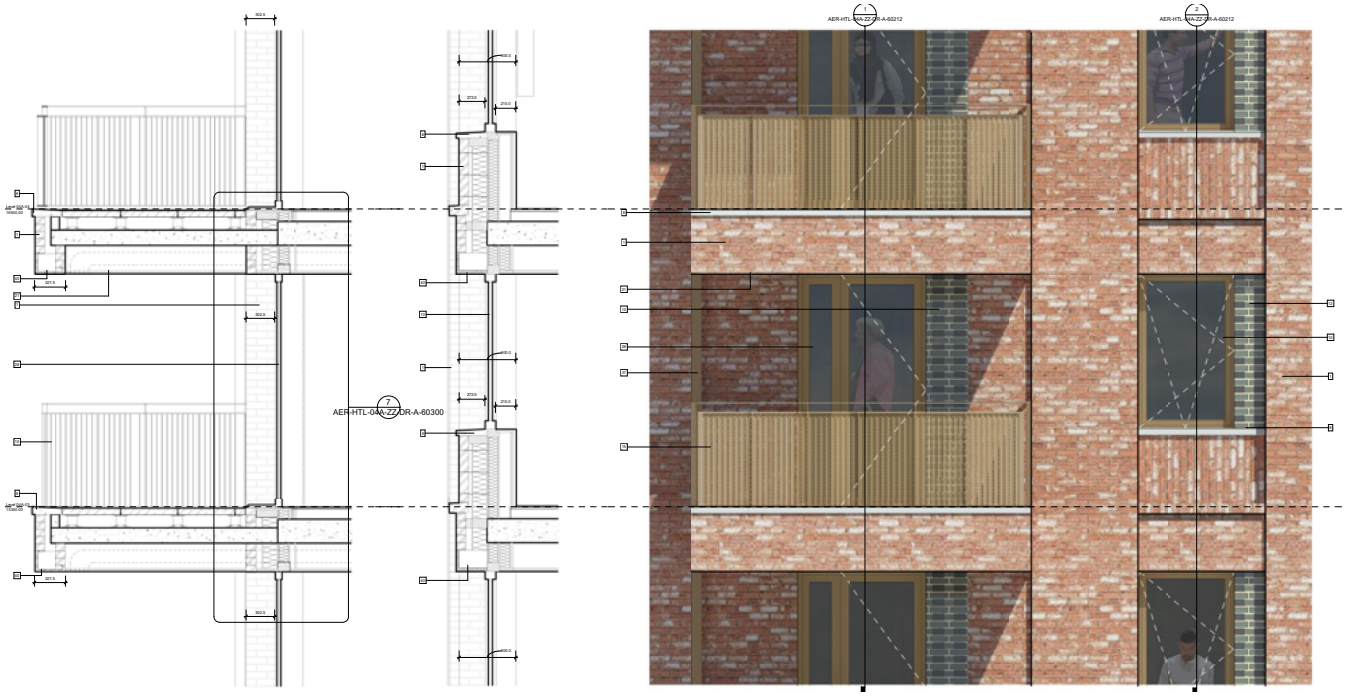
TOWER - SHOPFRONT



TOWER – TOP

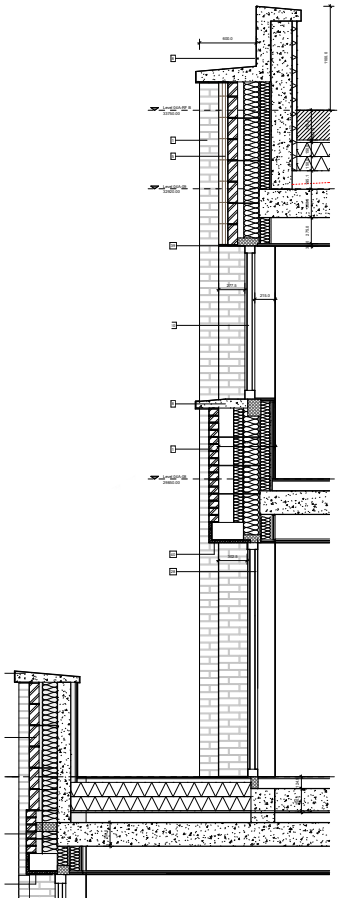
TOWER – RESIDENTIAL ENTRANCE

MANSION BLOCK - TYPICAL

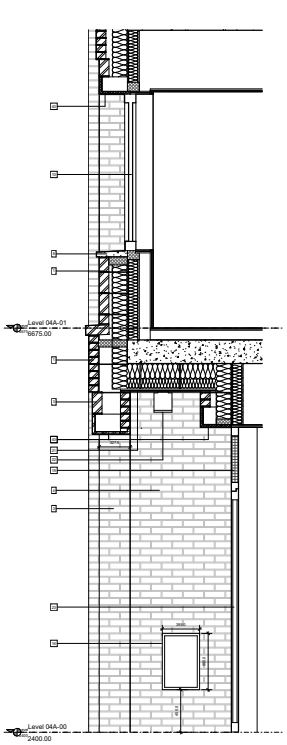


MANSION BLOCK - MAISONETTE ENTRANCE

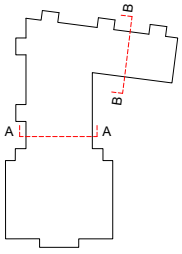
MANSION BLOCK - TOP

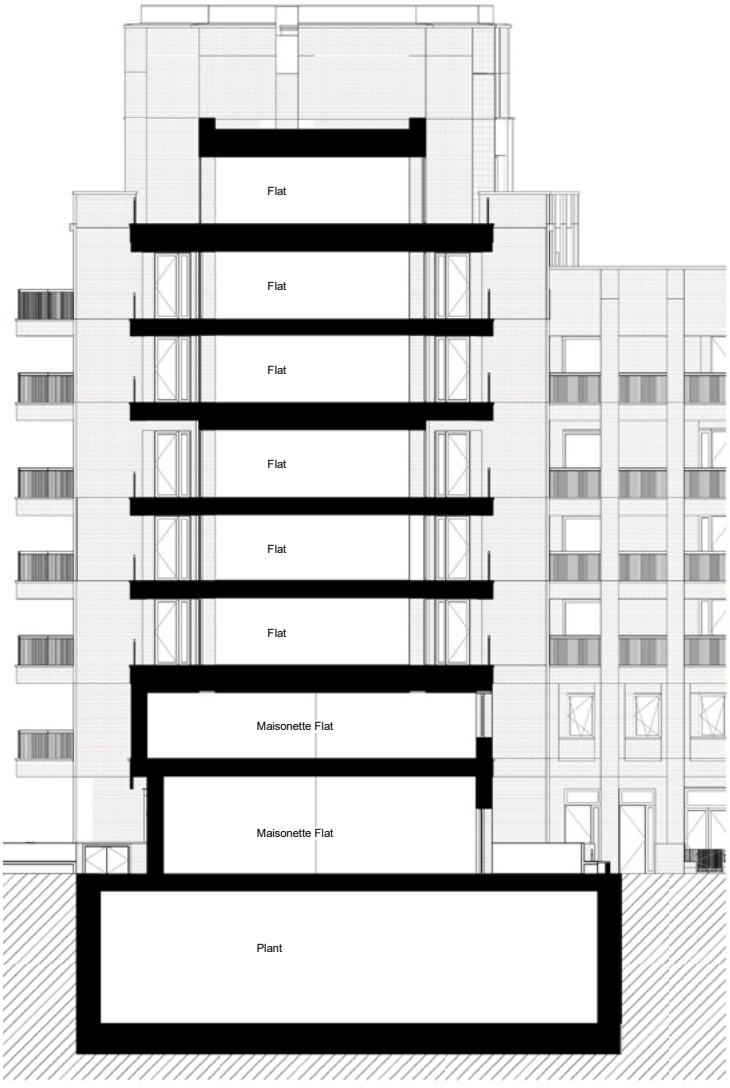


MANSION BLOCK - RESIDENTIAL ENTRANCE

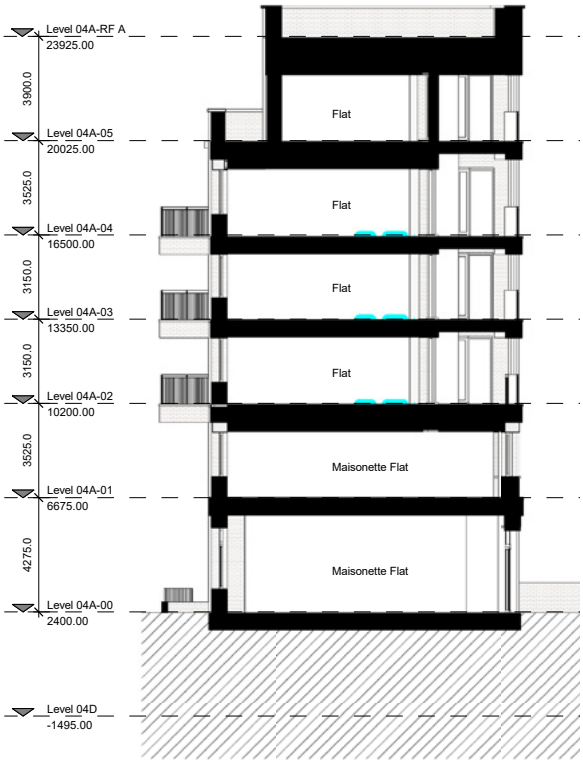


Vertical Arrangement

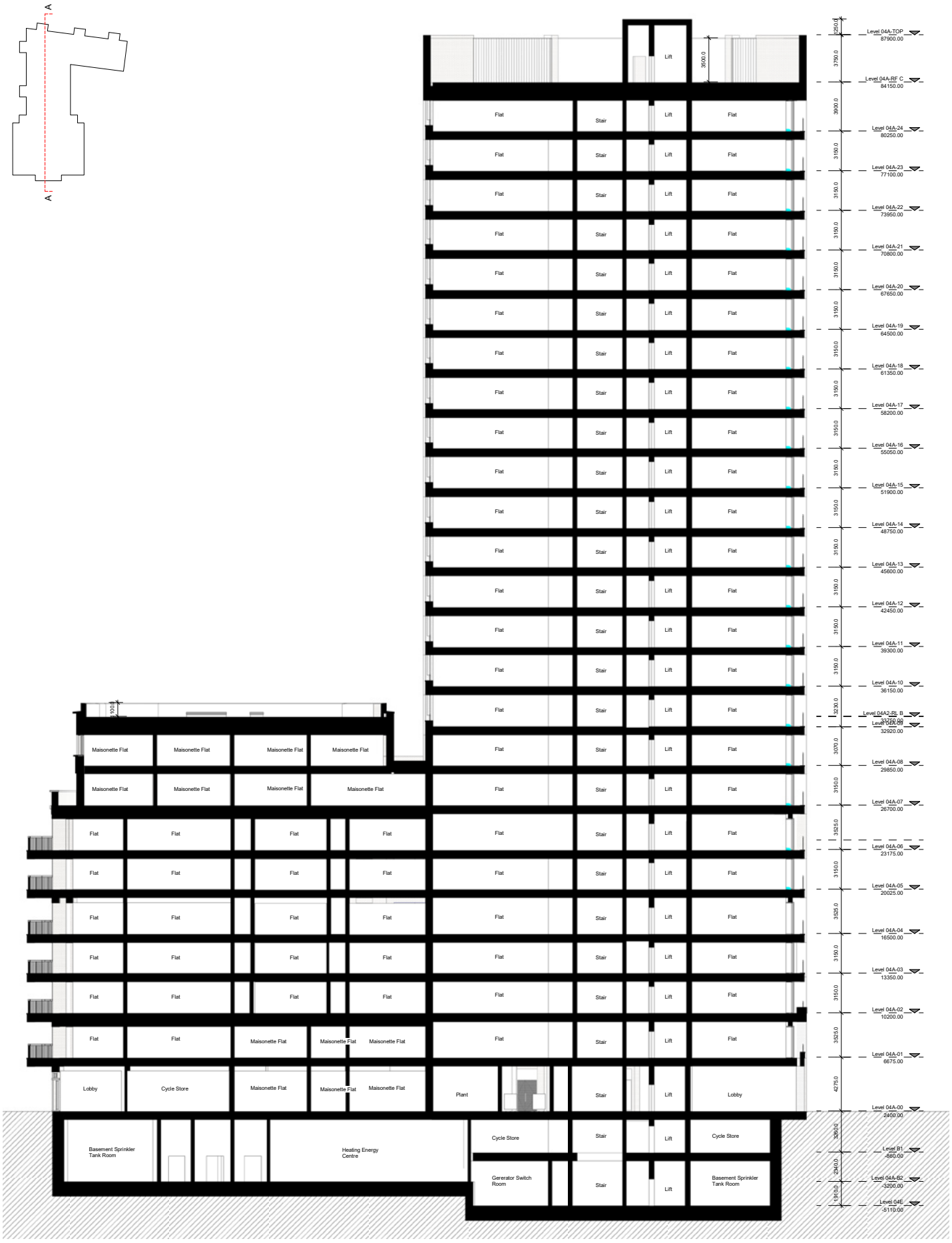




Short Section AA



Short Section BB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Level 04A-02
10200.00
Level 04A-01
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Level 04A-00
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Level B1
-660.00
Level 04A-B2
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Level 04E
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3150.0
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Ground Floor Condition

TOWER

The entrance to the tower is protected by a deep partially recessed and partially projecting canopy that spans across the full width of the central bay.

At the corner of Thurlow Street and Albany Road, the existing tree will be retained and forms part of a proposed pocket park with ornamental and scented planting. The set back of the tower footprint optimises and maximises the generosity of public space on this prominent corner.

At the threshold between the tower and Plot 4D, a spatial pavilion-like structure marks the entrance to the courtyard at the south. Between the two buildings at the north, a less deep arcade like structure follows the perimeter of the courtyard. These landscape elements with climbing plants form the secure line to the courtyard in each location and mediate between the two buildings.

Play space is located between the two buildings on the courtyard side to take advantage of the high levels of daylight. A clear route runs adjacent to the tower providing unobstructed access to the courtyard as well as access into the cycle and refuse stores.

A clear unobstructed route with specific surface materiality to reduce noise and impact of the refuse management process is provided between the refuse store and the northern entrance into the courtyard.

3B6P
Rear Garden
PS-Plant
PS-Bin Store
Residents Room
TRX-Cycle Store
Lobby
Post Room
Bathroom
PS-Cycle Store
Concierge
Post Room
4D

ALBANY HOUSE

Amenity

GROUND FLOOR

Private front gardens to the maisonettes along Thurlow Street and Mina Road provide added privacy to these homes which are accessed from the street.

Along Thurlow Street, a deep planted buffer, hedge, and fence is proposed to provide the maximum amount of privacy and protection from the boulevard along Thurlow Street. Each maisonette has its own entrance located under a recessed entrance which contains additional storage. New tree planting and street gardens also continue the boulevard along Thurlow Street on the outer boundary.

With a quieter character along Mina Road, the maisonettes here have a continuous planted hedge buffer, coupled with a gate into a private recessed entrance door.

All maisonettes also benefit from amenity spaces fronting onto the courtyard. Each back garden has a terrace, privacy hedge and a store to create the visual division to its neighbour.

A common language of these amenity spaces wraps around the urban block, responding to the nature and character of the street or courtyard.

The shared garden is organised as a 'garden-of-gardens' with thematic planting, social spaces and doorstep play. Meadow planting and natural play opportunities around existing mature trees.

Refer to Landscape DAS for more information.

SRX-Lobby
Substation
Storage
SRX-Cycle Store
TRX-Bin Store
SRX-Lobby
3B5P
3B5P
3B5P
Rear Garden
Rear Garden
Rear Garden
3B6P
Rear Garden
3B6P
Rear Garden
3B6P
Rear Garden
PS-Plant
PS-Bin Store

Amenity

A range of private and communal amenity is provided for all residents.

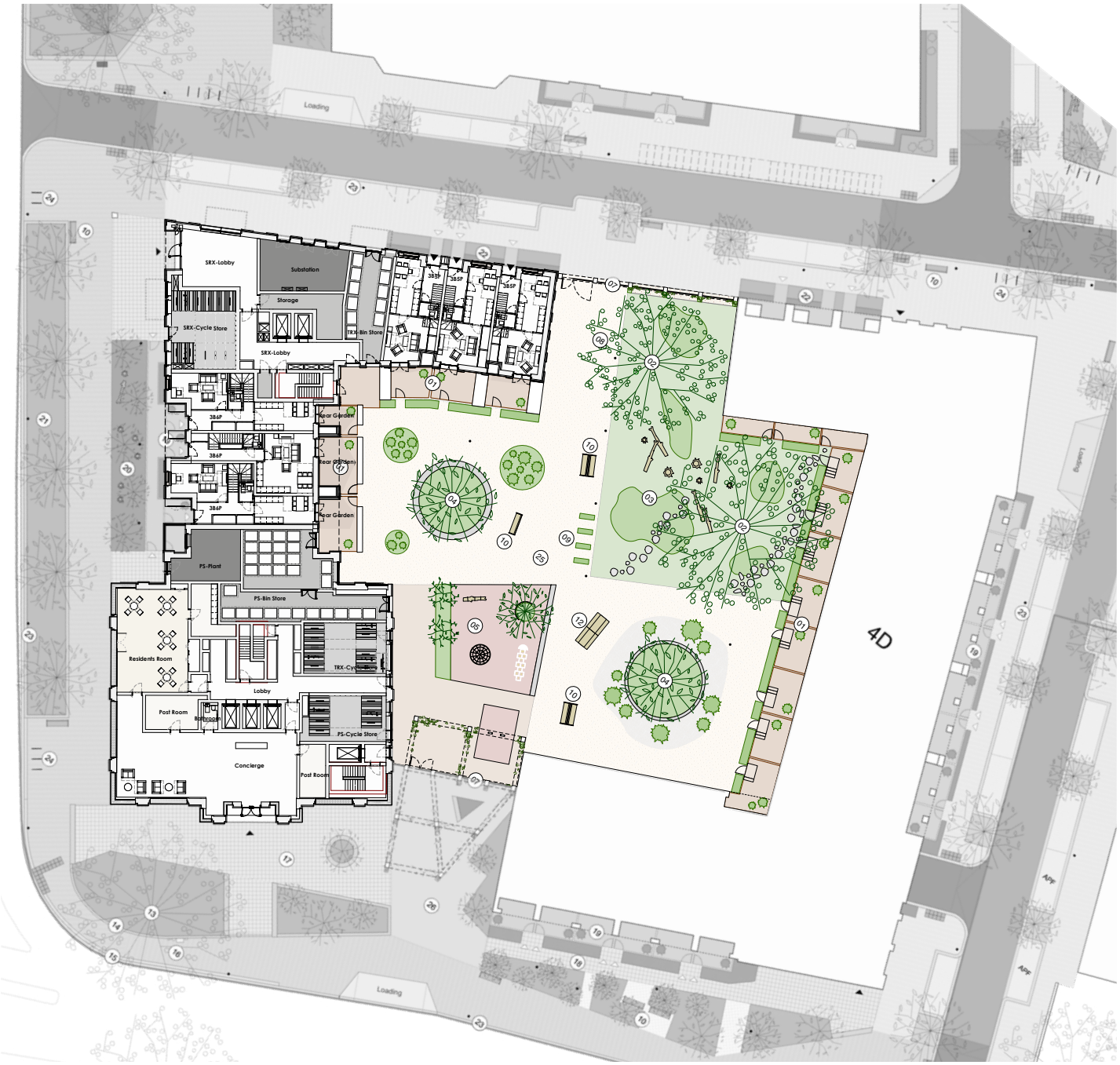
Private amentiy space varies from front gardens and rear terraces to ground floor maisonettes, to recessed and projecting balconies on typical levels, and generous oversized terraces to the maisonettes in the mansion block at Level 07, overlooking Thurlow Street, Thurlow Square and Mina Road. Balconies are consistently accessed from living spaces.

Private amenity for all dwellings meets or exceeds planning policy requirements - refer to architectural drawings.

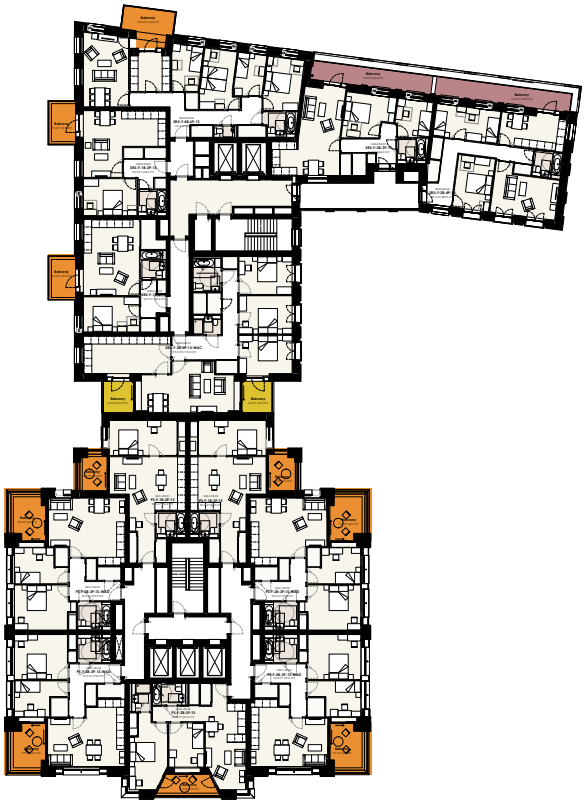
In total, c.1909sqm private amenity is provided, which exceeds the 1474sqm target area for the total number and size of homes provided.

Refer to Landscape DAS for more information.

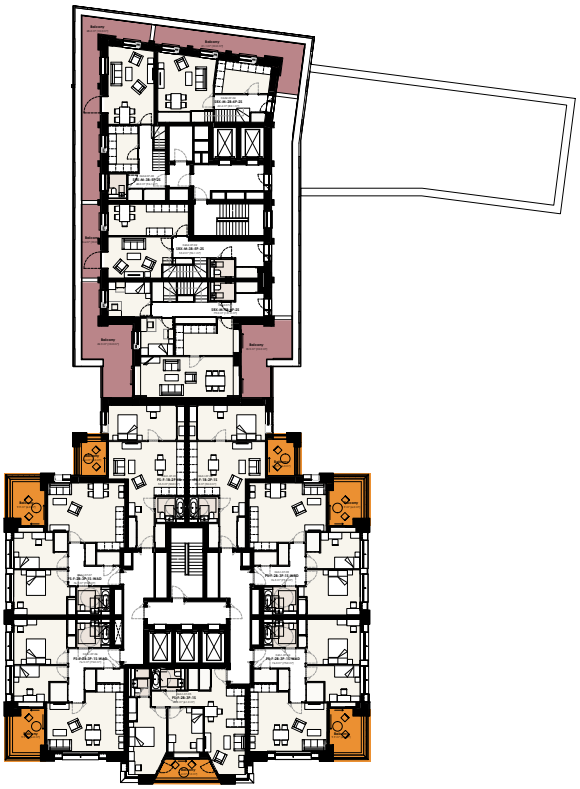
Ground Floor Courtyard - Communal



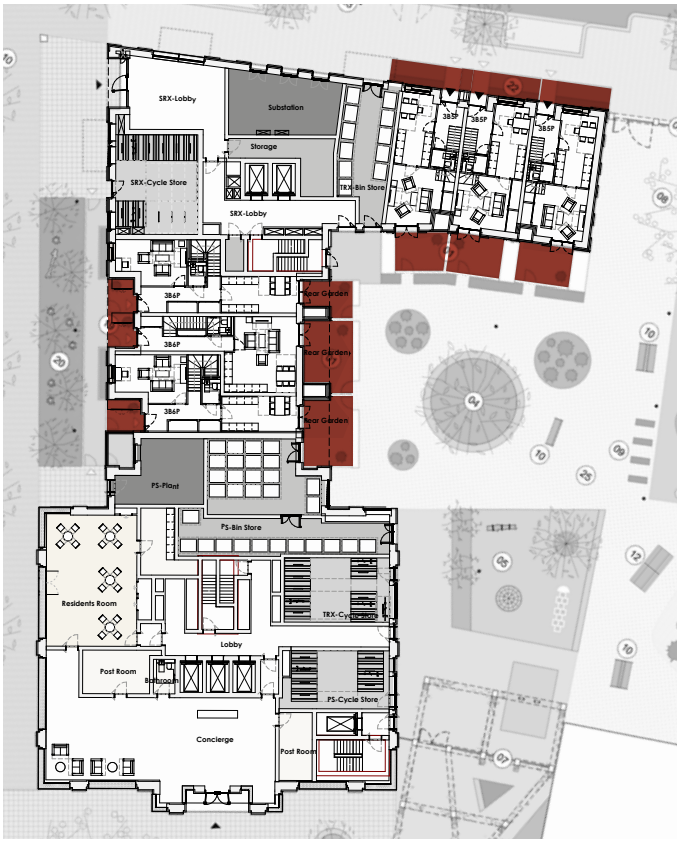
Fifth Floor - Private



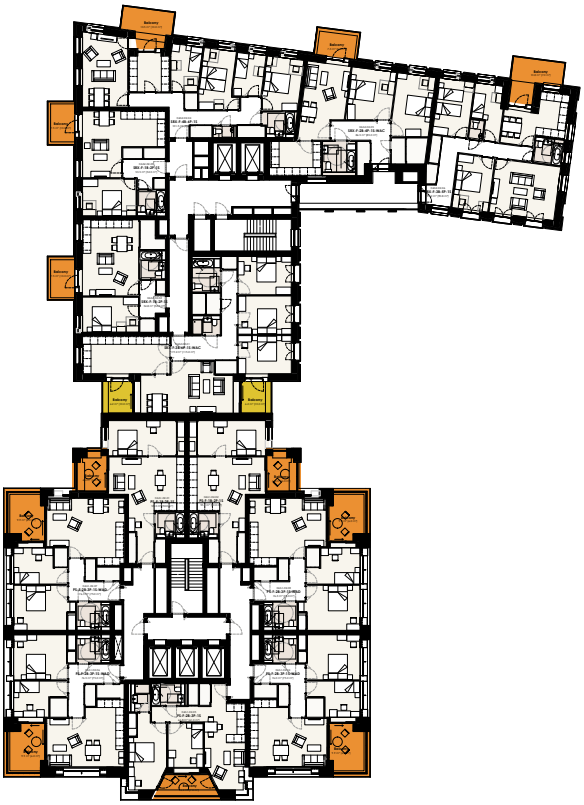
Seventh Floor - Private



Ground Floor - Private



Second Floor - Private



Inset Balcony
Projecting / corner balcony
Terraces
GF front gardens and terraces

6 PLOT 4D

Engaging with context

THE SETTING

The design of the building proposed for this plot (4D) is drawn in large part from an analysis of the surrounding context. Some of that analysis is outlined here.

The new building will be situated on the southern boundary of the Phase 2B Masterplan area, facing onto Albany Road and the expanse of Burgess Park beyond it. This position makes for distinct conditions on all sides, each requiring a careful and appropriate, but holistic response. The new building therefore has an ambition to mediate between these conditions, providing opportunities for a rich and varied townscape to be brought together in a mutually complimentary way.

In contrast to its open southern aspect, Haywood Street, to the immediate east, will be formed by this new building and by the existing APF and the five storey residential block which is proposed at its northern end. This low-traffic residential street will lead to the new Bagshot Park, an open neighbourhood green space in the new residential area. The park forms the aspect for the north east corner of the new building proposed here.

Mina Road to the northern boundary of 4D is proposed as the continuation of the Community Spine, a green pedestrian and cycling route which binds the area from east to west. Again, this is primarily a residential street within the body of the neighbourhood, flanked by residential buildings and green spaces.

To the immediate west of 4D is 4A; a residential building rising to 9 storeys and a 25 storey landmark tower which together with 4D will form a courtyard block. This block is bounded to the west by a rejuvenated, tree-lined Thurlow Street which will serve as an urban boulevard and key north-south axis.

Beyond these immediate boundaries is a rich mix of varied housing and building types ranging from low rise Victorian terraces to linear residential blocks and sentinel buildings. The new building for plot 4D needs to find its place among these varying types, heights and scales and not repeat the mistakes of the past.

View towards Haywood Street, from Albany Road

The wide pavements and existing trees of Thurlow Street

Bagshot Street, looking north towards Burgess Park

View from Burgess Park towards the site

Engaging with context

LOCAL BUILDINGS

A more detailed analysis of local built context reveals a rich variety of building types and formal languages, with a predominance of modestly (and sometimes elaborately) embellished brickwork.

There is an abundance of medium rise brick-built linear housing blocks, articulated with subtle string courses and other datums which make simple, dignified façades. Horizontal banding, sometimes using a corbel detail or similar affords the façades both scale and hierarchy.

Other buildings (generally Victorian) show a vertical proportion, with stepped brick detailing or brick piers which provide a balance against the horizontal proportion of the overall building volume.

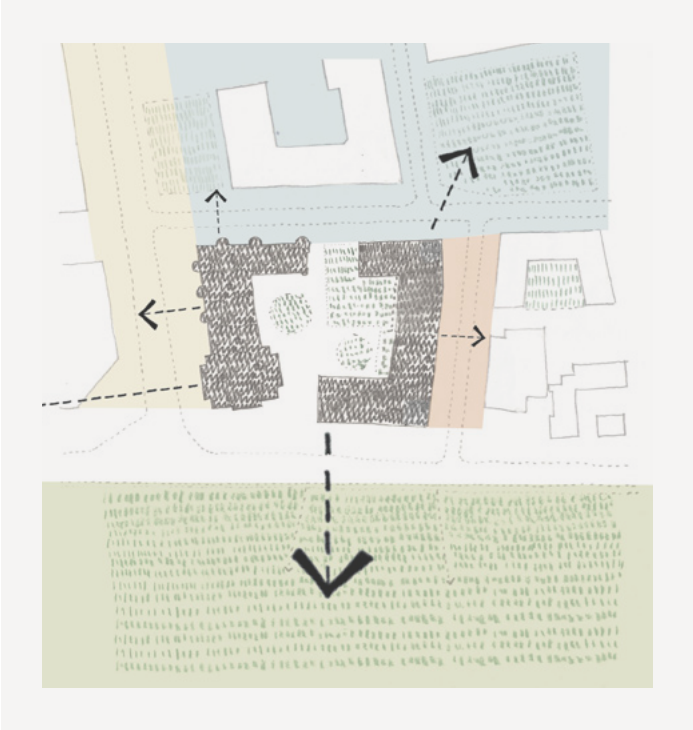
Surrey Square, just to the northeast of the site, shows a typical Georgian London terrace, which varies subtly in detail along its length whilst maintaining an overall rhythm and proportion. The effect is very characteristic of the best of this common London typology offering both satisfying, ordered consistency and enriching detail and variation.

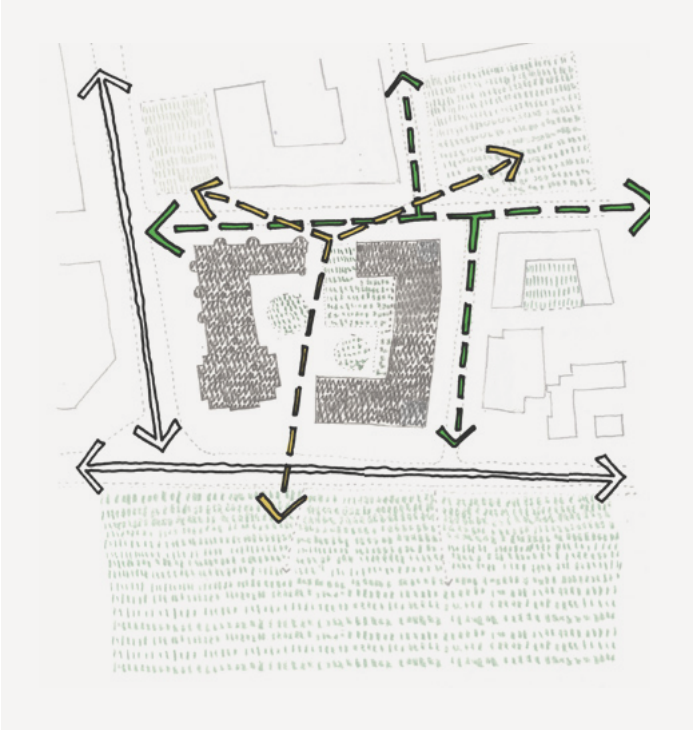
Windows and openings vary across all the local buildings of course, but often they afford moments of detail and visual complexity to relatively simple façades. Sometimes windows are brought together in pairs or larger groupings below a common lintel allowing them to express order, variety, hierarchy and elaboration at scale on an elevation.

Entrances are generally afforded some measure of elaboration, whether in detailing, scale, depth or a combination, but the effect is generally to draw the eye towards them and to punctuate the orderly rhythm of façades.

Urban Relationships

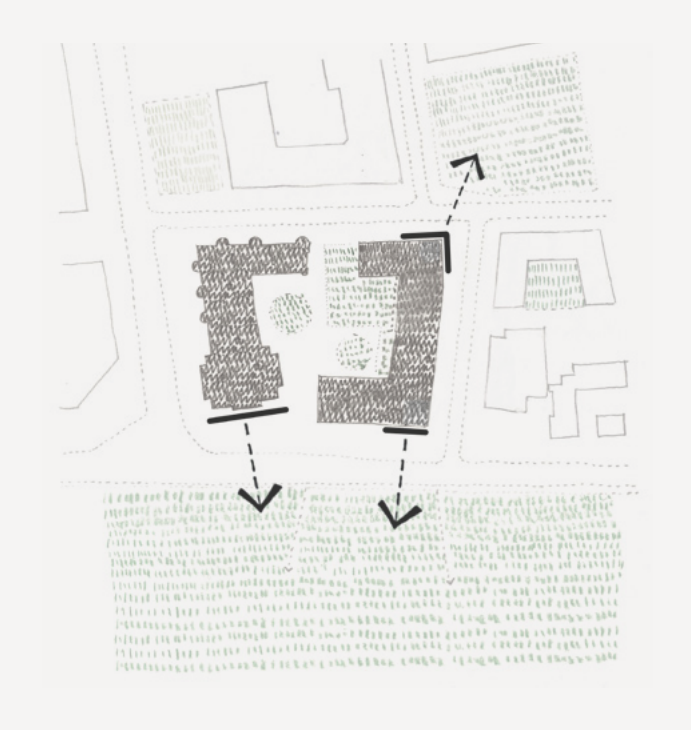
MAKING A BLOCK





1. The new building (and the block of which it forms a part) occupies an important condition at the edge of the new Phase 2B Masterplan. It must mediate between distinct characters on each side. To the south it will be seen from distance, addressing the key open public green space of Burgess Park and the busy Albany Road. To the east, a comparatively compressed Haywood Street, residential in character and to the north the new residential neighbourhood and green space of Bagshot Park. To the west of the block is the urban boulevard of Thurlow Street, lined with large existing trees. 4A and 4D together enclose a landscaped courtyard which binds the block together. On each side, the scale of buildings and the distances between them varies, giving this building a key role in mediating between the distinct conditions.

2. There are a number of important connections in, across and around the site, be they visual, pedestrian, vehicular or otherwise. The tower will mark the corner of Albany Road and Thurlow Street and address Burgess Park to the south. New visual connections (and semi-private routes) will be created through the block. To the north is the important east-west connection of the Community Spine, linking green spaces and providing safe cycling and pedestrian access. The off-set relationship of Alvey Street to the north of plot 4D creates a moment where this façade will be viewed from distance, where it's position at the head of that street needs to be given due consideration. Generally the building strengthens these various connections by providing strong edges, framing views and guiding the direction of travel. The result will be an ordered, permeable neighbourhood.



3. Varying conditions to each elevation require specific responses. Key façades, edges and corners offer opportunities for engagement with the urban realm at ground level, and with the broader urban landscape when they address wider open spaces. The façade treatment differs where it addresses a residential neighbourhood, than when it faces an expansive civic park.

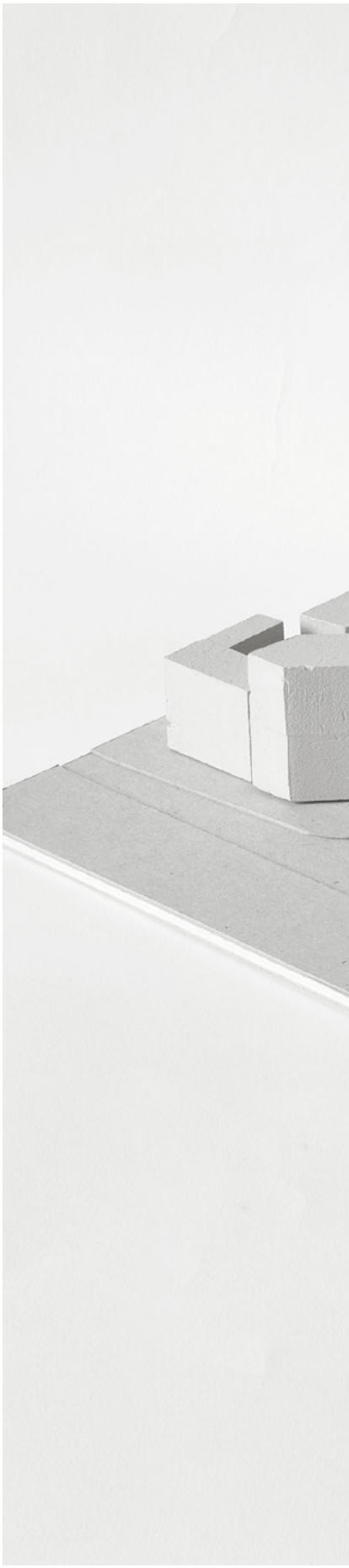
4. The immediate relationship of the building at ground level with its surroundings is key to making a proposal that sits well in its context. This is a relationship between occupants and passers-by, mediated by the building itself; by its façade design (open/closed) and by the programme that this façade contains (whether a dwelling, public entrance or closed service space). The proposal locates public entrances at prominent corners and places dwelling entrances and windows on the elevations in between. This 'active frontage' helps to animate the streets themselves, providing engaging, human façades and offering passive surveillance. The rhythm of public and private entrances is consistent around the block, providing variation and moments of relief even along this active frontage. Blank-walled ancillary spaces (bike stores, plant spaces etc.) are removed from these elevations as far as possible – placed in basement areas and other less prominent locations.

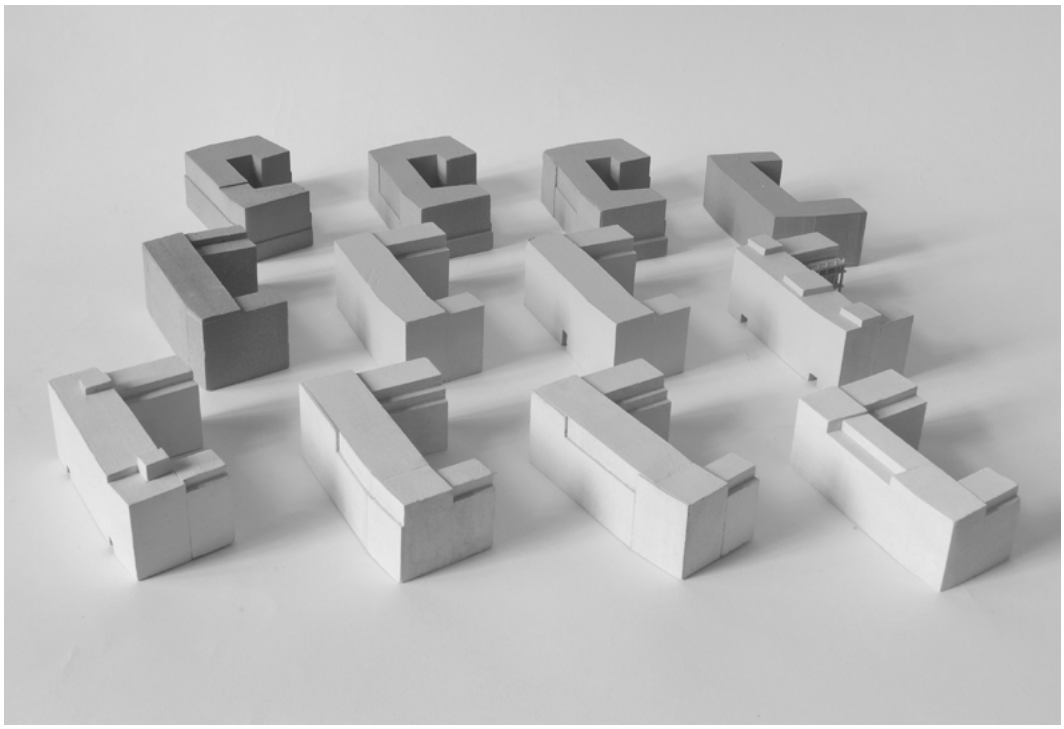
Form and massing

A MEDIATING BUILDING

To the immediate west of the proposed building at 4D, the 25-storey tower proposed at plot 4A will punctuate the skyline, providing an urban marker at the junction of Albany Road and Thurlow Street and overlooking Burgess Park. The building at 4D therefore seeks to play the role of a foil to this tower, stepping down in mass from the tower to the adjacent block to the east. To play this role the building must have its own presence and scale so as to act as an appropriate counterweight.

The building, which is 'C' shaped in plan, completes the block that it creates with its neighbour (4A), enclosing a green courtyard, whilst leaving carefully proportioned openings between the buildings to allow for daylight penetration and views through.





PLOT 4D

Form and massing

A BUILDING THAT ADJUSTS

1. At ground level the building forms a strong edge around its three street elevations providing clear definition to the surrounding streets and spaces. A slight adjustment, or flaring of the form at the northern end of Haywood Street provides a more generous space as the street opens out onto Bagshot Park and the pedestrianised corner of the Community Spine.

2. At the upper storey the building volume is set back in a series of 'cut-outs'. These serve several purposes including allowing more daylight to penetrate into the central courtyard and onto Haywood Street. The apparent building mass when seen from ground level is also reduced, especially on Haywood Street where this was felt to be particularly important (this was also a key concern during consultations with LBS Planning Department – successfully resolved by this upper storey set-back). The set-back on the northern Mina Road elevation provides similar advantages to daylight and perceptions of mass whilst mirroring the form of proposals on plot 4A, helping the two buildings to read coherently together.

3. The resultant stepping that is created to the roofline – which will be most obviously apparent from ground level – helps to create variety, rhythm and emphasis around the building. Corners are reinforced in recognition of their prominent locations.

4. The narrower floor plates on this upper level allow for additional dual aspect dwellings to be made and for these to have excellent visual amenity, with views across planted spaces and/or rooftop amenity.

Consultation:
Daylight penetration into the central courtyard has been a particular concern for the planning department during pre-application meetings. These adjustments at roof level have increased daylight penetration, as analysed with detailed computer modelling.

The perception of the scale of the building along Haywood Street has also been raised as a challenge at successive pre-application discussions, with the final proposed upper-level cut-back felt by all parties to successfully respond to this concern (recorded at the latest pre-app meeting of 11th Feb. '22). The planning department felt that the upper storey set-back "really helps and instantly gels".

Building arrangement and organisation

A COMMUNITY OF DWELLINGS

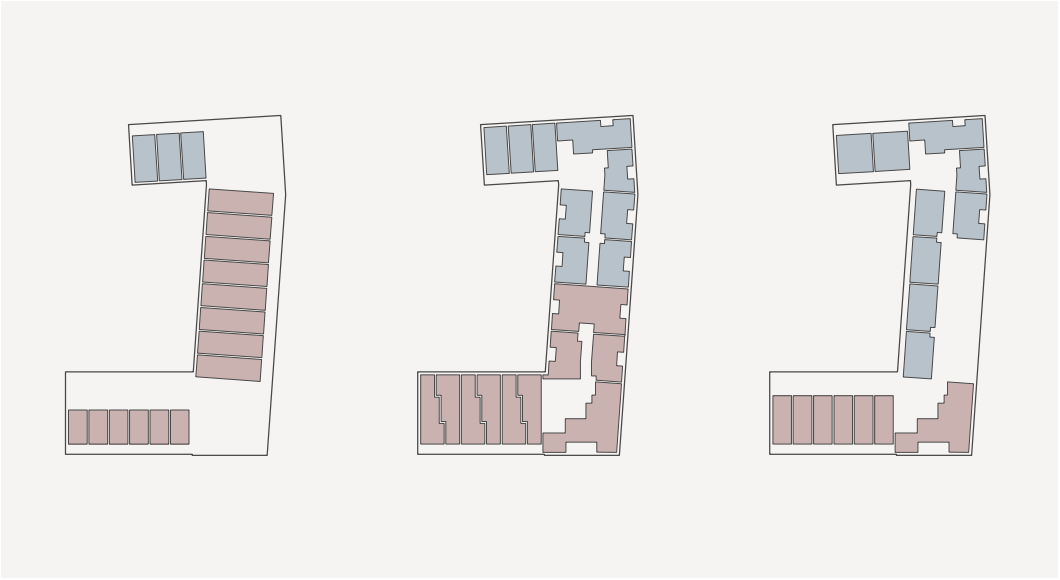
The building provides an uncommonly varied mix of dwelling types with a significant number of large family homes as well as large wheelchair accessible homes alongside smaller apartments. The combination will provide good opportunities for a balanced and socially sustainable community with a variety of home types to suit the needs and wants of differing demographics, family units and stages of life.

Social rent tenures are afforded the privileged southern aspects with views and external amenity spaces facing onto Burgess Park. Dwellings on this elevation too are arranged to take maximum advantage of this favoured position, with generous living spaces placed on the south-facing façade.

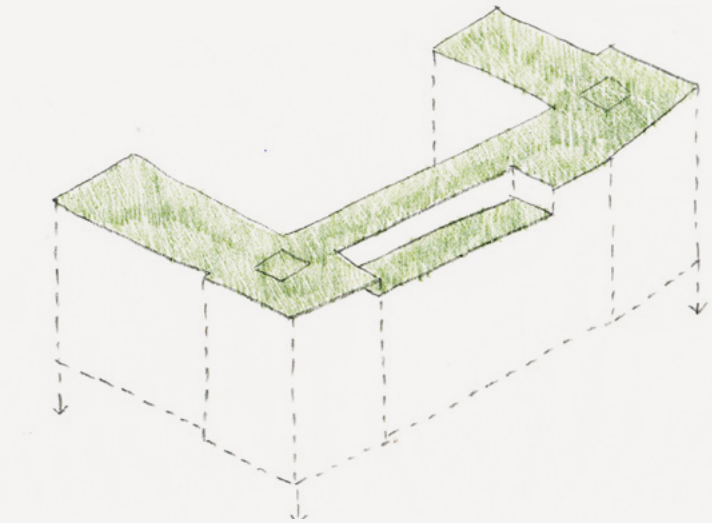
All ground level units across the scheme are maisonettes, with dual aspect and with access to at least two private external amenity spaces; the majority are given over to the social rent tenure. This placement results in all dwellings on this level having a private entrance directly from street level; that also serves to provide amenity and a degree of generous autonomy to these homes whilst crucially helping to animate the street frontage with active façades. The careful design of the urban realm in front of these homes (making deep, planted thresholds) helps to provide an appropriate degree of privacy as well as a usable amenity space.

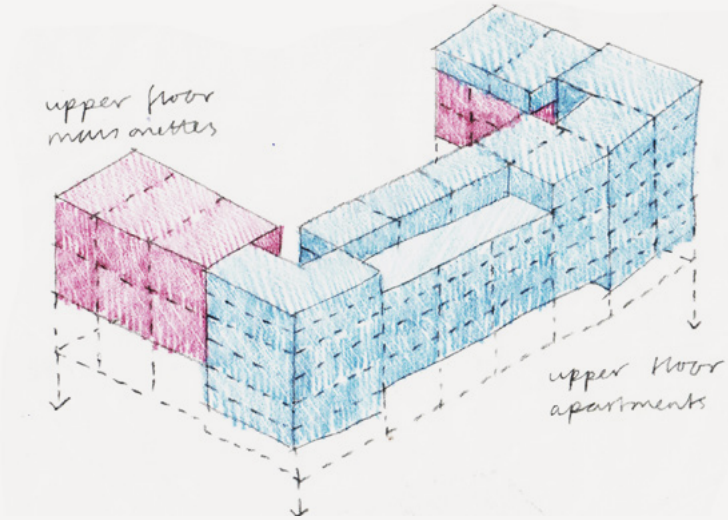
The main body of the building (aligned with Haywood Street) accommodates a number of smaller apartments on the upper levels, whilst additional stacked maisonettes of varying sizes predominate in the shorter 'arms' of the building. Most plant and ancillary spaces are located in a basement level allowing façades to remain as animated as possible with domestic activity. The basement also accommodates a significant number of wheelchair accessible parking spaces as well as secure bicycle stores. An extensive green roof will house a significant array of photovoltaic panels.

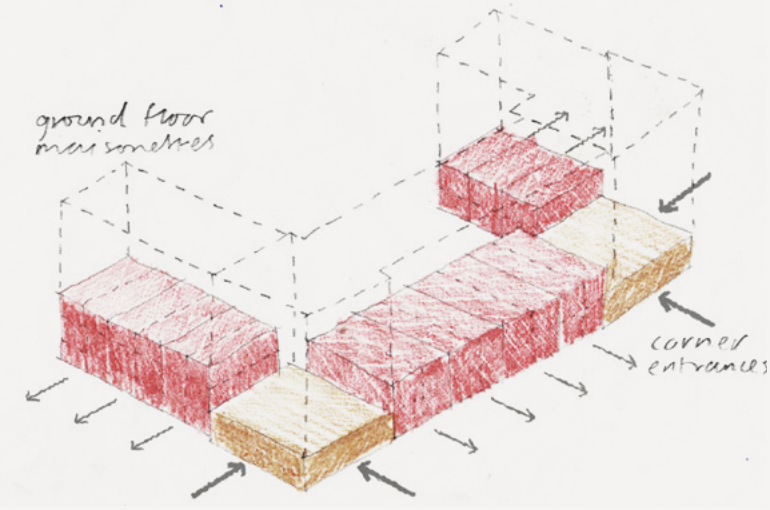
Consultation:
The placement of maisonettes at ground floor, with entrances directly onto the street was strongly influenced by consultations with LBS during pre-application meetings. This was felt by LBS to be a significantly advantageous arrangement both for the urban realm and for the occupants of these homes.



Ground, typical, and sixth floor plan







Ground floor, upper floors and rooftops

Character

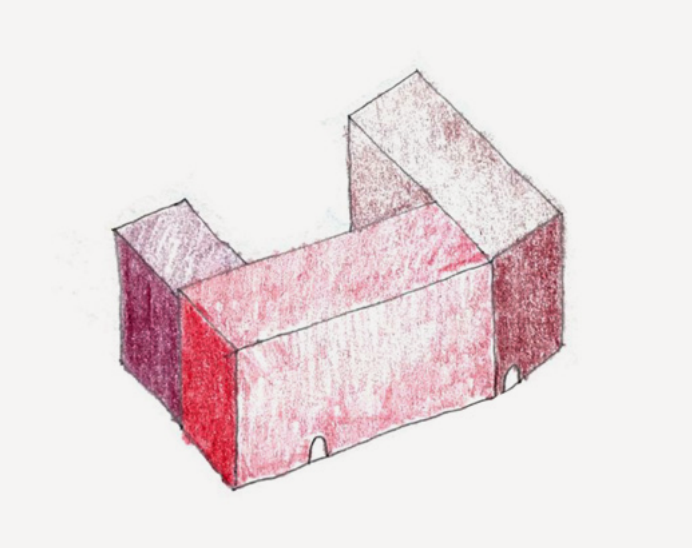
RICHLY ARTICULATED FAÇADES

The building is conceived broadly as one made of three blocks, brought together to make a coherent but varied whole. Each block addresses a context of particular character (a great civic open space, a domestic street, a neighbourhood park) and this diversity is drawn upon to make façades which respond appropriately to their surroundings and form a building which is engaging in its variety and subtly changing rhythm.

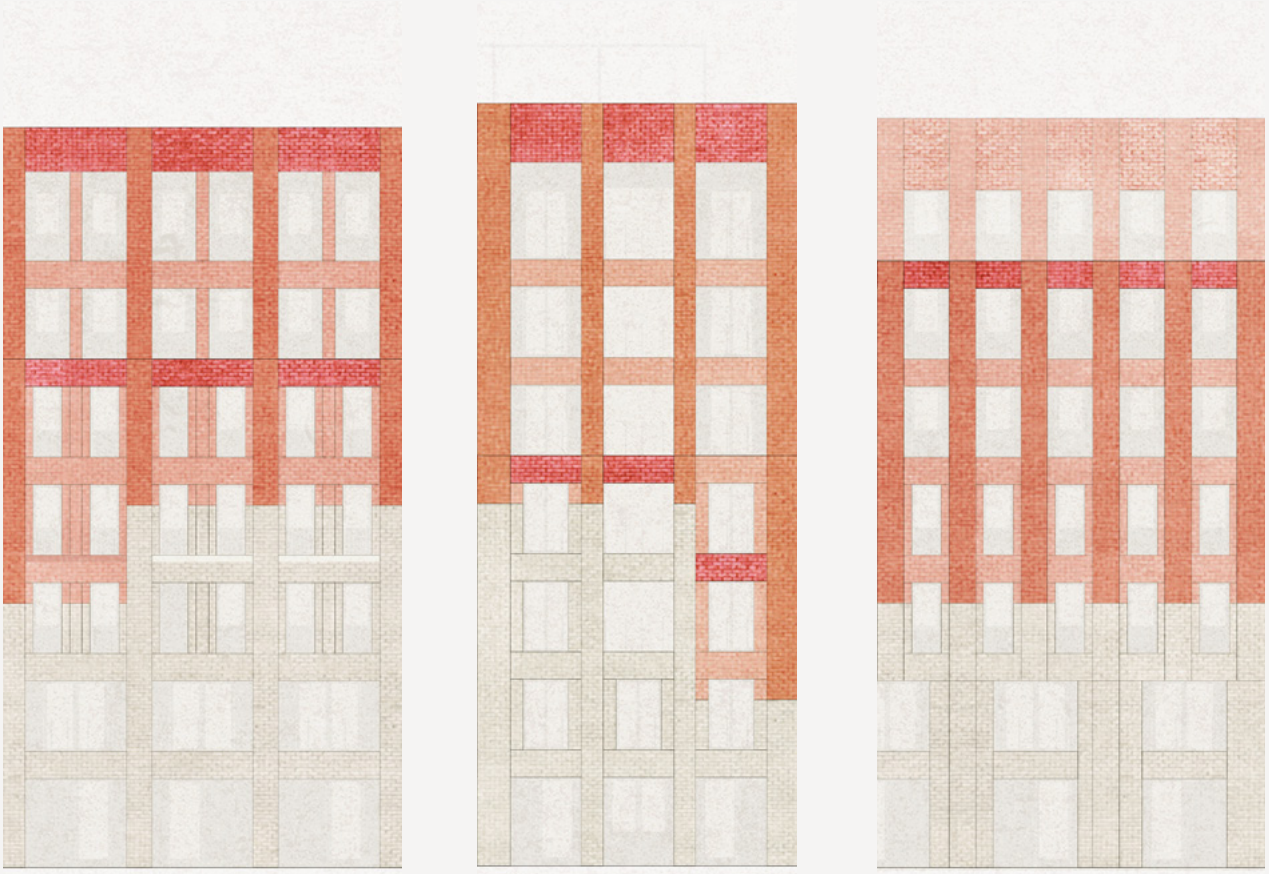
The façades are constructed of brick piers, providing a verticality which relates to local historical examples (as above) whilst also setting the tempo of this rhythm. The piers also provide the necessary framework which binds the building together into a coherent whole, whilst allowing for further variety to be held within it. The spacing of the piers changes subtly along the façades relating not only to context but also to the dwelling types and the particular rooms and loggias that the façade contains.

Windows are also varied in their proportion and framing, sometimes presenting as juliette balconies, sometimes as punched openings and sometimes onto loggias. This range of types allows for specific moments appropriate to the particular location (allowing for more daylight to penetrate on darker façades for example or for oblique views to local green spaces from interiors), but again it is considered a further device also for the enrichment of the façades, making specificity within a broad, related whole.

This enrichment is further aided by the changes in massing already described above, complemented by the introduction of various datums on the façade, which step up or down as is appropriate to the context. This approach again relates back to the early studies of local precedents, where a carefully applied string course or set-back can bring order and appropriate scale. Here these moments are defined with changes in brick tone and bond and in the changing scale of spandrel panels and parapet heights, each responding to elements of external context (e.g. a datum set up by an existing building opposite) or internal programme (e.g. a change from maisonette to apartment or from one apartment type to another).



A building of three blocks, specific in their character



The different façades are varied and tolerant in their proportioning to give different characters, specific to their context and the dwellings behind.

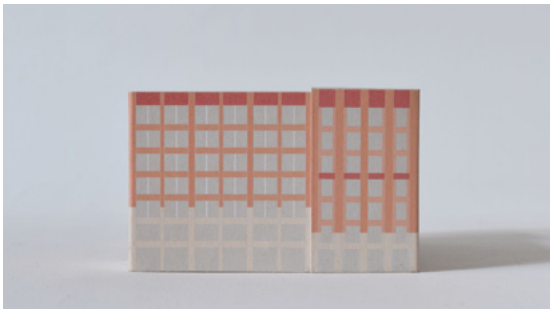
Character

RICHLY CONTEXTUAL FAÇADES

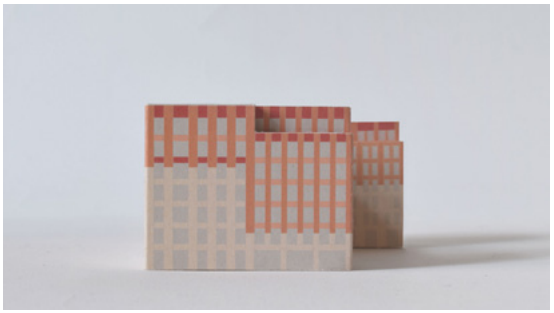
Brick tone is also used to most pronounced effect at the base of the building, with historical local precedent again referenced to make a pale, stepping wainscoting. This treatment provides a further tool for enrichment and variation in the façades in relation to their context. It is used for formal effect to give appropriate proportion (for example as a 'traditional' base to the civic Burgess Park elevation) as well as to provide moments of emphasis (e.g. on its alignment with Alvey St as described in more detail below). Further, the light tone is used to increase light levels to more shaded courtyard elevations, differentiating these from their street-fronting, but familial façades. The stepping of the wainscotting is deliberately misaligned from the reading of the three primary volumes to bring the whole together, providing another binding element which works alongside the rhythmical language of brick piers.

The result of the these moves, alongside further variation in articulation, amenity and façade depth is a building of rich variety with a coherent central theme. A robust, domestic building, varied and tolerant in its proportions and articulation and appropriate to its role as a stable, mediating presence around which varied contexts rotate.

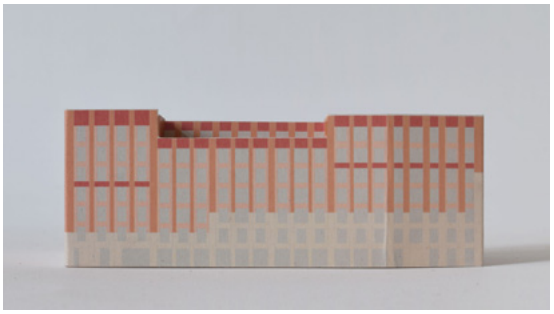
Consultation:
Extensive discussions on the various devices and overall approach employed on the proposals have been had throughout the Pre-application and Design Review Panel meetings, each providing the catalyst for further refinement and fine-tuning. At the Design Review Panel of 14th Dec. '21 it was noted that the panel liked that the architecture subtly picks up traditional and contextual influences from the neighbourhood. They particularly liked the variety around the building and the overall approach to the block was considered by the panel to be "commendable". The panel considered that the approach taken towards townscape, orientation, connection between buildings, and relationship to its surrounding worked well.



Albany Road facade



Mina Road facade, with courtyard behind



Haywood Street facade

PLOT 4D

Character

ALBANY ROAD AND BURGESS PARK

The important southern elevation which addresses Albany Road and Burgess Park can be described as having a 'civic' presence. The broad public open space to the south of the building means that it helps to form the edge of this park and that it can be seen from a great distance. The string of buildings that form this edge should be considered as part of a whole. As already described the building proposed at plot 4D mediates between the tower to the west and the existing APF to the east, stepping down in scale. It also employs a material palette which is familiar to its neighbours and shares a number of façade devices – like the articulated brick frame and a tonally differentiated base - with them.

The southern façade has been designed as two separate but related elements. The west section, broader and fractionally lower than the east, is articulated with a deep façade of balcony amenity, solar shading and access deck. Its appearance slightly more 'horizontal' than the façade to the east. The eastern section meanwhile has a more upright proportion with a symmetrical arrangement of windows either side of a central loggia (its full width serves a single wheelchair accessible socially rented family apartment per floor, fantastically appointed on this prominent corner). This palazzo-like frontage serves as a counterpoint to the taller neighbouring tower. The building does not set back at upper levels, unlike the eastern and northern façades, instead presenting its full height with confidence to the open park that it addresses.

Albany Road elevation

View from Burgess Park

PLOT 4D

Character

HAYWOOD STREET

The Haywood Street façade is perhaps the most nuanced of the three street elevations, being the longest and having to adjust to more changing contextual conditions along its length. Here the shifting rhythm in the language of brick piers is employed to most marked effect, providing the framework within which a great variety of additional façade devices are engaged.

At the largest scale, this elevation steps down along its mid-section, acknowledging the tighter urban grain of the residential street. At each end of the road, as the public realm opens up to broad green spaces the corners of the building step up again to acknowledge their role in addressing and holding these spaces.

Haywood Street elevation

View from Haywood Street towards Burgess Park

PLOT 4D

Character

HAYWOOD STREET

At a secondary scale, a number of datums are registered across the façade through changes in brick tone and articulation in response to context (such as is shown opposite the APF). These links help to embed the building into its context and increase its own visual interest, providing it also with a means to apply a proportional hierarchy which is used to such positive effect in local historical examples cited above. Further, this elevation is enriched by changes to the façades which occur in response to the dwelling types that it contains. Upper-level apartments of one and two bedrooms have windows consolidated around a central inset balcony, differentiating them from lower level maisonettes or the larger apartments at the northern and southern ends of the building. This variation, always within the stable framework and common language of the whole, provides multiple moments of visual interest and detail across which the eye is drawn.

The articulation of the façade is developed also at a tertiary, more subtle level of detail; detail which might be revealed on more careful inspection or due to proximity to (and use of) the building but which also is also necessary to instil a more general sense of quality and care. Spandrel panels and window sills which adjust subtly in height across the façade to accommodate changes in plan arrangement; an expressed lintel to account for a broader bay at ground floor entrances. This depth of variation and subtlety is intended to provide great richness in the reading of the façades.

Mina Road elevation

View from Bagshot Park

PLOT 4D

Character

MINA ROAD AND BAGSHOT PARK

This northern corner of the building represents a key urban relationship with a great responsibility towards the quality of Bagshot Park and the three streets that come together here on the Community Spine. The plan arrangement provides for a common entrance at the ground floor corner with a resident's room to further animate the urban realm. Landscaping, which otherwise buffers residential accommodation at ground floor is stripped back on this corner to make a direct, amplified public relationship with the building. The pale brick wainscoting steps up in a graphic, formal response to the termination of Alvey St provided by this façade; a fact further reinforced by the arrangement of the elevation, with a vertical bay of balconies acknowledging the important axis, asymmetrically arranged to hold the corner as the remaining elevation slips out of view along Mina Road. At roof level the building steps back for the same reason, also responding to a 'mirroring' gesture on the building of 4A which ensures that the block is read as a coherent, complementary whole.

Mina Road elevation

Example of a building glimpsed through a park

View from Bagshot Park

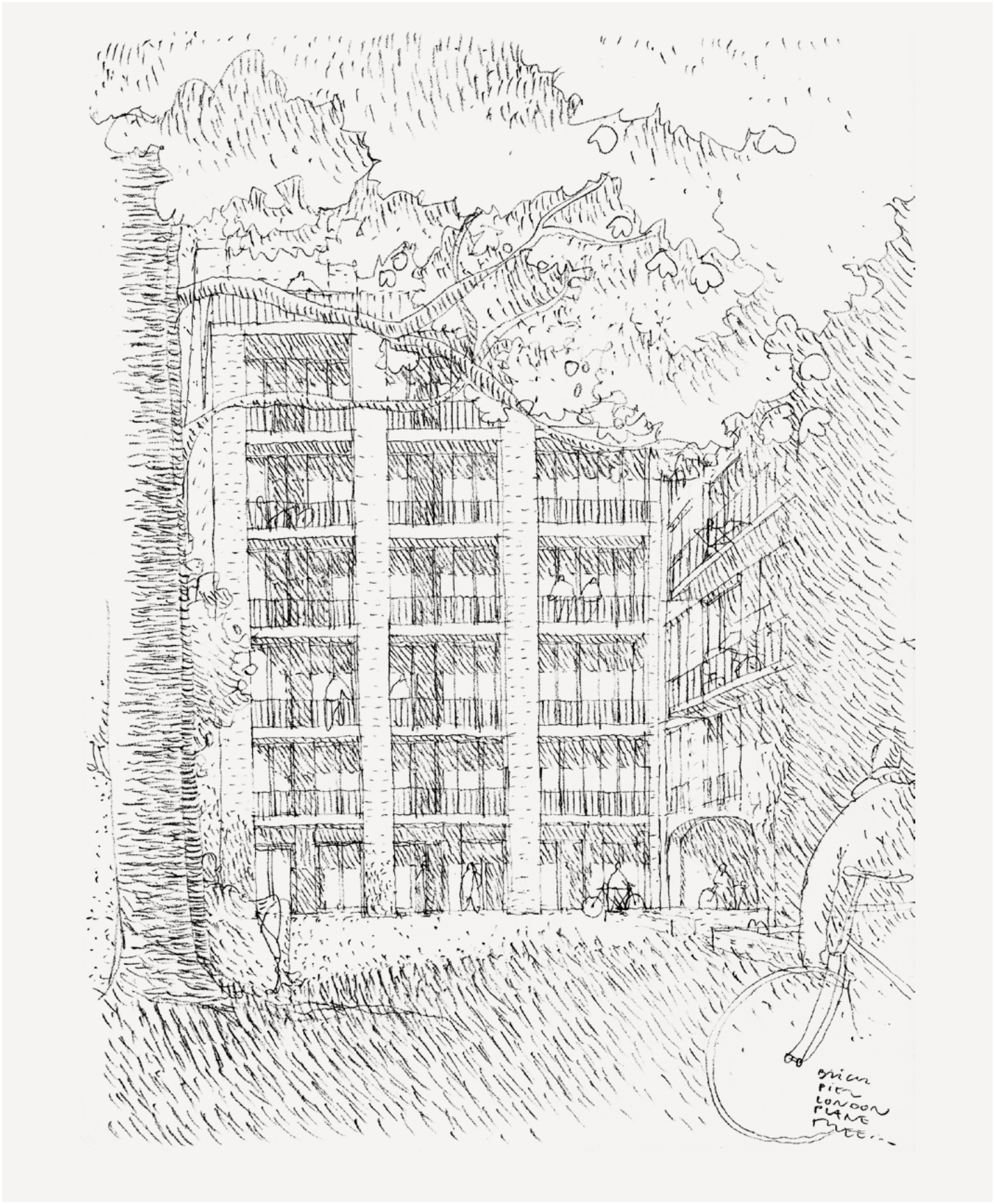
Character

THE COURTYARD

The courtyard presents several opportunities to the buildings that contain it. It is a resource for fresh air (attenuated from surrounding city noise) and visual amenity, with a very direct relationship to those homes that face onto it. Two existing mature trees bring this amenity up to all levels of the building with views into and through the tree canopy. The Mina Road 'arm' of the building takes full advantage through a framed façade of amenity and deck access placing occupants in the open canopy of the London Planes. Loggias and balconies also define the eastern elevation of the space bringing views and connection to this green resource deep into the internal plans of adjacent apartments. These amenity spaces and the arrangement of living rooms on façades also animate the courtyard itself and provide ready surveillance of the shared community space. Direct access to the courtyard is afforded to those in ground level maisonettes, further encouraging use and exchange, whilst the courtyard itself provides a variety of green spaces in which to meet, dwell or play in a shared setting (see chapter "Detailed Arrangement - Ground Floor" for more detail).

The pale brick wainscoting device that adjusts to a variety of stimuli around the building rises higher up inside the courtyard in response to lower daylight levels and serves to differentiate a sense of interior (courtyard) and exterior (street). Gables, which are prominent and line the entrances to the courtyard are punctuated with window openings and upper-level amenity spaces, offering activity and visual interest. Their façades are richly articulated to express the language of brick framing as it wraps from street façades into the interior of the block.

Courtyard façades



View from within the courtyard

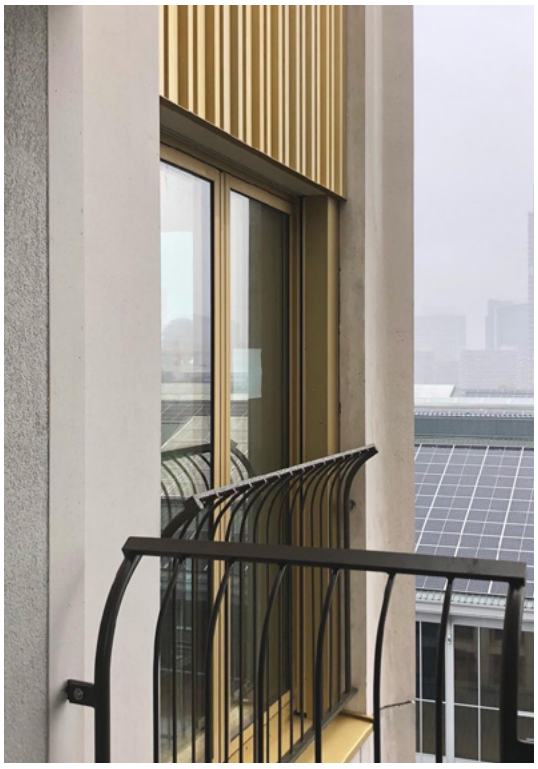
Character

AN APPROPRIATE MATERIAL EXPRESSION

So many of the examples of good, historical local buildings are made in brickwork that it seems highly appropriate to make this building too from brick. The palette is mixed with a soft and bright red making up the primary material, with highlights in a deeper glazed brick for emphasis (e.g. at datums and crowns) and a pale, lighter brick for the stepping wainscotting. The irregularity and softness of these bricks brings a high degree of texture to the façades providing visual depth and interest.

Accompanying materials such as metal windows, balustrade guardings and rendered portions of façade are coloured in complimentary tones that make up a bright and uplifting palette. There are clear references to existing buildings close to the site, but materials are also common to other buildings in the proposed Phase 2B Masterplan; a deliberate and considered effort to make a neighbourhood that is a coherent and respectful ensemble.

Consultation:
The Design Review Panel of 14th Dec. '21 liked the different tones in brick proposed. It was noted that the brick colour should read well and maintain the intention of boldness in tones and material palette proposed.



Profiled panels add visual density and detail. Edges are held with refined flashings, and fixings are hidden.

Local historical buildings exhibiting variation in brick tone, texture and relief.

Proposed material palette, composing a variety of bricks with light mortar, rendered panels, and bright metalwork.

PLOT 4D

Ground floor condition

COMMON ACCESS TO THE COURTYARD

The courtyard is an important shared amenity, a common ground that accommodates different uses and qualities. It links the two buildings together, whilst the gaps in the perimeter provide clear views of the landscape inside, including the retained mature London Plane trees. Access to this shared space should be equitable to both cores and tenures. We have explored a variety of approaches to find the most appropriate solution.

OPTION A

Access to the courtyard is from the public realm, through richly planted green routes – one from the northern core, via the green community spine, the other from the southern core, via a richly planted deep threshold space. This is the proposed option and is discussed in greater detail on following pages.

OPTION B

Access to the courtyard is provided from the cores, via an extended passage to the north, and a bridge over the car ramp to the south. The route clashes with private amenity spaces to the courtyard side at the northern core whilst the adjacent large family maisonette would no longer be viable in this location. To the south core a convoluted route would need to be made in order to bridge the car park entrance ramp. This route isn't felt to be of especially high quality, possibly resulting in opportunities for anti-social behaviour.

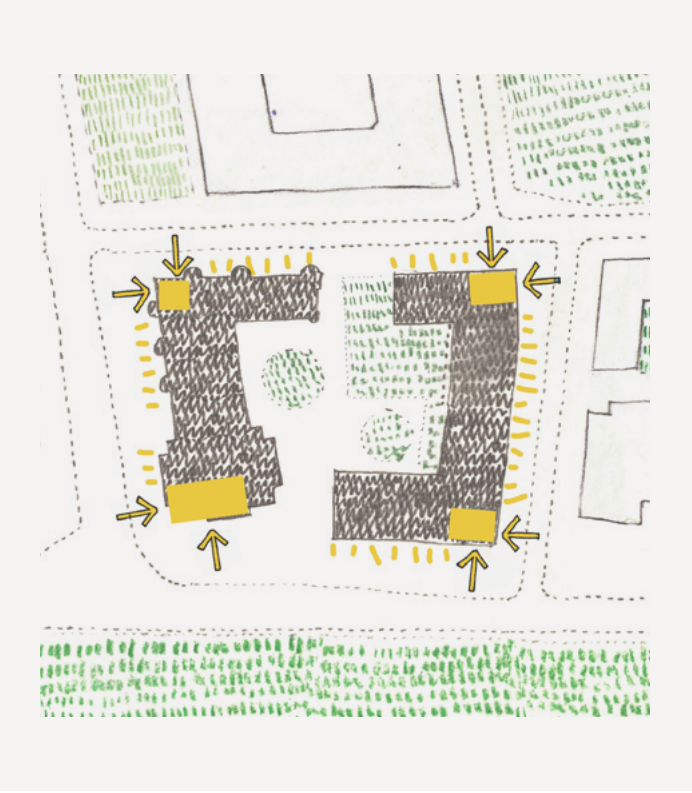
OPTION C

This option maintains the approach in option B in regard to the northern core, but places the southern core on the north side of the car ramp, allowing a more direct relation to the courtyard. The same issues with this layout would affect the north core as in Option B, but the new layout to the southern core brings with it additional drawbacks. Whilst affording direct access to the courtyard at the south core, the result is that the prominent corner would need to accommodate either bin stores or an anomalous one-bedroom apartment. Neither is felt to be a sensible option – a bin store would not provide a suitable, open and animating elevation to this corner, whilst the amenity of an apartment in this location would be very restricted. The proximity of the new entrance to the car park ramp would be a serious concern and mitigating measures to separate the two physically would be compromising. Further complications with this layout occur at upper levels where the inefficient placement of the core compromises dwelling mix and viability.

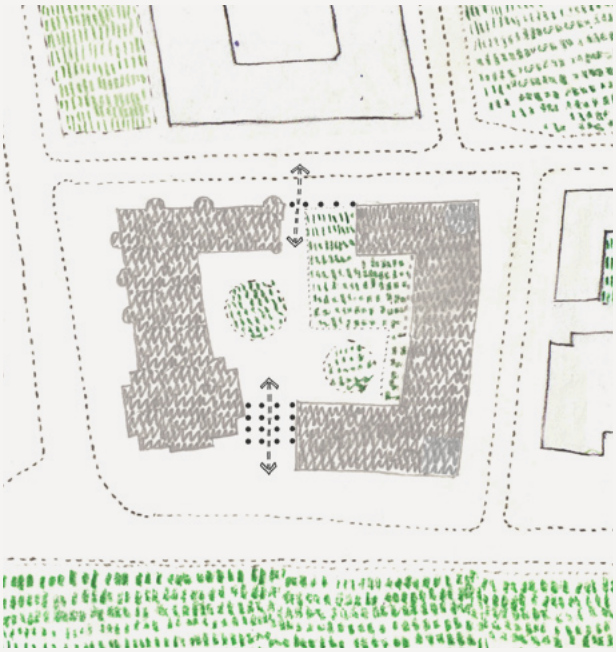
PLOT 4D

Ground floor condition

COMMON ACCESS TO THE COURTYARD



1. Animation of the public realm and a strong relationship between the internal life of the building and its surroundings are a key part of these proposals. The ambition is to design an integrated residential neighbourhood that functions as a whole and where the daily activities of the community enliven the spaces between buildings.



2. The route from core to courtyard will further animate and make use of the richly planted public realm which ties the new neighbourhood together. To the southern core an 'external corridor' is created within the depth of a heavily landscaped and planted buffer space, which otherwise separates the building from Albany Road. The northern core, due to its position on the green link (Community Spine) is less heavily planted but makes use of the pedestrianised and cycle friendly route through the Phase 2B Masterplan.

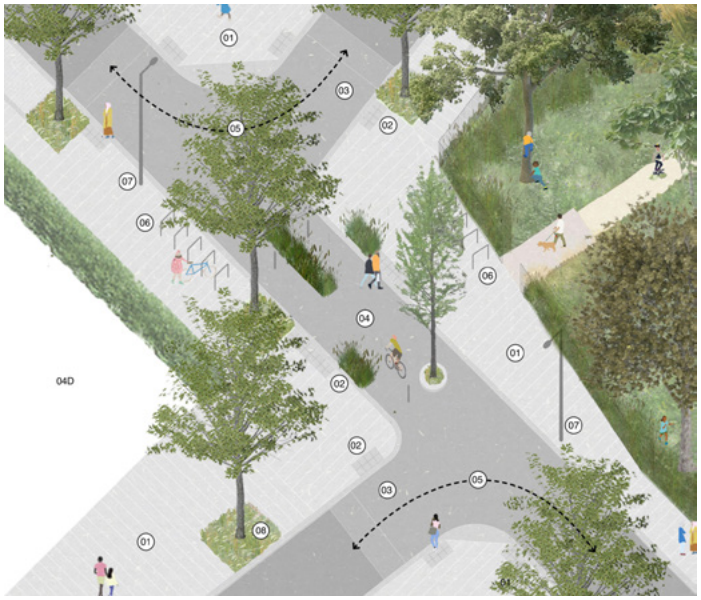
3. In keeping with the approach for context specific responses at different locations around the building, the southern access to the courtyard is proposed to be through the deep threshold of a proposed pergola. This frames the new play space in the courtyard and is generously planted. The northern entrance is more direct via a planted screen, though made in the same family of elements as the pergola. Entry to the courtyard is via access-controlled gates in the spaces between the two buildings (see chapter "Detailed Arrangement - Ground Floor" for more detail).

PLOT 4D

Ground floor condition

COMMON COURTYARD ACCESS (NORTH)

The route from the northern core to the courtyard takes advantage of the green community spine that runs through the Phase 2B Masterplan along Mina Road. Accessed at the point where this route is pedestrianised (the southwest corner of Bagshot Park) the route is heavily planted and integrates access into the neighbourhood's public realm infrastructure.



Axonometric of the north-eastern corner and junction (Credit: East)

View looking eastward along Mina Road of the green community spine (Credit: Mac

ccreanor Lavington)

PLOT 4D

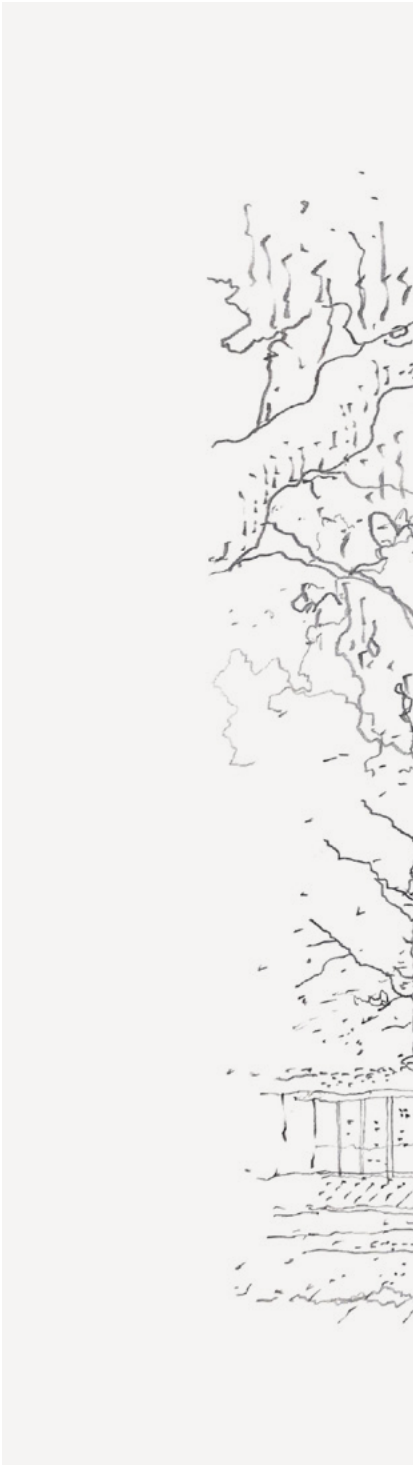
Ground floor condition

COMMON COURTYARD ACCESS (SOUTH)

The broad space between the kerb line of Albany Road and the southern façade of 4D allows for a new green space to be formed. This space will be open to the public and offer protected spaces to stop and rest whilst at the same time affording privacy to the ground floor maisonettes from passing traffic and pedestrians along this boundary road. By layering these protective screens in this way the effect is amplified without feeling enclosing and claustrophobic.

The route to the courtyard that passes through this space (between areas of planting) will be entirely separated from Albany Road, offering a safe, pleasant passage between the core and the courtyard.

Axonometric of the richly planted space to Albany Road (Credit: East)



View looking westward of the richly planted

d space to Albany Road and the route between this space and private gardens

PLOT 4D

Detailed arrangement

NORTH-SOUTH SECTION

The northern and southern 'arms' of the building contain stacked maisonettes, accessed variously at ground level or via decks. South-facing amenity is provided on alternate floors within this structure giving an aspect over the courtyard and Burgess Park respectively.

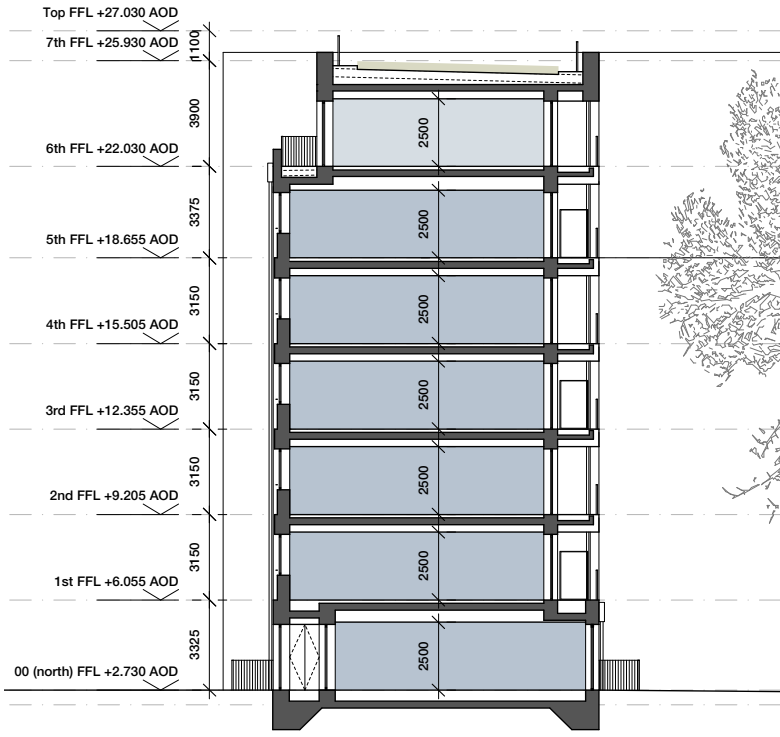
Ground floor maisonettes benefit from a recessed porch entrance and small amenity space, making a deeper threshold between pavement and front door so as to provide additional privacy.

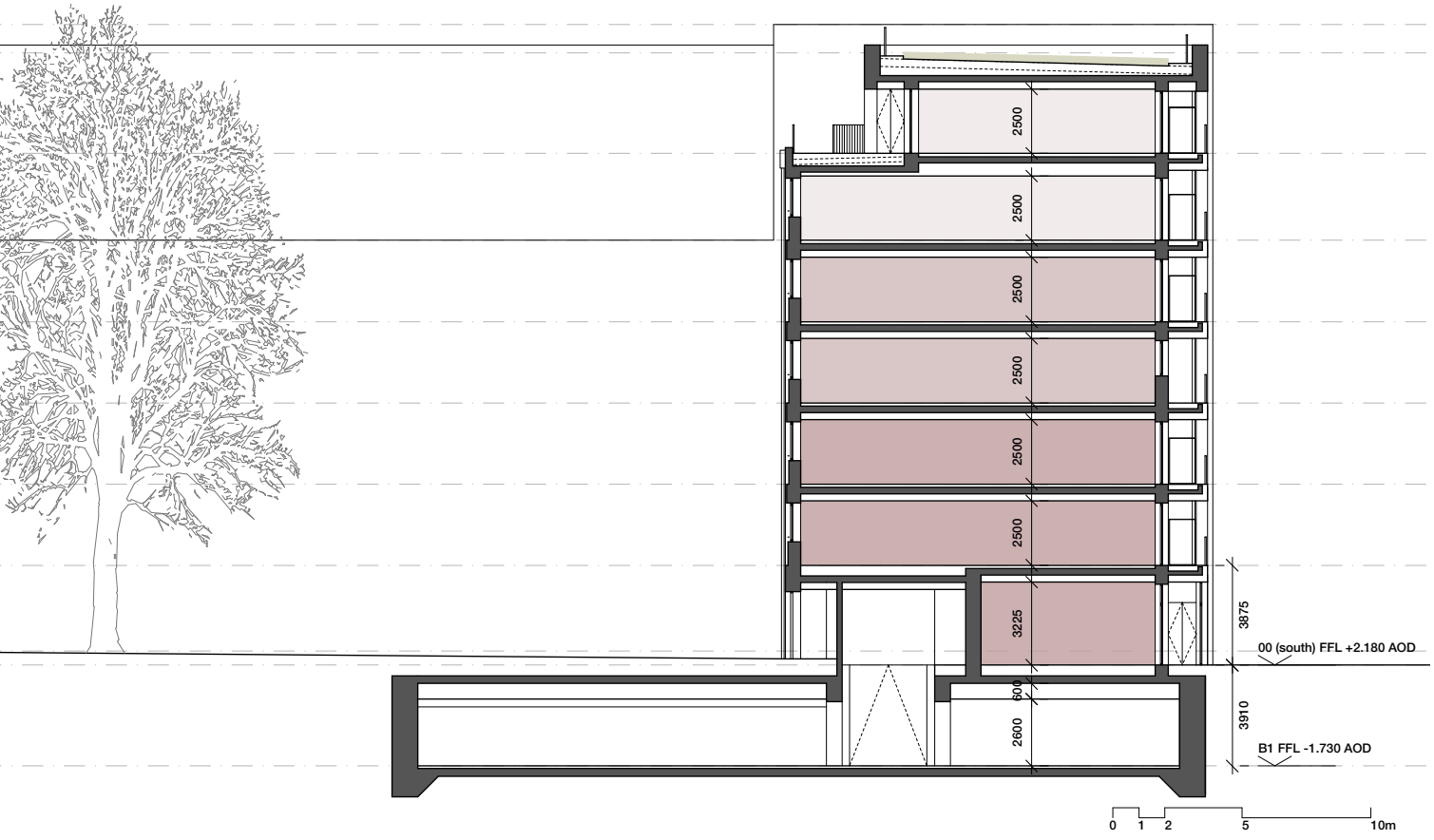
Set-backs at upper floors serve a number of functions (as described above), amongst which are the provision of additional daylight at ground level and private amenity spaces.

A basement is located beneath the southern element and accommodates wheelchair parking alongside bicycle storage and plant spaces.

Socially rented tenures are located in the preferred southern core with aspects and amenity facing south over Burgess Park.

- Social Rent 4B-6P-3S maisonette
- Social Rent 3B-5P-2S maisonette
- Social Rent 2B-4P-2S maisonette
- Private Sale 2B-4P-2S maisonette
- Private Sale 1B-2P-1S flat

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00 (south) FFL +2.180 AOD
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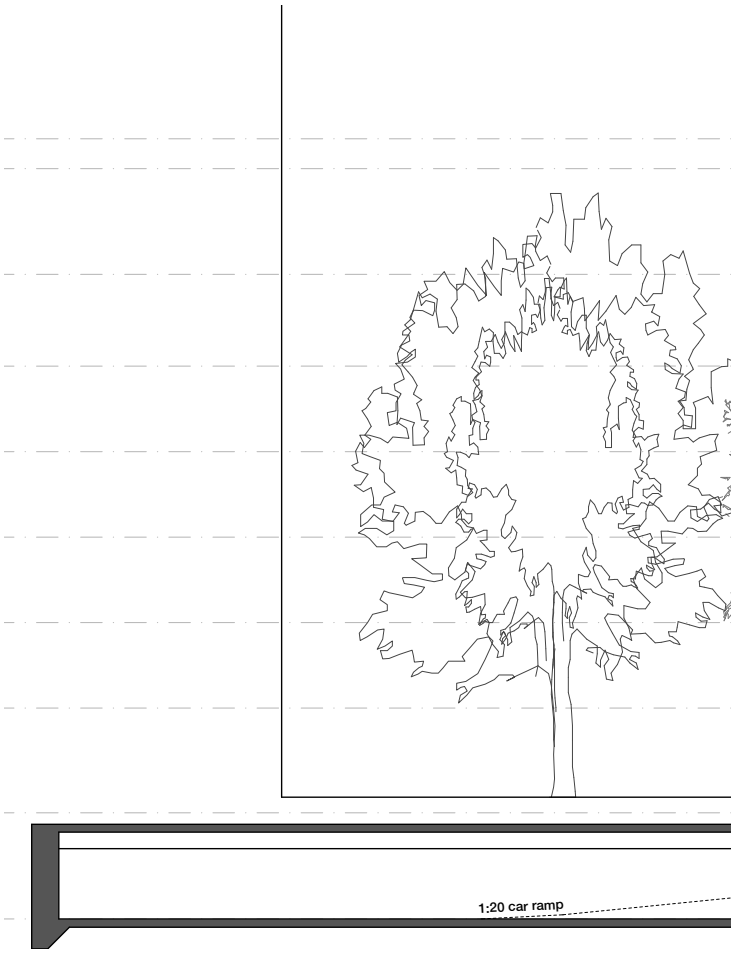
PLOT 4D

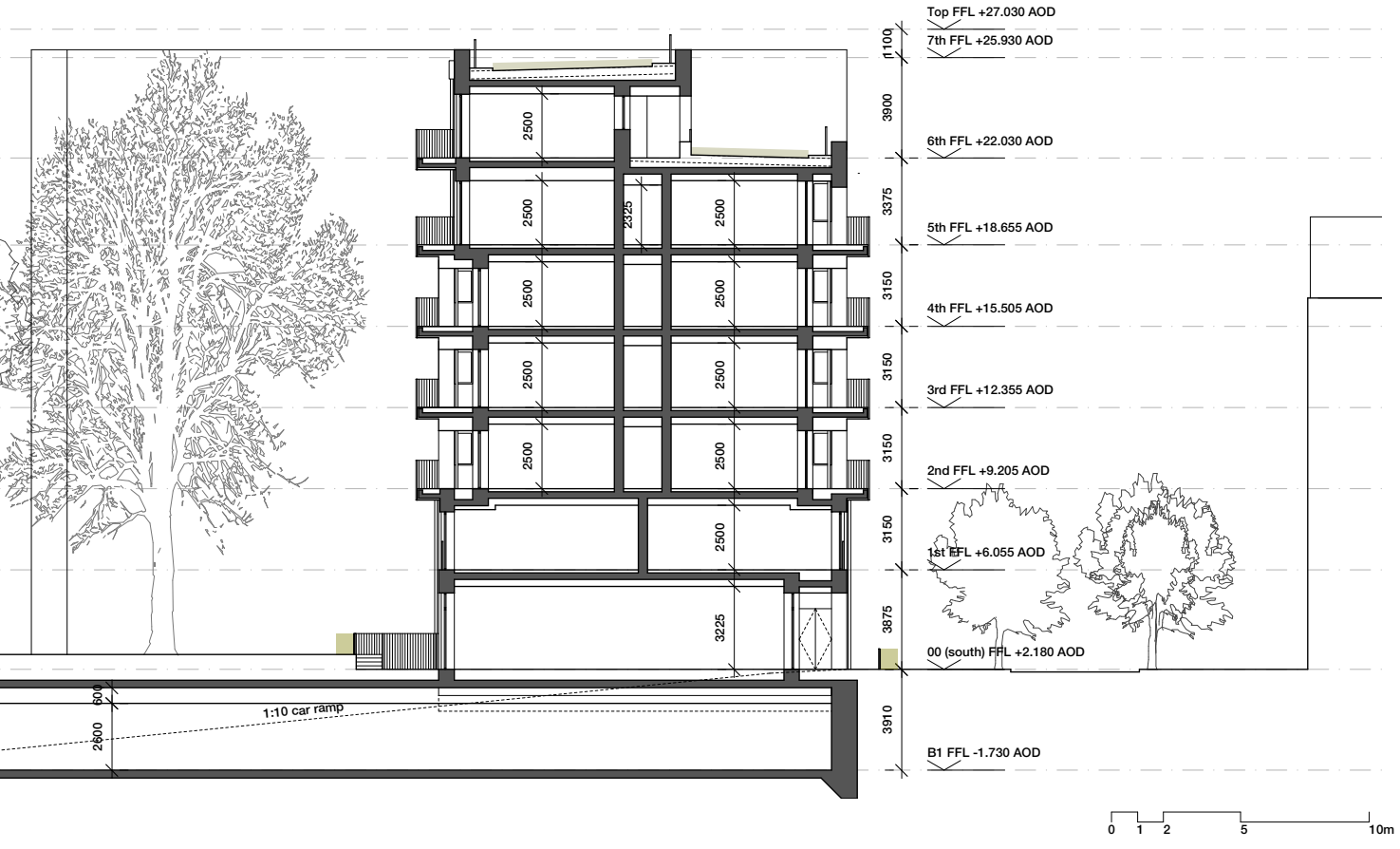
Detailed arrangement

EAST-WEST SECTION

The central element of the building is carefully modelled to give an appropriate scale and form towards Haywood Street and the courtyard. Recesses at ground create protected entrances to the maisonettes, with rear gardens sightly sunken into the courtyard. Above, flats are arranged either side of a central corridor.

Inset loggias offer a protected amenity space to these dwellings and allow for windows to be installed in the reveals – for apartments on Haywood Street this has the effect of enabling oblique views from the interior to the parks in the north and south. The apartments on the uppermost storey become dual aspect due to the setback formed on this level.




Top FFL +27.030 AOD
7th FFL +25.930 AOD
6th FFL +22.030 AOD
5th FFL +18.655 AOD
4th FFL +15.505 AOD
3rd FFL +12.355 AOD
2nd FFL +9.205 AOD
1st FFL +6.055 AOD
00 (south) FFL +2.180 AOD
B1 FFL -1.730 AOD
1100
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3375
3150
3150
3150
3150
3875
3910
2500
2325
3225
600
2600
1:10 car ramp
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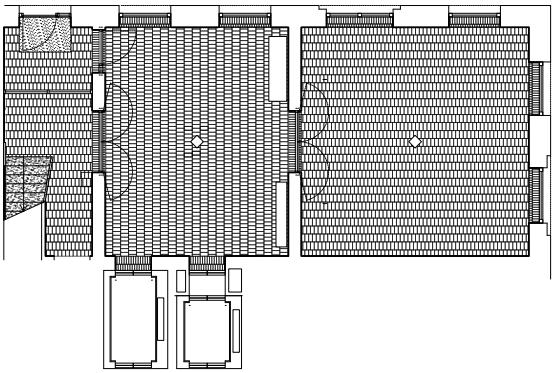
PLOT 4D

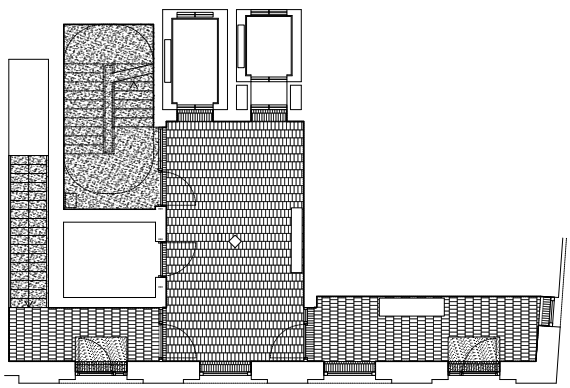
Detailed arrangement
GROUND FLOOR

The ground floor is arranged with maisonettes that are accessed directly from the public realm. This entrance sequence is made through a deep threshold including a planted boundary and a porch, helping to appropriately separate occupants from the public street. A much more direct relationship between interior and public exterior is evident in the treatment around common entrances, where hard-landscaping extends right up to the building perimeter. This maximises the animating impact of the shared functions on the public realm. Bin and bike stores are located carefully for convenient use, whilst mitigating disturbance to dwellings.

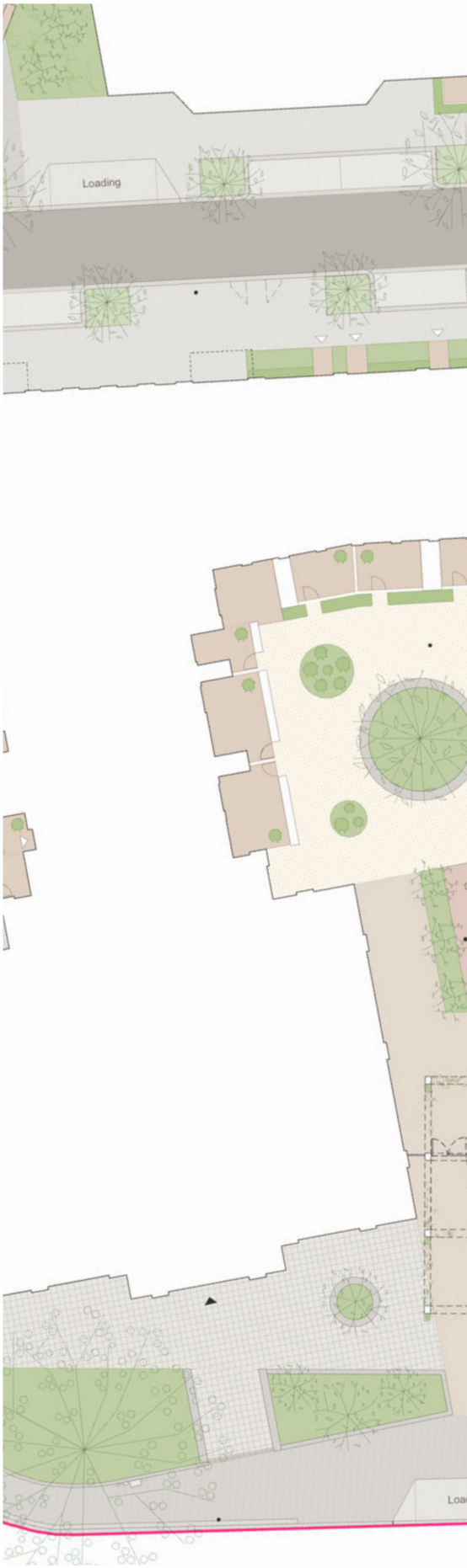
The prominent corners are occupied by common entrance spaces and (in the case of the northern core) a flexible resident's space.



Entrance lobby (north)



Entrance lobby (south)



Loading
APF
APF

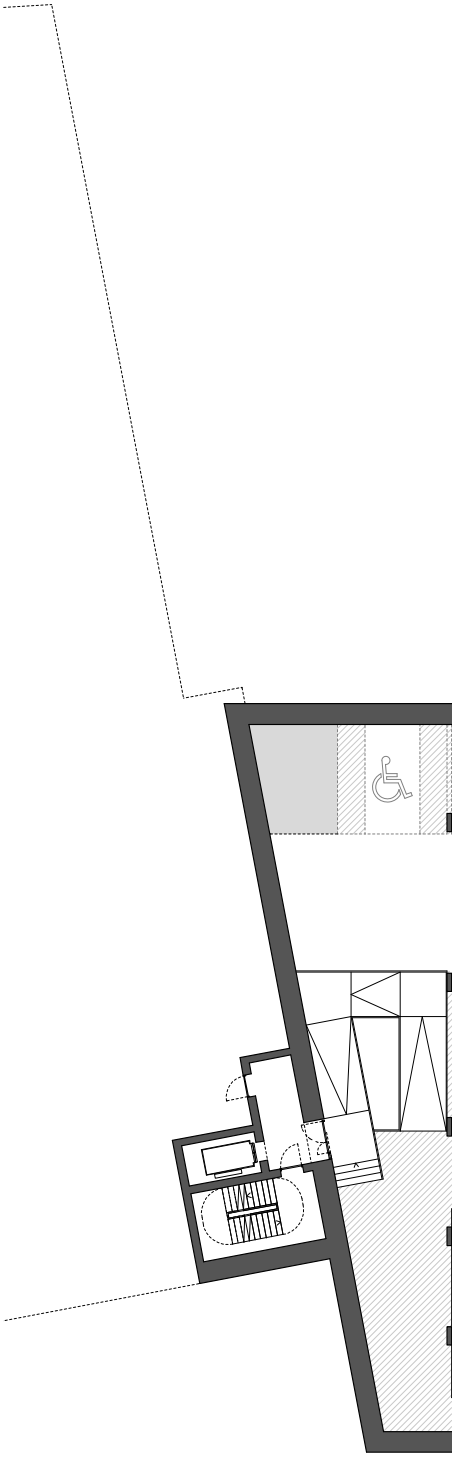
PLOT 4D

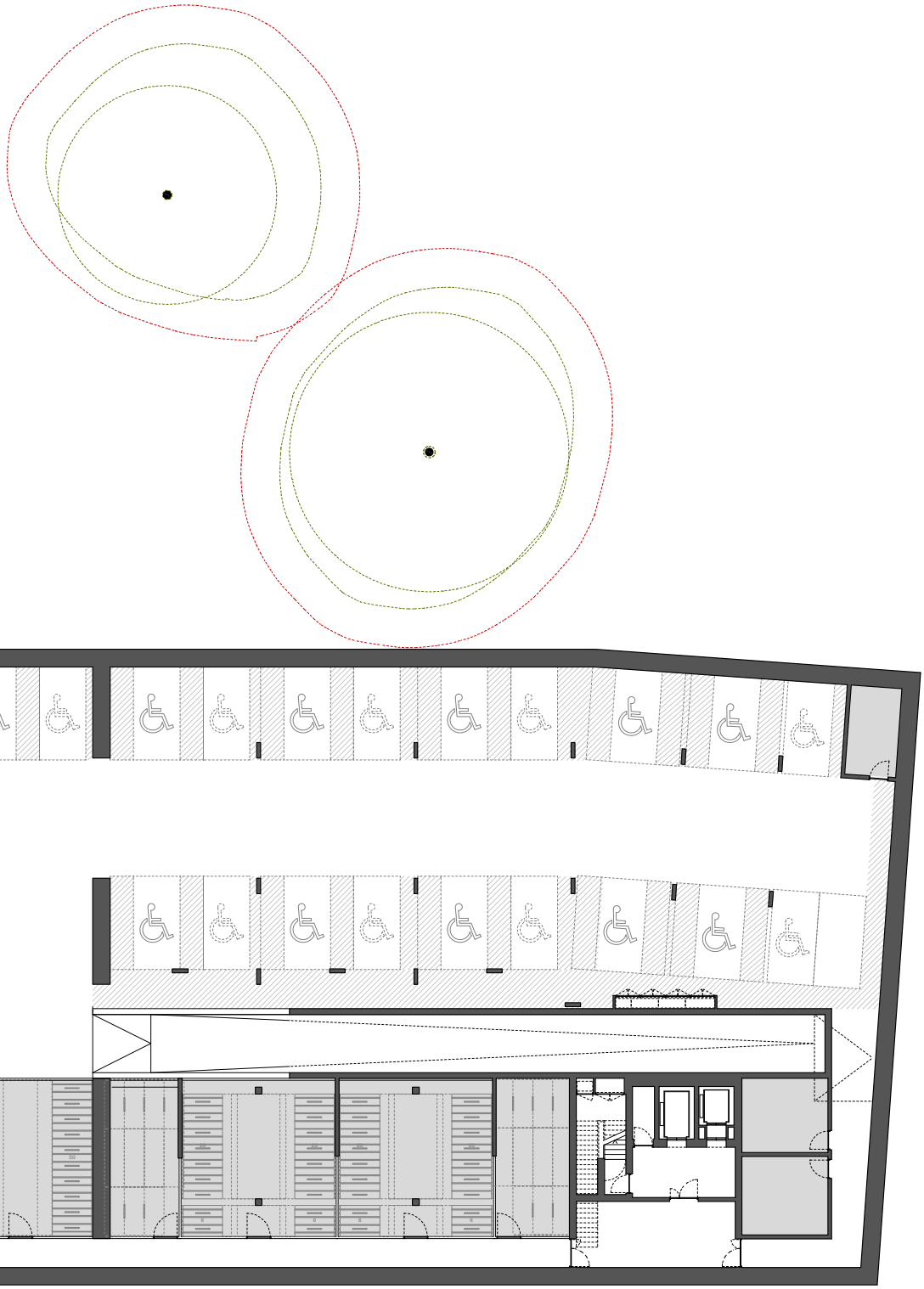
Detailed arrangement

BASEMENT

The basement of 4D provides shared cycle storage, wheelchair accessible car parking and plant. Cars access the basement via the ramp from Haywood Street. The design of the car park entrance, ramp, and arrangement has been designed carefully in collaboration with traffic consultants and landscape architect to ensure it works technically, whilst having a strong character and quality.

Occupiers of the northern core access the cycle store via a shared stair and lift in the base of the tower (in 4A) whilst social rent tenants in the southern core access via their own dedicated south core.



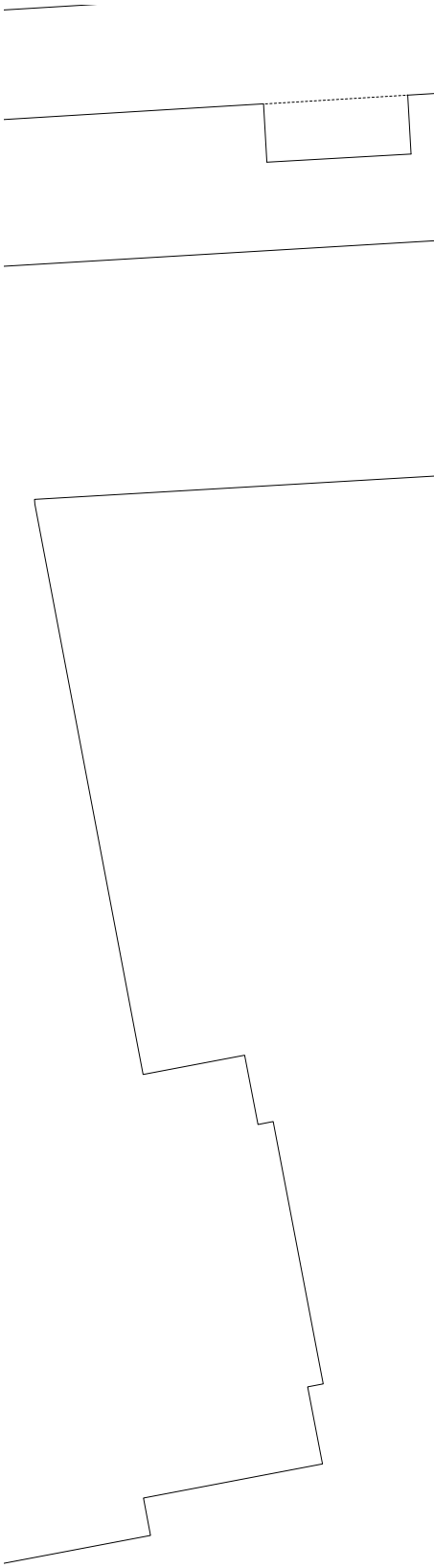


PLOT 4D

Detailed arrangement

TYPICAL UPPER FLOOR

Northern and southern arms of the building accommodate stacked maisonettes through these typical floor levels, while east and west facing apartments occupy the central element along Haywood Street. Inset loggias to apartments allow for oblique views from the interior and provide protected external amenity. Large, dual aspect flats hold the two corners of the building, including a three-bedroom family unit to the southern core which is wheelchair accessible, with views to the south and east. The diagram shows the delineation of social and private sale tenures between northern and southern cores, with the southern core occupying the favoured southern aspect overlooking Burgess Park.



Social Rent

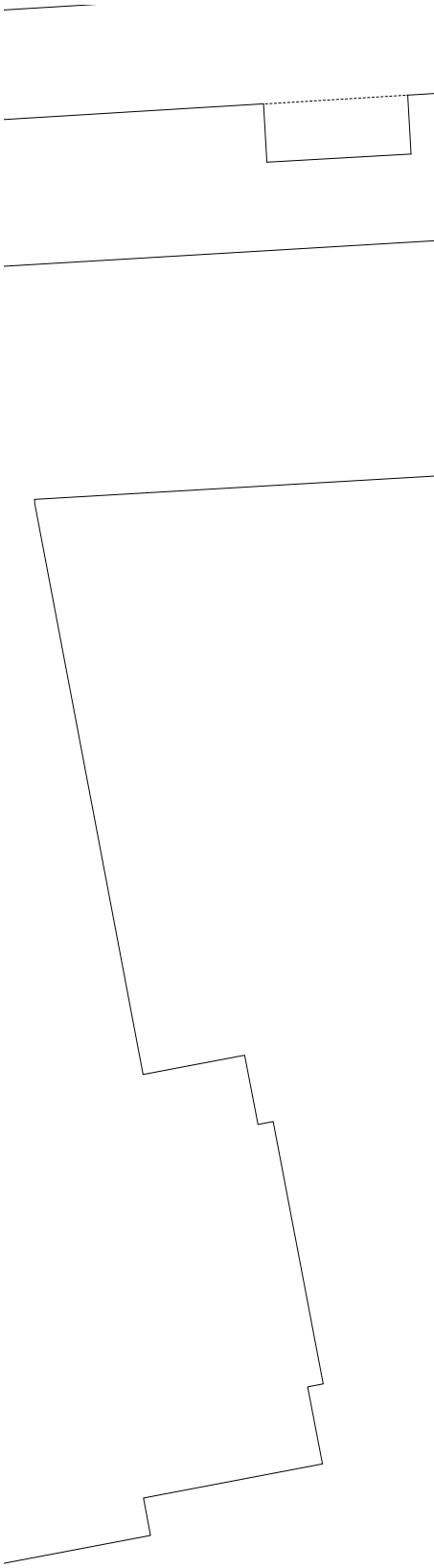
Private Sale

PLOT 4D

Detailed arrangement

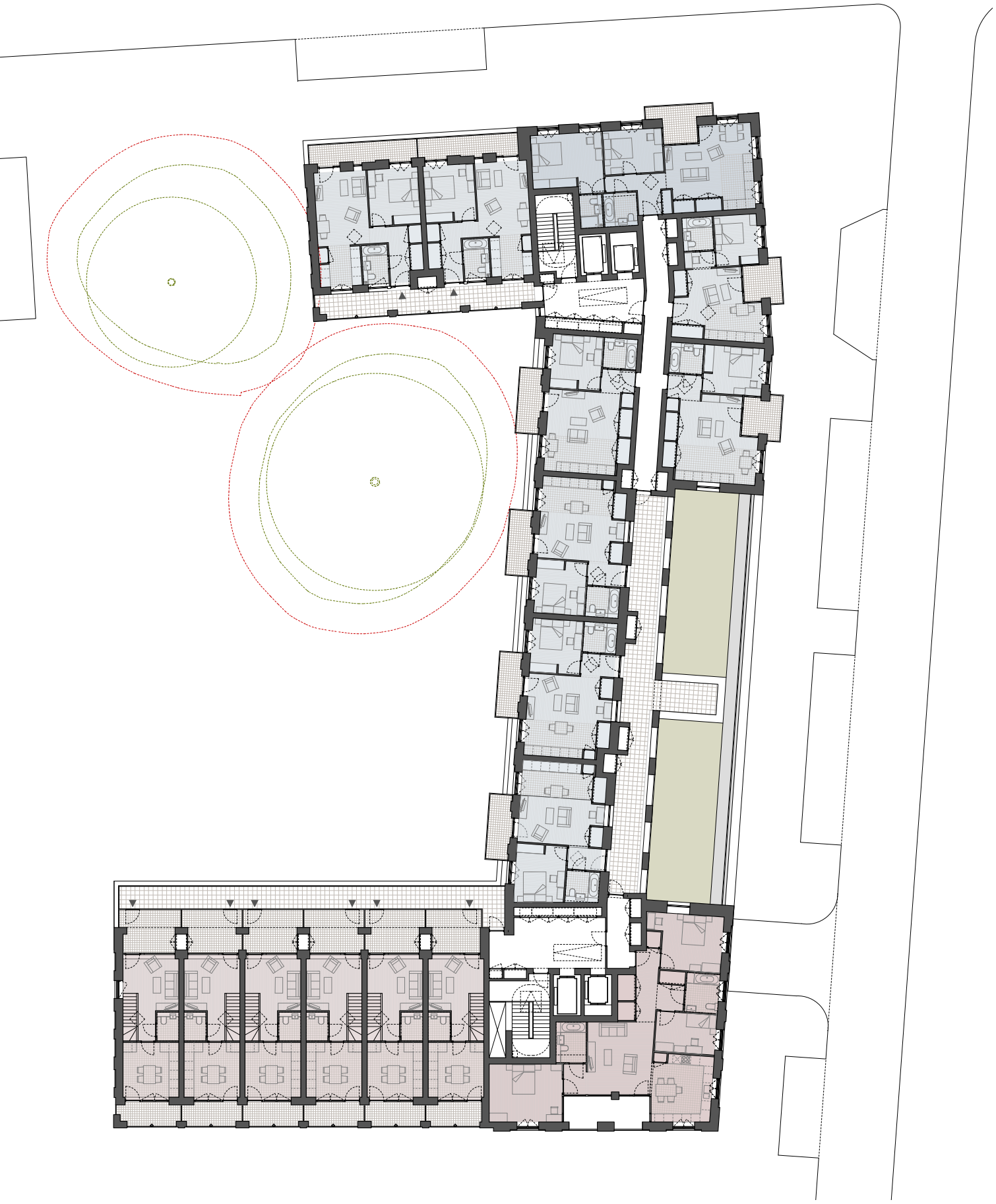
SIXTH FLOOR

The uppermost floor highlights several moments at which the building is cut-back from the typical floorplate. Maisonettes on the southern arm of the building are accessed from this top storey (stepping down internally to associated bedroom accommodation), liberating south facing decks to be used for amenity space. The remaining dwellings on this level are apartments with additional opportunity to provide dual aspect homes (and a view across a green roofed visual amenity) provided by the large cutback aligned to Haywood Street.



Social Rent

Private Sale

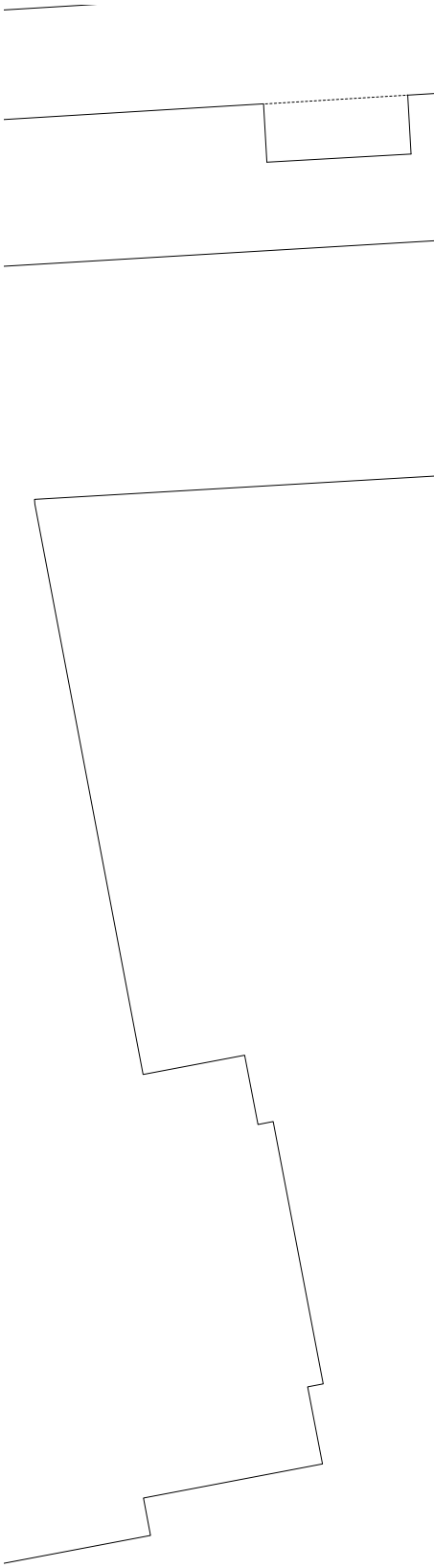


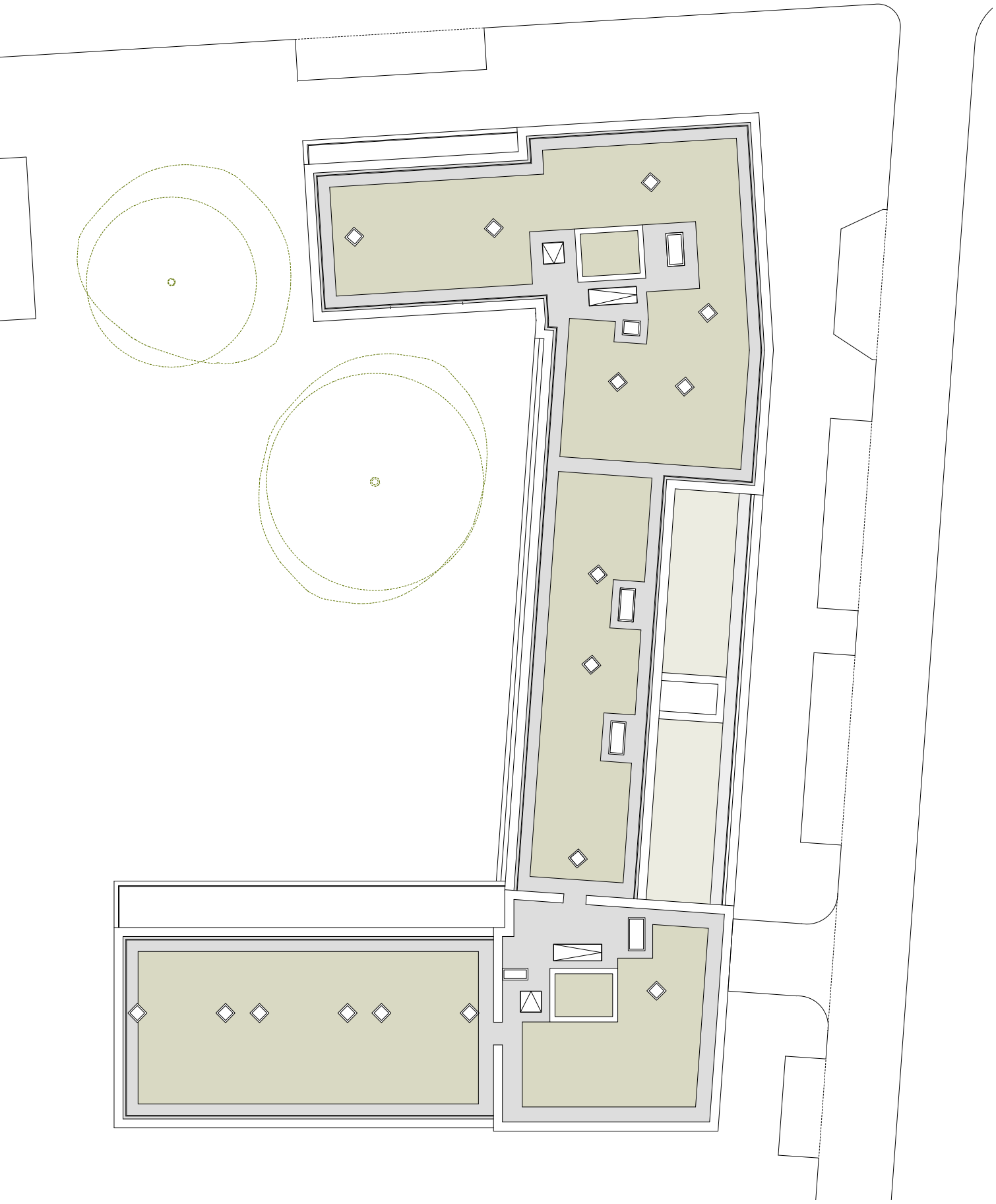
PLOT 4D

Detailed arrangement

ROOF

Roof surfaces are devoted to photovoltaic arrays and planted green roofs, in line with the stringent Urban Greening Factor targets applied to (and met by) the project. Access is for maintenance personnel only via access hatches.





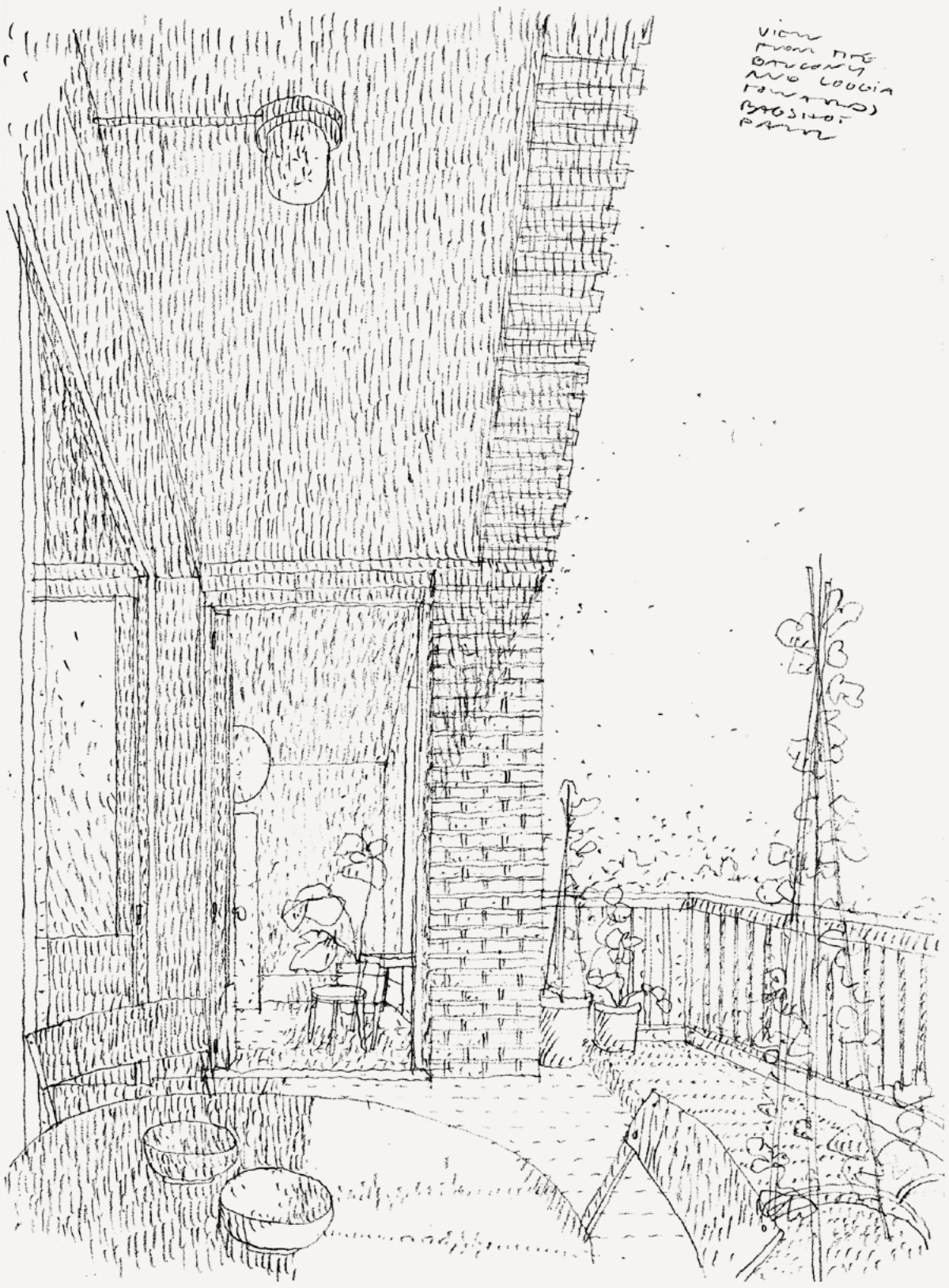
External amenity

A SPECIFIC STRATEGY

Every dwelling in the building is afforded its own private external amenity space and views of an external, communal green space. This connection to the outside, and to views of green spaces beyond, is considered to be an important feature of the interiors. Amenity spaces are always adjacent to living spaces (e.g. kitchens or living rooms) so as to provide maximum benefit to occupants.

The significant majority of these amenity spaces also offer a portion of covered external space (as shown in the loggia example sketched here), which gives the space additional useful function.

Inset loggias are glazed on three sides, bringing a connection to the outside deep into the plan of the apartments and enabling oblique views of the outside (often towards green open spaces) from the interior. By integrating the external spaces carefully with the plans of the homes they can be considered as external rooms, extending the scale of the dwelling and the suite of spaces available to the occupants.



View from an inset loggia

Consultations

PRE-APP AND DRP

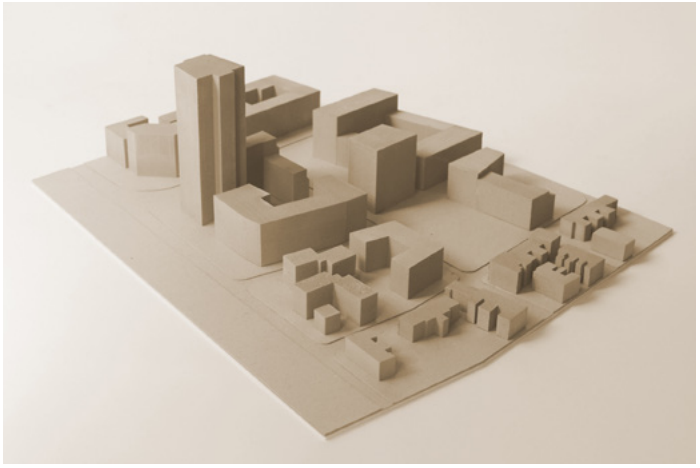
PRE-APP 05 (12.05.21)

Presented:

- Contextual analysis - the setting, nearby buildings and typologies.
- Building strategies - entrances, orientation, footprint.
- Initial form and massing - a building made with responsive imprints and impressions

Feedback:

- Courtyard should be made as generous as possible, improving sunlight penetration and outlook for residents.
- Acknowledge the need for building to adjust, but building appears too monolithic and singular in appearance. Explore three buildings that break down the block in a deliberate way.
- Entrance and orientation needs to be stronger, perhaps making a strong gesture to Burgess Park.



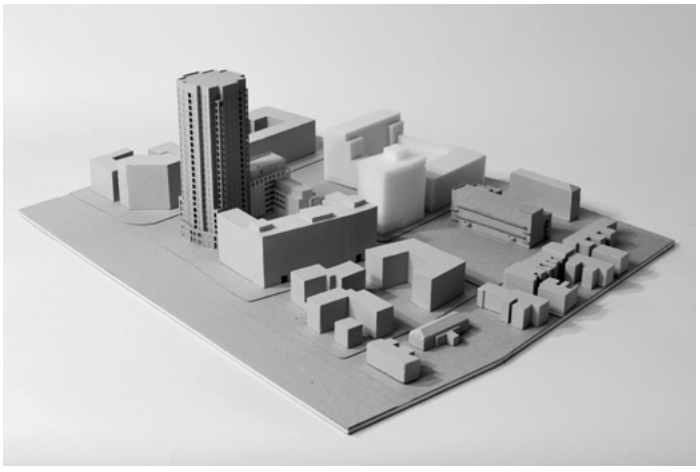
PRE-APP 09 (04.08.21)

Presented:

- Plot 4A and 4D acting together as a 'block' - its settings and responsibilities.
- Landscape and public realm.
- Development of building form.
- Development of façades.
- Key moments around the building.

Feedback:

- Architectural ideas are strong, but there is still a concern with scale, massing and articulation.
- A change in height should be explored around the block. Acknowledgement that any loss of accommodation would need to be compensated elsewhere.
- Building appears as a 'singular warehouse-style', which doesn't change in character. Façades should have different characters and expressions.



PRE-APP 11 (10.10.21)

Presented:

- Further development of the 'block'.
- Scale and massing - A building of three distinct blocks.
- Character and Articulation - establishing façade principles.
- Key moments around the building.

Feedback:

- Architecture is a lot richer.
- The scale of the building towards Haywood Street needs further development, through a more significant setback or drop in height.
- The articulated base of light brick should relate more strongly to context.
- Communal entrances should be prominent and clear. Removing the passageway connecting Haywood Street to the courtyard should be explored, turning that into another use.
- Gables of the building need careful attention and development,
- More detail of the courtyard façades would be welcomed.

PLOT 4D

Consultations

PRE-APP AND DRP

DRP 2 (14.12.21)

Presented:

- Further development of the 'block'.
- Landscape design of the shared courtyard.
- Building arrangement and organisation.
- Building character, articulation, and material expression.

Feedback:

- The overall approach to the block was considered commendable. The approach taken towards townscape, orientation, connections, relationship to context and variety worked well. How 4A and 4D relate to one another is important.
- The panel liked the different brick tones, and this 'boldness' should be maintained.
- Flats and layouts were considered well-proportioned and generous. Deck access should be made as wide as possible.
- Questions were raised about the route from the social rent core to the courtyard. The courtyard should have more space for children.
- The portal structures forming the entrance to the shared courtyard needs to be carefully considered and should feel inclusive.

PRE-APP 13 (15.12.21)

Presented:

- Further development of the 'block'.
- Landscape design of the shared courtyard.
- Building arrangement and organisation.
- Building character, articulation, and material expression.

Feedback:

- It was acknowledged that overall, there were a lot of positives about the scheme expressed at DRP 2. There is something special about the flats, which will create special homes.
- Still a concern with the overall distribution of height, especially towards Haywood Street. The two-storey setback wasn't considered a strong enough formal gesture and didn't address the suggestion of lowering the height.
- Inequality of access to courtyard between southern (social tenure) core and northern (private tenure) core needs to be addressed and explored further.
- Gable walls need more development.

PRE-APP 14 (11.02.22)

Presented:

- Rethinking of the height and scale of the massing towards Haywood Street.
- Developing a common access to the shared courtyard.

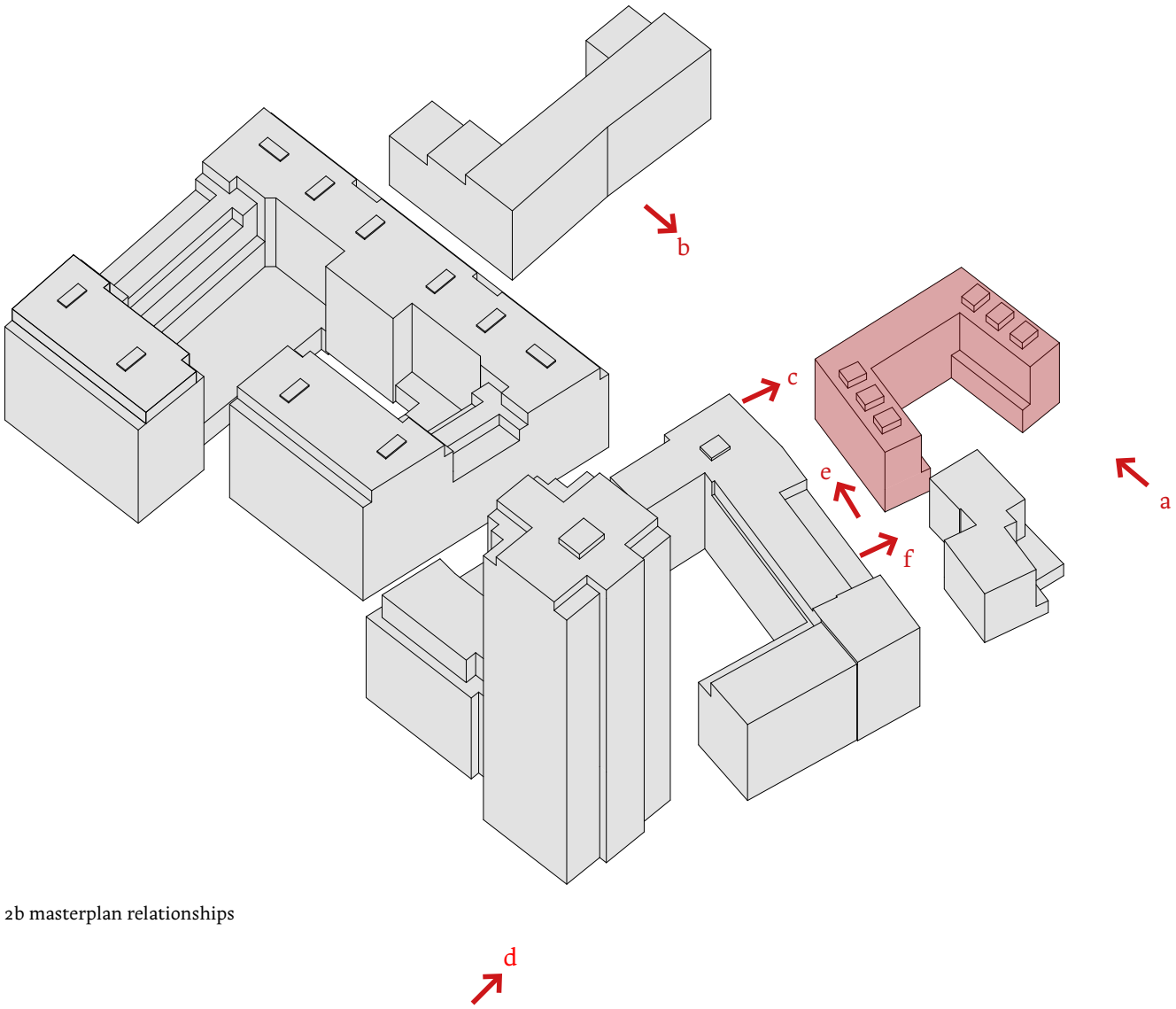
Feedback:

- The set back on the top level works well and gives an appropriate scale. The arrangement of flats on this level also improves outlook and overlooking.
- The planted buffer space between the building and Albany Road feels exclusive, and should instead feel inclusive to the general public, and comfortable for those with impairments.
- Consideration should be had to whether it would be beneficial to give the residents more private space in this area.
- Inequality of access to courtyard between southern (social tenure) core and northern (private tenure) core needs to be addressed and explored further. Direct connections from both cores, and a relocation of the southern core could be explored.
- Careful consideration should be taken to understand how the public route, the pergola structure, and the playspace, interact and overlap.

7 PLOT 4B

Massing and orientation

The Junction of Bagshot Street / Albany Road has signified the intensification of height and density of the Aylesbury estate from the south east for over 60 years. Therefore, plot 4B hold a familiar and historic position of increased mass in the grain and context, of which our proposals are a continuation. Our building is intended not only to contribute to the quantum of accommodation, but crucially to frame placemaking. Our placemaking approach wishes to mediate this intensification in massing while promoting an intuitive & familiar street character. As such our proposal is for a legible, uniformly 5 storey, 'u' shaped residential building whose footprint provides coherence to a defined urban block comprising several different ownerships. The current footprint of the site is marked by awkward & illegible building relationships.



Phase 2b masterplan relationships

a

b

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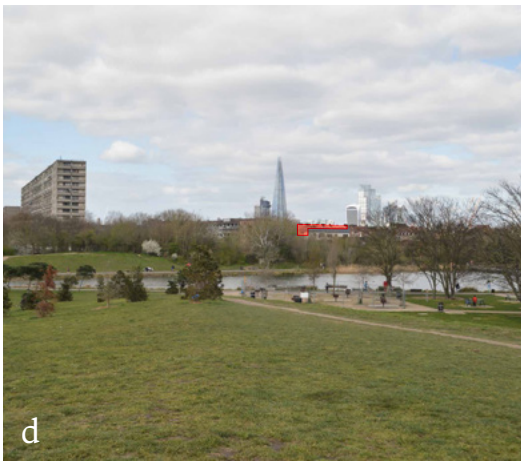
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f

The site's western edge faces on to the proposed masterplan extension to Haywood Street, across which is the proposed the 7-storey plot 4D. Within its block, plot 4B is abutting the Ministry of Justice, Approved Premises Facility (APF) and Domville Court to the south.

From the south along Haywood Street, existing massing within the block steps up to the 4 storeys of the APF. We propose a further step up to 5 storeys on plot 4B.

From the west cross Haywood Street, our proposals step comfortably down, from the 7 storeys of Plot 4D, establishing an urban residential street character, with active and neighbourly street entrances.

From the junction of Albany Road and Bagshot Street the existing built form steps up from a 2-storey contemporary private villa to 4 storeys of affordable housing at Domville Court. We propose plot 4B to be a further step up to 5 storeys between this point and the junction with Mina Road.

From the east across Bagshot Street, our proposals step up from the existing terraced grain of 2 storeys.

Existing site boundary between Domville Court & Ravenstone on Portland Street

Plot 4B is intended to be a massing of some presence in the street scape, acknowledging the existing jump in height scale and density which announces Aylesbury Estates boundary.

The site's northern aspect addresses the new Bagshot Park, looking across the new proposed Mina Road extension connecting foot and cycle traffic to Thurlow Street.

Our proposals present a continuous face which frames the park, enhancing the character of a dense residential community organised around a broad public amenity space.

Plot 4B lines the street edges on 3 sides, creating a communal courtyard open to the south. This provides a civic urban face and an intimate, bright and convivial, interior face.

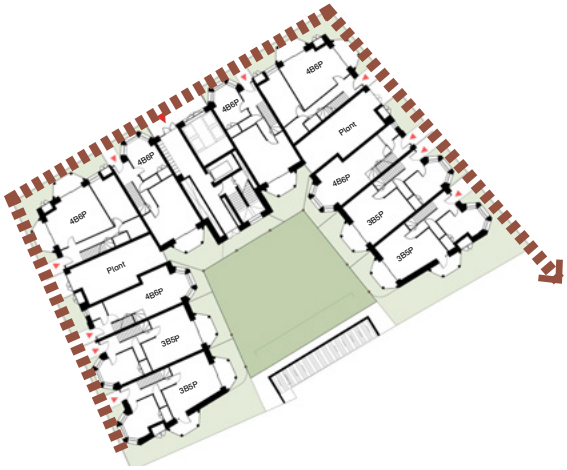
The rooftop amenity of our proposal provides a largely secluded realm for residents. There allows aspect to and prospect from Burgess Park, Kingslake Estate, and upper levels of proposed plots 4A, 4D, 5A & 5C.

Early massing model looking towards Burgess Park from the Kinglake Estate

KEY DESIGN PRINCIPLES

ACTIVE FRONTAGE

- From the begining, we wanted to maximise active frontage to the street through the use of individual front does to family homes.

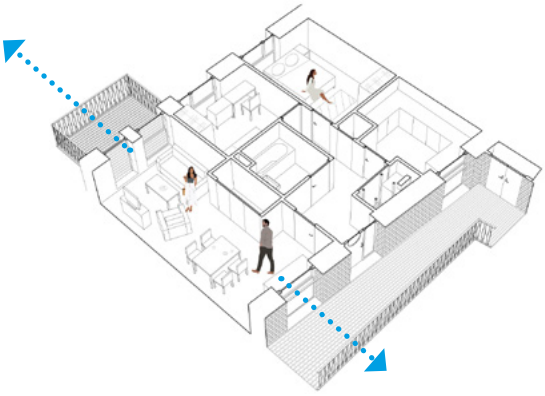


MAIN GROUND FLOOR ENTRANCE

- Street entrance to the common core was conceived as a welcoming partially double height volume. We sought to enphasise a convivial space with a glazed visual connection from rear courtyard to street and vice versa. This pulls south light through for most of the day.

DUAL ASPECT

- The 'U' shaped massing form addresses the surrounding street as a good neighbour while structuring views out and privacy within. The units are 100% dual aspect as a result.



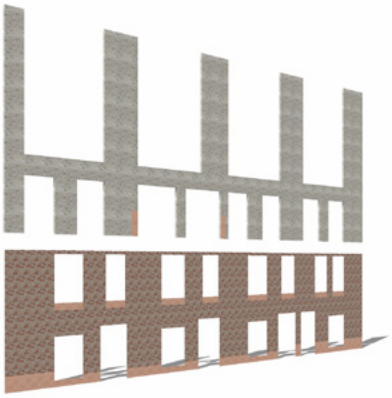
SHADED DEPTHS

- Deck access to upper units entered from the south facing back, implied a certain character of shaded sunlight. This initially led us to consider decorative framing that could also contribute shade against overheating. Whilst the deck access ultimately became simpler, the idea of shaded external access remains.

RECESSED PLANES

- Recessed brick planes emphasise groupings of unit typologies. These subtle recesses in the brick work plans allowing shifting groups of punched openings to be rationalised.

- Repetition upwards of each of the bay assemblies and recesses create a vertical emphasis and to each facade and rhythm to the street.



CONTRASTING BRICK

- We explored various subtle variations of brick cladding, to create a civic presence for the plot. This became simplified to contrasting tones at plinth and upper levels.

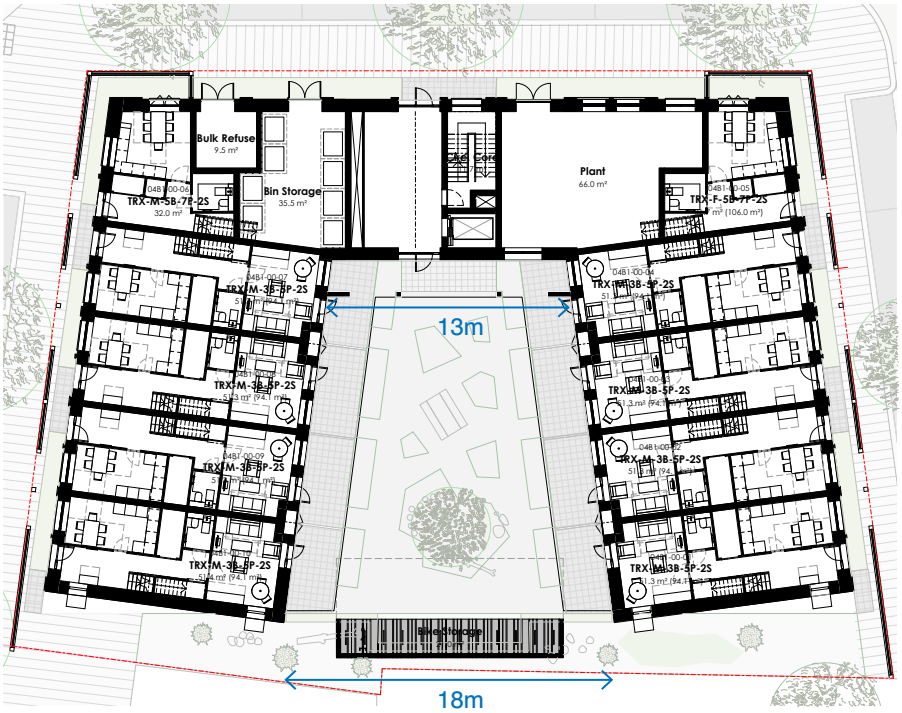
LOW CARBON ACCENTS

- Our design from the outset sought to reduce the use of decorative concrete. This was to reduce embodied carbon as far as practicable. As an alternative to expressed concrete to cills, lintels, canopies and access deck cladding we proposed the use of reconstituted cast stone accents into the predominant brick work.

PRE-APP COMMENT ON COURTYARD WIDTH

The Design Review Panel was generally supportive of our scheme, and requested no changes to what we presented. However, during our subsequent PPA, the planning officer felt the back to back distance across the rear courtyard was too narrow in terms of privacy, outlook and overlooking. They also considered it would be difficult to justify a 13m setback at the narrowest point.

We responded to these concerns by adjusting the footprint of the building. This resulted in a number of specific improvements to the layout:



Phase 2b site plan

POST PRE-APP RESPONSE TO COURTYARD WIDTH

- Clear wall to wall width at narrowest point of the courtyard to be at least 18m window to window at ground floor
- A wider more spacious internal courtyard, with wider proportioned units either side compared to previous unit versions
- Angled internal courtyard walls at 2nd floor to meet unit areas.
- Inset balconies became cantilevered.
- HIUs were relocated
- There was an overall reduction in unit numbers by 4.

Phase 2b site plan

Process

Process

Our design process began with a focus on issues which will impact the everyday experience of end users and how resolving these spatially and architecturally contributes to placemaking. These issues include Safety & Security and creating individual street level entrances to homes which contribute to a picturesque street character.

Repairing the fragmented urban block

Part of our early approach was clarifying the street block defined by Albany Road, Bagshot Street, Mina Road and Haywood Street. Fragmented at its southern end, our plot sought to positively consolidate it at the northern end with legible, handsome, street fronting, 'Parkside' edges.

The site is on a block bounded by 4 roads of varied residential characters; both the existing and proposed site. The existing urban block is split into 4 demises. The built form on each demise relates to the others and the street rather awkwardly, undermining the quality of the street. Front entrances are unintuitive further undermining the context.

We developed our built form to consolidate the block with 3 new legible street facing edges. We wanted these to

Awkward & illegible building relationships
The site is on a block bounded by 4 roads of varied residential characters; split into 4 demises Built form relates to each other and the street awkwardly; Front entrances are unintuitive, undermining the coherence of the street.

Promoting entrances on the street
Our built form would contribute to consolidating the block by reinforcing legible edges; new edges will have front door access promoting familiar qualities of residential streets with defensible space.

Promoting intuitive & familiar street character
This consolidation of the block promotes a positive new character to the public realm of the side streets; e.g Bagshot & Haywood Streets, with a critical mass of routine use, making them feel safer.

have front door access to family homes, promoting the traditional qualities of an urban residential street, with defensible space and neighbourly proximities of individual front doors.

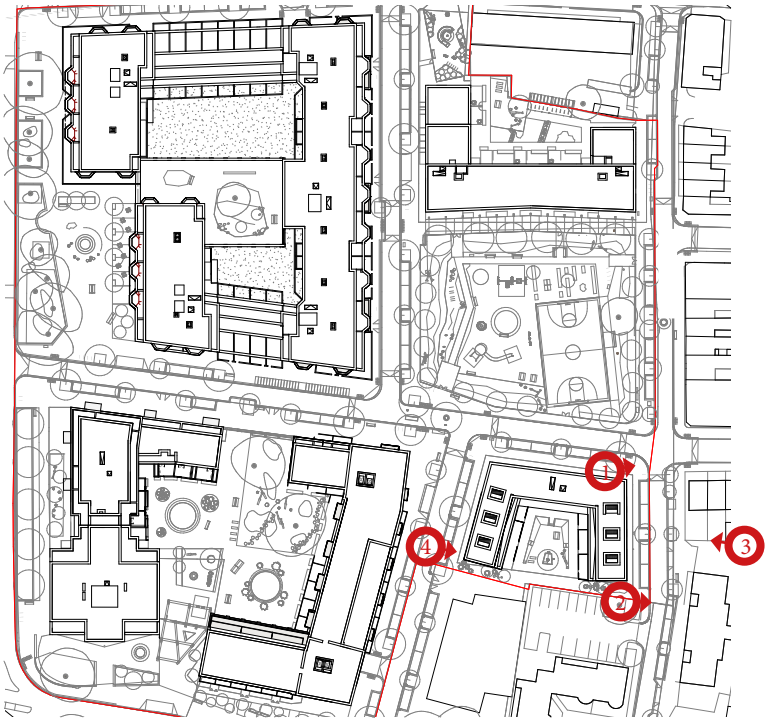
Our intention is that this consolidation of the urban block promotes a positive new character to the public realm of the side streets; e.g Bagshot & Haywood Streets are still a quiet but are leafier with a critical mass of routine use.

Passive surveillance at edges

We prioritised, pleasant overlooked public realm at vulnerable edges and points and defensible householder thresholds with individual from doors. This emphasised designing out the need for CCTV, razor fencing and management cost, in order that residents could feel safe and neighbourly both in their homes, but also to and from their homes. Research and knowledge of the existing context demonstrated that the site had persistent anti-social behaviour problems.

Parkside mansion block

1. Gable end & graffiti on gate;
2. Front entrance doors with 2no. CCTV cameras for safety;
3. 3rd CCTV camera & sign indicative of safety level;
4. Concealment space around APF edge



There are clear opportunities to improve safety and security at site edges.

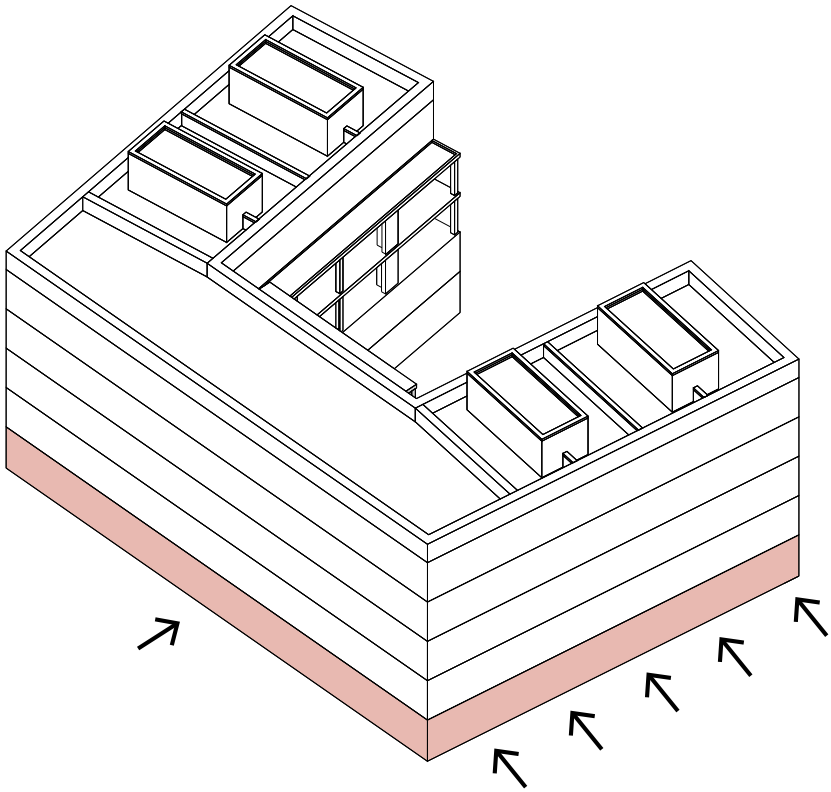
Our process was also interested in establishing the idea and atmosphere of a 'Parkside' edge experienced from the site. Trees and stronger edges contribute this 'Parkside' mansion block character for the street. Sides address a familiar London park (like Victoria park, Peckham Rye Park or Goose Green Park not far away in Southwark). Within the masterplan, Plot 4B's front addresses a neighbourhood garden square to the north.

We intend for this to contribute to a quietly picturesque step change in character from the existing dominant system-built context.

Relationship with other plots and context

Plot 4B We want to amplify elements of beneficial placemaking for the existing

Existing entrance arrangements are raised, alienating and encourage anti-social behaviour, while also undermining safety at street level.



Proposed street entrance arrangements

Bagshot Street Elevation

context, as well as think about architecture.

Our plot is defined by complementary relationships to other new plots' urban gestures, (new scale of edges & enclosure and new open spaces as a green link); as well as existing conditions of scale, grain and context. Our design drivers were as much about the impact of the building as the architecture itself.

Proposed 'Parkside' mansion block character framing Bagshot Park

Layout

Building brief

Our brief was to produce proposals for Plot 04B of Phase 2B to support the submission of a detailed planning application. The tenure is for 100% social rent nominally to accommodate decanting residents form the existing estate's community.

The total number of units has reduced to 24 units as the building has evolved through consultation with stakeholders including London Borough Southwark planning and design officers and the Design Review Panel. Throughout this consultation process to address comments relating to massing the massing has been optimised to respond to these comments rather than maximised; For instance, with the widening of the rear communal garden to increase back to back privacy and reduce the risk of overlooking, accommodate more directly south facing green amenity space & urban greening known to be good for wellbeing and admit greater daylight. This has resulted in a stronger more comfortable scheme reflecting the ambition to both help meet pressing local housing demand and create quality places that will endure. The proposed unit mix is set out in the table below:

Layout principles

The layout principle is to invert the current alienating entrance arrangement on the existing system-built parts of the estate where entrance sequences are attenuated to upper levels and the street level is unconnected to homes directly. These previous raised and blind entrance walkways resulted in desolate and anti-social streets at ground level.

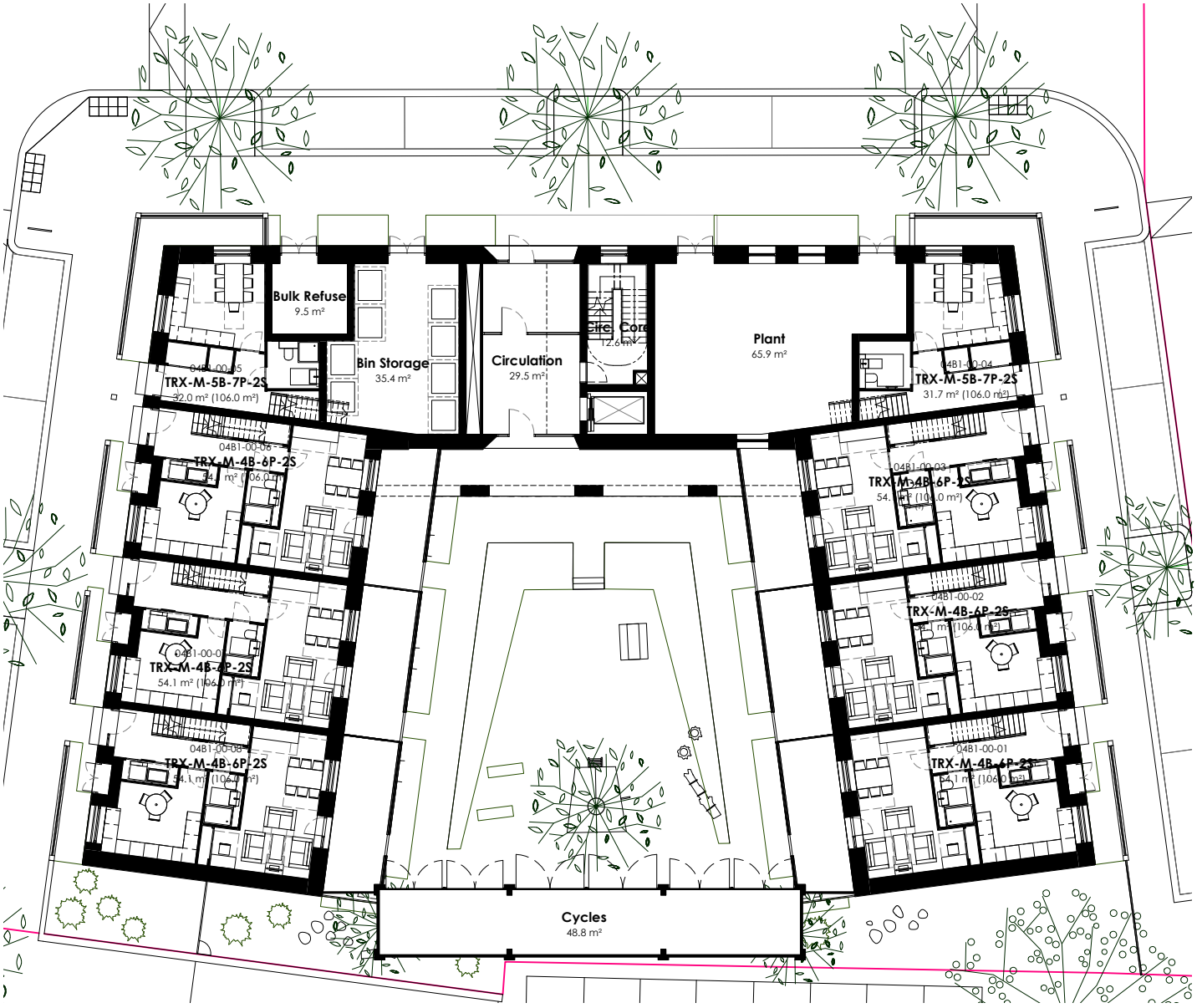
In contrast to the existing, our ambition is to emphasise direct street entrances to individual dwellings, behind thresholds of defensible space; like a traditional terraced street.

We propose this to contribute to placemaking by improving street character; urban legibility; connections to the surrounding historic grain of terraced homes on Mina Road; and a powerful but intuitive step change in character.

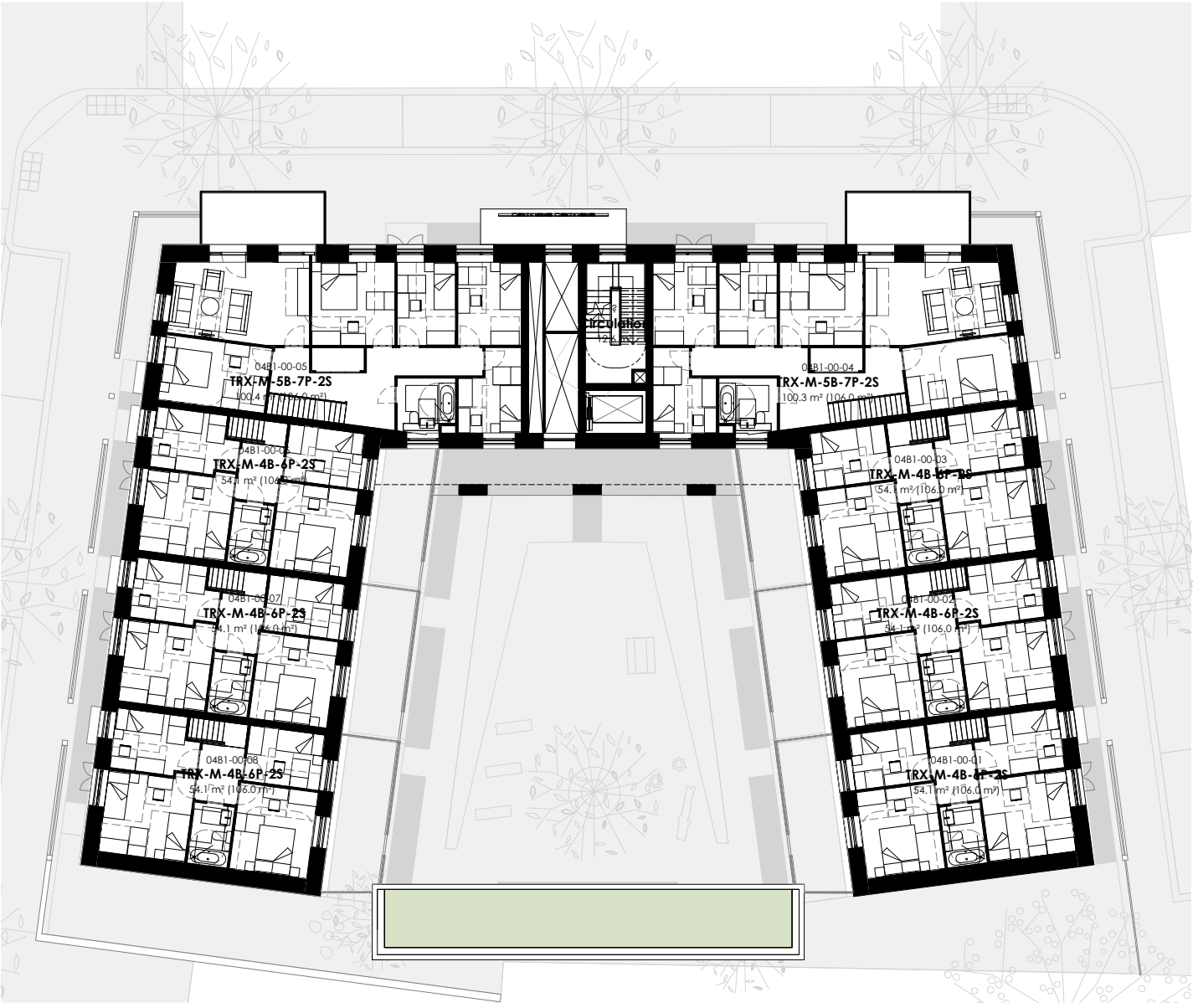
The building proposed for plot 4B is a 3-sided courtyard block addressing side streets to the east and west and a new public square (Bagshot Park) to the north. It is open to the boundary at the south.

Early view exploring individual homes entered at street level

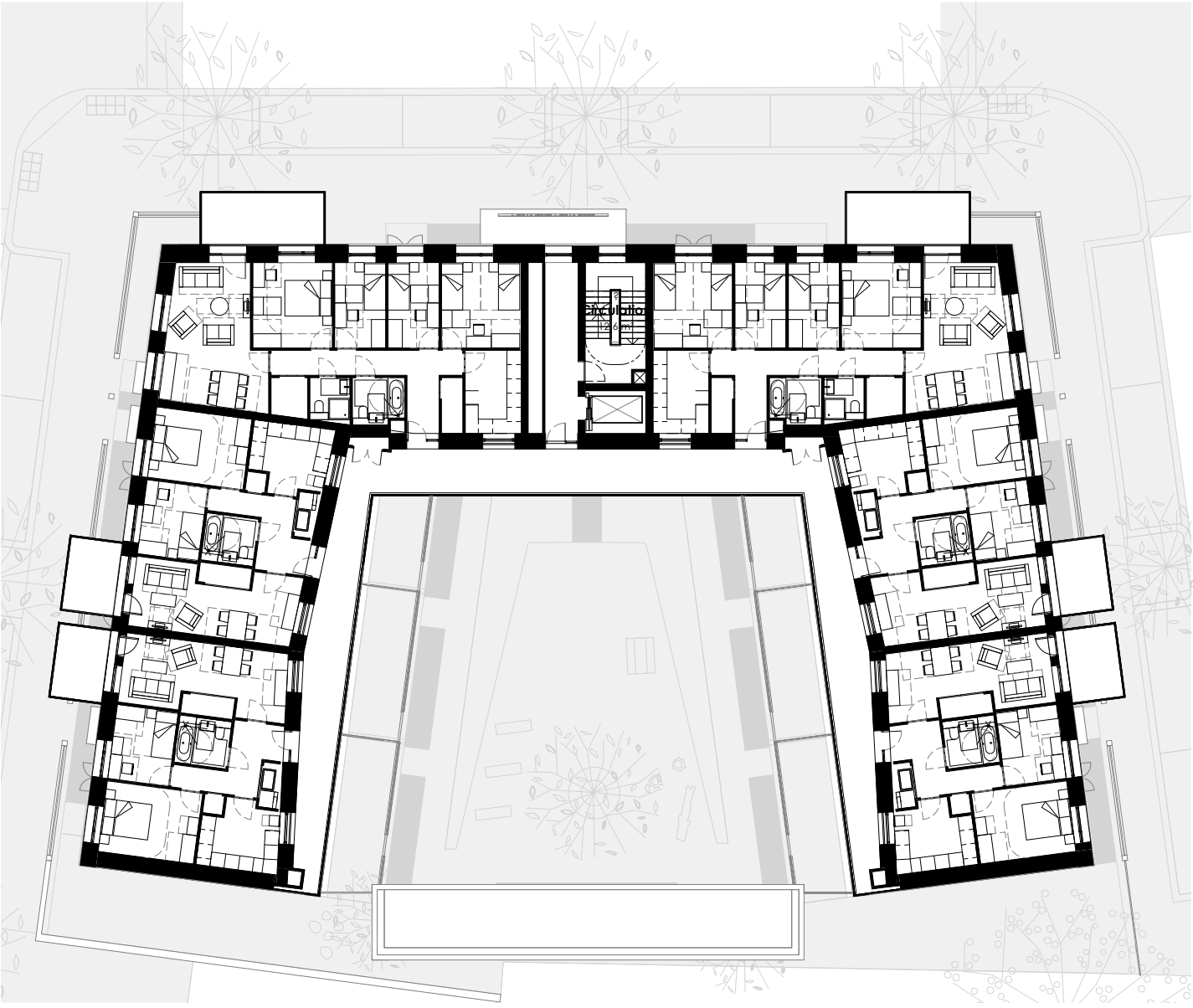
GROUND FLOOR PLAN



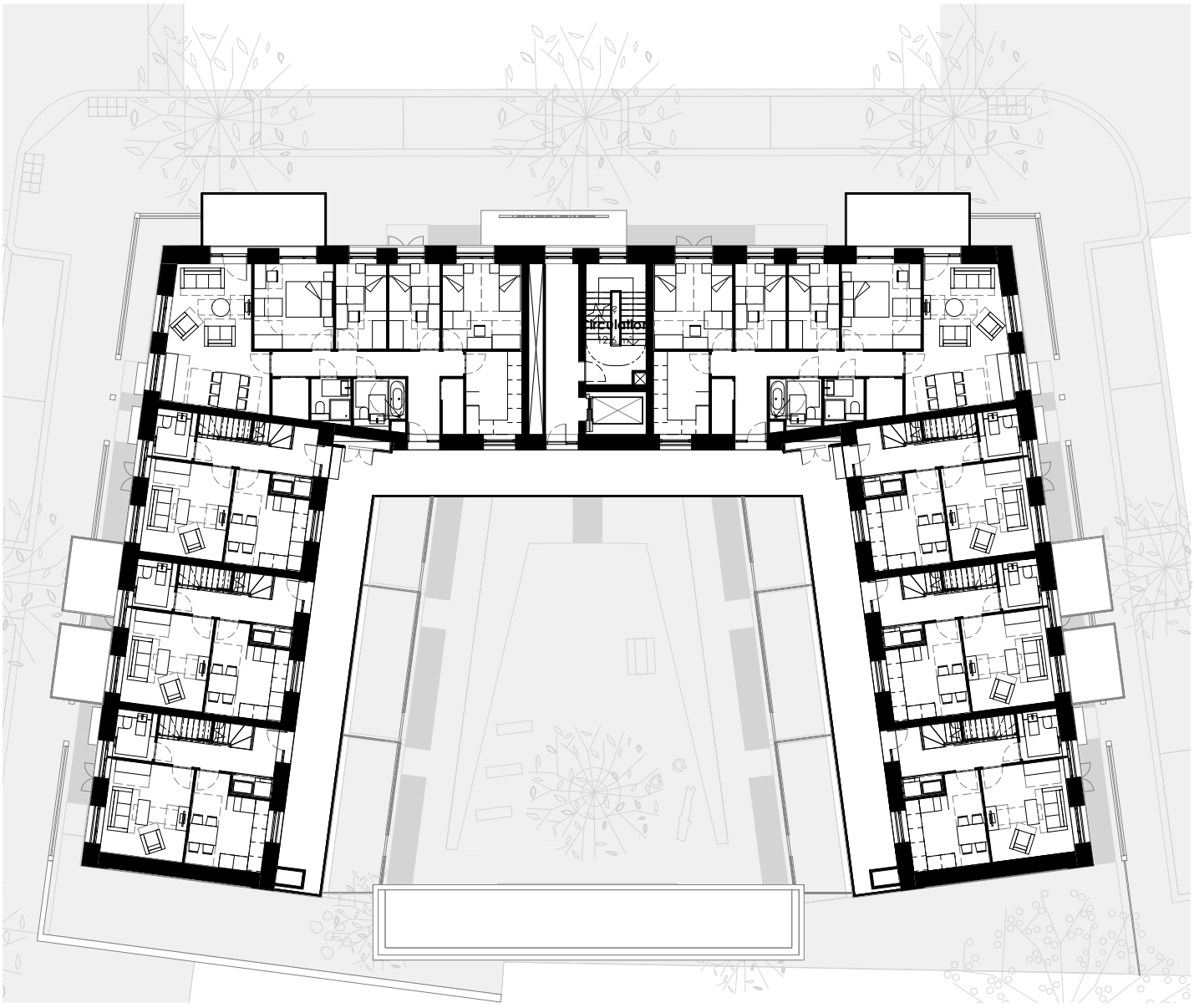
FIRST FLOOR PLAN



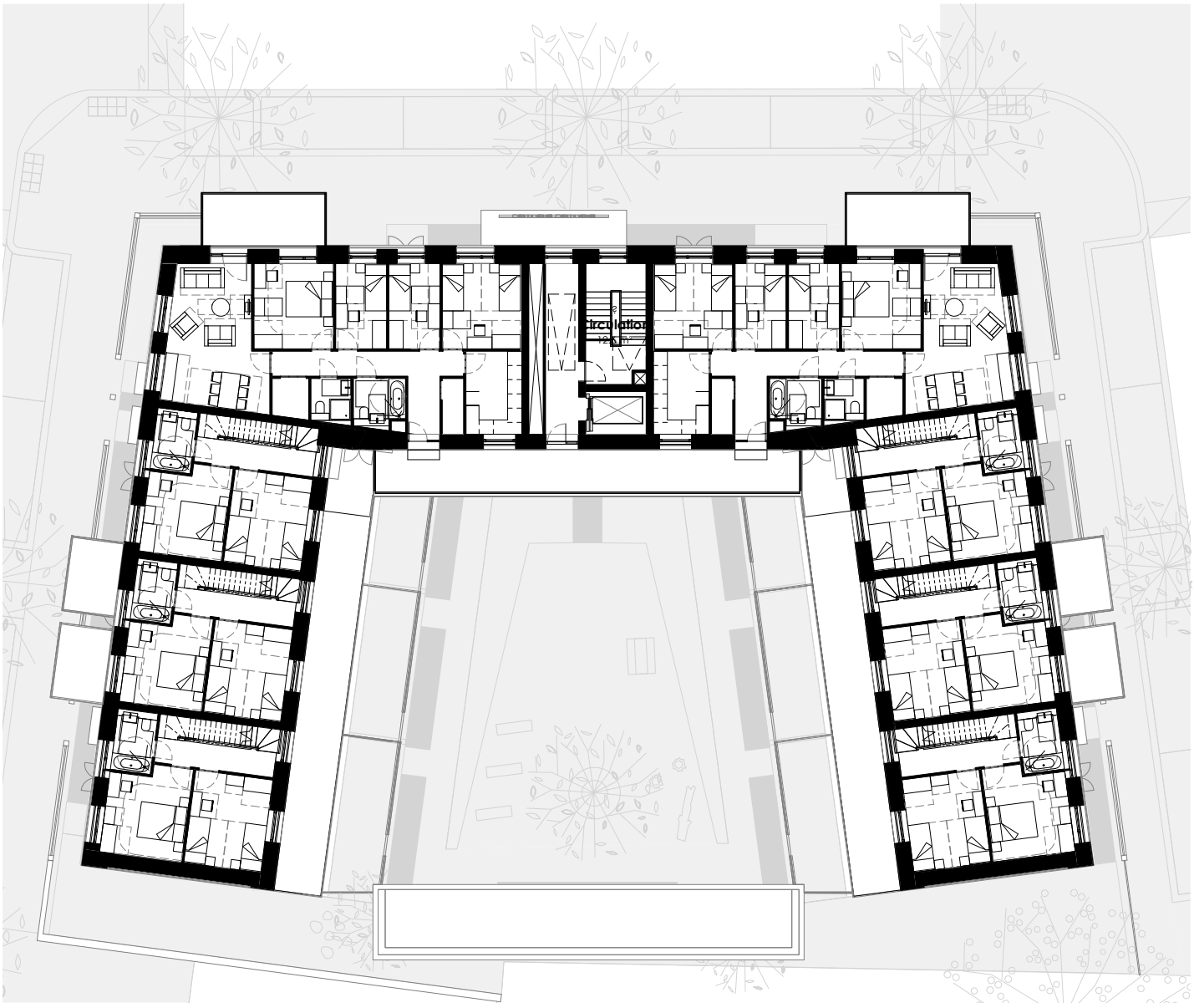
SECOND FLOOR PLAN



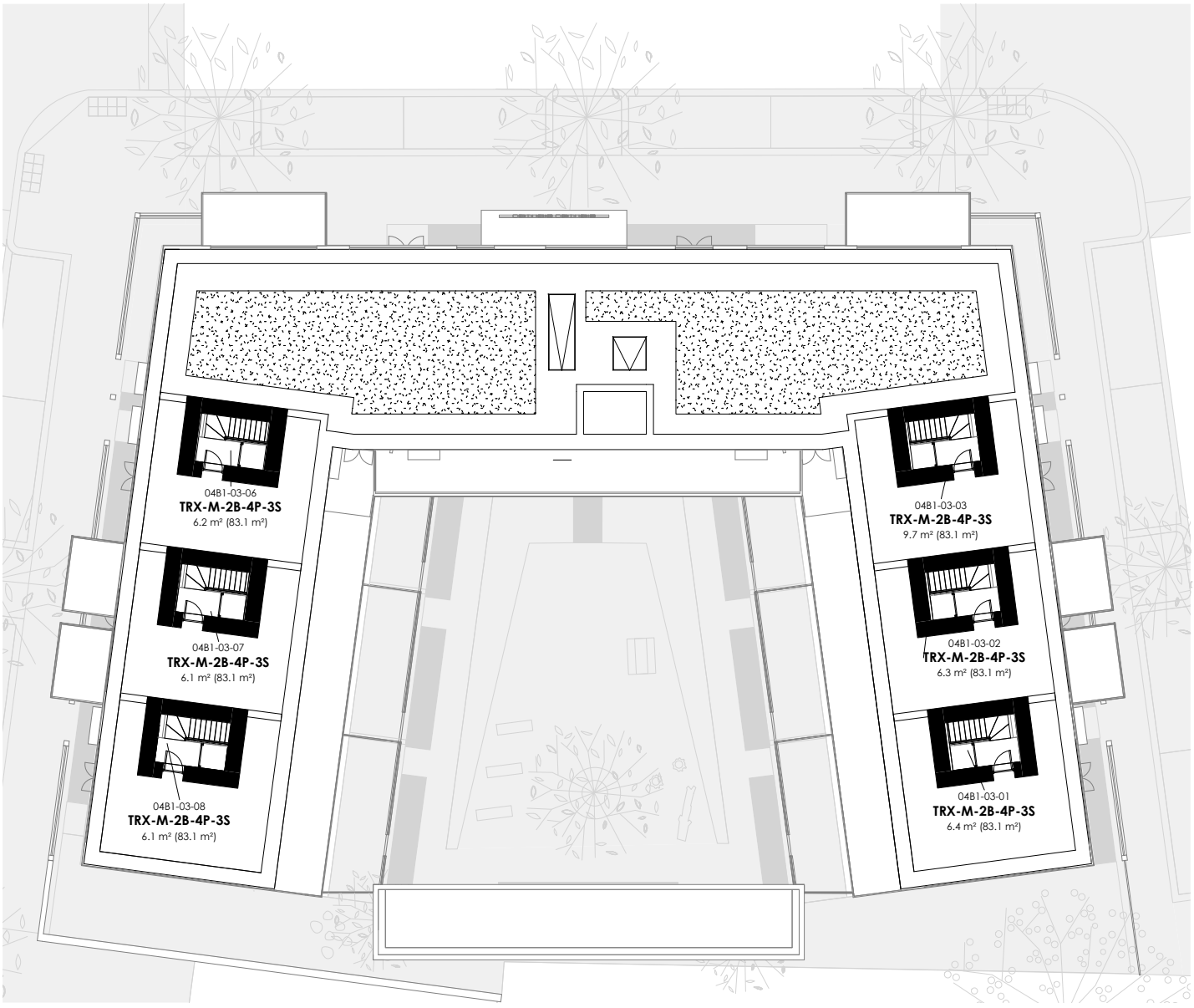
THIRD FLOOR PLAN



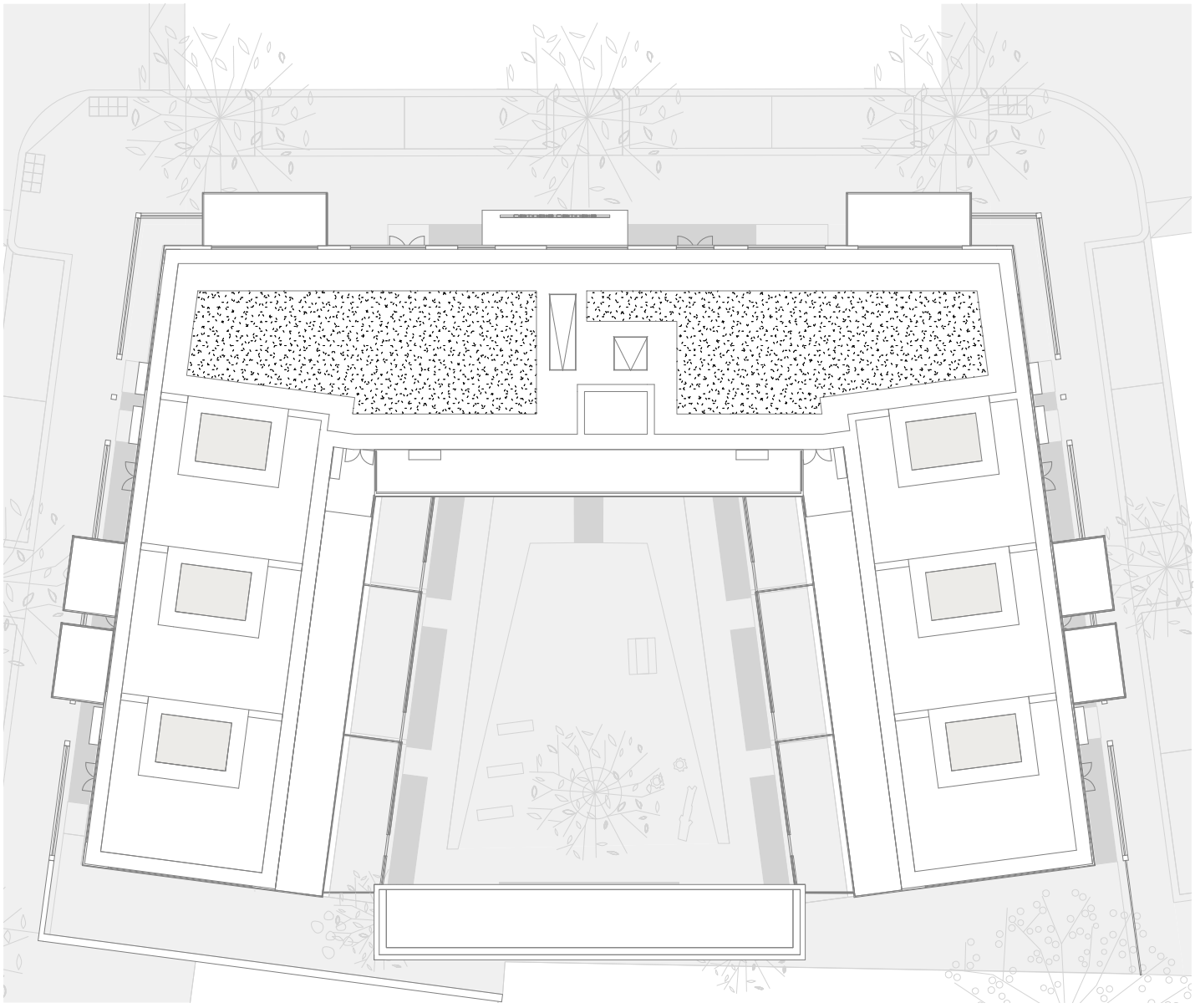
FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



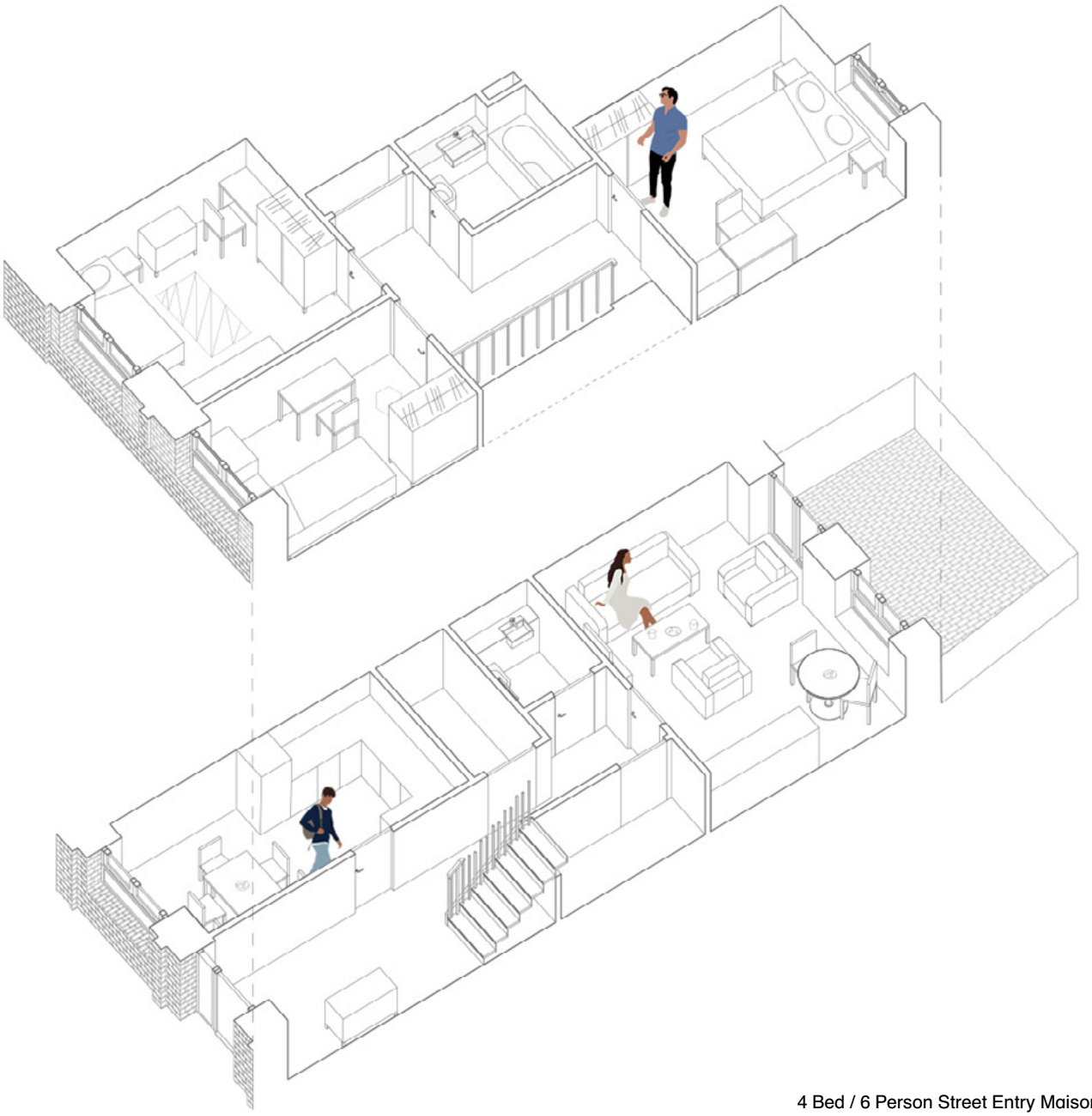
ROOF FLOOR PLAN



GROUND FLOOR MAISONETTES

The ground and 1st floors units are designed as maisonettes with street fronted access. In order to reintroduce a character of picturesque, safe and pleasant streets in this part of the context, these maisonettes are orientated with habitable rooms that visually connect to and overlook the streets.

These street-entry maisonettes have a repeated form, handed symmetrically about the core. The units comprise 2no. 5 bed / 7 Person corner maisonettes at the two junctions with Mina Road. The remaining street-entry maisonettes lining Haywood and Bagshot street are comprised of 6no. 4 bed / 6 person units. Each of these ground floor maisonettes has a rear aspect on to their own private amenity space, which is connected by gate to the main communal garden.



First floor

4 Bed / 6 Person Street Entry Maisonette Unit

The Mina Road elevation comprises the buildings common entrance, marked by a distinctive entrance canopy; itself leading to the vertical circulation core containing the lift access to the communal garden and from the protected stair. This vertical circulation distributes residents to the deck access circulation connecting to the accommodation from 2nd floor and above.

The common entrance lobby is highly glazed and partially double height. The openness encourages permeability to the street and ensures a welcoming common entrance with a glazed visual connection from rear courtyard to street and vice versa. The openness also enlivens the street by drawing south light and glimpses of the sky through to Mina Road.

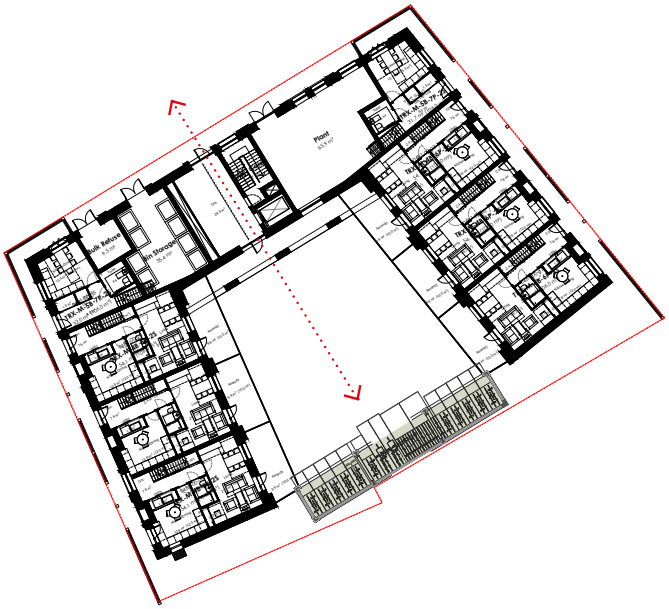
The common entrance is separated into to parts. A post lobby with secure access to avoid 'tailgating' and an inner lobby with access to lift, stair and communal garden.

View from Mina Road, looking west.

The common entrance extends a familiar local motif. However, we wanted to reinforce legible and a welcoming character in contrast to the existing unwelcoming entrances of for instance Ravenstone and Wendover. There is a highly glazed staircore where it is intended that you can see and be seen at all times of the day or night on entry and exit.

Refuse provision is provided to the east of the core, including dedicated space for bulk waste storage which can often blight developments.

Dedicated plant space is provided to the west of the core. Covered secure cycle storage for residents is of the new block is provided to the rear of the communal garden at the southern plot boundary.



Access to Cycle Storage from Communal Garden

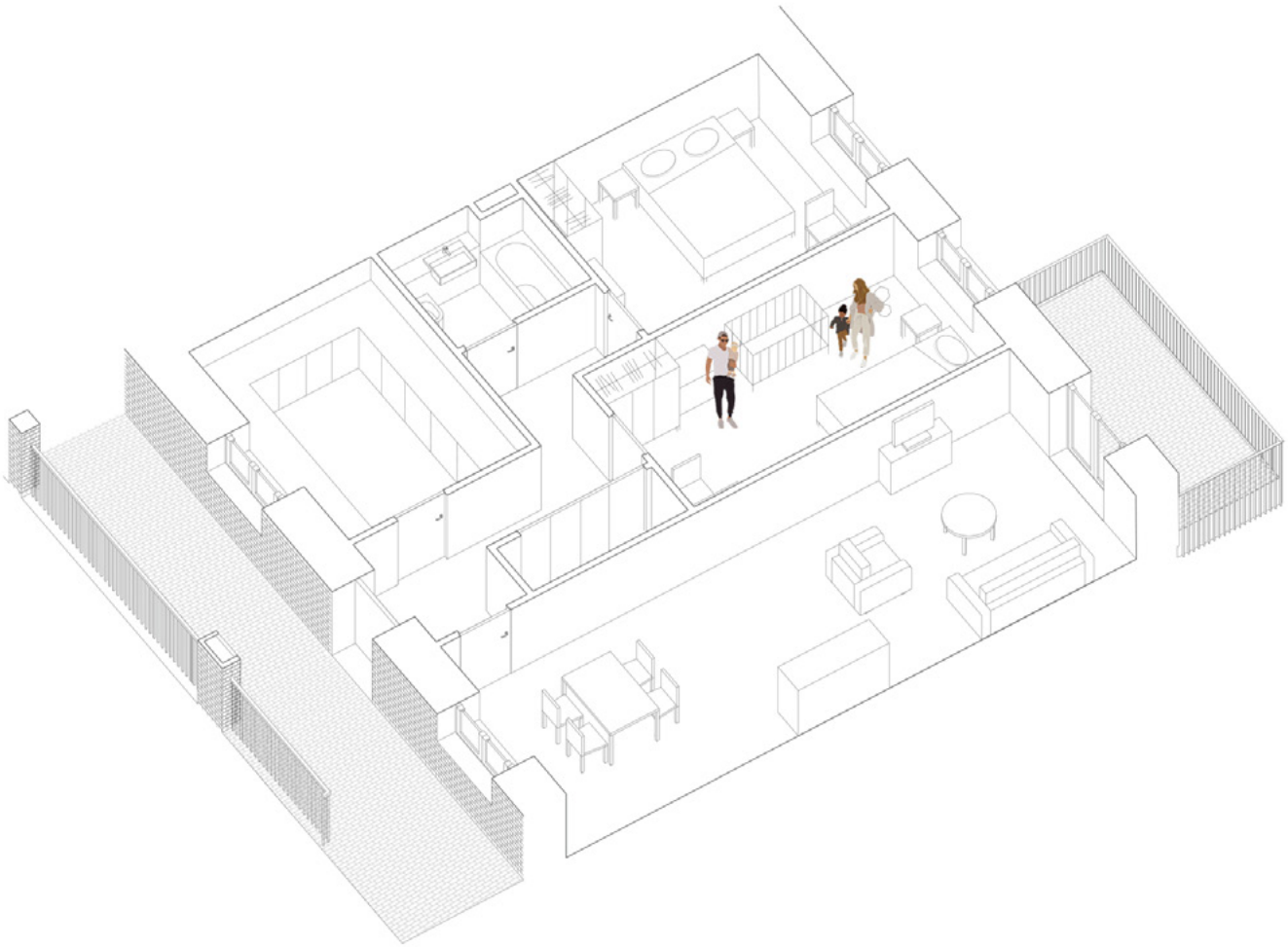
Refuse & Plant Access from Mina Road

DECK ACCESS FLATS

The 2nd floor core to the deck-access contains a lift lobby and access to the fire-separated stair from the open deck in the courtyard's higher levels.

At 2nd floor this deck provides access to provides access to homes from 2nd to 4th floors. These units comprise 2no. 4 bed / 6 person corner self-contained flats facing the two junctions with Mina Road. These corner flats repeat up to the 5th floor and have their private amenity space facing Bagshot Park to the north.

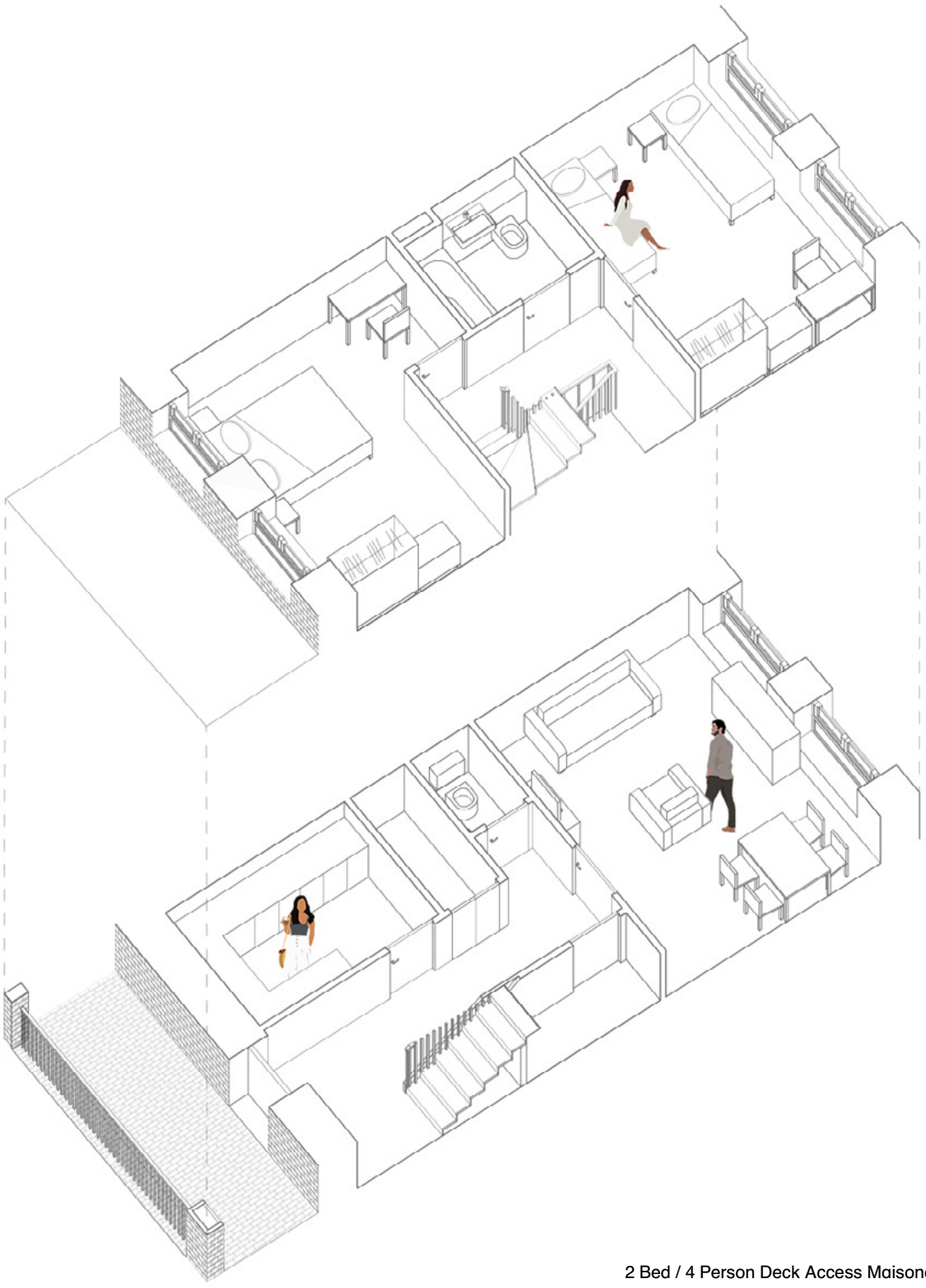
The remaining deck access flats facing Haywood and Bagshot Streets are comprised of 4no. 2 bed / 3 person units. These have their private amenity space facing Haywood and Bagshot Street.



2 Bed / 3 Person Deck Access Flat Unit

The remaining floor cores to the deck-access contain the lift lobbies and access to the fire-separated stair from the open deck.

This includes to the 3rd floor deck accessed maisonettes. These units comprise 6no. 2 bed / 4 person units. These line the east and west facades of the building to the street. These have their private amenity space facing Haywood and Bagshot Street.



2 Bed / 4 Person Deck Access Maisonette Unit

COMMUNAL COURTYARD

The courtyard is predominantly south facing with shared communal green space at its centre. It is accessed and exited from the ground floor of the common entrance. It is bounded on its southern end by the cycle storage and contains a newly planted tree.

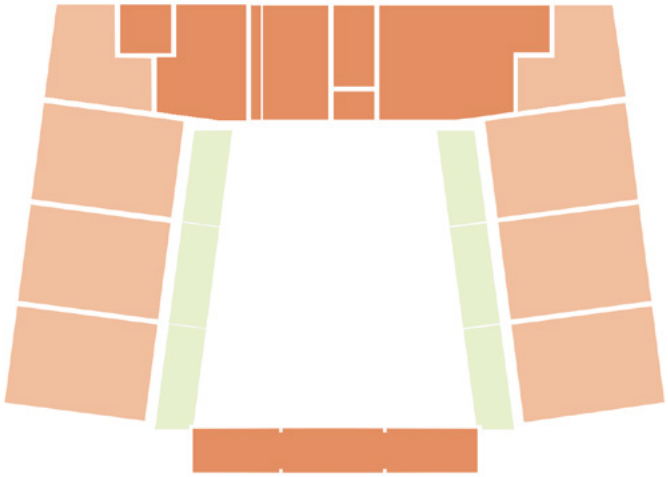
The communal areas are separated from the ground floor private amenities of the maisonettes by hedges with garden gates; giving a balance of privacy and open space.

Doorstep play in the communal area is encouraged through interpretive and natural play elements as opposed to off-the-shelf play equipment. Our ambition is for a place of retreat, refuge, gathering and neighbourliness, giving opportunities for social gatherings for the residents.

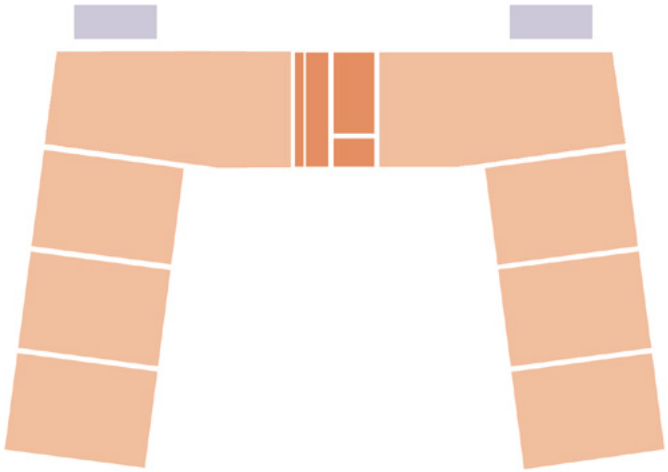
The landscape quality is directly south facing, containing both the fact and experience of nectar-rich biodiversity. These provide deep, robust planted edges.

View of Rear Communal Courtyard

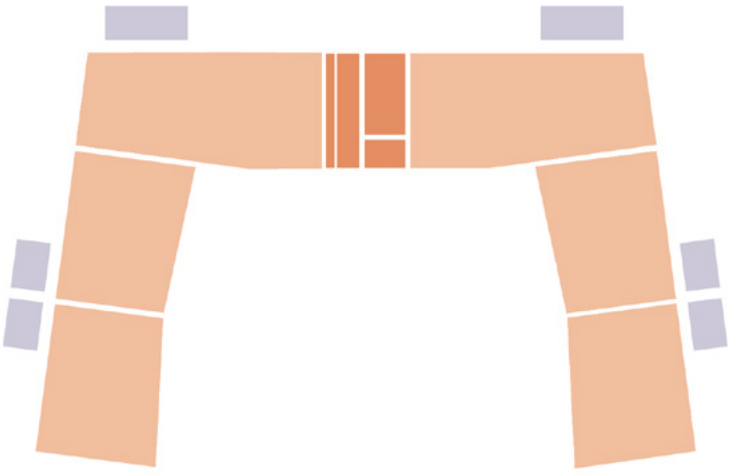
- Common Parts
- Units
- Rear gardens
- Balcony / Roof Terrace
- Unaccessable Roof



Ground floor - 3 bed maisonettes connect to rear gardens



First floor - 5 bed maisonettes connect to front balconies



Second floor - 4 bed & 2 bed flats connect to balconies

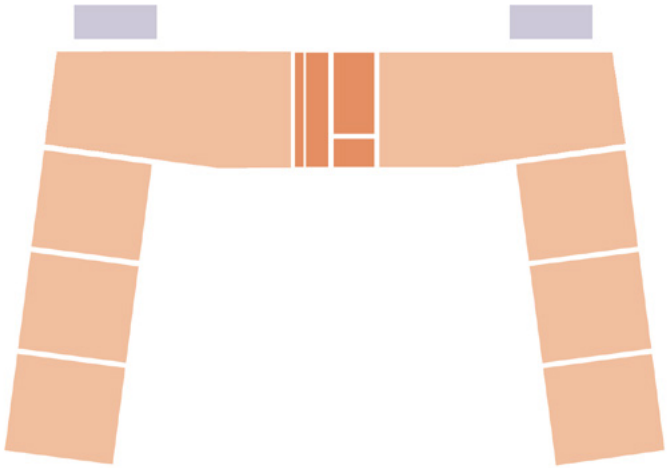
Common Parts

Units

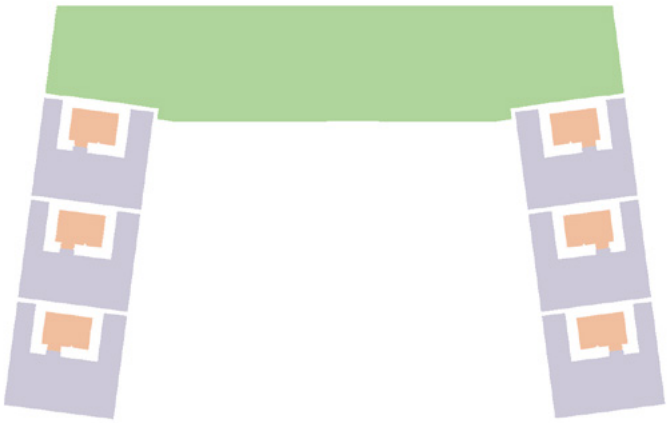
Rear gardens

Balcony / Roof Terrace

Unaccessable Roof



Third & Fourth floor - 4 bed flats connect to front balconies



Fifth floor - 2 bed maisonettes at third & fourth floor have roof terraces at the main roof level

REFUSE STORAGE

	10no. x 2 bed	12no. x 4 bed	2no. x 5 bed
Recycling	850L	1860L	380L
Residual	1275L	2790L	570L

Total Litres	1100L Eurobins
3090	3no.
4635	5no.
7726	8no.

CYCLE STORAGE

Quantity	Provision Type
8	Accommodated inside ground entry 3 bed & 5 bed maisonettes
18	Of remaining 40 are accommodated in 2-tier Josta racks
20	Of remaining 40 (comprising 50%) are accommodated in standard Sheffield stands
2	Of remaining 40 (comprising 5%) are accommodated in oversized Sheffield stands to allow for cargo bike storage
48	Total provision at 2 spaces/24no. 2 bed+ sized units

Character

Typology

The masterplan proposes Plot 4b as a dense residential block, a standard contemporary typology for inner-urban residential developments. The existing Kinglake Estate shows historical precedent from the interwar years with homes served from open single cores and deck access. Our design refers to this established arrangement but is also a hybrid of maisonettes entered directly at street level referring to the modernist organisational ambitions of the existing estate, where differing typologies and unit sizes are stacked vertically.

Scale and Appearance

Our 5 storey proposals for Plot 4B hold the south eastern edge of phase 2b, continuing the existing Bagshot Street across which it addresses the gable of the 3-storey domestic terrace of the existing Mina Road. The new building is intend to mediate between the scale of the new development and the existing terraces, proposing a handsome 'Parkside' residential edifice, that can be glimpsed obliquely from Albany Road. The continuity of this edifice helps repairs some of the fragmented urban fabric, between plot 4B and the park. Our proposals both mark the Bagshot Street junction as a point of reference and entrance to the Aylesbury Estate context, but also terminate the vistas from Kinglake Street across Bagshot Park.

Albert Hall Mansions, Richard Norman Shaw

Early exploration of proposed mansion block character in relation to existing context on Bagshot St

Existing character

The estate's existing architectural character refers to inner urban post density. This is demonstrated in the post war system-built modernist slab blocks which define the existing identity of the surrounding estate.

Plot 4B's footprint relates to a traditional grain of terraced houses on Albany, Mina and Smyrk's Roads. The proposed Phase 2b development site has direct relationships to interwar social housing of the adjacent Kinglake Estate.

This existing architectural character demonstrates the perennial demand for affordable housing in the area. Each new intervention has established its own contemporaneous step change in the character of the neighbourhood. Phase 2b is consistent with this.

Urban & architectural character

Our design approach is keen to promote a step change in the architectural character of the existing system-built monotony, to being part of a family of complementary but distinctive buildings forming a new part of the neighbourhood.

Pervasive system-built existing character of the estate

Existing view of Faversham House & Wendover

Existing view of Smyrk's Road from Bagshot Street

Existing view of Southborough House on Kinglake Street

Our focus began with placemaking for end-users, by creating ground floor domestic street entrances as a notable step-change from the existing entry arrangements on system-built blocks.

The required density is expressed as an urban hybrid – with the character of a mansion block, but comprising terraced maisonettes lining leafy, legible and overlooked street edges. Fronts and therefore, backs, are intuitively clearer and more neighbourly.

The position of the plot 4B as a gateway to and from Burgess Park and its consolidated massing, offers it a dignified 'Parkside' architectural and typological character. This is similar in principle to established mansion blocks near other London open spaces, e.g. Peckham Rye Park, Victoria Park, Hyde Park, etc.

The northern façade of plot 4B framing Bagshot Park also promotes a more picturesque character of a leafy inner urban, residential square.

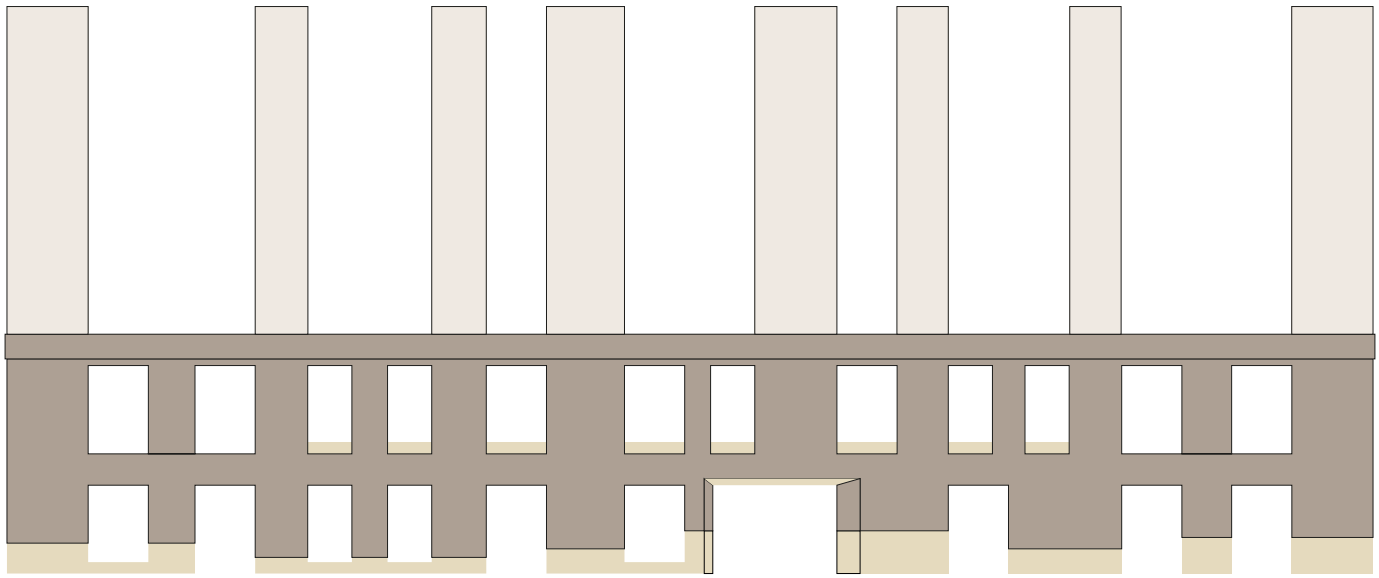
Top: Parkside Mansion block typology by Sergison Bates Architects Finsbury Park

Bottom: Parkside Mansion block typology, Peckham Rye Park

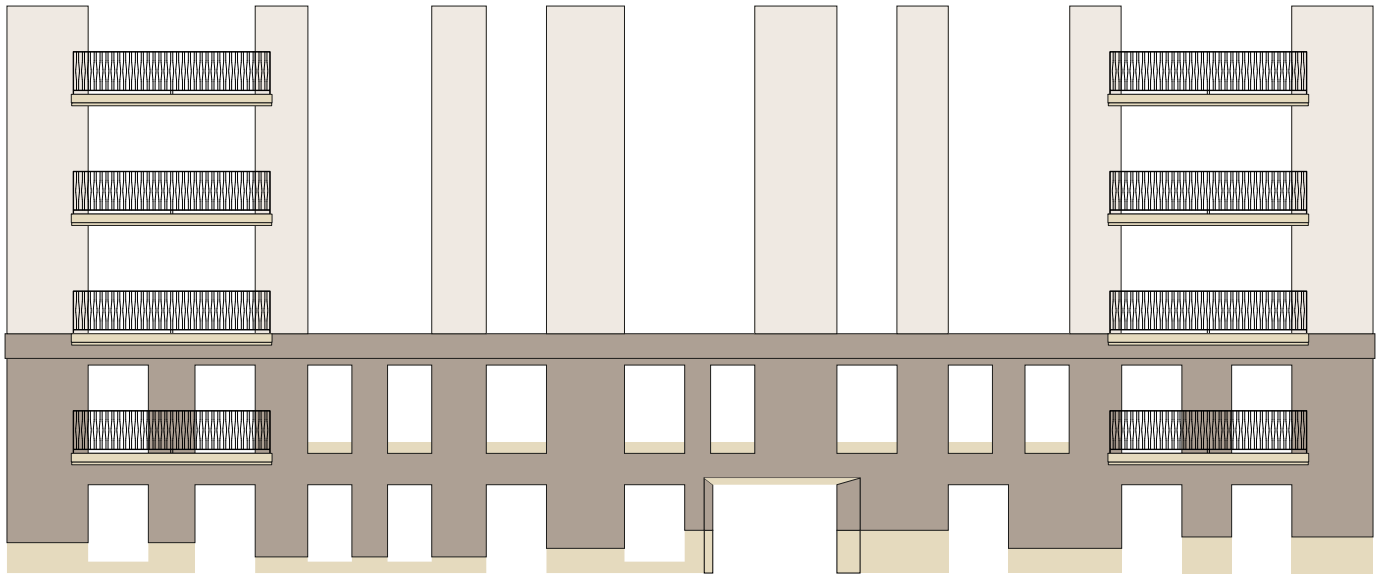
Proposed 'Parkside' mansion block character visually connected to Burgess Park

Vertical emphasis

Our intention is to articulate a vertical emphasis, as a step change from the previous horizontality of the existing deck access slab blocks .



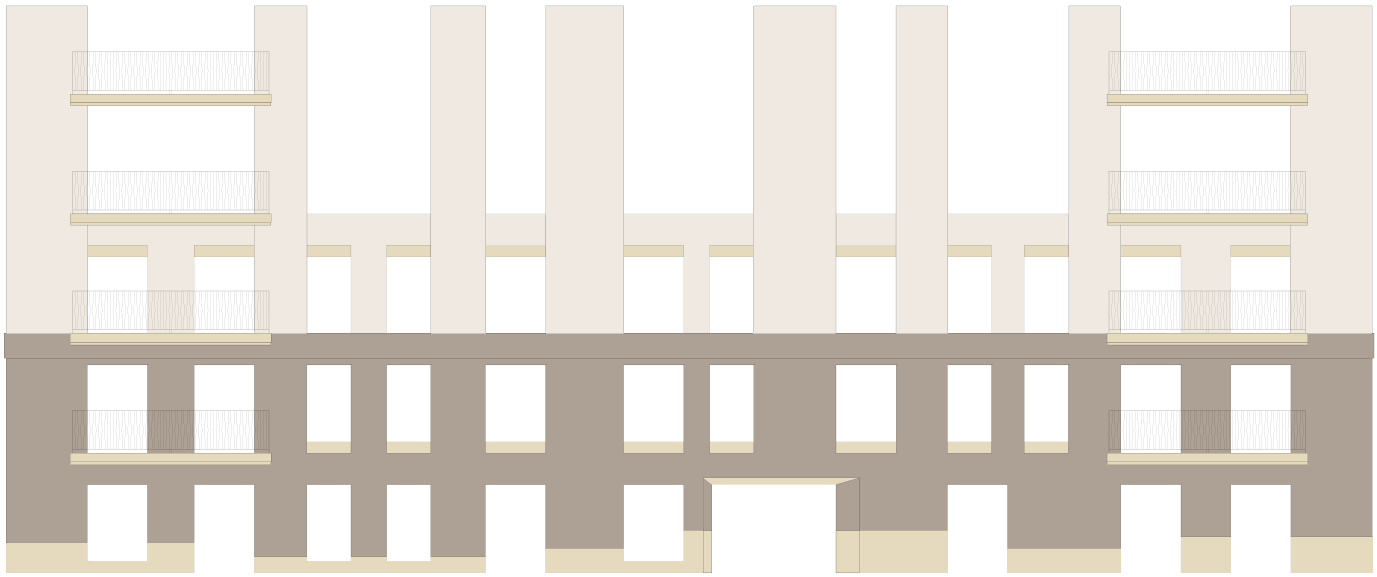
1. Hierarchy is arcticulated through an undulating material plinth where the building touches the ground; A formal datum is established through a contrasting material to give domestic scale and legibility to the street entry maisonettes.



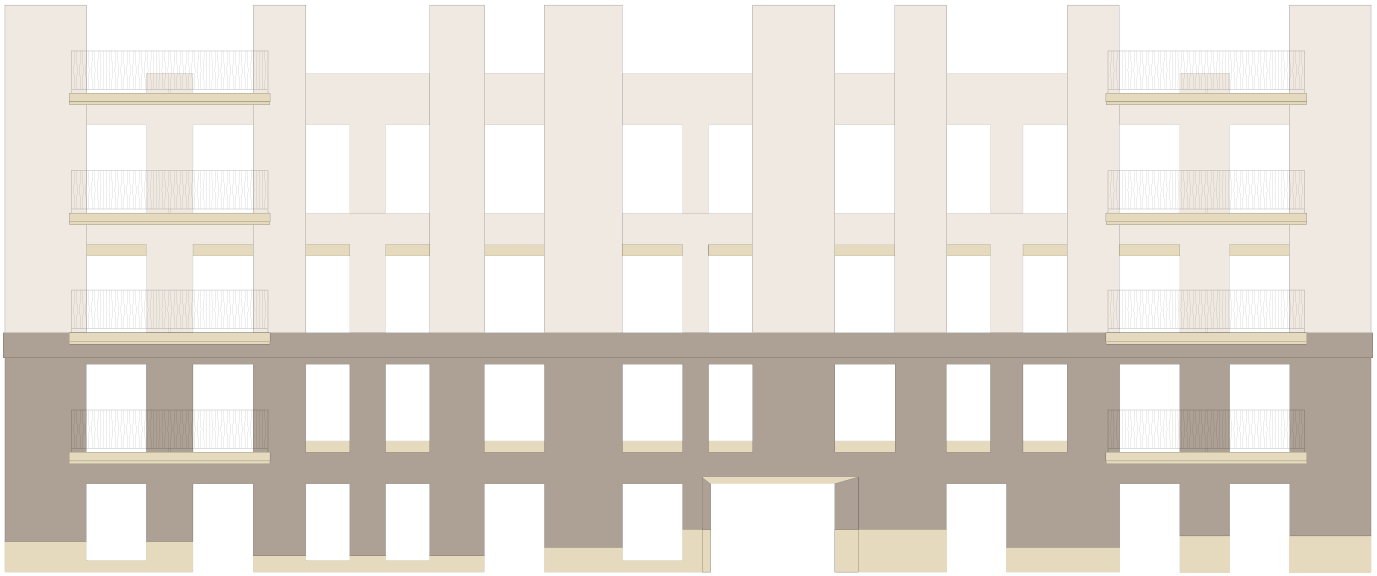
2. Vertical articulation above the contrasting horizontal datum is given through expressed piers from 2nd floor level.

Dealing with repetition

Tonal material changes reduce the impact of a rationally organised, repeated unit mix while allowing individual homes to be discernible. A step-change from the existing estate. These are expressed by variations in brick materials and with contrasting accent stone materials as 1st floor sills, 2nd floor lintels, projecting balcony decks and end of deck access service cabinets.



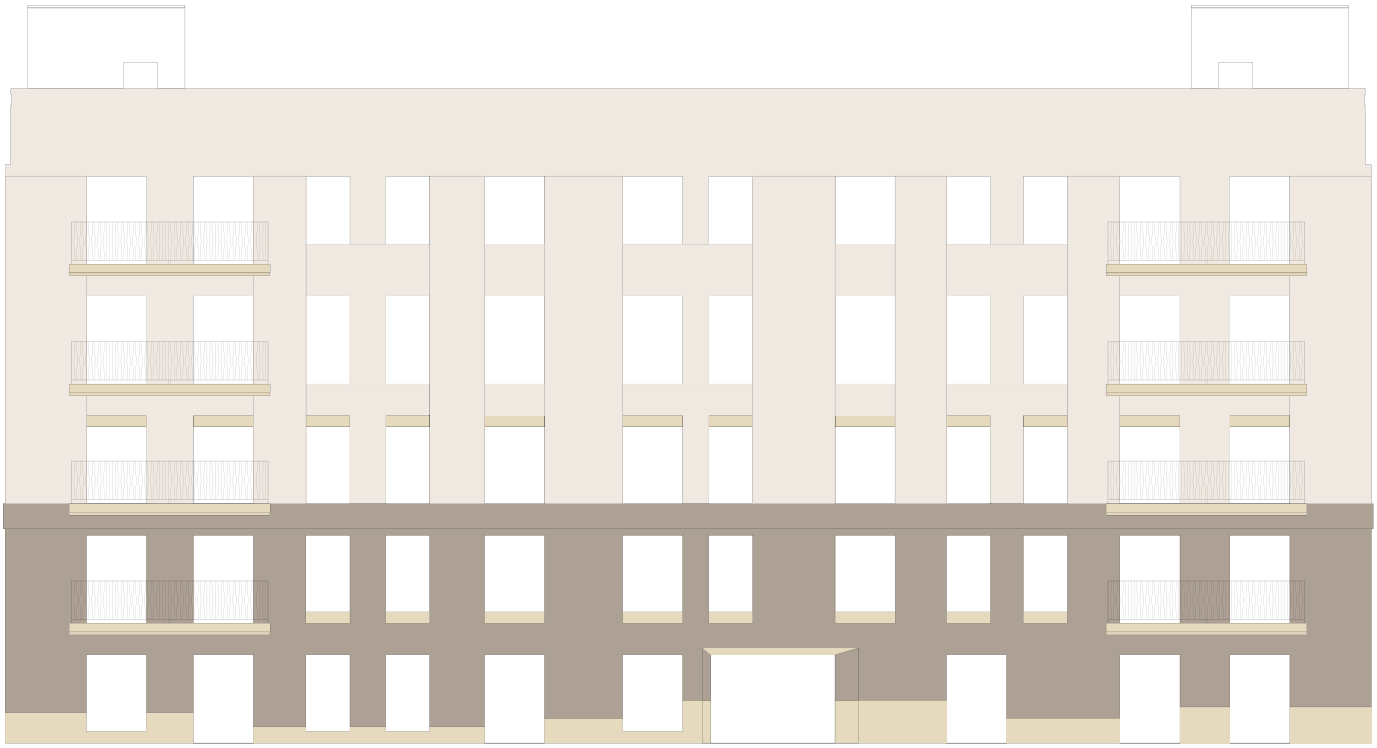
3. Receding set backs and stone accents to lintels gives legibilty to the individual single level flats at 2nd floor.



4. Articulation of individual homes continues through slight recesses with each successive level.

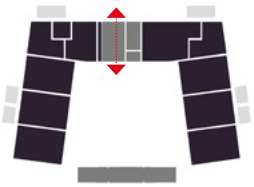
On the street facing facades, there is a gradual variation of depth of surface. A slight banding marks, the top of the first floor relating to the street entrance maisonettes.

Higher maisonettes on Bagshot and Haywood Streets and repeated flats on Mina Road are 'bracketed' by slight piers so that residents can read their homes from the street.

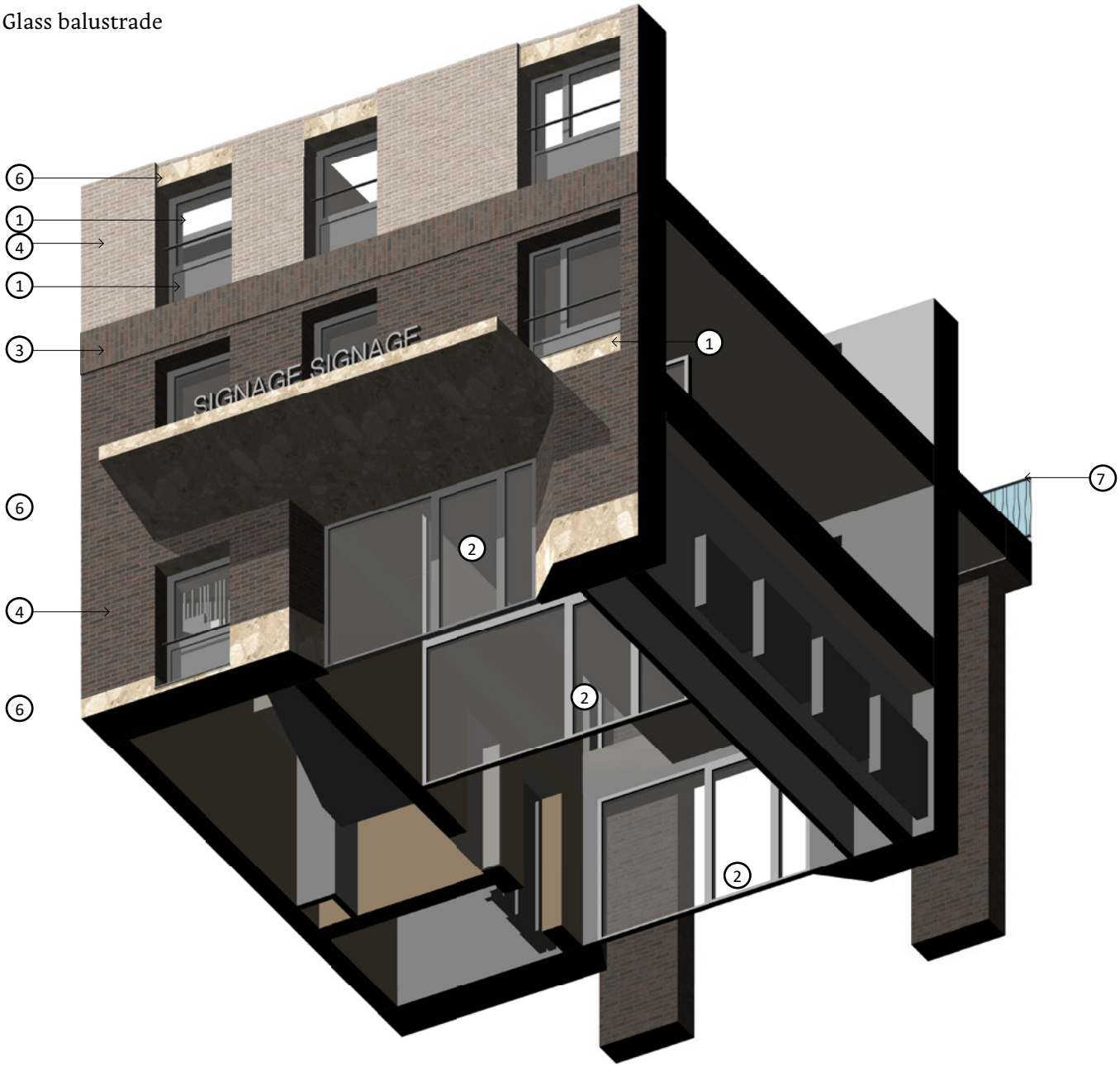


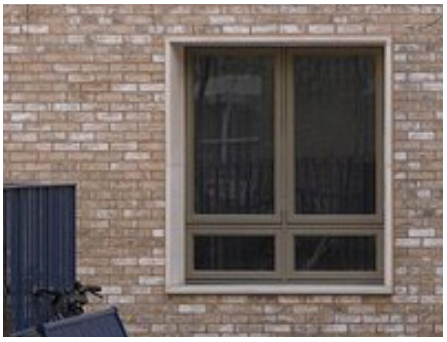
5. The mansion block character comes from the combination of the formal base and the implied verticality; all individual dwellings have individual markers which help them to be legible.

Materials



1. PPC metal framed window sets
2. PPC metal framed door sets
3. Vertical Brickwork Bond
4. Horizontal Brickwork Bond
5. PPC metal railing to match window frames
6. Figured reconstituted stone accent
7. Glass balustrade





PPC metal framed window sets

PPC metal framed doorsets

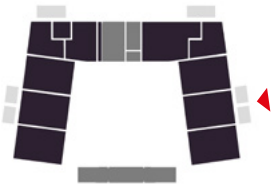
Ground & First Floor Brown multi stock handmade brick with pale mortar

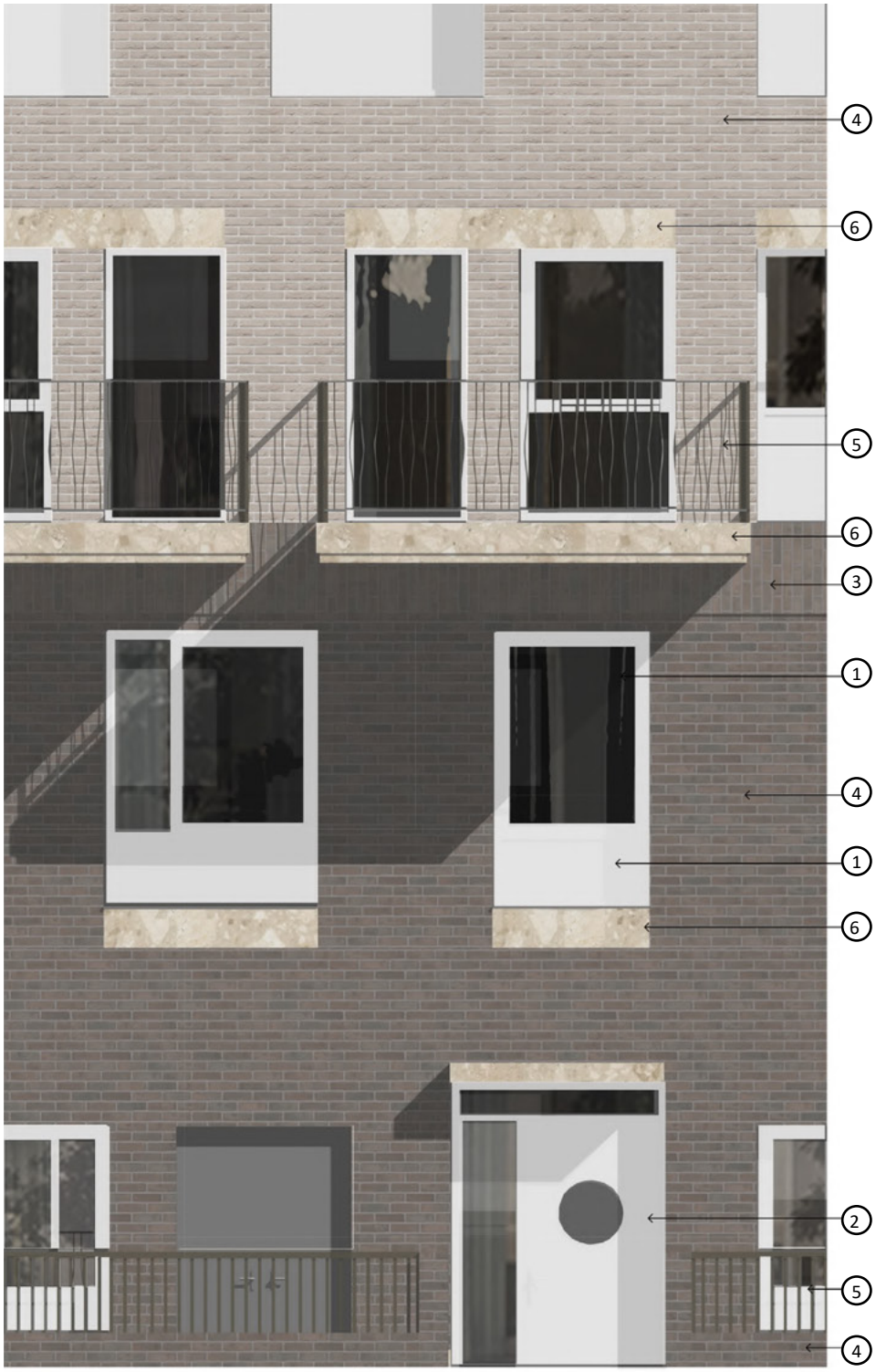
Second Floor & Higher Warm grey single stock handmade brick with pale mortar

PPC decorative railing

Figured Reconsitiuted Stone

BAGSHOT STREET TYPICAL BAY ELEVATION





1. PPC metal framed window sets
2. PPC metal framed door sets
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4. Horizontal Brickwork Bond
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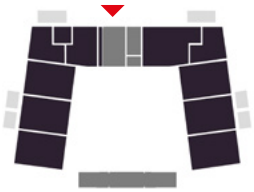
6. Figured reconstituted stone accent

MINA ROAD ENTRANCE BAY ELEVATION



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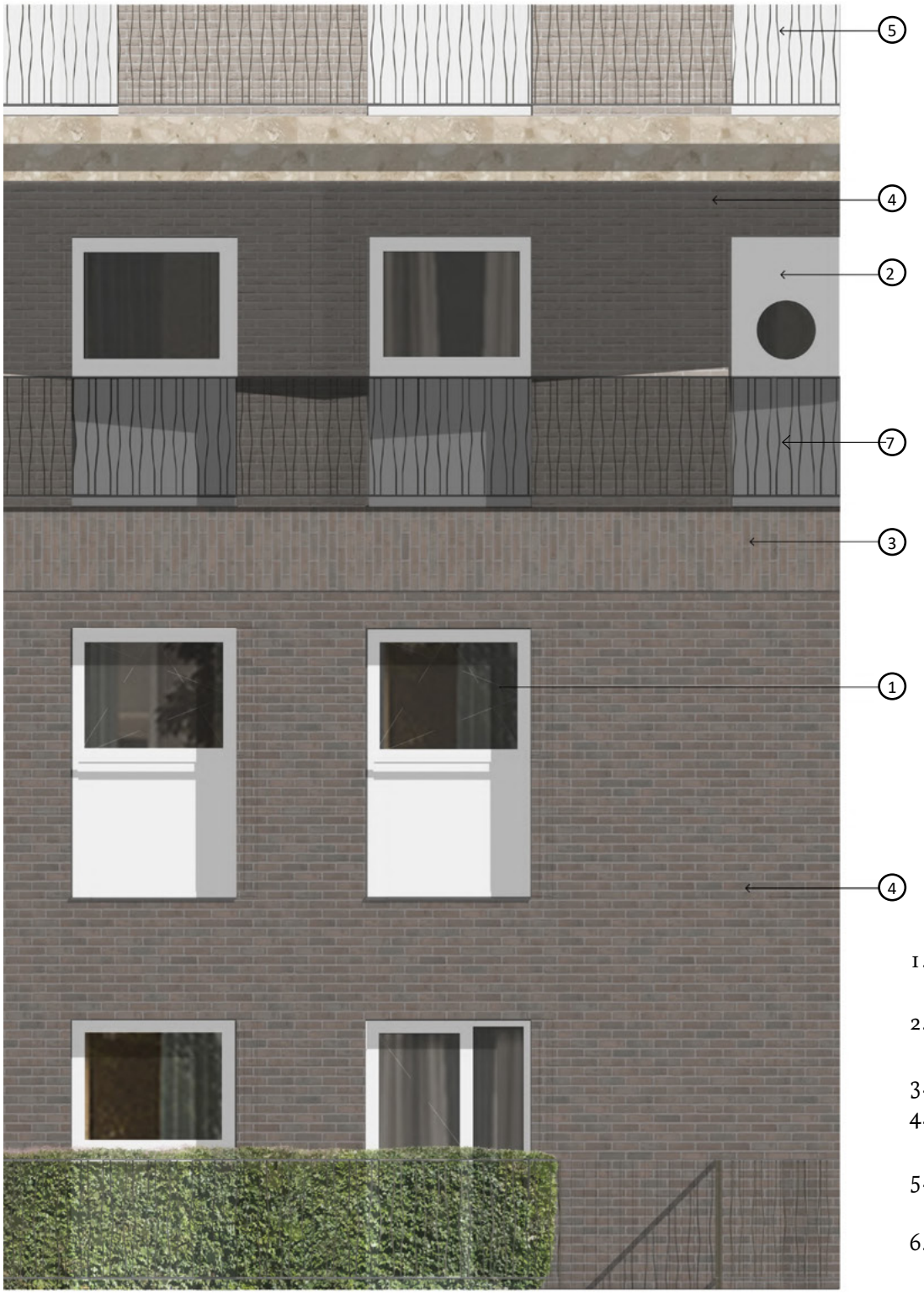
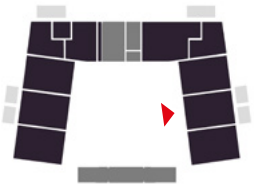
7. Glass balustrade

COURTYARD EAST TYPICAL BAY ELEVATION





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2. PPC metal framed door sets
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4. Horizontal Brickwork Bond
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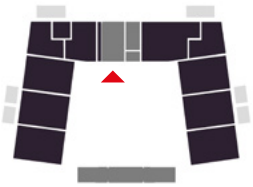
6. Figured reconstituted stone accent
7. Glass balustrade

COURTYARD NORTH TYPICAL BAY ELEVATION



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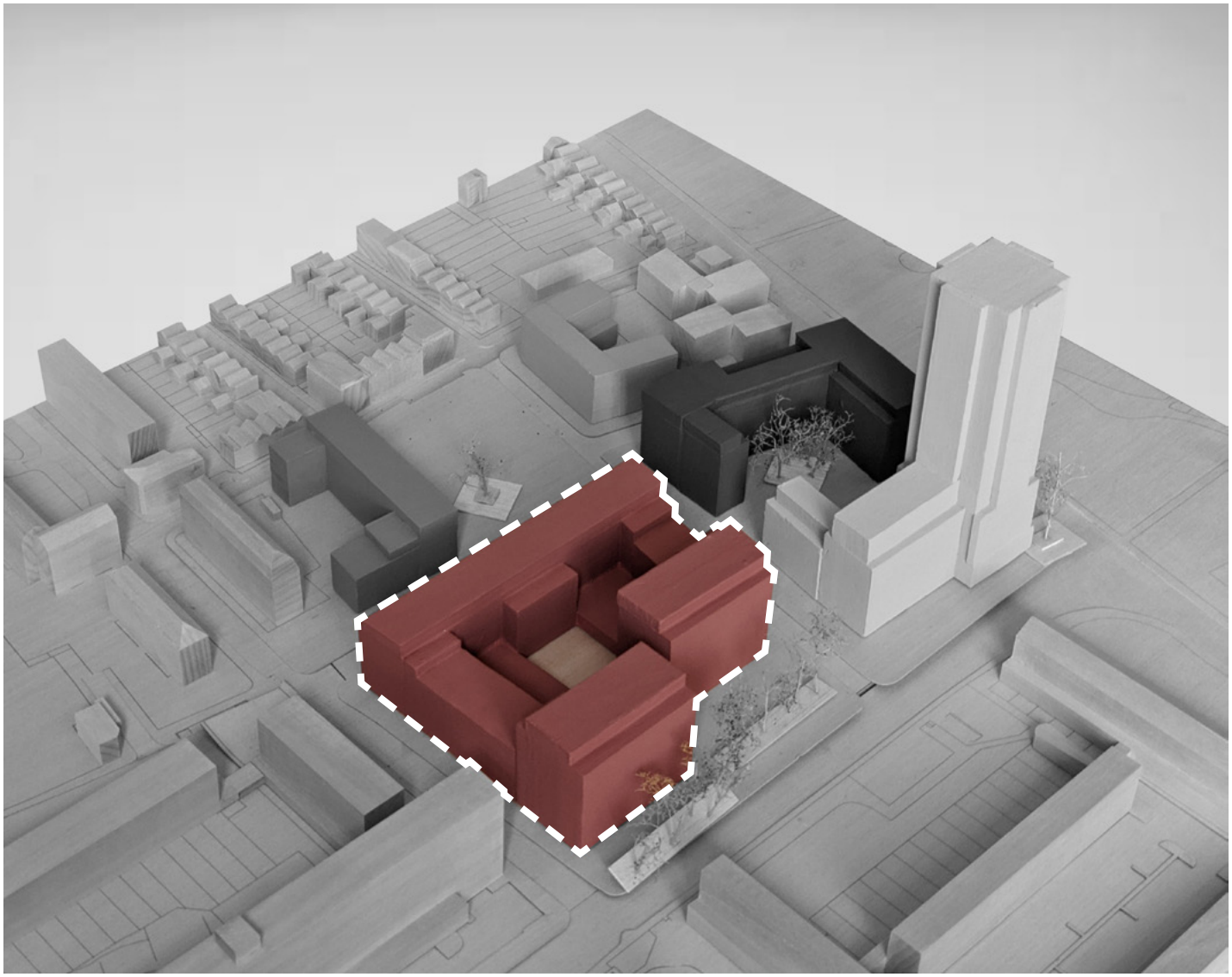
8 PLOT 5A

Massing and orientation

A UNIFIED WHOLE WITH VARIED CHARACTER

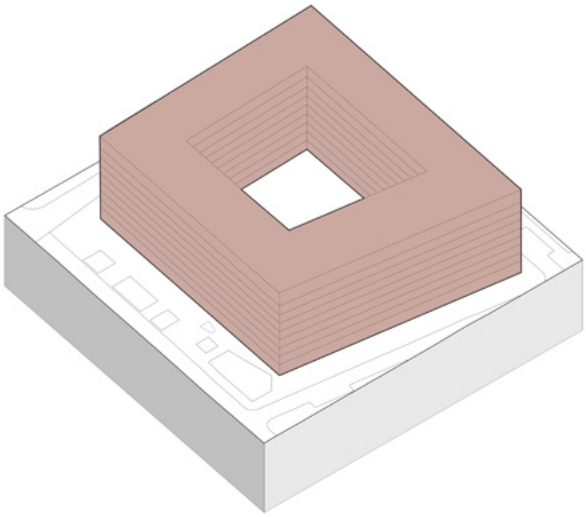
Plot 5A is bounded by Thurlow Street, Kinglake Street, Alvey Street, and Mina Road. Bagshot Park is located to the East and Thurlow Square to the West. These streets and spaces each have a distinct character, and as such the building responds appropriately and with subtle distinction to each of them: with bayed mansion style blocks facing Thurlow Square and Bagshot Park, and terraces of stacked maisonettes facing Mina Road and Kinglake Street.

Key Plan

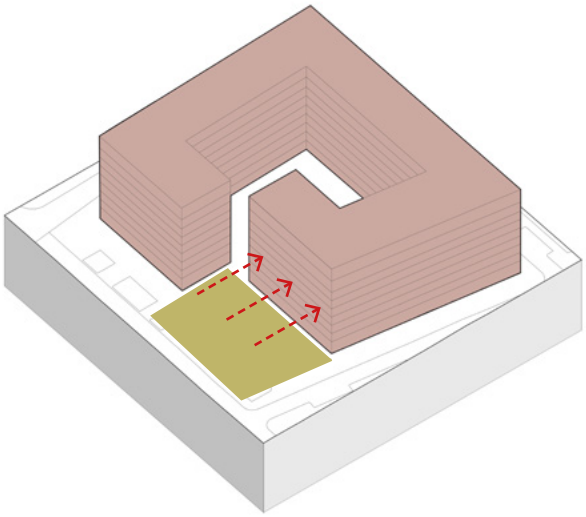


Site model aerial view from the West

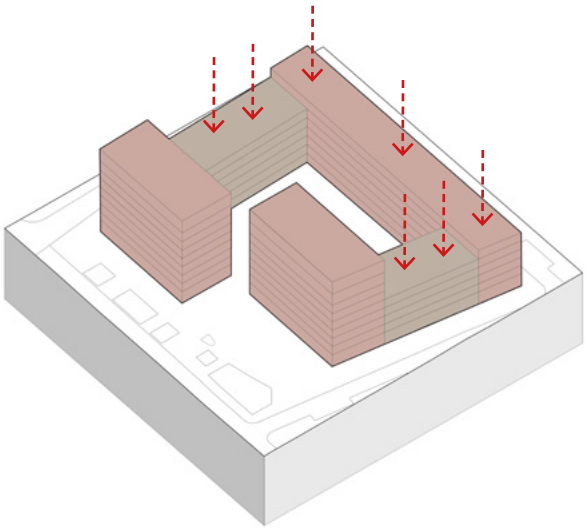
MASSING REFINEMENT



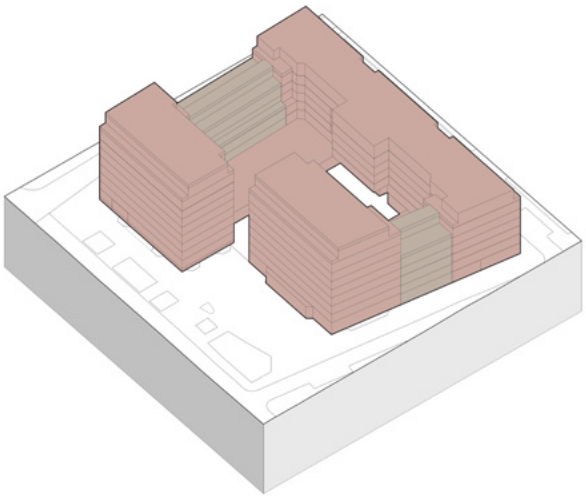
A perimeter block provides efficient use of the site and clear definition to the public realm boundary



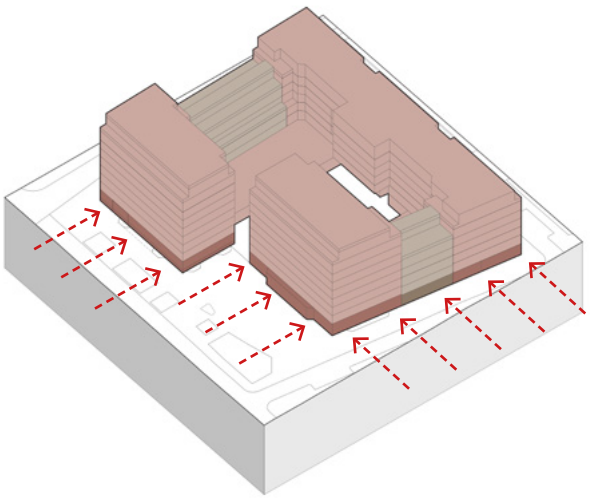
Adjustments to the massing accommodate root protection areas of existing trees and provide a key new public square on Thurlow Street



Moderated heights respond to the character of the streets, allowing for an optimised distribution of generous stacked maisonettes and apartments within different block types



Further massing articulation improves sunlight provision into the courtyard and allows for the location of private roof terraces at top floor level



The ground floor of the building is continuously lined with active frontages comprising commercial/community space, Communal entrance lobbies, private front doors to maisonettes, and raised ground floor flats on Thurlow Street.

Process

A mansion style courtyard block and a point block with a civic character addressing different types of public space to each side

LBS Pre-Application 1 - 11/01/2021

Material Presented

- Proposed masterplan framework

LBS Feedback

- Concern over the location of 5B stating that it would be a disruptive feature in the middle of what would otherwise be a single green space.
- Concerns raised regarding the quality of raised ground floor flats and their impact on the activation of the public realm. Agreement made that further detailed studies will be provided.
- Concerns raised regarding the quality of upper level single aspect flats facing Thurlow Street. Outlook considered to be poor.

A mansion style courtyard block and a point block with a civic character addressing different types of public space to each side

LBS Pre-Application 2 - 27/01/2021

Material Presented

- Proposed masterplan framework.
- Precedents for the two proposed public spaces either side of 5B.

LBS Feedback

- Concerns raised regarding overlooking distances between 5A and 5B.
- 5B considered to be excessive in height.
- Concerns raised regarding the quality of amenity for raised ground floor flats as well as their ability to access the podium courtyard.

Continuous Perimeter Block

Double Point Block facing Thurlow Street with breaks in the block

Four separate blocks forming a courtyard

LBS Pre-Application 4 - 24/03/2021

Key changes since last presentation:

- Reduction in number of single aspect dwellings
- Increased distance between 5A and 5B
- Community space located in ground floor of 5B between Thurlow Park and Bagshot Park

LBS Feedback

- Concerns raised regarding the servicing of 5B and the potential impact of this on it's ground floor frontage.
- Suggested 5B be redistributed into a larger version of 5A.
- Support for the stacking of maisonettes and the generous through aspect homes they provide.
- Would like to see further exploration of introducing breaks into the block.
- Could be convinced by the raised ground floor flats as a bespoke solution for Thurlow Street and the boulevard-like street quality they create.

Process

Meeting with LBS - 02/08/2021

Material Presented

- A range of options investigating a number of potential arrangements for plots 5A and 5B were discussed informally ahead of pre-application 10. No formal feedback was issued but a useful discussion was had that helped to define key options to be taken forward.

Option 00

Option 03

Option 04

Option 07

Option 10B

Option 01A

Option 02

Option 05

Option 06

Option 11

Process

Option 7

Option 10

Option 13

Pre-Application 10 - 22/09/2021

Material Presented

- Key options from the previous meeting with LBS were developed further and presented at pre-application 10

LBS Feedback

- Concerns raised that ML's preferred option (10) creates two separate public spaces with different characters, whilst the linear park option (13) provides a continuous linear vista.

- Plot 5B in option 10 was considered to be a barrier to East-West movement and creates a point block building not a perimeter block.

- Concerns raised regarding the width of the passage between 5A and 5B in option 10. It was explained that policy would require a minimum of 12m between blocks if this option is progressed.

A single courtyard block of mansion style apartment blocks and terraced maisonettes

Pre-Application 12 - 24/11/2021

Material Presented

- Masterplan framework with plots 5A and 5B combined into a single perimeter block with a break on the Thurlow Street side.
- Width of community spine maintained and increased to allow trees to be planted on both sides of the street.
- Thurlow Square repositioned to align with Thurlow Street. Overall usability of the space is maintained.

LBS feedback

- On the whole the scheme has greatly improved.
- Broadening of the block creates a more suitable urban form as well as improving the quality of the communal courtyard and surrounding public spaces.
- Thurlow Square and Bagshot Park are more clearly distinguished from one another and are improved as a result.
- The proximity of the community space to Thurlow Square is an improvement.
- Two trees on Mina Road and in the courtyard could potentially be retained and this should be investigated.
- Support was given for the split level courtyard with regard to its potential improved environmental performance (ventilation) and usability for residents. Some concern was raised regarding the quality and usability of the lower level and it was agreed that further detailed studies were required.
- The Alvey Street elevation may benefit from some modulation to help break it up along its length.
- More information on dwelling layouts would be helpful.

Pre-Application 14 - 11/02/2022

Material Presented

- Detailed presentation of plot 5A including GAs, Rendered street views, and typical dwelling layouts.

LBS Feedback

- Concerns raised regarding the separation between the ground floor and raised podium areas of the courtyard. Suggested more could be done to connect the two and more attention be given to the landscaping design in general.

- Support given for the breaking of the block on the Thurlow Street side.

A single courtyard block of mansion style apartment blocks and terraced maisonettes

Layout

BUILDING BRIEF

Plot 5A accommodates a complex mix of unit types, tenures and ancillary space to meet the requirements of the brief.

A raised podium courtyard accommodates a car park and plant/cycle storage. The podium is wrapped with up-and-over social rent maisonettes that provide private front doors and gardens to Kinglake Street, Alvey Street, and Mina Road.

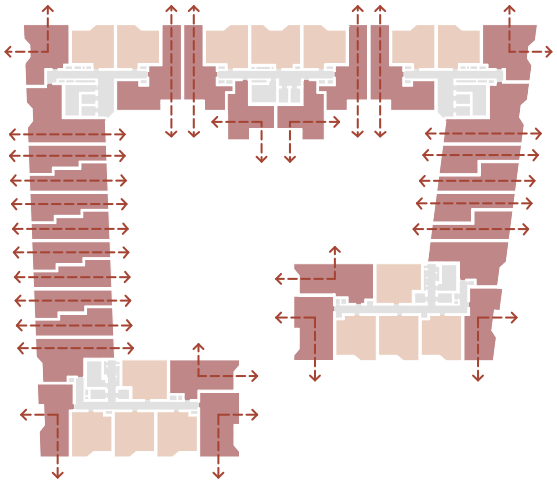
Above these is stacked a range of private sale and shared ownership flats (to Alvey Street) and maisonettes (to Kinglake Street and Mina Road).

The Thurlow Street facing blocks are composed entirely of flats with ground floor commercial space facing onto Thurlow Square. The ground floor of the Northerly block is raised to provide privacy to habitable rooms from the street, and elevated views outward. The combination of raised ground floor flats and commercial use creates a boulevard-like active frontage along Thurlow Street, with ample passive surveillance of the public realm.

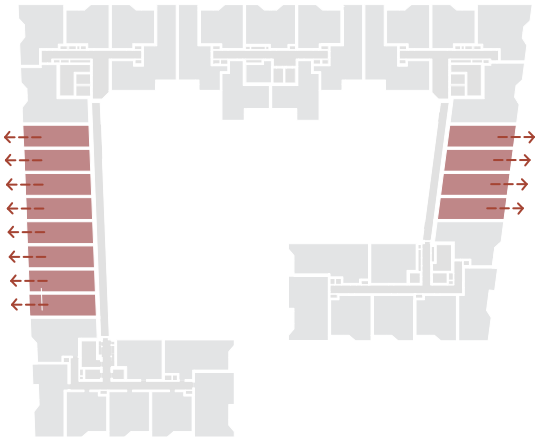
The block provides circa 60% dual aspect homes. All homes with 2 bedrooms or more are dual aspect. The majority of dual aspect units can also be cross ventilated to greatly reduce the impact of solar gain.

Second floor cutaway axonometric

LAYOUT PRINCIPLES

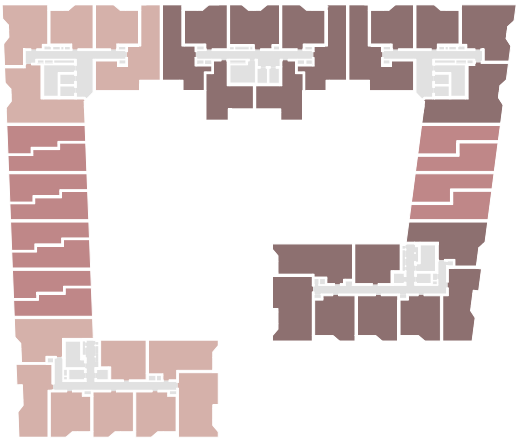


60% Dual Aspect Homes (100% of 2 bed+ units)

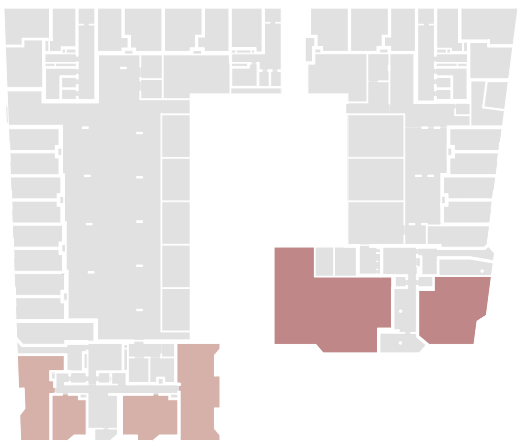


Stacked family maisonettes facing quieter streets

A clear hierarchy of tenure blind entrances to primary and secondary streets. Cycle storage and ancillary spaces are accessed via the lower level courtyard, thus almost entirely avoiding blank frontage to the public realm.



A mixed tenure block of market sale, shared ownership, and social rent homes



Raised ground floor flats and commercial space create a mansion block frontage to Thurlow Street. Ancillary frontage is avoided here.

Direct access from cores to the raised podium courtyard create a strong sense of community within the block

GROUND FLOOR

Maximising active frontage

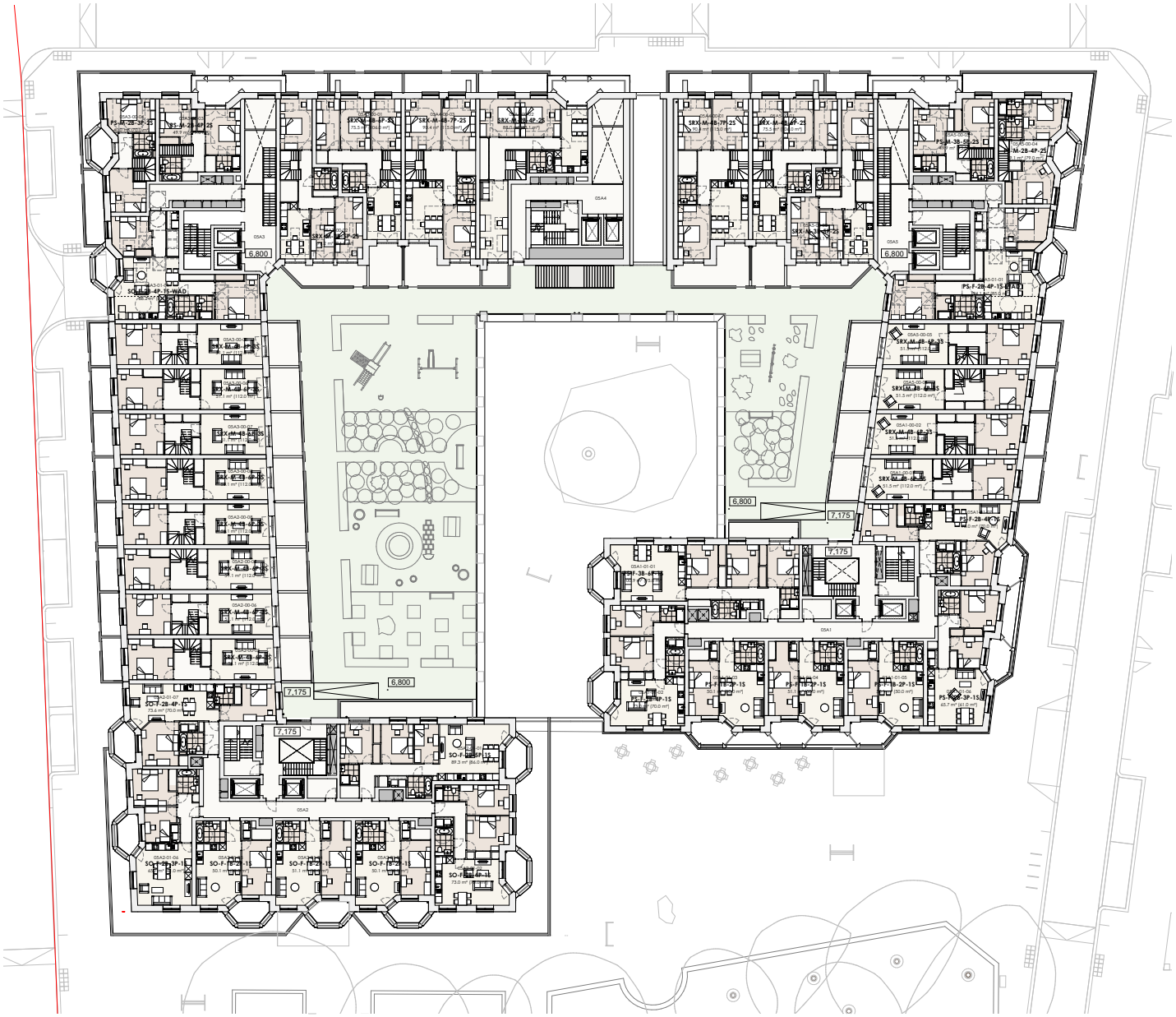
An undercroft car park and ancillary space are kept away from street facing façades and accommodated beneath a raised podium courtyard. Raised ground floor flats and commercial space address the boulevard-like Thurlow Street whilst family maisonettes are located on the remaining three sides of the block. The courtyard is split level with cycle storage accessed at ground floor and communal amenity and doorstep play arranged over both levels.

Ground Floor Plan

FIRST FLOOR

Generous communal and private amenity for all tenures

A raised podium accommodates private back gardens for the lower level maisonettes and a generous landscaped courtyard for use by all residents of the block. This is accessible from the lower level courtyard and from each communal core.

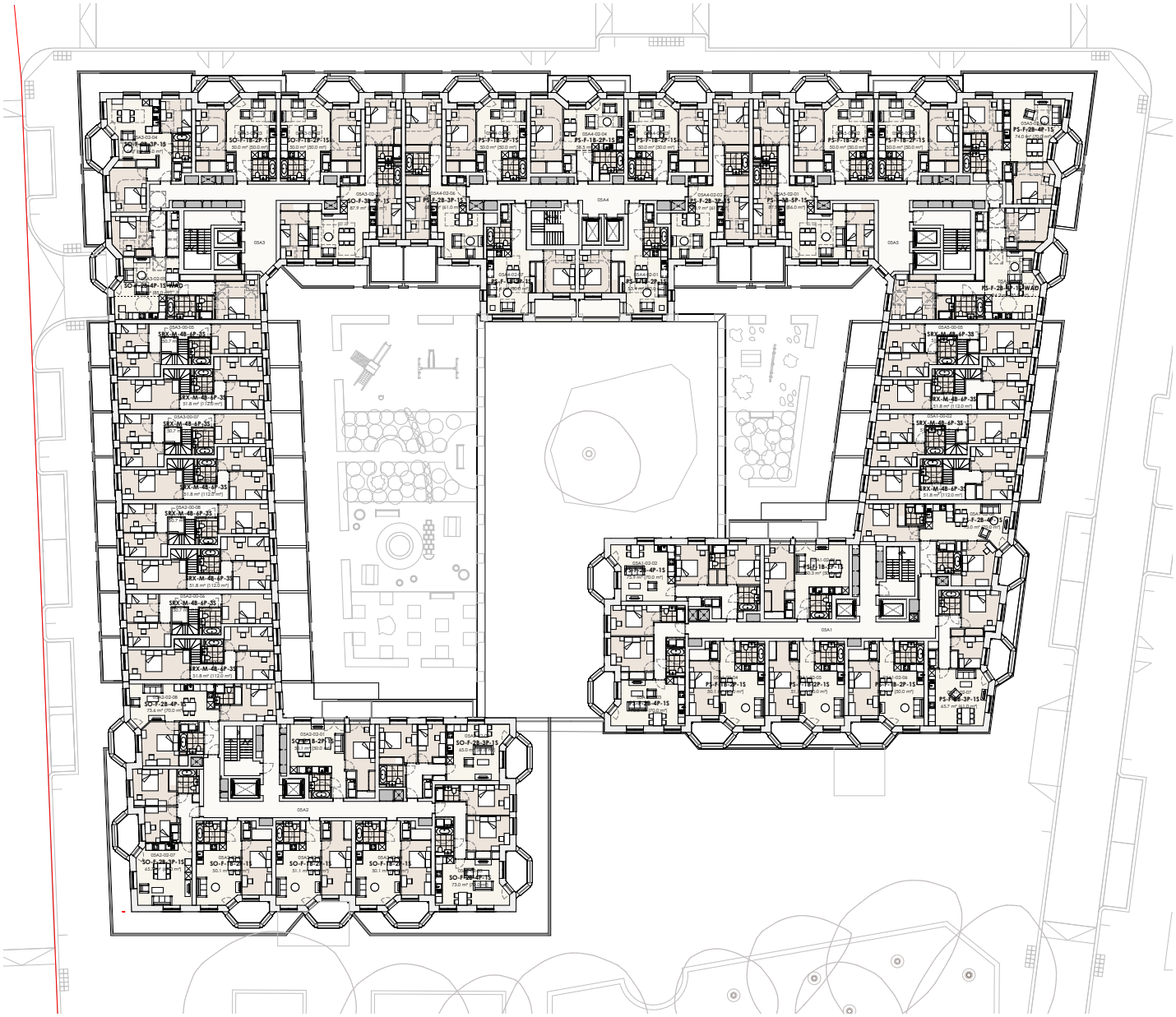


First Floor Plan

SECOND FLOOR

High proportion of dual aspect apartments

Flats are oriented toward Thurlow Street and Alvey Street, whilst family maisonettes are located on the quieter Kinglake Street and Thurlow Park. All homes with two or more bedrooms are dual aspect, with the majority being through-aspect for optimum cross ventilation.

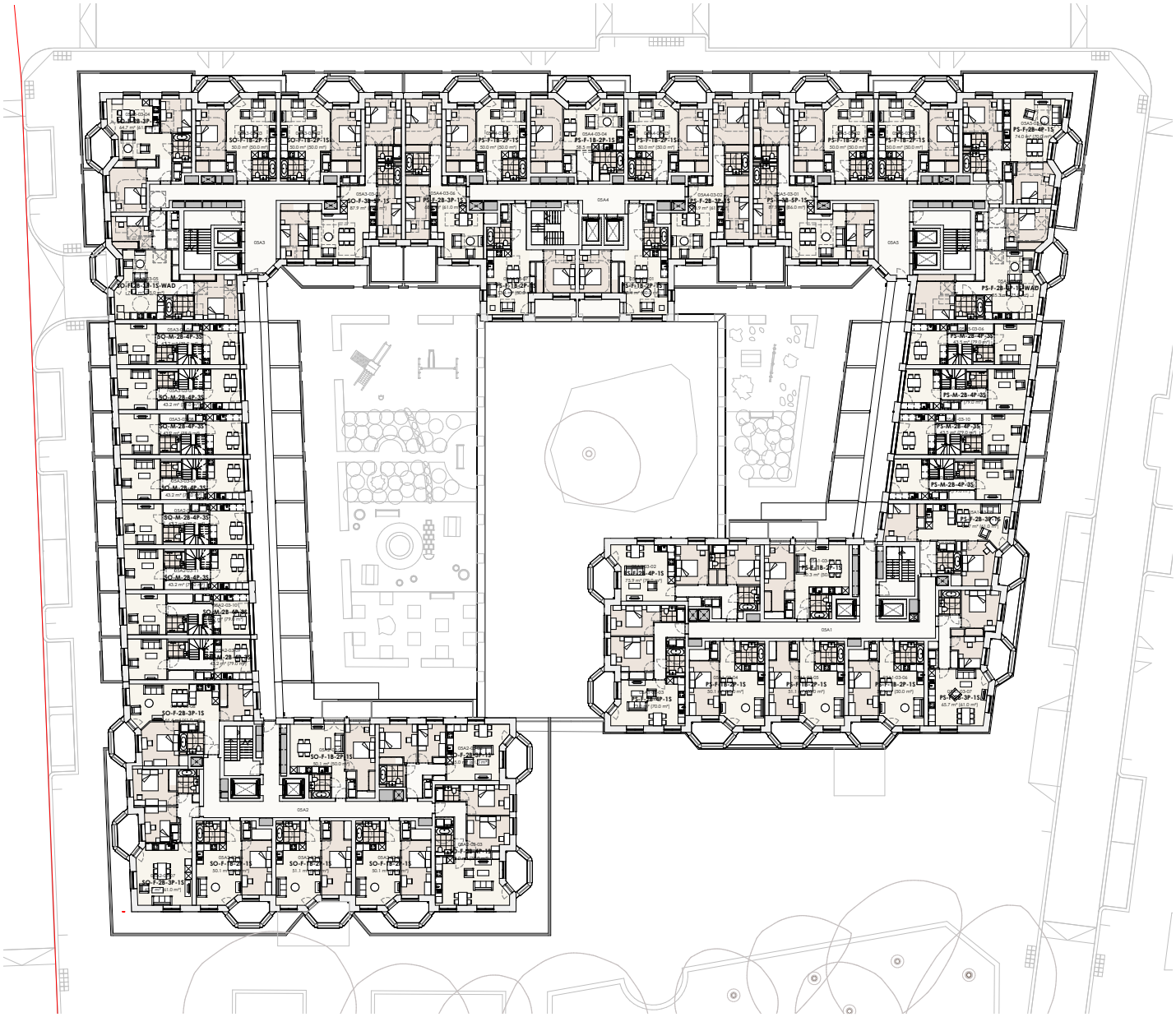


Second Floor Plan

THIRD FLOOR

Gallery access to upper level maisonettes

A single gallery level provides access to the upper level maisonettes whilst the stepping back of the building allows for more sunlight to enter the courtyard. Bedrooms are located away from the gallery to provide privacy to the residents and allow window blinds to remain open, thus improving activation of the facade and internal daylight levels.

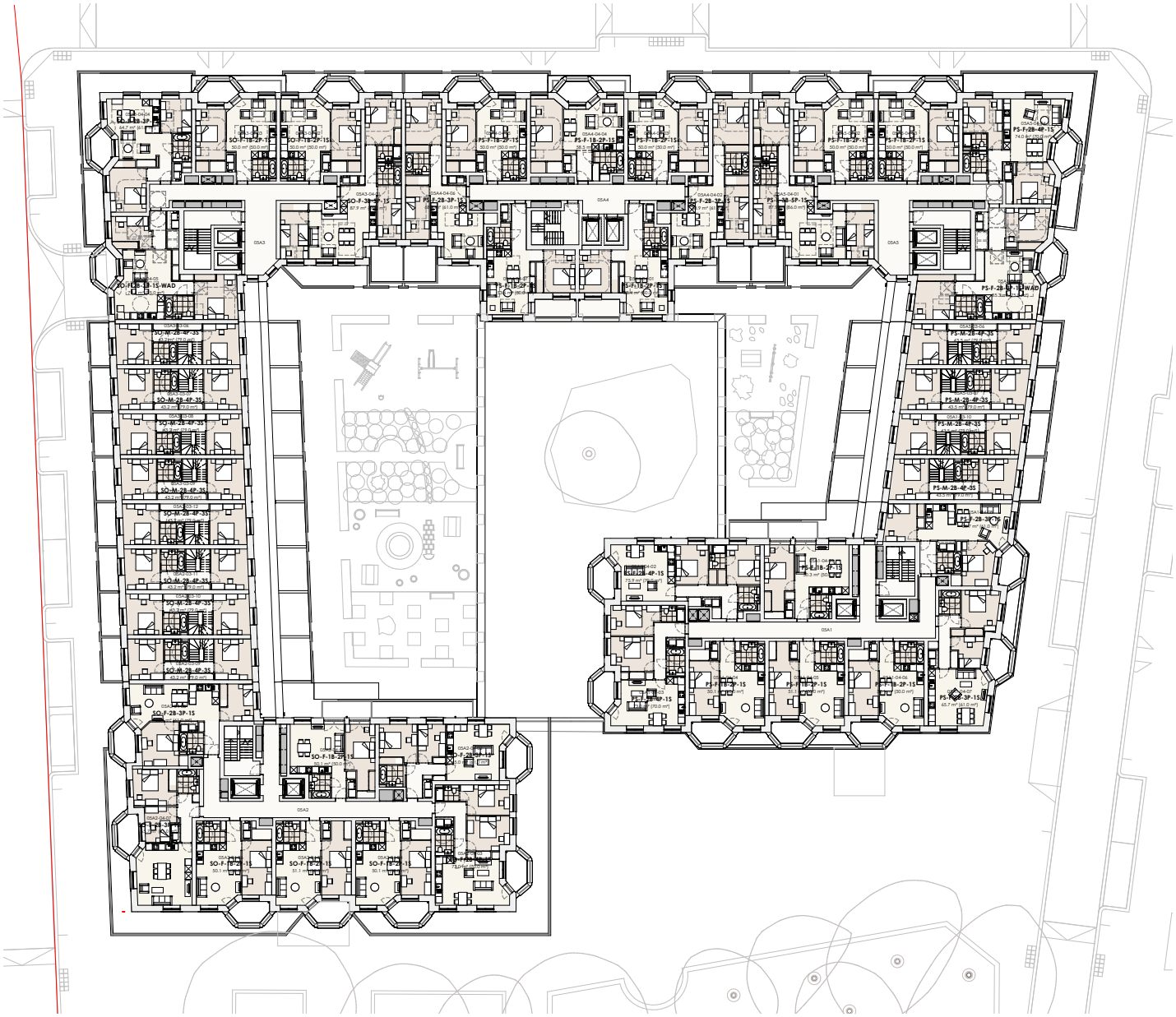


Third Floor Plan

FOURTH FLOOR

Maisonettes bedrooms

Upper level maisonettes have all bedrooms located at the upper level, providing them with good separation from living spaces within the home as well as ample privacy from the courtyard and street.

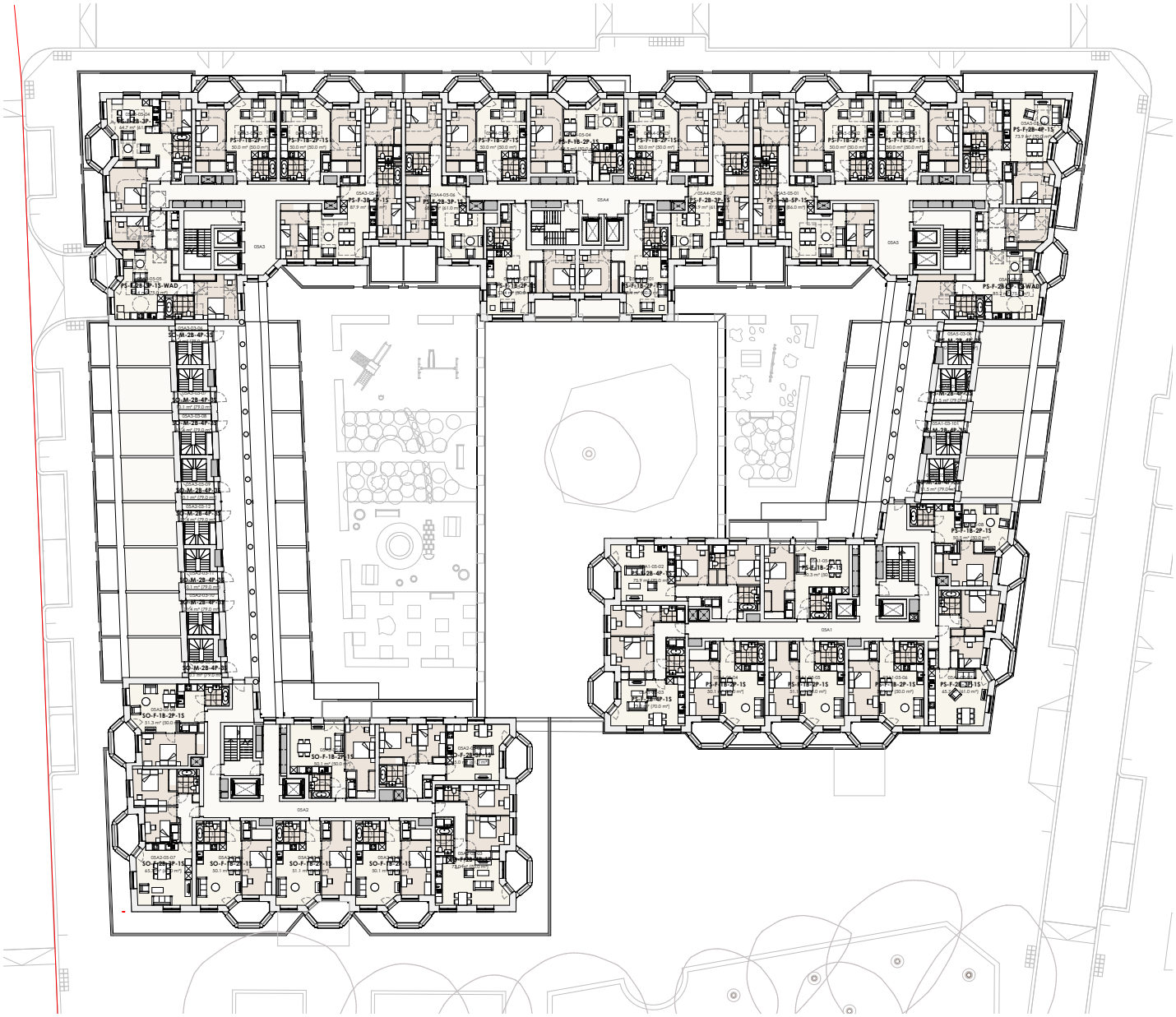


Fourth Floor Plan

FIFTH FLOOR

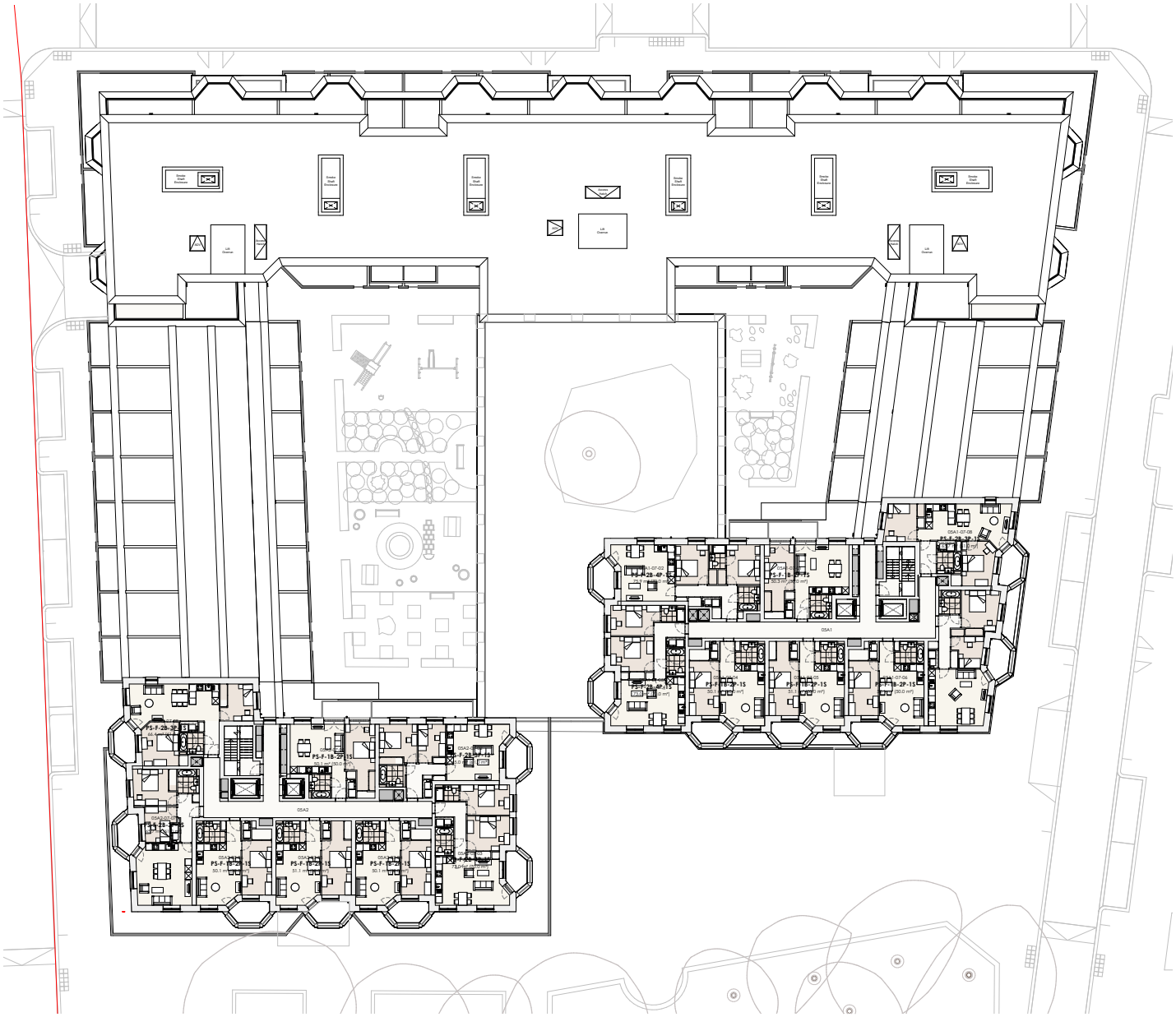
Private roof terraces for maisonettes

Upper level maisonettes are provided with generous private roof terraces that receive ample sunlight throughout the year. A colonnaded fire escape route for these maisonettes is located to the courtyard facing side of the stair.



Fifth Floor Plan

SEVENTH FLOOR

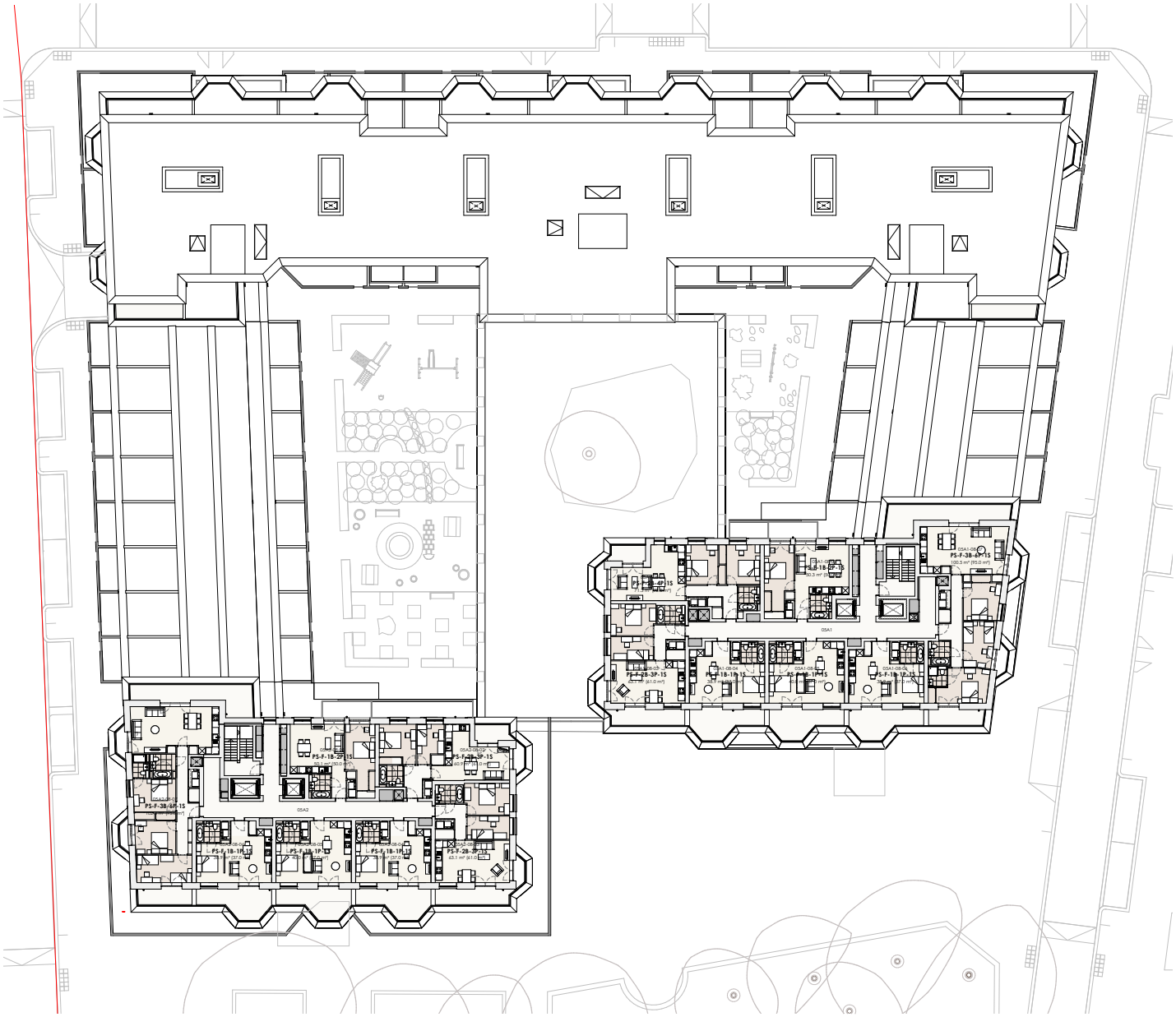


Seventh Floor Plan

EIGHTH FLOOR

Setback level

Smaller variants of the typical flat types below are located on the setback top floor with generous private terraces overlooking Thurlow Street

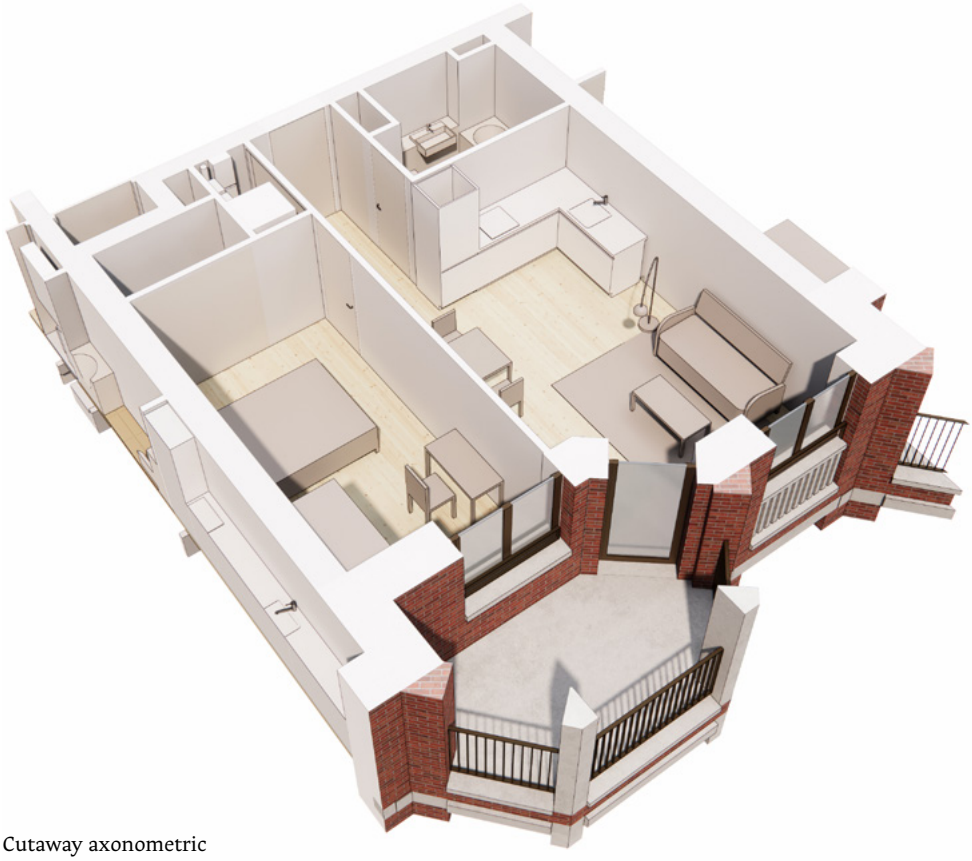


Eighth Floor Plan

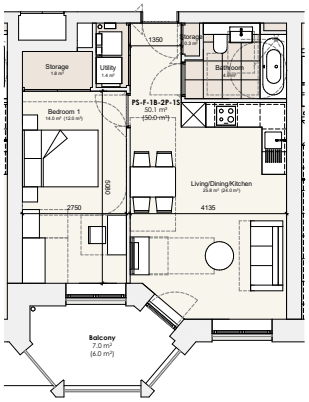
UNIT PLANS

1B2P – PRIVATE SALE/SHARED OWNERSHIP

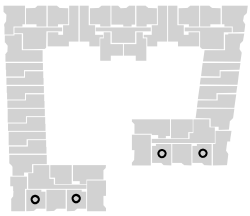
Plot 5A accommodates a wide range of social rent, private sale, and shared ownership apartments and maisonettes in a tenure blind arrangement that will be home to both new and existing residents of the Aylesbury Estate. The following pages illustrate the key typical dwelling types provided. The full range are included in the accompanying 1:50 unit plans and 1:200 GA Plans submitted for planning.



Cutaway axonometric

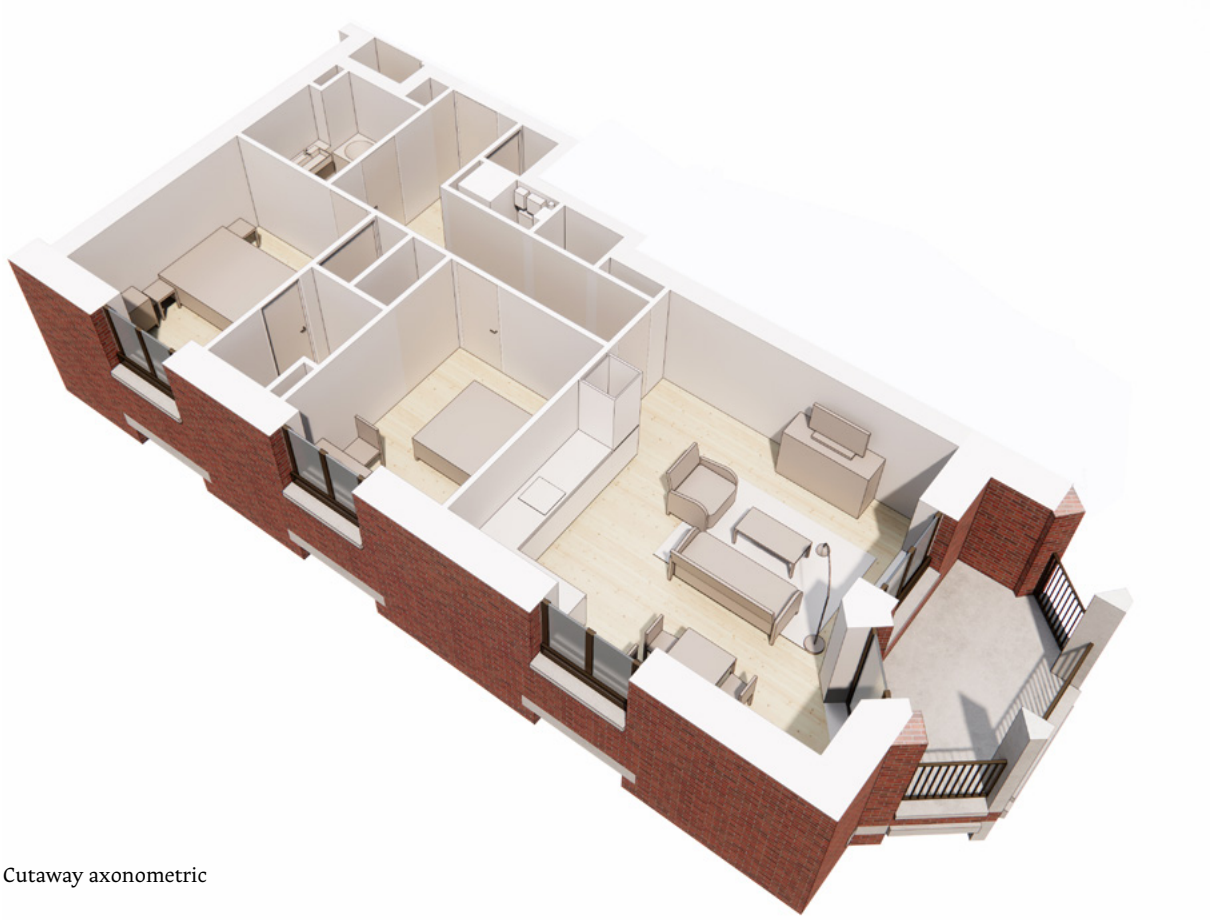


Dwelling Layout

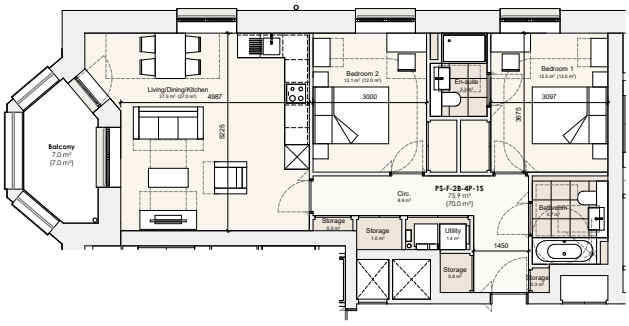


Key Plan
Levels 1-7

2B4P – PRIVATE SALE/SHARED OWNERSHIP



Cutaway axonometric

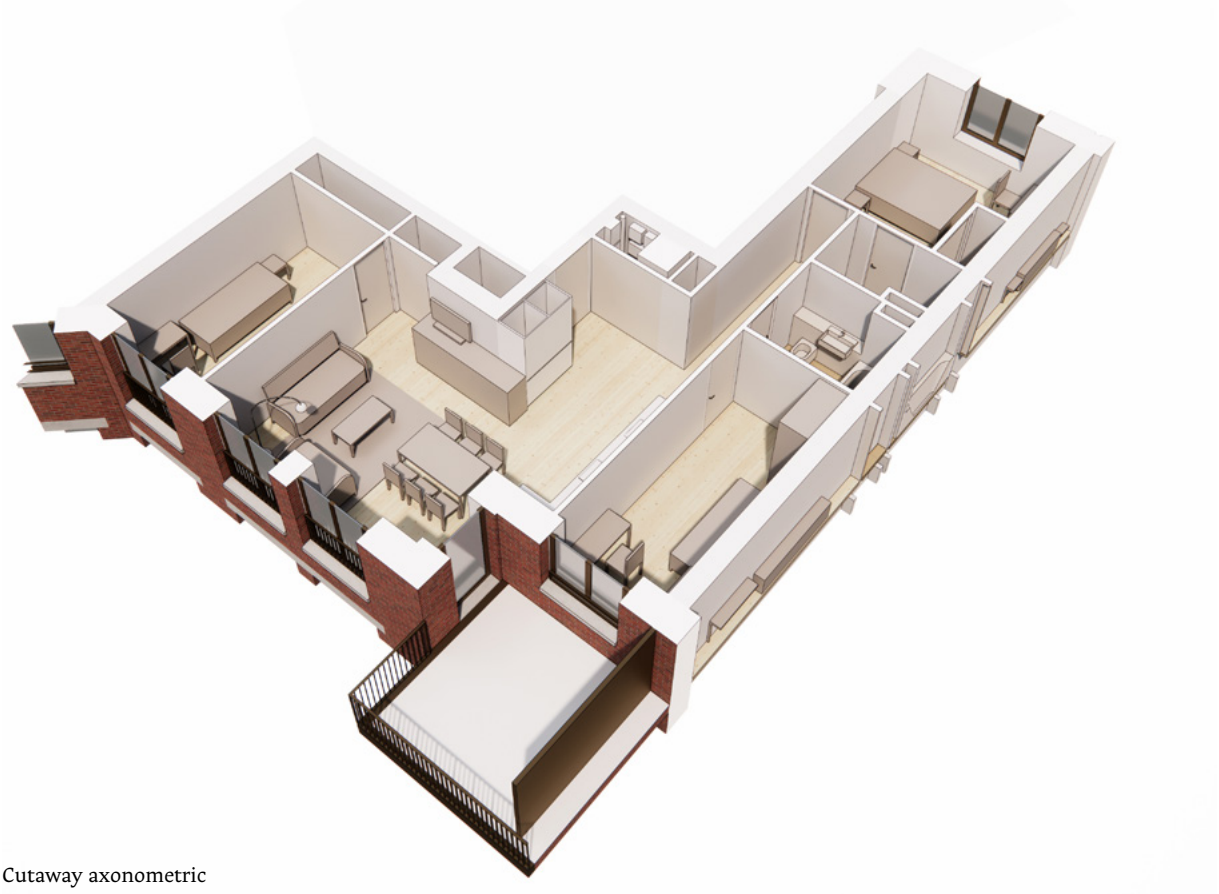


Dwelling Layout

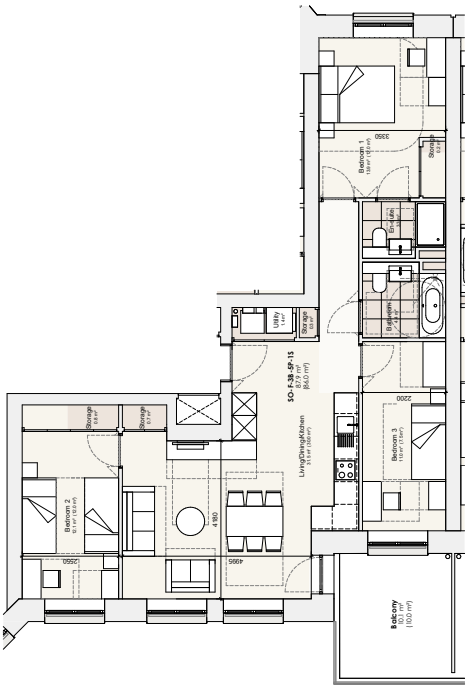
Key Plan
Levels 2-7

UNIT PLANS

3B5P – PRIVATE SALE/SHARED OWNERSHIP



Cutaway axonometric

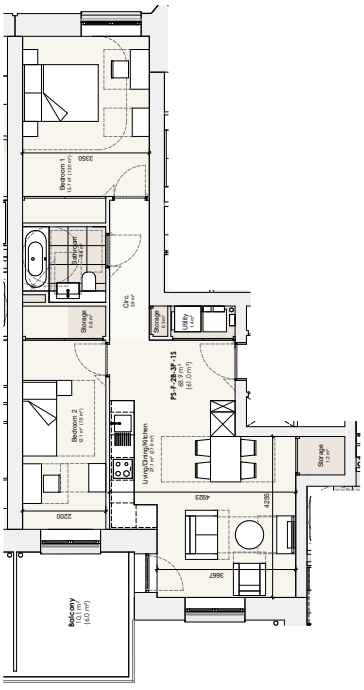


Dwelling Layout

Key Plan
Levels 2-5

2B3P – PRIVATE SALE/SHARED OWNERSHIP

Cutaway axonometric



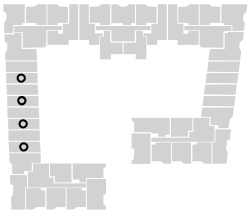
Dwelling Layout

Key Plan
Levels 2-5

UNIT PLANS

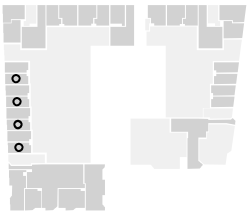
2B4P – PRIVATE SALE/SHARED OWNERSHIP
4B6P – SOCIAL RENT

Dwelling Layout



Key Plan
Levels 3-5

Dwelling Layout

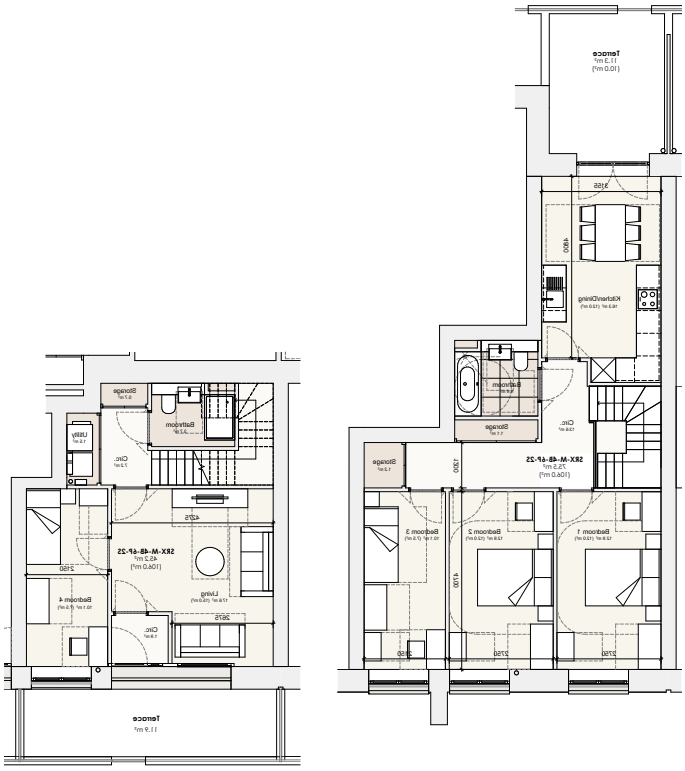


Key Plan
Levels 0-2

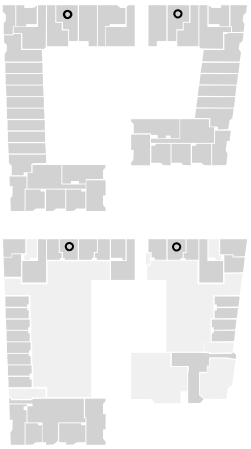
Sectional Perspective

UNIT PLANS

4B6P – SOCIAL RENT
3B5P – SOCIAL RENT

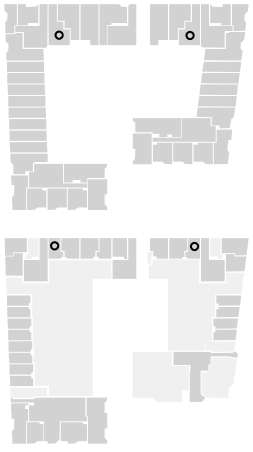


Dwelling Layout



Key Plan
Level 0-1

Dwelling Layout



Key Plan
Level 0-1

Cutaway Axonometric

Character

THURLOW STREET

Ground floors

The ground floor of the Thurlow Street facing blocks are composed of raised ground floor flats, commercial space and communal entrances that create a boulevard-like quality to the street. Ancillary frontage is avoided here and located in other areas of the block, predominantly in the ground floor level of the courtyard.

Upper floors

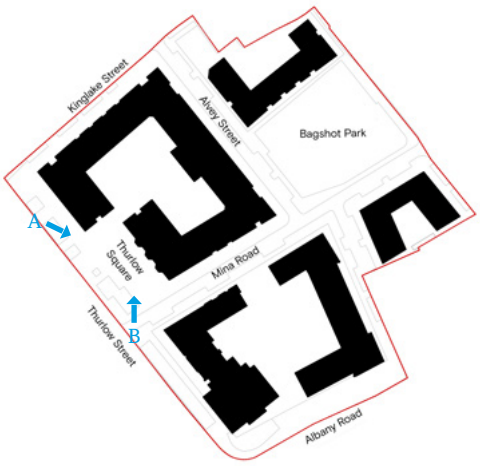
A regular rhythm of bayed balconies lends a mansion block-like quality to these façades. The geometry of the balconies allows for oblique views out from the habitable rooms behind, as well as providing a balance of privacy and views out from the balconies themselves.

Top floor

A single setback top floor reinforces the boulevard-like quality of Thurlow Street. Generous private roof terraces are located here with views West across Thurlow Street. The setback roof articulation is echoed by the neighbouring Plot 4A, which locates setback maisonettes above a 7 storey mansion block visible in the view below.

View A: A regular rhythm of bayed balconies, windows, and communal entrances responds to the boulevard-like quality of Thurlow Street

South Gardens, Southwark, Maccreanor Lavington Architects



Key Plan

View B: Ground floor commercial space opens out onto Thurlow Square

Character

ALVEY STREET

The Alvey Street elevation is similar to that of Thurlow Street but with a scale and articulation appropriate to the quieter Alvey Street. The facade is broken up into three distinct smaller volumes that are clad in alternating red and grey masonry, and separated by a 225mm shadow gap detail. Further articulation occurs at the setback top floor level where deep recesses are located where party walls between cores occur to further accentuate the distinction between the separate blocks and visually break up the their massing.

Lower floors

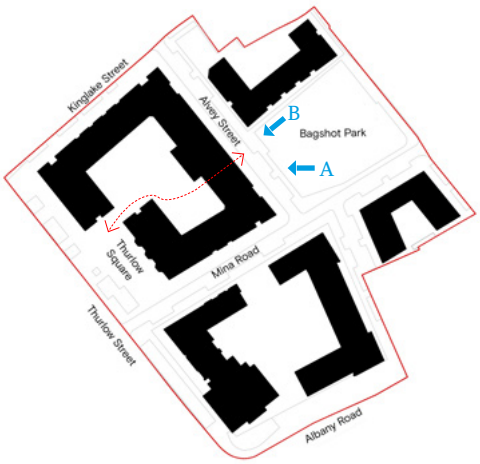
Family maisonettes are located at ground and first floors with private front gardens and entrances facing the street. These are punctuated by clearly marked communal entrances that give access to flats at the upper levels.

Upper floors

Flats are located at upper levels with mansion block-like bayed balconies much like Thurlow Street. A setback top floor provides space for generous private roof terraces with views East across Bagshot Park.

View A: Looking Northwest up Alvey Street

Montague Mansions, Marylebone



Key Plan

View B: A double height passageway provides secure access for residents from Alvey Street through to the courtyard of Plot 5A

Character

KINGLAKE STREET AND MINA ROAD

Kinglake Street and Mina Road are fronted by apartment block gables that bookend rows of stacked maisonettes with a terraced house-like quality to their façades.

Lower floors

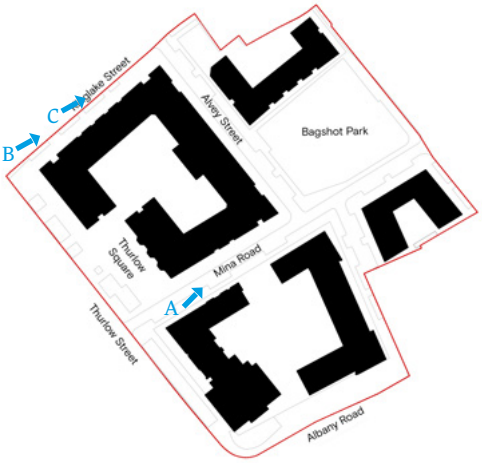
At ground floor paired private entrance doors and front gardens open out onto the street, echoing the character of a London terrace.

Upper floors

Window sizes are moderated in relation to the room they serve. Bedrooms have generous windows with raised sills, behind which a desk or chest of drawers can be conveniently placed. Living rooms have larger full height windows that allow for more generous views out and more daylight within. This variation in window types introduces a secondary order to the maisonette elevations that provides them with a subtle distinction from the mansion block elements.

View A: Looking Northeast up Mina Road

View C: Looking Northeast up Kinglake Street



Key Plan

View B: Looking Northeast up Kinglake Street

Character

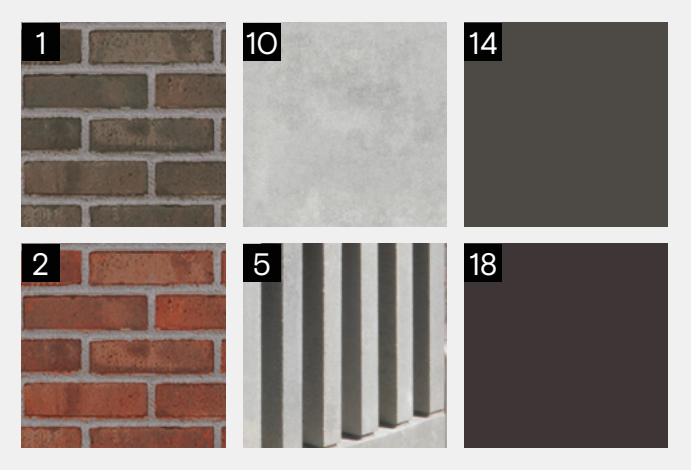
BAY STUDIES - THURLOW STREET

The Thurlow Street façades emulate the character of traditional London mansion blocks. A medium red waterstruck brick is proposed for the upper levels with a darker equivalent used to form a plinth at ground floor.

To mitigate noise from Thurlow Street, bespoke precast decorative noise attenuating ventilation panels with integrated sills are set into window openings, above which are located side-hung double casement composite windows below precast concrete lintels. Window frames are powder coated RAL7032 Pebble Grey and set back by 225mm.

Bayed balconies are supported on precast concrete structural columns with lintels matching those above windows. Balconies have fair-faced concrete soffits and railings are steel with a powder coated finish to match the window frames. Precast concrete coping stones are located on top of all parapet walls.

At ground floor, retractable canopies are mounted above openings to the commercial space and communal entrances. Communal entrance doors are triple glazed with powder coated composite frames matching the windows across the rest of the facade.



Material Palette

Millbank Estate, Pimlico

Thurlow Street Elevation

Cutaway isometric bay study

LEGEND

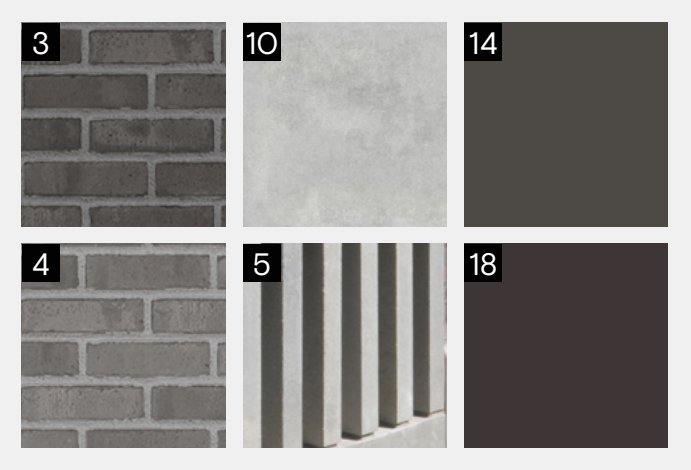
01. Brick Type 1, waterstruck dark red, stretcher bond with dark colour mortar
02. Brick Type 2, waterstruck red, stretcher bond with light colour mortar
03. Brick Type 3, waterstruck dark grey, stretcher bond with light colour mortar
04. Brick Type 4, waterstruck grey, stretcher bond with light colour mortar
05. Spandrel panel made of precast concrete stone, colour and finish TBC on the next stage.
06. Perforated spandrel panel made of precast concrete stone, colour and finish TBC and black insect mesh backing
07. Acid-etched precast concrete stone coping
08. Acid-etched precast concrete stone cill
09. Acid-etched precast concrete stone banding
10. Acid-etched precast concrete stone lintel
11. Acid-etched precast concrete canopy
12. Acid-etched precast concrete columns
13. Acid-etched precast concrete frieze and cornice
14. Composite window/door system, external aluminium finish to be matt PPC to RAL 7022
15. Aluminium window/door system, matt PPC to RAL to match render colour
16. Aluminium curtain wall system -including doors-, matt PPC to RAL 8019 (commercial space)
17. Aluminium louvres, matt PPC, colour to match curtain wall finish.
18. Steel doors, matt PPC to RAL 8019
19. Steel louvres glazed into steel doors, matt PPC colour to match curtain wall finish
20. Clear glazing
21. Juliet balcony, metal balustrade, PPC to RAL colour TBC
22. Metal balustrade, PPC to RAL colour TBC
23. Metal railing, PPC to RAL colour TBC
24. Galvanized steel rain water pipes and hoppers, PPC to RAL colour TBC
25. Aluminium decking, colour TBC
26. Aluminium flashing to all residential windows -over the precast concrete stone sills-, PPC to RAL to match window frame
27. Attenuated louvres behind perforated spandrel panels
28. Thermally broken in-situ concrete slab
29. Fair-faced concrete soffit
30. Thermally broken prefabricated concrete slab
31. Stone pavers (600x600x50mm) on pedestals
32. Aluminium laser cut projecting 'flag' signage, bronze finish
33. Downlight fitting integrated in soffit
34. Audio and video door intercom with bespoke fascia metal panel, bronze finish
35. Shop-fitted folding-arm awning. Fascia PPC to RAL colour to match curtain wall. Fabric colour TBC
36. Private entrance door-sets: insulated compact laminate panel, stainless steel ironmongery, signage and letter box.
37. Insulated compact laminate panel to match door finish.
38. Winter garden fenestration
39. Metal gates, PPC to RAL colour TBC
40. Prefabricated steel bracket clad with brick slips to match adjacent brickwork.
41. Sidelight composite window. External aluminium finish to be matt PPC to RAL colour TBC
42. GRC Soffit.
43. Recessed brickwork along the facade
44. Divisions between private terraces
45. Dwarf brick wall and short metal balustrade PPC to RAL colour TBC
46. Recessed brickwork panel
47. Prefabricated steel lintel clad with brick slips to match adjacent brickwork

Character

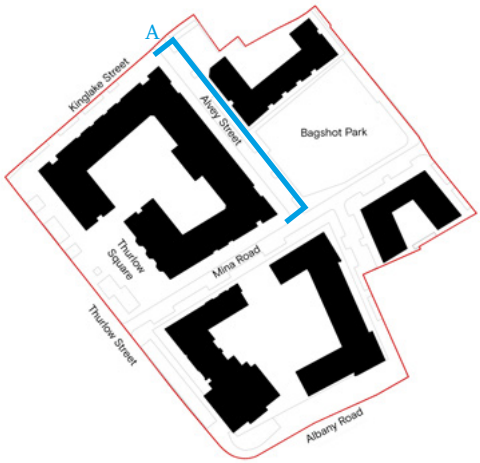
BAY STUDIES - ALVEY STREET

Alvey Street is less trafficked and narrower than Thurlow Street. As such it's mansion block-like language is scaled down to respond appropriately. Private gardens and front doors at ground floor serve social rent maisonettes at ground and first floor, above which bayed balconies serving flats are supported on large corbelled masonry brackets. Two brick types are present on the Alvey Street facade, which alternate to distinguish the three separate cores that make up the block. The same red handmade type as Thurlow Street is used for the two end blocks, and a medium grey handmade type is used for the middle block. As with Thurlow Street, darker equivalent types are used to form a plinth at ground floor.

All other elements and details are matched to those on Thurlow Street, except for the ground floor maisonette entrances, which have entrance door-sets comprised of insulated compact laminate panelling and stainless steel ironmongery. Panelling is finished in RAL7032 Pebble Grey to match the window frames on the rest of the block. Precast concrete lintels span above maisonette entrances with fair-faced concrete soffits behind.



Material Palette



Key Plan

Elevation A

Cutaway isometric bay study

LEGEND

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10. Acid-etched precast concrete stone lintel
11. Acid-etched precast concrete canopy
12. Acid-etched precast concrete columns
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17. Aluminium louvres, matt PPC, colour to match curtain wall finish.
18. Steel doors, matt PPC to RAL 8019
19. Steel louvres glazed into steel doors, matt PPC colour to match curtain wall finish
20. Clear glazing
21. Juliet balcony, metal balustrade, PPC to RAL colour TBC
22. Metal balustrade, PPC to RAL colour TBC
23. Metal railing, PPC to RAL colour TBC
24. Galvanized steel rain water pipes and hoppers, PPC to RAL colour TBC
25. Aluminium decking, colour TBC
26. Aluminium flashing to all residential windows -over the precast concrete stone sills-, PPC to RAL to match window frame
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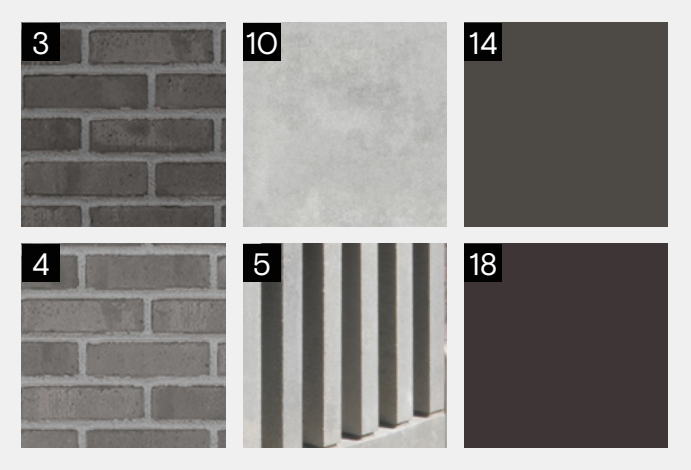
44. Divisions between private terraces
45. Dwarf brick wall and short metal balustrade PPC to RAL colour TBC
46. Recessed brickwork panel
47. Prefabricated steel lintel clad with brick slips to match adjacent brickwork

Character

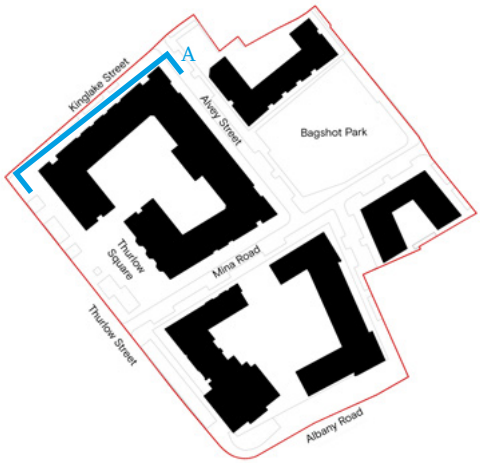
BAY STUDIES - KINGLAKE STREET/MINA ROAD

The Kinglake Street and Mina Road maisonettes are clad in the same grey brick used on Alvey Street, with shadow gap details distinguishing party wall locations between dwellings.

All of the same details and components here match those on the rest of the block.



Material Palette



Key Plan

Elevation A

Cutaway isometric bay study

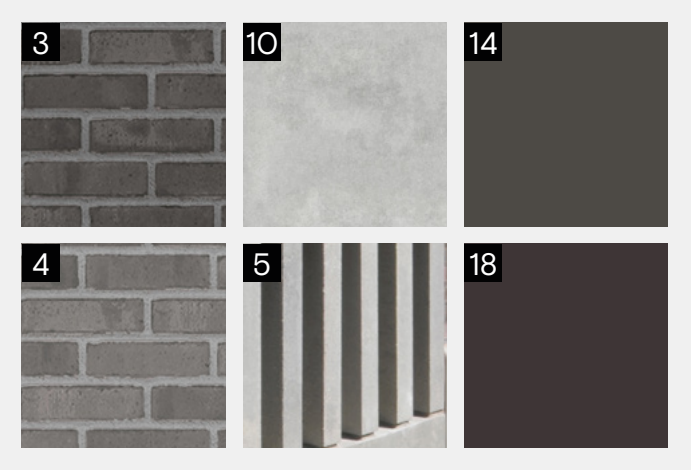
LEGEND

01. Brick Type 1, waterstruck dark red, stretcher bond with dark colour mortar
02. Brick Type 2, waterstruck red, stretcher bond with light colour mortar
03. Brick Type 3, waterstruck dark grey, stretcher bond with light colour mortar
04. Brick Type 4, waterstruck grey, stretcher bond with light colour mortar
05. Spandrel panel made of precast concrete stone, colour and finish TBC on the next stage.
06. Perforated spandrel panel made of precast concrete stone, colour and finish TBC and black insect mesh backing
07. Acid-etched precast concrete stone coping
08. Acid-etched precast concrete stone cill
09. Acid-etched precast concrete stone banding
10. Acid-etched precast concrete stone lintel
11. Acid-etched precast concrete canopy
12. Acid-etched precast concrete columns
13. Acid-etched precast concrete frieze and cornice
14. Composite window/door system, external aluminium finish to be matt PPC to RAL 7022
15. Aluminium window/door system, matt PPC to RAL to match render colour
16. Aluminium curtain wall system -including doors-, matt PPC to RAL 8019 (commercial space)
17. Aluminium louvres, matt PPC, colour to match curtain wall finish.
18. Steel doors, matt PPC to RAL 8019
19. Steel louvres glazed into steel doors, matt PPC colour to match curtain wall finish
20. Clear glazing
21. Juliet balcony, metal balustrade, PPC to RAL colour TBC
22. Metal balustrade, PPC to RAL colour TBC
23. Metal railing, PPC to RAL colour TBC
24. Galvanized steel rain water pipes and hoppers, PPC to RAL colour TBC
25. Aluminium decking, colour TBC
26. Aluminium flashing to all residential windows -over the precast concrete stone sills-, PPC to RAL to match window frame
27. Attenuated louvres behind perforated spandrel panels
28. Thermally broken in-situ concrete slab
29. Fair-faced concrete soffit
30. Thermally broken prefabricated concrete slab
31. Stone pavers (600x600x50mm) on pedestals
32. Aluminium laser cut projecting 'flag' signage, bronze finish
33. Downlight fitting integrated in soffit
34. Audio and video door intercom with bespoke fascia metal panel, bronze finish
35. Shop-fitted folding-arm awning. Fascia PPC to RAL colour to match curtain wall. Fabric colour TBC
36. Private entrance door-sets: insulated compact laminate panel, stainless steel ironmongery, signage and letter box.
37. Insulated compact laminate panel to match door finish.
38. Winter garden fenestration
39. Metal gates, PPC to RAL colour TBC
40. Prefabricated steel bracket clad with brick slips to match adjacent brickwork.
41. Sidelight composite window. External aluminium finish to be matt PPC to RAL colour TBC
42. GRC Soffit.
43. Recessed brickwork along the facade
44. Divisions between private terraces
45. Dwarf brick wall and short metal balustrade PPC to RAL colour TBC
46. Recessed brickwork panel
47. Prefabricated steel lintel clad with brick slips to match adjacent brickwork

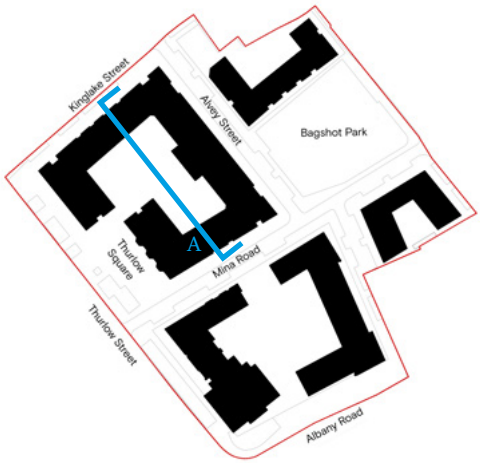
Character

BAY STUDIES - LOGGIA

The courtyard facing loggias are clad in the same grey brick used on Alvey Street. The ground floor colonnade is distinguished from the rest of the block through the incorporation of recessed steel lintels with brick slip facings to match the adjacent brickwork. The rest of the facade details and components match those on the rest of the block.



Material Palette



Key Plan

Section A

Cutaway isometric bay study

LEGEND

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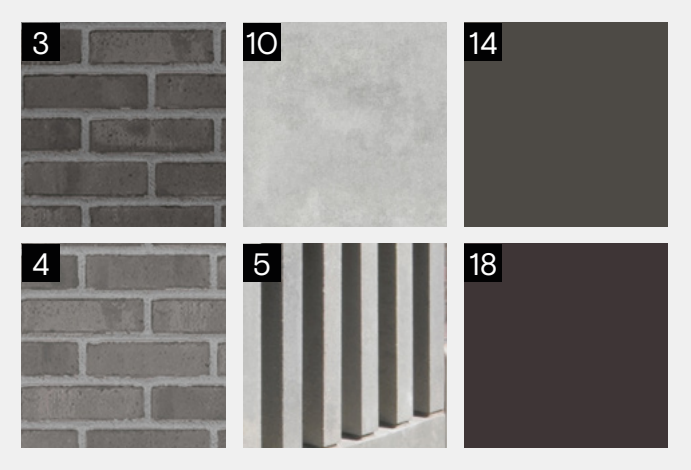
Character

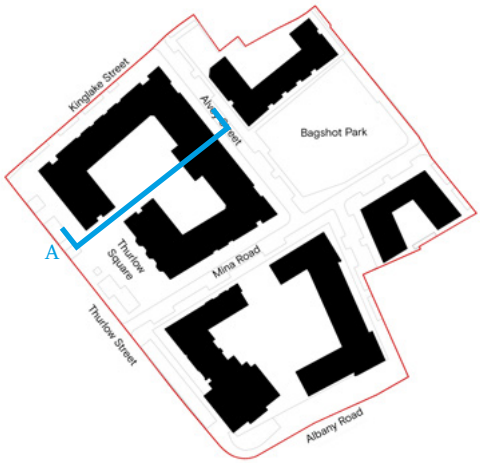
BAY STUDIES - STACKED MAISONETTES

On the third floor, stacked maisonettes are accessed from the adjacent residential cores through a deck terrace. The courtyard façades are consistent with the street elevations, which adds a vibrant effect in the courtyard.

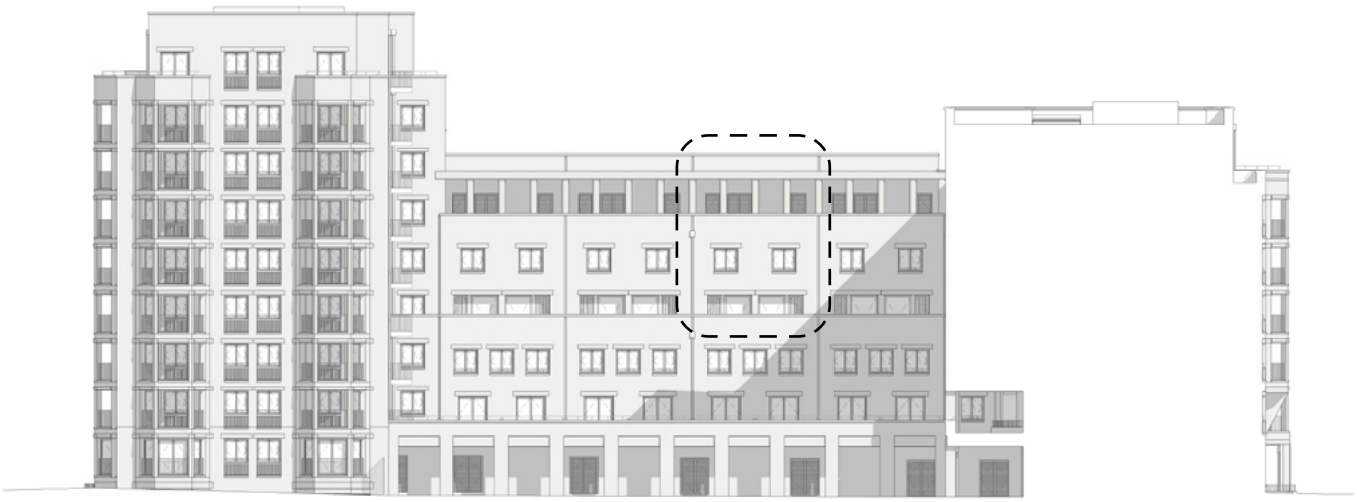
On the fifth floor, a colonnade completes the elevations and bridges the Thurlow St and Alvey St blocks. On this floor, the maisonettes have access to their private terraces and an escape route through the colonnade into the residential cores.



Material Palette



Key Plan



Section A

Cutaway isometric bay study

LEGEND

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Vertical arrangement

Maisonettes and Apartments

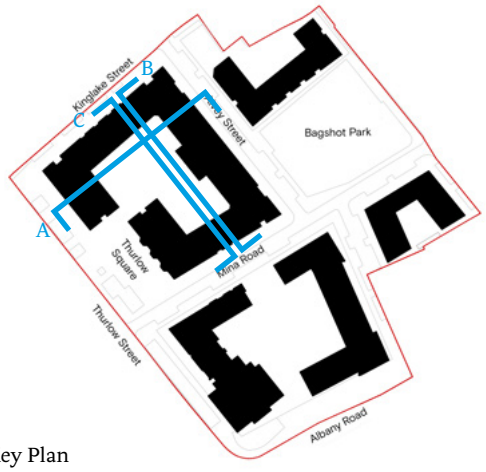
Three sides of the block are wrapped in generous social rent family maisonettes at ground floor, above which are stacked either another layer of maisonettes or apartments. Upper level maisonettes are accessed via communal cores and a single level of gallery access at third floor.

Generous Communal Amenity for all Residents

The block benefits from a large heavily planted and well sun-lit communal courtyard arranged over ground and first floors. All residents can enter at ground floor via secure entrances from either Thurlow Street or Alvey street. The raised podium area can be accessed via a generous external communal stair, or from each communal entrance lobby via a double height atrium with an open stair that brings natural light down to ground floor and clearly lights the way from the street to courtyard.

Setback Roof Terraces

All sides of the block provide generous setback roof terraces with excellent sunlight amenity for residents on the top floors. These will provide opportunities for extensive planting, creating visual amenity from the street and enhancing biodiversity.



Key Plan

Perspective section A: Generous entrance lobbies with open stairs provide clearly navigable access to the raised podium courtyard

Perspective section B: A generous split level courtyard provides generous and well lit communal amenity and doorstep play areas for all residents. Generous through aspect 4 bed and 2 bed social rent and private sale stacked maisonettes frame each side of the courtyard.

Perspective section C: The grade level courtyard provides a secure route through the block between Thurlow Street and Alvey Street, from which secure bicycle storage is easily accessible. Location of cycle storage and ancillary frontage in this location allows for continuous active frontage to the street facing sides of the block.

Ground Floor Condition

THURLOW STREET RAISED GROUND FLOOR

Thurlow Street is a main thoroughfare for the site. Plot 5A responds with a continuous active ground floor frontage of communal entrances and raised ground floor flats, much like a traditional London mansion block. Ground floor commercial space is located in the southern block facing Thurlow Square.

The raised ground floor flats provide a balance of passive surveillance to the street, and increased privacy within the homes. Window sills are raised just above head height, preventing direct views into habitable rooms from the street, whilst allowing for elevated views outward. Winter gardens offer a secluded space from the street activity and security in the private amenity space.

Raised sills prevent direct views in to habitable rooms

Legend

01. Brick Type 1, waterstruck dark red, stretcher bond with dark colour mortar
02. Brick Type 2, waterstruck red, stretcher bond with light colour mortar
07. Acid-etched precast concrete stone coping
08. Acid-etched precast concrete stone cill
10. Acid-etched precast concrete stone lintel
12. Acid-etched precast concrete columns
14. Composite window/door system, external aluminium finish to be matt PPC to RAL 7032
20. Clear glazing
22. Metal balustrade, PPC to RAL colour TBC
23. Metal railing, PPC to RAL colour TBC
27. Attenuated louvres behind perforated spandrel panels
29. Fair-faced concrete soffit
30. Thermally broken prefabricated concrete slab
38. Winter garden fenestration

Bay Study shows the relationship between the winter garden to the raised ground floor flats and the bay balconies above.

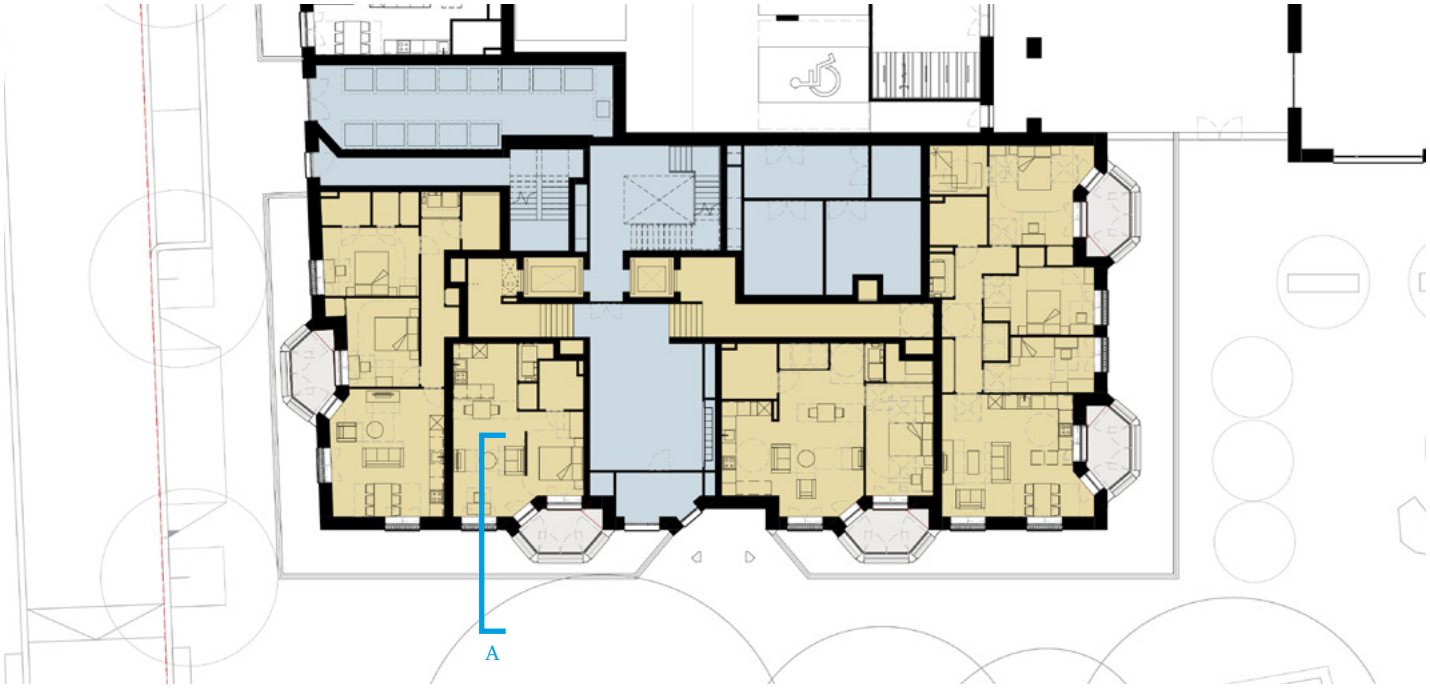


Diagram showing grade and raised level areas at ground floor

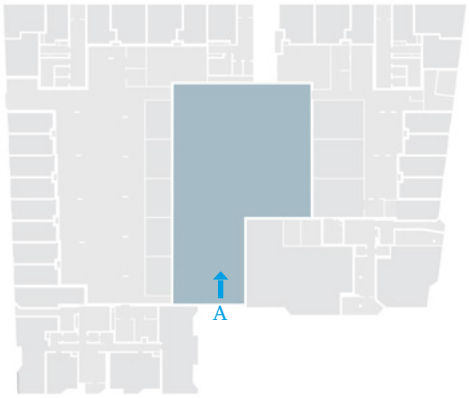
Section A: Raised ground floor flats provide a balance of ample passive surveillance to the street, and increased privacy within the homes

Amenity

Two levels of communal courtyard are provided for residents: a ground floor courtyard and a first floor podium. All tenures in 5A have equal access to both levels. The types of planting, play space and furniture varies between the two spaces, catering for a wide range of users.

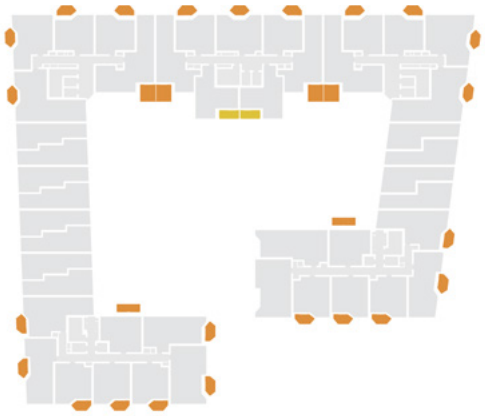
The type of private amenity space varies according to the dwelling type. Maisonettes generally have terraces, either on the podium or on their roof. The majority of apartments have semi-recessed bay-balconies. There is a total of 2,282.4 m² of private amenity for 250 dwellings.

Ground Floor Courtyard



Courtyard Area

Balconies



Semi-Recessed Balcony
Inset Balcony

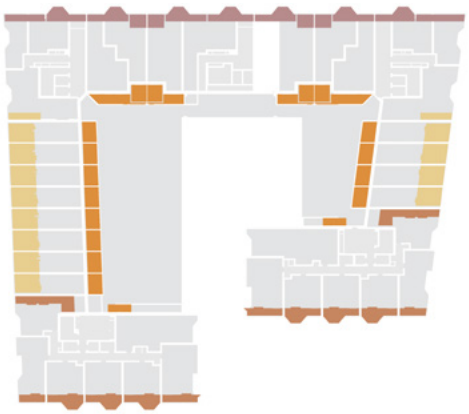
Podium

Podium Area

Ground Floor Terraces/ Defensible Space

GF Defensible Space

Upper Floor Terraces



L01 Terraces
L05 Terraces
L06 Terraces
L08 Terraces

View A: A generous hardscaped entrance court with dense new planting provides access through the block between Thurlow Street and Alvey street, as well as doorstep play and secure access to cycle storage for all residents. Existing mature trees are retained in this area.

St. Urbanhof, Sursee, VOGT

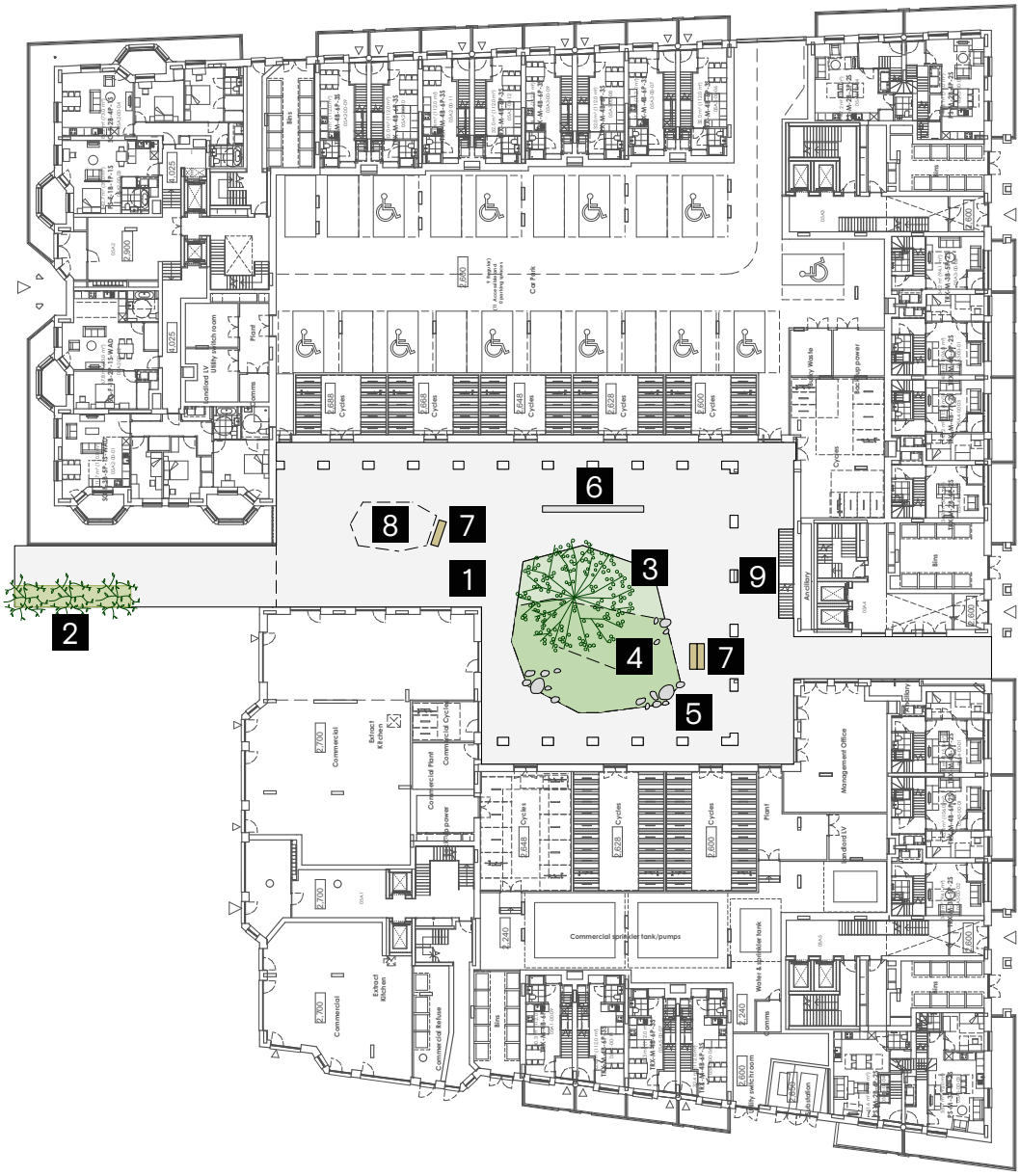
Paved urban entrance court with mature planting, Paris

Amenity

The courtyard forms the heart of the community within the block and is a place where residents can meet incidentally as they pass through, or more socially to enjoy it's greenery and children's play space. It is arranged over two levels and performs a slightly different role on each.

Ground Floor

High quality materials are used throughout with the ground floor level being of a harder quality, reminiscent of a Parisian entrance court, although also heavily planted to provide softness and biodiversity, and with a mature existing tree retained. This area mainly performs as a calming threshold space between the block interiors and the street, allowing residents to take a short-cut through the block to their respective entrance cores if convenient. Cycle storage is also located within the colonnade here, providing two layers of security from the street and leaving street facing facades free of ancillary frontage. The courtyard also provides visual amenity for the adjacent commercial space.



A densely planted hard-scape entrance court provides informal doorstep play and access to secure cycle storage for all residents at ground floor

Upper level

The upper level is planted more substantially than the ground floor, and BRE guidance on sunlight amenity is exceeded here, with 62.5% of the required area receiving 2 hours of sunlight during the spring equinox. With a range of soft landscaping including herb gardens, lawned areas and a birch forest, as well as an assortment of high quality furniture and play equipment, this is a place for all residents to meet, play, learn, and relax together.

Key

01. Square granite sett paving.
02. Pleached trees.
03. Existing tree retained with understory planting.
04. Adjacent existing mound partly retained and replanted.
05. Informal play boulders.
06. Long social bench.
07. Timber and steel benches
08. New gentle paved mound.
09. Stair to upper level landing.
10. Rear gardens with clay paving, railings and hedges.
11. Hedge boundary to theme gardens.
12. Herb/kitchen garden for residents with platform seat.
13. Patio with tree in pot, large plantings pots, picnic tables, benches and hopscotch markings.
14. Birch "forest" with clearings for intimate seating, informal play routes and a lookout over existing tree.
15. Play mat with swings, slide and spring rockers.
16. Shade garden with ferns and rocks.
17. Soft garden with bark mulch, picnic table, see saw, natural play and large sculptural scented shrubs.

The raised podium courtyard provides enhanced levels of greenery and formal doorstep play for use by all residents. Direct access is provided to all ground floor social rent maisonettes and generous sculptural staircases provide communal access for all residents from each of the entrance lobbies.

9 PLOT 5C

9.1. PLOT 5C

CONTEXT

Plot 5C is located in the north-east corner of Phase 2B. The site interfaces with Faversham House to the immediate north, Bagshot Street to the east, the proposed Bagshot Park to the south and Plot 5A to the west – together forming this section of Alvey Street. Plot 5C therefore has to mediate a number of complex urban conditions, making good relationships with existing neighbours and helping to shape new situations coming forward with this Phase of the Aylesbury Regeneration Project.

Existing context of plot 5C.

1. Kinglake Estate.

2. Relationship of the existing block on the site and Faversham House.

3. Faversham House and its car park.

4. Faversham House and Bagshot Street.

5. Bagshot Street.

6. Bagshot Street.

7. Relationship to Surrey Square Park via Kinglake Street.

8. Existing building on corner of Surrey Square Park.

Architectural Context

A number of observations about the immediate architectural context inform the architectural strategy for Plot 5C. The formal organisation of Faversham House and the informal, fine-grained texture of Bagshot Street have both been studied to extract a number of architectural themes that inform the language of the new building on its street and park facing elevations.

On all sides:

- Emphasis on communal elements and entrances within the overall composition.

Bagshot Street.

On Bagshot Street and the extension of Alvey Street:

- A 'side-by-side' compositional organisation with a varied roofline.
- The role of window reveals in streets where the building is approached obliquely.
- Pronounced window sills and projecting elements.

Varied roof line.

Pale window reveals.

Pronounced sills and horizontal elements.

'Side-by-side" relationship between buildings.

Faversham House.

On the south elevation:

- A calm arrangement of windows.
- A tripartite 'top-middle-base' composition.
- A layered rhythm of elements that give a second scale to the building, emphasising the module of individual homes within a clear urban whole.

Single facade plane.

Tripartite arrangement.

Subtle expression of base.

Calm grid of windows.

Secondary rhythm of columns, dormers and downpipes.

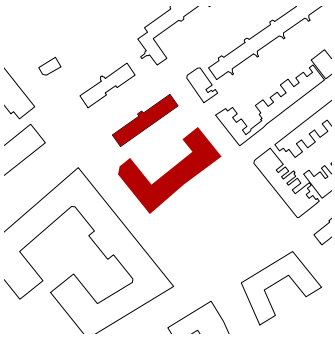
Emphasis on communal elements.

URBAN BRIEF

In placemaking terms this plot has to maximise its urban potential whilst minimising negative impacts on the existing buildings. The proposed building participates in this situation in a number of ways. Key moves include:

- Engaging the edges of the Phase 2B project area to ensure regeneration benefits beyond the red line.
- Locating and shaping 05C to 'create' a new space to the north and to enhance the definition of Bagshot Street.
- Taking on the challenge of making a space across ownership and management boundaries.
- Strengthening the role of the gable ends and presence of Kinglake Street.
- Tying in, spatially, with the cornershop on Surrey Square Park which in the future could be improved to further engage the 'new' space and the park.
- Creating shared/public doorstep play for Faversham House, 05C and the wider community.
- Shaping 05C to ensure good daylight to Faversham House is maintained and that future opportunities for improvements to the building are maintained.
- Creating a calm, strong backdrop to the proposed Bagshot Park.
- Using the landscape of the garden and the park as 'borrowed green' to support the Bagshot Street Green Finger which is embedded in planning policy.

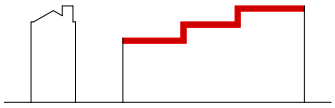
A precise urban form.



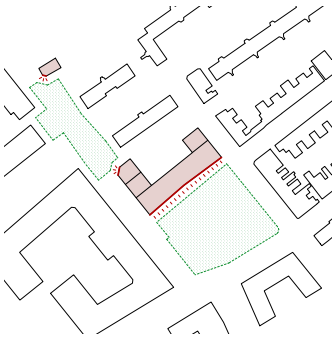
CITY BLOCK

The building is shaped to actively contribute to the spaces and situations around it. It is positively redefining Bagshot Street and giving the urban block it forms with Faversham House a new presence that supports the urban structure of the regenerated Aylebury Estate as well as the existing Kinglake Estate and Victorian streets to the east.

STEPPING

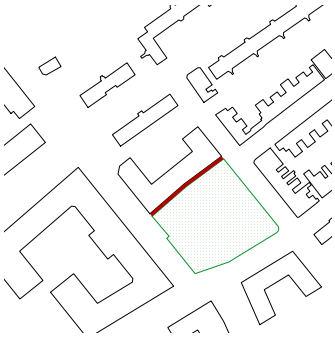


The building has been stepped to respond to daylight requirements of Faversham House and dwellings on Bagshoot Street, as well as to reflect the massing of the immediate neighbourhood.



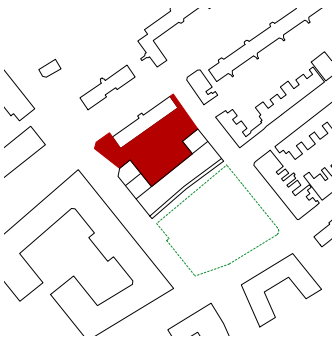
MAKING SPACE

The building has been shaped to contribute positively to the spaces and situations around it. The chamfer mirrors the chamfer on the corner building in Surrey Square Park and defines a 'new' space across the junction. The park frontage has been shaped to give definition to and to hold the space of the proposed Bagshot Park.



PARK BACKDROP

A layer of private amenity spaces on the park side allows residents to step out into the park space.



A GOOD NEIGHBOUR

The courtyard has been configured to maximise its quality for new and existing residents wihtin the urban block, in terms of spatial definition, amenity and play.

MASSING AND ORIENTATION

Plot 5C has been developed with an urban brief in mind. The site is at the edge of the regeneration area and occupies the southern half of an urban block where the Aylesbury meets the Kinglake Estate. More than other buildings within phase 2B it has to engage and improve existing spaces of varied character, including the play area at the end of Faversham House, the courtyard it shares with Faversham House, and Bagshot Street which it engages and redefines with a building line set against the back of footway.

The massing has been tested to maximise accommodation while minimising impact in terms of daylight and VSC. This has led to a stepped massing along Alvey Street and Bagshot, with six storeys on to the proposed Bagshot Park.

A chamfered corner engages a 'new' space across Kinglake Street by mirroring the corner of the building in Surrey Square Park. This will enhance the presence of the existing Kinglake Estate buildings, accommodate doorstep play for all neighbours and positivly 'lock' the new into the existing urban situation.

The 'U'-shaped figure of the building provides new street elevations on Bagshot Street and the extension of Alvey Street. This arrangements and the alignment of the east and west wings create a courtyard space with Faversham House.

The south-facing facade is cranked halfway along its length to make a relationship to the corner of Smyrk's Road and gently embrace the proposed park in front of it. A continuous balcony structure with a calm rhythm of columns is layered onto this, providing both sunny park-facing amenity and solar shading to the living spaces on this side of the block.

View from Smyrk's Road.

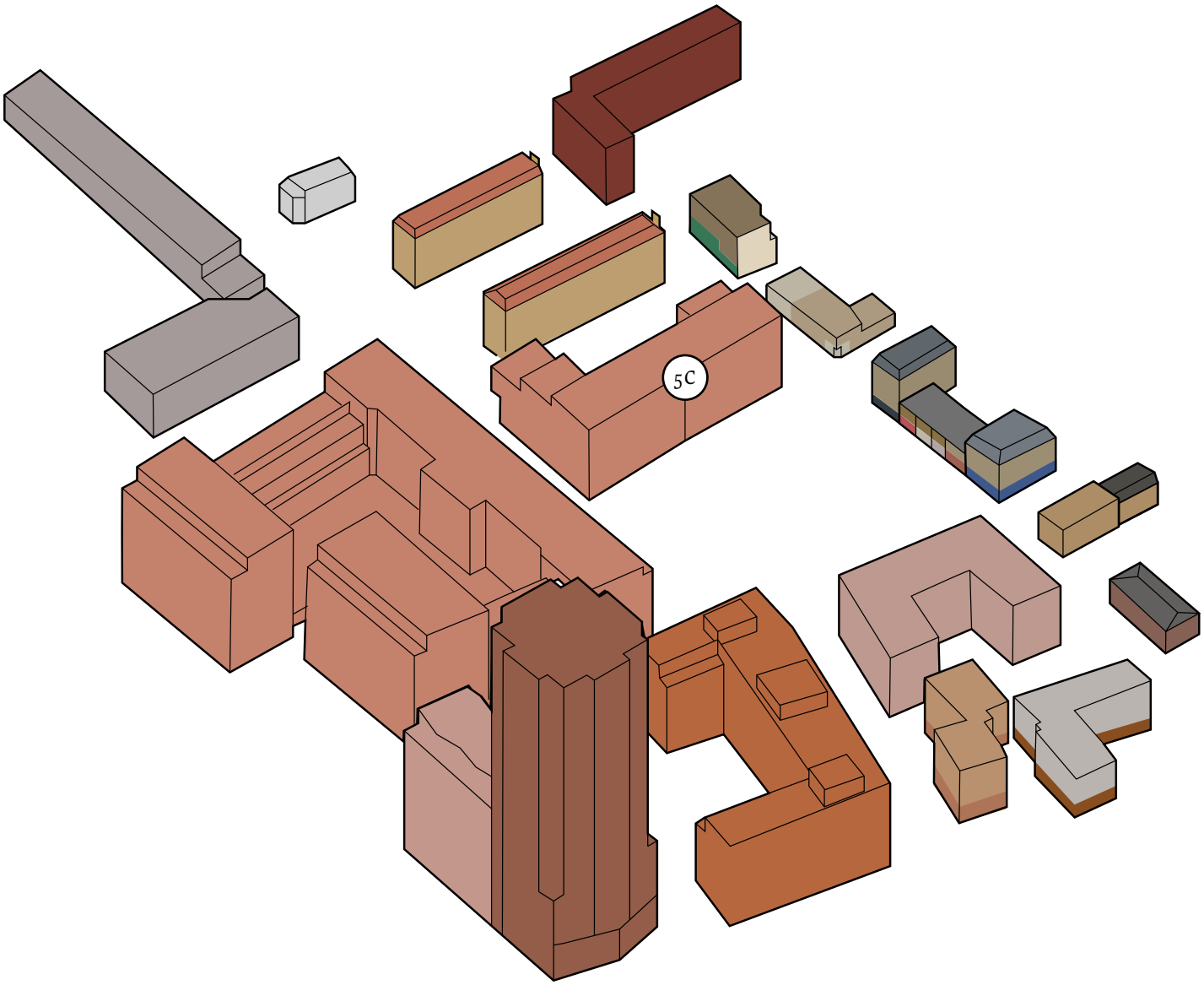


Diagram of massing in context.

PROCESS

The building has evolved in response to both specific site qualities, constraints and opportunities, technical parameter's regarding overheating and daylight and discussions as part of the Pre-app and DRP process.

The following pages chart the proposals presented and feedback received, and the development of the current proposals from the initial genesis described above through these discussions.

View to 5C across Bagshot Park circa June 2021: the proposed grey brick tone was reviewed following PPPA discussions.

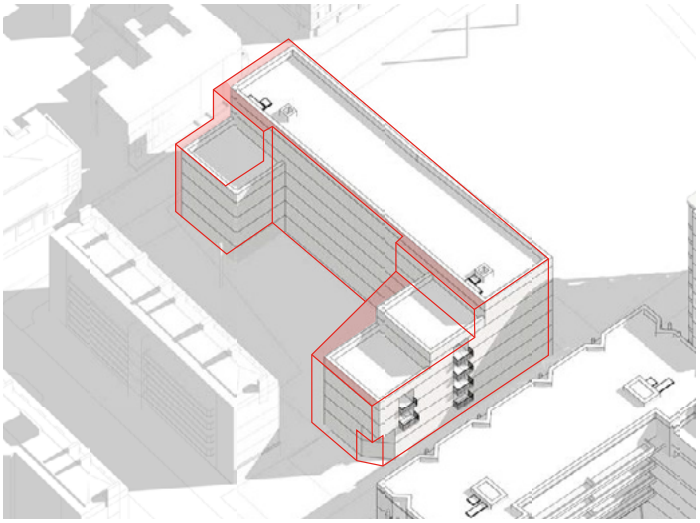
PPA08: 28.07.2021

Presented:

- Massing consideration in relation to context (Faversham House and Bagshot Street), to minimise impact on daylight/sunlight.
- Presentation of a block organised around stacked maisonettes to the park and flats accessed through street cores.
- Emerging character and materiality: tripartite language and grey brick.

Feedback:

- General support for building format, layout and urban arrangement.
- General support for relationship to neighbours.
- General support for an approach that improves the car park/amenity at Faversham House in relation to the new garden space.
- Query regarding scope for 3 bed maisonettes at ground floor.
- More consideration to be given to defensible spaces in proximity to the park.
- Encouragement to pursue more interest, hierarchy and delight in the architectural expression.



Adjusted massing in response to daylight/sunlight analysis.

Early facade study.

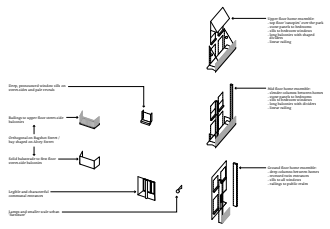
PPA10: 06.10.2021

Presented:

- Development in architectural language and materiality.

Feedback:

- Generally welcomed design development, the urban and façade concepts.
- Tripartite elevation should be emphasised and read as a 'collection of homes'.
- Living room windows should be further expressed on street elevations.
- Canopies should be designed as a 'feature' of the building (the way a precast lintel would be).
- The courtyard could be a different brick that compliments Faversham House, and have a conscious and deliberate relationship to it.
- Front gardens should include soft landscaping.



Emerging repertoire.

Sketch model of Alvey Street.

Brick tone options.

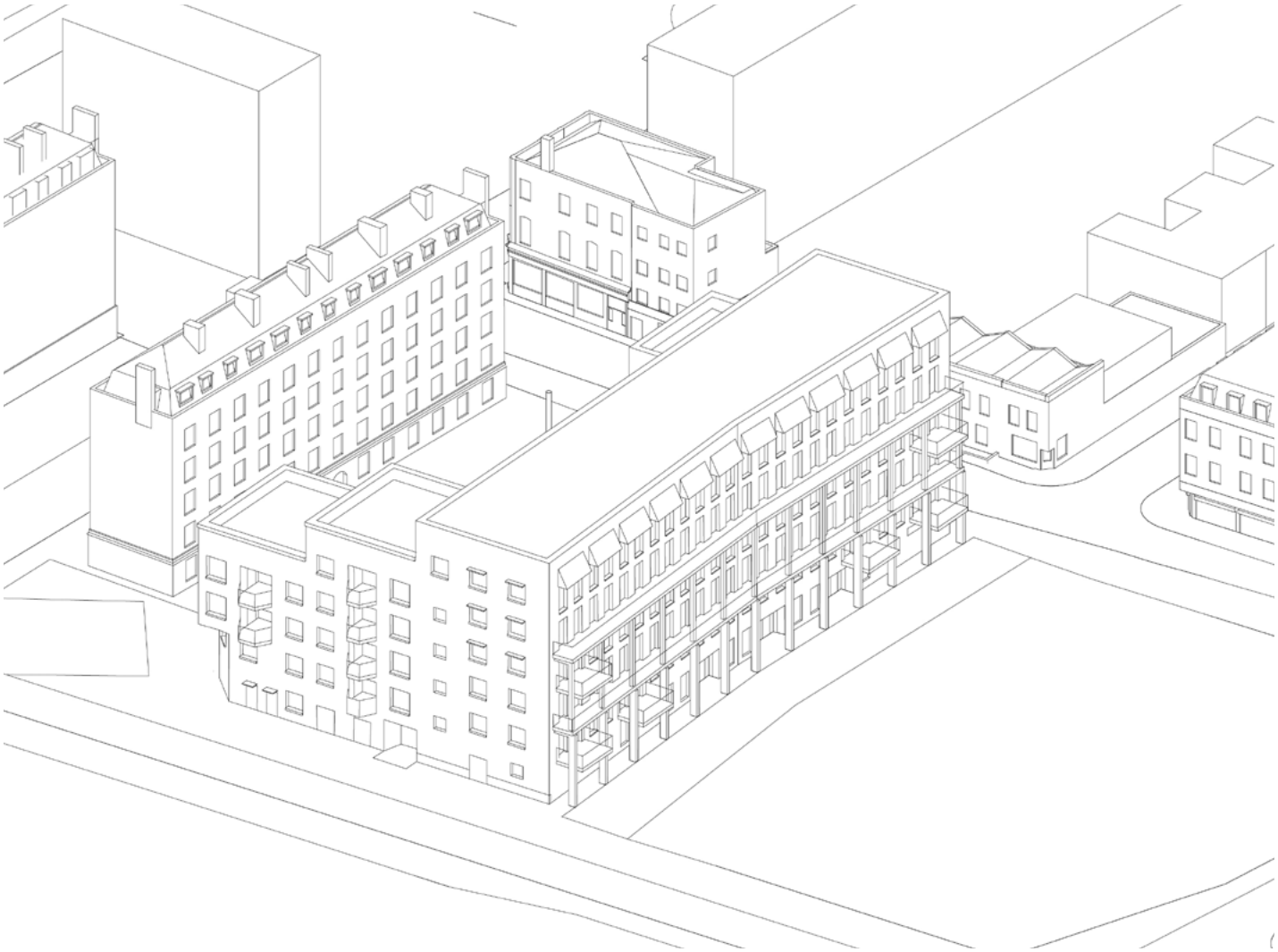
DRP: 14.12.2021

Presented:

- Context study/informed facade design.
- Further consideration to secondary elements, to 'embed' them in building.
- Emerging materiality - red brick, grey precast and stone veneer.
- Architectural character and detail - including front gardens.

Feedback:

- The Panel generally supported its scale and especially its stepped profile on the two side wings.
- They suggested the light filigree of the façade coupled with its gentle bow could make it appear like the Clifton Crescent – a listed terrace in the borough. In this way it could add to the richness of the Phase 2B masterplan.
- They welcomed the principles of the design and encouraged the architects to develop the design further and update the scheme to address their questions.
- The panel welcomed the efforts of the designers to develop a comprehensive design for the courtyard garden and car park between this plot and Faversham House.



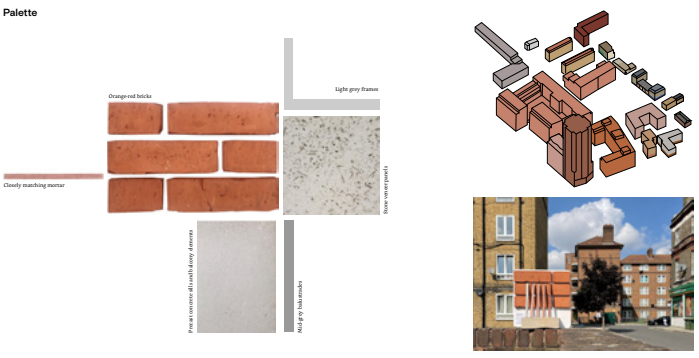
Massing in context.

Communal garden studies.

Faversham House architectural repertoire analysis.

Bagshot Street architectural repertoire analysis.

Bay studies (process).



Materiality tested with existing and emerging context.

Process Summary

In summary, the key items addressed and developed through the Pre-app and DRP process were the following:

Ground floor maisonettes:

- Family sized maisonettes were added to the western wing with front doors on the extension of Alvey Street.

Defensible spaces:

- Generous privacy planting added to southern threshold with mutual contribution to privacy of homes and landscape interface with Bagshot Park.

Interest and hierarchy:

- Building hierarchy and composition carefully studied and developed.
- Role of each elevation clarified.
- A legible and pleasurable repertoire of facade elements developed.

Legibility of homes in tripartite expression:

- Additional scaling of façades developed with bay rhythm articulating maisonettes within a legible urban whole.

Living room windows on street elevations:

- A more generous living room window module has been developed within the overall proportional logic of the street façades.

Presence of canopies on south elevation:

- Canopies developed as integrated precast concrete figures.
- This move also brings the canopies into a clear material relationship to the filigree layer of balconies and columns on this facade.

Differentiation of courtyard materiality:

- A lighter coloured brick is proposed to the lower four storeys of the north elevation in a spatial and tonal dialogue with Faversham House. It is providing a lighter backdrop to the garden and view from Faversham House.

LAYOUT

Typology

Plot 5C is organised as a linear deck access block with two wings forming a 'U' shaped plan. The central body of the building is composed of three layers (six storeys) of stacked 2-bed maisonettes, with flats on each corner on floors two through four. The corners on the top floors accommodate a family-sized maisonette each.

Cores are located in the western and eastern wings. The central body of the building is accessed via a deck on alternate floors from either core. The western wing has two family-sized maisonettes at the ground floor and flats above accessed from the core via an arcaded walkway. Flats in the eastern wing are accessed directly from that core.

All units are dual aspect and ground floor homes have access to private gardens set within the communal garden. All other units have balconies and access to the communal garden.

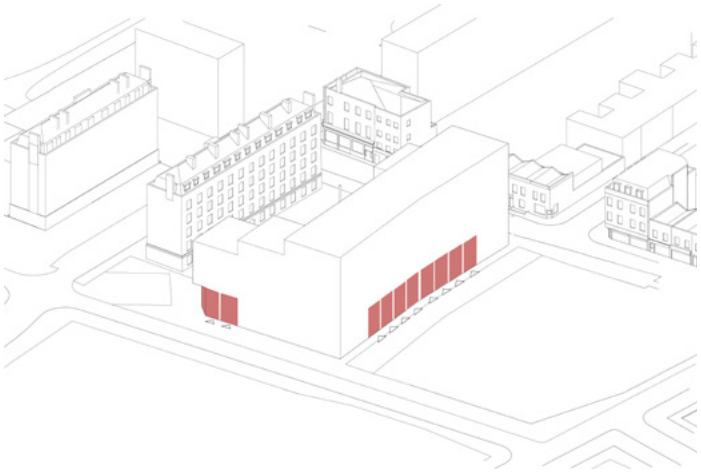
The tenure of the building is typically social rent with shared ownership maisonettes at the ground floor of the central body of the building. The current proposal provides 43 units, with a majority of family dwellings

- 6no 1B2P
- 3no 2B3P
- 29no 2B4P
- 2no 3B5P
- 1no 3B6P
- 2no 4B7P

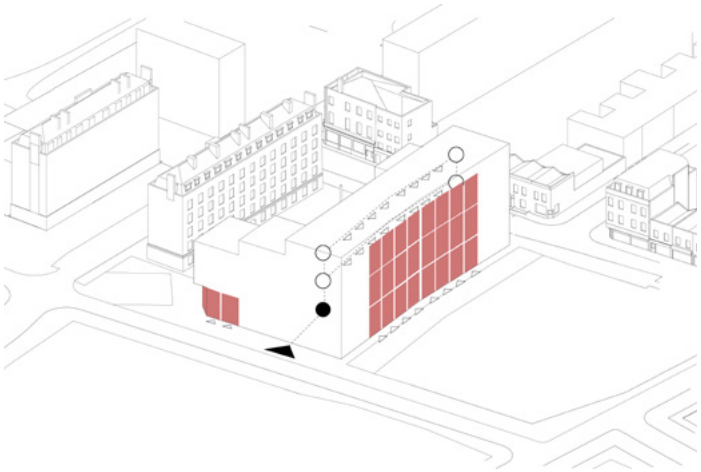
General building overview model photo.

Layout Principles

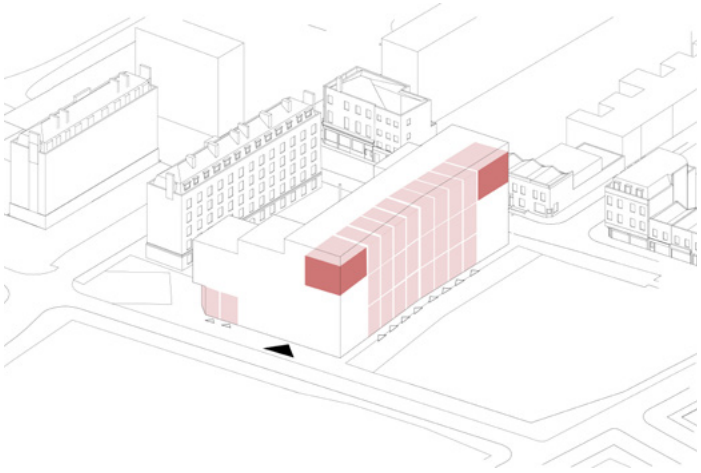
- All units are dual aspect.
- Units have been designed to stack efficiently.
- 2 bed maisonettes are stacked, facing the park, to efficiently maximise the number of units benefiting from this aspect.
- Flats are located on Bagshot Street and Alvey Street to benefit from direct access from the core, thus minimising the number of access decks and avoiding bedrooms onto access decks.



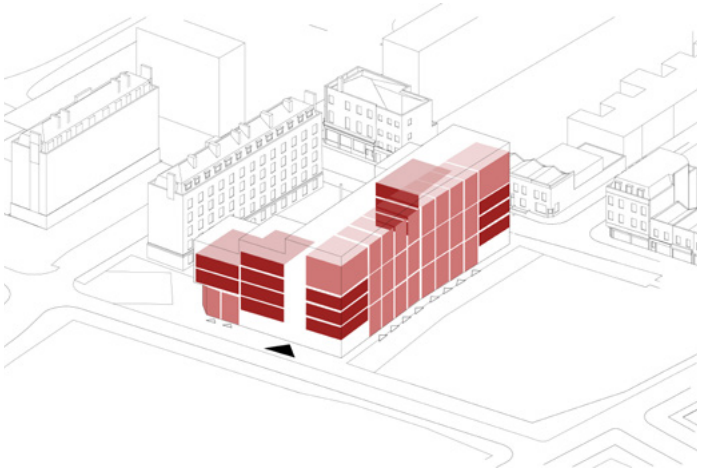
- Number of units facing the park is maximised with dual aspect maisonettes.
- Ground floor accessed maisonettes enable straightforward tenure mix and provide direct street-access.



- 2 additional stacks of maisonettes with the same footprint.
- Access is via communal cores and decks on 2nd and 4th floor.



- 2no 3 bed maisonettes fit into the upper corners.
- Having maisonettes only on the two top floors is efficient in terms of access and quality of homes.
- There are no bedrooms onto the decks and no need for a lift to the 5th floor.



- Flats in the two 'wings' from 1st to 4th floor are accessed from the cores.

Ground Floor

The ground floor includes maisonettes with front doors facing the park and communal entrances off Alvey and Bagshot Street. Bin stores and bike stores are adjacent to each core, externally accessed and providing the following:

Bin Stores
Western Core: 5 Eurobins 1100L and 1 Food Waste 23L
Eastern Core: 4 Eurobins 1100L and 1 Food Waste 23L

Cycle Stores (85 spaces)
Western Core: 18 upper, 14 sheffield stand and 2 cargo bike spaces
Eastern Core: 16 upper, 14 sheffield stand and 1 cargo bike spaces

Courtyard: 20 sheffield stand spaces

Two family-sized maisonettes have front doors onto the extension of Alvey Street.

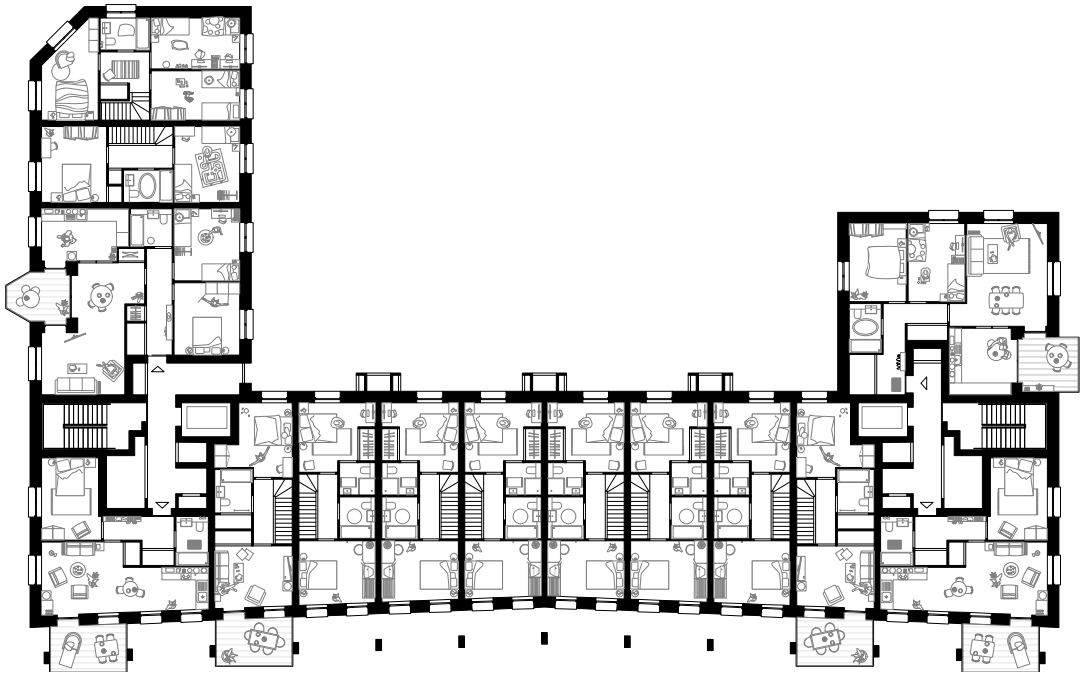
Plant rooms and sub-station are located in line with access requirements and to minimise impact on the ground floor experience from the street.

Please refer to the masterplan chapter for general access information.

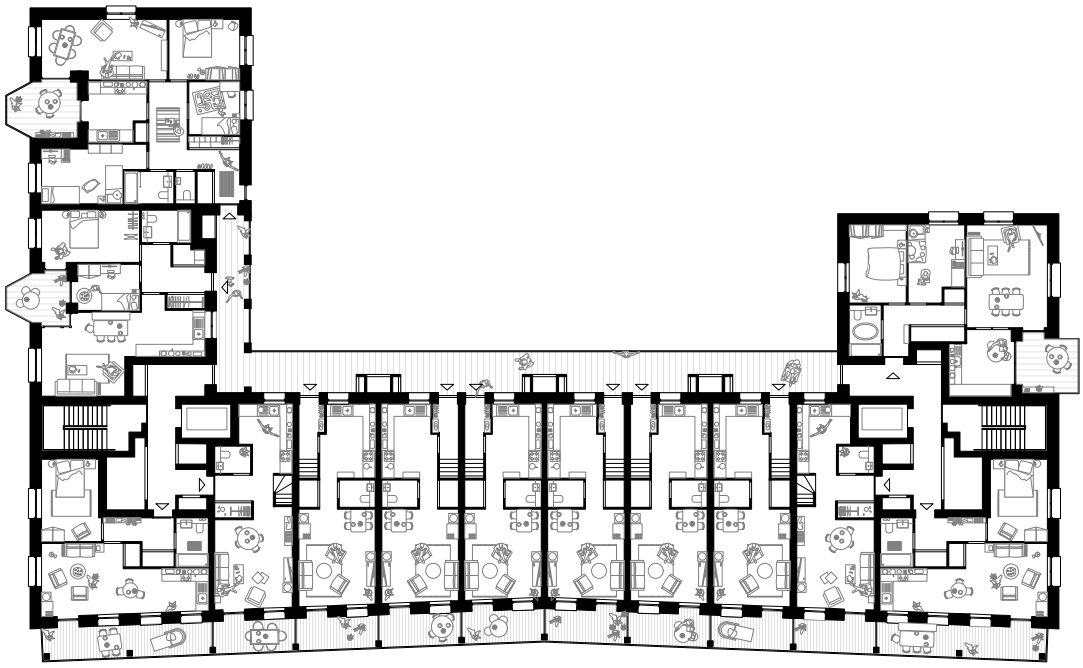
Ground floor plan.

Typical Floors

The form of the building allows for all homes to have dual aspect, with some units having triple aspect.



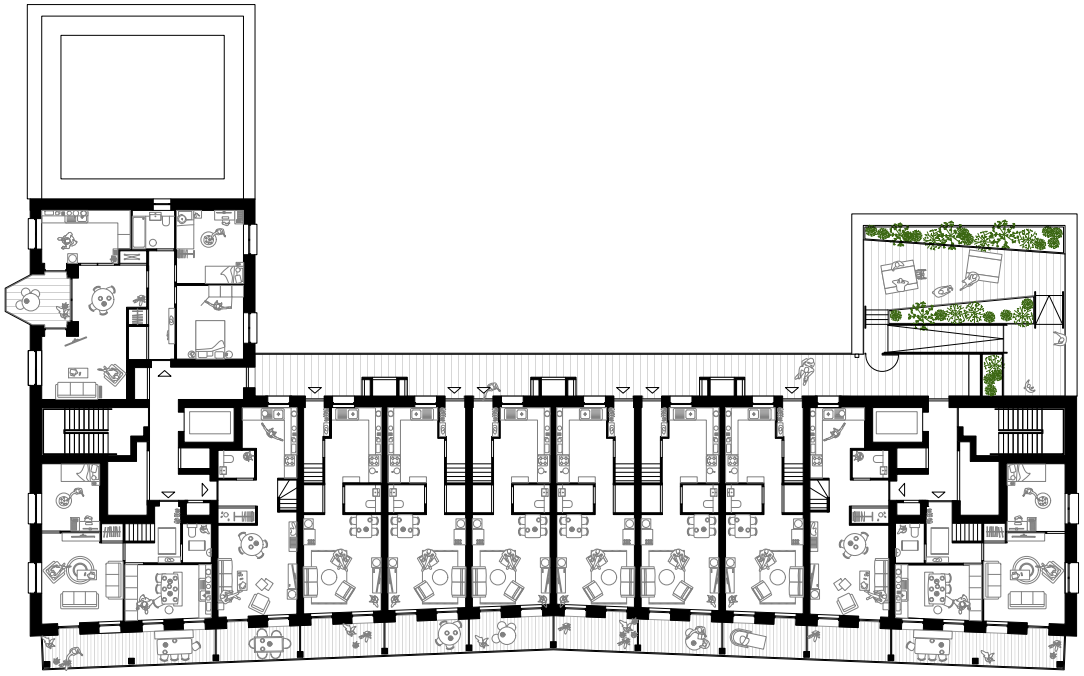
First floor plan.



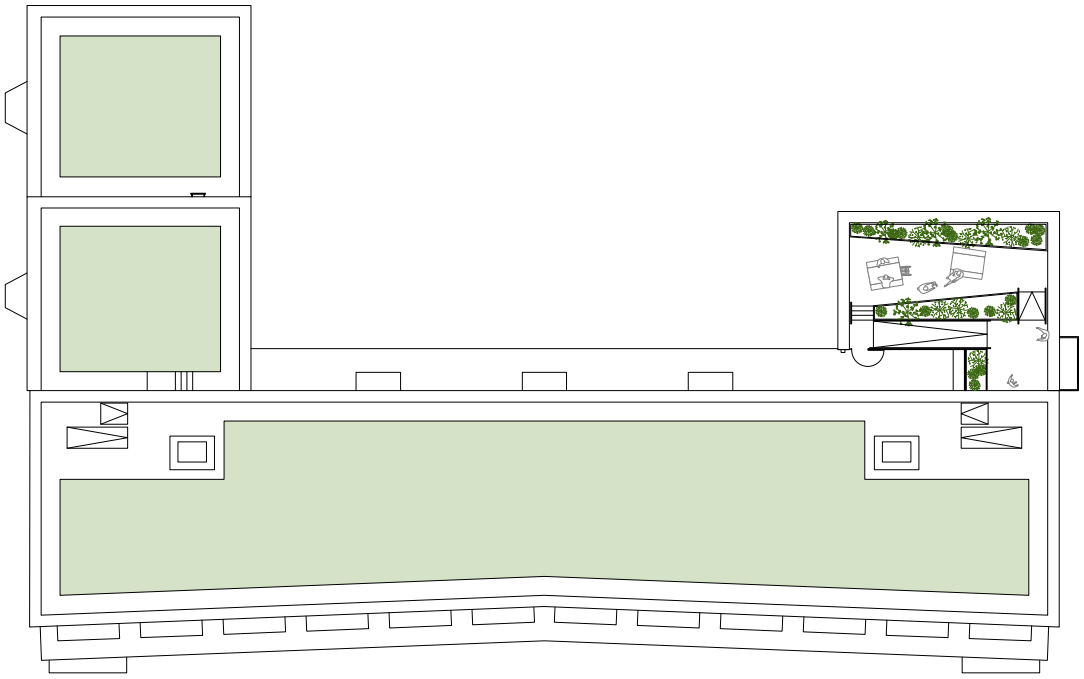
Second floor plan.

Roof Plans

Intensive green roofs are proposed on roofs of the western wing and central body of the building. A roof terraces on the eastern wing provided additional amenity for residents.

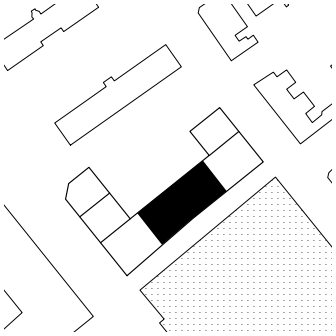


Fourth floor plan.



Roof plan.

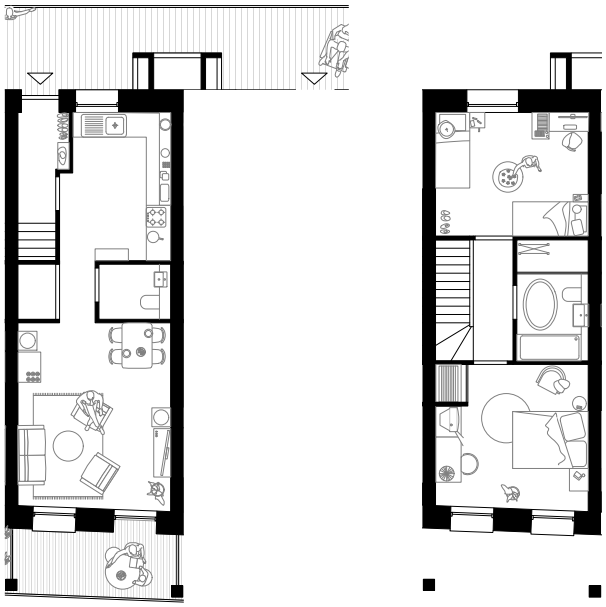
Unit Plans

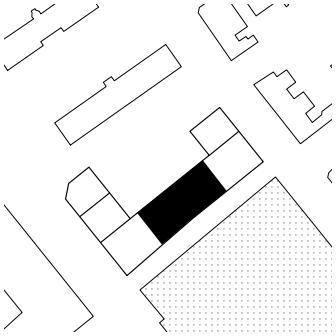


Key plan

2B4p

Ground floor maisonette (shared ownership).

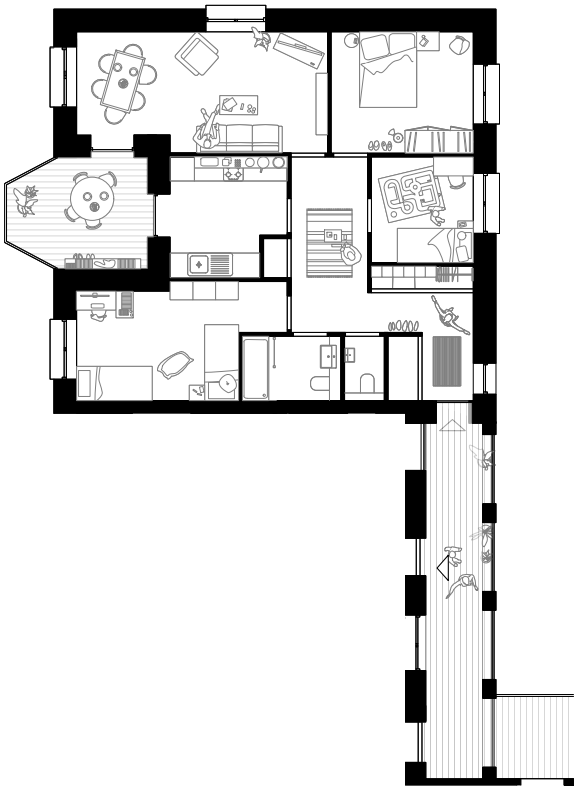


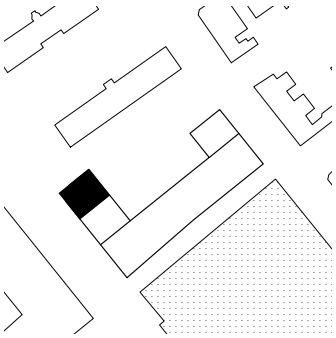


Key plan

2B4p

Upper maisonettes (social rent).

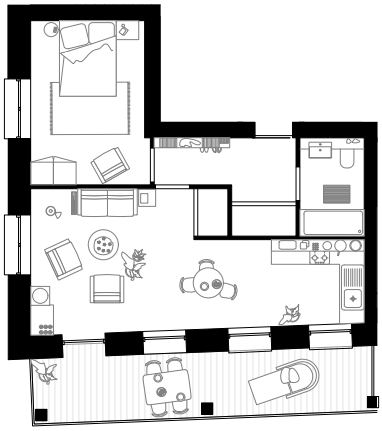


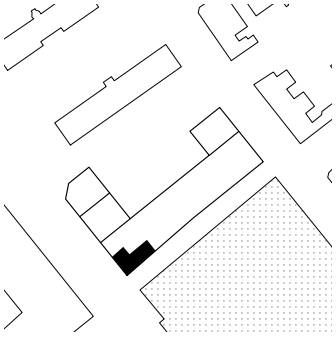


Key plan

2B3P

Social rent flat with large ‘hall’ at its centre.

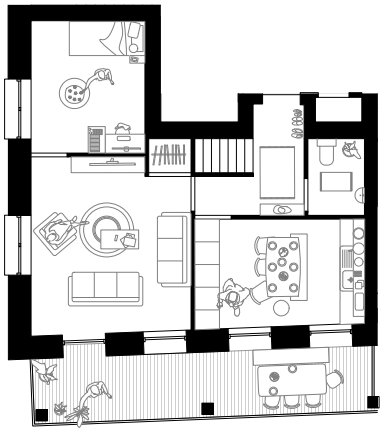


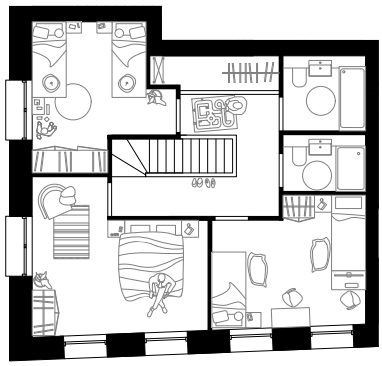


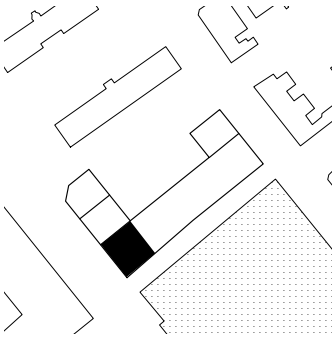
Key plan

1B2P

1 bed flat aspect to the park.



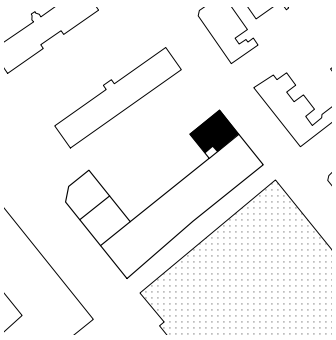




Key plan

4B7P

Large upper level maisonette with aspect onto park.



Key plan

2B3p

Triple aspect social rent flat.

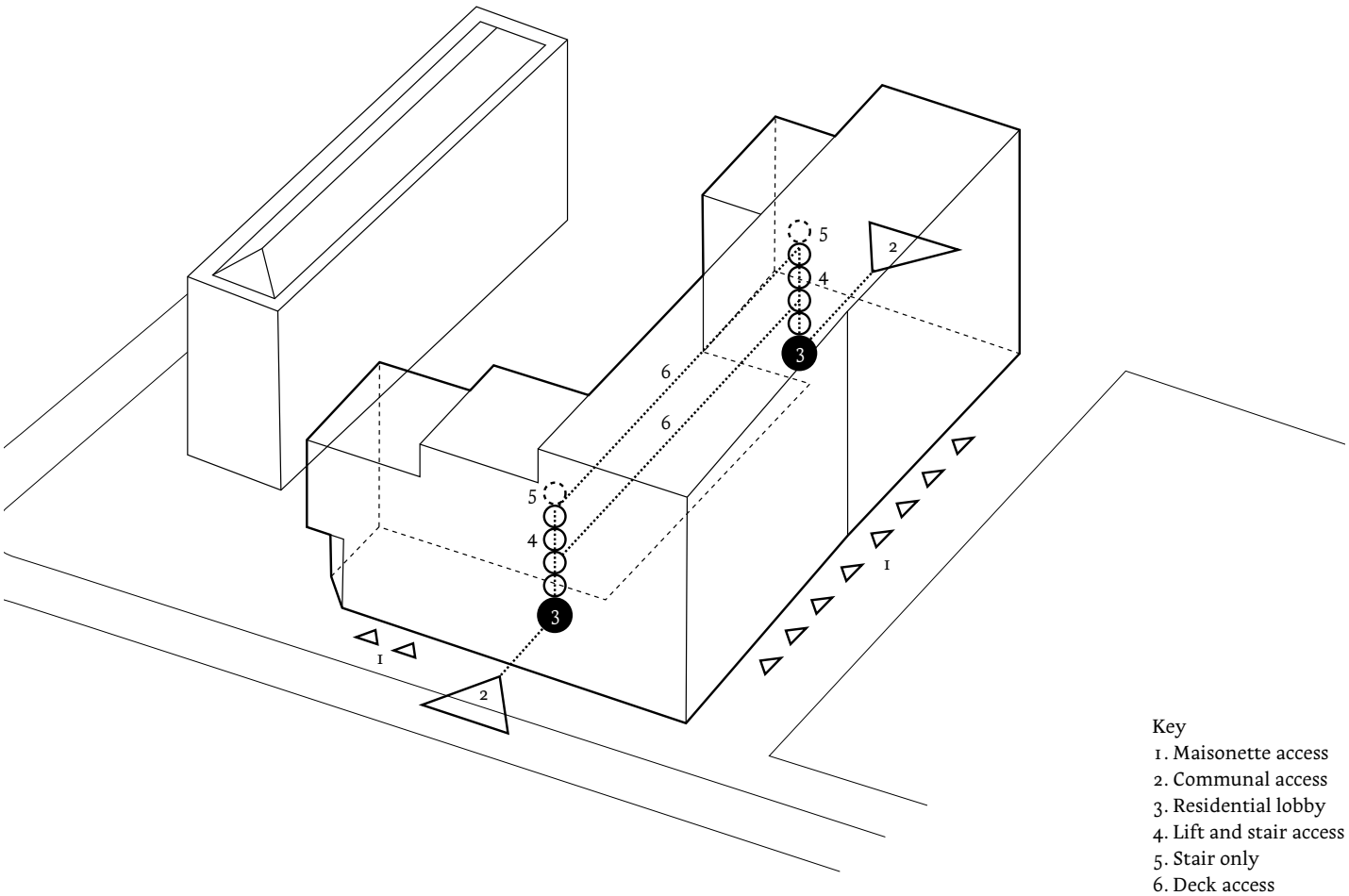
VERTICAL ARRANGEMENT
Stacked Maisonettes and Flats

The communal lobbies providing access to upper floor maisonettes and flats above have generous, well lit entrances with wide doors, glazing and canopies. Ground floor maisonettes have front doors accessed from Alvey Street or the new park side route respectively.

The two similar communal lobbies on Alvey Street and Bagshot Street are through lobbies. This means residents will walk into a well lit space with an aspect to the communal garden. The lobbies provide access to the communal gardens. Each lobby has a staircase and a lift. The lift reaches the 5th floor to facilitate roof access on the western core only, as the 4th and 5th floor accommodatesolely maisonettes.

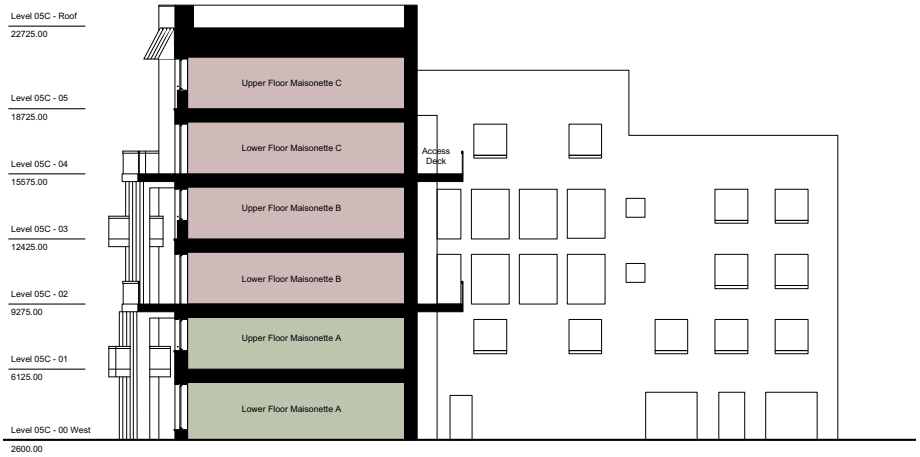
Both cores share the same tenure. Either core can used to access the upper maisonettes.

All flats in the east and west wings are accessed directly from the two cores. As the central wing of the building contains only stacked maisonettes, access decks running between the two cores are only required on alternating floors.

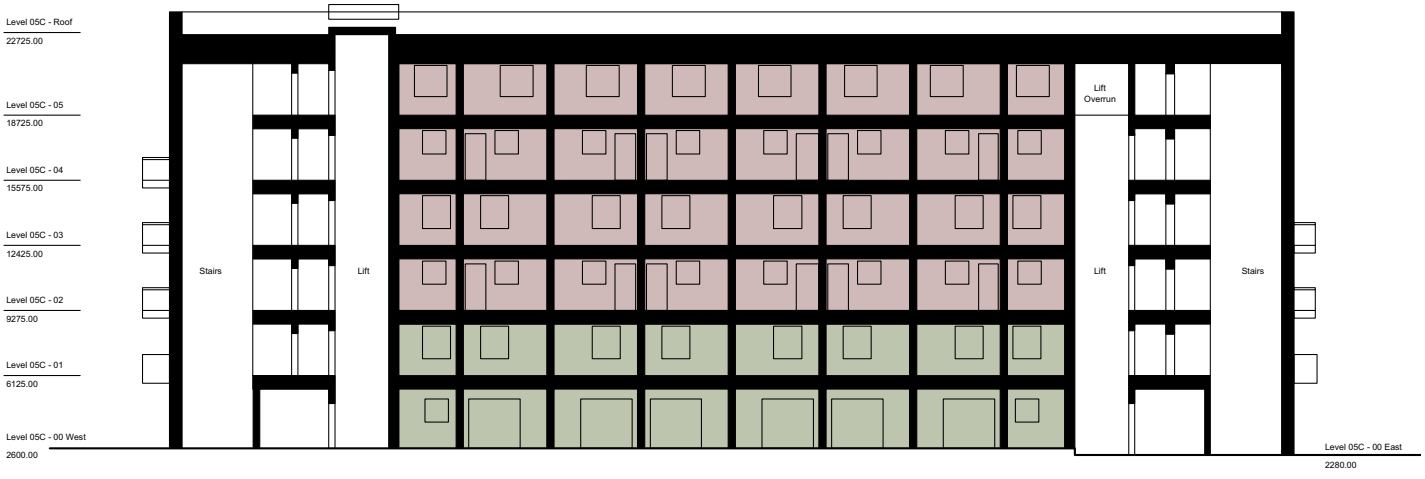


Key
1. Maisonette access
2. Communal access
3. Residential lobby
4. Lift and stair access
5. Stair only
6. Deck access

Vertical circulation diagram.



Cross-section looking west



Long section

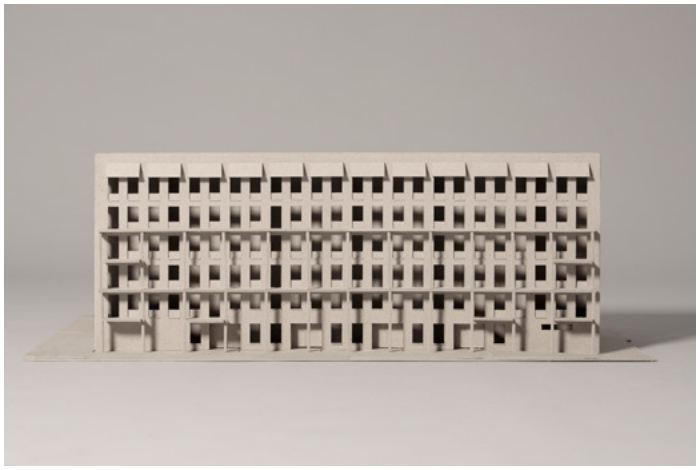
CHARACTER

Facade Strategy

The building has been consciously tailored to its place in the city, and the opportunities to engage in the local urban landscape. The massing is subtly adjusted to make relationships between plots 5A and Smyrk's Street, and gentle embrace the new park. The west and east wings respond to new and existing neighbours and provide characterful street profiles.

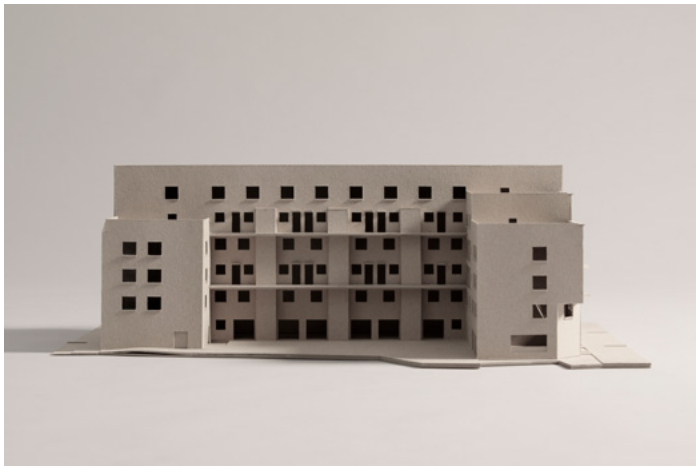
Similarly, the approach to each elevation is informed by its urban role and experience. The south elevation is the only facade that will be seen frontally – almost always through trees – or as a linear sequence to 'move along' when using the footpath on the northern edge of the park. The east and west wings will only be experienced as perspectival street edges or up close as front doors, lobbies and lamps.

- South facade viewed frontally across park and obliquely east-west.
- West facade viewed obliquely as part of street with 05A.
- East facade viewed obliquely as part as addition to Bagshot Street.
- Courtyard facades viewed in the round.



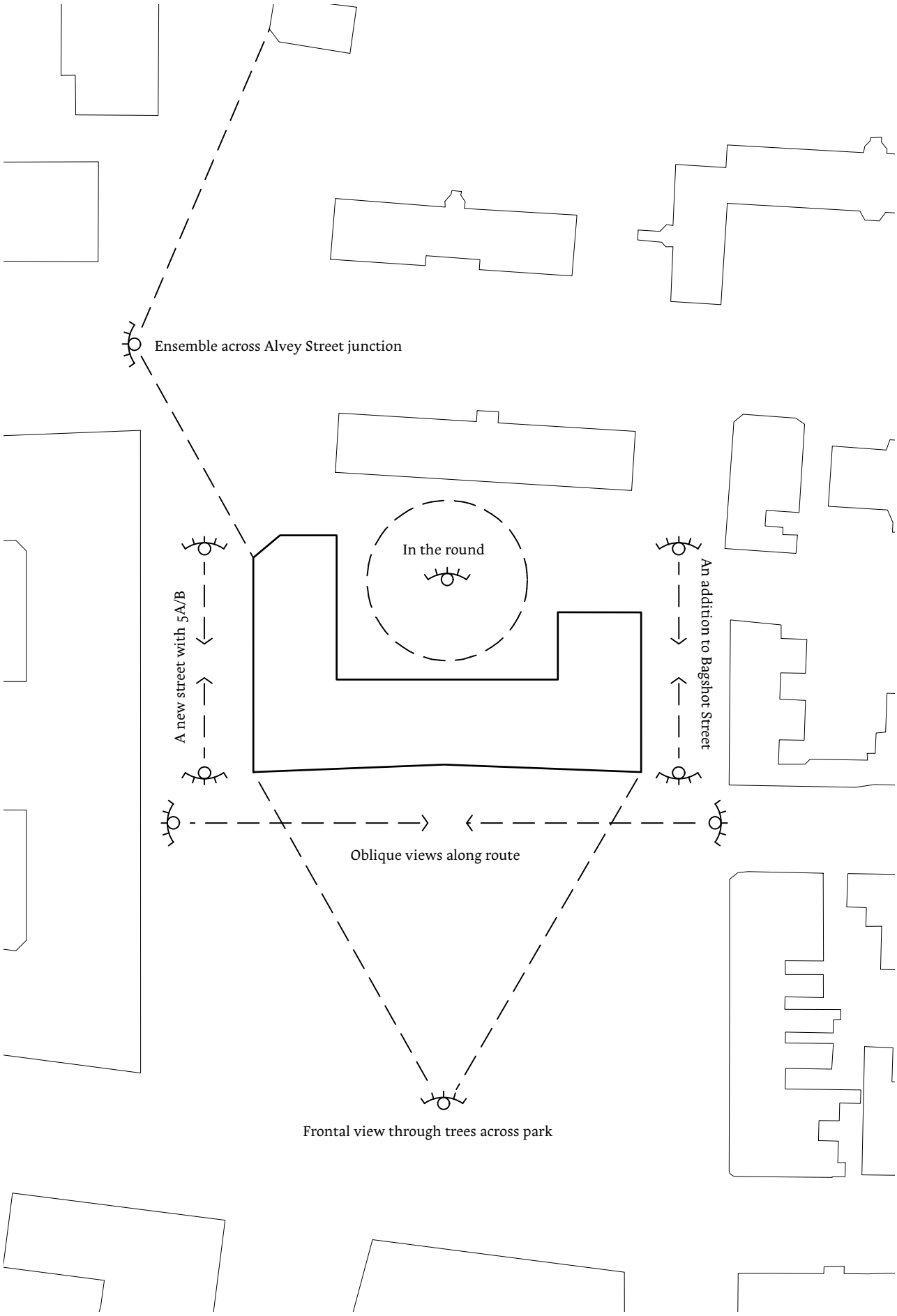
South elevation.

West elevation.



North Elevation.

East elevation.



Facade roles diagram.

The Building is Part of an Urban Landscape

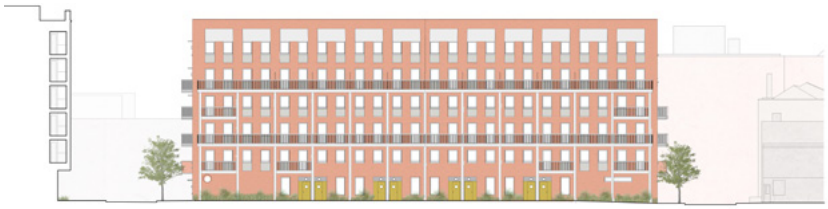
A six storey building provides a recognisable urban scale backdrop to the park. A regular arrangement of vertically proportioned windows lends this elevation a sense of civility, order and calmness. The horizontal emphasis of balcony decks with a secondary order of columns every two windows add a filigree layer engaging with the landscape and tree canopies of the park.

On the side streets the buildings steps down to engage the existing spaces and streets. This move animates the street profile and allows these elevations to be arranged with a 'side-by-side' composition window-families.

The garden elevation has pale bricks in the lower four floors, offering a lighter outlook to Faversham House. The top two floors employ the same orange-red brick as the south and street façades, appearing contiguous with the overall volume when seen from Bagshot Street and Alvey Street.

Drontheimer Straße, Berlin - Hans Kollhoff: vertical proportions with a horizontal emphasis

South facade as a calm backdrop to Bagshot Park



South elevation.

North elevation.

West elevation.

East elevation.

Hierarchy and composition:

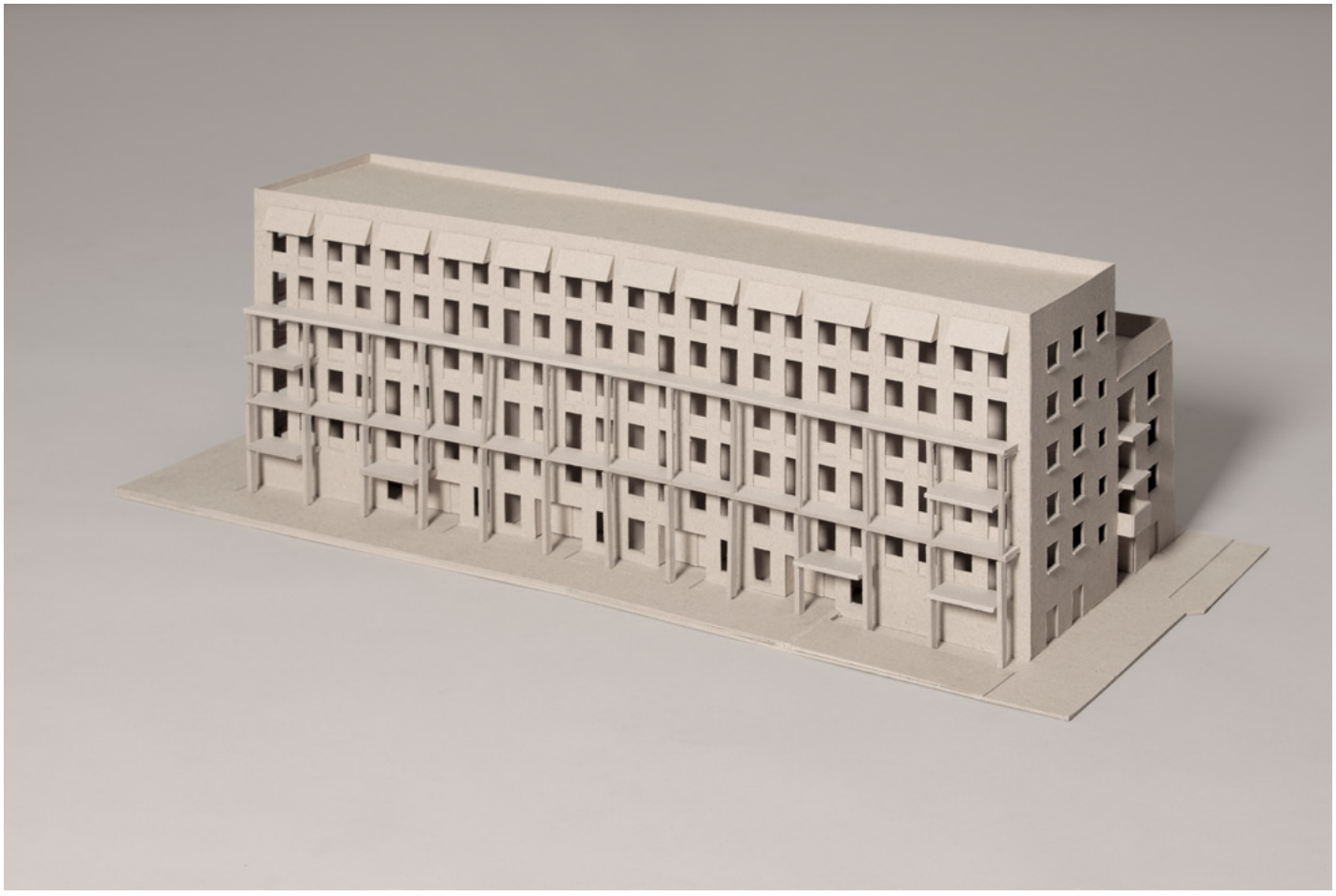
- The south facade is arranged with a clear tripartite organisation of base, middle and top.
- The street elevations are arranged in side-by-side compositions of facade-parts relating to the scale and formality of each street and the home typologies behind each part.

Grids and openings:

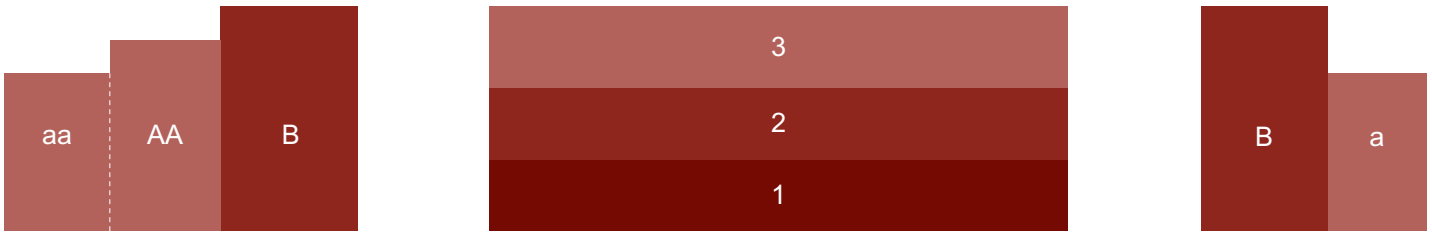
- The south facade is organised with a bay module related to the maisonette format. Each bay is based around a pattern of 4 openings, with differentiation between the base, middle and top bays of the arrangement.
- Other elevations are organised as 'families' of windows, ordered on central setting-out points. This allows for subtle variety within a coherent whole.
- The arrangement and density of openings corresponds to the accommodation behind and the urban role of each facade: more formal to the park, characterful and domestic on other sides.

Layering:

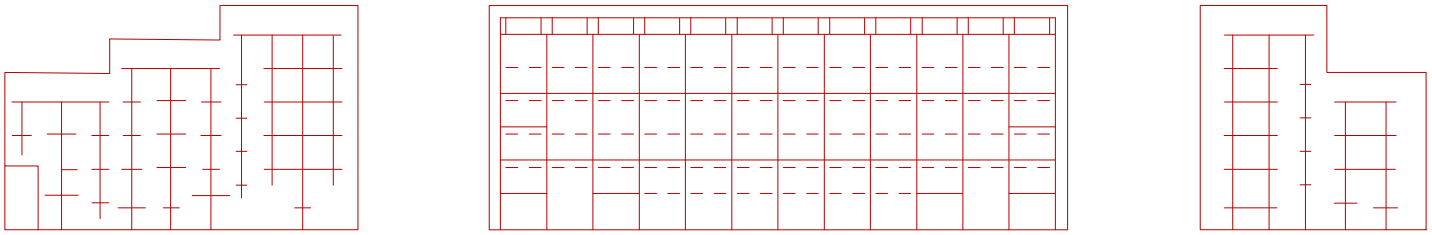
- Layering is an important architectural device in this block, taking cues from the additive nature of traditional composition.
- A 'repertoire' of intimate and urban elements such as columns, sills, reveals, balustrades and porches are supplemented with public-facing elements including communal entrances, lamps and localised 'civil' material gestures.



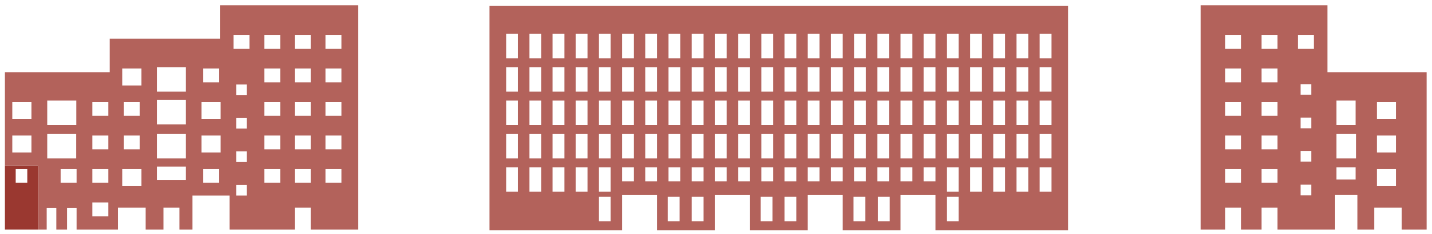
General building overview model photo.



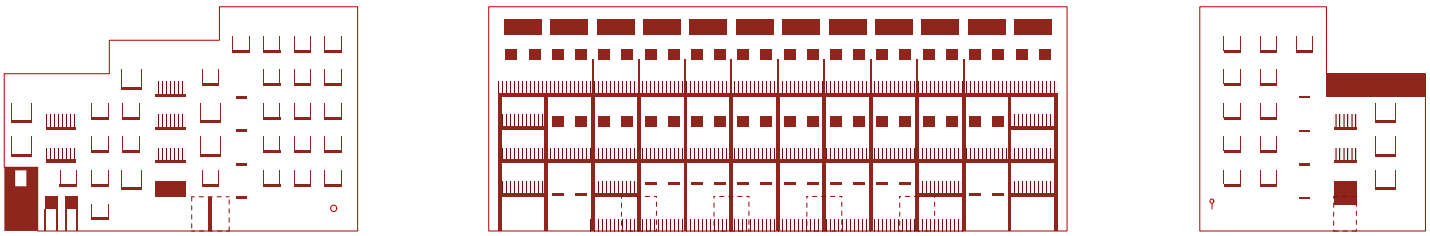
Hierarchy.



Grids and composition.



Openings.



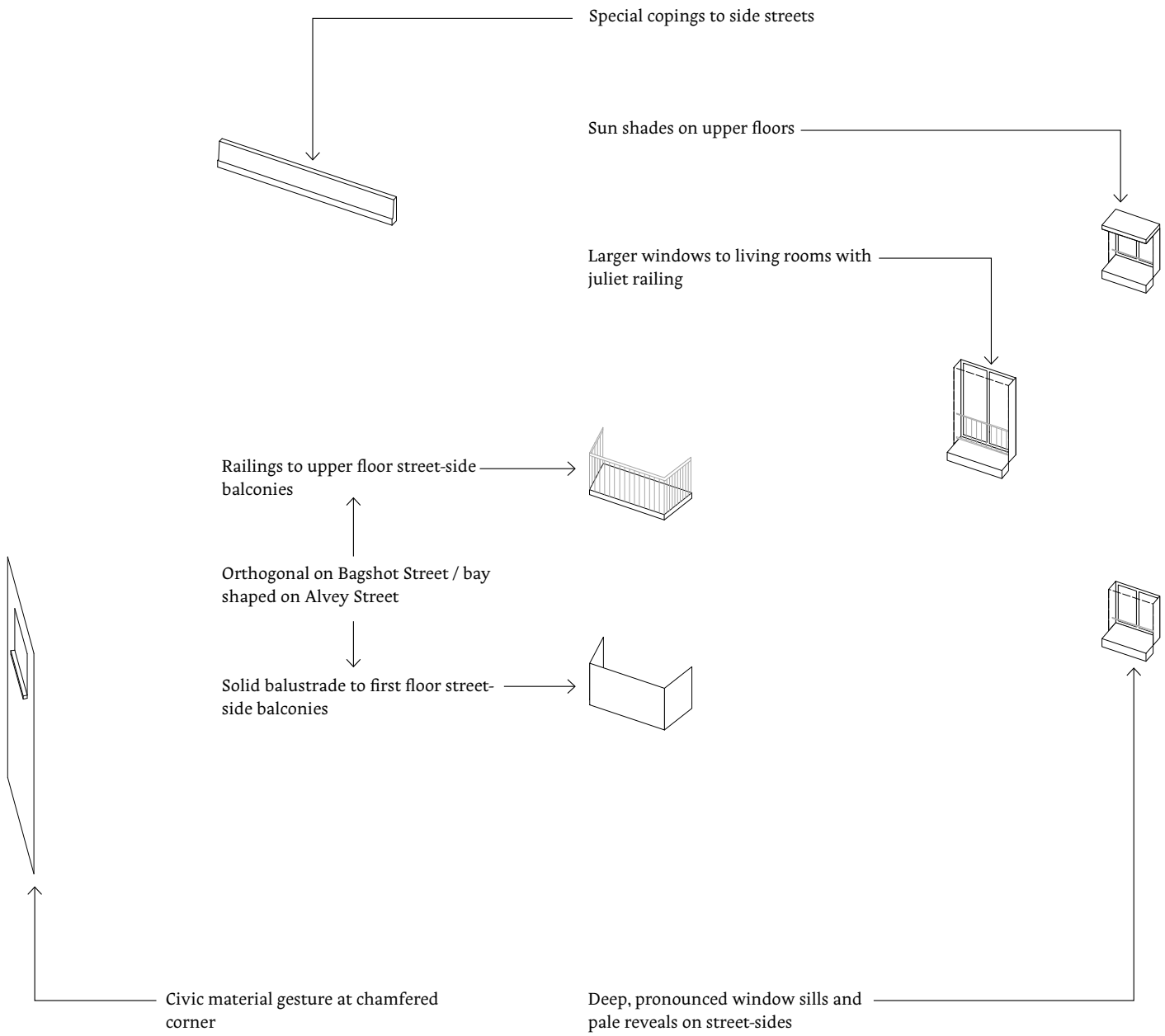
Layering.

A Layered Building

Like many successful urban building, the aim for 5C is to form part of an urban fabric where buildings create and shape the public realm. It is doing this through specificity to the situations that surround it.

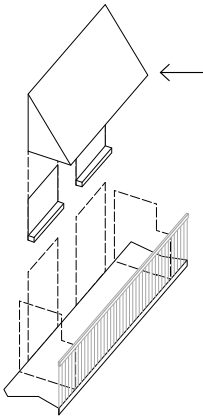
A simple brick facade, using a high-quality brick with a calm series of apertures, doors and windows of similar proportions provides a solid and sensible background for life on the street, within the homes and on the balconies. A layer of more special elements needed to support that life includes canopies, railings, screens, pergolas, lights, letter boxes and so on. These special elements are designed to create moments of colour and delight though specificity; much like how special moment within the public realm or within the home are experienced.

On the street the windows have projecting sills to give these presence in a situation that is mostly experinced obliquely, by people moving on the street.



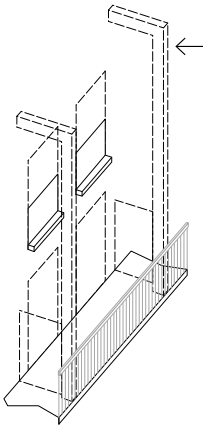
5C Architectural repertoire.

Balconies are long on the park facade to create a sense of a collective whole, projecting towards the park space. In this way it will feel as if you are walking out into the park landscape if you live on this side of the block. On Alvey Street and Bagshot Street balconies are half inset to create more intimate spaces, like exterior rooms that form part of the interior. In both situations the balcony form part of sequence of spaces integral each home type: the linear spatial arrangement of the maisonettes onto the park and the more circular spatial arrangement of the flats on Alvey Street and Bagshot Street.



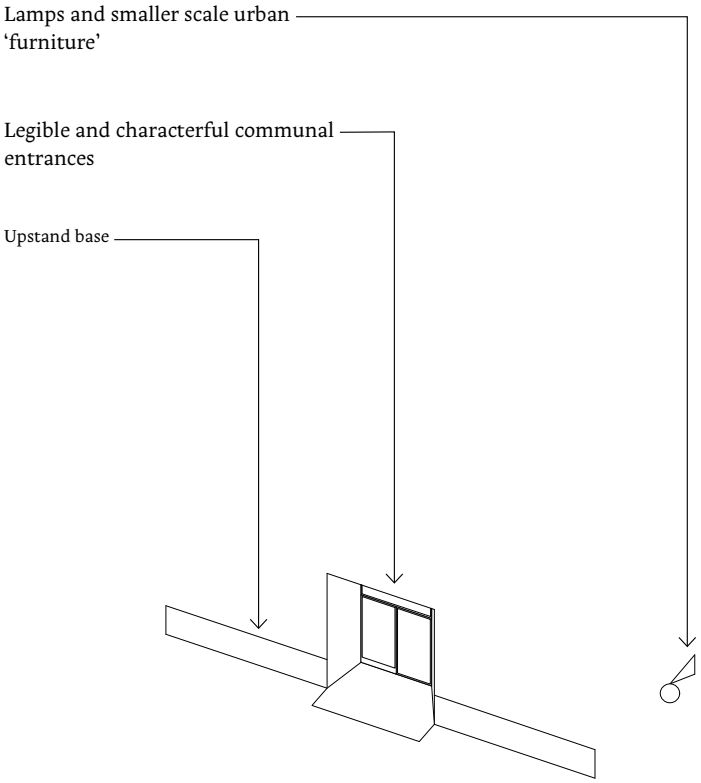
Upper floor home ensemble:

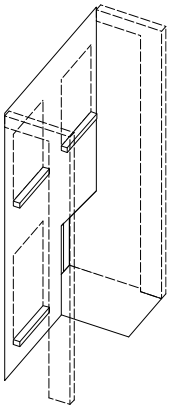
- top floor precast 'canopies' over the park
- stone panels to bedrooms
- sills to bedroom windows
- long balconies dividers
- linear railing with rectangular handrails, comfortable to lean on



Mid floor home ensemble:

- slender columns between homes
- stone panels to bedrooms
- sills to bedroom windows
- long balconies with dividers
- linear railing with rectangular handrails, comfortable to lean on





Ground floor home ensemble:

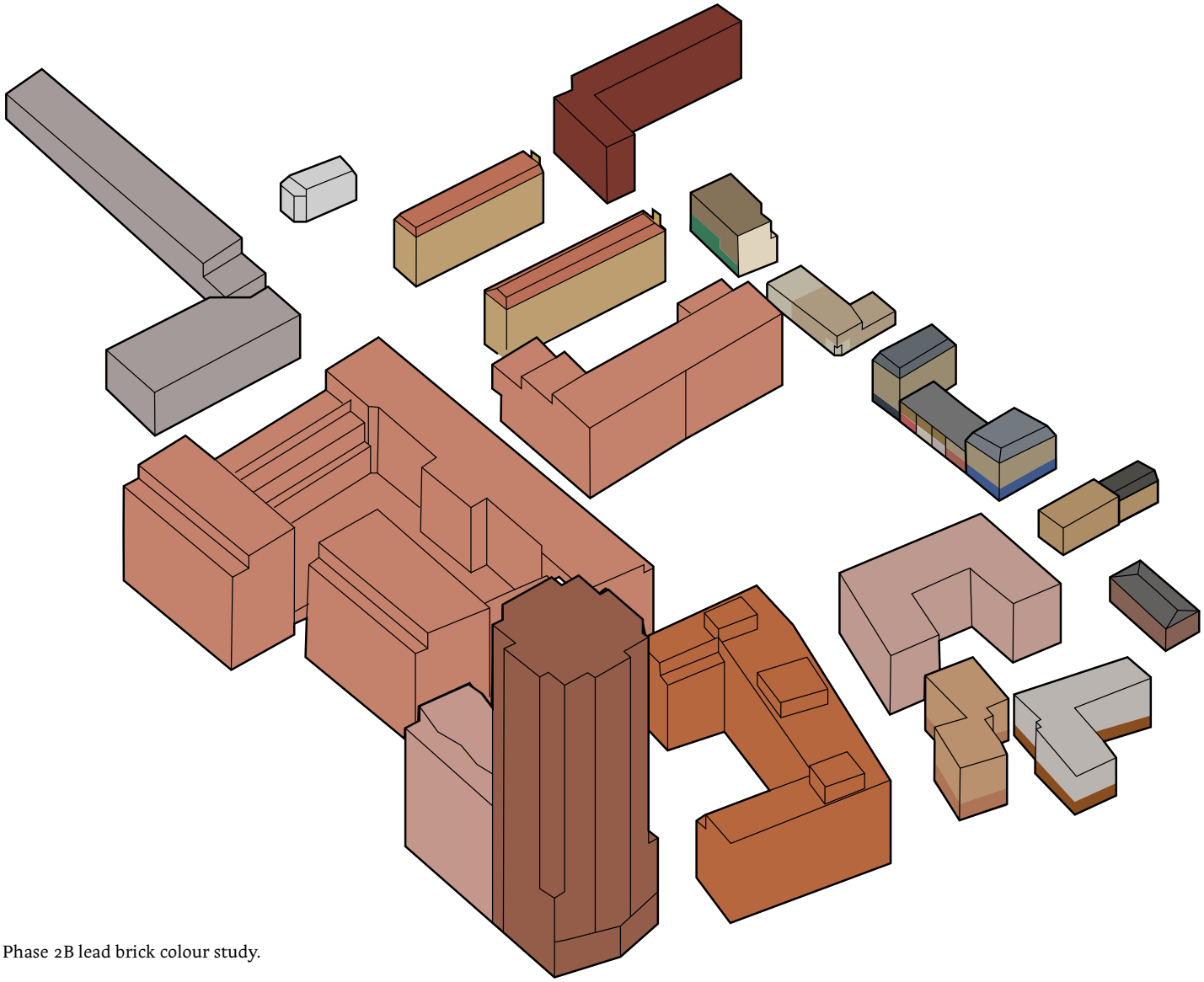
- deep columns between homes
- recessed twin entrances
- sills to all windows
- entry 'landing' over planted strip

Colour Strategy

The building is located at the intersection between three neighbourhoods, each with a particular tonal palette to which Plot 5C must make relationships: the yellow and red-brown blocks of the Kinglake Estate, the buff-grey buildings along Bagshot Street and the mixed red palette of the Phase 2B.

Following a number of studies, PPPA discussions and physical review of bricks on site, an orange-red brick is proposed. This choice adds to the collection of varied red bricks across the Phase 2B masterplan, relates to the detailing of Faversham House and sits comfortably with the tones of the neigbours to the north and east.

Testing brick colour on site.

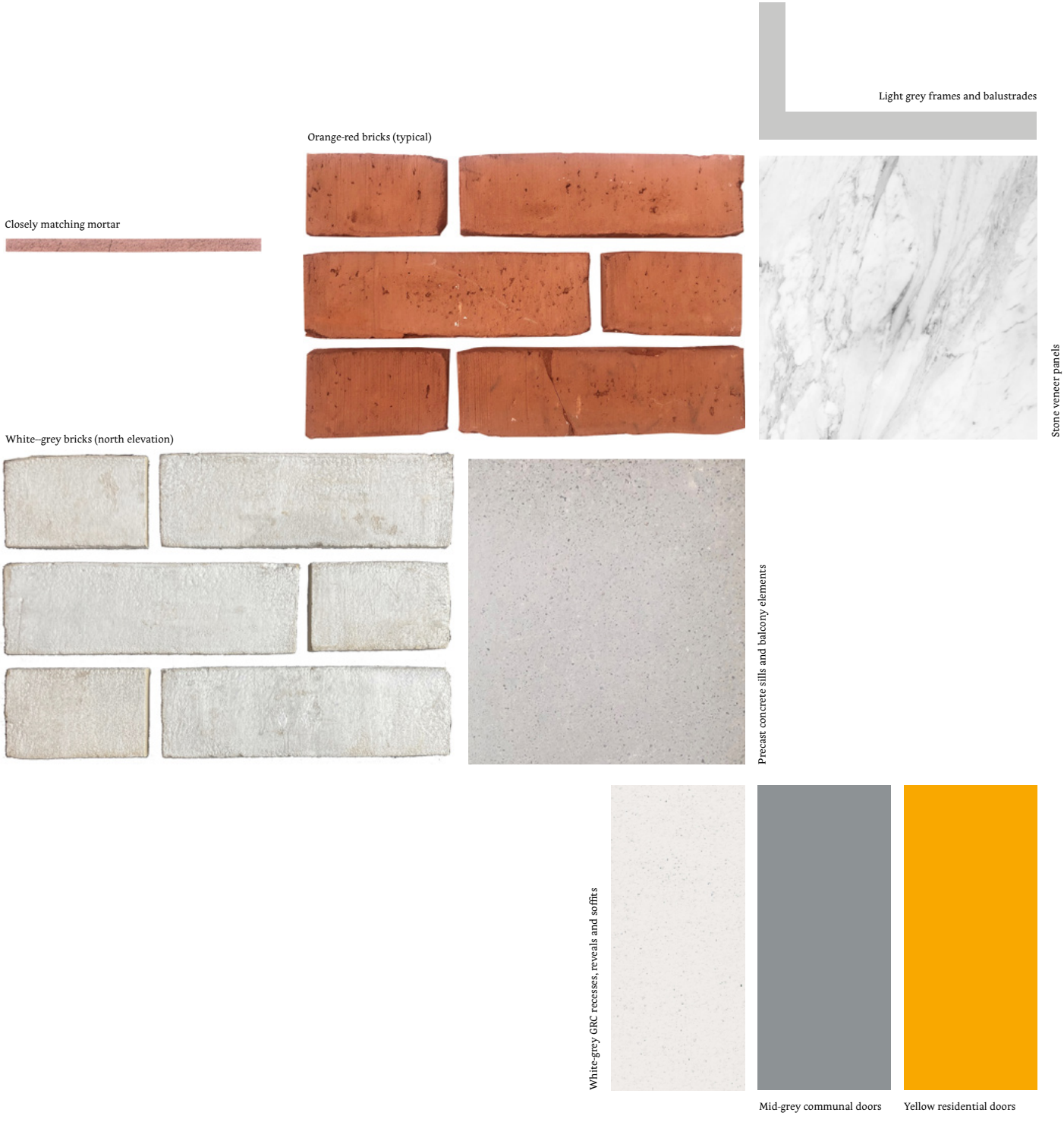


Phase 2B lead brick colour study.

Material and Texture

A relationship between the 'body' of the building and the components that furnish it with urban and domestic pleasure are the focus of the material strategy. Calm brickwork and dignified window frames provides a canvas onto and into which special elements are carefully located:

- Precast concrete elements with a rich aggregate patina at ground floor offers visual interest at a range of scales, and particular pleasure when experienced up close.
- Stone veneer spandrel panels to the upper floors of maisonettes retain the overall aperture rhythm of the elevation whilst providing a sense generosity and pride. The tonality and grain of the stone can be seen as analogous to the reflection of clouds in the adjacent window glazing.
- A layer of coloured metalwork adds a playful, relaxed character to elements that operate at two scales; that can be touched and directly engaged with; and that are part of a wider landscape ensemble, including tree canopies and the MUGA fence in Bagshot Park.



Bay Studies

The following studies illustrate the architectural intentions for key parts of the building.

- The lower portion of the street facing facade of the western wing with communal entrance, ancillary door, and first floor and second floor balcony strategies.
- The arcaded access decks on the garden elevation of the western wing.
- The ground floor and upper floor stacked maisonettes on the south elevation with recessed entrances, continuous balcony ensemble, spandrel panels and canopies.
- The ground floor and upper floor stacked maisonettes on the north elevation with two tones of brickwork, entrance canopies and gently woven window arrangement.

The studies demonstrate specificity of each elevation to both its urban role and the accommodation behind, as well as the combination of coherence and variety – calmness and pleasure – inherent to the buildings compositional repertoire.

KEY

1. Brick Type 01 Orange-Red, stretcher bond with matching mortar
2. Brick type 02 White grey, stretcher bond with matching mortar
3. Brick clad soffit (stack bond) (as type 01)
4. Brick clad soffit (stack bond) (as type 02)
5. Architectural precast cladding, light acid etched, light grey
6. Architectural precast slab/soffit, finish as 04
7. Architectural precast sill, finish as 04
8. Architectural precast column, finish as 04
9. Architectural precast copping/canopy, finish as 04
10. Stone veneer panel, light grey colour
11. GRC panels/soffit, white
12. GRC window reveal panel, white
13. Residential entrance door with circular vision panel and side panel, painted wood (RAL 1003 Signalgelb)
14. PPC aluminium panel (PPC 7047 Telegrau 4)
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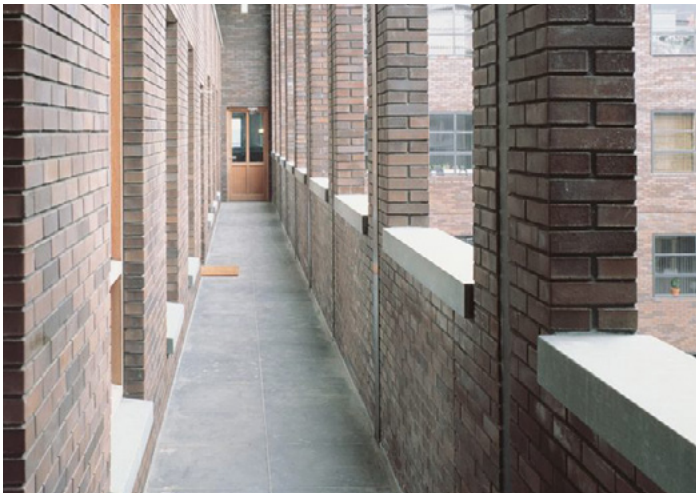
25. Metal rainwater pipe (PPC 7047 Telegrau 4)
26. Ceramic pavers on pedestal system, mid-grey
27. Surface mounted light

South-west view of model.

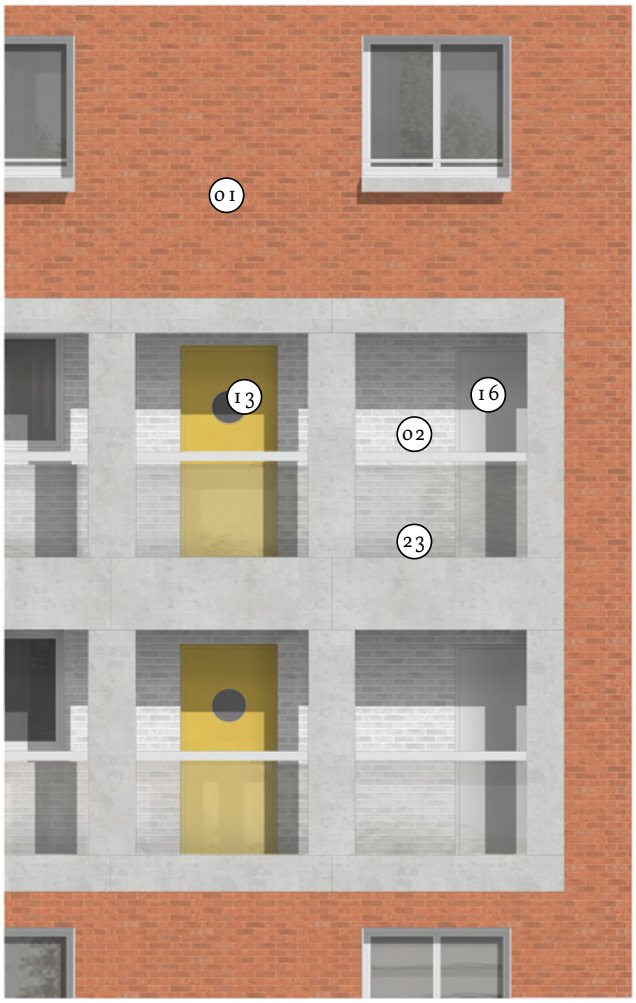
North-east view of model.

A. Western Wing Garden Elevation Access Deck

The recessed access decks continue the pale brickwork of the northern elevation to give a lightness to this spaces. The precast concrete 'arcade' elements give this arrangement a special identity within the overall scheme.

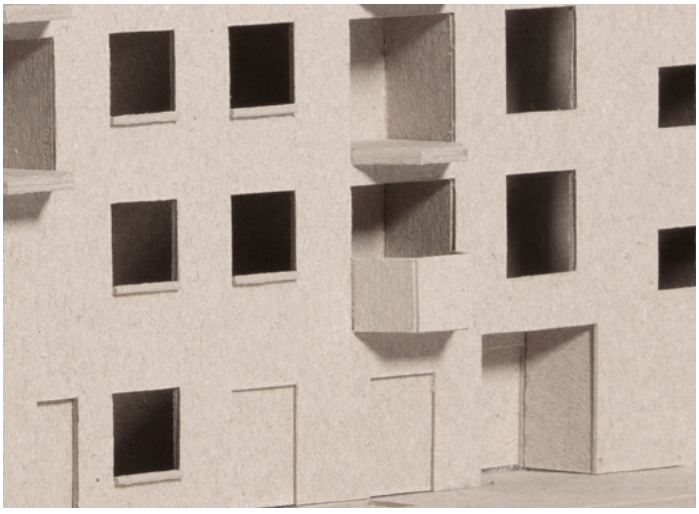


Piraeus. Amsterdam - Hans Kollhoff: dignified walkway arcade with view over communal courtyard.

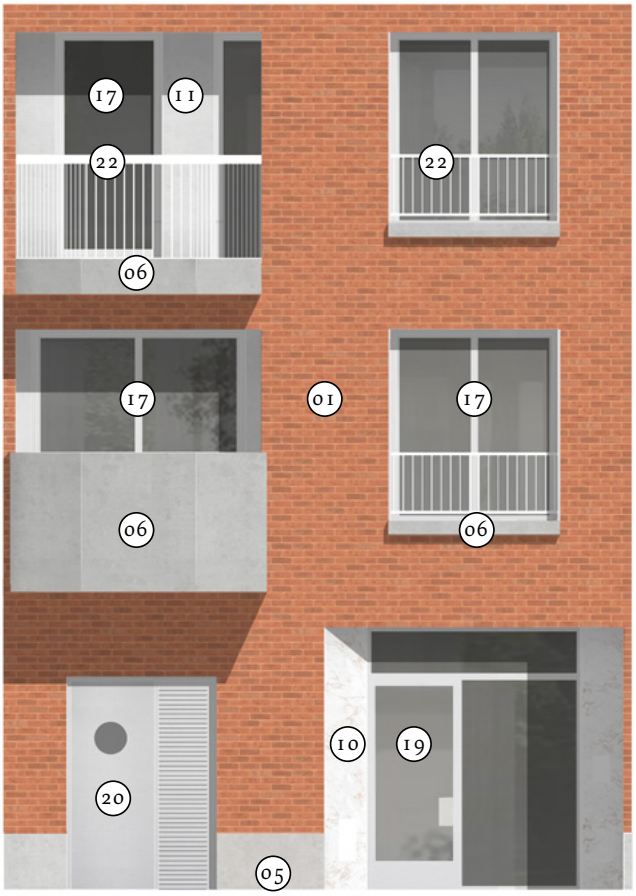


B. Western Wing Street Elevation

Bay balconies have a rhyming relationship with Plot 5A across the street. The motif is inverted as a carefully shaped and lined communal entrance. Solid balustrades to first floor balconies offer privacy closer to the street. Pronounced window sills add to the subtle relief experienced when moving down the street.



Chamfered entrance and balconies of west facade.

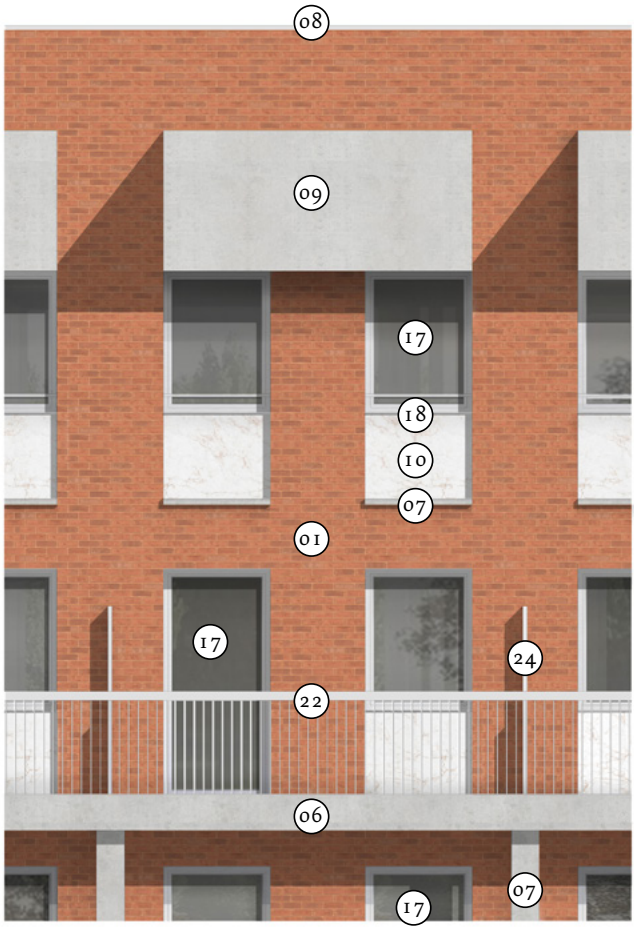


View north along the extension of Alvey Street: junction between street architecture and park backdrop.

C. South Elevation Upper Floors

A continuous rhythm of openings accommodate full height windows where required and are infilled with stone spandrel panels elsewhere, giving a sense of civility to this public-facing elevation. Precast concrete canopies spanning two windows gather up these units into little 'houses' and offer a playful image above the tree canopies of the park.

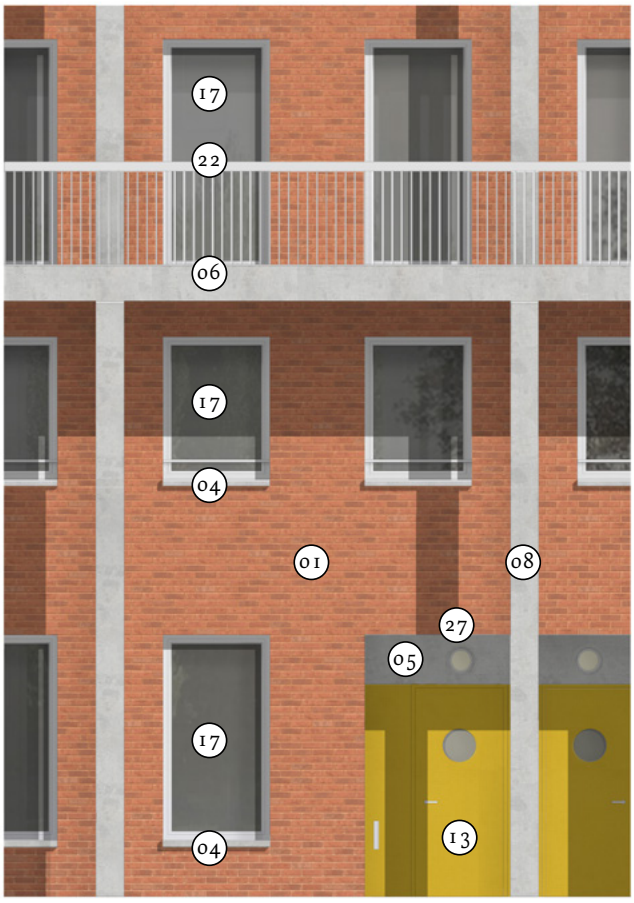
Local delicacy: the nearby Clifton Crescent with a gently cranked facade embracing the edge of northern edge of Brimmington Park. The canopy motif gives both a sense of joviality to the facade and gives scalar definition to each home within the calm, ordered urban whole.



D. South Elevation Lower Floors

Recessed entrances are given generous dimensions by being grouped in pairs. Linear balconies are supported with columns demarcating individual 'houses' in the facade. A subtle distinction in dimensions and alignment emphasise the tripartite variation between the layers of stacked maisonettes.

Molenplein, Den Helder - Tony Fretton Architects: Twinned front doors.



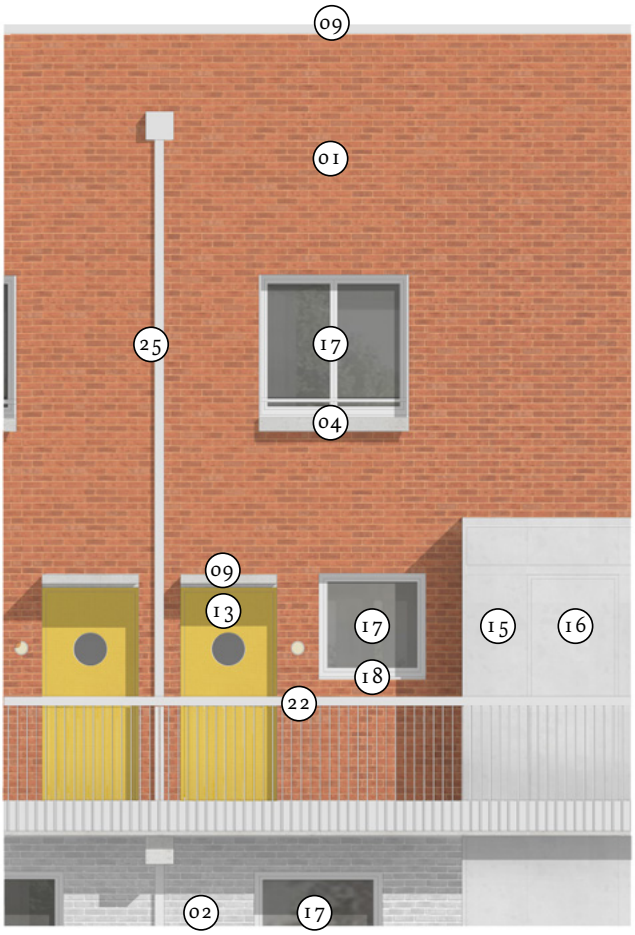
View on southern balcony with view over Bagshot Park.

View on northern access deck with relationship to communal garden.

E. North Elevation Upper Floors

A combination of door/window clusters and downpipes delineate individual homes on this elevation. Wide decks offer generous space outside of residential entrance and a rhythm of HIU cabinets give a sense of privacy to each entrance pair.

Veestraat, Eindhoven - Hans van der Heijden: projecting precast concrete canopy/lintel to residential door.



F. North Elevation Lower Floors

A light grey brick tp the lower floors of this elevation lighten up the backdrop to the communal garden, and offer a brighter aspect viewed from Faversham House. A gentle 'woven' window arrangement on this facade gives is more informal character than the street facing elevations.

Freilager, Zürich - Office Winhov: light grey brickwork to garden façades as a backdrop to foliage.

G. Kinglake Chamfer

A chamfer at ground and first floor on the corner of Alvey Street and Kinglake Street makes a special relationship to the north. The chamfer mirrors the form of a small building on the south-west corner of Surrey Square. The two figures will be visible in parallel from certain locations when standing on Kinglake Street, opening up an urban conversation between Phase 2B and the wider context.

This moment also marks a significant place in the neighbourhood: the entrance to Phase 2B from the north and a local doorstep play space. This public-facing role is celebrated with a stone cladding .

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27. Surface mounted light

Chamfered corner on the extension of Alvey Street towards Kinglake Street.

South-east view of model.

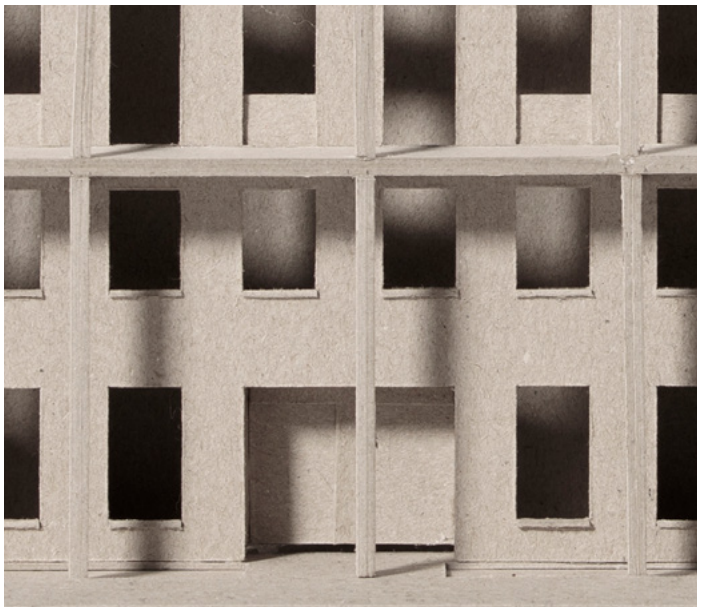
North-west view of model.

GROUND FLOORS

Maisonette Entrances

On the south of the building, maisonette entrances are twinned, making generous recessed entrances spaces. Deep planting along this elevation extends the verdant quality of Bagshot Park all the way to the facade while offering privacy to homes. Wider entrance paths cross this green threshold like bridges to each pair of homes from the new east-west route along the north of the park.

The columns to the lower floor maisonettes along this elevation give the impression of an inhabited colonnade – offering both a urban image toward the park and sense of privacy from this path, with the park boundary on the other side of the route.



Twinned porches to ground floor "houses",

View west along with Bagshot Park on left and maisonette entrances on right.

1. “Twinned” recessed entrance porches give access to two ground floor maisonettes.
2. Generous paved entrance path.
3. Deep threshold planting.
4. New lit pedestrian route north of Bagshot Park.
5. Bagshot Park boundary fence.
6. Tree, swale and varied grass and shrub planting at northern edge of Bagshot Park.

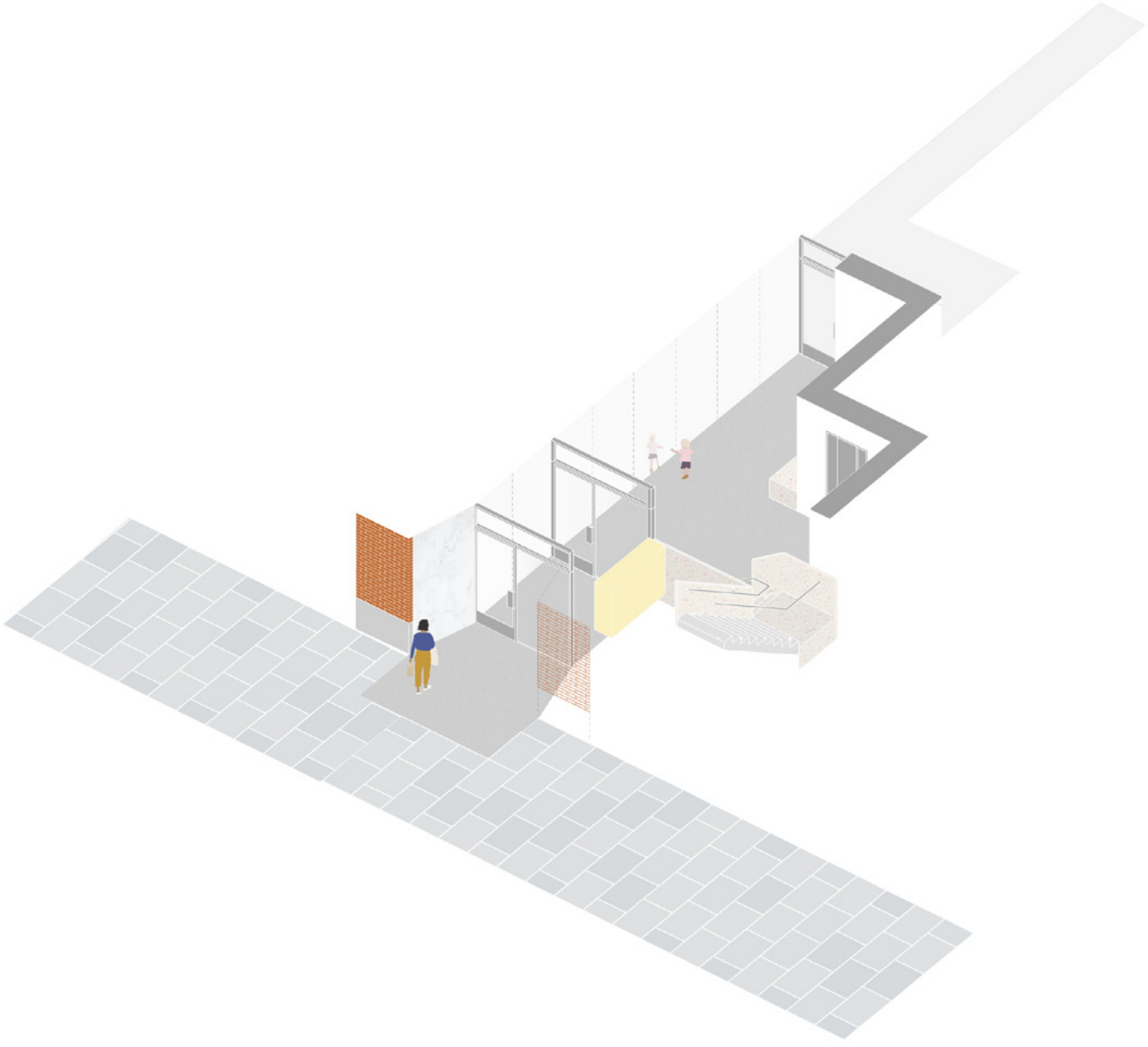
Vignette of southern maisonette entrances and privacy planting.

Communal Lobbies

On both sides of the block through-lobbies with natural light at both ends provide access from the street to lifts and stairs, as well as through to the communal garden. Their entrances from the street are recessed and lined with stone, investing them with a sense of pride and care: a place to come home to. A glimpse of the garden is available through the glazed doors.

Within the lobbies, a series of wall linings provide a robust veneer to the lower portion of the walls and highlight the position of stairs and elevators. The linear northern walls of lobbies are lined with mirrored panels duplicating the visual dimensions of each.

Diagram of lobby linings.



Sketch of western entrance lobby.

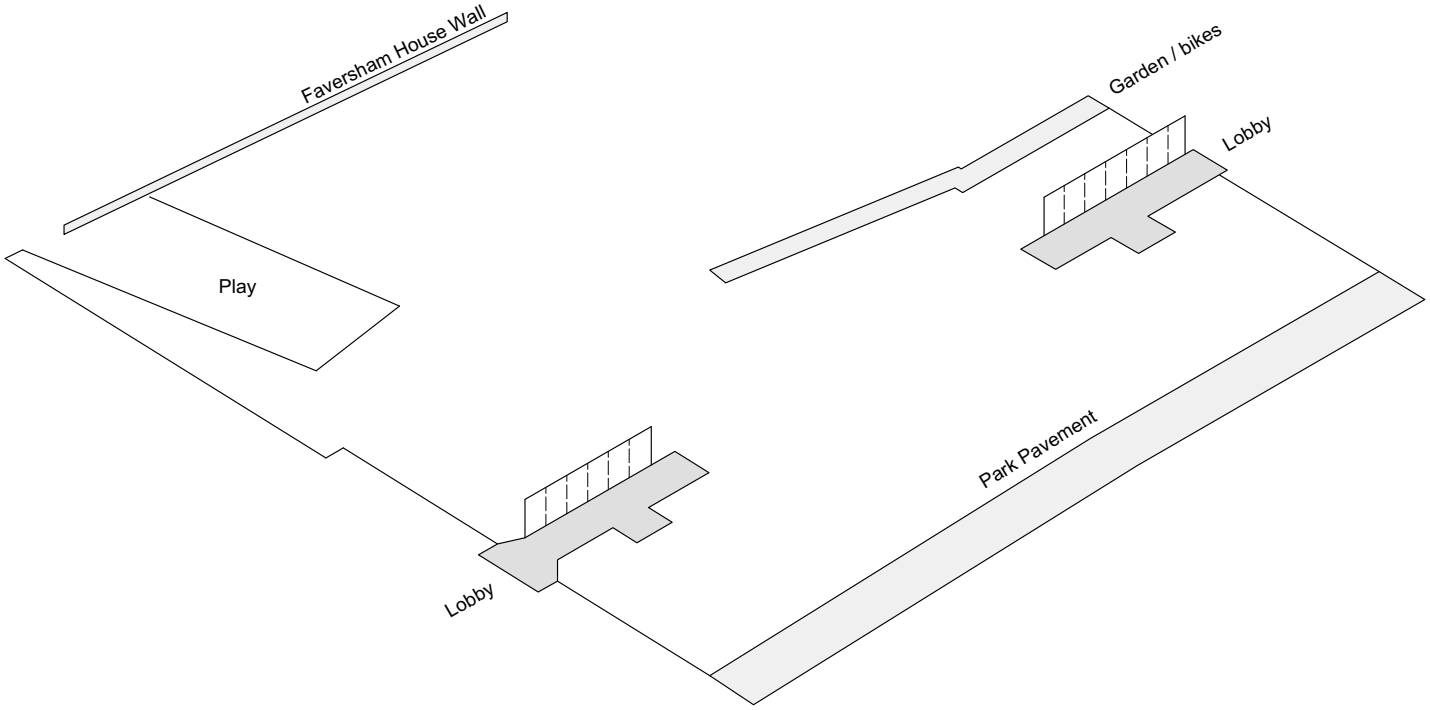


Diagram of relationship between lobbies, access from side streets, and the traverse resident routes across the building.

Sketch of communal entrance arrangement.

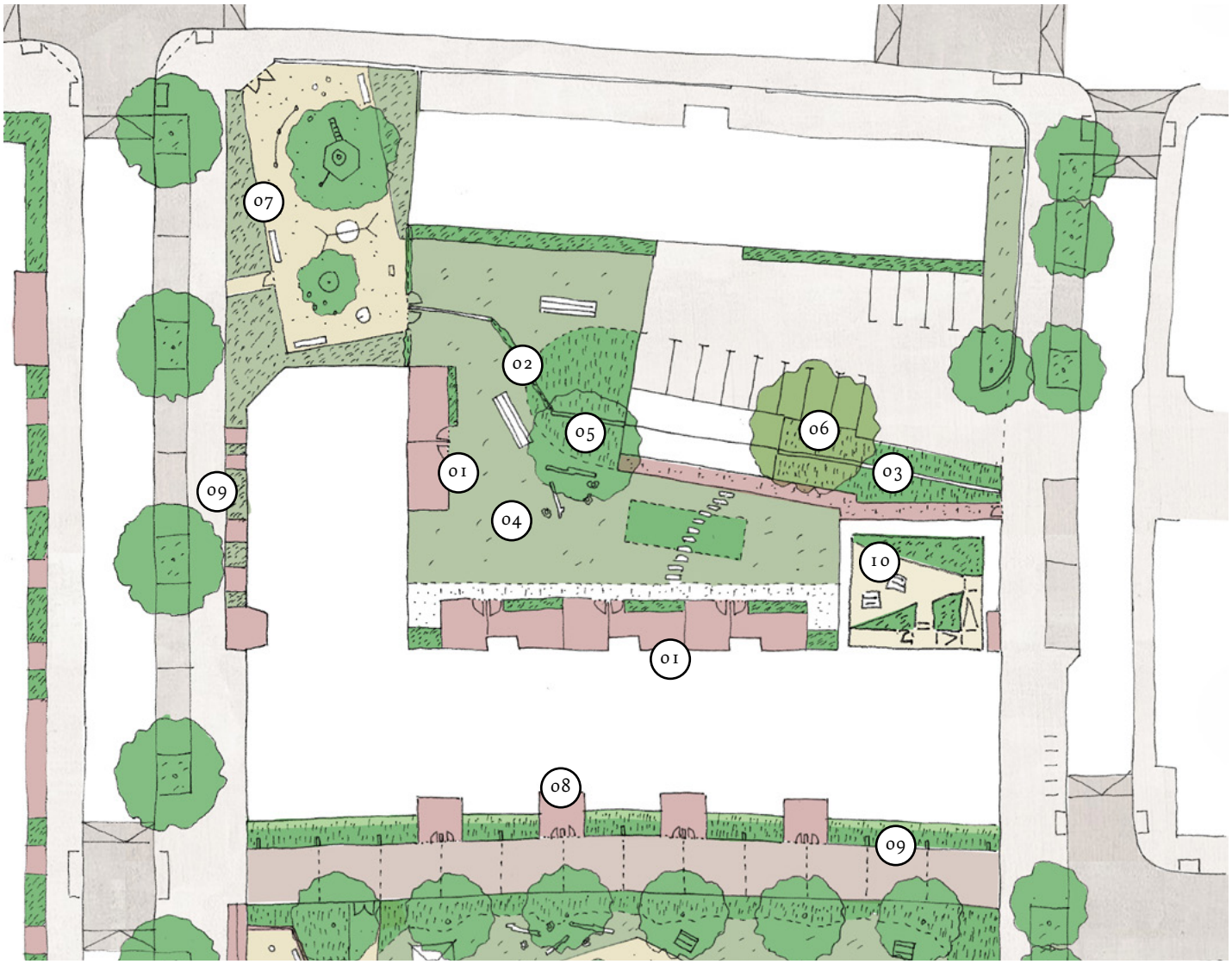
AMENITY

Communal Garden

Plot 5C forms a larger block with Faversham House to the north. The proposed communal garden to 5C includes a new planted boundary offering an improved outlook from Faversham House. A new tree will also offer visual interest and privacy to both sides. The garden is proposed with an informal character including a useful lawn area, mixed grass planting, interpretive doorstep play and communal seating / picnic areas. Edible plants are proposed as part of the planted boundary.

On the south side, entrance paths give access to pairs of maisonettes through a deep planted edge, conceptually extending the green of Bagshot Park to the building threshold. A public doorstep play spaces proposed on the corner of Kinglake Street will also accommodate managed access from both the Faversham House and 5C garden. Please refer to the landscape chapter for further information.

1. Private gardens to maisonettes.
2. Green screen fence with climbing plants at garden boundary.
3. Habitat planting.
4. Grass planting with picnic tables and informal play.
5. New tree.
6. Existing tree retained.
7. New public play space accessible from gardens of 5C and Faversham House.
8. Twin entrance paths to south-facing maisonttes.
9. Deep threshold planting.
10. Roof terrace.



Plot 5C garden plan sketch

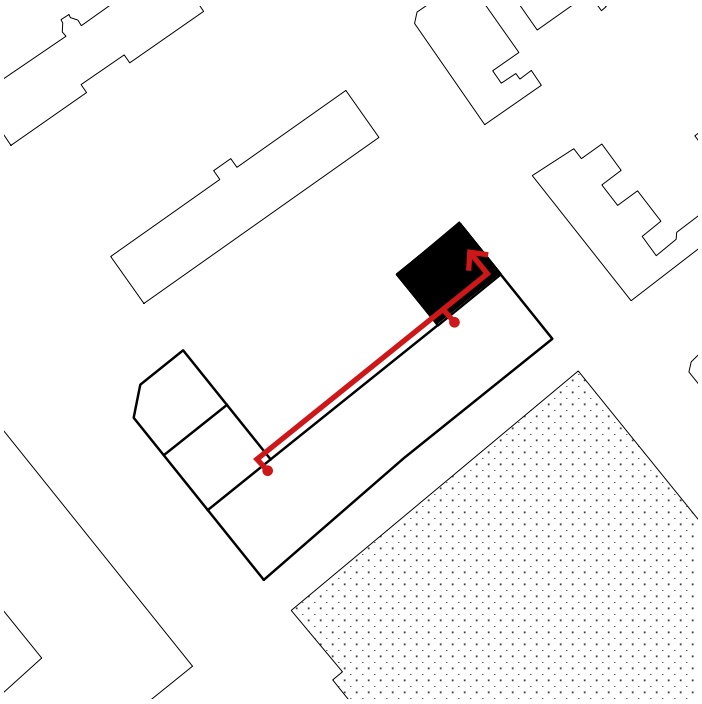
An informal and relaxed atmosphere.

Plot 5C garden sketch.

Roof Garden

A roof terrace on the eastern wing of the building provides an additional amenity for residents of plot 5C. It is accessible via the fourth floor access deck from both cores and provides a peaceful, well sunlit space with a privilaged view across adjacent tree crowns and the opportunity to watch the life going on in Bagshot Street.

Deep edge planting on the northern side of the space give a sence of interiority to the terrace and privacy to Faversham House. The tapered shape of the paved area funnels views towards the communal garden below and provides space for picnic tables.



Key plan

Sketch of roof terrace on eastern wing.