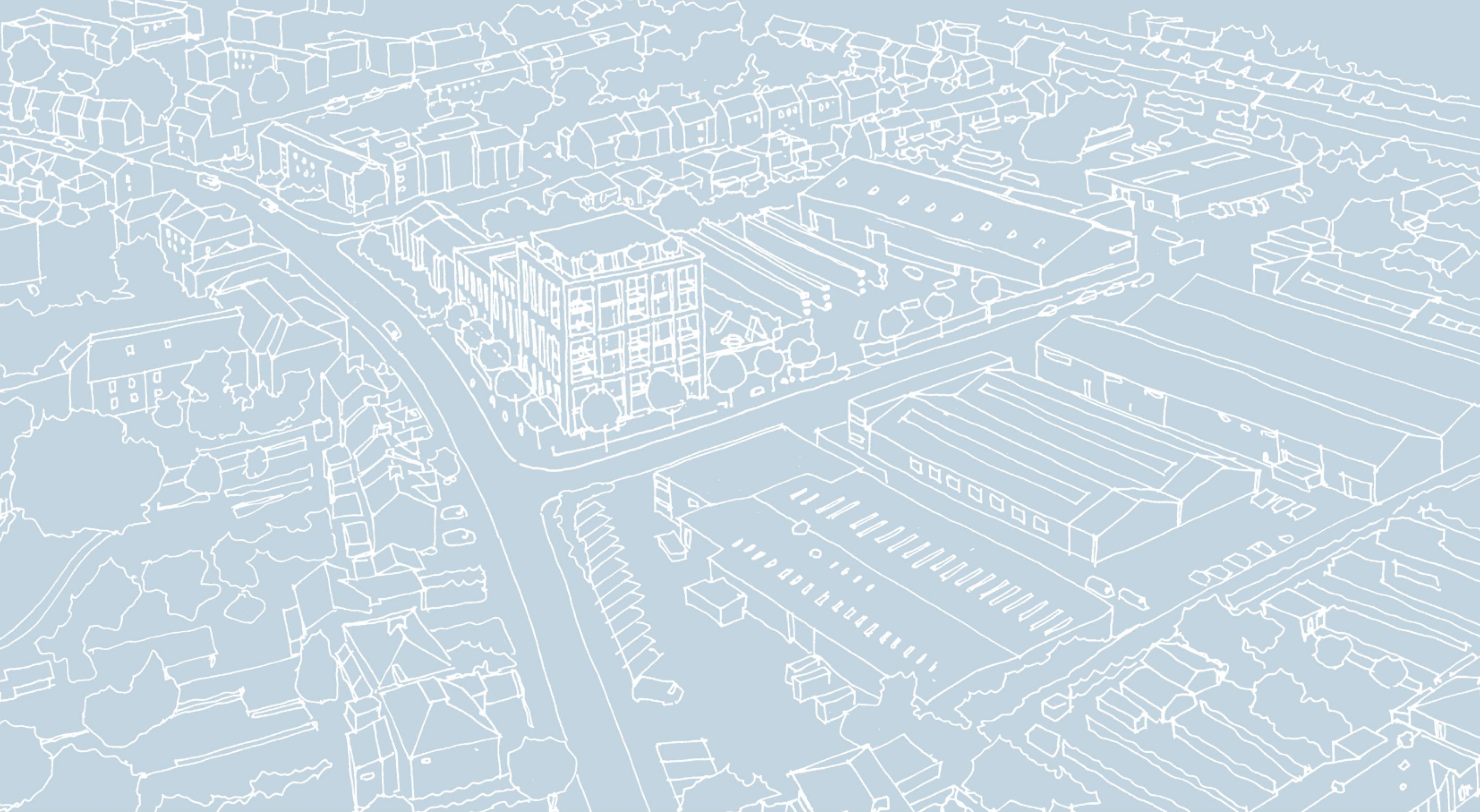




307 -309 South Street, Romford
Design & Access Statement

June 2020

Prepared for



Introduction

This Design & Access Statement has been prepared for Havering Borough Council by DunnettCraven on behalf of Saint-Gobain Building Distribution Limited, in conjunction with Passion Property Group & Caerus Developments.

The proposal site is located at the address 307-309 South Street, Romford RM1 2AJ (the application 'Site').

This document illustrates the proposed consolidation of the current on-site operations, the reorganisation of site uses and the development of the design proposals. It provides a background to the architectural approach and explains the design decisions that have been made.

Caerus Developments and its partner Passion Property Group are independently owned property companies specialising in the delivery of residential developments. They benefit from over 50 years combined experience of delivering sites across London and the South East.

Caerus Development and Passion Property Group are currently active within the London Borough of Havering having recently completed 23 flats at Pelham House, High Street, Hornchurch and secured consent for 35 flats at Victoria Road, Romford. Other sites within Havering include the former Coral car park on London Road and Station Lane, Hornchurch.

Saint-Gobain designs, manufactures and distributes materials and solutions which are key ingredients in the wellbeing of each of us and the future of all. They can be found everywhere in our living places and our daily life: in buildings, transportation, infrastructure and in many industrial applications. They provide comfort, performance and safety while addressing the challenges of sustainable construction, resource efficiency and climate change.

Jewson is a leading supplier of timber and building materials with over 600 branches nationwide. From kitchens to bathrooms, garden make-overs, extensions, new builds or tool hire Jewson has everything you need.

Jewson provides great service, expert advice and since opening its first branch in 1836, Jewson has expanded to offer a wide range of products and materials from everyday items like timber and bricks, to landscaping and roofing. Across Great Britain, the builders' merchant also has specialist tool hire and kitchen and bathroom centres.



Mixed use development.
Victoria Road, Romford. London Borough of Havering



Residential development.
High Street, Hornchurch. London Borough of Havering



Residential development.
Station Lane, Hornchurch. London Borough of Havering



Residential development.
London Road, Romford. London Borough of Havering

Contents & Executive Summary

1. The Process

1.1 Assessment	5
1.2 Analysis	11
1.3 Design Development	18
1.4 Involvement	26
1.5 Sketch Design	32

2. The Proposal

2.1 Use & Layout	35
2.2 Amount	38
2.3 Appearance	39
2.4 Landscape Strategy	54
2.5 Site Boundary Relationships	58
2.6 Traffic & Parking	62
2.7 Energy & Sustainability	66
2.8 Views	67
2.9 Access	68
2.10 Secure by Design	76
2.11 Consultants & Reports	78

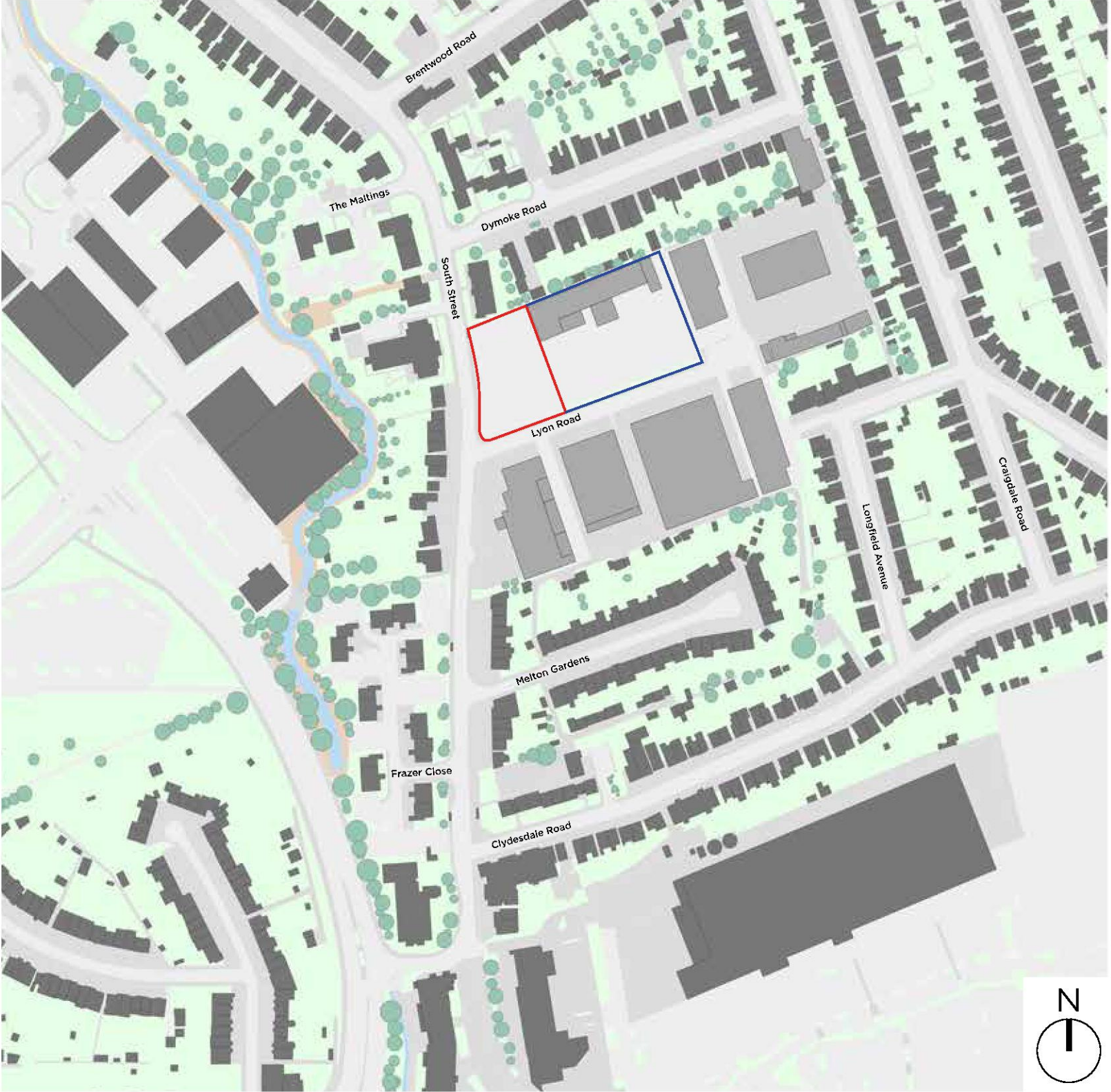
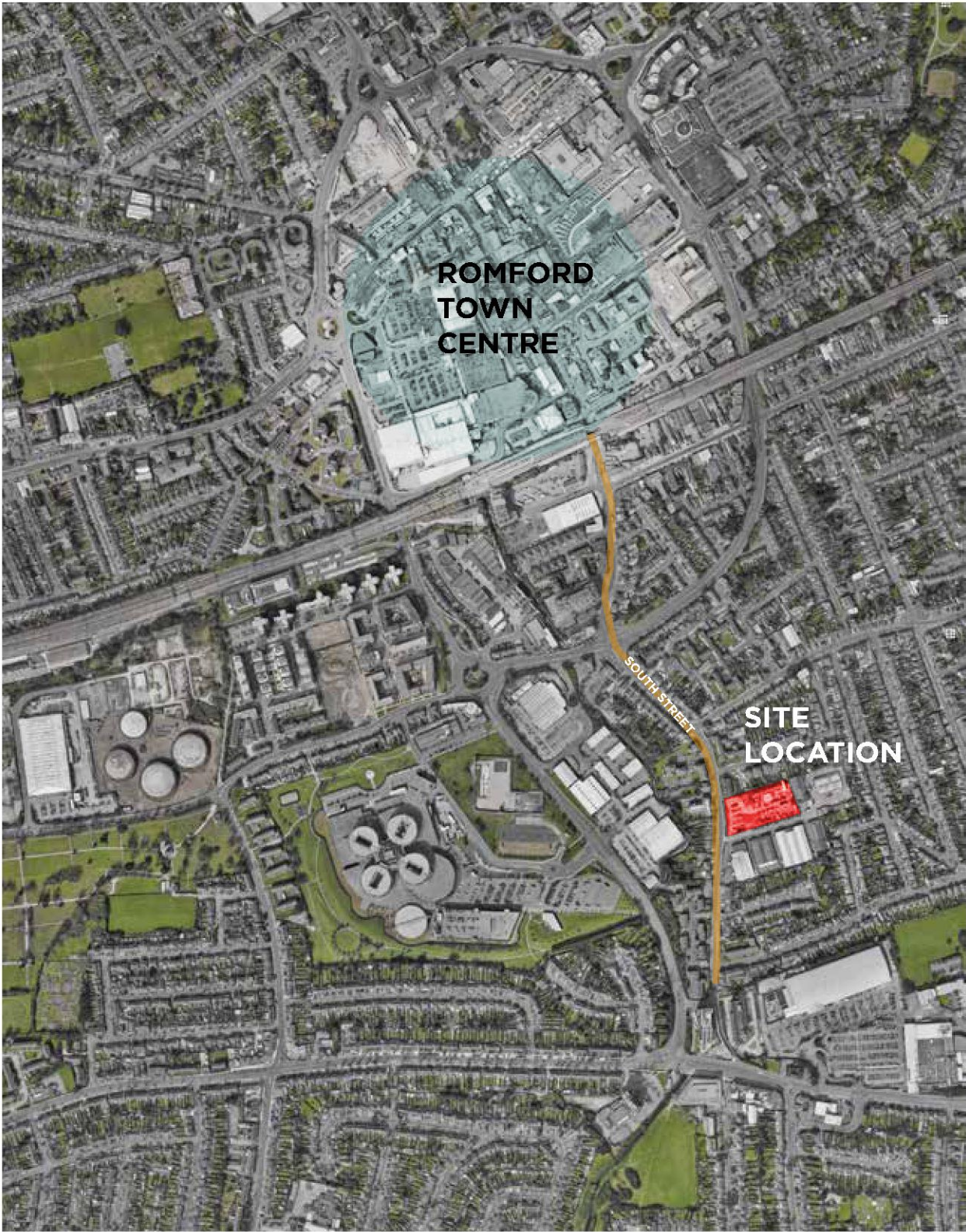
Executive Summary

The document describes the design response to the very specific constraints of the site within the framework of current policy. It includes site analysis and an assessment of local context and scale, access and environmental issues as well as matters raised during the public consultation exercise that has been carried out. These have established site constraints and opportunities, which have informed the design. The application is also supported by a number of reports from specialists which are submitted as appendices.

Site Location

1.1 Assessment

307-309 South Street, Romford



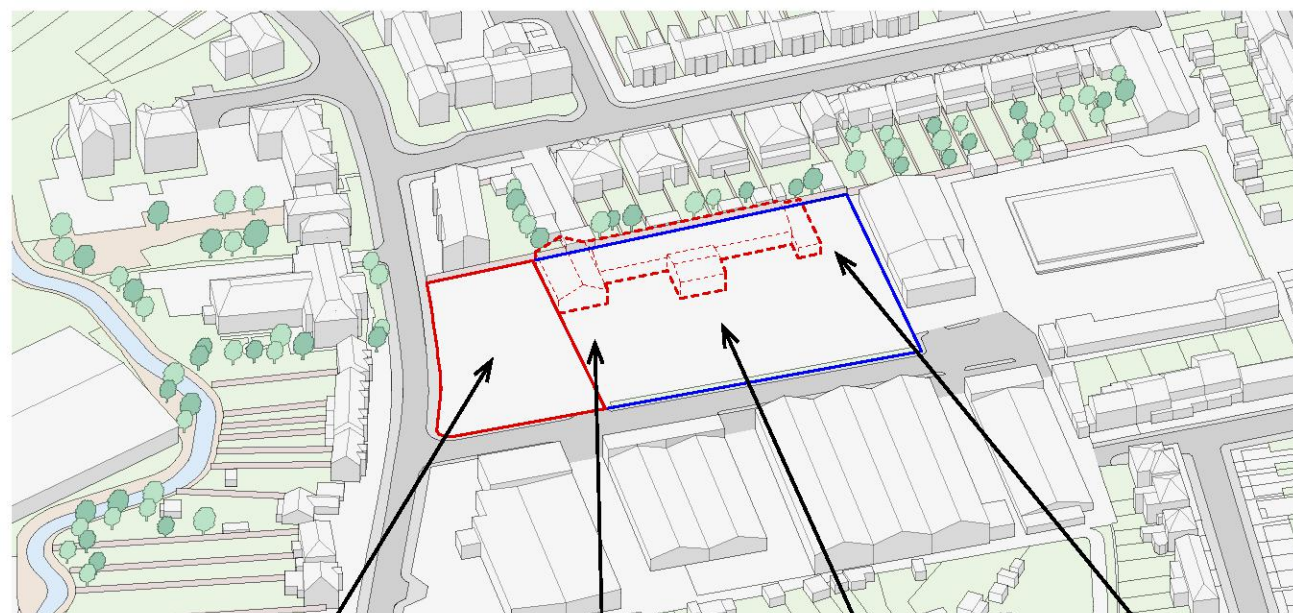
Site Organization Strategy

1.1 Assessment



6050m² outdoor
storage area

1061m² VOA
existing warehouse
+ retail



Area for potential
mixed use
redevelopment

Proposed site
division, currently
line of existing
building

Area of site for
Jewson operations

Existing building
to be demolished

Having recently reviewed their on-site operations at Lyon Road, Saint - Gobain Building Distribution Limited have determined the current site usage to be inefficient.

By reconfiguring the materials storage and vehicle arrangements and constructing a new, more spatially efficient building an improved business operation can be provided. With an uplift in commercial area of approximately 20% employment levels will increase and the modern, fit for purpose building will help safeguard the ongoing commercial activity.

This would also free up approximately 0.23 hectares of the 0.73 hectare acre site for potential development.

For the purpose of this application, we will be solely looking at the site to the west, with the redevelopment of the existing Jewson site covered by a concurrent application.



Area for potential
mixed use
redevelopment

Storage + vehicle
movements

Increased Jewson
operations

Site Location

1.1 Assessment

The site is located in Romford, in the London Borough of Havering. It is currently occupied by a branch of Jewson builders' merchant, entailing the storage, distribution and on-site retail of building materials and products. The site is predominately a large, open-air storage yard with a cluster of industrial sheds, broadly equivalent in height to two residential storeys.

The site is located within an eight minute walk from Romford town centre and Romford railway station which provides services to Central London. Journey times to Liverpool Street average 26 minutes. From December 2019 Crossrail will enable a journey time to Farringdon of 30 minutes and Bond Street in 35 minutes.

Three bus routes stop adjacent to the site on South Street.

The site has a PTAL level of 6a.

Existing Jewson Site Details

Site Area	0.73 Hectares
Existing Use	Industrial
Existing Floorspace	1061m ² VOA
Ward	Romford Town
Redevelopment Site Area	0.23 Hectares

Planning Designations

GLA Housing Zone	Yes
Flood zone	No
Secondary employment area/locally significant employment site	Yes
Public Transport Accessibility Level (PTAL)	6a
Area of Special Character	No
SSSI/Site of Importance for Nature Conservation	No
Listed Building/Conservation Area	No
Local Buildings of Merit	No



— Site Boundary
— Extended Jewson Site

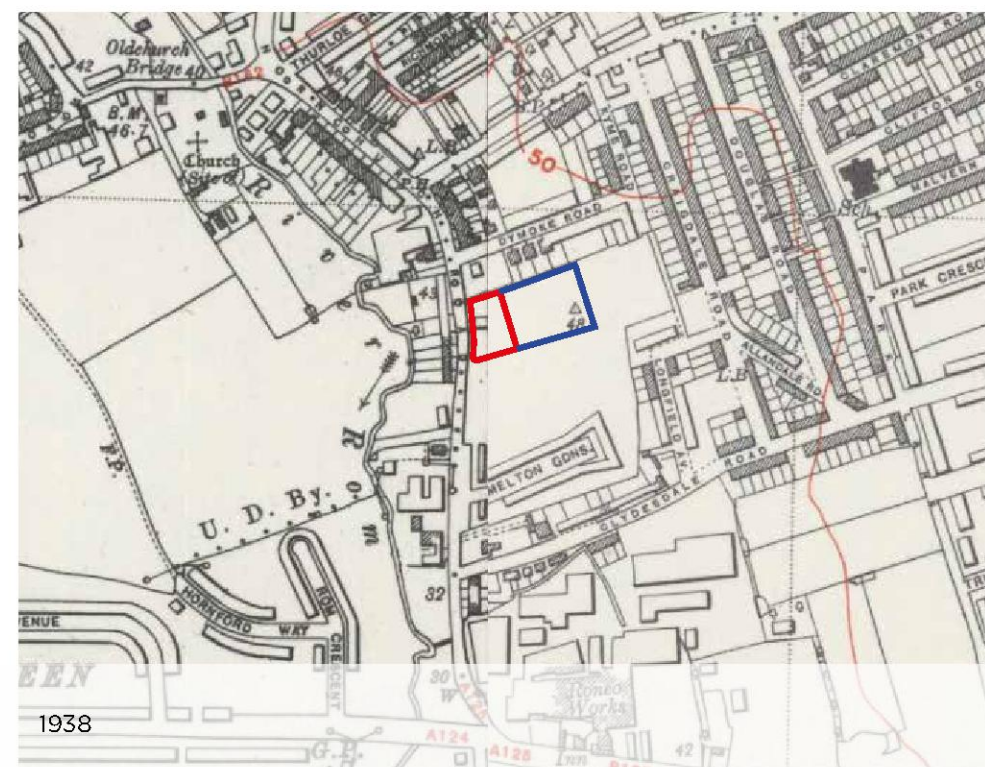
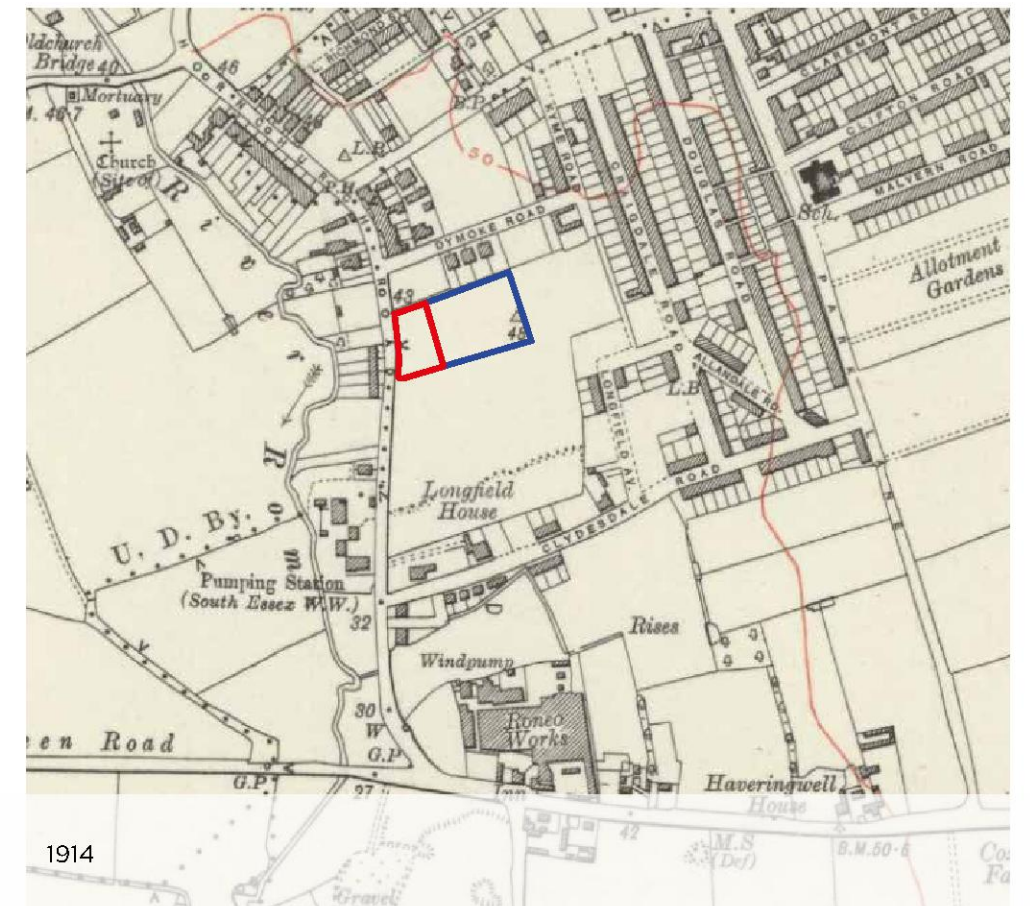
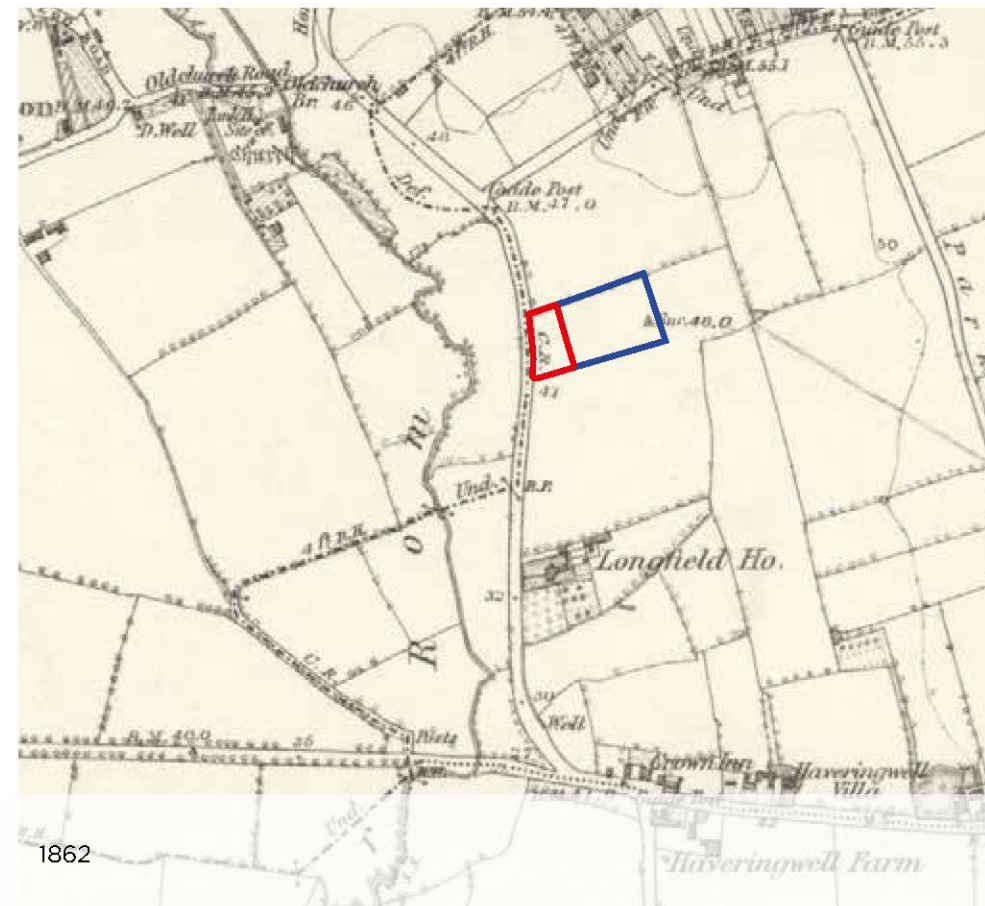
Historical Analysis

1.1 Assessment

South Street is a historic route on the east bank of the river Rom, from Romford to Hornchurch & into Essex. The area was farmland until the beginning of the C20th, with rapid urbanisation, initially to the north east, until the second world war.

The site itself remained undeveloped to this point. Bomb damage led to the clearance of much of the housing to the immediate east & this allowed for the building of the Brooke Retail estate after the war.

Most of the residential development along this stretch of South Street itself is also post war & diverse in character.



The Site

1.1 Assessment



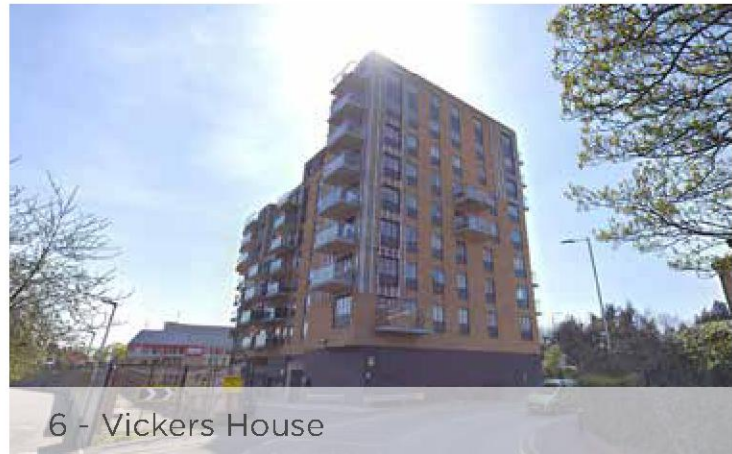
Site Key Plan

Architectural Context

1.1 Assessment



— SITE BOUNDARY



Current Use Mix

1.2 Analysis



The site sits on the edge of an industrial area, with housing along Dymoke Road to the north, and Melton Gardens to the south.

It is currently occupied by Jewson Builders Merchants, with most of the site given over to their storage yard

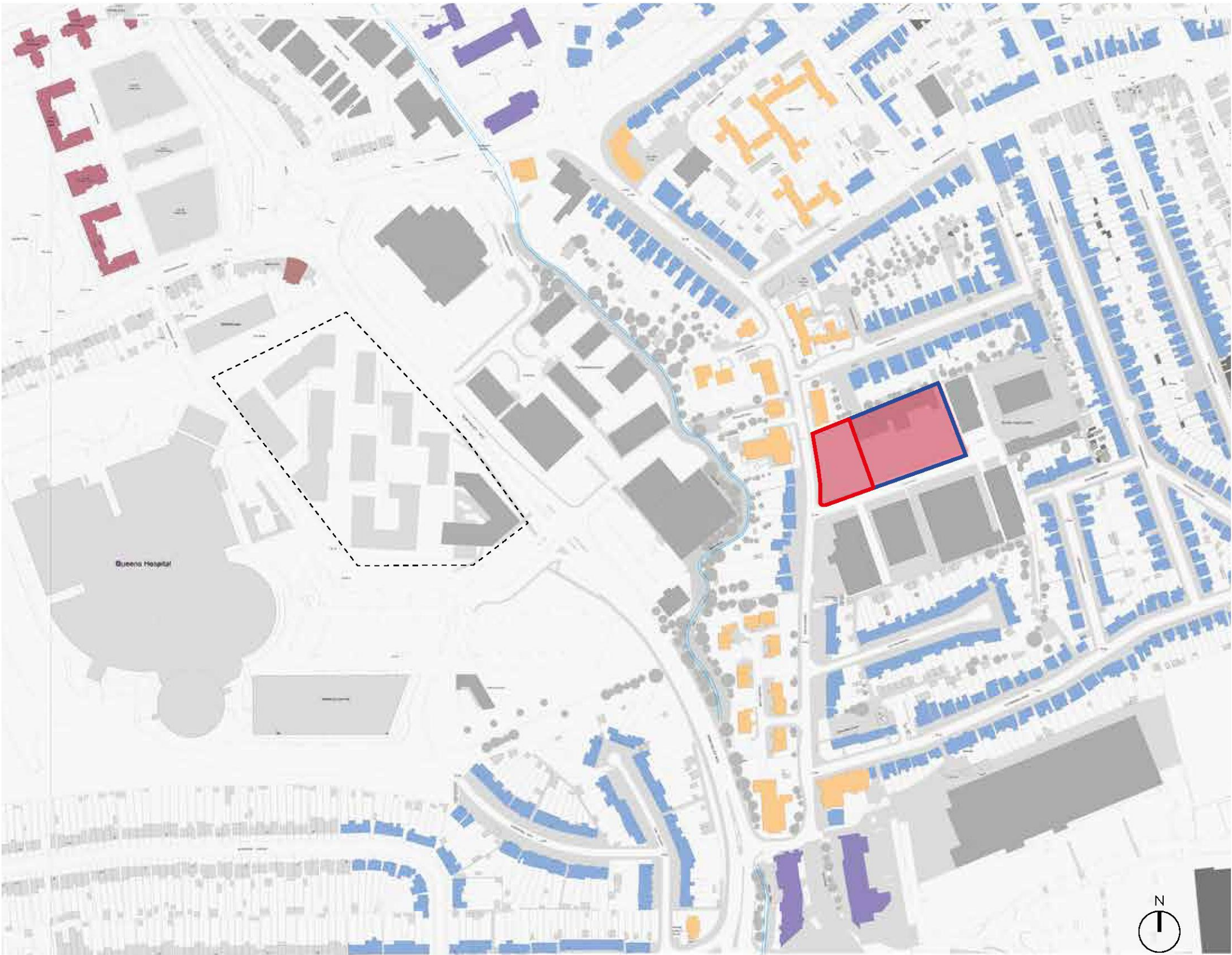
The Jewson redevelopment will maintain its commercial uses..



Current - Housing Types

1.2 Analysis

As part of our analysis of the site we looked into the surrounding architecture, with regard to material and form, in order for our proposals to seamlessly fit into the local context. Four distinct architectural typologies were identified, of which the two most relevant for our proposals were analysed.



 SITE LOCATION

 LOW RISE SEMI DETACHED & TERRACE HOUSING



 MANSION BLOCKS 3 - 5 STOREYS



 MID-RANGE APARTMENT BUILDINGS 7 - 9 STOREYS



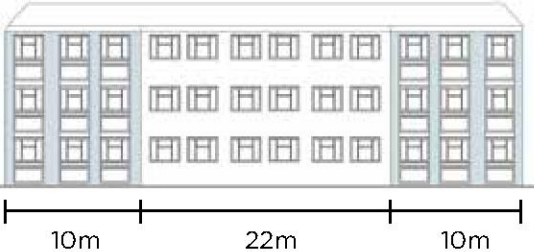
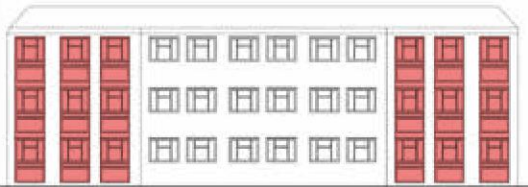
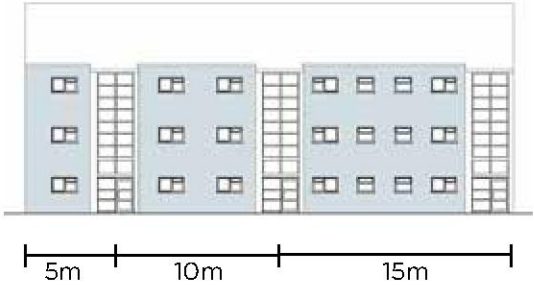
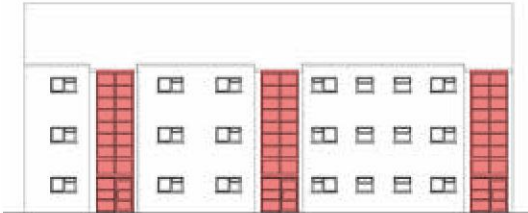
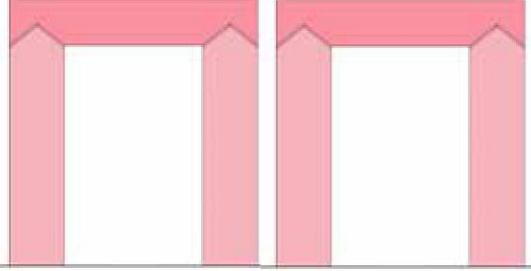
 INDUSTRIAL SHEDS



Local Character Analysis - South Street Mansion Blocks

1.2 Analysis

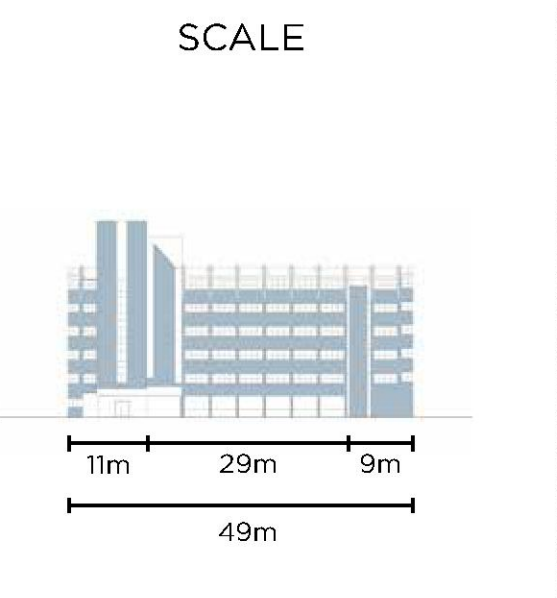
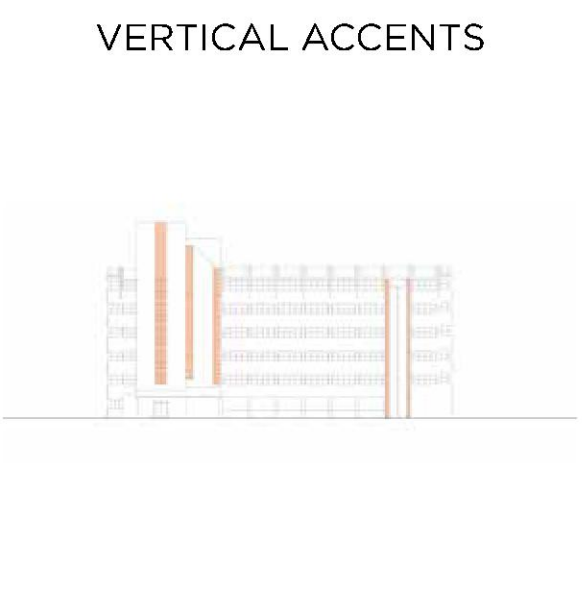
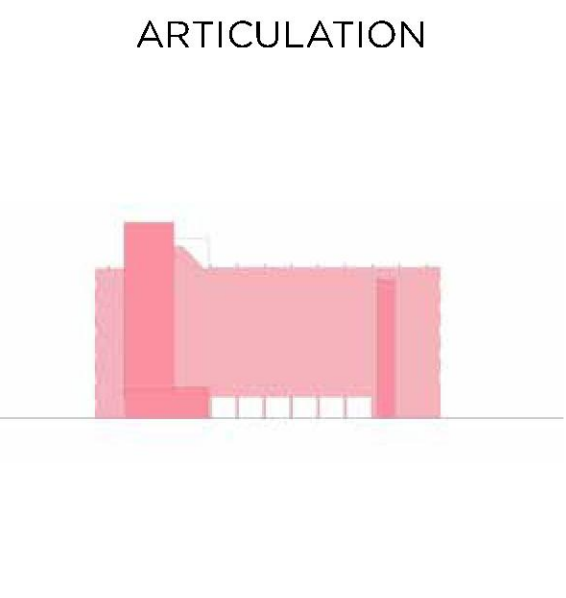
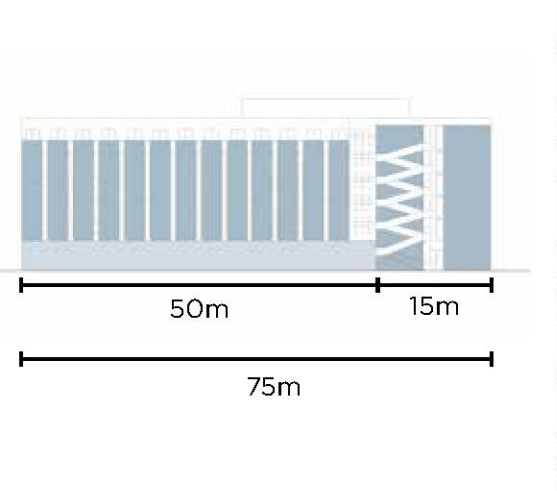
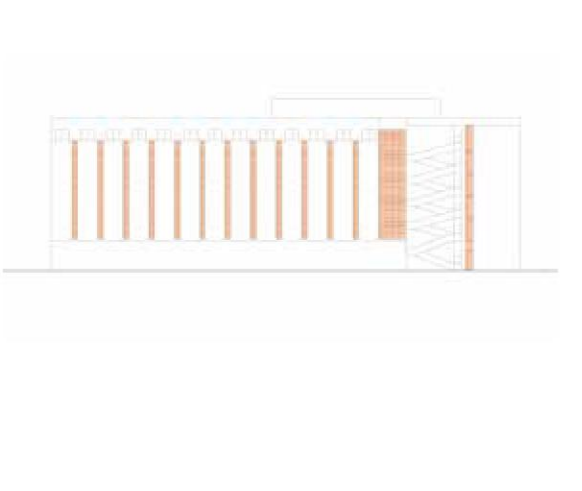
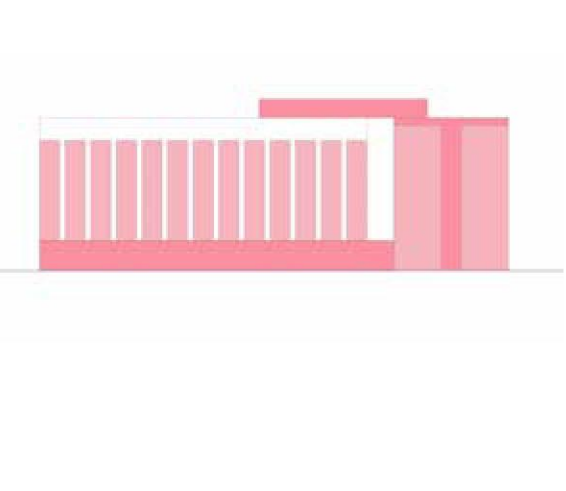
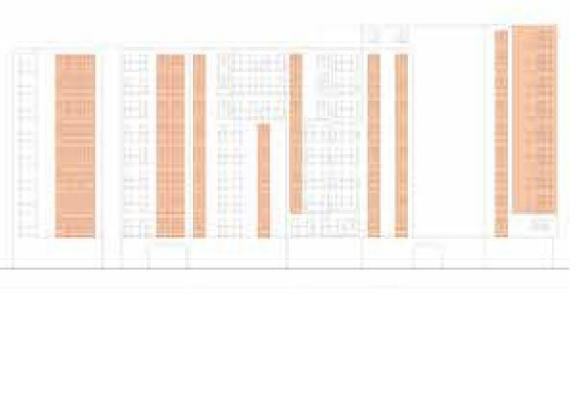
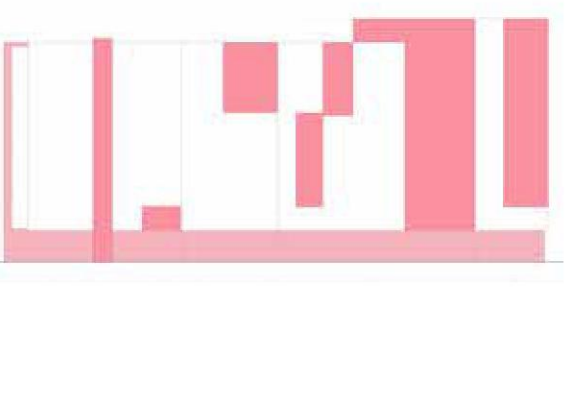
Of the four typologies identified within the study, the housing mansion blocks that line South Street and beyond were the most similar typology to what we were proposing, and so their material and form were studied in order to inform our own design decisions.

MANSION BLOCK	SCALE	VERTICAL ACCENTS	ARTICULATION	MATERIALS	LOCATION
 1) ARTESIAN CLOSE 3 STOREY MANSION BLOCK					
 2) COPELANDS 3 STOREY MANSION BLOCK					
 3) THE MALTINGS 4-5 STOREY MANSION BLOCK					

Local Character Analysis - Marker Buildings

1.2 Analysis

In addition to the mansion blocks, the larger mid-range apartment blocks that acted as marker buildings along South Street were also of relevance,

1) SOUTH STREET MARKER BUILDINGS	SCALE	VERTICAL ACCENTS	ARTICULATION	MATERIALS	LOCATION
 NEOPOST BUILDING 7 STOREY BUILDING					
 2) TELEPHONE EXCHANGE 8 STOREY BUILDING					
 3) VICKERS HOUSE 10 STOREY BUILDING					

Local Character Analysis - South Street Materials

1.2 Analysis

South Facing View



These views north and south from the site demonstrate the wide range of cladding materials used.

The material mainly used is brick.

There is a large diversity in colour and tone.

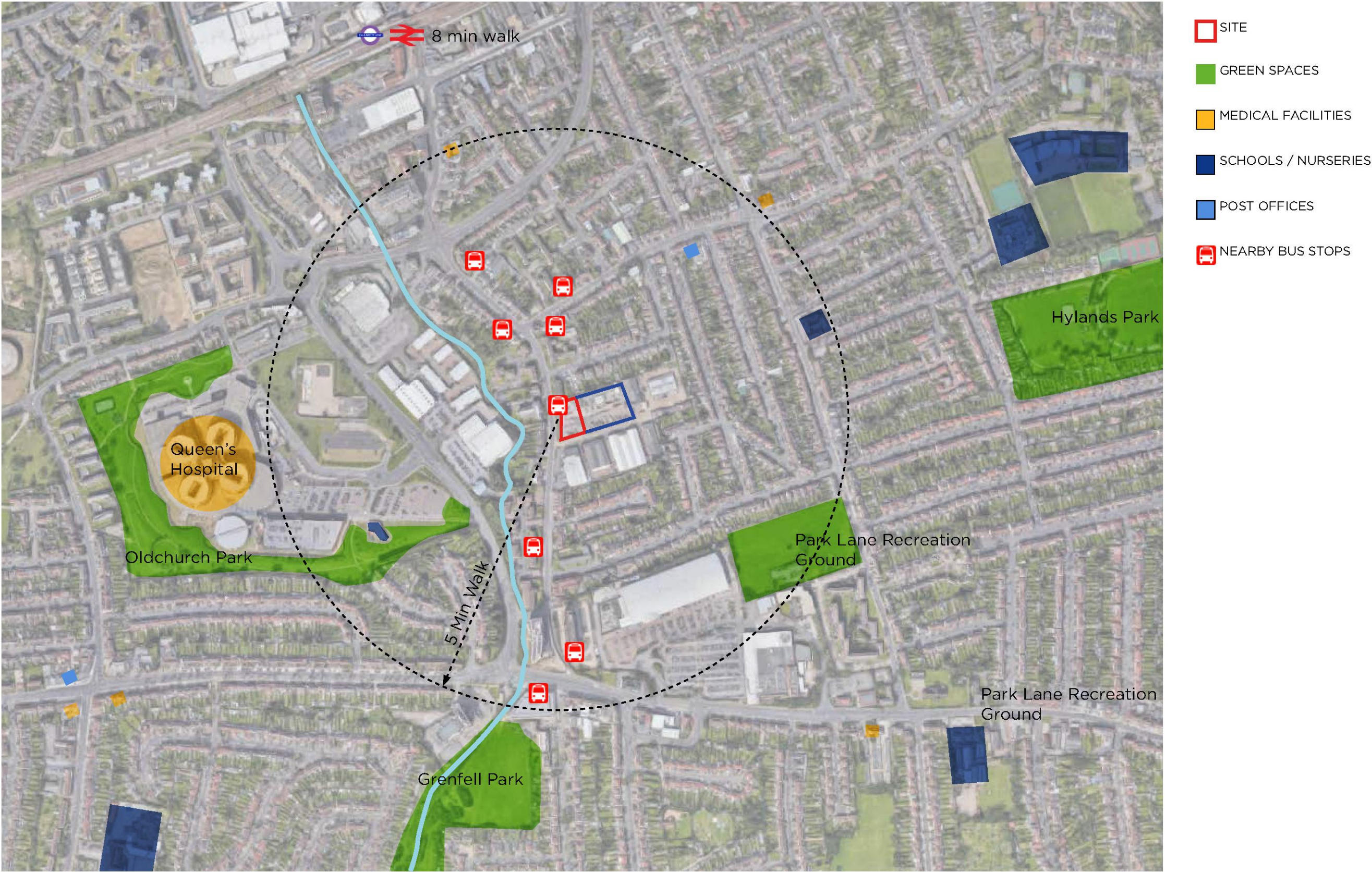
There are various stocks: buff, red, brown, some render, pebbledash and painted brickwork.

North Facing View



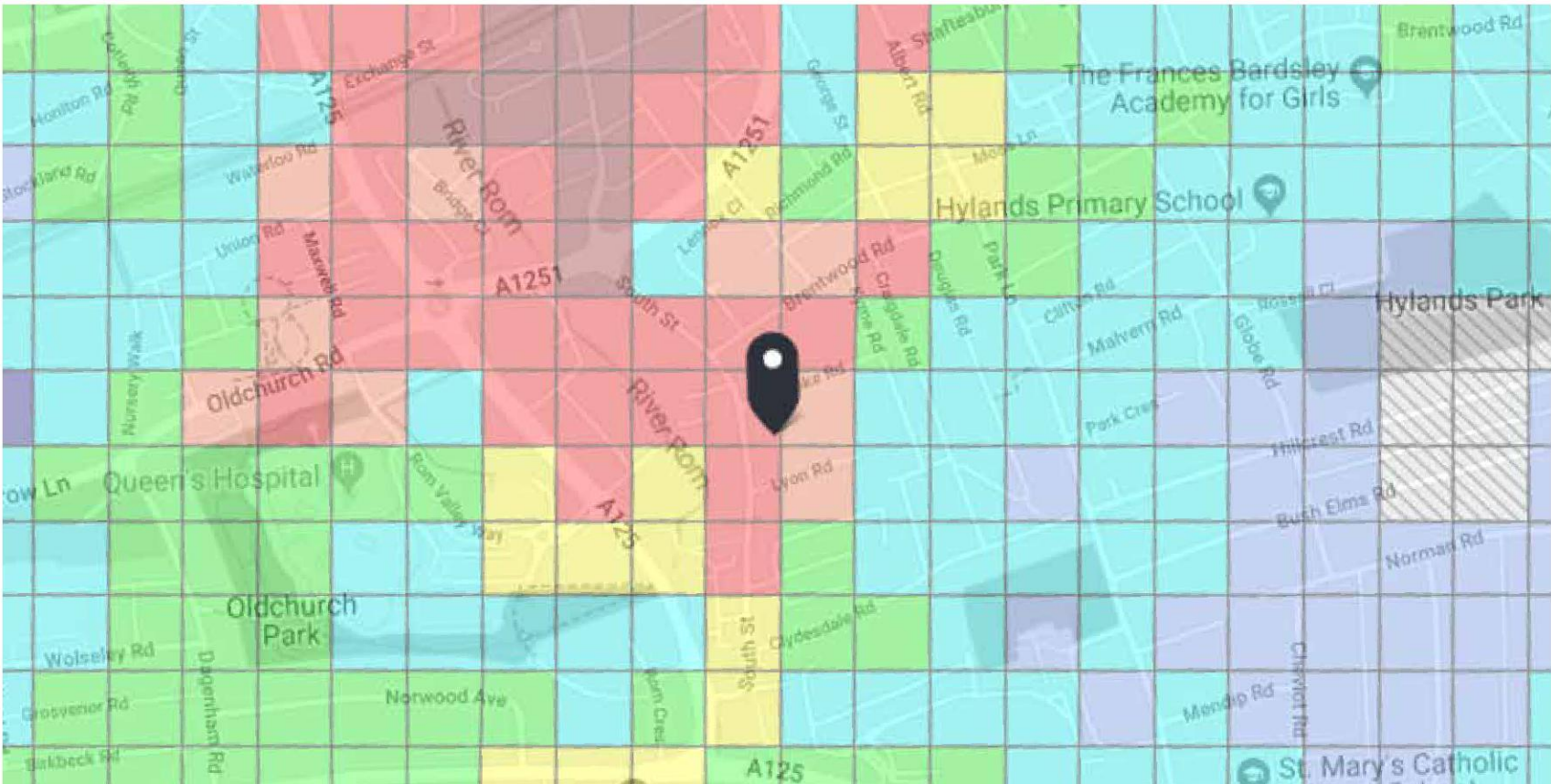
Urban Context - Amenities

1.2 Analysis

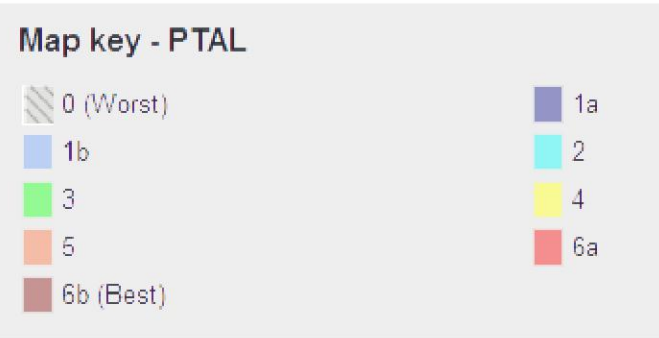


Analysis - PTAL Rating and TIM

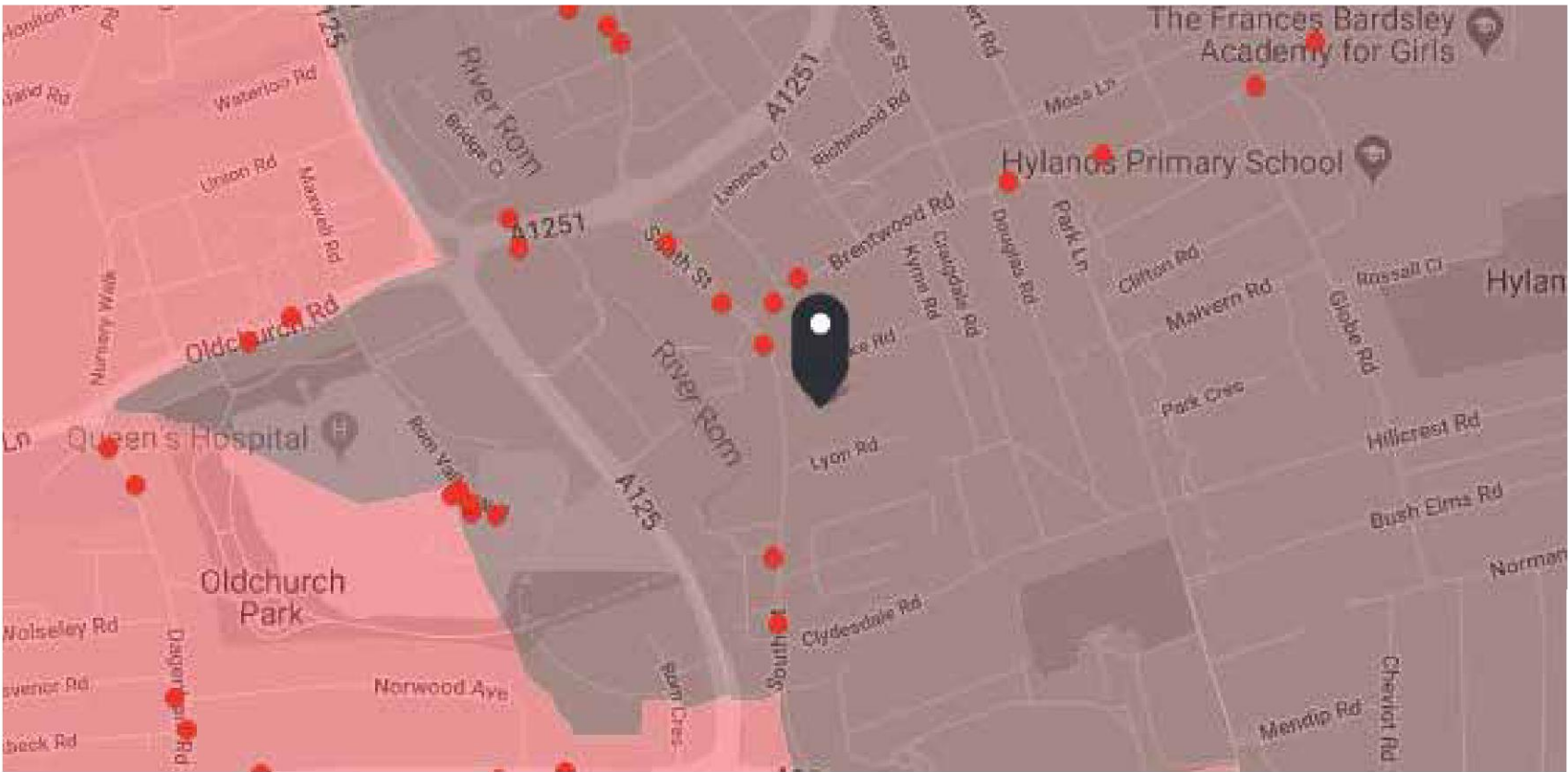
1.2 Analysis



PTAL output for 2021 (Forecast)
6a
Easting: **551692**, Northing: **187903**



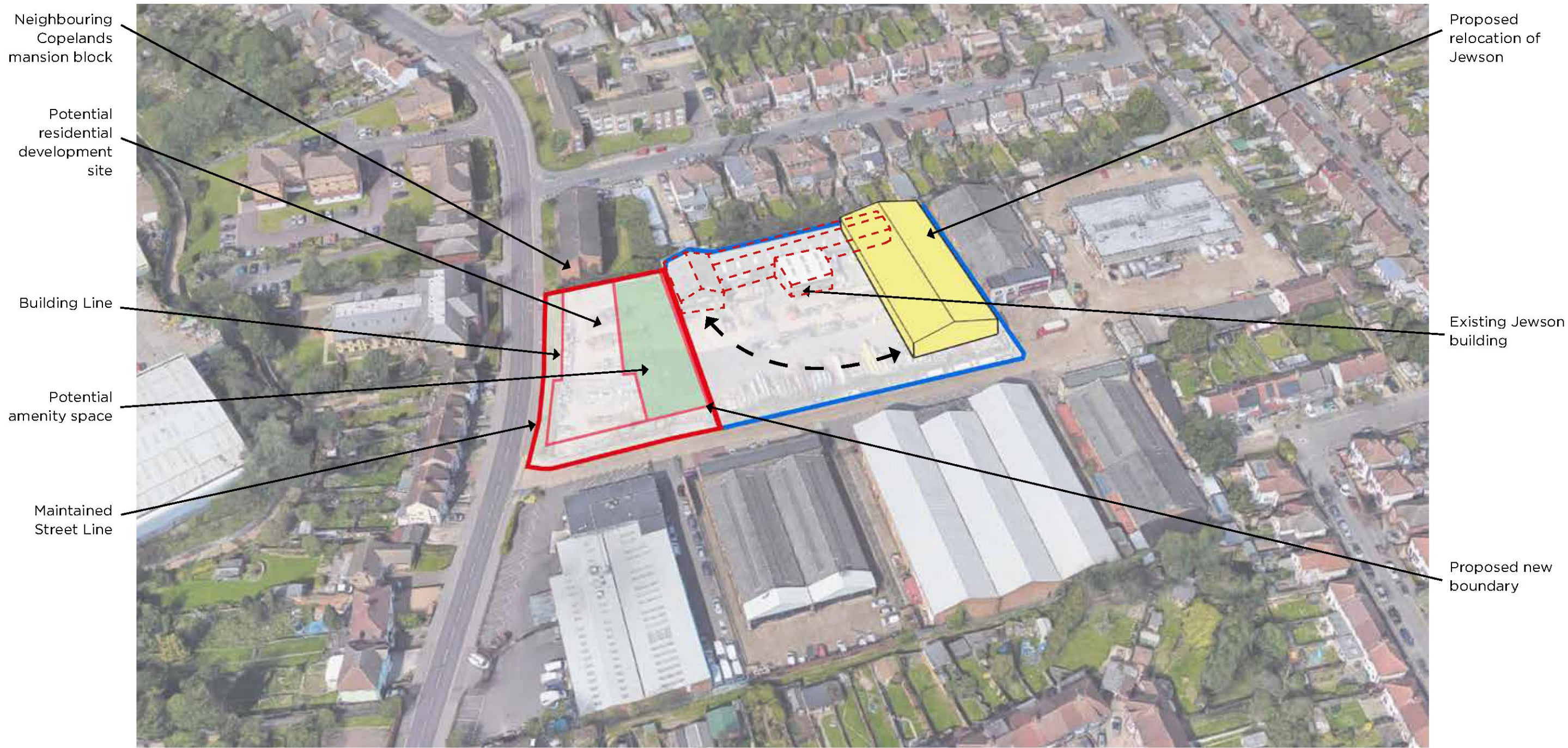
The site has a 2021 forecast scenario of 6a PTAL.



2021 forecast scenario of TIM.

Site Strategy

1.3 Design Development

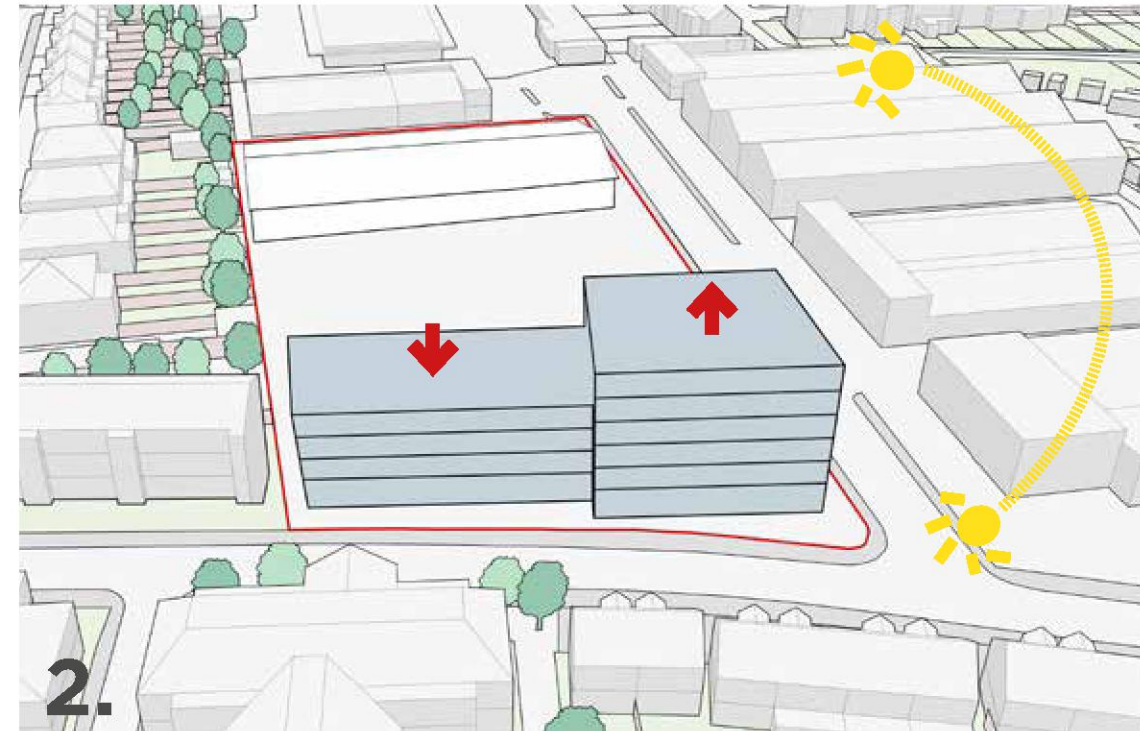


Site Strategy

1.3 Design Development



A single 5 storey volume which followed the street line set by the adjacent Copelands.



Massing reduced to the north to respect Copelands reducing potential overshadowing. Corner accent created.



Corner accent refined to improve its visual appearance.



The mass was further articulated into three separate elements to respond the scale of the nearby mansion block housing.

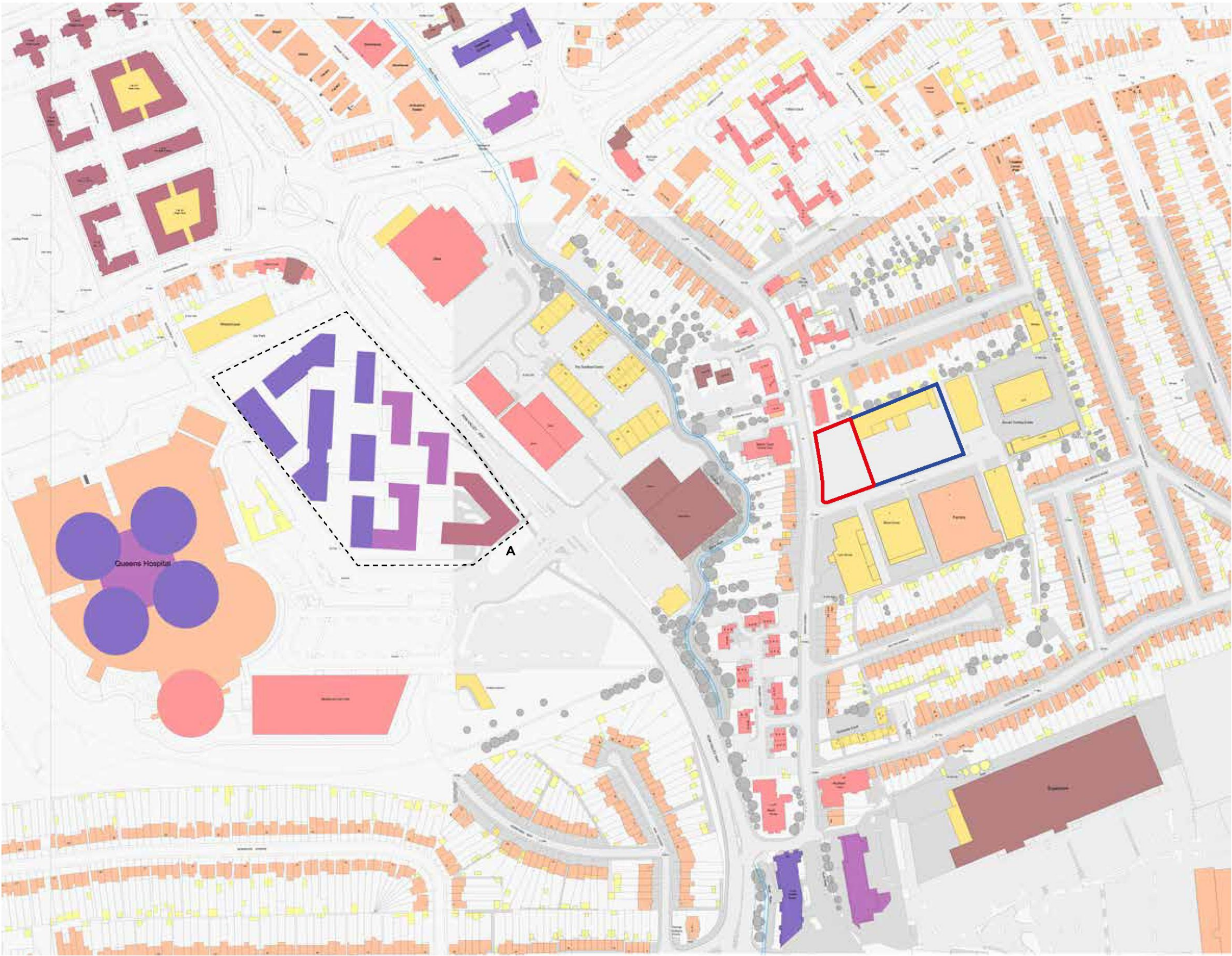
Sketch Site Strategy & Proposal

1.3 Design Development



Building heights & Townscape: Existing

1.3 Design Development



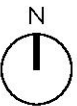
South Street is characterised by mainly residential buildings of three to four floors with accent buildings up to nine storeys.

The industrial zone on the east side of the street where the site is located does not relate to this context. The site itself is a storage yard and the adjacent building to the south is a two storey high storage building that does not follow the street. The street is therefore fragmented at this point.

In the wider context immediately to the West buildings of seven to nine storeys have recently received permission, establishing a taller skyline at this point.

A - LAND AT ROM VALLEY WAY
PLANNING PERMISSION
RECEIVED 22/08/18
REF P1389.17

DOMESTIC HEIGHT OR EQUIVALENT



SITE LOCATION

2 STOREY

3 STOREY

4 STOREY

5 STOREY

6 STOREY

7-8 STOREYS

9+ STOREY

Building heights & Townscape: Approach

1.3 Design Development



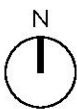
From a townscape point of view, this site offers an opportunity to provide structure to this currently fragmented zone.

Positioned about halfway down South Street, on a corner at the point where the road gently curves, it has the potential to carry a marker building that can be seen from both north and south approaches.

In developing this proposal, the height of the corner accent building has been set slightly lower than the marker buildings at each end of South Street to reflect its intermediate status and carefully tested to assess its impact from a townscape point of view and to ensure that it respects its neighbours.

A - LAND AT ROM VALLEY WAY
PLANNING PERMISSION
RECEIVED 22/08/18
REF P1389.17

DOMESTIC HEIGHT OR EQUIVALENT



SITE LOCATION

2 STOREY

3 STOREY

4 STOREY

5 STOREY

6 STOREY

7-8 STOREYS

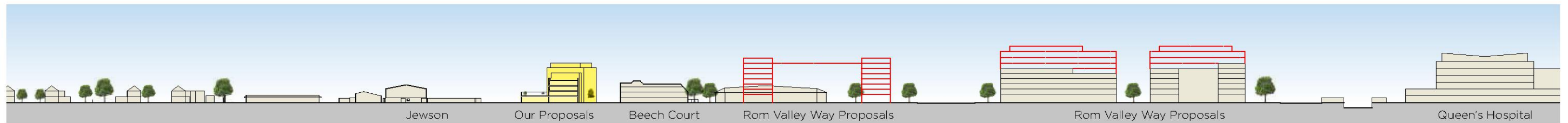
9+ STOREY

Building heights & Townscape: Site Sections

1.3 Design Development



LONG ELEVATION ALONG SOUTH STREET LOOKING EAST



LONG SECTION THROUGH SITE LOOKING SOUTH



The north south section demonstrates how the stepped building will introduce structure at this point on South Street and provide an intermediate accent that responds to the two higher accents at each end of the street.

The east west section shows how this massing relates to the more substantial developments immediately to the West.

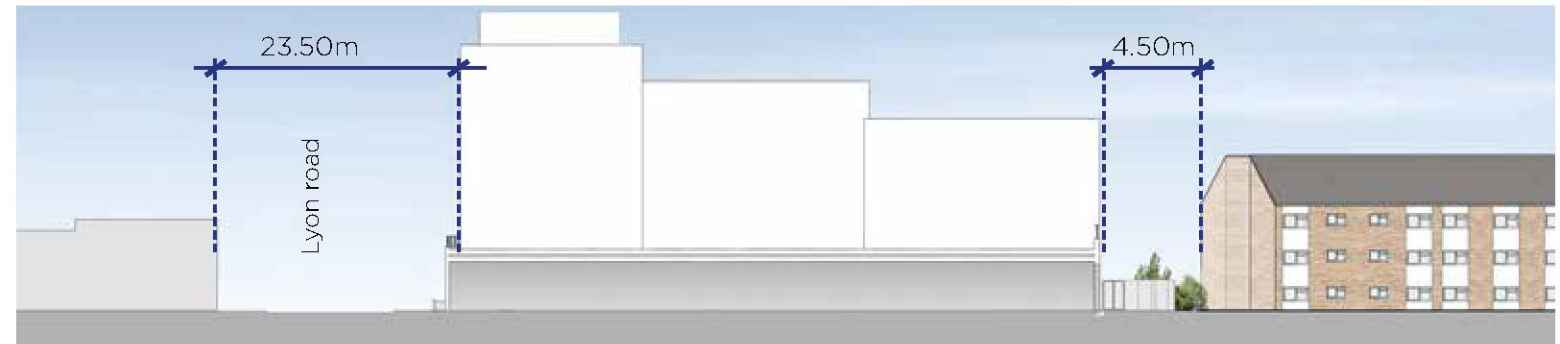
The sketch perspective illustrates that the scale of the accent building sits comfortably in its context.

Building heights & Townscape: Site Proximities

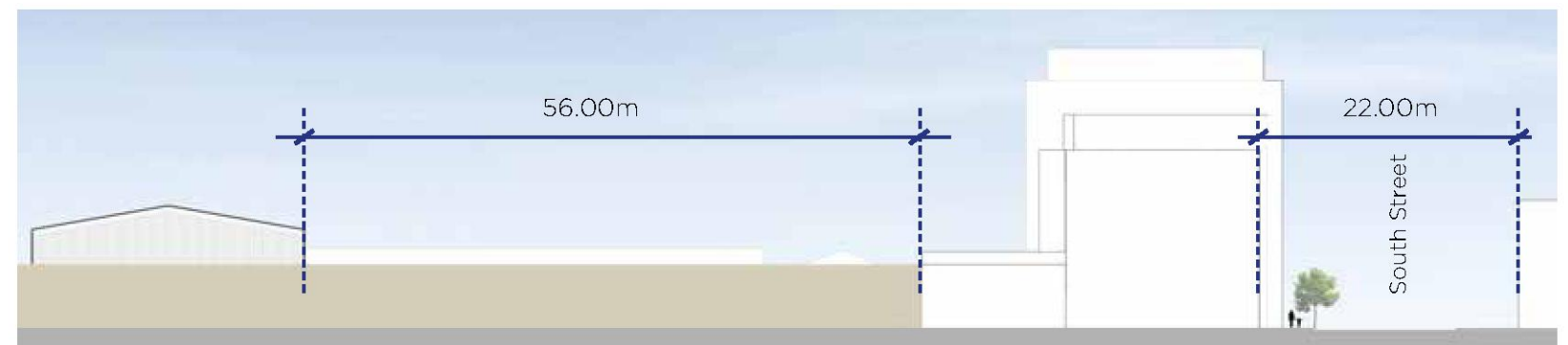
1.3 Design Development



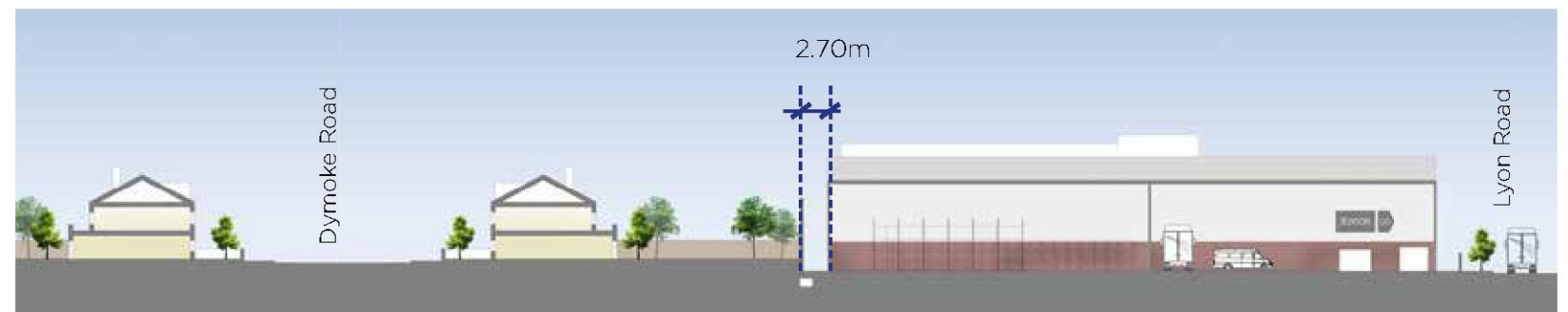
A key aspect of this proposal has been to respect our neighbours. As a result of the open aspect to south and east, the significant relationships are therefore to Copelands to the north and across South Street itself. There is no direct overlooking of Copelands which has a blind south gable end. A landscape buffer has been created between the buildings and the four storey massing of our development relates to the three storeys plus roof of Copelands. To the west, there is a generous road width of 22m, which is in excess of traditional minimum standards for overlooking (18 M) and we have also provided inset balconies to improve privacy. We have then carefully assessed sunlight and daylight to ensure that the massing of the buildings does not have a negative impact on our neighbours.



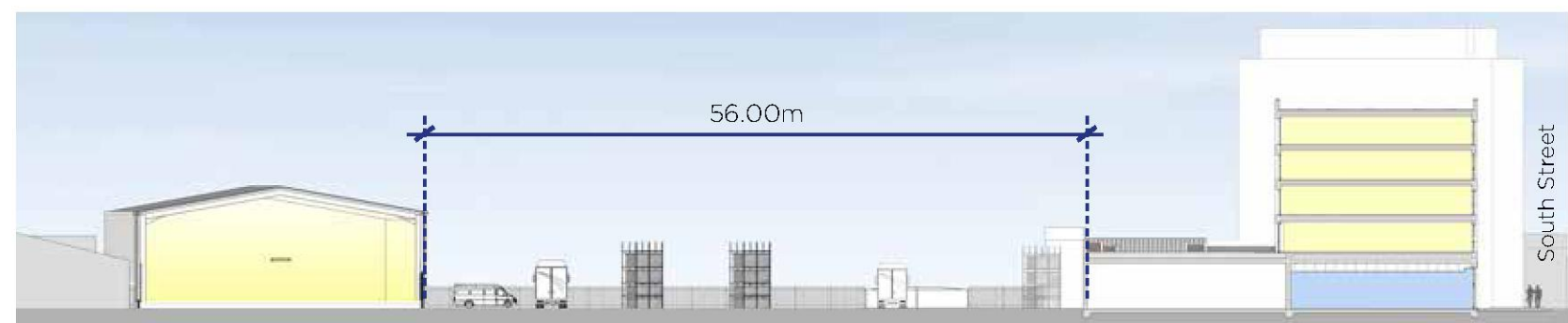
1 Section through podium / Copelands showing landscape buffer



2 North elevation



3 Cross section through Dymoke Road and across Jewson showing 5m acoustic fence



4 Long section through our proposals, Jewson's yard + adjacent industrial

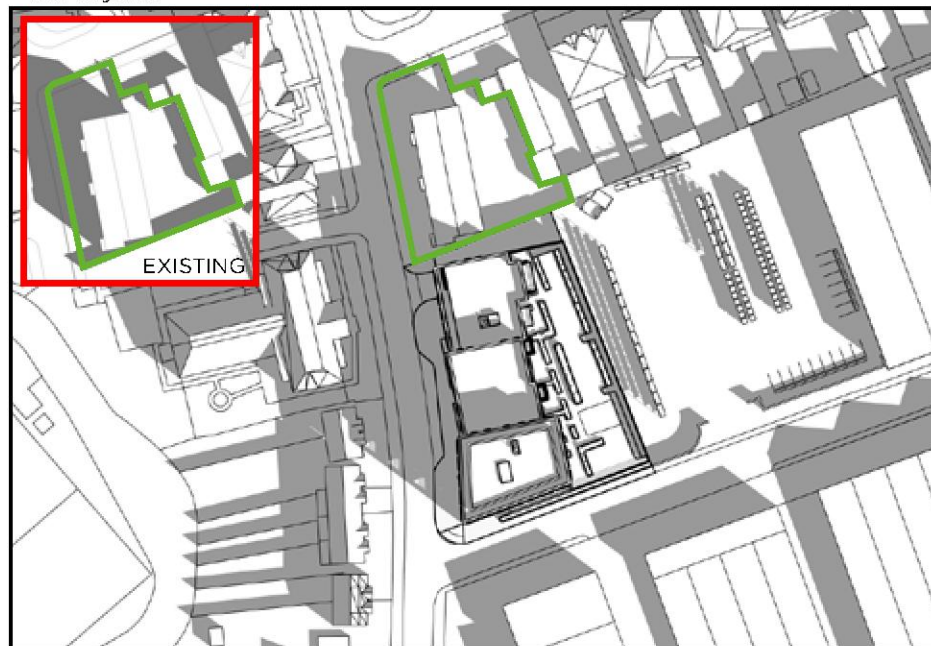
Building heights & Townscape: Shadow Studies

1.3 Design Development

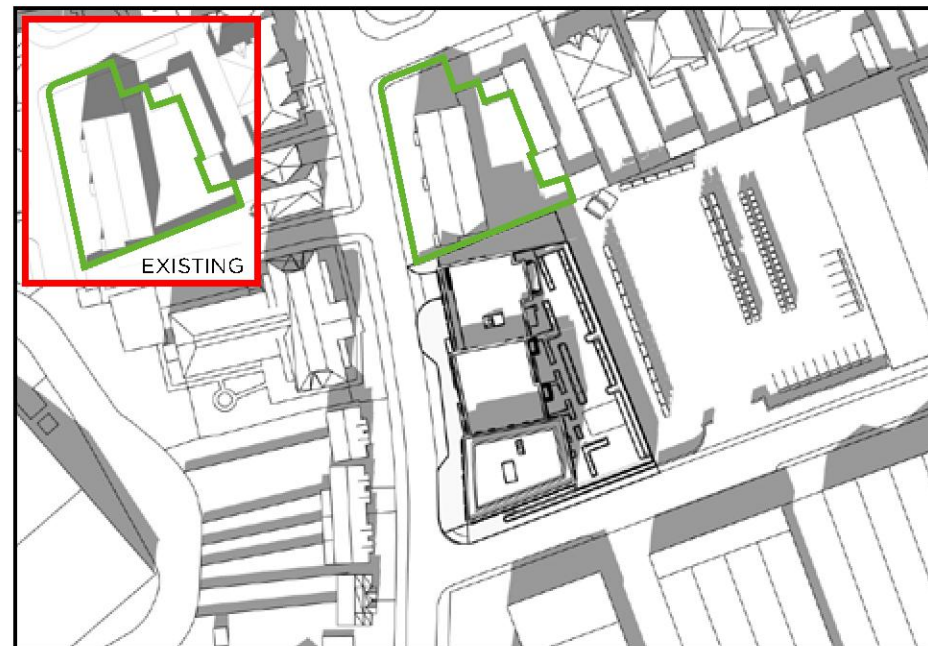
Throughout the design process, particular attention was placed on not having significant impact on our neighbours. Refinements to the design have reduced the overshadowing of the amenity space of Copelands to the North.

The initial proposals were scaled back in both length and height to improve the northern boundary. As these studies demonstrate, a corner accent building of this height creates minimal overshadowing to south, west or north.

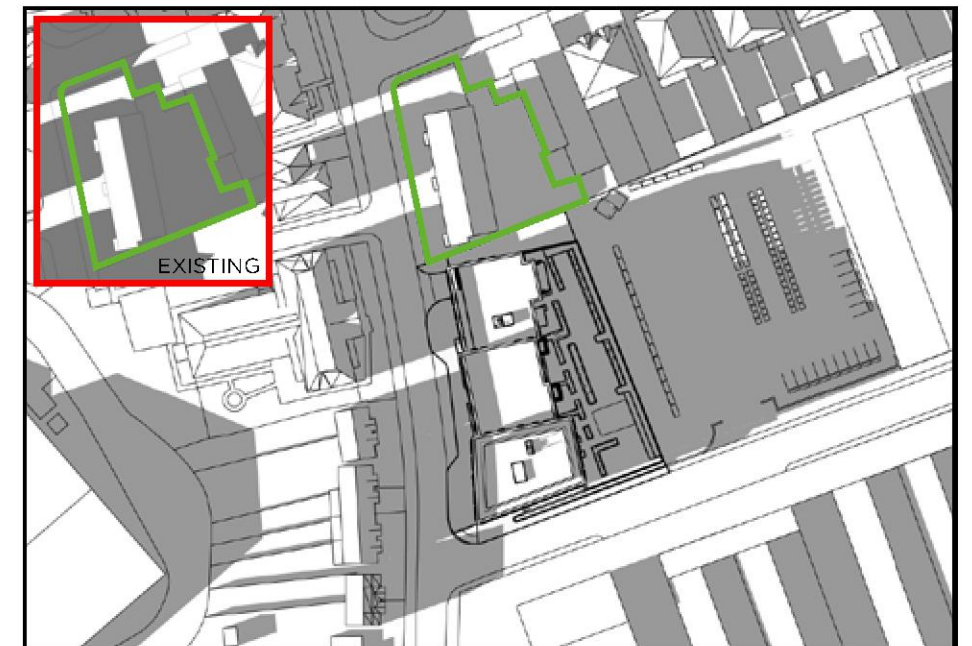
Detailed SLDL & overshadowing analysis is contained in the accompanying plans & report prepared by Point 2 Surveyors



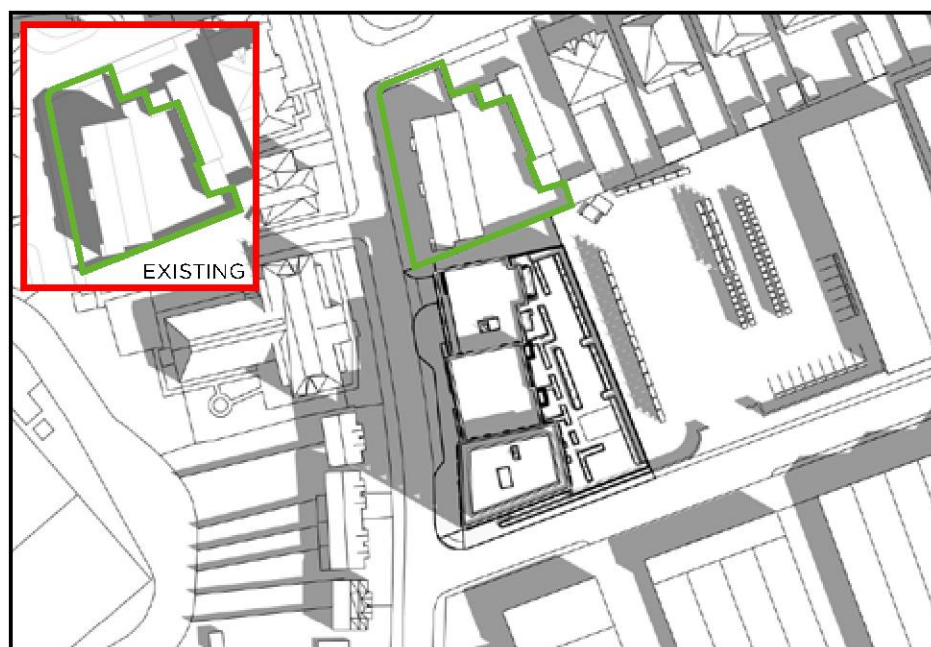
9am - 21st March



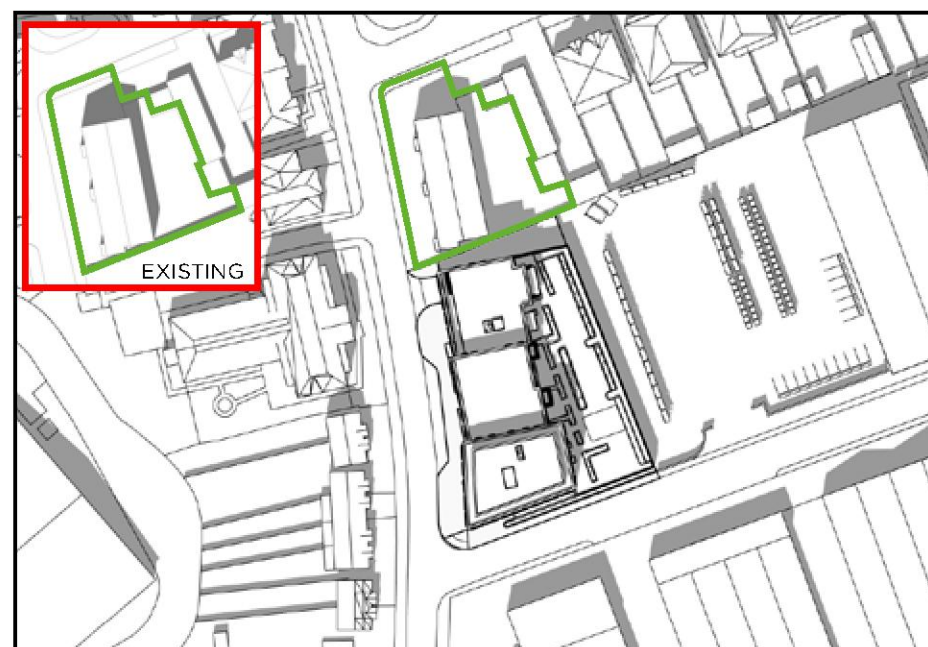
12.30pm - 21st March



16.30pm - 21st March



9am - 21st August



12.30pm - 21st August

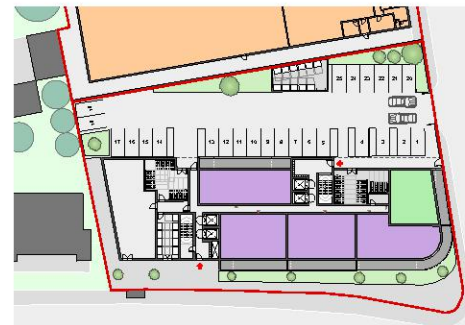


16.30pm - 21st August

Consultation Process

1.4 Involvement

1.



- All Residential
- 5-6 storeys
- Single block with set backs
- 55 units
- 8 Family (15% by HR)
- No communal amenity
- 25 parking spaces

PRE APP 1
FEBRUARY
2019

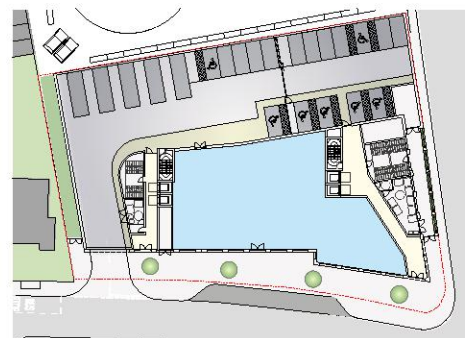
2.



- All Residential
- 4-7 storeys
- Two distinct blocks
- 59 units
- 11 Family (19% by HR)
- Large communal garden
- 6 parking spaces
- Improved residential layouts
- Industrial building on neighbouring application moved to other end of site.

PRE APP 2
JULY
2019

3.



- Mixed use
- 4-7 storeys
- Three distinct blocks
- 47 units
- 8 Family (17% by HR)
- Large communal podium garden
- 30 parking spaces

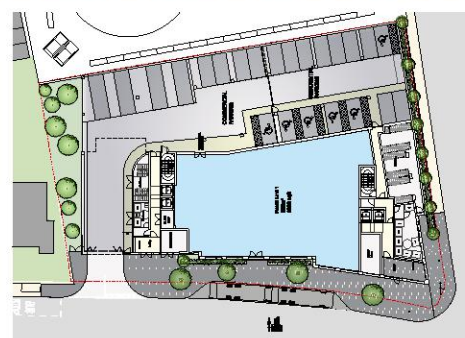
PRE APP 3
8TH AUGUST
2019

SPC 1
12TH SEPTEMBER
2019

PUBLIC CONSULTATION
30TH SEPTEMBER
2019

QUALITY REVIEW PANEL
19TH SEPTEMBER
2019

4.



- Mixed use
- 4-7 storeys
- Three distinct blocks further refined
- 47 units
- 11 Family (23% by HR)
- Large communal podium garden
- 25 parking spaces
- Improved public realm

PRE APP 4
31ST OCTOBER
2019

SPC 2
7TH NOVEMBER
2019

PLANNING APPLICATION

Consultation Process - Stage 1

1.4 Involvement

Stage 1 Proposals - February 2019



- All Residential
- 5-6 storeys
- Single block with set backs
- 55 units
- 8 Family (15% by HR)
- No communal amenity
- 25 parking spaces

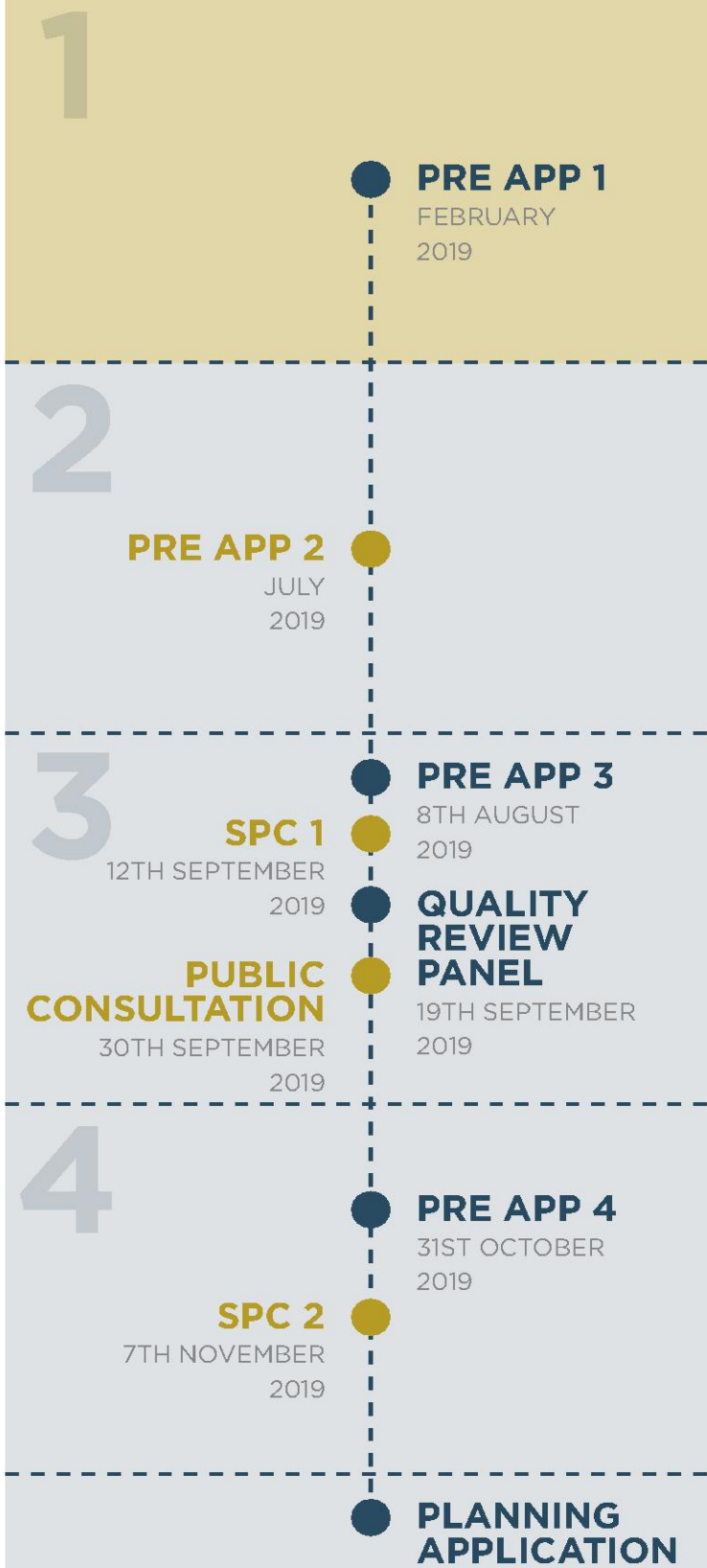
Pre-App Meeting 1 Feedback

February 2019

Comments

Response

Quality of accommodation, especially at GF fronting road and car park should be improved	→	All of GF accommodation changed to either dual aspect or duplex
Parking is too dominant	→	Parking reduced to minimum standards
Parking prevents provision of GF communal amenity	→	Large GF communal garden introduced.
Lyon Road frontage could be improved	→	Vehicle access from South Street only (due to ownership issues)
Massing is too basic, needs refinement	→	Mass articulated as two distinct blocks
Residential outlook to east is compromised by proximity to Jewson building	→	Jewson building relocated to far end of site
Residential entrances lack clarity	→	Both entrances located on South Street and more clearly defined.



Consultation Process - Stage 2

1.4 Involvement

Stage 2 Proposals - July 2019



- All Residential
- 4-7 storeys
- Two distinct blocks
- 59 units
- 11 Family (19% by HR)
- Large communal garden
- 6 parking spaces
- Improved residential layouts
- Industrial building on neighbouring application moved to other end of site.

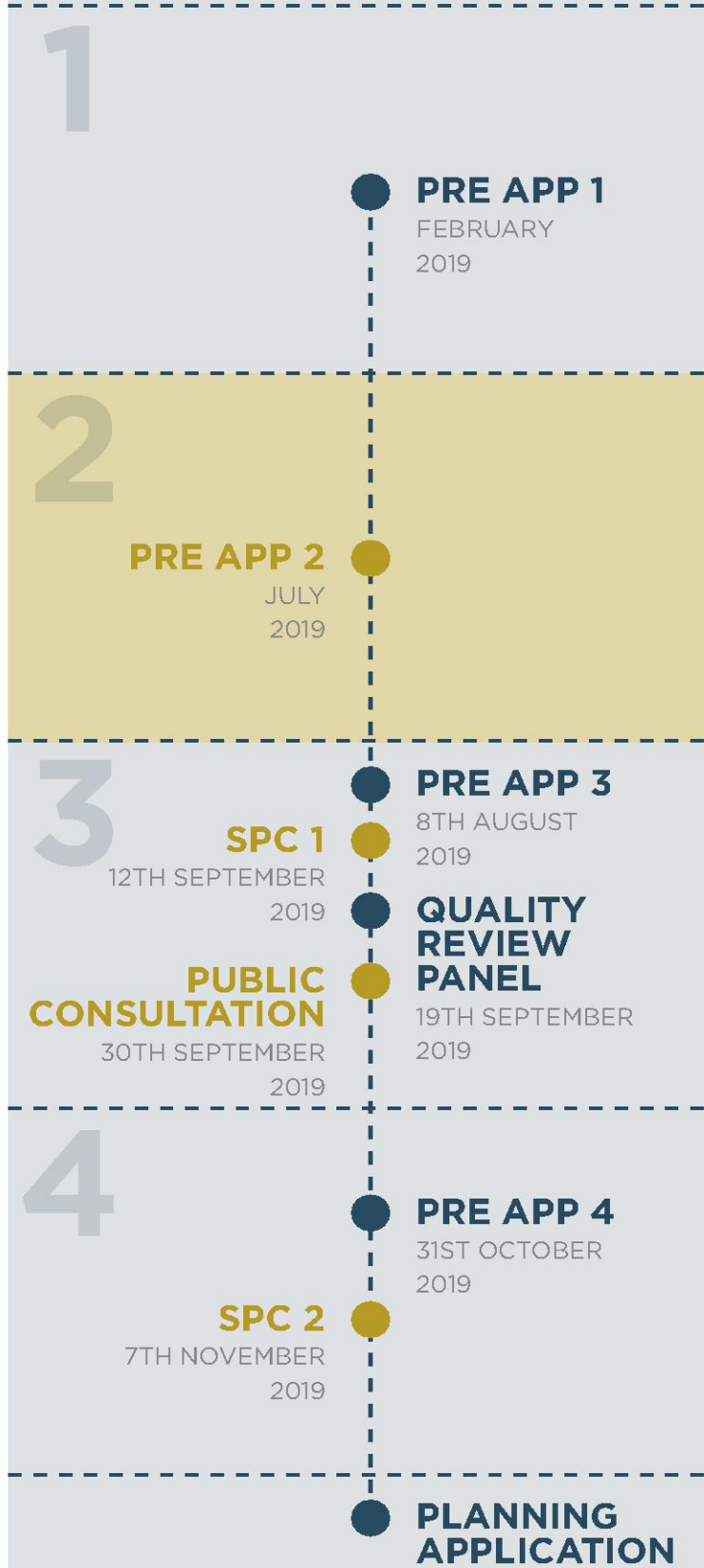
Pre-App Meeting 2 Feedback

July 2019

Comments

Response

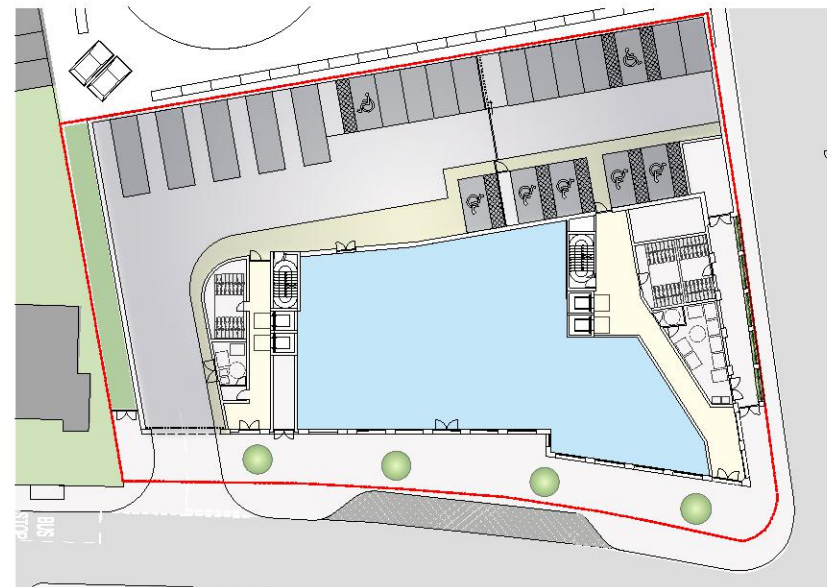
Policy dictates commercial use at GF	→	GF amended to be solely Commercial use.
Suggestion that GF communal amenity might be overshadowed	→	Podium introduced with amenity moved from GF to 1F.
Minimal parking level could be reviewed	→	Parking added beneath podium



Consultation Process - Stage 3

1.4 Involvement

Stage 3 Proposals - August 2019



- Mixed use
- 4-7 storeys
- Three distinct blocks
- 47 units
- 8 Family (17% by HR)
- Large communal podium garden
- 30 parking spaces

Pre-App Meeting 3

August 2019

Comments

Parking Design needs more work, regarding layby and separation for residential and commercial

GF Residential entrances are awkward

SPC 1 Feedback

September 2019

Comments

More info on parking & traffic movements required

Details required on relationship of residential & commercial are awkward

Trading Hours?

Improve outlook and landscape proposals

More family units required

Justify 7 storeys

Improve Lyon Road Frontage

Details of recycling arrangements

QRP Feedback

September 2019

Comments

Flexibility of future access from Lyon Road

Review of layby and streetscape

Entrances/cores could be improved + Entrance on SW cnr

Details required regarding noise & Dymoke road relationship

Ensure all 3 beds have good access or visuals to landscape

7 storeys is justified by quality of design massing could be refined.

Screen & colonnade could be improved

Review slot of land to north.

Public Consultation

September 2019

Comments

Question over adequate parking levels

Flexibility of future access from Lyon Road

Review of layby and streetscape

Entrances/cores could be improved + Entrance on SW cnr

Details required regarding noise & Dymoke road relationship

Ensure all 3 beds have good access or visuals to landscape

7 storeys is justified by quality of design massing could be refined.

Screen & colonnade could be improved

Review slot of land to north.

Wildlife should be protected

Response

Parking design firmed up diagrams supplied

Future access possible from Lyon Road

Layby increased

Cores repositioned SW corner entrance added

Noise survey undertaken & acoustic fences added

Confirmed

Plans reconfigured 3 Beds either have direct access or good views of landscape+ oversized balconies

3 Beds increased from 24% to 32% by HR

Design rational included

Lyon Road elevation redesigned

Building line pulled back, planting introduced

Provided

Provided

1

PRE APP 1
FEBRUARY 2019

2

PRE APP 2
JULY 2019

3

SPC 1
12TH SEPTEMBER 2019
PUBLIC CONSULTATION
30TH SEPTEMBER 2019

PRE APP 3
8TH AUGUST 2019
QUALITY REVIEW PANEL
19TH SEPTEMBER 2019

4

SPC 2
7TH NOVEMBER 2019

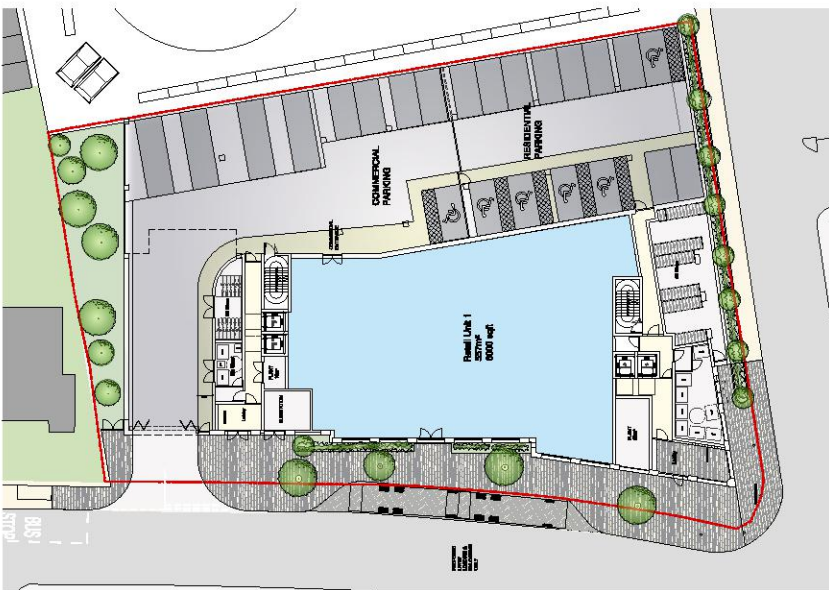
PRE APP 4
31ST OCTOBER 2019

PLANNING APPLICATION

Consultation Process - Stage 4

1.4 Involvement

Stage 4 Proposals - October 2019



- Mixed use
- 4-7 storeys
- Three distinct blocks further refined
- 47 units
- 11 Family (23% by HR)
- Large communal podium garden
- 25 parking spaces
- Improved public realm

Pre-App Meeting 4

SPC2

October 2019

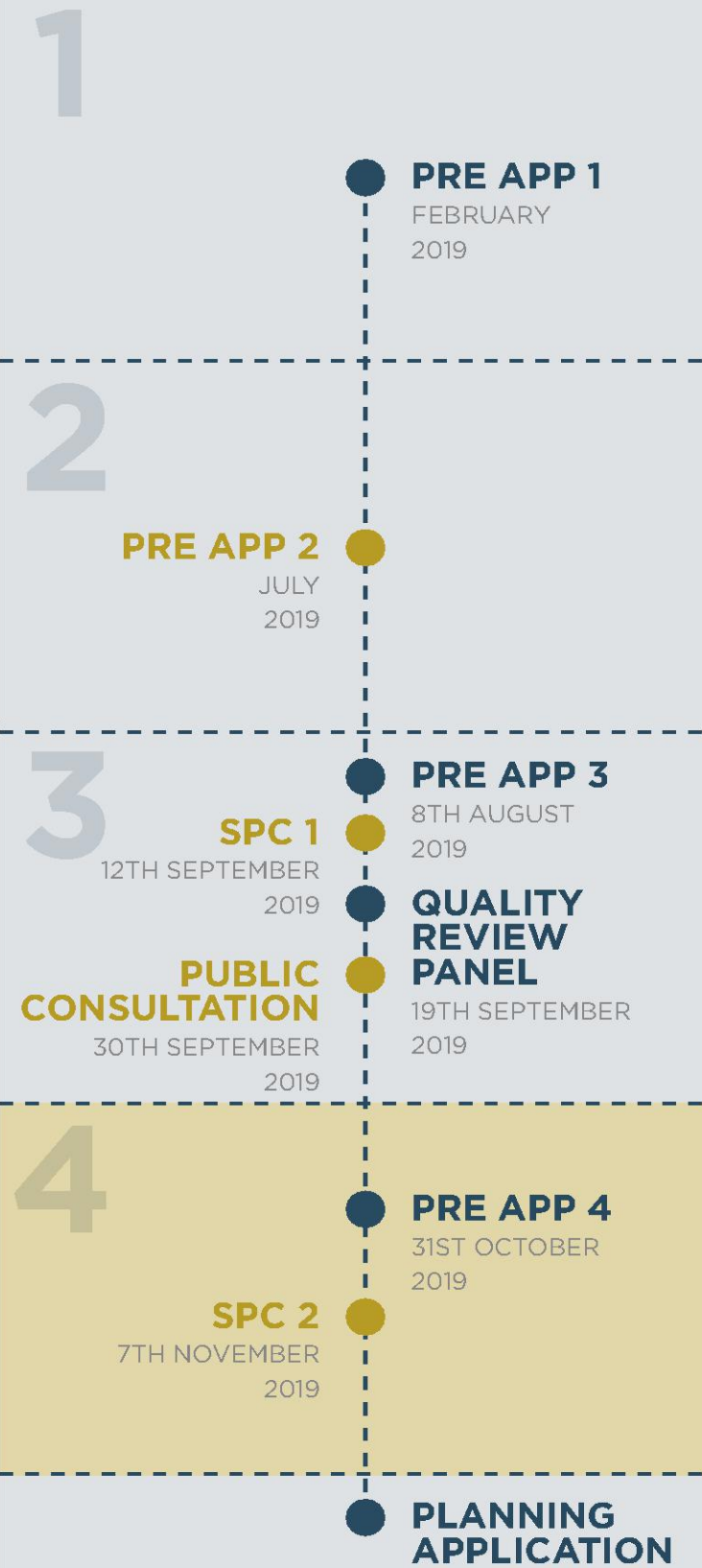
November 2019

Comments

Comments

Response

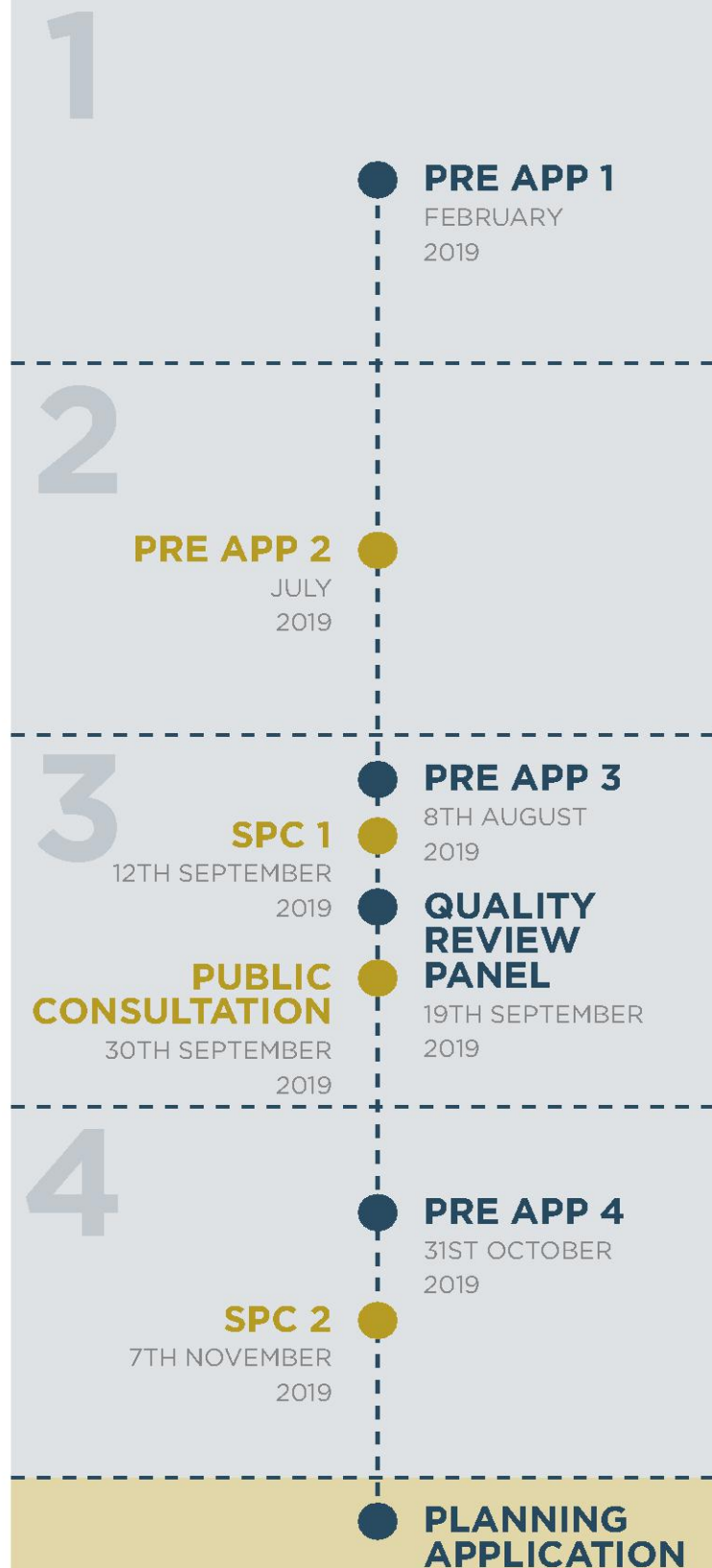
More landscape details required	More landscape detail required	Submitted with Application
	Sustainability details required	Submitted with Application
Internal layouts required		Submitted with Application
Refine northern strip		Landscape details provided
Clarify parking	Can parking be improved, more residential, better loading?	Layby enlarged to include loading & waiting. Residential parking increased from 14 spaces to 18 spaces.
	Justify height	Submitted with Application
Submit details of SUDS		Submitted with Application
Submit obscured details		Submitted with Application



Consultation Process - Summary of issues addressed

1.4 Involvement

- Commercial use provided on site
- Clearly defined residential entrances
- Improved landscaping to South Street
- Building mass refined, three articulated elements
- Materials respond to local context
- Parking provided in accordance with officers & SPC's recommendations
- More family units provided, with an increase from 23% to 32% by HR
- Generous communal amenity & child playspace provided.
- Boundary area to north opened up and improved.



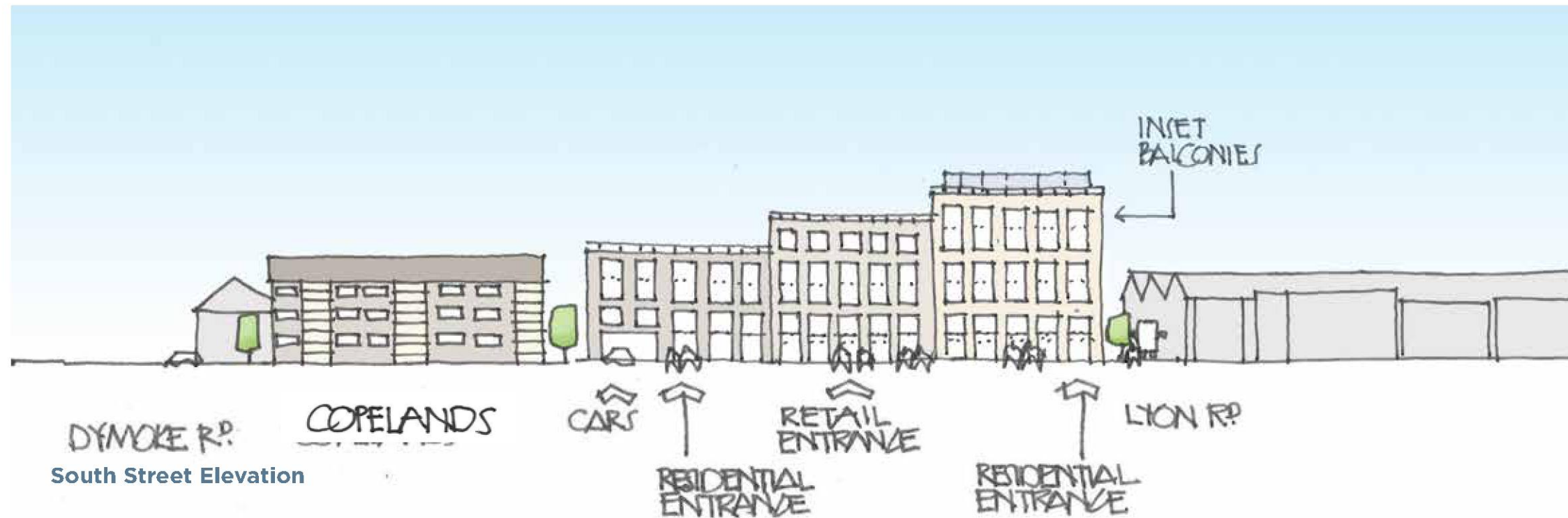
Concept Proposals - Sketch views

1.5 Sketch Design

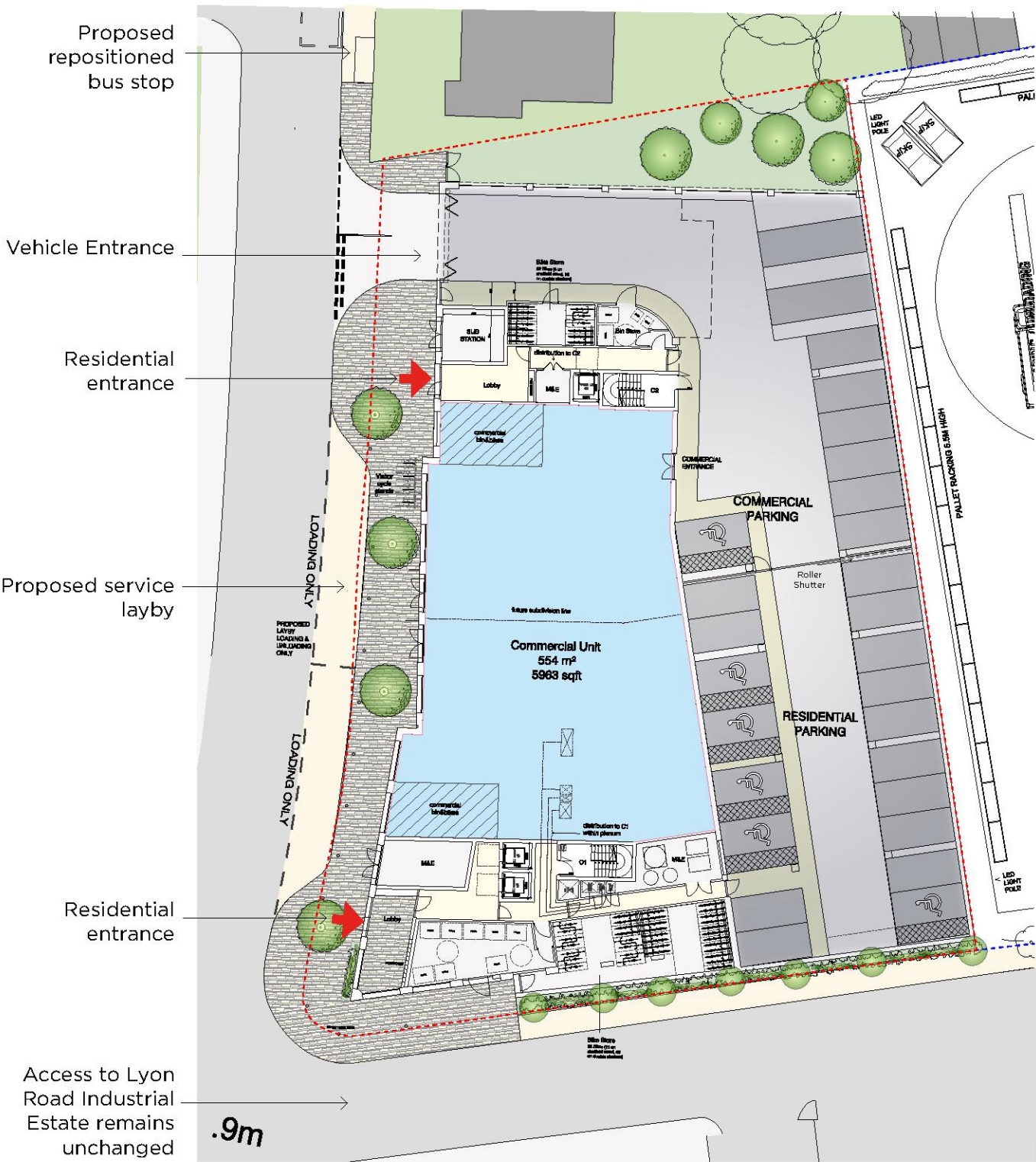


Concept Proposals - Sketch Elevations

1.5 Sketch Design



Proposal
2.1 Use & Layout



GROUND FLOOR

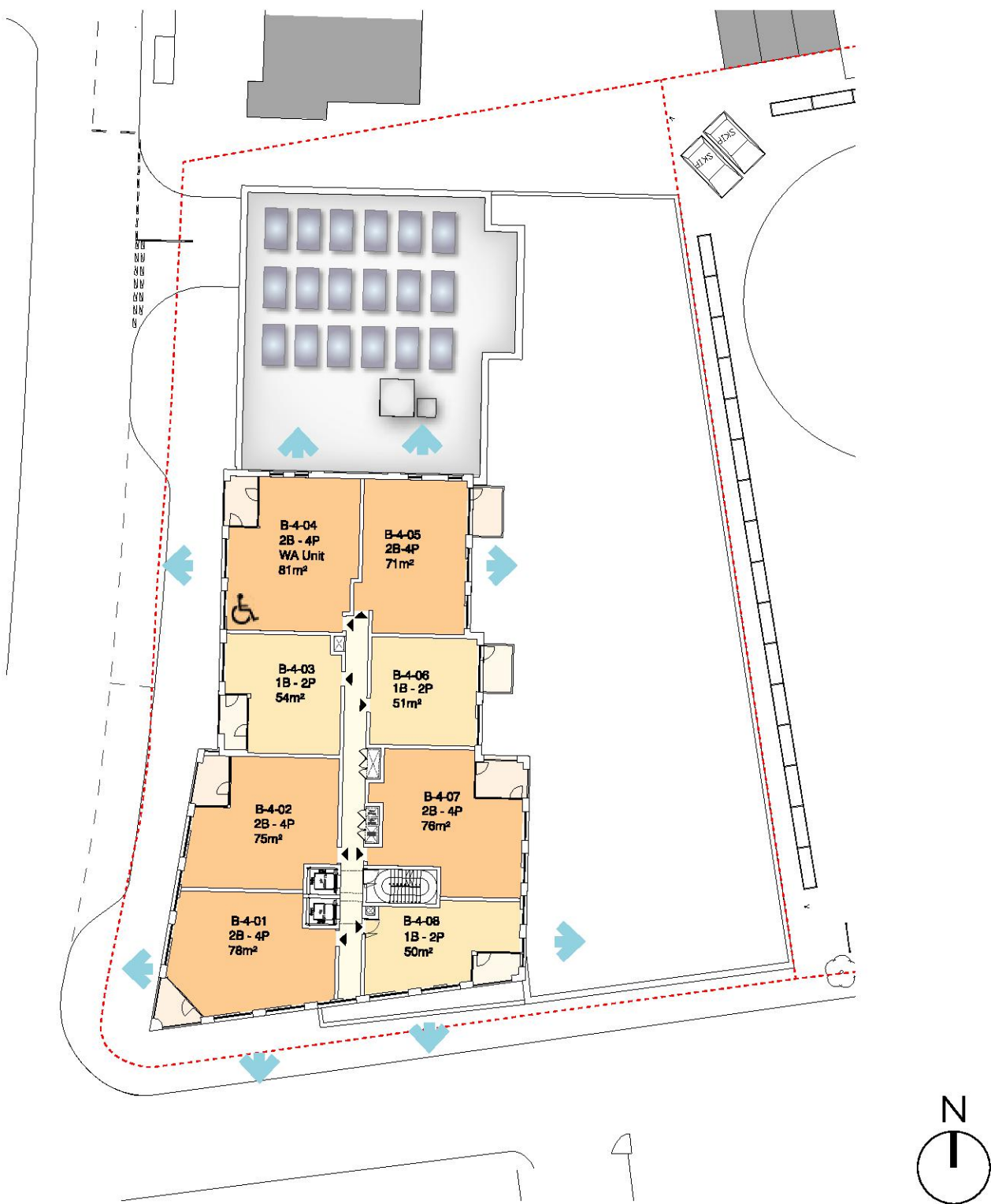


FIRST FLOOR

Proposal
2.1 Use & Layout

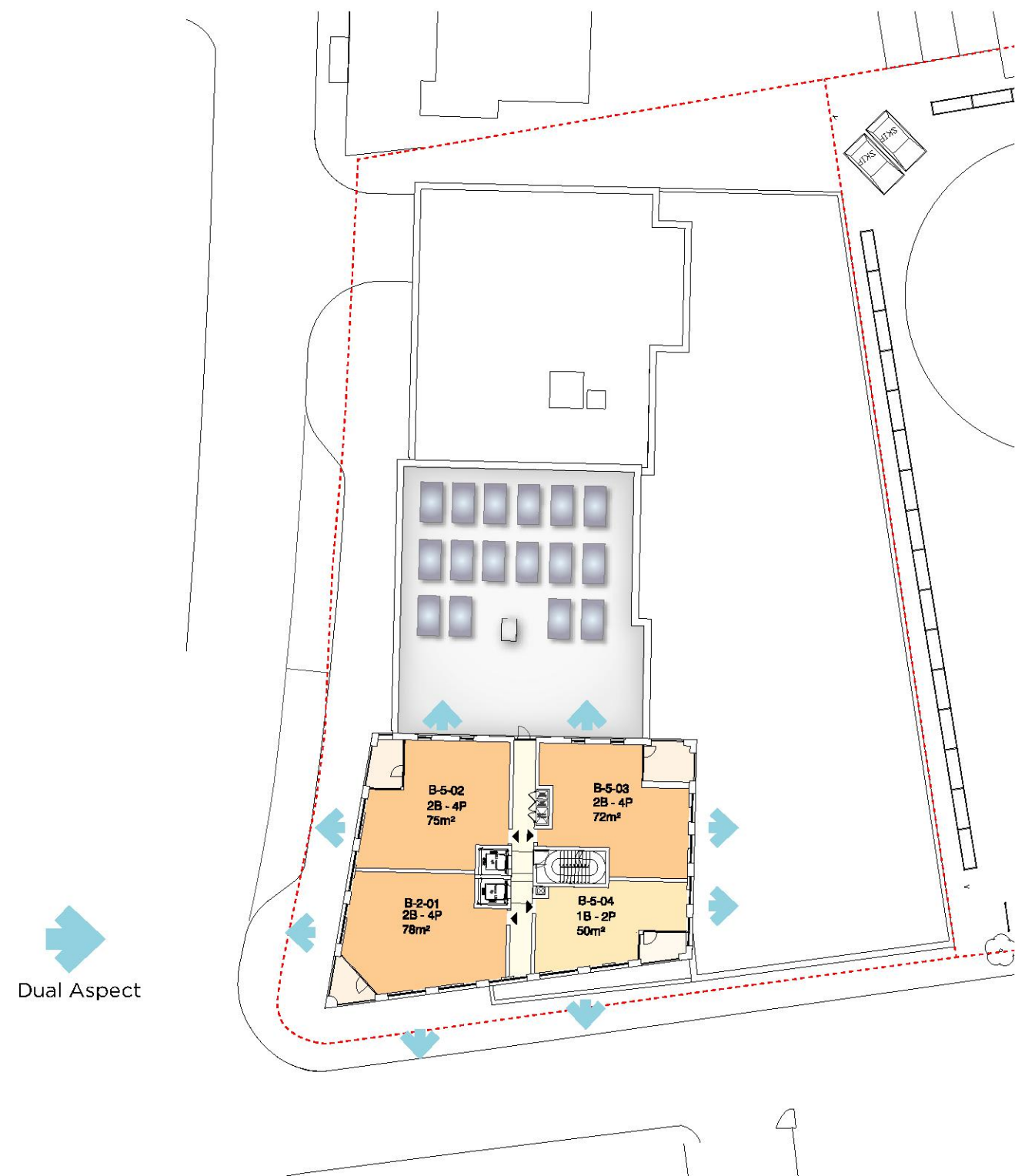


SECOND & THIRD FLOOR

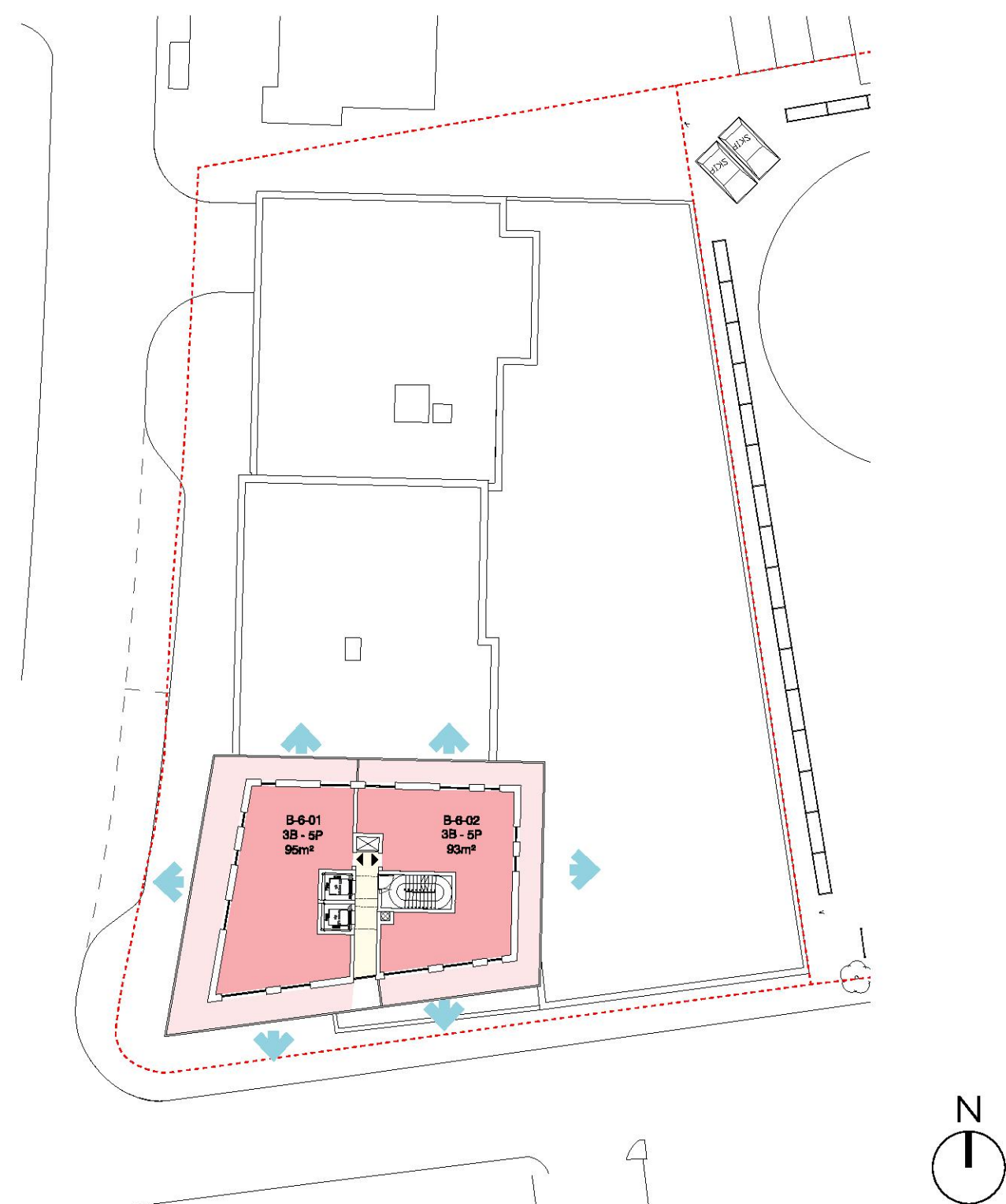


FOURTH FLOOR

Proposal
2.1 Use & Layout



FIFTH FLOOR



SIXTH FLOOR



Accommodation Schedule

2.2 Amount

	Ground	hr	First	hr	Second	hr	Third	hr	Fourth	hr	Fifth	hr	Sixth	hr	Total	hr
Block 1																
1 Bed	0		0		0	0	0	0							0	0
2 Bed	0	0	0	0	0	0	0	0							0	0
3 Bed	0	0	3	12	3	12	3	12							9	36
Total	0	0	3	12	3	12	3	12							9	36
Block 2																
1 Bed	0	0	3	6	3	6	3	6	3	6	1	2	0	0	13	26
2 Bed	0	0	5	15	5	15	5	15	5	15	3	9	0	0	23	69
3 Bed													2	8	2	8
Total	0	0	8	21	8	21	8	21	8	21	4	11	2	0	38	103
Total	0	0	11	33	11	33	11	33	8	21	4	11	2	0	47	139

	No.of Units	% by Unit	% by Habitable Room
1 Bed	13	28%	19%
2 Bed	23	49%	50%
3 Bed	11	23%	32%
Total	47	100%	100%

Total private units	33
Total affordable units	14
Total units	47
% Affordable by units	30%
Total Private HR	90
Total Affordable HR	49
Total HR	139
% Affordable by HR	35%

Total WH Units	5
% Wheelchair Adaptable	11%

Local Character Analysis - Applied

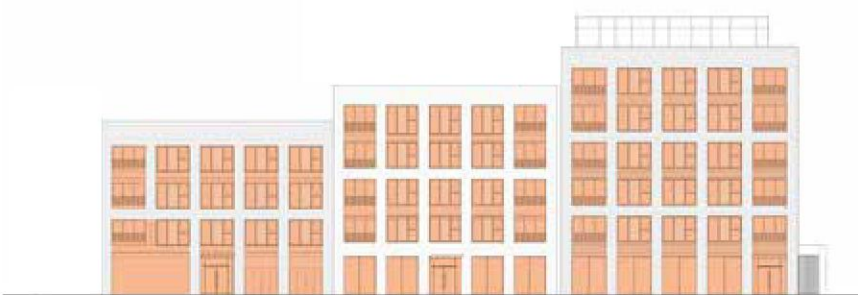
2.3 Appearance

SCALE



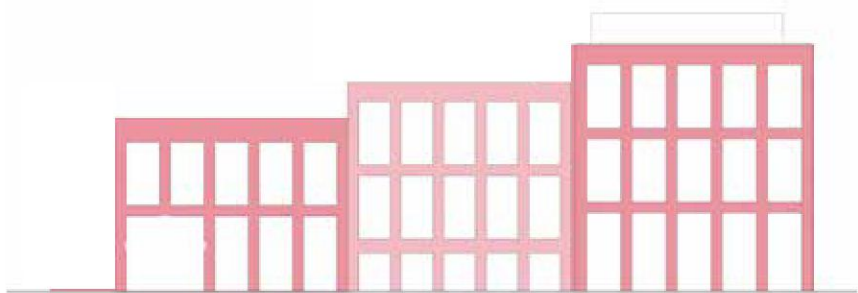
The width of the blocks relates to the scale of the mansion blocks alongside & opposite

VERTICAL ACCENTS



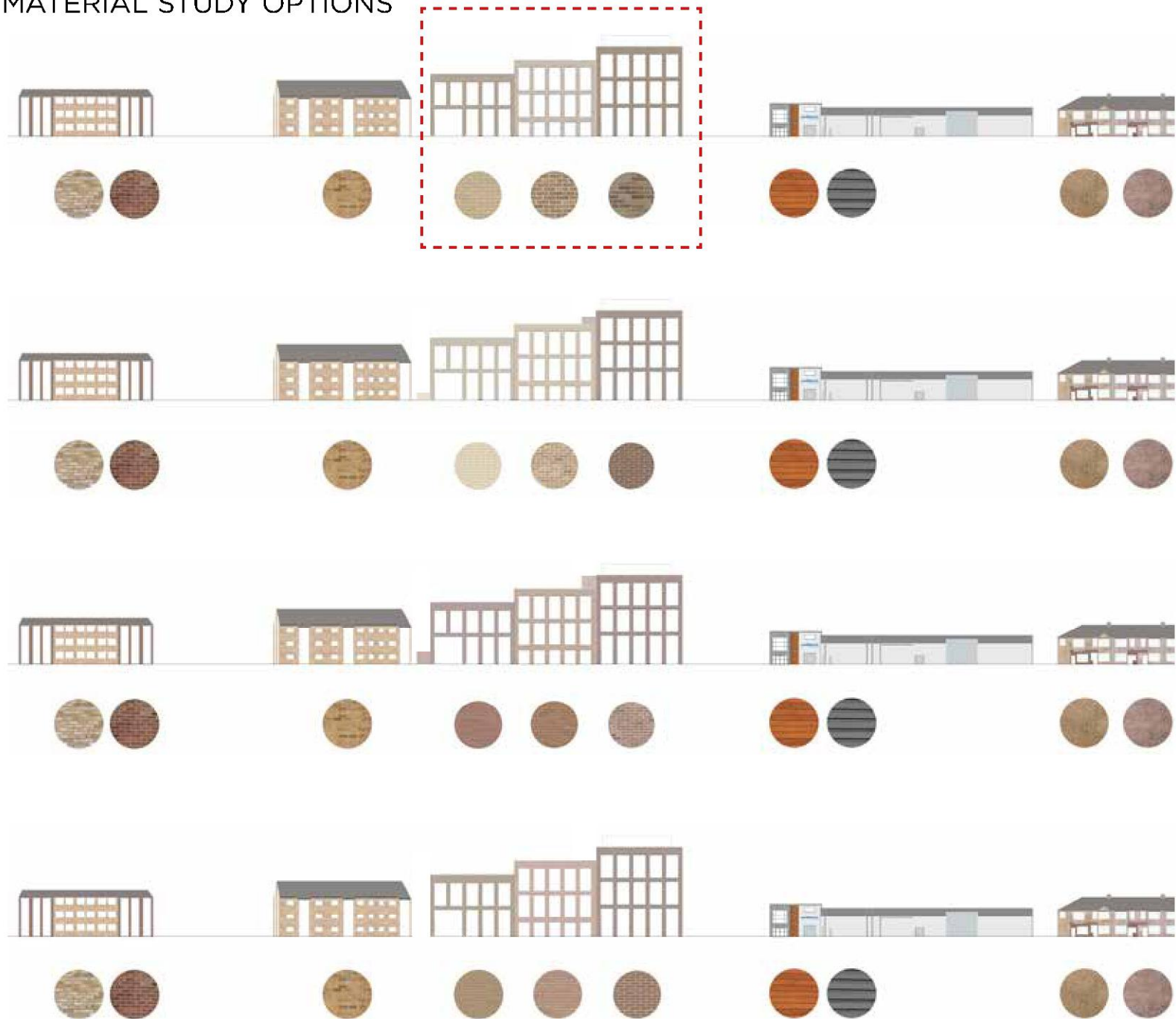
The windows openings are paired and organised vertically to provide similar accents to the neighbouring properties

ARTICULATION



The blocks step up towards the Lyon Road industrial estate to the south, creating a midpoint marker on South Street

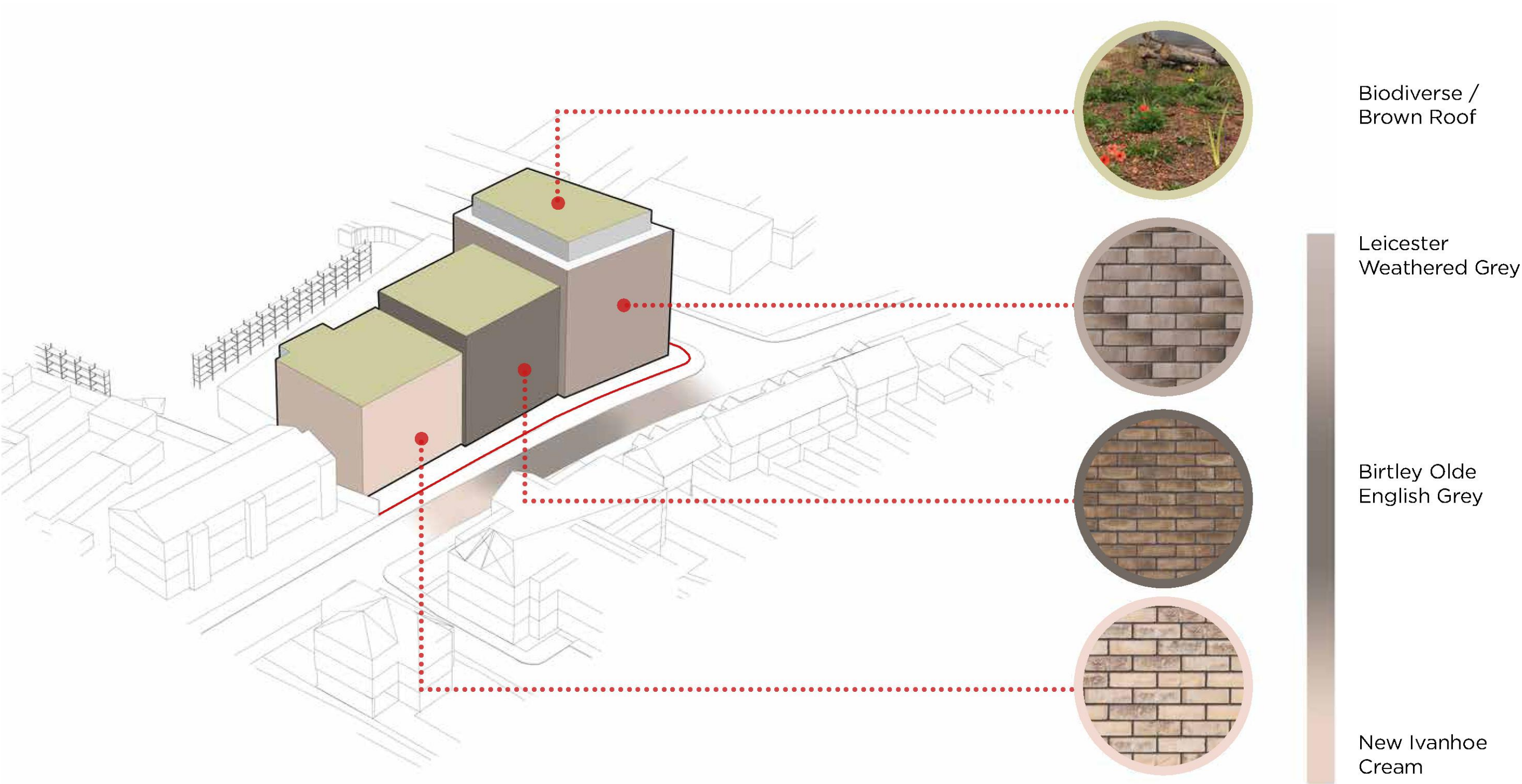
MATERIAL STUDY OPTIONS



The stepped blocks were further articulated using material cues from the local context.

Material Palette & Strategy

2.3 Appearance



Material Palette & Strategy

2.3 Appearance

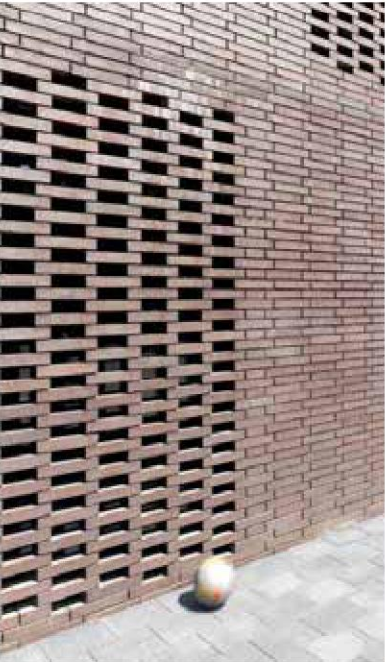
Steel Balustrades



Powder coated grey window frames



Hit & Miss Brickwork



Vertical standing seam metal cladding



Glazed shopfronts



New Ivanhoe Cream Brick



Birtley Olde English Grey Brick



Leicester Weathered Grey Brick



Biodiverse Brown Roof

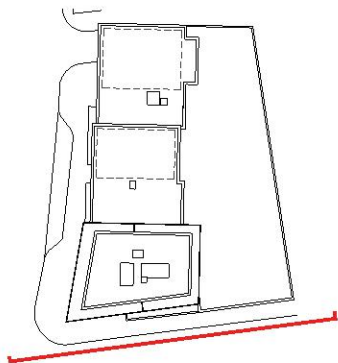
South Street Elevation Detail

2.3 Appearance



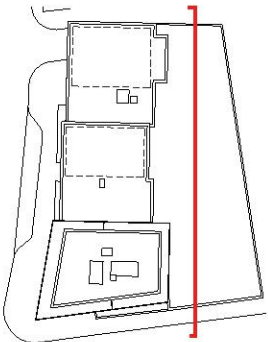
Lyon Road Elevation Detail

2.3 Appearance



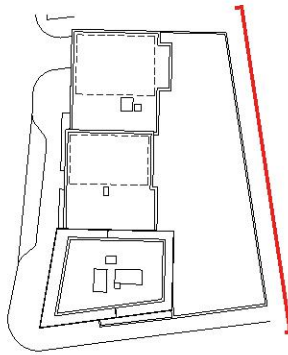
Podium Elevation Detail

2.3 Appearance



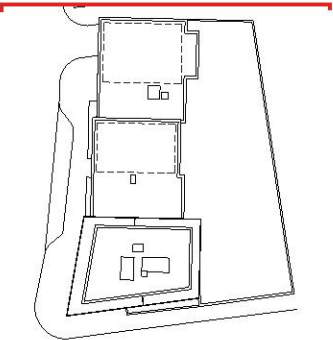
Elevation facing Jewson Detail

2.3 Appearance



North Elevation Detail

2.3 Appearance



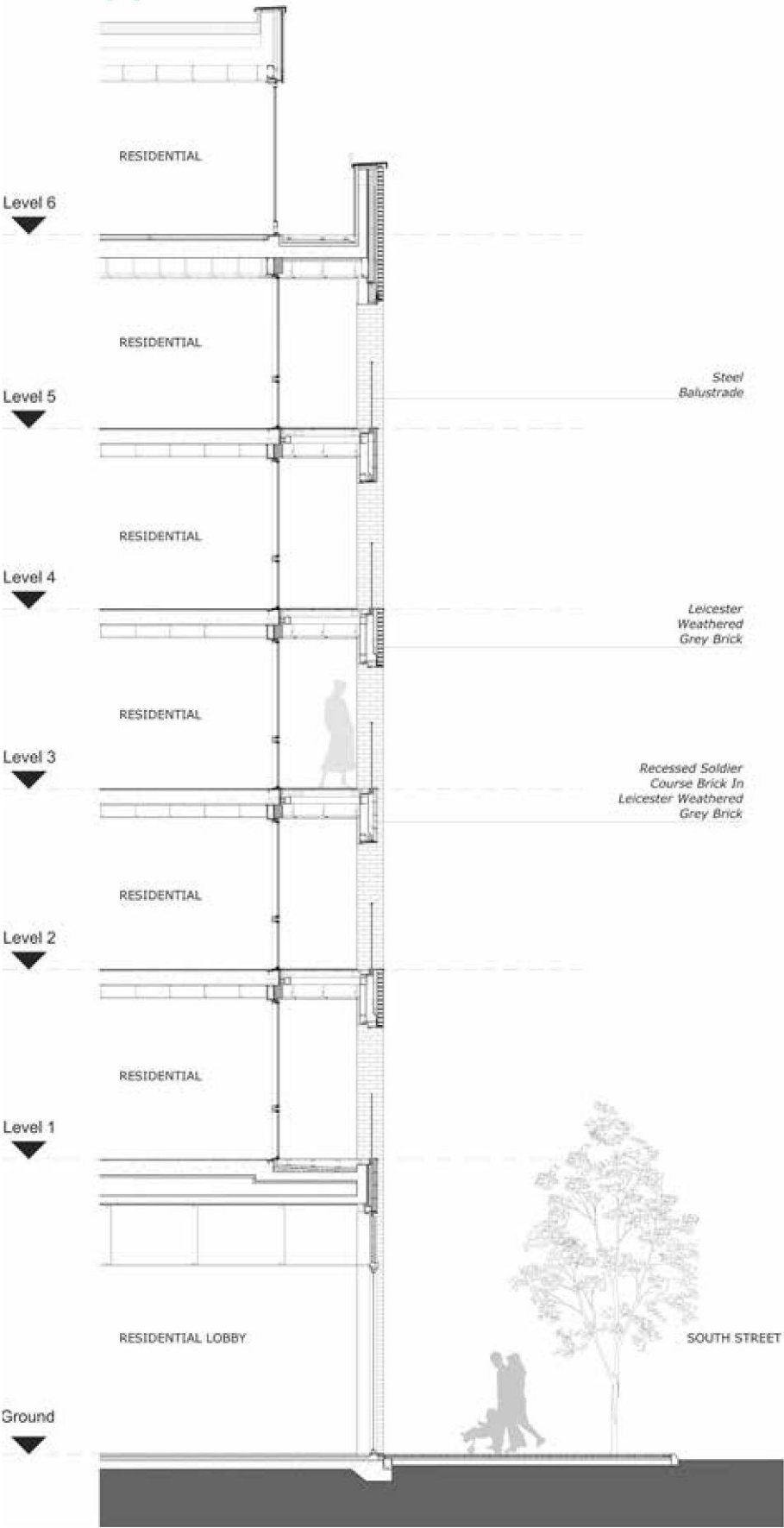
Bay Study 1 - Residential above Commercial unit

2.3 Appearance



Bay Study 2 - South Building Entrance

2.3 Appearance

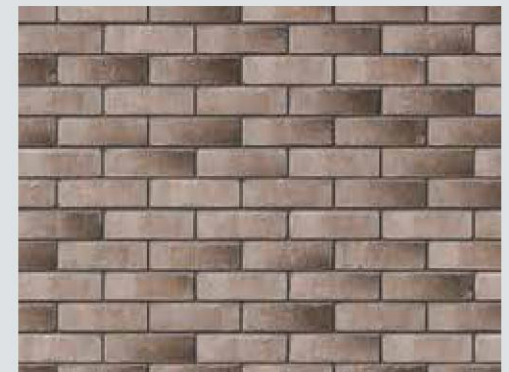


Vertically Aligned
Standing Seem
Metal Cladding



Steel
Balustrade

Recessed Soldier
Course Brick In
Leicester Weathered
Grey Brick



Powder
Coated Metal
Panel Cladding



Leicester
Weathered
Grey Brick

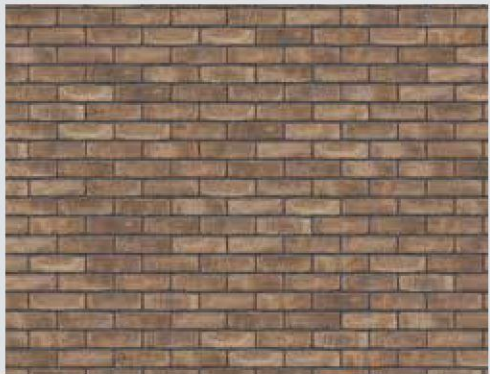


Residential
Entrance



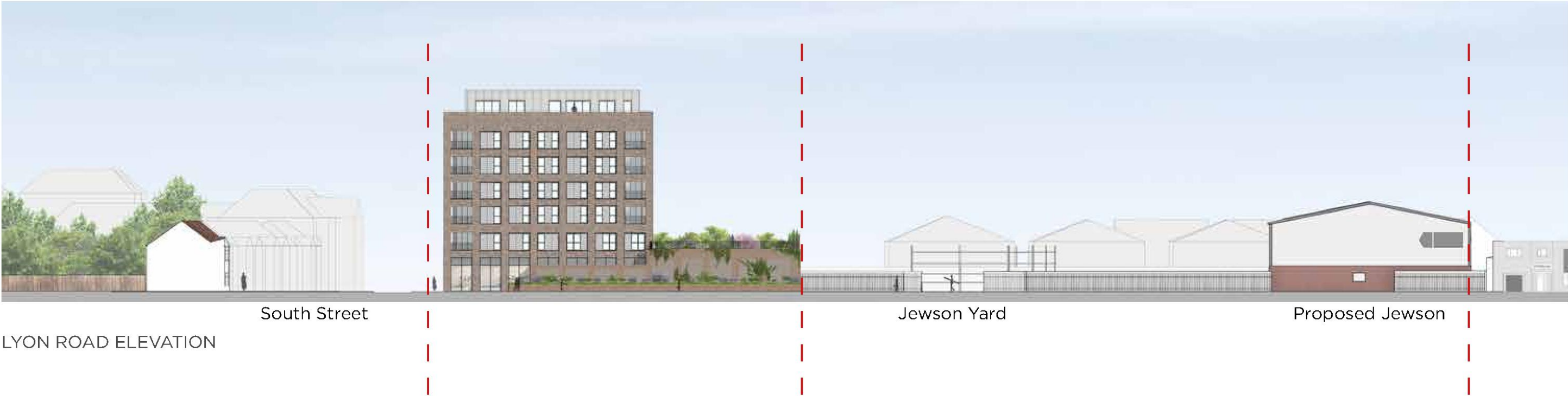
Bay Study 3 - Podium Elevation

2.3 Appearance



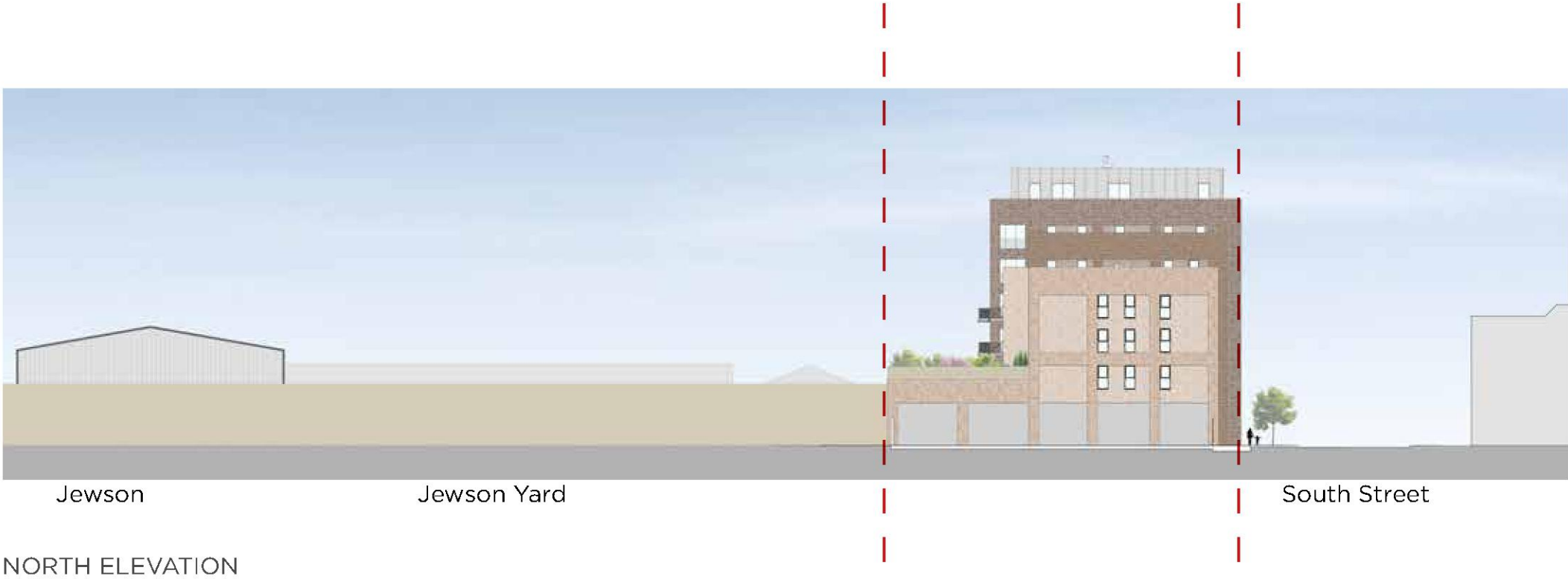
Site Elevations

2.3 Appearance



Site Elevations

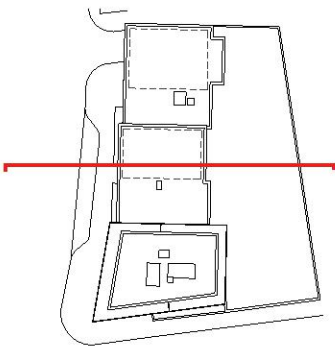
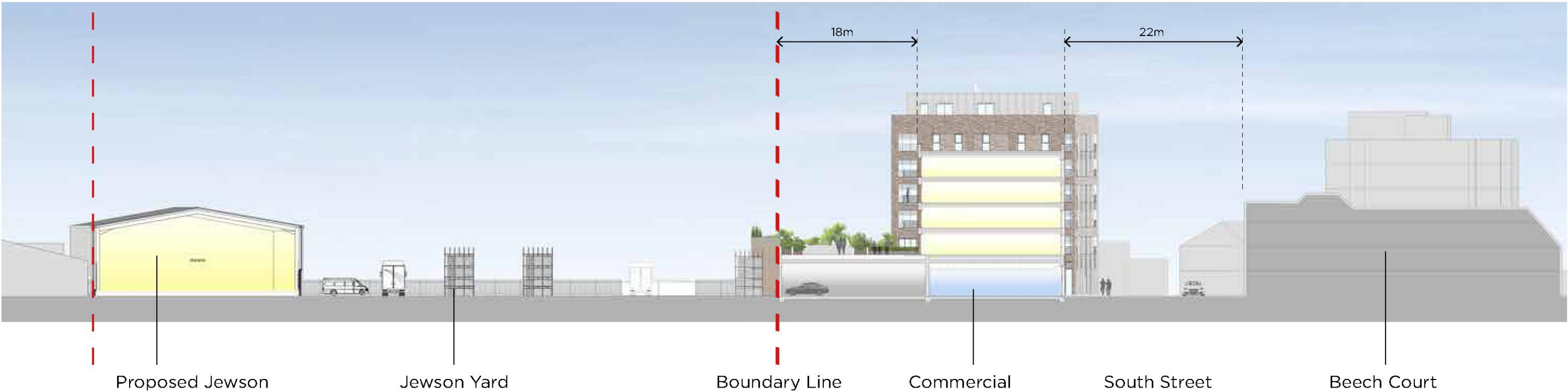
2.3 Appearance



Section Across Site

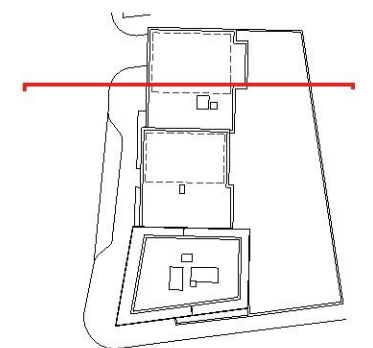
2.3 Appearance

South Facing Section



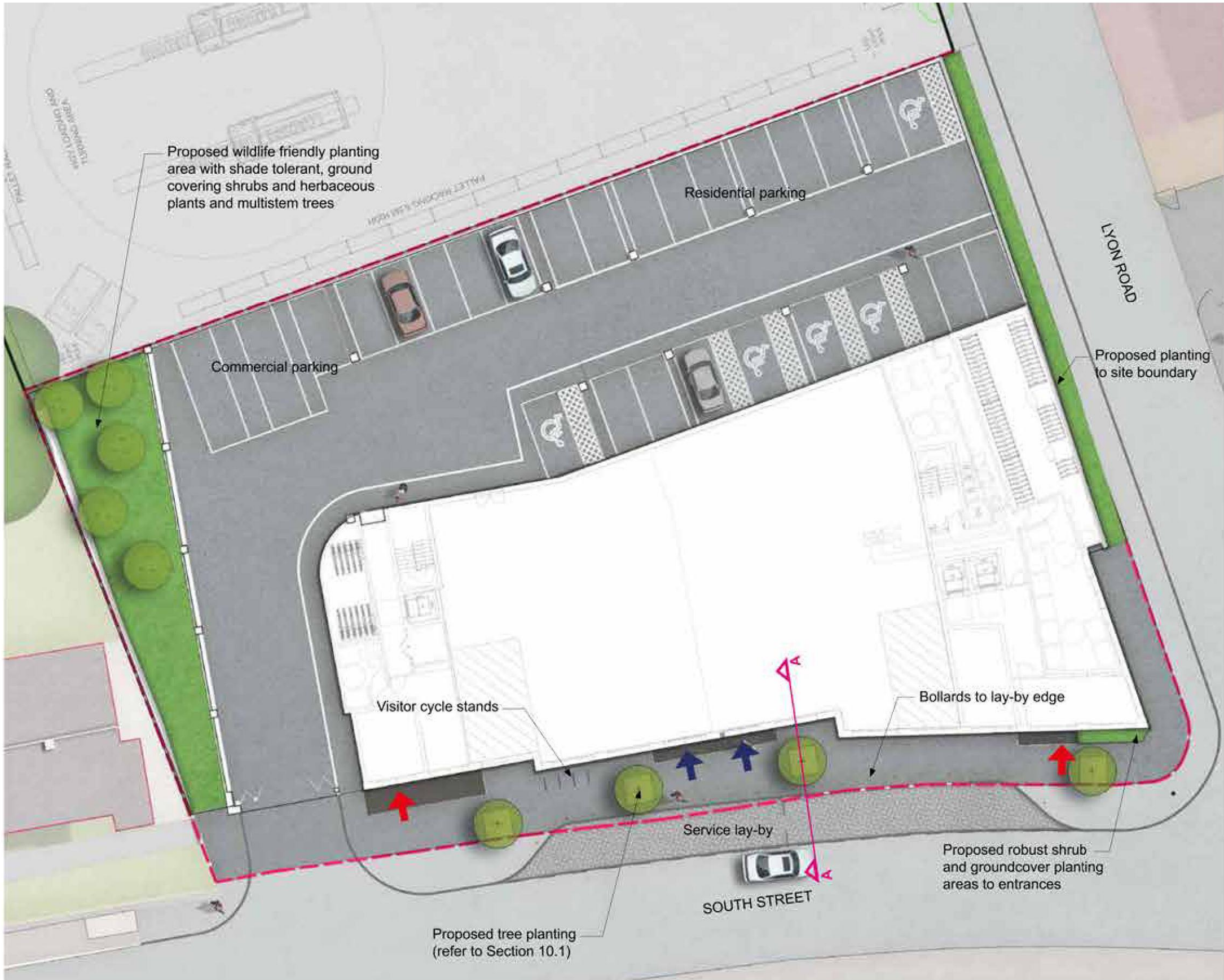
Section through residential entrance

2.3 Appearance



Ground Floor Landscape Proposals

2.4 Landscape Strategy



3.0 Ground Floor Proposals

3.1 General Arrangement Plan

The proposed building fronts onto South Street. The Ground Floor landscape proposals have been drawn up to make a positive contribution to the public realm on the street, as well as high quality entrance areas for the development. Residential entrances are located at the northern and southern end of the South Street frontage, while the entrances for the commercial units have been located at the centre of the proposed building.

A service lay-by has been located on the South Street frontage (refer to Section AA).

Proposed tree planting along the South Street elevation provides a green aspect. In order to further increase greenery along this section planting areas with robust shrubs and herbaceous planting have been located at residential entrances, together with robust ground covering plants and climbers along the Lyon Road elevation.

Parking for the development has been located at ground floor level to the rear of the proposed building and is accessed via a vehicular entrance at the north west corner. To provide both value for local wildlife and visual amenity a planting area with native groundcovering species and multistem trees has been included at the northern site boundary.

First Floor Landscape Proposals

2.4 Landscape Strategy



4.0 Level 1 Communal Garden Proposals

4.1 General Arrangement Plan

A substantial roof garden with a total of 547m² of communal amenity space has been provided on Level 1 of the proposed building. This garden forms an attractive, functional shared landscape which encourages community cohesion. The communal garden creates opportunities for residents to meet, engage in activities or to be alone, and also provides 172.6m² high quality play facilities for the location. In order to provide a buffer toward the Jewson site an 1100mm acoustic fence installed on a 900mm raised planter has been specified for the eastern edge of the garden.

Raised planters have been situated throughout the garden. Plants which will thrive in this environment have been specified for all raised planters. These add visual interest, purify air, attenuate noise and create a place for wildlife through use of native and other wildlife friendly species. All planters have sufficient depth of topsoil to sustain healthy tree, shrub and herbaceous planting. Automated irrigation will be installed in all raised planters within the Level 1 communal garden.

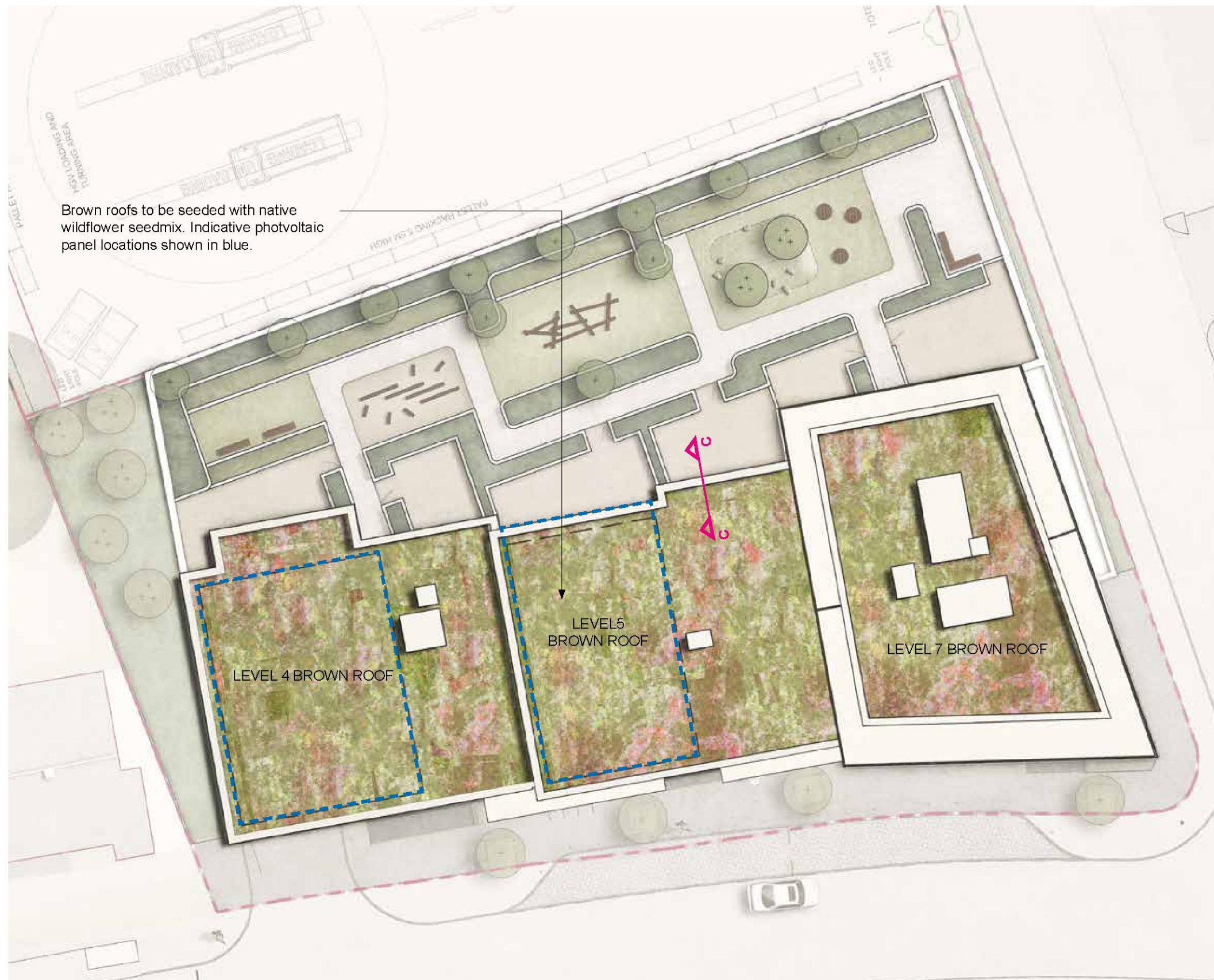
The layout of the communal garden has been carefully considered with planting along the eastern boundary to provide a green backdrop. Planting and hedges between the communal amenity areas and private gardens is also proposed as part of the scheme to create screening and privacy.

Soil mounding has been incorporated to a sufficient depth to allow for tree planting and to add further play value to the location.

All hard landscape materials and site furniture, such as resin bound gravel, timber play equipment, hardwood timber seats and rendered walls, have been selected both for their durability and attractive appearance.

Roof Proposals

2.4 Landscape Strategy



5.0 Brown Roofs

Non accessible brown roofs have been located at Level 4, 5 and 7. Proposed photo voltaic panels for the development have been incorporated into these roofs.

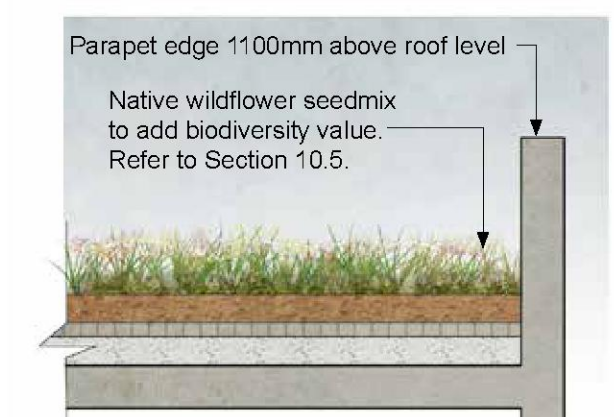
In order to maximise biodiversity benefits the roofs will be seeded with a native wildflower seedmix (refer to Section 10.5). The proposed type of planting is suitable for the rooftop environment and has been chosen to minimise maintenance requirements.



Brown roof shortly after seeding



Established brown roof



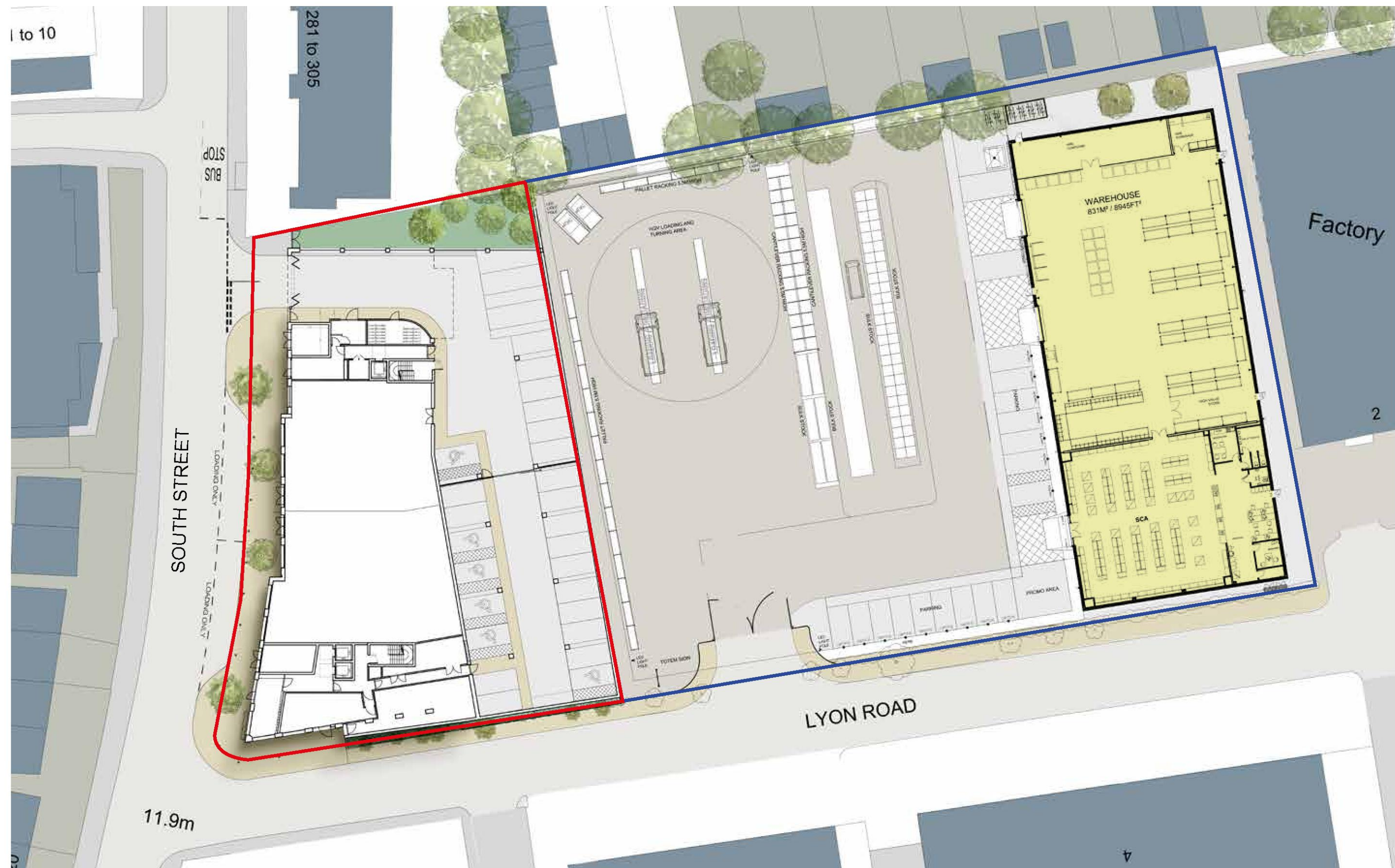
Section through Podium gardens

2.4 Landscape Strategy



New Jewson Yard - Proposed Plan

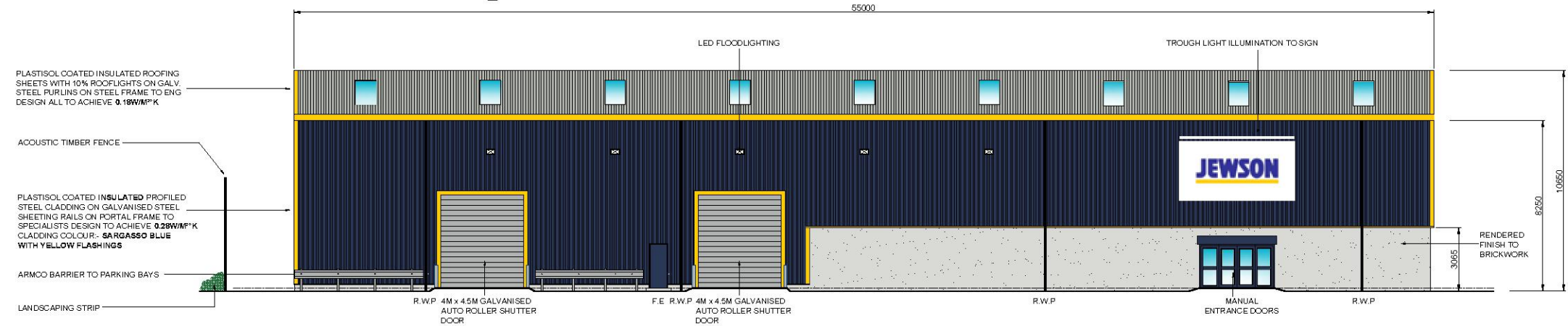
2.5 Site Boundary Relationships



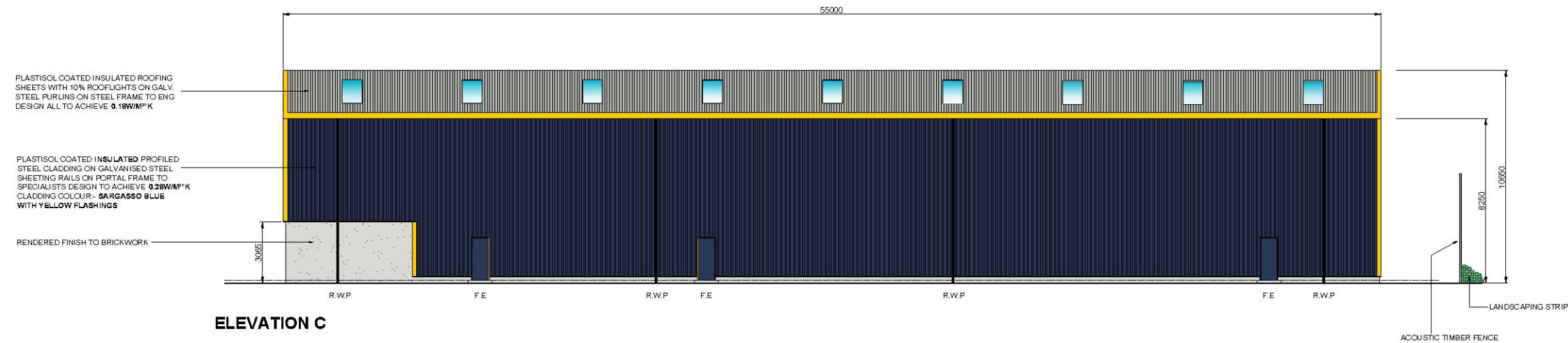
New Jewson Yard - Proposed Elevations

2.5 Site Boundary Relationships

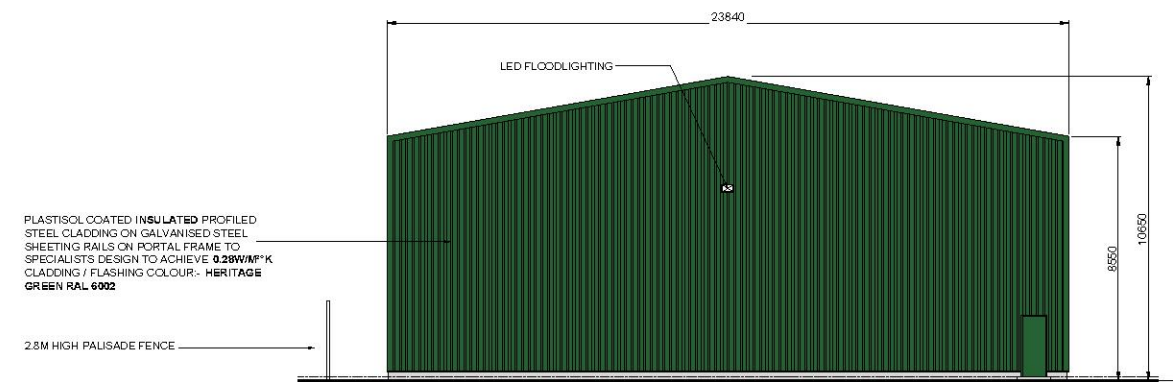
TYPICAL MODEL ELEVATIONS



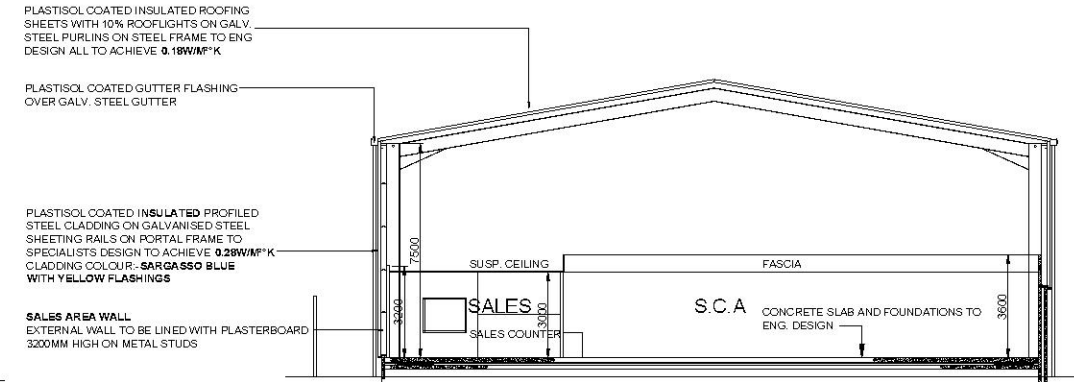
ELEVATION A (SERVICE YARD)



ELEVATION C



ELEVATION D



TYPICAL SECTION A-A

Key Plan



Details of Residential & Commercial Adjacencies

2.5 Site Boundary Relationships



2m high acoustic timber fence



5m high acoustic timber fence



Green fence buffer



Palisade fence

Location of Acoustic Barriers

2.5 Site Boundary Relationships



Acoustic Barrier types



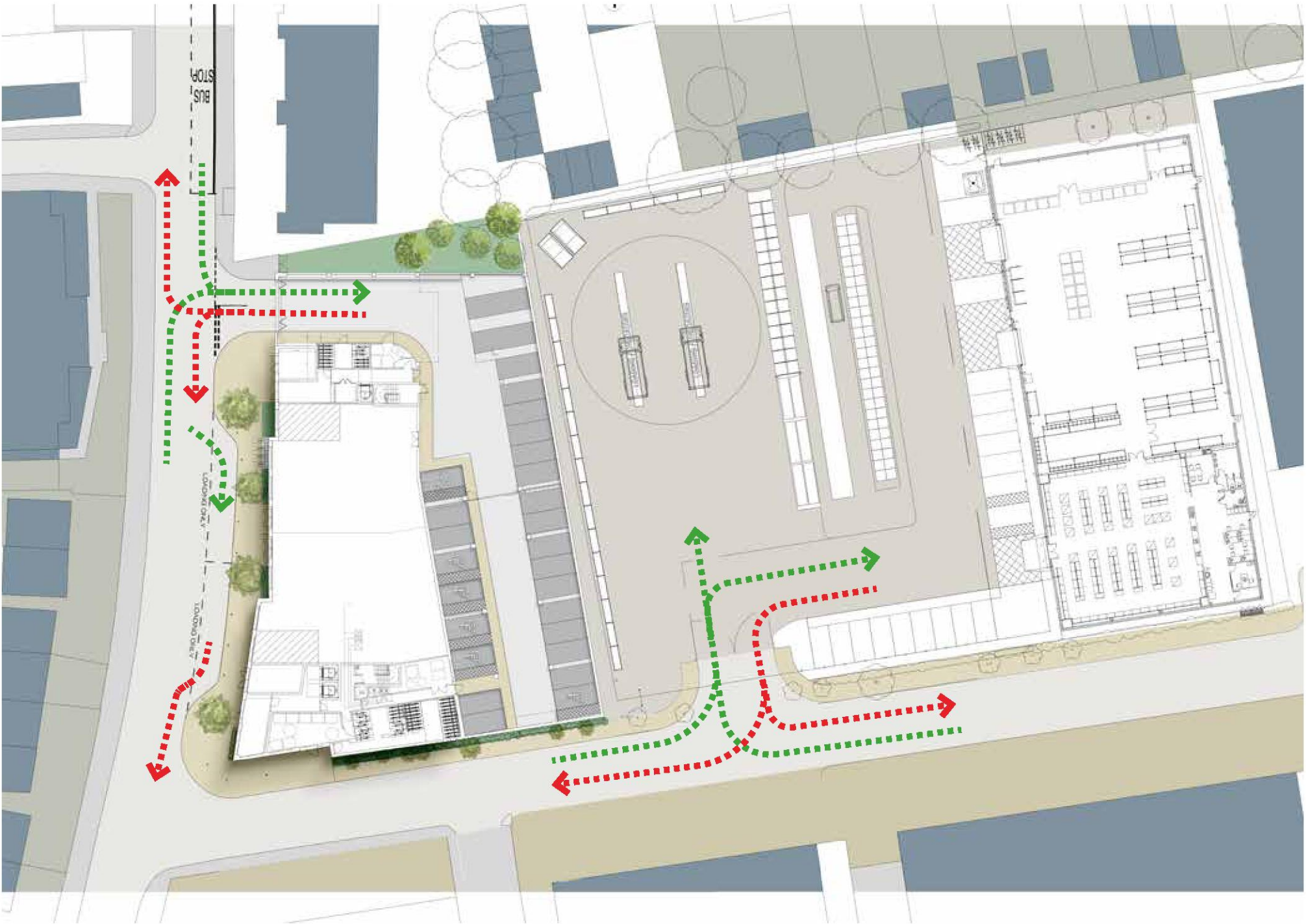
Gramm Natural SoundBlok Noise barrier 5m height. Any visible structure to be on the Jewson yard side.



Jacksons Acoustic fencing 2m high above podium. Total height from yard level is 7m.

Site Access & Traffic Movements for wider site

2.6 Traffic & Parking



27
spaces

**PROPOSAL
PARKING BAYS**

21
Spaces

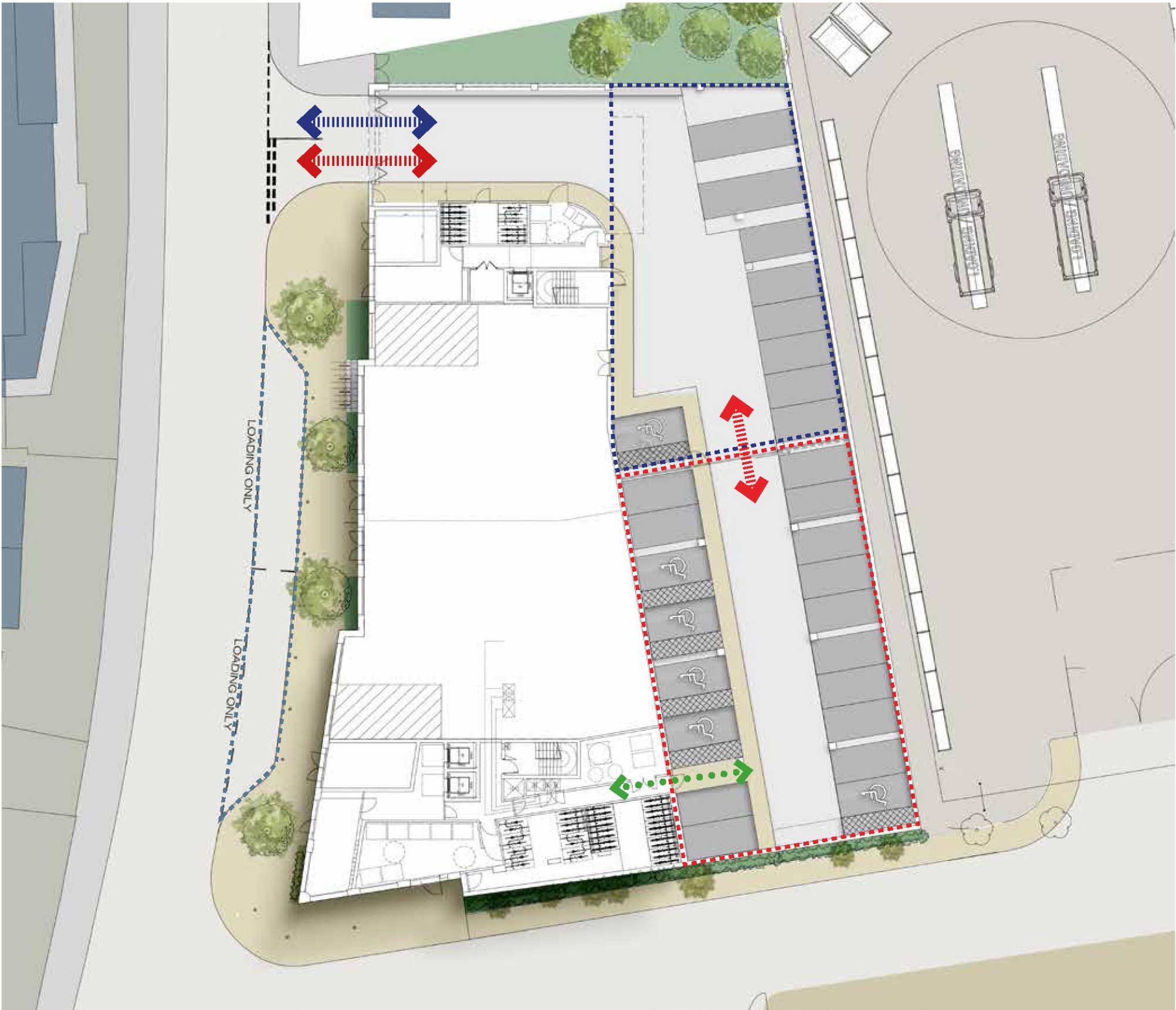
**JEWSON
PARKING BAYS**

Previously 18

-  ENTERING vehicle
-  EXITING vehicle

Site Access & Traffic Movements

2.6 Traffic & Parking



18
Spaces

RESIDENTIAL
PARKING BAYS

 5
FAMILY UNITS

 5
DISABLE + VISITOR

 8
OPEN MARKET

9
Spaces

COMMERCIAL
PARKING BAYS

 6

 1

 2



residential + commercial
gate
Automatic gates - Open during
business hours, closed outside of
hours. Operational by residents to
access their car park out of hours.



residential PARKING GATE
Automatic shutter - Gate to separate
residential parking from commercial
parking. Residents only operation.



COMMERCIAL PARKING



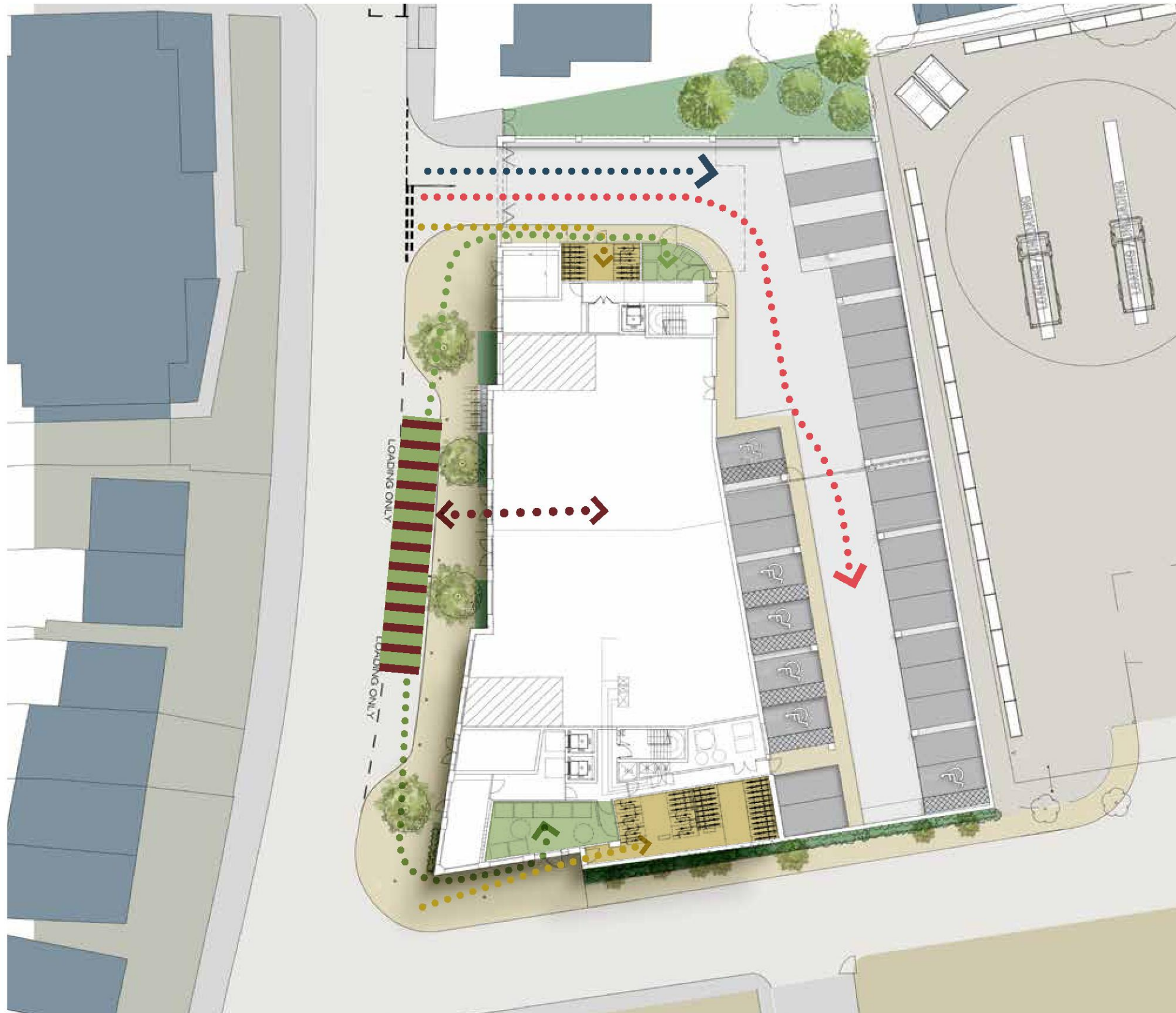
COMMERCIAL LOADING BAY



residential parking

Cycle parking & Refuse

2.6 Traffic & Parking



Access to the site will be solely from South Street. There will be a single vehicular access point that will be shared by both the residential and commercial. The larger vehicle servicing and refuse collection will take place from a new layby created on South Street.

.....➔ commercial vehicle access

.....➔ residential vehicle access

.....➔ cycle access

■ cycle storage

■ binstore

|||| refuse collected from

.....➔ refuse collection

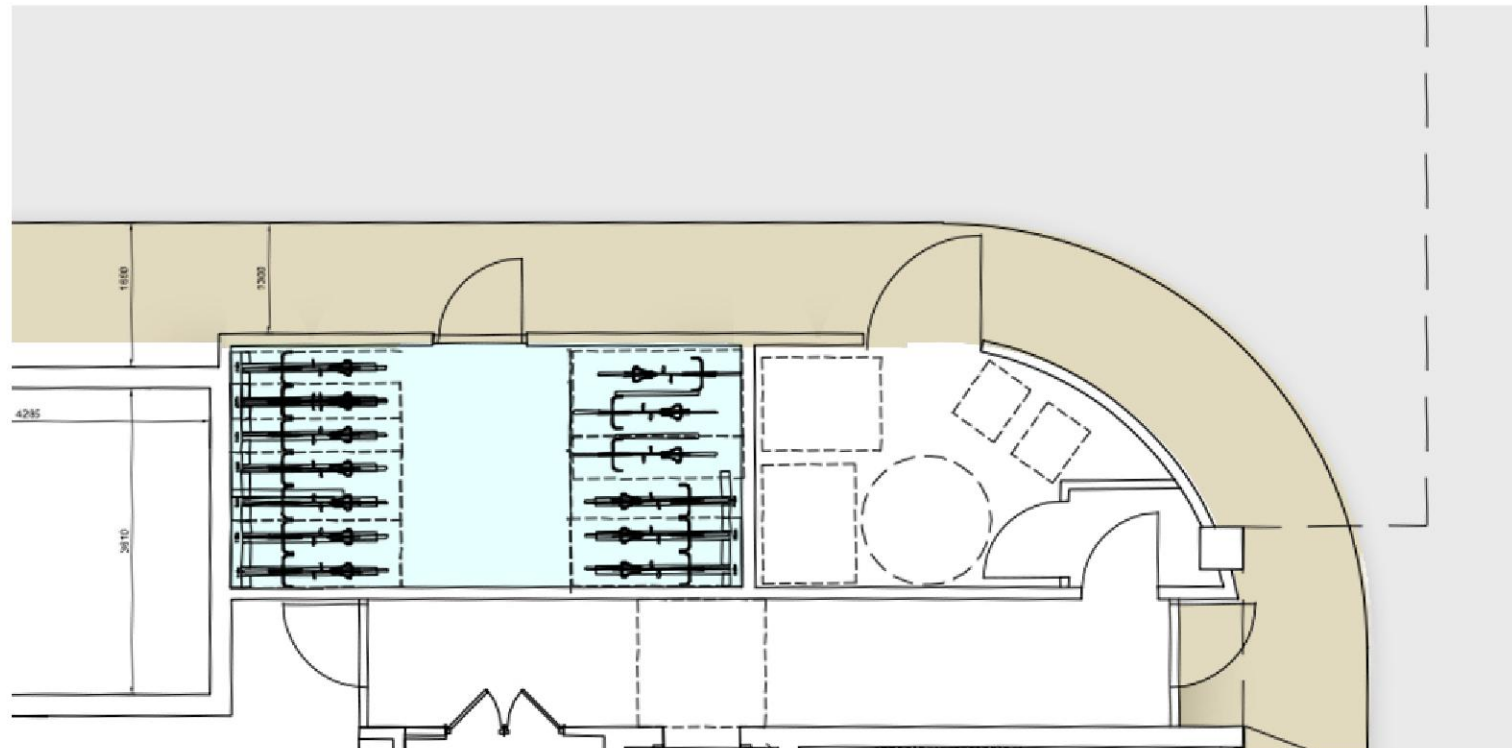
|||| refuse collected from

.....➔ refuse collection

Cycle storage details

2.6 Traffic & Parking

CYCLE STORE 1



The Northern Core has provision for 22 bicycles. 4 of these are with Sheffield stands, and 18 are on double stacking cycle racks.

This core serves nine 3 bed family units, and so has more than the minimum storage requirement

DOUBLE STACKING CYCLE RACK



CYCLE STORE 2



The southern Core has provision for 59 bicycles, with 11 spaces Sheffield stands, and 48 using double stacking cycle racks.

This core serves thirteen 1 Bed units, twenty three 2 bed units and two 3 bed units. The storage requirements are met.

SHEFFIELD STANDS



Energy & Sustainability

2.7 Energy & Sustainability

The development will comply with current policies and carbon reduction targets.

LONDON PLAN (2016)

All new residential buildings should be 'zero carbon' and all non-residential buildings should achieve a minimum 40% improvement in regulated carbon dioxide emissions over Building Regulations Part L 2010 requirements, with 20% of the improvement provided through the use of on-site renewable energy generation wherever feasible.

Demand Reduction (Be Lean)

Energy demand will be significantly reduced beyond Part L requirements, and will target the GLA's aims in the Draft New London Plan for a minimum 10% reduction in residential carbon emissions and 15% in non-residential carbon emissions over Part L 2013 through passive design and energy efficiency measures.

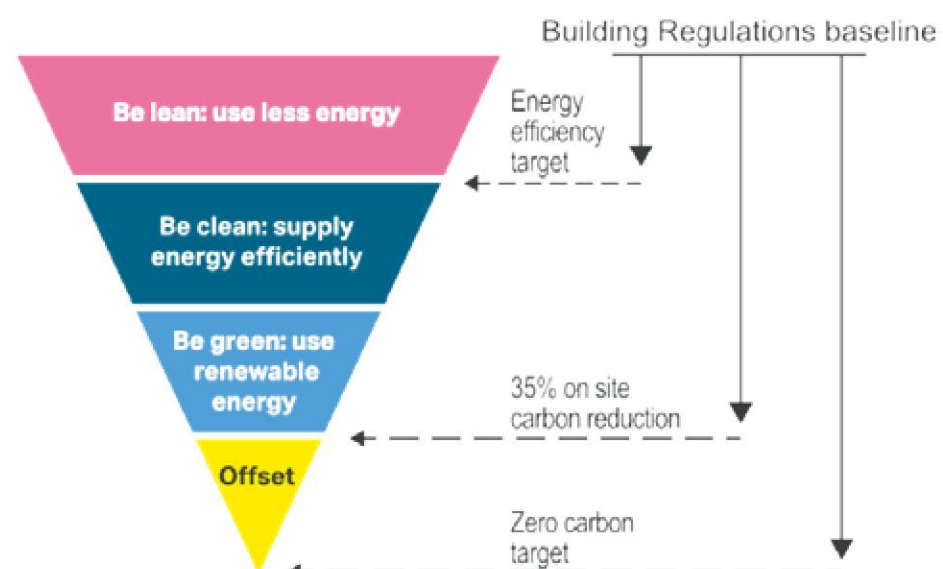
The reduction will be achieved by a combination of measures, like improved fabric 'U' values, Improved air tightness, Low energy lighting , Minimising heat loss from heating and hot water systems...

Heating Infrastructure (Be Clean)

The proposed development will potentially join the community energy scheme, subject to further studies and assessments.

Renewable Energy Systems (Be Green)

Photovoltaics (PV) are likely to be the most appropriate technology to supplement the heating system and will offer direct contribution to the developments overall energy requirements. Provision of PV panels will be assessed and maximised against the other project requirements such as roof plant, external amenity space and surface water run-off control.



View from South

2.8 View



Policy documents - residential design, amenity and parking

2.9 Access

The proposal has been designed in compliance with the following documents:

Greater London Authority

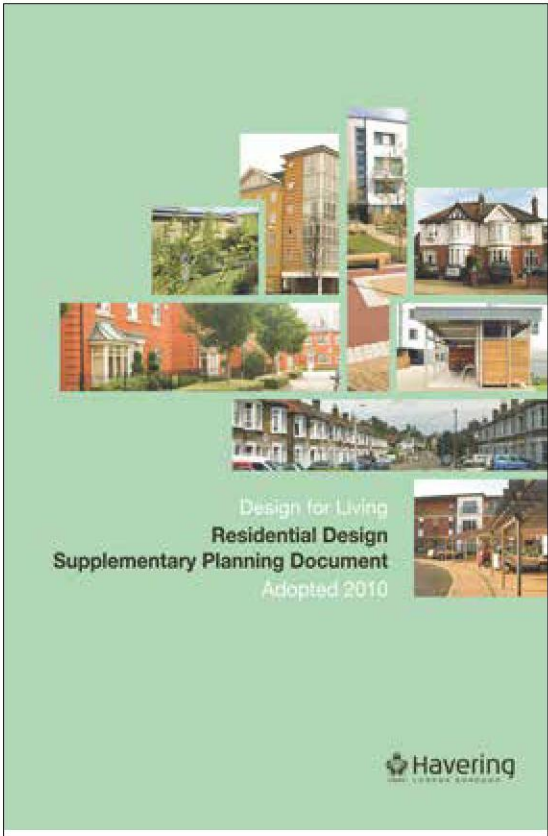
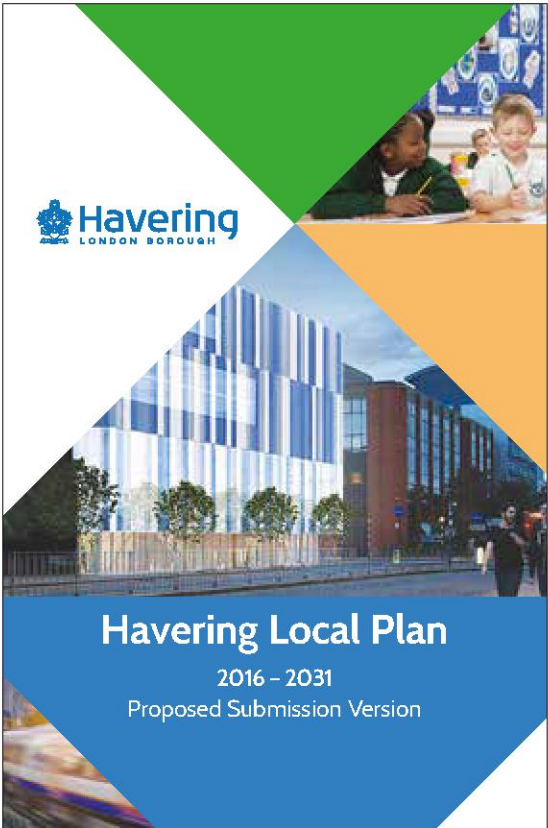
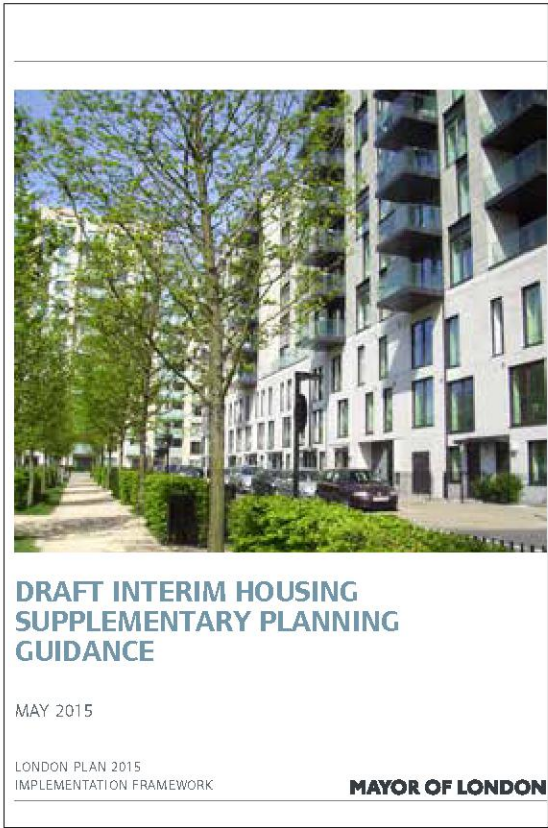
- London plan, 2016
- Housing Supplementary Planning Guidance
- Play and Informal Recreation
- Additional London Plan SPG
- Accessible London : Achieving an Inclusive Environment
- Character and Context
- Sustainable Design and Construction

London Borough of Havering

- Havering Local Plan
- Residential Design Supplementary Planning Document
- Designing Safer Places Supplementary Planning Document

Building Regulations Part M

- Secure By Design



London Plan Design Standards

2.9 Access

London housing must comply with the regulations set out in the 'London Plan 2016' and the associated 'Housing Supplementary Planning Guidance' which integrates and replaces the previous guidance on Lifetime Homes, London Housing Design Guide, Building for Life, Parker Morris standards, and the HCA's Housing Quality Indicators.

To comply with the 'London Plan' principles, the dwellings must meet the following criteria;

Defining Good Places	Standard 1 - Development proposals demonstrate:		
	a	That the design responds to its physical context, including the character and legibility of the area and the local pattern of building, public space, landscape and topography.	✓
	b	That the scheme relates to the identified character of the place, to the local vision and strategy or how bolder change is justified in relation to a coherent set of ideas for the place expressed in the local vision and strategy or agreed locally.	✓
	Standard 2 - Development proposals demonstrate:		
	a	That the scheme complements the local network of public spaces, including how it integrates with existing streets and paths.	✓
	b	That the public spaces and pedestrian routes are designed to be overlooked and safe, and blank elevations onto the public realm at ground floor have been avoided.	✓
	c	New public spaces including streets and paths are designed on the basis of an understanding of the planned role and character of these spaces within the local movement network, and how new spaces relate to the local vision and strategy for the area.	✓
Communal and Public Open space	Standard 3 -		
		The proposals comply with the LPAs' open space strategies. An audit of surrounding open space has been undertaken and that where appropriate, opportunities to help address a deficiency in provision by providing new public open spaces have been taken forward in the design process.	✓
	Standard 4 - Where communal open space is provided, proposals demonstrate that the space:		
		is overlooked by surrounding development.	✓
		is accessible disabled people including people who require level access and wheelchair users.	✓
		is designed to take advantage of direct sunlight.	✓
		has suitable management arrangements in place.	✓
Play space	Standard 5 (and Policy 3.6) -		
		The development makes appropriate play provision in accordance with the Mayor's Play and Informal Recreation SPG.	✓
Density	Standard 6 (and Policy 3.4) -		
		The proposals demonstrates that the density of residential accommodation satisfies London Plan policy relating to public transport access levels (PTALs) and the accessibility of local amenities and services, and is appropriate to the location.	✓
Residential Mix	Standard 7 (and Policy 3.8) -		
		The proposal demonstrates how the mix of dwelling types and sizes and the mix of tenures meet strategic and local need and are appropriate to the location.	✓
Entrance and approach	Standard 8 -		
		All communal entrance lobbies are visible, clearly identifiable, and directly accessible from the public realm.	✓
	Standard 9 -		
		The distance from the accessible car parking space of standard 18 to the home or to the relevant block entrance or lift core has been kept to a minimum and is level or where level is not possible, gently sloping (1:60 - 1:20) on a suitable ground surface.	✓
Active frontages	Standard 10 -		
		Active frontages are maximised and inactive frontages minimised on the ground floor of buildings facing publically accessible space, in order to provide natural surveillance and activity.	✓
Access	Standard 11 -		
		90 per cent of new build housing meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings' with the remaining 10 per cent meeting Building Regulation requirement M4(3) 'wheelchair user dwellings'.	✓

Shared Circulation	Standard 12 -		
		Each core is accessible to generally no more than eight units on each floor.	✓
	Standard 13 -		
		Any access core serving 4 or more dwellings will be provide with an access control system with entry phones in all dwellings linked to a main front door with electronic lock release.	✓
		Additional security measures including audio-visual verification to the access control system will be provided where any of the following apply:	✓
		- more than 25 dwellings are served by one core, or	✓
		- the potential occupancy of the dwellings served by one core exceeds 100 bed spaces, or	✓
		- more than 8 dwellings are provided per floor.	✓
	Standard 14 -		
		All dwellings accessed via an internal corridor benefit from natural light and adequate ventilation where possible.	✓
	Standard 15 -		
		There is no dwellings entered at the seventh floor (eighth storey) and above are served by at least two lifts.	✓
	Standard 16 -		
		It is desirable that every wheelchair user dwelling is served by more than one lift.	✓
Car parking	Standard 17 -		
		The maximum standards set out below should be the basis for considering planning applications	✓
			
	Standard 18 -		
		Each designated wheelchair accessible dwelling has a car parking space that complies with Part M4 (3).	✓
	Standard 19 -		
		Careful consideration has been given to the siting and organisation of car parking within the overall design for open space. The car parking does not negatively affect the use and appearance of open spaces.	✓
Cycle storage	Standard 20 (Policy 6.9)-		
		The developments provides dedicated storage space for cycles at the following level:	✓
		1 per one bed	✓
		2 per all other dwellings.	✓
		In addition, one short stay cycle parking space is provided per 40 units.	✓
	Standard 21 -		
		Individual or communal cycle storage outside the home is secure, sheltered and adequately lit, with convenient access to the street. Where cycle storage is provided within the home, it should be in addition to the minimum GIA and minimum storage and circulation space requirements. Cycle storage identified in habitable rooms or on balconies will not be considered acceptable. (For more detail see: Transport for London Cycle Design Standards available from https://tfl.gov.uk/rate/publications-and-reports/cycling)	✓

London Plan Design Standards

2.9 Access

Refuse and recycling facilities	Standard 22 -		
		Communal refuse and recycling containers, communal bin enclosures and refuse and recycling stores are easily accessible to all residents including children and wheelchair users, and are located on a hard, level surface.	✓
		The location satisfies local requirements for waste collection.	✓
		Refuse and recycling stores within buildings are located to limit the nuisance caused by noise and smells and maintained to a high hygiene standard.	✓
	Standard 23 -		
Dwelling space standards		Storage facilities for waste and recycling containers are provided in accordance with local authority requirements and meeting at least British Standard BS5906:2005 Code of Practice for waste management in Buildings.	✓
	Standard 24 -		
		All new dwellings meet the nationally described space standard. (DCLG, Technical housing standards - nationally described space standard, 2015)	✓
Private open space	Standard 25 -		
		Dwelling plans demonstrate that dwellings will accommodate the furniture, access and activity space requirements relating to the declared level of occupancy and the furniture schedule set out in Approved Document Part M.	✓
	Standard 26 -		
Privacy		A minimum of 5sqm of private outdoor space is provided for 1-2 person dwellings and an extra 1sqm is provided for each additional occupant.	✓
	Standard 27 -		
		The minimum depth and width for all balconies and other private external spaces is 1500mm.	✓
Dual aspect	Standard 28 -		
		Design proposals should demonstrate how habitable rooms within each dwelling are provided with an adequate level of privacy in relation to neighbouring property, the street and other public spaces.	✓
	Standard 29 -		
Noise		The development minimise the number of single aspect dwellings. There are no single aspect dwellings that are north facing, or exposed to noise levels above which significant adverse effects on health and quality of life occur, or which contain three or more bedrooms should be avoided.	✓
	Standard 30 (and Policy 7.15) -		
		The layout of adjacent dwellings and the location of lifts and circulation spaces seeks to limit the transmission of noise to sound sensitive rooms within dwellings.	✓
Floor to ceiling heights	Standard 31 -		
		A minimum ceiling height of 2.5 metres for at least 75% of the gross internal area is strongly encouraged.	✓
	Standard 32 -		
Daylight and sunlight		All homes provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces receive direct sunlight.	✓
	Standard 33 (and policy 7.14) -		
		The scheme minimises increased exposure to existing poor air quality and make provision to address local problems of air quality : The scheme is 'air quality neutral' and does not lead to further deterioration of existing poor air quality (such as areas designated as Air Quality Management Areas (AQMAs)).	✓
Environmental performance	Standard 34 (and Policy 5.3) -		
		All homes satisfy London Plan policy on sustainable design and construction and make the fullest contribution to the mitigation of and adaptation to climate change.	✓
	Standard 35 (and Policy 5.2) -		
Energy and CO2		The proposals are designed in accordance with the LP energy hierarchy, and should meet the following minimum targets for carbon dioxide emissions reduction. (subject to carbon offset) Year Improvement on 2013 Building Regulations 2014 - 2016 35 per cent 2016 - 2036 Zero carbon	✓
	Standard 36 (and Policy 5.9) -		
		The proposals demonstrate how the design of dwellings will avoid overheating without reliance on energy intensive mechanical cooling systems.	✓
Water	Standard 37 (and Policy 5.15) -		
		Dwellings are designed to ensure that a maximum of 105 litres of water is consumed per person per day in line with the optional requirement of Part G.	✓

Flooding and drainage	Standard 38 (and Policy 5.12) -		
		Where development is permitted in an area at risk of flooding, it should incorporate flood resilient design in accordance with the NPPF and its associated technical Guidance 1 whilst ensuring level access is maintained.	✓
	Standard 39 (and Policies 5.11 & 5.13)		
Ecology		The development incorporates Sustainable Urban Drainage Systems and green roofs where practical with the aim of achieving a Greenfield run-off rate, increasing bio-diversity and improving water quality. Surface water run-off is to be managed as close to source as possible.	✓
	Standard 40 (and Policy 7.19) -		
		The design and layout of the development avoids areas of ecological value and seek to enhance the ecological capital of the area in accordance with GLA best practice guidance on biodiversity and nature conservation.	✓
DESIGN PROCESS	Standard 41 -		
		The developments will manage existing materials, specify sustainable materials that are robust and fit for purpose and secure the sustainable procurement of materials.	✓

National Technical Housing Standards

2.9 Access

1) All dwellings will provide the required gross internal floor area and built-in storage area as set out in the National Technical Housing Standards.



2) All dwellings with two or more bedspaces have at least one double (or twin) bedroom.



3) All single bedrooms have a floor area of at least 7.5m² and is at least 2.15m wide.



4) All double or twin bedrooms have a floor area of at least 11.5m².



5) For each dwelling where applicable the first double bedroom is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.



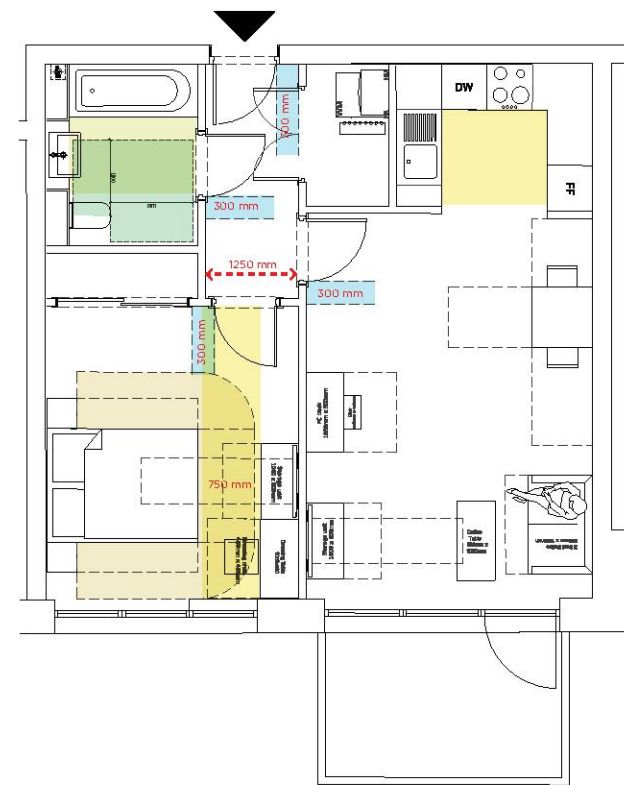
6) Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage.



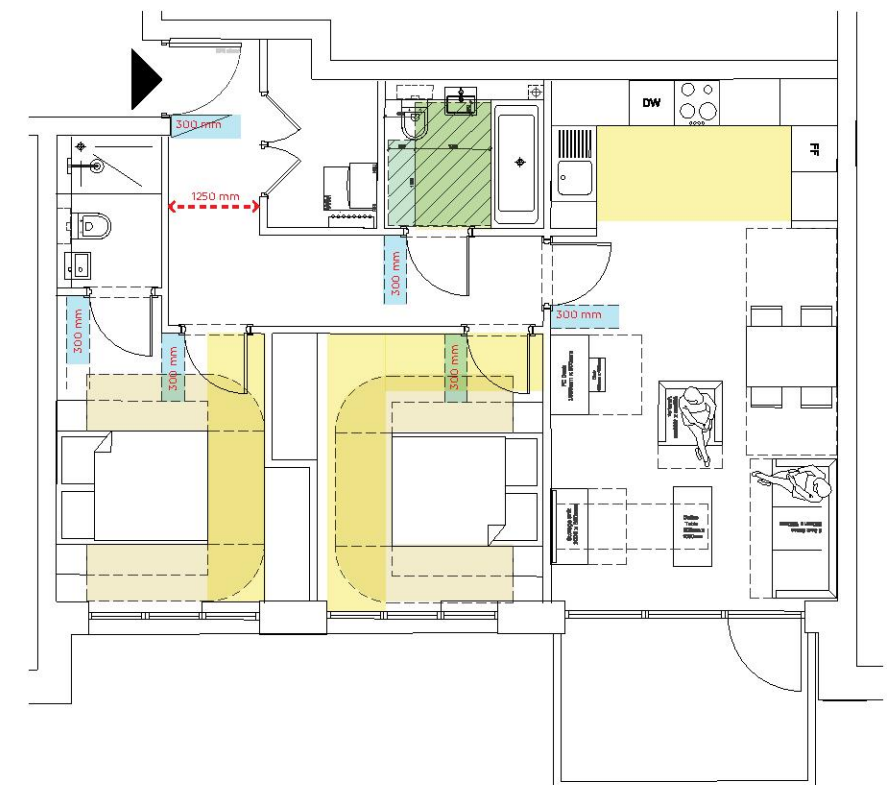
7) Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all.



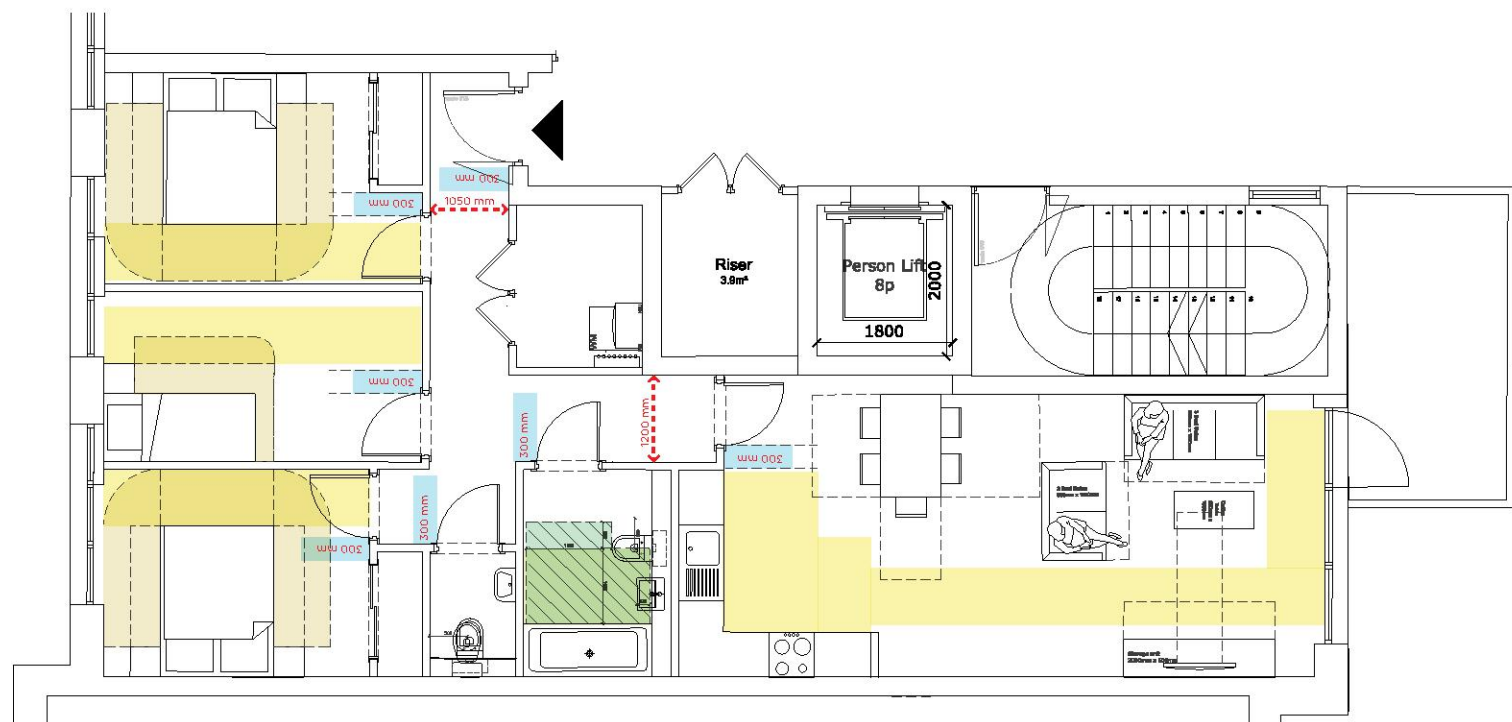
8) The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area of all dwellings.



TYPICAL 1 BED APARTMENT



TYPICAL 2 BED APARTMENT



TYPICAL 3 BED APARTMENT

Accessible & Adaptable Dwellings (Part M4 Category 2)

2.9 Access

All apartments meet the requirements for Part M4 Category 1 - Visitable dwellings.

& Part M4 Category 2 - Accessible & adaptable dwellings,

Approach to the Dwelling

All approach routes for each dwelling are step-free. These have stepped access to the entrance, where the steps are easygoing with suitable tread nosings, clear widths of at least 900mm and no more than 1800mm between landings. There will be a suitable handrail to one side. All ramped approaches meet the maximum slope requirements,

Car parking and drop-off

All parking spaces will be level or gently sloping where unavoidable, and be of a suitable ground surface. There will be an accessible spaces close to the communal entrances, with the required clear access zones.

Communal entrances

The communal entrances will meet the requirements as set out in Part M4(3) so will exceed all requirements.

Private entrances and spaces within the dwelling

All private entrances will have a clear level external landing with a minimum width & depth of 1200mm. The door width will meet the 850mm required and have an accessible threshold. All corridors internally will have a minimum clear width of at least 900mm. Every door will have a 300mm nib on the leading edge. All stairs within dwellings will meet the provisions as set out in Part K.

Habitable rooms

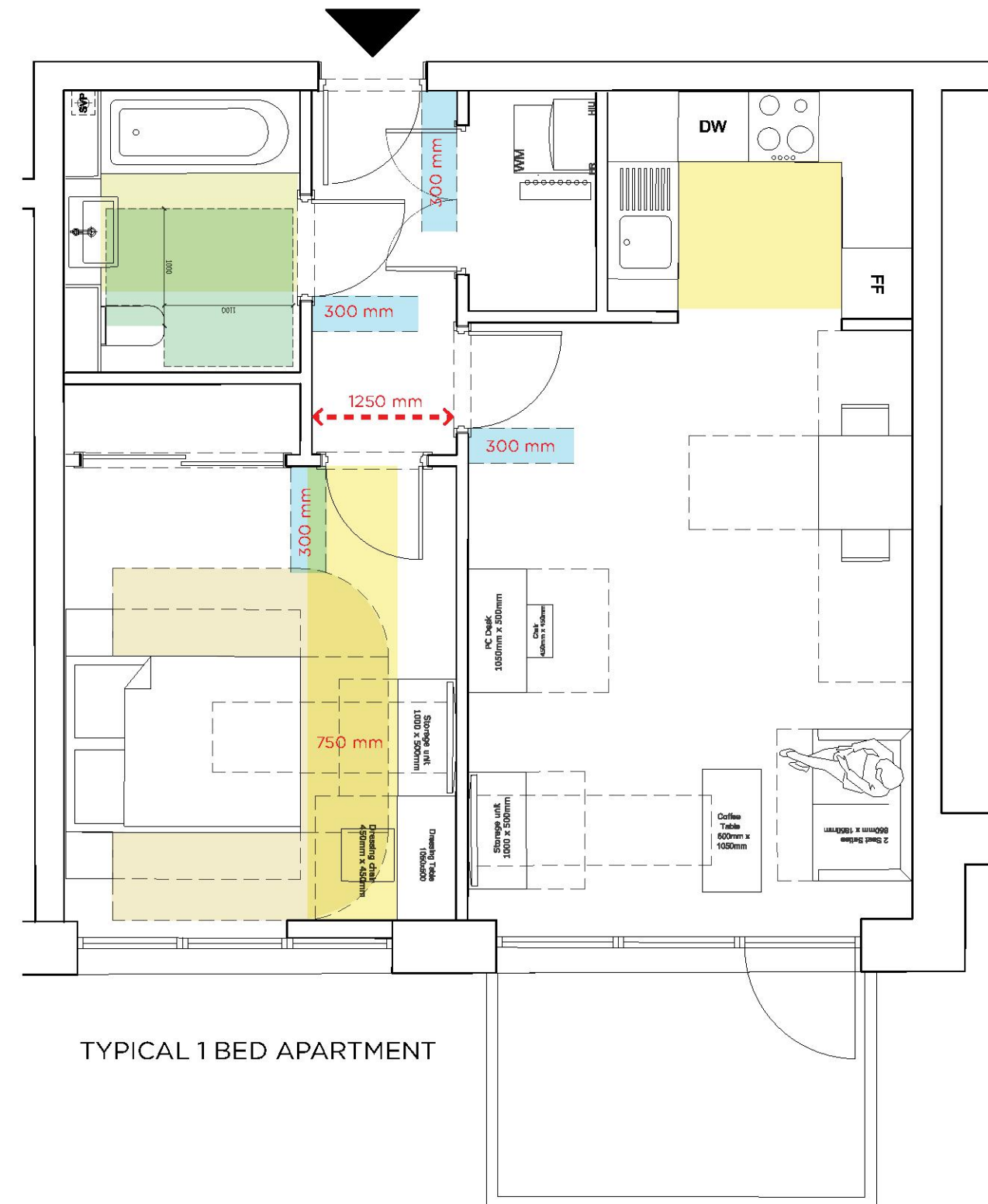
Step free access will be provided between a principal living area, the principal entrance and a WC for all dwellings. 1.2m circulation space will be provided in front of all kitchen units

Sanitary facilities

There will be a WC on all entrance levels of each apartment. Each bathroom will meet the space requirements as set out in Part M4(2). The walls will be designed to support grab rails, and the ceiling to allow for an overhead hoist.

Services and controls

All services and controls will meet the setting out requirements as set out in Part M4(2)



TYPICAL 1 BED APARTMENT

Wheelchair Accessible Units

2.9 Access

The entire development has inclusive access across all areas of the site. In accordance with Enfield Council policy 10% of the proposed dwellings will be built to wheelchair accessible standards as set out by Part M4 (Category 3).

The wheelchair accessible units are distributed across the scheme & each will have a dedicated disabled car parking space within close proximity to the specific unit.

To comply with wheelchair accessible design principles, dwellings must meet the following criteria;

Moving Around Outside

Footpaths and access routes all exceed the minimum width of 1200mm, providing adequate space to negotiate obstacles, turn and pass. They will be smooth yet slip resistant. Most of the scheme has level access but where this can't be achieved gradient ratios shall not exceed 1:20 with rest breaks provided on slopes at intervals of no more than 10m. Cross-falls on all paving will be minimised to 1:50 and all crossings shall have dropped kerbs of a minimum width of 1m, sited in pairs opposite each other with gradients not exceeding 1:12. Paths and ramps will have protected edges with 100mm kerbs.

Using Outdoor Spaces

All gates will have a 850mm clear opening, operable from both sides and not spring loading, and outside each wheelchair accessible dwelling there will be an approach space of 1.5m x 1.5m extending by 550mm on the lock side. Suitable clothes drying facilities will be provided, and where there is access to a garden or balcony, level access will be provided as in Figure 2. Routes to external storage and refuse facilities will be kept short and accessible.

Communal entrances

There will be a level external landing of 1500mm square, which is covered to a width and depth of 1200mm. All communal entrances will have a minimum clear width of 850mm, with 300mm nib on the leading edge, and 200mm nib on the following edge and an accessible threshold. Door controls will be accessible and there will be a clear 1500mm turning circle within the entrance area.

Locations of Wheelchair Accessible Flats



Wheelchair Accessible Units

2.9 Access

Communal lifts and stairs

All communal lifts will have a clear landing of 1.5m square in front, with fully accessible controls, and a lift car size a minimum of 1.1m x 1.4m. All communal stairs will meet the provisions set out in Part K.

Private entrances and spaces within the dwelling

Entrance doors on all wheelchair accessible housing will meet the 850mm requirements, with an accessible threshold. There will be a 1.5m turning circle behind the door. The letterbox, doorbell and spyhole will all be at heights as set out in the guidance so that they will be usable from a wheelchair.

Circulation areas and internal doorways

All our wheelchair accessible housing is single storey. All passageways will have a minimum width of 1050mm, with 1200mm wide hallways when approaches to doorways are not head on. All doorways will have a minimum clear width of 850mm, with 300mm nib on the leading edge, and 200mm nib on the following edge. Flooring will be of a material with low friction and low glare, and suitable storage will be provided.

A wheelchair transfer space of 1100mm x 1700mm will be provided with adequate access space plus a power socket. There will be adequate storage within each flat.

Habitable rooms

The living/kitchen/dining spaces will meet the minimum area requirements as set out in Part M4(3).

All living areas will have adequate clear space for a turning circle, plus 1m of transfer space in front of each piece of furniture. All living areas will have full height glazed balconies. All operable fittings will be at a height between 800mm and 1000mm to allow easy access, and all sockets and switches will be at the positions as set out in the guidance.

All kitchens will have a clear access zone of at least 1.5m and meet the worktop lengths as required, with 700mm clear recess spaces where appropriate. The sink will be adjustable, with an insulated bowl with easy access taps. The hob too will be adjustable, with space either side for pan handles. All controls sockets and switches will be at easily operable heights, with space for a built in oven, additional appliances, and internal refuse provided.

All bedrooms will have space for a wheelchair turning circle within, with ceilings capable of supporting a hoist. All doubles will be at least 3m wide and be of an area of 12.5m², whilst all single bedrooms will be a minimum of 8.5m² with a width of 2.4m. All switches and sockets will be at usable heights. There will be suitable transfer space on each side of the bed where necessary with 1m access space in front of any furniture. Beside the bed will be a socket outlet, TV/FM points, entry phone point and light with pull cord over the bed.

Sanitary facilities

All sanitary facilities will be designed to fully comply with the provisions set out in Part M4 (Category 3). All wheelchair accessible dwellings with 4 or more bedspaces will have two WCs. The walls will be designed to support grab rails, and the ceiling to allow for an overhead hoist.

Services and controls

All services and controls will be fully accessible for a wheelchair user. All windows will have handles located between 450mm and 1200mm above floor level.

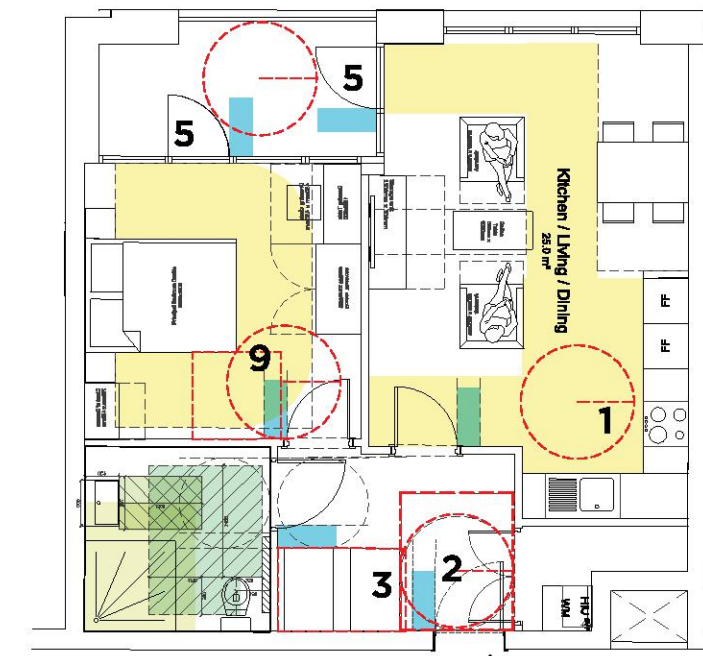
Private outdoor space

Access to gardens or balconies will be via a level threshold which is weather tight, as in figure 2. There will be an external landing of a minimum of 1.5m x 1.5m and a clear opening width of 900mm to all doors accessing the outdoor space. The doors will be securely lockable, and lighting will be provided to the door and en route with PIR and external switching.

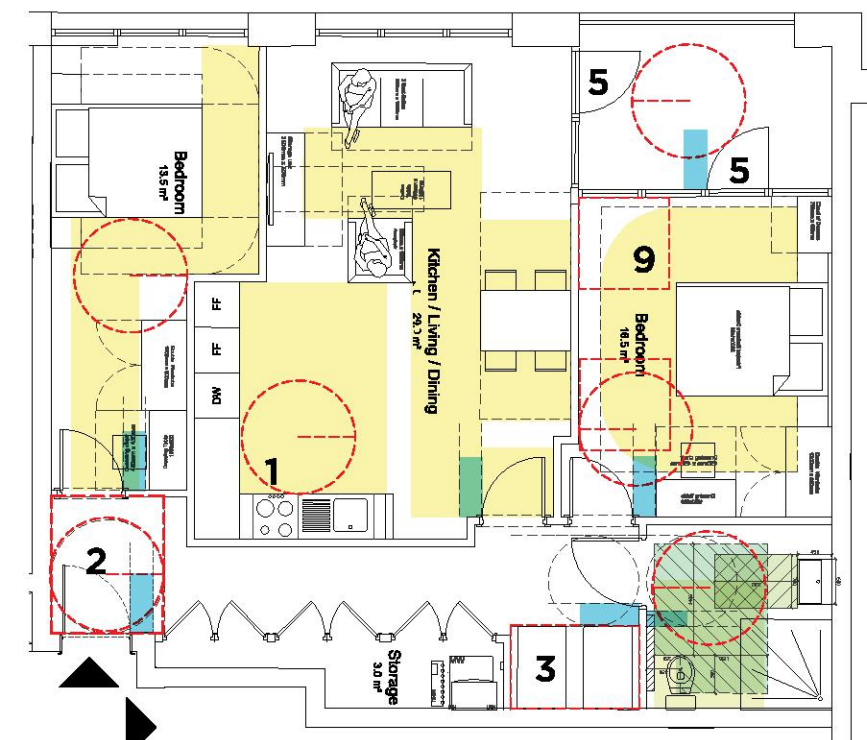
Wheelchair Accessible Units

2.9 Access

- 1 Kitchen manoeuvring space of 1500mm width
- 2 Interior clear width of 1500mm
- 3 Wheelchair charging space 1100mm x 1700mm
- 4 Turning circles 1500mm
- 5 Level access to garden/balcony
- 6 WC / bath side transfer space 850mm
- 7 WC front transfer space 1100mm
- 8 Centre of wash-hand basin 500mm from nearest corner
- 9 Bed transfer space 1000mm with 1200mm square manoeuvring space
- 10 General access space to furniture 1400mm
- 11 Clear door openings 850mm with 300mm nib to leading edge & 200mm nib to following edge



TYPICAL 1 BED WA APARTMENT



TYPICAL 2 BED WA APARTMENT

Access and Movement

2.10 Secured by Design

We have sought guidance from Karen Wilkes, Designing Out Crime Officer for the Metropolitan Police and developed our proposals in line with the principles set out in SBD Homes 2019. A summary of that advice can be found below;

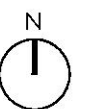
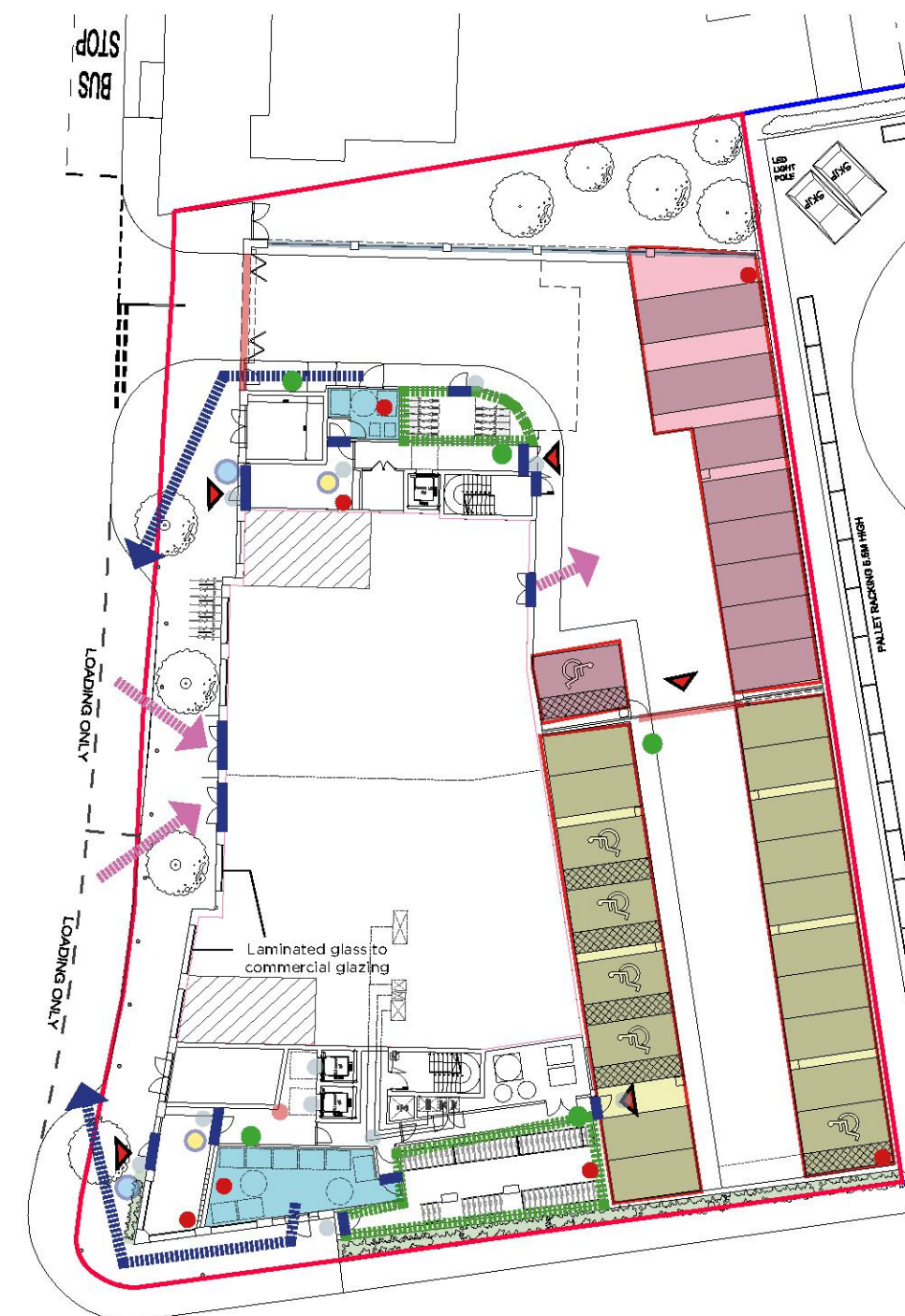
Residential

- 9 flats to north core and 36 to the south core. Due to number of flats served from the south core additional measure are required.
- All residential communal doors to be LPS1175 SR2. Single leaf and fob controlled.
- Data logging facility required for fob access control.
- Bin stores comprised if 1x outsized LPS1175 SR2 door with self closing hinges and maglocks.
- Post banks located in the lobby area will meet TS009 Standards.
- Both cores to be provided with audio and visual call buttons.
- Post lobbies segregated from vertical circulation by fob and audio call controls.
- Deliveries to be collect from secure lift lobby.
- CCTV to be provide in post lobbies, bin and bike stores and in the car park areas.
- Lifts to south core will need to be programmable to prevent access to multiple levels.
- Stair cores to south will need to be fob access and meet dual certified fire and PAS24 2016 standards with integral maglocks, audio visitor access on the stairwell.
- All windows to upper levels accessed from podium are to be PAS24 and have restrictors.
- All fire escape door releases to be push button rather than break glass.
- Plywood to be fitted to door lock side of all apartment entrance doors.
- All gates and doors to have self closers.
- Areas of landscape to entrances to avoid seating areas to prevent loitering.
- Down pipes to be square, flush or built-in to prevent climbing.
- 1.8m high screens between balcony areas.
- Roof access ladders to have ladder-locks and be padlocked with PAS24 silver standard padlocks.
- PAS24/Fire doors should be fail safe open in the event of a fire with an auto reset facility.

Commercial

- All boundaries to be formed from brick or brick and mesh (gauge 358). All boundaries over 2.1m high
- Where hit and miss brickwork is proposed, ensure a separation of 2.1m is provided to prevent climbing
- Commercial gates to be LPS 1175 SR1
- All commercial doors to LPS 1175 SR2, but can be double leaf.
- Commercial glazing to be laminated.
- Car park to be covered by CCTV.
- Gates to be managed during opening hours and closed at night to stop rough sleepers.
- Escape push buttons to car parks to be located out of reach of gates
- Fire service box to be located at min 2.1m high and be secure, locked with suited key.

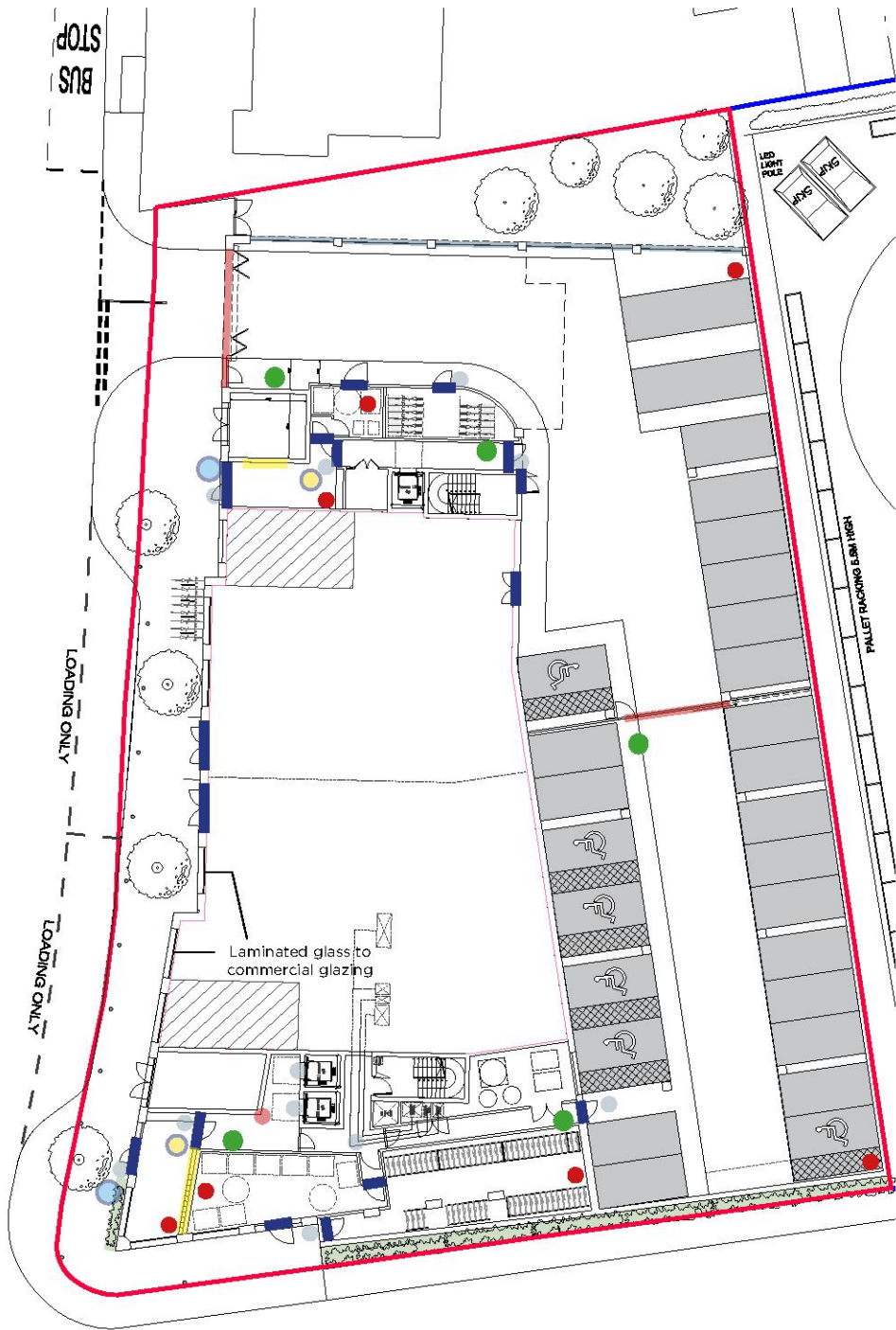
A summary of where this measure are proposed are indicated on the following plans.



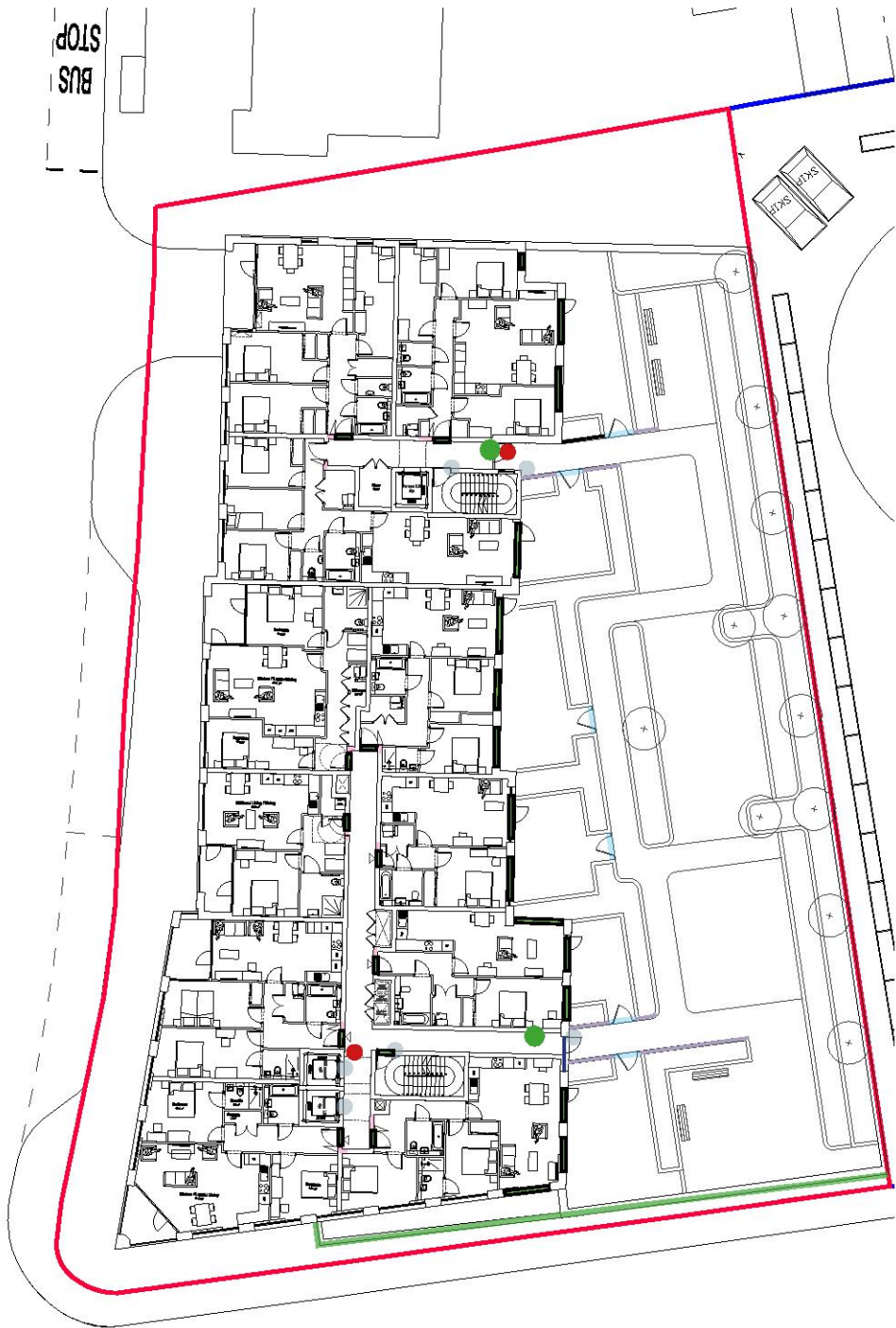
Access and Movement

2.10 Secured by Design

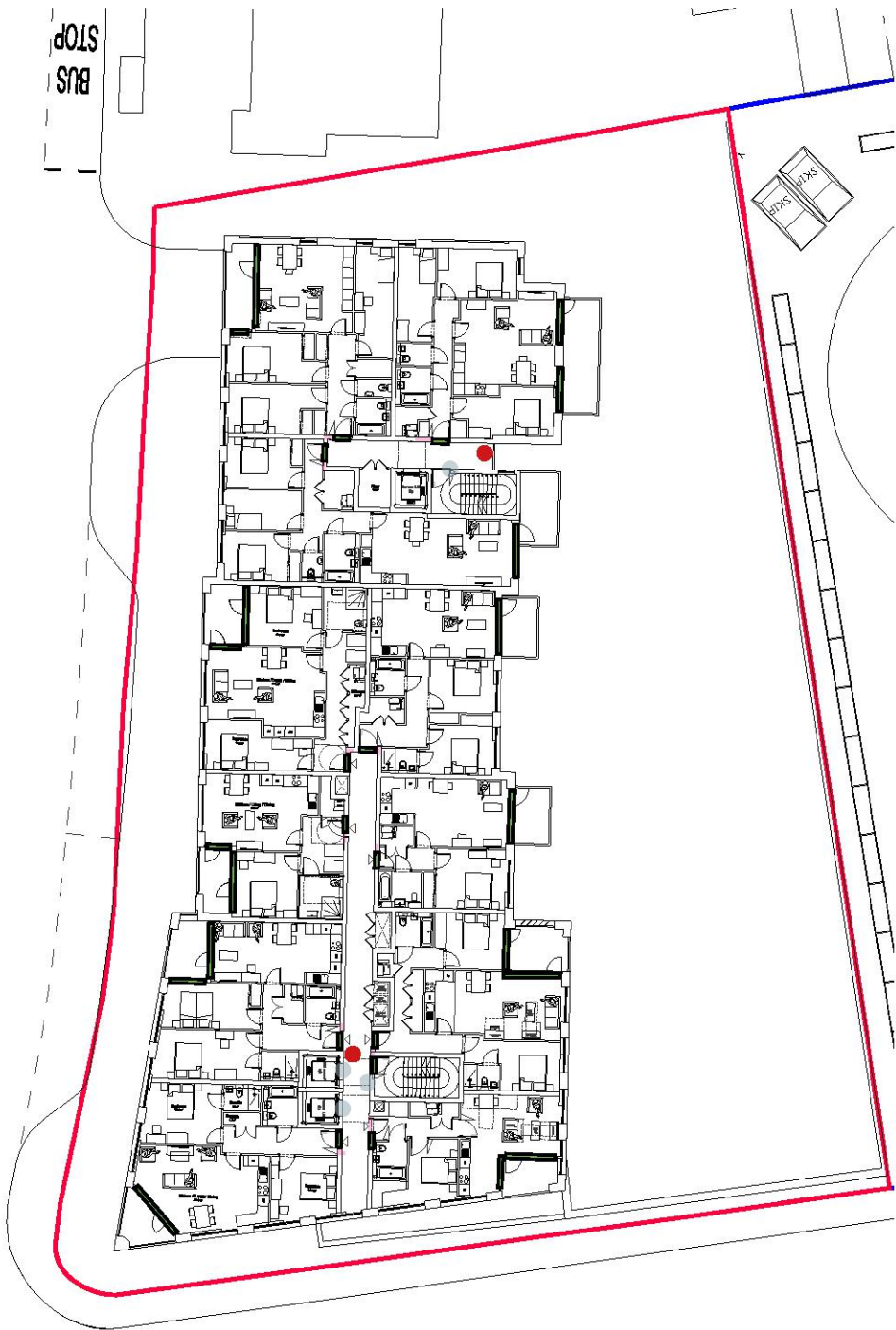
Key:					
CCTV		Plywood Reinforced Walls		Audio Call Point	
LPS 1175 / SR1		Self Closing Gates		358 Mesh	
LPS 1175 / SR2		Wall designed to avoid seating		Escape Push Buttons	
Key Fob Access		Pas 24 2016 Door / window		Anti Climb measures	
Video & Audio Call point		TSO09 Standard			



Ground Floor Plan



First Floor Plan



Upper Floor Plans

Reports submitted in support of Application

2.11 Consultants & Team

Planning Consultants	Boyer Planning
Daylight & Sunlight assessors	Point2 Surveyors
Landscape Report	Davis Landscape Architecture
Sustainable Urban Drainage	Mayer Brown
Energy & Sustainability	AES Southern
Acoustic	Mayer Brown
Community Relations	Cratus Communication
Air Quality	Mayer Brown
BREEAM Assessor	AES Southern
Transport & Highways	Mayer Brown
Biodiversity & Ecology	Aspect Ecology
Soil Investigation	Wilson Bailey





DUNNETTCRAVEN

Unit 512 Highgate Studios
53-79 Highgate Road
London NW5 1TL
+44 (0)20 7284 9200
Info@dunnettcraven.com