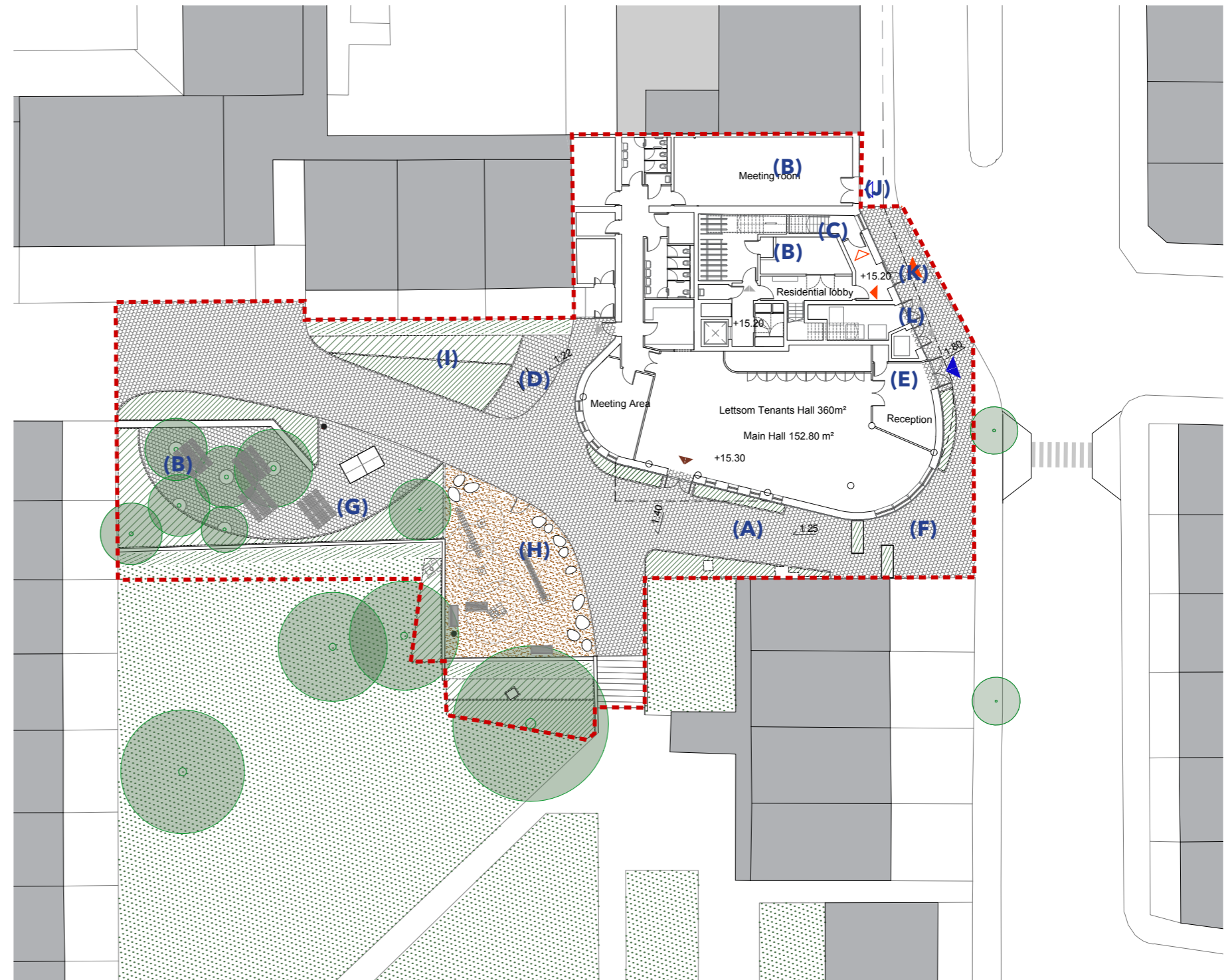


4.5 Proposed Layouts

Site Plan Concept

- The location and shape of the building create one main connection between Vestry Road and Pembury House Gardens (A).
- The Tenants' Hall uses two existing adjacent shops (B) to provide meeting rooms and ancillary accommodation for both the hall and residential units.
- The proposal re-provides the existing staircase (C) and improves the access to 90-112 Vestry Road as the current access that is hidden around the corner between buildings. This will improve passive surveillance and ensure that spaces for potential antisocial behaviour are removed.
- Distinctive shape of the ground floor emphasise its use as Tenants Hall. In addition rounded shape (A) makes the building noticeable from Vestry Road street view.
- Proposal provides additional bike stores for visitors (D).
- Vestry Road active frontage: The Tenants' Hall main access (E) is located along Vestry Road as well as the meeting room access (J) and entrance to residential units (K). Further access is provided into the Tenants' Hall from Pembury House Gardens.
- Proposal improves the public realm with continual pedestrian wheelchair accessible footpath from Vestry Road to Lettsom Estate as a slope without ramp or steps (F).
- Refuse for both residential and commercial are accessed from Vestry Road to comply with refuse strategy (L).
- Position of windows ensures that the amenity space is very well overlooked on each side by flats above.
- The proposal improves picnic area taking into account residents' ideas and suggestions with new furniture, paving and planting (G).
- New play area (H) provided to comply with the planning policy and to encourage the use of the pedestrian link and the garden available for new and local resident
- New planting in front of Fearnley House (I) to ensure that those residents will have increased privacy buffer and help prevent people from congregating in front of their windows/fences

Please see landscape section for more details about the amenity space and pedestrian access.

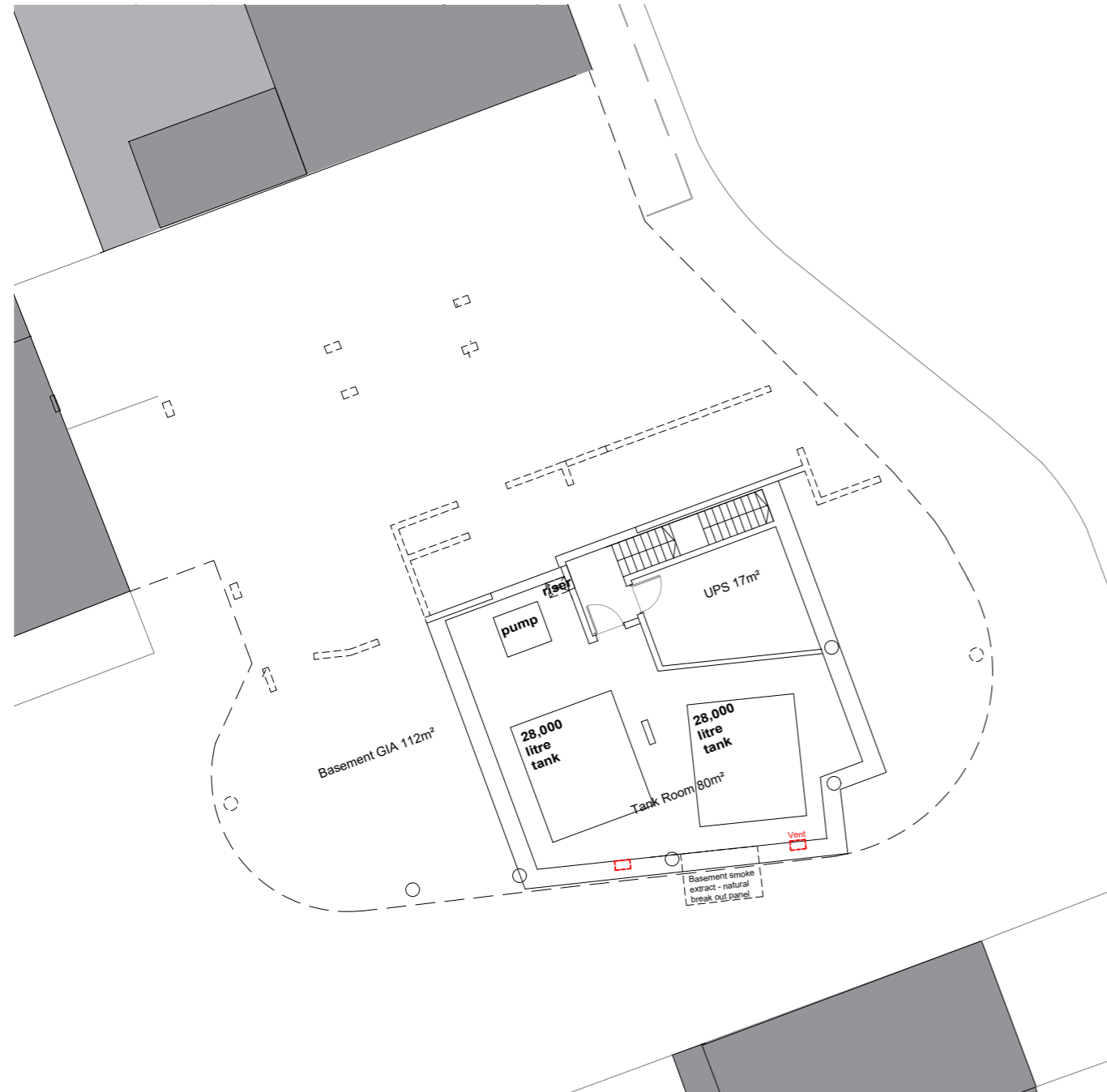


0 2 4 6 8 10

Proposed Site Plan

- Site boundary line
- ▶ Entrance to the residential part of the building
- ▶ Entrance to the new residential lobby
- ▶ New Entrance to 76-112 Vestry Road
- ▶ Entrance to the Tenants Hall
- ▶ Entrance to the Meeting Room
- ▶ Entrance to the cycle store/bin store/ Tenants Hall staff entrance
- ▶ Fire Exit to Tenants Hall
- ||||| Potential pedestrian crossing

Proposed Floor Plans

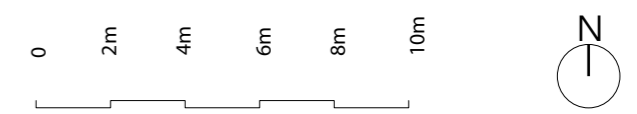


Basement Plan



Ground Floor Plan

- Main entrance to the community centre
- Secondary entrance to the community centre
- Entrance to residential lobby
- Entrance to the proposed development
- Entrance to 76-86, 90-94, 102-112 Vestry Road re-provision of the existing staircase
- Entrance to the bin store
- Individual residential entrance



Proposed Floor Plans

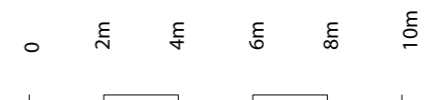


First floor plan

▶ Entrance to the flats



Second and Third Floor Plan (Second Floor Plan shown)

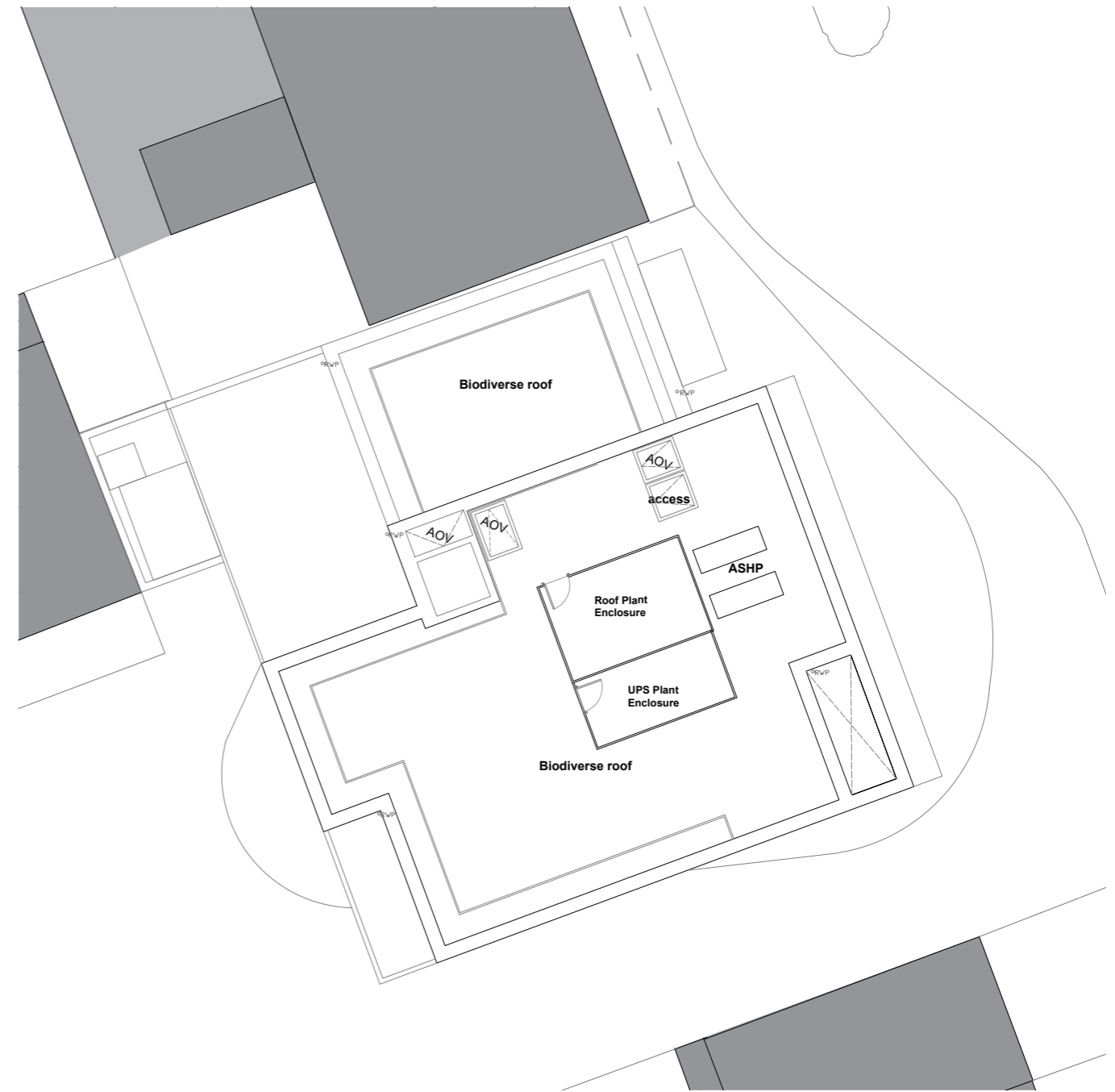


Proposed Floor Plans

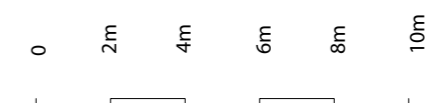


Third floor plan

▶ Entrance to the flats



Roof plan



4.6 Schedule of Accommodation

4.6.1 Scheme summary

The proposal comprises 11 dwellings and a Tenants' Hall show GIA is 360 +112 sqm across the 0.140 ha site with a corresponding density at 271 habitable rooms/ha (78 dwellings/ha).

The total residential GIA area is 1158m².

All of the overall unit and individual room areas meet or exceed the minimum required standards set by L.B. Southwark's (Southwark New Homes Design Standards) and the GLA (The London Plan).

4.6.2 Tenure & unit mix

The tenure of this site is 100% council rent.

A breakdown of unit types, ranging from 1-bed to 3-bed units, is provided in the accommodation schedule to the right.

The scheme provides 73% of dwellings suitable for three or more occupants and 36% suitable for at least five occupants - exceeding the current and new Southwark plan requirements.

4.6.3 Wheelchair units

The scheme does not provide any full wheelchair accessible units as the Tenants' Hall and the residential access and ancillary requirements occupy the whole of the ground floor. In addition the size of the site and overall financial viability, does not allow to include a second lift as it would not be viable in terms of costs and space for only 11 units. The required wheelchair unit will be offset by over-providing in another development within the Southwark development programme.

4.6.4 Aspect

The shape of the building helps to avoid single aspect units. All of the units are dual aspect with some triple aspect units. The 2-bed and 3-bed flats have their living spaces to the corner of the building to benefit from dual aspect and an excellent level of daylight and sunlight.

4.6.5 Quality of accommodation

All homes with 2 or more bedrooms have a separate kitchen and 3-bed units have a second WC according to L.B. Southwark's standards (Southwark New Homes Design Standards) and preferences.

4.6.6 Tenants' Hall

The Tenants' Hall to the ground floor has a total GIA of 360m² + basement of 112m² compared to the existing hall of 350m².

Site Application Area:	1401.4	Sqm
	0.1401	Ha

Level	Unit	Type	Beds	Hab Rms	GIA	Tenure	Amenity
-1	0.00	Community Centre			112		
GF	0.00	Community Centre			360		
1	1.01	2B4P	2	4	73	SR	13.0
1	1.02	3B5P	3	4	92	SR	36.0
1	1.03	1B2P	1	2	51	SR	28.0
2	2.01	2B4P	2	4	72	SR	12.5
2	2.02	3B5P	3	4	92	SR	10.0
2	2.03	1B2P	1	2	57	SR	6.0
3	3.01	2B4P	2	4	71	SR	11.0
3	3.02	3B5P	3	4	92	SR	10.0
3	3.03	1B2P	1	2	57	SR	6.0
4	4.01	2B4P	2	4	70	SR	10.0
4	4.02	3B5P	3	4	92	SR	10.0

TOTAL UNITS	11
TOTAL HAB ROOMS	38

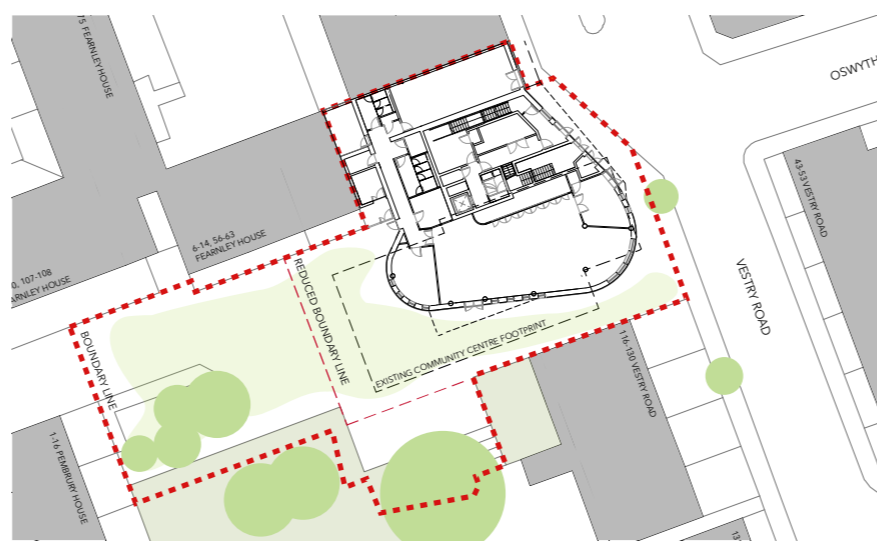
DENSITY

78	dwellings/ha
271	hab rooms/ha

OVERALL PERCENTAGES

	Units	% of units		H/r	% of H/r
1B2P	3	27%		6	16%
2B4P	4	36%	73%	16	42%
3B5P	4	36%		16	42%
Total	11	100%		38	100%

Schedule of Accommodation



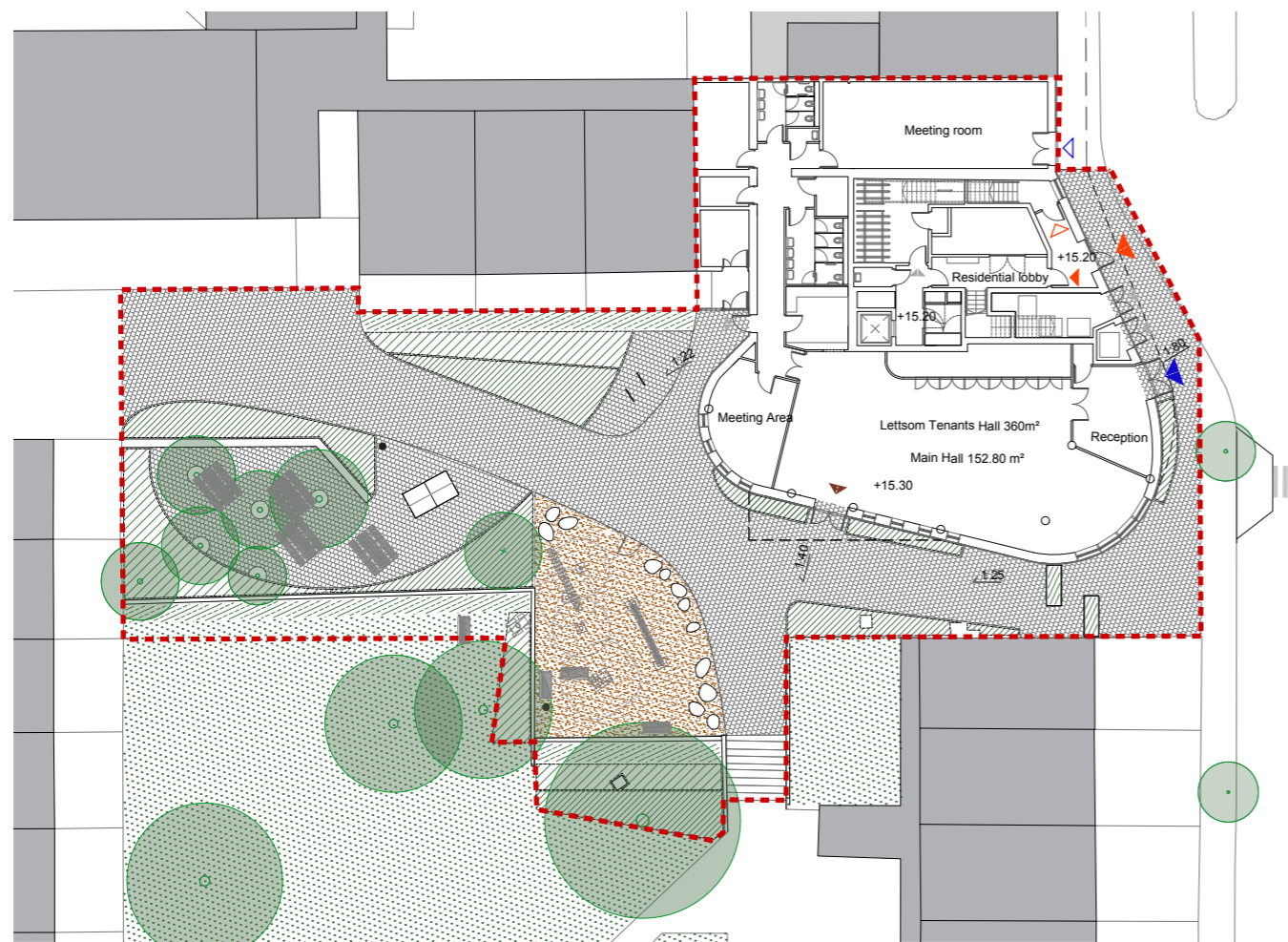
Density

	Required	Provided
Cycle Storage Provision	20.5	22
Recycling Provision (L)	970	1 1100L bin
Residual Waste Provision (L)	1455	2 1100L bin

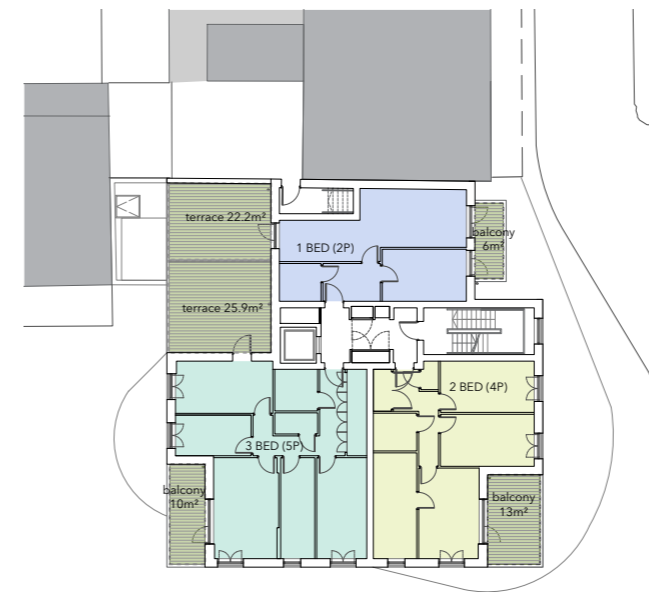
4.7 Amenity Space

Private amenity space has been provided for every unit within the scheme. The first floor 1 bedroom unit, all 2 bedroom and 3 bedroom units meet L.B. Southwark's minimum standards of 10m² per unit while the first and second floor 1 bedroom units meet GLA standards. Due to the constraints of the site and close proximity to existing windows it wasn't possible to increase the size of those balconies to 10m² without impacting upon privacy and visual appearance. The reduction was agreed with planning officers during the pre-application discussions. In all instances, these balcony or terraced spaces are at least 1500mm in depth to ensure that they provide usable space.

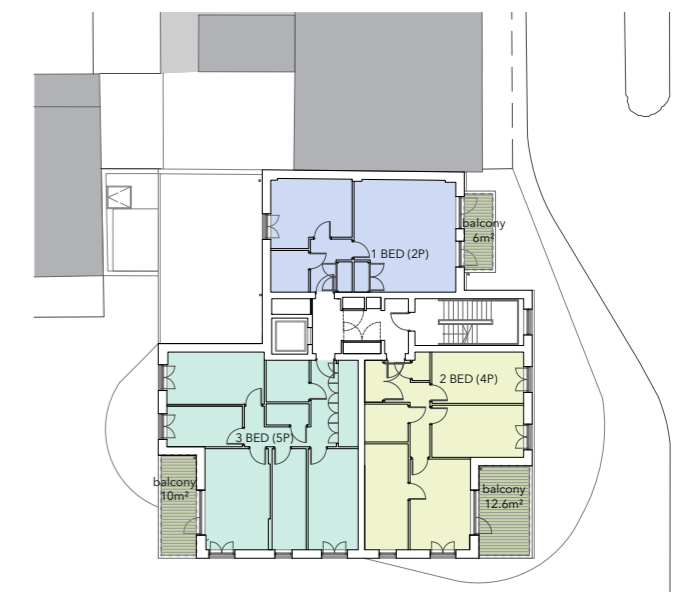
Due to site constraints and the requirement for Air Source Heat Pumps on the roof, the re-provision of the Tenants' hall does not include private communal space. However, the site sits alongside the landscaped square and the proposal includes the improvement of the surrounding public realm including proposed playground (please see section Landscape) for the benefit of all.



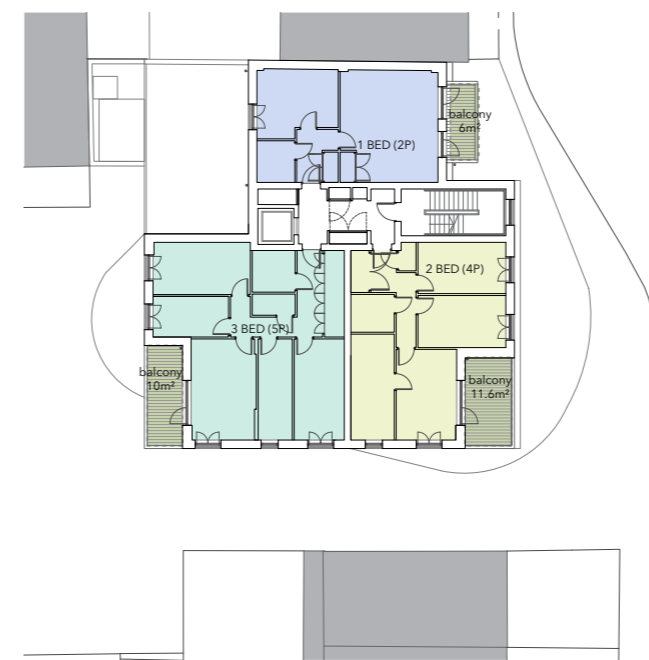
Ground floor amenity space



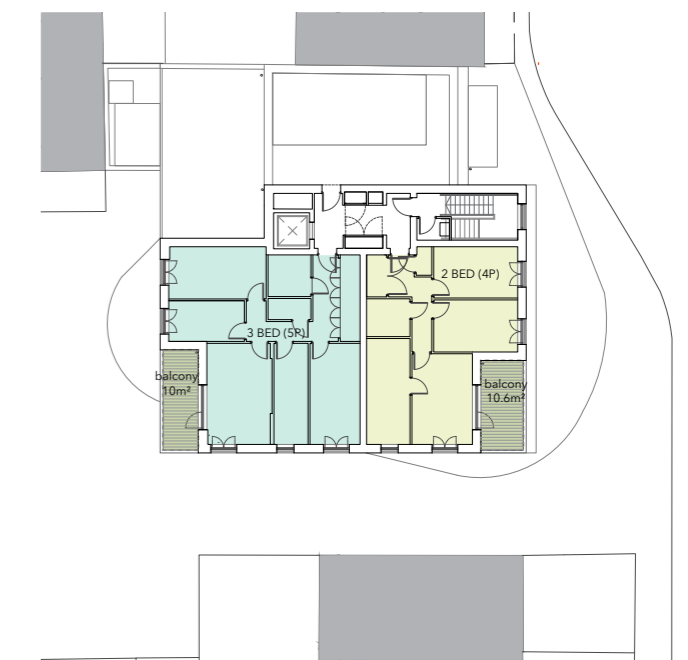
First floor amenity space



Second floor amenity space



Third floor amenity space



Fourth floor amenity space

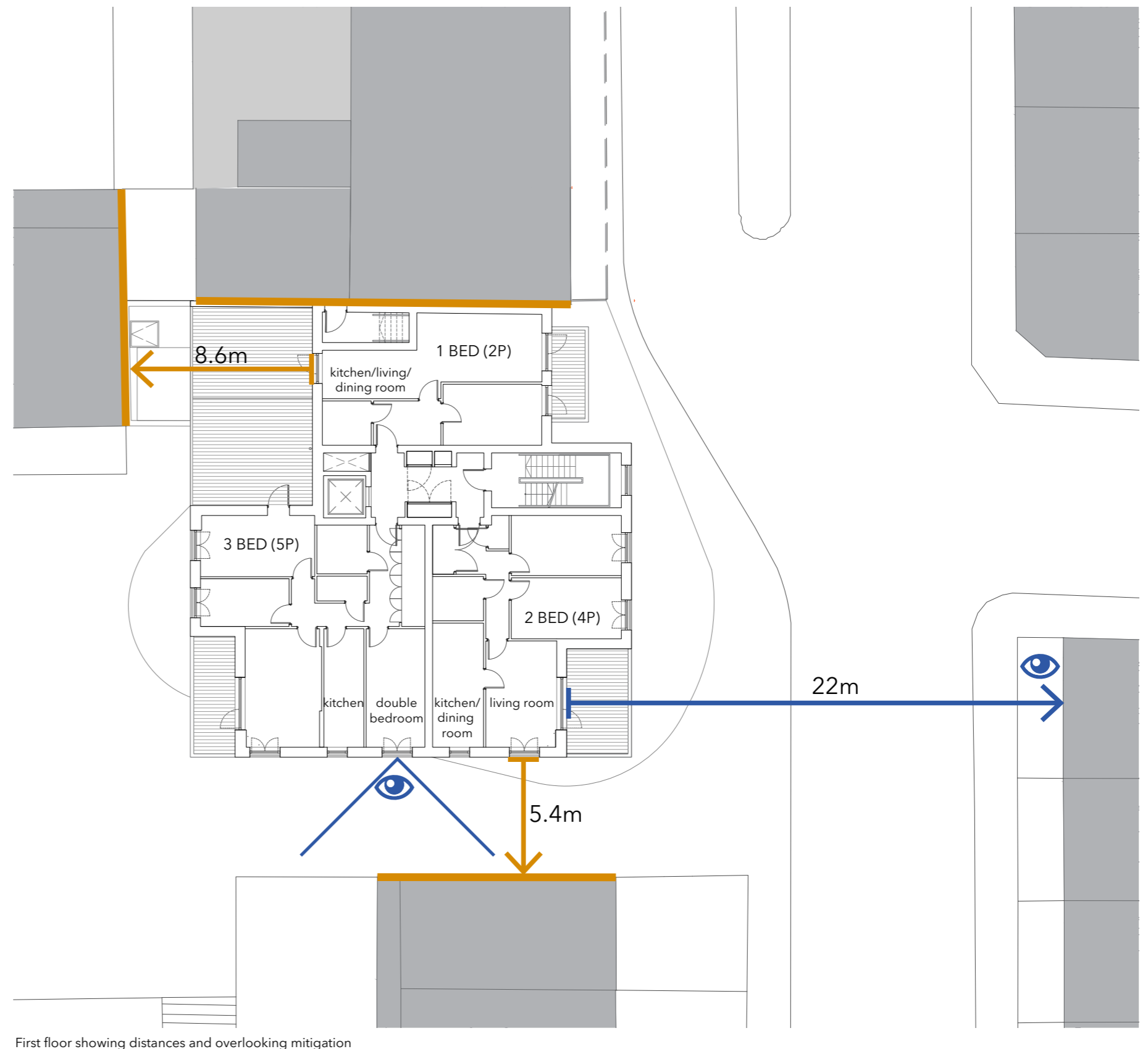
4.8 Proximity and Overlooking

The massing and placement of windows has been considered from an early stage to ensure that direct views out from adjacent properties are not impacted.

Due to the site constraints the closest wall between the proposed and existing building is 5.4m away. The wall opposite has no windows and therefore, no overlooking problems are created. Windows facing this wall are mainly secondary living room and kitchen windows with an exception of bedroom window in the 3 bedroom units. The position of the window in relation to the wall allows for views out towards the open courtyard.

Windows facing Vestry Road are 22m away - greater than the typical 21m separation distance required given for facing windows.

Windows facing west from the one bedroom units look towards a blank gable end so there is no overlooking issue at this location. Views out are generally from bedrooms and they have wider oblique views to the north or south providing good levels of daylight and sunlight. Other west facing windows are at 90 degrees to the closest windows - avoiding any direct overlooking. Balconies are placed to the southerly corners, furthest away from those in Fearnley House. The balconies to the 1-bedroom units are set back from the adjacent building line.



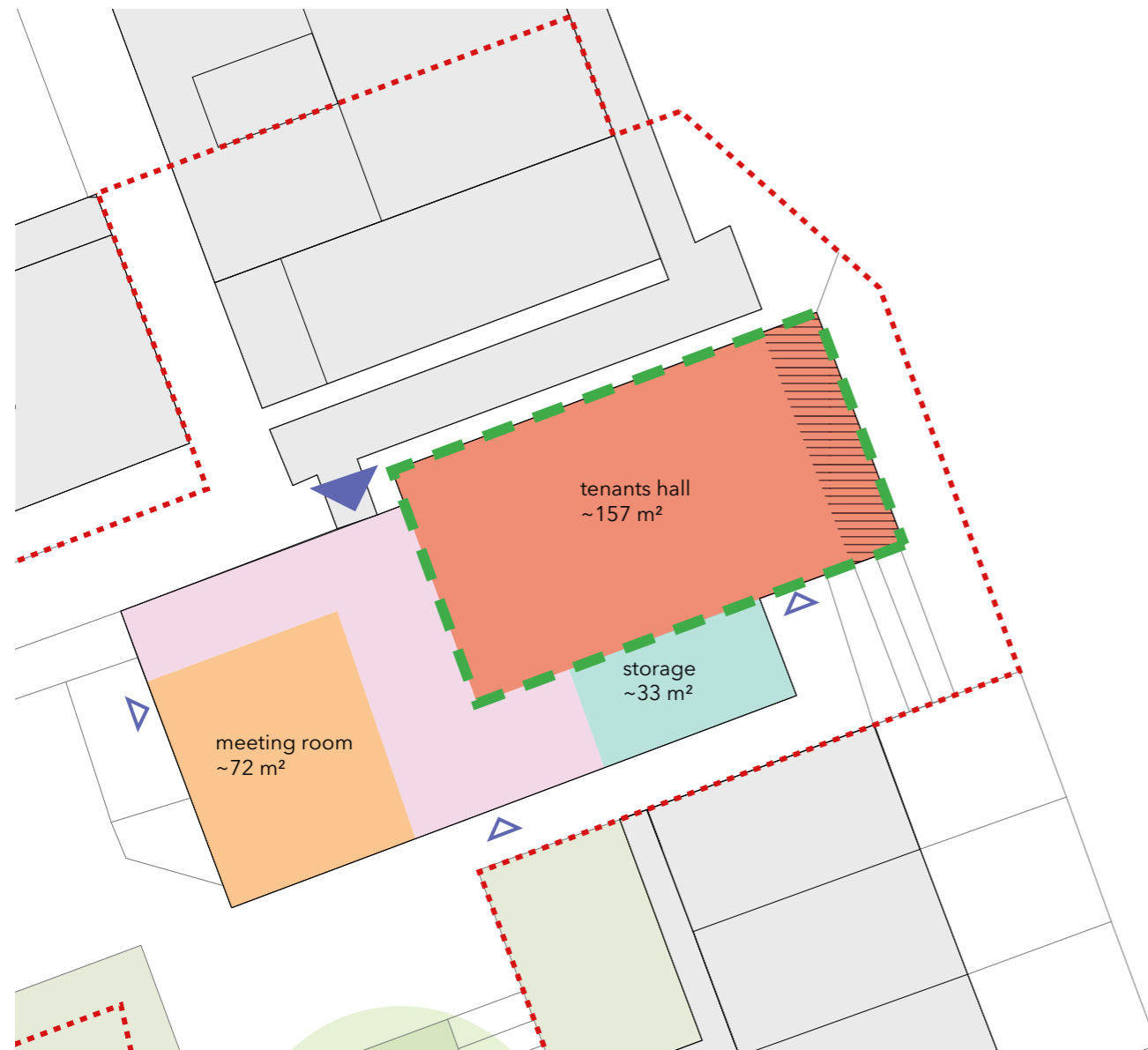
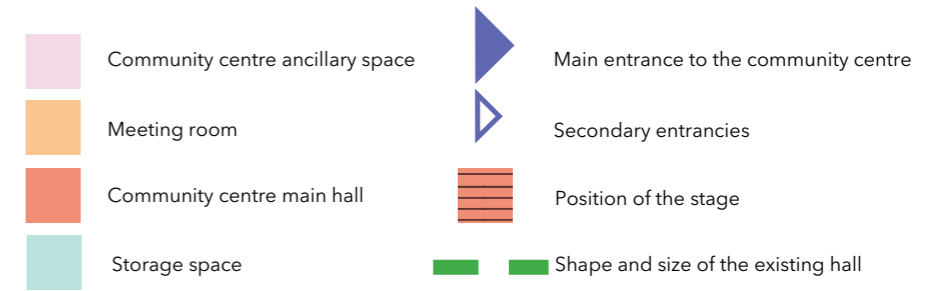
4.9 Tenants' Hall - Comparison of existing and proposed

As requested by the Tenants' and Residents' Association (TRA) the new hall follows or exceeds the room sizes of the existing hall. The main hall at 155m² is of a similar size and proportion to the existing hall. A reception space has been added to create a noise breakout and thermal buffer between the hall and the pavement. The existing Tenants Hall had only one meeting room versus this new proposal which accommodates two separate meeting rooms - the one within the existing retail unit is of a similar size found in the existing hall but can be operated and accessed separately from the main hall space if required. They would use shared facilities such as toilets, but the arrangement allows flexibility and multiple users at the same time.

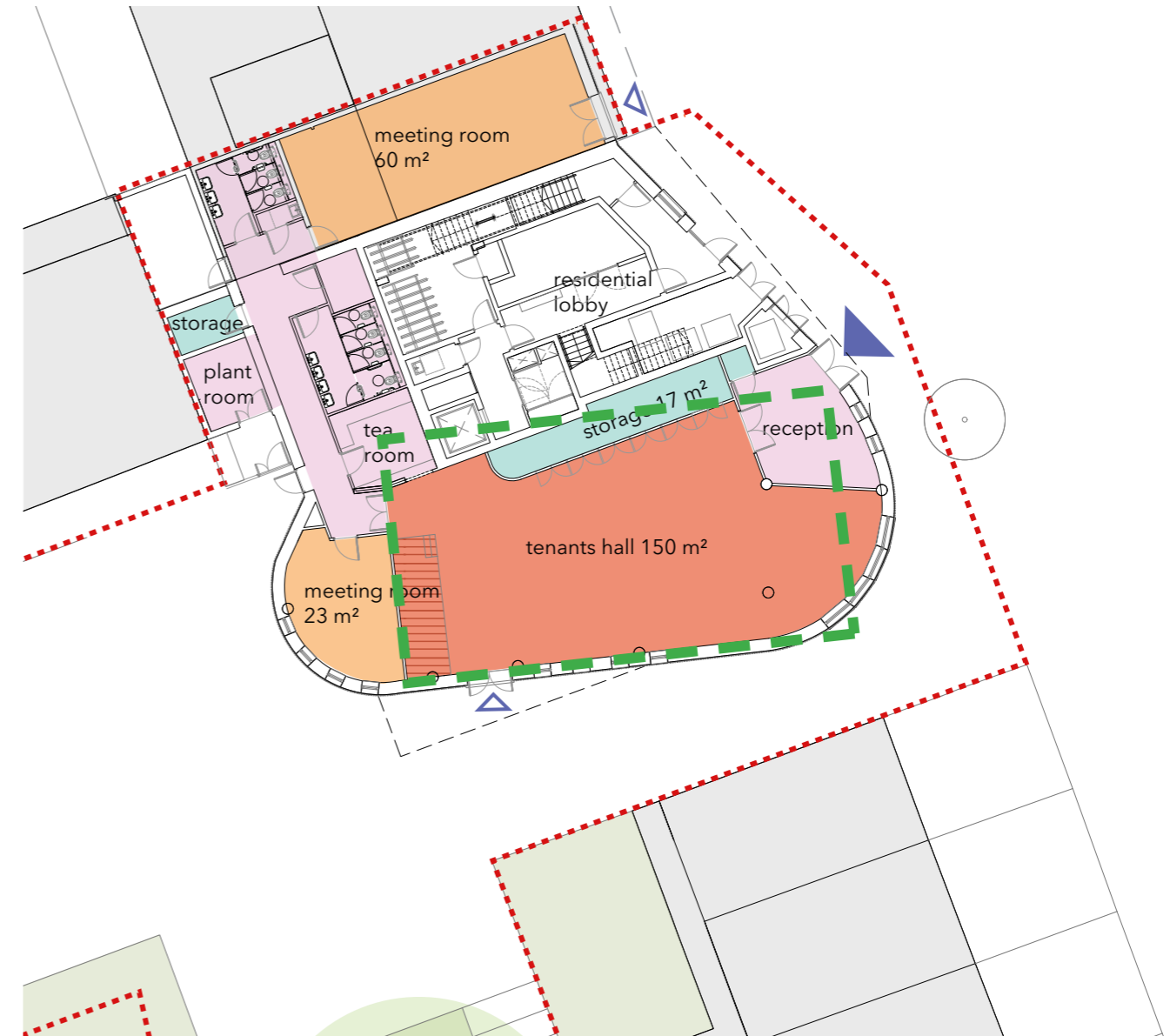
The new hall has much improved levels of wheelchair accessibility with wide doors, level thresholds and toilet facilities. A slope provides the transition in level between the main hall and meeting room due to the site's hilly topography.

A tea room allows light refreshments to be served and easily accessible storage allows for tables and chairs to be stored, providing flexibility in the use of the hall - see the following pages.

The main hall space has been designed to accommodate 120 people.



Existing Tenants' Hall plan

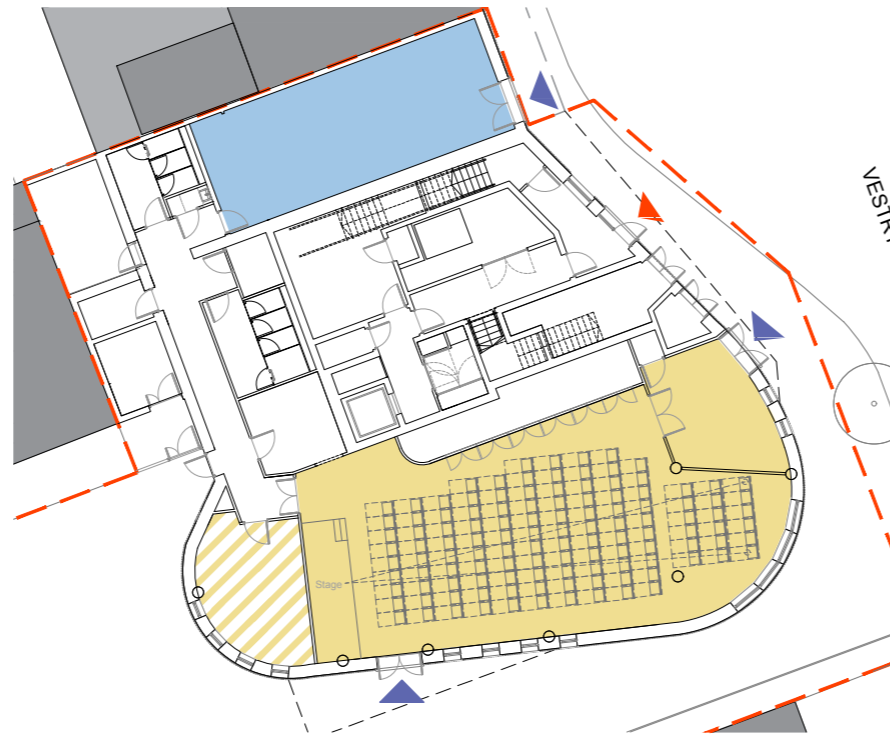


Proposed Tenants' Hall plan

4.10 Tenants' Hall- Flexibility

The internal design of the Tenants Hall has been carefully considered to be able to host different types of events and to host up to 3 separate events at the same time. During the planning pre-application discussions, officers wanted to see how the space would work effectively and the relationship with the buildings structural columns. The space is generally free of structure except to the eastern end but this does compromise the flexibility and usability of the space.

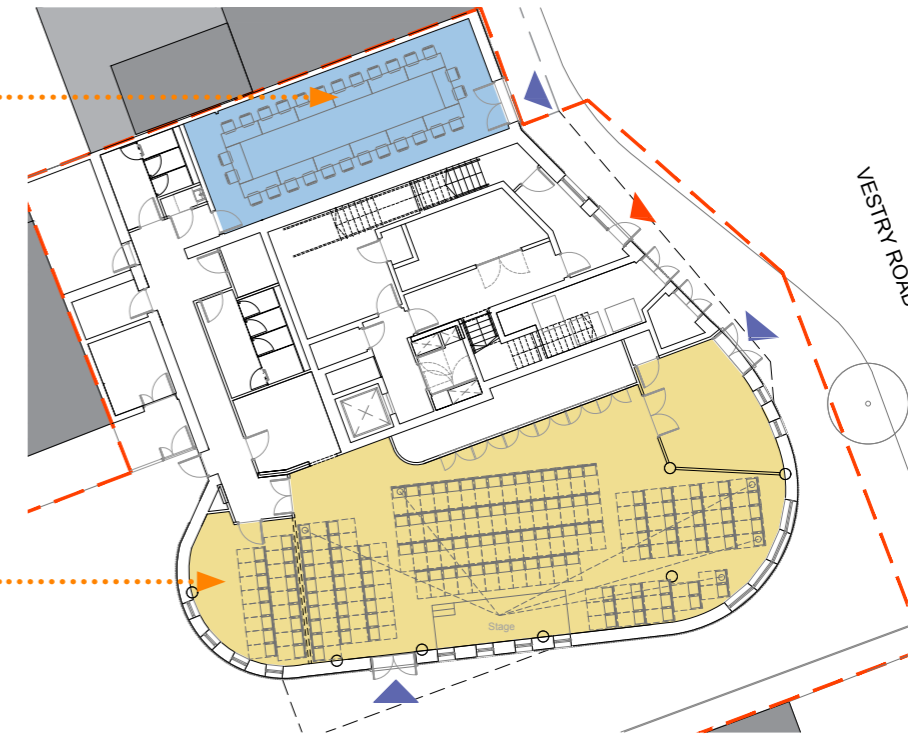
The diagrams to the right show the potential configurations.



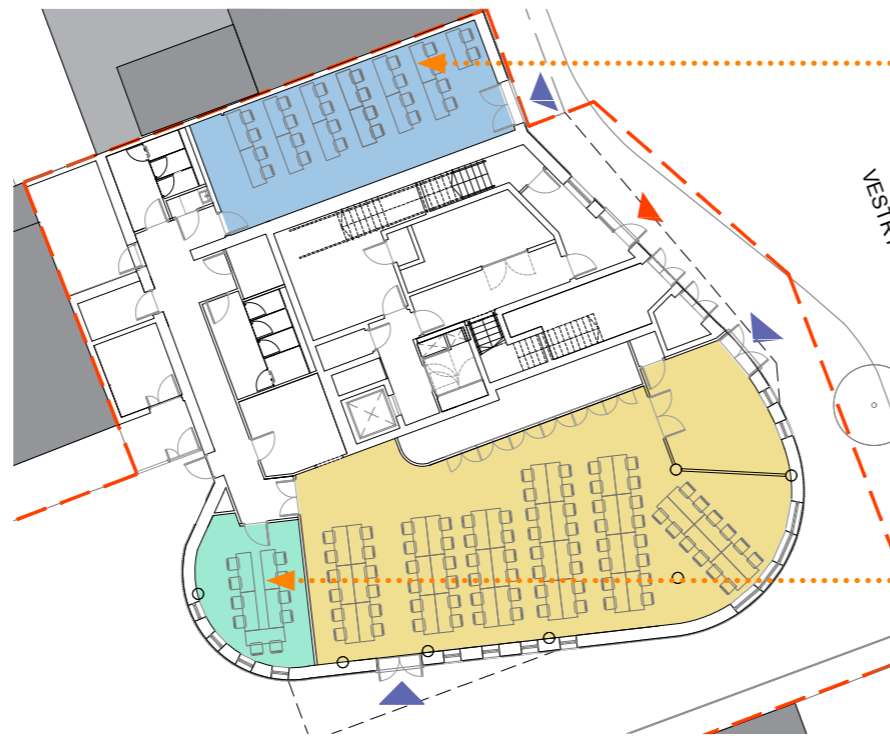
120 seats- stage to the left. Meeting room as a backstage

28 people

18 people



120 seats- Hall and Meeting Room together- Extended Hall



Hall and Meeting Room used separately sharing facilities

28 people

10 people



Entrance/Foyer

5 Height and Scale

5.1 Existing

Lettsom Estate is made up of 4 storey buildings with pitched roofs: 76-112 Vestry Road **(A)**, 116-130 Vestry Road **(D)**, Pembury House **(E)** and Fearnley House **(F)**. Opposite the site there are two and three storey housings **(B and C)**.

The proposal site is considered one of the main gateway into the Lettsom Estate and together with the Tenants' Hall creates a focal point from the estate and from Vestry Road.

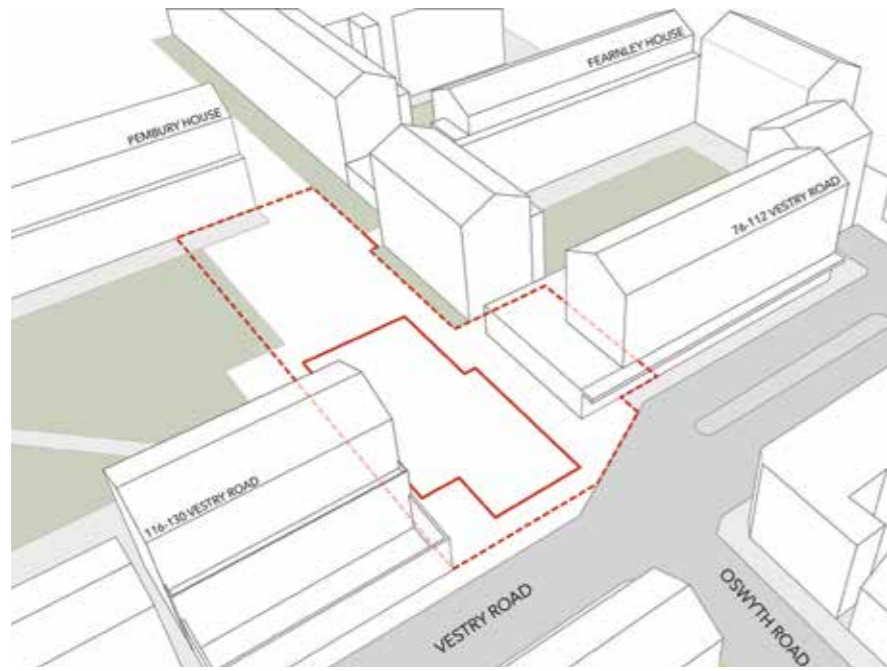


Storey height diagram



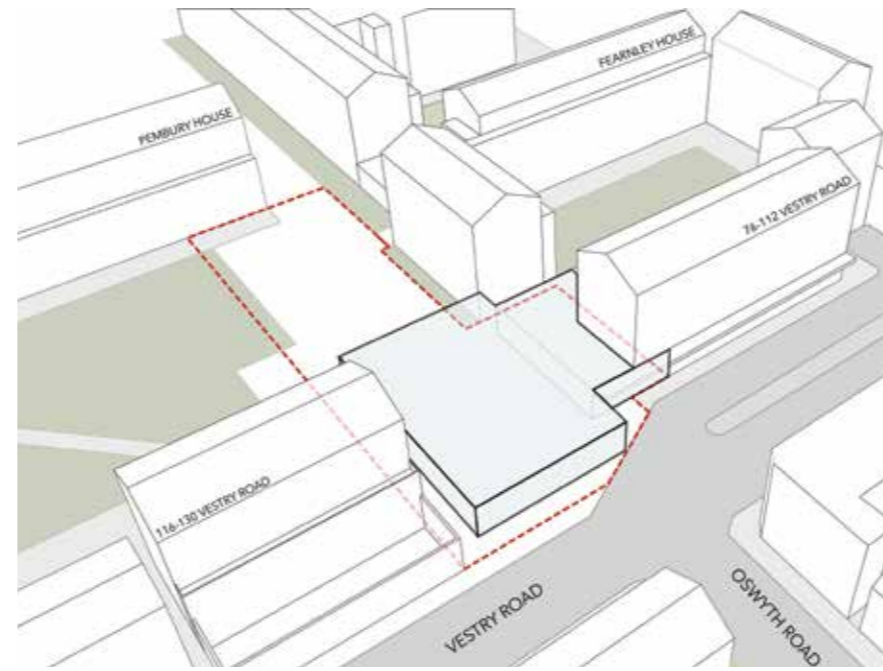
Aerial view

5.2 Massing Evolution



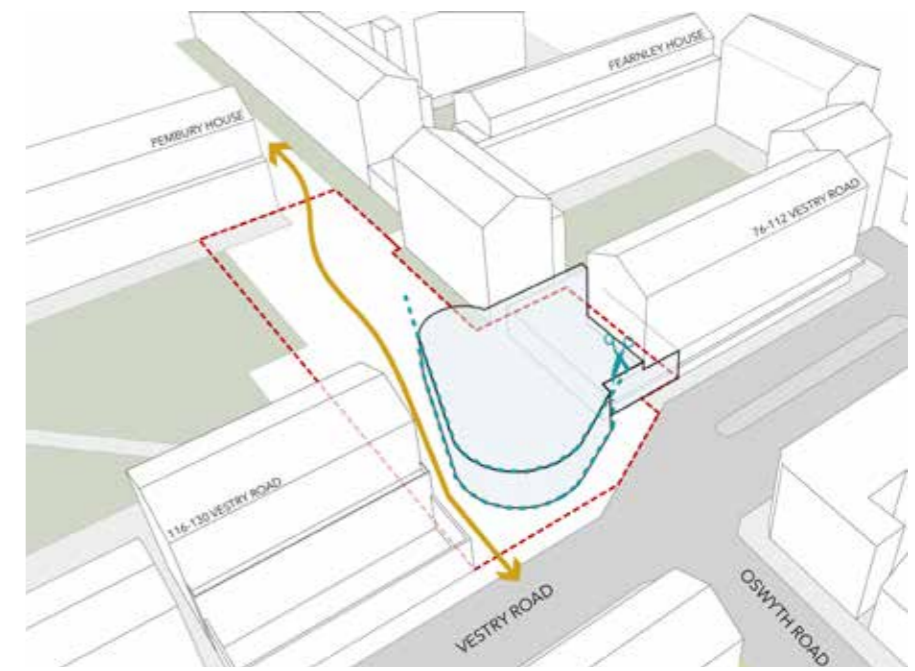
① Site boundary and footprint of the existing Lettsom Tenants' Hall.

Existing Tenants Hall to be removed due to its poor condition.



② Possible building footprint.

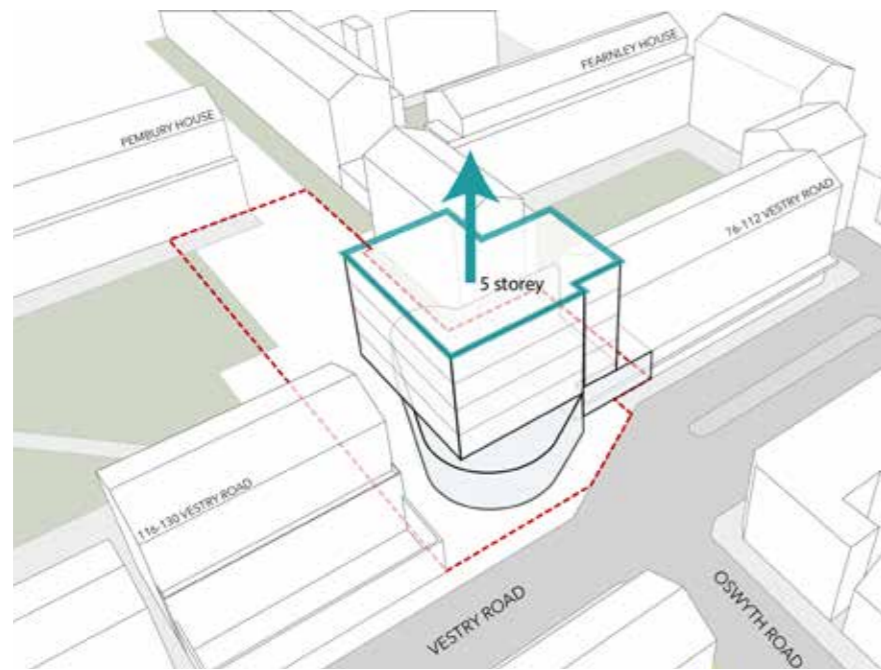
Potential footprint of the building. The main consideration is to minimise its overlooking and sunlight/daylight impact on adjacent properties.



③ Proposed new Tenants' Hall at ground floor level

Ground floor layout responds to the immediate context by improving pedestrian links to the Lettsom Estate, Pembury Garden and Vestry Road.

In addition the proposed building breaks the rhythm of the existing streetscape by its rounded form to highlight the Tenants' Hall and the enhanced gateway into the Lettsom Estate. The proposed building attaches to 76-112 Vestry Road to make better use of the two existing shops, to follow the street frontage and to create one main connection into Lettsom Estate.

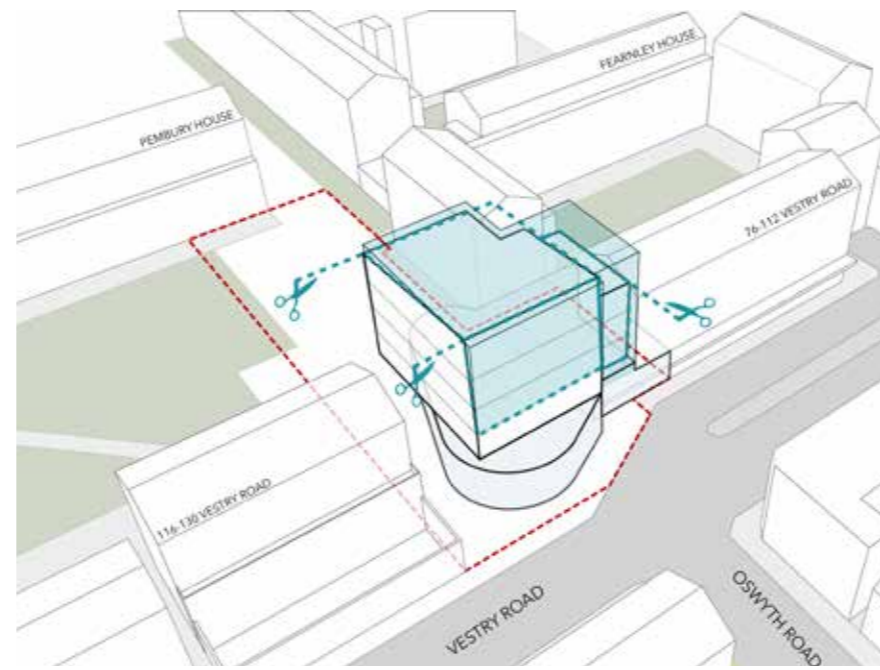


4 Proposed Height.

The proposal relates to the adjacent buildings and seeks to restore the streetscape.

The residential part of the building is 4 floors in height over the hall.

The prominent character of the building strengthens its use as the Tenants Hall. The height is one storey taller than the surrounding context.

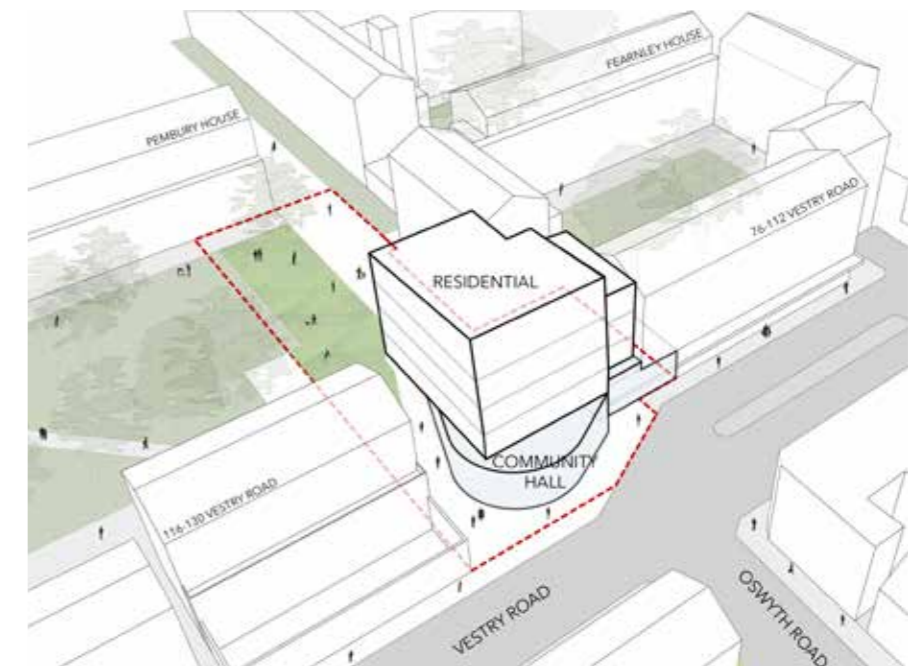


5 Proposed massing cuts.

By reducing the mass of the proposed building relates better to the adjacent buildings. Part of the building that connects to the 76-112 Vestry Road is reduced to 4 storeys and set back to create a transition towards the taller part of the building.

The front elevation has been angled to reduce the visual impact of the building.

The shape and position of the building has been carefully designed to minimize overshadowing, overlooking and impact on adjacent properties.



6 Proposed landscape

The proposed landscape seeks to enrich the existing community gardens and to improve pedestrian connections.

A playground, new picnic area and planting have been carefully designed with the help of local residents who were part of the project group meetings.

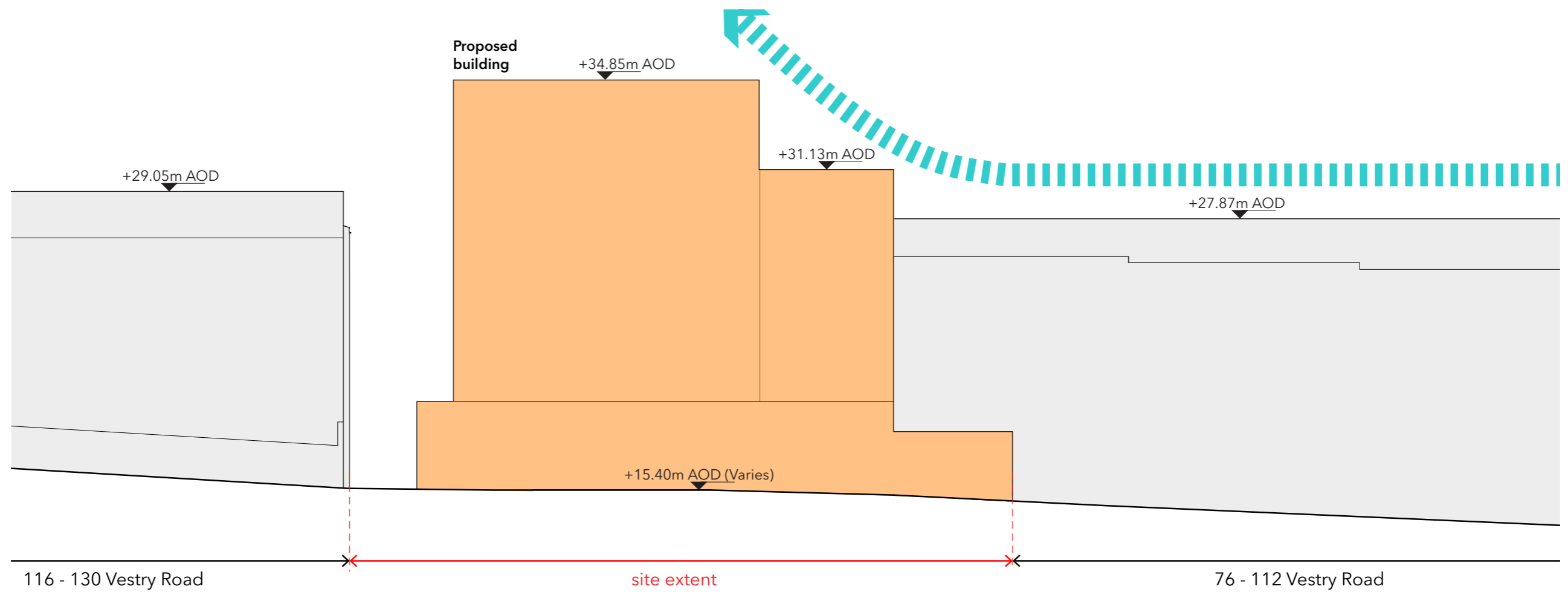
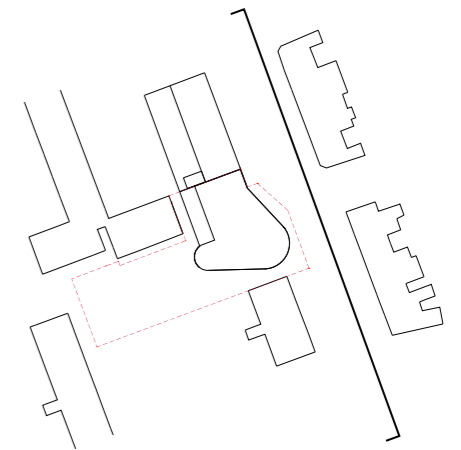
The new pedestrian connection is much wider, open and secure than the existing pair with hidden corners and lack of overlooking.

5.3 Height and Scale

The proposal responds to the heights of adjacent buildings and at the same time creates a rhythm to highlight the Tenants' Hall and the enhanced gateway into the Lettsom Estate.

The diagram below illustrates in detail how the heights of different parts of the proposal have been established. The proposal is for five storeys facing the new access route and the flank wall of 116-130 Vestry Road. As the proposed building attaches to the flank elevation of 76-112 Vestry Road, the building steps down one floor to four storeys in height. The footprint steps back at this location to further act as a mediation between the proposed and existing.

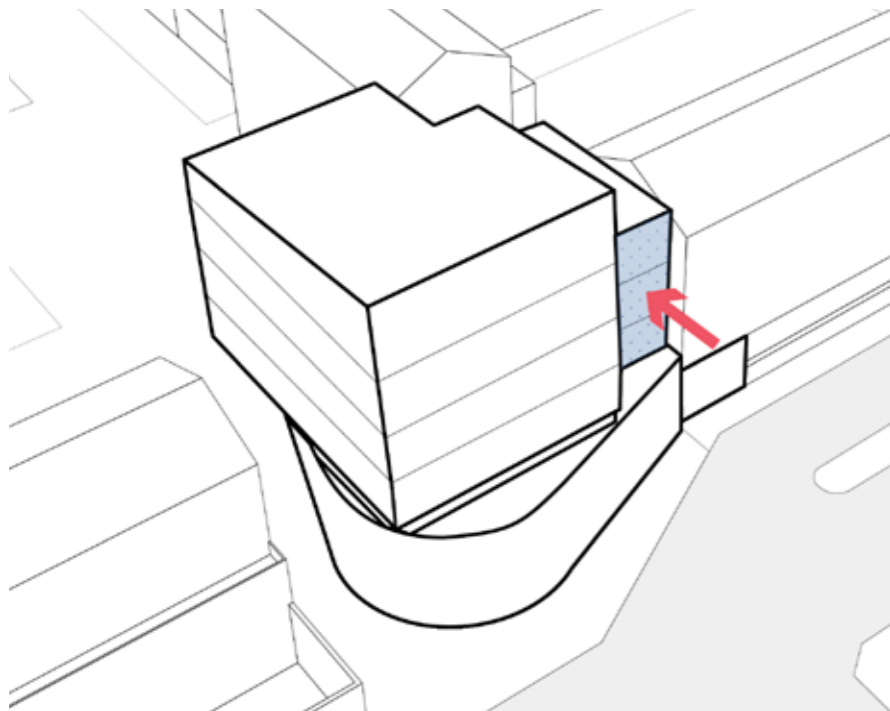
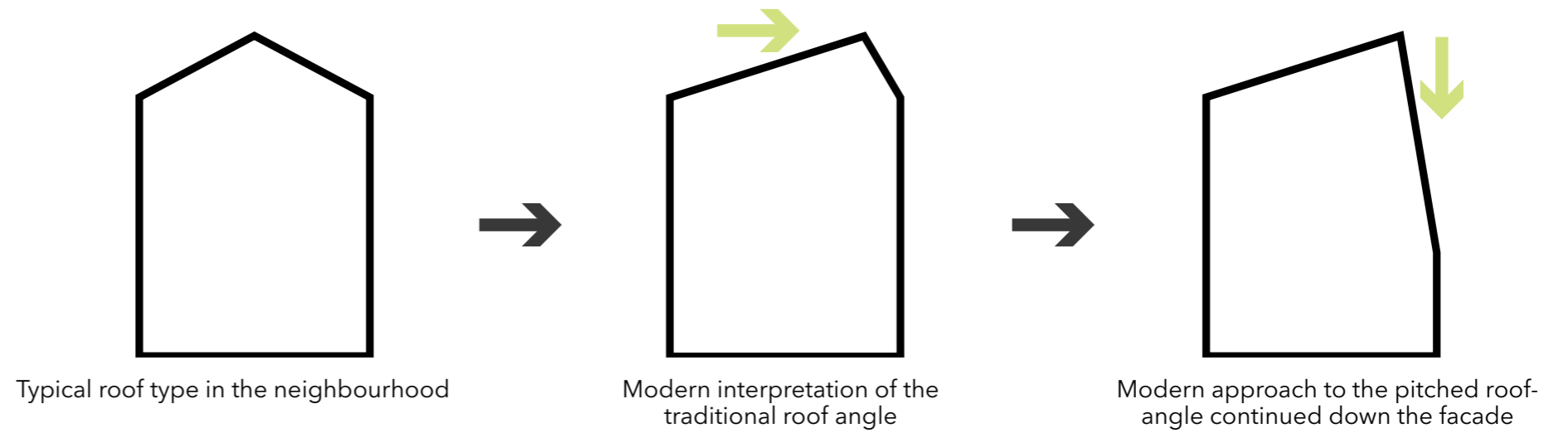
The ground floor acts as a plinth that continues the existing shopping parade canopy over the new residential entrance before projecting out to form the proposed Tenants' Hall. It gently sweeps around the side of the building to guide you into the estate and helps to avoid right angles that could be prone to anti-social behaviour and acts as contrast to the geometry of the residential uses above.



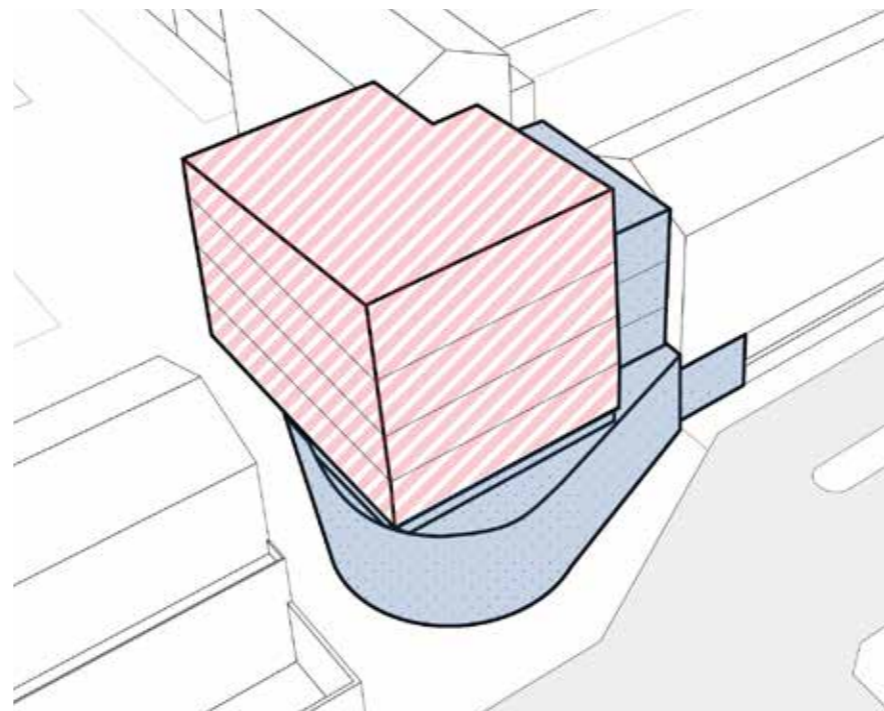
Proposed massing diagram

5.4 Massing concepts

The proposal adapts to the surrounding context with a modern interpretation of the neighbouring building roofs which are predominantly blocks and terrace houses with pitched roofs. The pitched point has been shifted towards Vestry Road. This also celebrates the difference in scale and height between both Vestry Road and Pembury House garden elevations. In addition, by shifting the angle we managed to reduce the visual impact of the building.

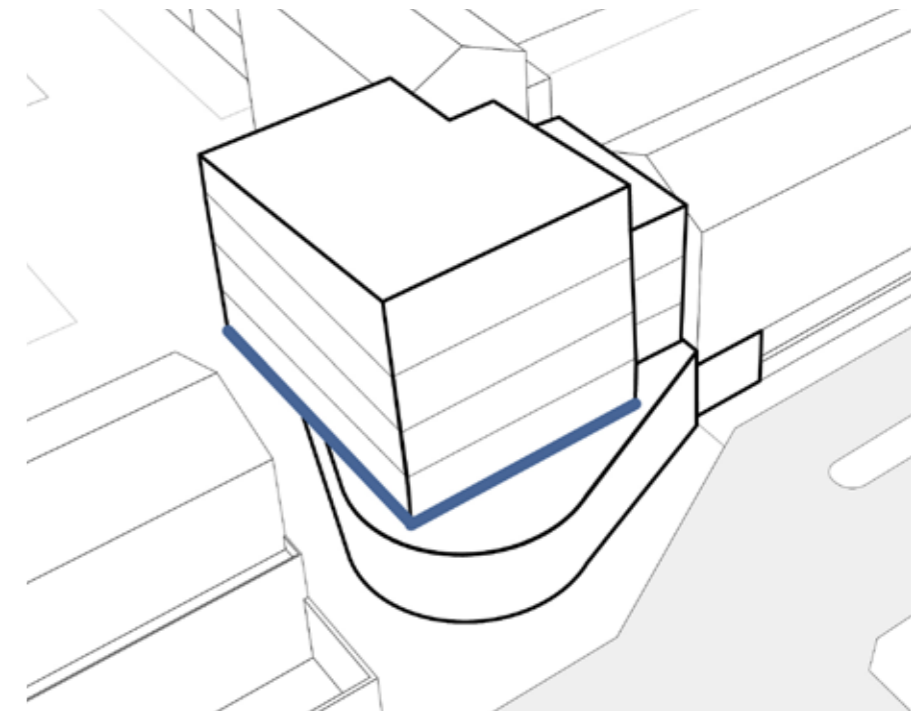


The massing is broken in two pieces. The part attached to the existing 76-112 Vestry Road is set back and lowered to create a transition between the existing and the proposed buildings.



The proposed building consist of 2 different colours/tones and materials. The darker material wraps around the Tenants' Hall and up onto the lower part of residential block in tone, not material which is brickwork with a dark mortar.

The main residential block uses the same brick colour with natural mortar and projects further giving the impression that it appears from the darker background.



The Tenants' Hall elevation is higher than typical floor height and the base of the residential block is set back to create the effect of "floating mass".

6 Appearance

An extensive design development process has taken place in order to arrive at the proposed scheme, a design which complements the urban and historic setting, yet it is modern and responds to contemporary standards of living. The majority of the facades are brick with decorative elements and details contributing positively to the character of the neighbourhood.

The key elements of the design concept for the development are addressed throughout this section.

6.1 Surrounding context

6.1.1 18th Century

On the north side of Peckham Road, there is a row of elegant Georgian houses built in 1790. Originally called Alfred House, the premises were initially used as a school and later sold to the Royal Navy. The houses, renamed Camberwell House, became an asylum in 1846. The building became council offices in 1955 and more recently halls of residence for UAL Camberwell School of Art with the exception of the Southwark Registry Office which remains in one of the houses on the south side. The extensive gardens behind the houses on this side of the road was formed into a public park, Lucas Gardens, which opened in 1955.



Southwark Registry Office and UAL Camberwell School of Art

6.1.2 Late 19th Century terraced houses

On the opposite corner to Lucas Gardens the Bickleigh Arms had been serving Camberwell since Victorian times, being recorded as a tavern in the 1881 census. It's been closed since circa 2004 and now used for other uses.

The area between Camberwell, Lucas Gardens and the railway was formed of terraced houses. It remains two and three-storey Victorian houses along Vestry Road, Linnell Road, Oswyth road and Gairloch Road which create a quiet and intimate complex with its own identity.



2007



2018



43-53 Vestry Road



Oswyth Road

6.1.3 1970s redevelopment

Lettsom Estate. The area within Lettsom Street, Camberwell Grove, McNeil Road and Vestry Road, was redeveloped around 1970. Three storey buildings with pitch roof and four storey duplex deck-access blocks with pitch roof set around courtyards. The building features two types of elevations: deck galleries along one facade and a regular fenestration design along the opposite one with blank ends.

Common across all periods of development is the use of brick, generally London stocks. This common feature has been the



76-112 Vestry Road



116-130 Vestry Road and 132-142 Vestry Road



Fearnley House



Pembury House

6.2 Elevation Studies

The original uniformity of the Victorian terraced homes has been changed by the Lettsom Estate built in the 70's that successively overshadow the original character of the area.

Original character of the area represented by Victorian terraced houses in Vestry and Oswyth road are built from a typical yellow London stock brick.

Lettsom Estate built in yellow or red brick has changed the uniformity of the street with existing Tenants Hall using a dark red colour.

Overall, most of the buildings appear to be in buff and light red colour with many buildings painted or rendered.

Therefore its impossible to distinguish a strong pattern of colour of the area. That is the reason why we decided to use lighter brick colour in very light buff colour to unite the different patterns and colours in the street. As well as to make this building stand out because of its function as a Tenants Hall.

During the fifth project group meetings FBM widely discussed facade design and brick colours.

During the process the residents were not in favour in using dark brick colour or metal battens in the 'set back' lower building as it appeared too dark. Therefore the final version agreed with all residents forming project group meeting was to use the same light brick colour but with dark mortar. 3 options presented to local residents can be found on the right.

6.2.1 Facade 'set back' colour studies

Metal battens



Dark brick



Light brickwork with darker mortar



West elevation with metal panels



West elevation with dark brick



West elevation in lighter brick with darker mortar



East elevation with metal panels



East elevation with dark brick



East elevation in lighter brick with darker mortar

The massing and details of the elevation have been carefully considered during design development. Changes, options and proposals were presented to residents and design team meetings throughout the development of the project.

The final proposal have been accepted and well received by all attendees.

The rear elevation design progress is shown to the right. We have considered different sizes of balconies and impact on proportion of the elevation.

In the final proposal, we have chosen a design with two windows and a balcony formed of brickwork with a panel of railings to continue the rhythm found to the Juliette balconies.

6.2.2 Rear facade balcony proportions studies



Balcony and one window



Balcony facing south and three windows



Final proposal: Balcony with two windows and partly with railings



Balcony along the whole facade



Balcony and two windows

6.3 Inspiration images



Slanted facade, full height windows and deep reveals



Full height windows with dark frames and reveals



Slanted facade, corner recessed balconies with high parapet.



Light buff brick with metal projecting balconies.
Karakusevic and Carson. Great Eastern Buildings.



Warm grey undulated metal sheet. Clear difference between both building uses, Tenants' Hall and residential.



Clear difference between building uses in terms of materials and shape.
FBM Architects. Pembury Circus



Opening protected by lattice during evenings



Opening protected by lattice with natural light

6.4 Elevations

6.4.1 Components

There are three main elements to the design - the Tenants Hall on the ground floor with curved form, four storey residential element in lighter brick colour and 3 storey- lower residential part that serves as a transition between the new building and existing 76-112 Vestry Road building.

The larger residential element have a gently sloped front facade whilst the Hall is curved to provide a contrast in recognition of its different use inside.

A new canopy extends the existing one found above the row of shops in 76-112 Vestry Road building. It will match the existing tiled material to help in connecting the new building with the existing shop frontage

The facade materials and decorative elements contribute positively to the historic urban character of the neighbourhood but responds to contemporary standards of living with a modern approach.

6.4.2 The Tenants Hall

The Tenants Hall design differs from residential part by its distinguished form and material. It is clad with vertical metal 'fins' to unify the overall elevation of solid walls, doors and windows - in some parts these are over the top of windows to allow light in. Some locations the fins stop short of doors to allow for clear views into the space.

The main entrance is emphasised by a wide glass double door and clear signage. Alongside the yellow sign are yellow metal 'fins' to add additional interest and highlight its the main entrance.

Similar signage alongside a narrower door opening indicates the residential entrance.



6.4.3 Residential block

The proposed brick references the colour to the existing context but with a slightly lighter tone.

This same brick colour is used throughout, however, in order to provide a transition between the existing building and proposed 4-storey (over hall) element, a darker mortar colour will be used to the 3-storey element. This helps create a vertical proportion to the elevation and adds visual variation.

Projecting balconies to the 3-storey part are finished with the same metal 'fins' as the ground floor but with gaps in between to lighten its character whilst maintaining privacy. Recessed balconies to the 4-storey element are finished in brickwork and they appear within the mass of the building.

Other decorative elements have been added to the elevation and are shown on the following pages.



6.5 Elevations - Active frontage and Privacy

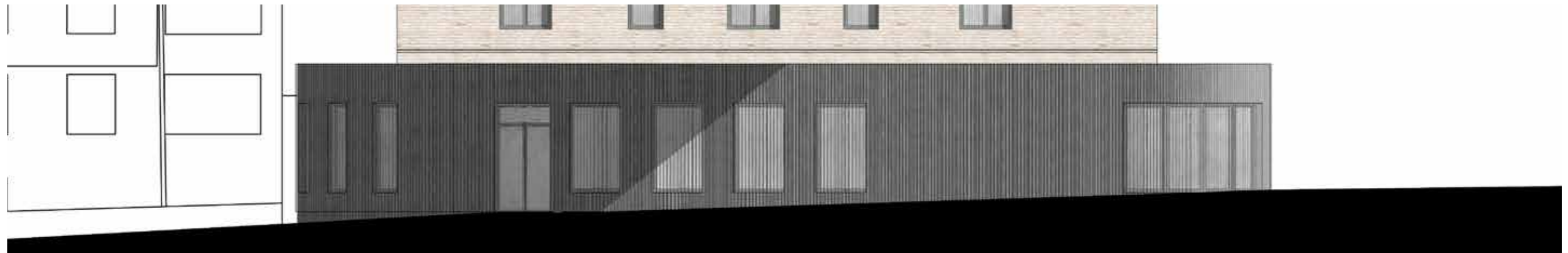
The Tenants' Hall main access is located along Vestry Road, the same as the meeting room access and entrance to the residential units. Secondary access to the ancillary functions of the hall is provided from Pembury House Gardens.

Our aim is to provide clear distinction between the Tenants Hall access and residential access. This is achieved by larger glazed openings to the Tenants Hall with clearly visible signage next to the door. Smaller signage with smaller door opening clearly indicates the residential access.

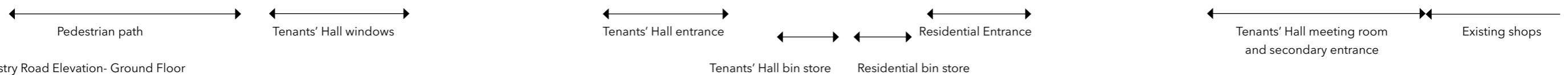
To minimize pedestrian confusion, no additional signage is provided next to the meeting room space. It might have signage on the inside dependant on future users.

To promote visual activity and connection into the hall, along with passive surveillance for security, we have included multiple windows across the Tenants Hall's elevation. This also provides good levels of natural light inside.

The windows are screened with metal battens to allow for natural light to enter inside, to provide views out and importantly, views in to see the activities taking place inside. Battens will ensure that the security of the hall is protected and avoids unsightly roller shutters, which can often be left lowered, even when there is activity inside. The battens will help to provide protection from antisocial behaviour and provide a balance between being 'on display' inside and promoting community outlook and welcome.



South Elevation- Ground Floor



Vestry Road Elevation- Ground Floor

6.6 Views



View from Vestry Road - note that this image includes the potential adjustment and kerb build-out to the existing lab-by.



6.7 Amendments to address pre-application comments

There were a number of items raised in the planning pre-application submission in October 2019. All of the comments were addressed - the key items were.

Soften the colour of the proposed dark brick.

Response: It is proposed to use the same brick as the main part of the residential building but using a darker colour of mortar. This still emphasises the set back without adding an extra colour to the composition. The colour of the residential part is in line with the warm tones used in the surrounding buildings and provides for a subtle variation.

Corner of the building above the top floor balcony looks solid.

Response: This corner helps to compose the sloped elevation and articulate the overall mass. It is without a soffit so light will penetrate through, providing additional depth and shadowing. In order to reduce the extent of solid brickwork, we have added a feature of gradually projecting bricks as shown.

Additional detail is required on the blank wall between the two residential volumes.

Response: A feature texture of lightly projecting bricks has been included to add texture and variation to this elevation.

Balcony size of the 1 bed units could be reduced to reduce its visual impact and relationship with the adjacent elevations.

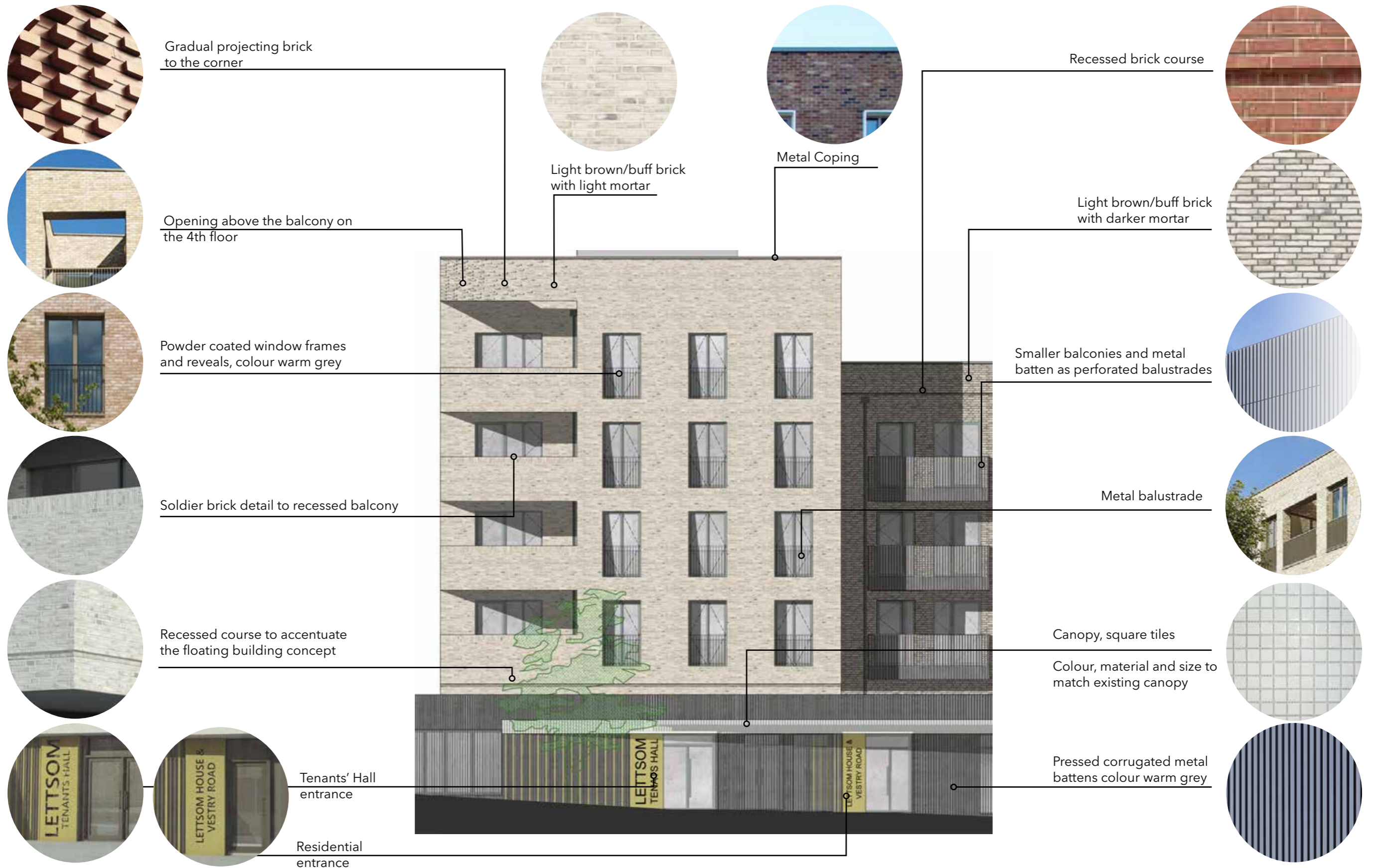
Response: The balconies have been reduced to 6 sqm and the depth is 1.5m, allowing for a table and two chairs to be placed and used effectively.

Balcony appearance. Look to use a combination of solid and perforated balustrade.

Response: The material used to the ground floor has been brought up onto the upper floor balconies. This follows our concept of materiality shown in earlier sections of this report. To reduce its solidity since the pre-application submission, the metal battens are spaced to allow light and views in or out. The battens are approx 60x40mm with approx 60 mm gap in between. This ensures that privacy and perceived overlooking across opposite properties is considered against the proposed design and lightness of detail.



6.8 Detailing



6.9 Cladding details - Tenants Hall

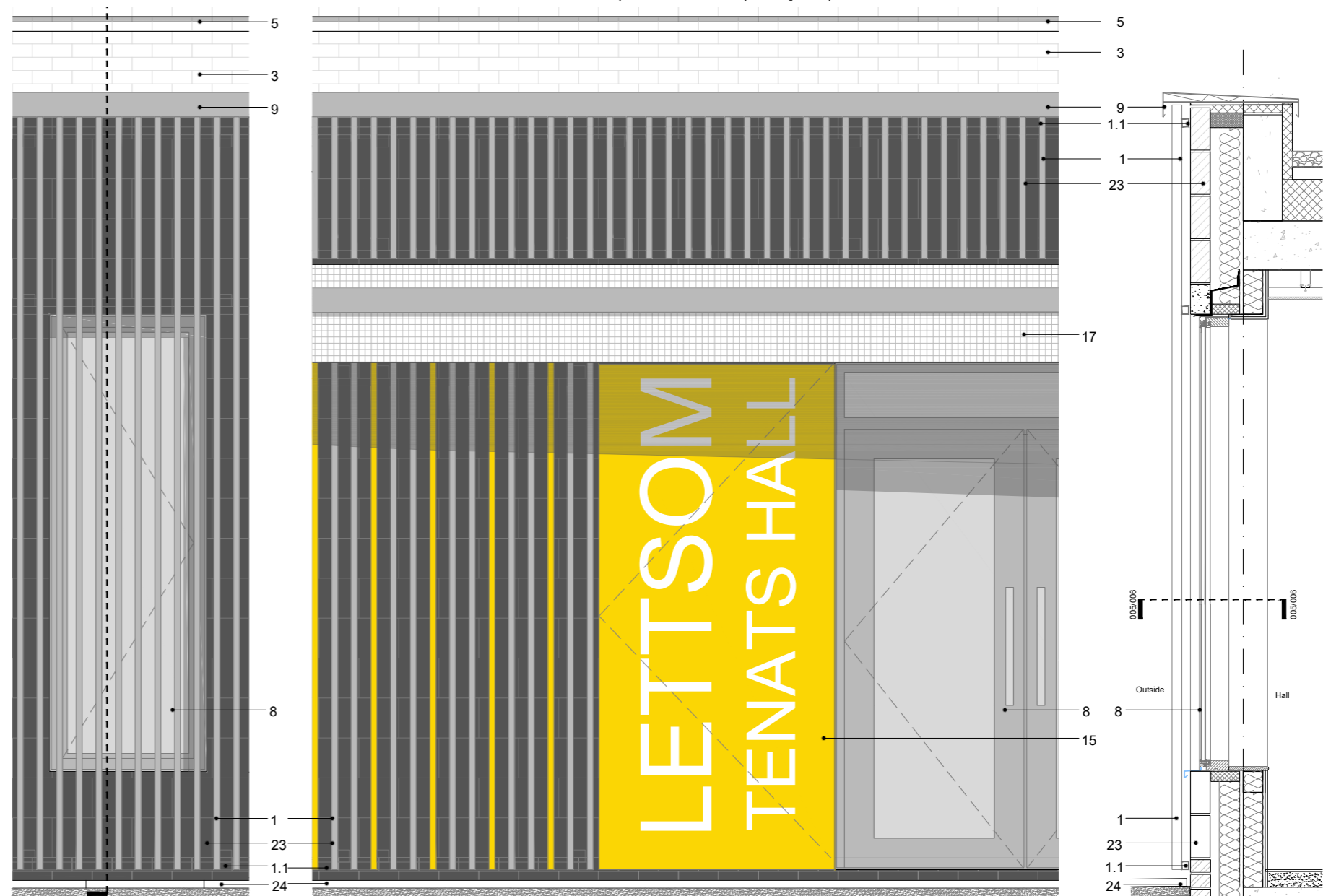
6.9.1 Precedent images



6.9.2 Proposed - typical window and main entrance.

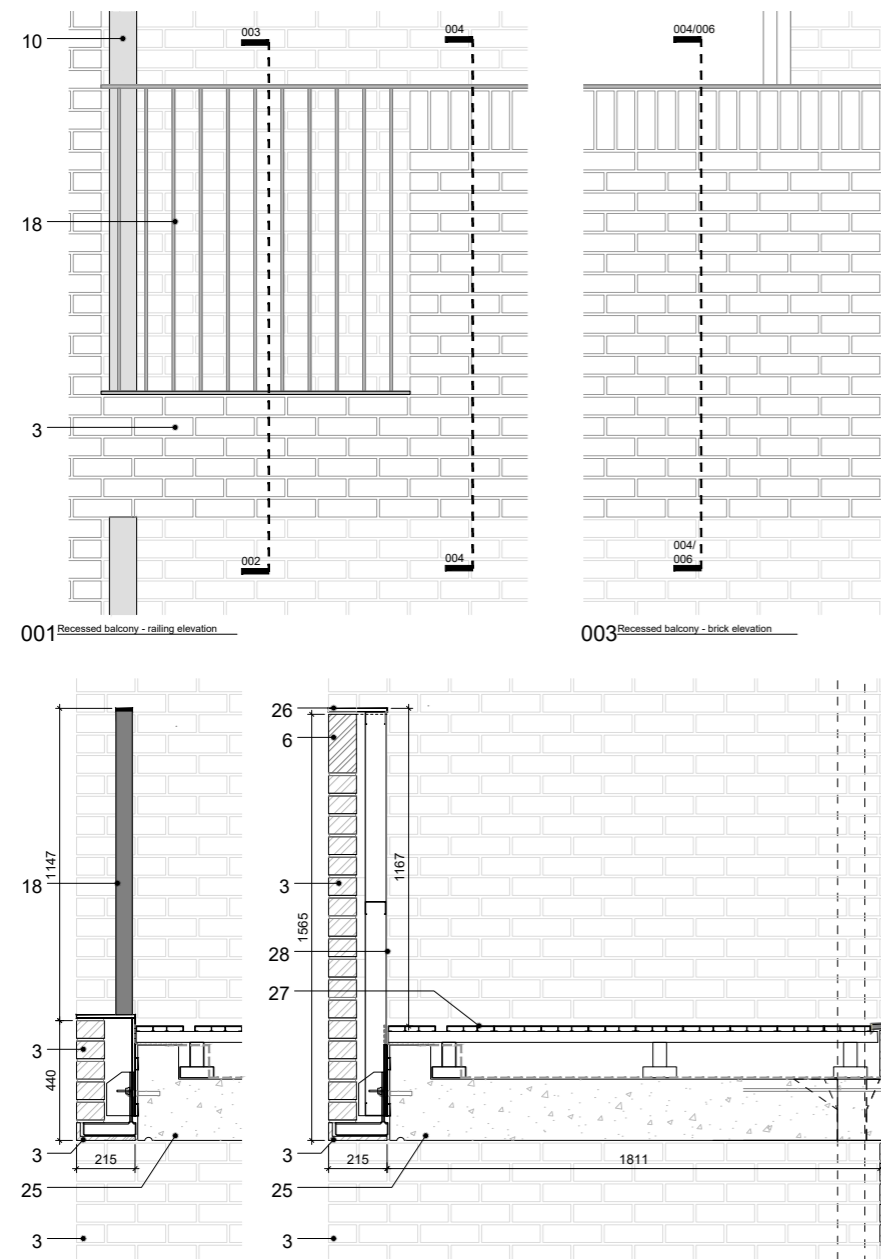
1. Metal fins/battens: Power coated, mid grey with feature yellow collar around the entrance areas , 60x40mm rectangular metal sections, fixed back to support rails and black painted block-work substructure. With opening hinges to large corner feature window. Fixed in front of other windows. 1.1. Support/fixing rail painted black to match substrate.
2. Powder coated aluminium window/ door frames with PPC finish.
3. Main brick light buff shade/ colour TBC. Light/natural mortar.
4. Secondary brick light buff shade/ colour, dark mortar.
5. Feature single course of recessed brickwork (30mm).

8. Powder coated aluminium window/door frames with PPC finish. Grey colour. Inward opening to the hall, for cleaning/ maintenance
9. PPC aluminium coping/flashing to same colour as window frames.
15. Illuminated signage: Metal sheet with letters cut out, on backing translucent sheet to form illuminating signage. Openable from the front to access luminaries.
17. White tiled canopy (to match adjacent shop parade) with projecting band in dark grey - 125mm high, 35mm projecting.
23. Paint grade dense blockwork wall. Painted black. Flush mortar.
24. Landscape surfaces - as per layout plan.



6.10 Envelope Details - residential units

6.10.1 Balconies - Recessed

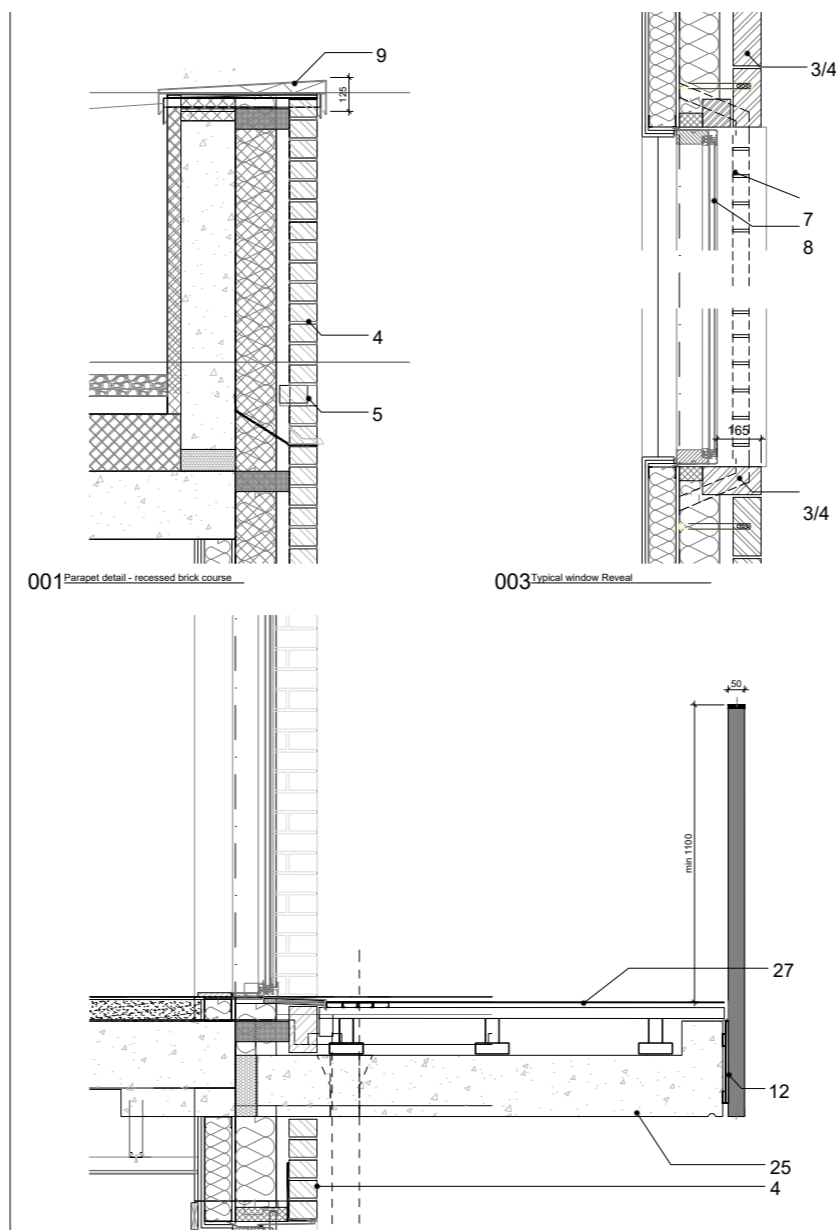


Recessed balcony with part brick wall and part railings (west elevation).

KEY:

2. Powder coated aluminium window/ door frames with PPC finish. Grey colour
3. Main brick light buff shade/ colour TBC. Light/natural mortar, flemish bond. Brick specials to sloped elements for 'flush' face.
- 3.1. Brickwork with glass reinforced concrete or concrete. Same brick as item '3'. Panels span between floor slabs and structural support locations. Mortar colour matched vertical joint between panels.
- 3.2. Brickwork as item '3', with brick support angles as required.
4. Secondary brick light buff shade/ colour TBC. dark mortar, Flemish bond.
5. Feature single course of recessed brickwork (30mm).

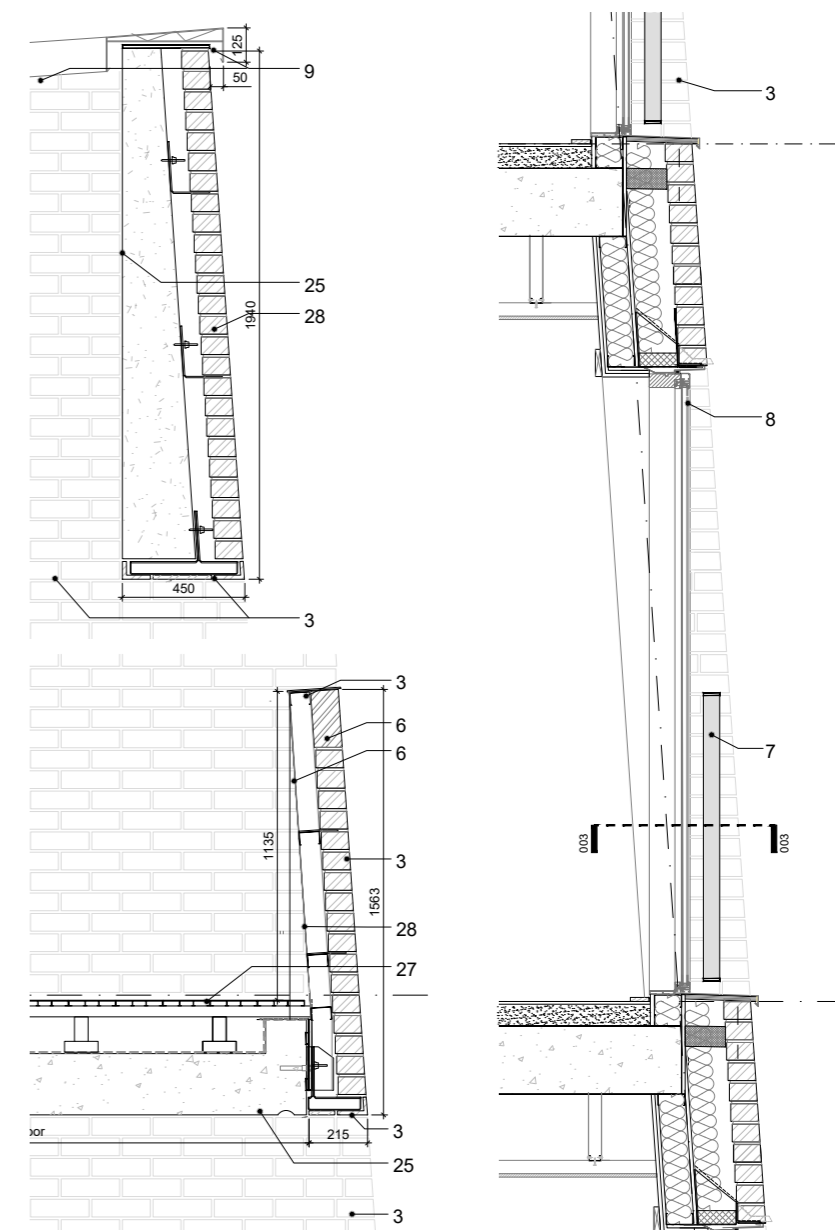
6.10.2 Balconies - Projecting



Top: Parapet. Bottom: projecting balcony to east elevation. Top right: window detail (plan section).

6. Feature header course of brickwork to balcony coping
7. Juliet style balcony windows with metal balustrade. PPC steel, 10x50mm metal flats. Fully welded.
8. Powder coated aluminium window/ door frames with PPC finish. Grey colour TBC. Inward opening to the hall, for cleaning/maintenance only.
9. PPC aluminium coping/flushing to same colour as window frames.
10. Aluminium rainwater downpipes.
12. Metal fins/battens balustrade: Power coated, mid grey with feature, 75x50mm rectangular metal sections, fixed back to support rails and balcony structure.

6.10.3 Sloped facade



Top: Open parapet

Window/Juliet balcony

21. Feature brickwork. Projecting (30mm) brick pattern to north elevation. 'Random/scattered' pattern as elevations.
25. Fairfaced concrete. High quality finish, drip detail to exposed soffits.
26. Metal coping plate. Grey colour, powder coated.
27. Non combustible balcony decking.
28. Powder coated metal panel to inside face of balconies. Grey to match windows.
29. Insulation. Thickness to suit U-value and energy performance. Non combustible.

6.11 View from Vestry Road



7 Landscape

7.1 Existing Site

The site currently incorporates the Lettsom Tenant's Hall, together with an open paved area of trees with two picnic benches. The northern edge of the site is a pedestrian/ cyclist route from the wider estate to Vestry Road; this passes to the north of the Tenant's Hall.

To the south of the site is a large green space with closely mown lawns and mature trees, planted when the estate was developed.

7.1.1 Trees & Root Protection

An Arboricultural survey was undertaken by PJC Consultancy Ltd.

A tree protection plan and impact assessment is included with the full suite of submission documents.



View north along Vestry Road



Central open space to the south of the site



Steps down from Vestry Road



Picnic area



Vestry Road

7.2 Proposed Landscape Plan

The key elements of the landscape design are:

1. A continual pedestrian space from Vestry Road into the central courtyard and Lettsom Estate beyond. The existing steps will be removed and a sloped route provided.
2. A new play area to the south of the new Tenants Hall for 0-11 year olds, close to the existing open space and away from dwellings. Approximately 90m² area is provided and based on child yield calculations. This is to be fenced and have seating/litter bins for parents/carers;
3. Improved Picnic area - permeable paved area around the existing retained trees, with new picnic tables and table tennis tables, and additional planting;
4. New wildlife-friendly planting, including native 'Tapestry' hedges and the possibility of a wildflower meadow to the existing open space. This creates a new buffer to the ground floor residents of Fearnley House.
5. Visitor cycle parking (2 stands for 4 bikes) located close to the Community Centre;
6. Potential new crossing point along Vestry Road, close to the junction with Oswyth Road (being considered by LBS Highways as part of improvements to this area).
7. Retention of all existing trees within the site boundary (refer to PJCE Arboricultural Survey; 3930A0/18/01);
8. Use of raised planters as barriers to control and slow cyclists/ prevent motorcyclists entering the area from Vestry Road.



7.3 Hard landscaping elements



Play opportunities - for younger children



Planting

Small tree and perennials



Bow Top Metal fencing to play area



Typical road crossing



Site furniture (including seating, picnic tables and bins)



Block paving

Cycle parking

7.4 Child Yield & Play

Using the GLA population yield calculator, it is estimated that there will be 5 children in the 0-4 years group and 4 children in the 5-11 years group. The recommended space per child to be provided is 10m², giving a total area requirement of 90m²;

A new Play area to the south of the new Community Centre for 0-11 year olds, close to the existing open space and away from dwellings (approx. 90m² area provided, based on the above child yield calculations). This is to be fenced using a bow top metal fence and to have seating/ litter bins for parents/ carers;

The play equipment is to be from a Southwark Council-approved play equipment supplier, together with some natural play elements. The surfacing is to be an approved wet pour system to provide protection for critical fall heights around the various equipment.



Indicative play equipment

GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units				
Social Units	3	4	4	

Total Units	11
--------------------	-----------

Yield from Development (persons)

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	0.0	5.0	5.0
Ages 5, 6, 7, 8, 9, 10 & 11	0.0	4.0	4.0
Ages 12, 13, 14 & 15	0.0	2.1	2.1
Ages 16 & 17	0.0	1.1	1.1
18-64	0.0	18.2	18.2
65+	0.0	0.4	0.4
Total Yield	0.0	30.8	30.8

Play Space Calculator

Total Children	12.2
----------------	------

	Benchmark (m ²)	Total play space (m ²)
Play space requirement	10	121.8

7.5 Green Roofs

There are two areas of biodiverse roof covering - one on the fourth and one to the top roof level.

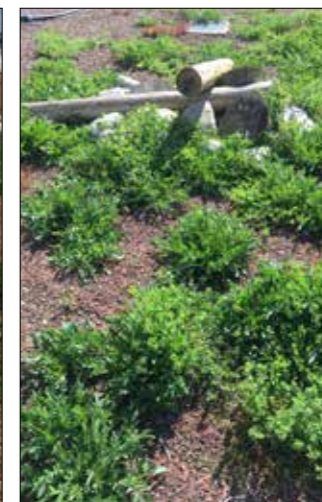
For the roof level, this will be a biodiverse roof using a range of substrates with native wildflower plants. This will also include sand and log piles, together with bug hotels to maximise value for invertebrates and other species.



Extensive green roof - sedum mat and wildflower plugs



Biodiverse roof



7.6 Soft landscaping elements

The key characteristics of the plant species included in the proposals are:

- Low-maintenance requirements;
- Shade-tolerant species, particularly important underneath the tree canopies of the existing trees;
- Evergreens/perennials, including hedges - providing screening and 'greening' throughout the year;
- Interest at different times of the year (flower colour in Spring/ Summer; Autumn leaf colour; stem colour in Winter; scent);
- Native species where appropriate, to increase the nature conservation value of the landscape spaces and tie the site in to it's wider context;
- Many species are wildlife-friendly, following guidance from the Royal Horticultural Society, to improve biodiversity.



Yew hedge



Helleborus spp.



Verbena bonariensis



Anemone nemerosa



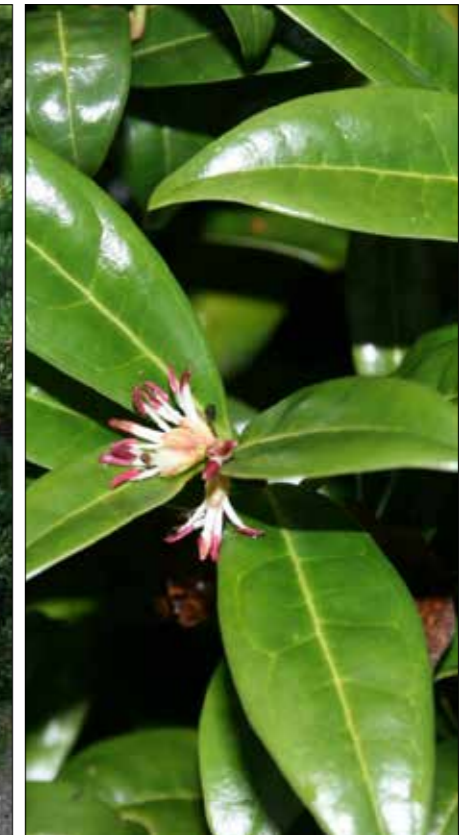
Maple - *Acer palmatum*



Epimedium spp.



Pinus mugo 'Pumilio'



Sweet Box - *Sarcococca humilis*

7.7 Urban Greening Factor

We have calculated the proposed urban greening factor to be 0.2889. Although this is short of the target figure, this is significant improvement on the existing sites Urban Greening Factor considering its limited size and constraints.

Part of the site is a main thoroughfare between Vestry Road and the wider Lettsom Estate and as such, the amount of soft landscape that can be provided is limited to the edges of the landscape enhancements. The existing hard surfaces are not permeable whilst the proposed replacement surfaces are and along with the new planting and hedges, greatly improves the biodiversity of the site.

Surface Cover Type	Factor	m2	F x m2
1 Semi-natural vegetation (e.g. woodland, flower-rich grassland) created on site.	1		0
2 Wetland or open water (semi-natural; not chlorinated) created on site.	1		0
3 Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm – see livingroofs.org for descriptions	0.8		0
4 Standard trees planted in natural soils or with a minimum of 25 cubic metres soil volume per tree (preferably with load-bearing substrates and connected pits) – see Trees in Hard Landscapes for overview.	0.8	81	64.8
5 Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code (2014).	0.7		0
6 Flower-rich perennial planting – see Centre for Designed Ecology for case-studies	0.7	135	94.5
7 Rain gardens and other vegetated sustainable drainage elements – See CIRIA for case-studies9	0.7		0
8 Hedges (line of mature shrubs one or two shrubs wide) – see RHS for guidanc	0.6	45	27
9 Standard trees planted in individual pits with less than 25 cubic metres soil volume.	0.6		0
10 Green wall –modular system or climbers rooted in soil – see NBS Guide to Façade Greening for overview11	0.6		0
11 Groundcover planting – see RHS Groundcover Plants for overview12	0.5	70	35
12 Amenity grassland (species-poor regularly mown lawn). 0.4	0.4	155	62
13 Extensive green roof of sedum mat without substrate or other systems that do not meet GRO Code (2014)	0.3	215	64.5
14 Water features (chlorinated) or unplanted detention basins	0.2	0	0
15 Permeable paving - see CIRIA for overview14	0.1	570	57
16 Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	130	0
(Factor A x Area) + (Factor B x Area) + (Factor C x Area) + (Factor D x Area) etc.			Equals 404.8
Total Site Area			1401.4
			Equals 0.2889

Site AREA = 1401 m2



Composite ground and roof urban greening plan

Urban greening factor calculation

7.8 View from the community garden of Pembury House



8 Other considerations

The application is supported by a series of other documents and reports that consider specific aspects of the scheme. These documents have much greater detail within them and are to be read in conjunction with this document and overall planning statement.

This section summarises some of the specific considerations where the design has been had to change as a result, or where the design and other constraints have impacted upon the other considerations and requirements.

8.1 Access and Egress

8.1.1 Residential

The main residential entrance to the building is located on Vestry Road (A) and is clearly visible from the street and identified by a bright and integrated signage feature. Upon entering this door via video entryphone, the new homes are accessed directly in front (B), whilst off to the right (C) is a door that leads to a staircase that re-provides the demolished stair and access to 90-112 Vestry Road. This access will provide a secondary access to those existing homes but will not provide access for visitors. This will remain in the current location, to the northern end of the block. During the construction period, a temporary secondary stair will be provided to the first floor podium deck.

8.1.2 Tenants Hall

The main entrance door (D) will be clearly visible from the street with a bright and integrated identifying signage feature that is wider in size than the nearby residential entrance. The extended canopy over both main access doors provides necessary weather protection but at a limited overall depth to reduce anti-social gatherings or loitering. Inside, the reception space provides a thermal and noise outbreak buffer.

Further along and within the existing parade of shops, an entrance door (E) will provide direct access into the meeting room. This allows it to be opened or used independently to the main hall but with sharing of toilet and ancillary facilities. We have not included signage at this location to ensure there is clarity on where the main hall entrance is located. Signage can be added to this room at a later date should it be required.

The exit door from the hall to the south (F) and onto the access route is designed for emergency use only but its doors are glazed to provide passive surveillance over the walkway, along with the multiple glazed windows in the facade. This will help to avoid noise outbreak from the hall. The door to the west elevation (G) is also designed to be an emergency escape but does allow for the tea room to be access for serving refreshments without having to bring supplies through the main hall.



Ground Floor Plan