

Tustin Estate

Stage 01 Report

APRIL 2021



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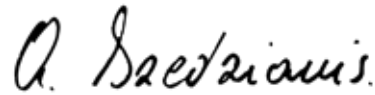
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1.0 Introduction



1.0 Introduction

1.1 Executive Summary

This report has been prepared for the London Borough of Southwark as a record of the preferred masterplan option, brief definition and design development for the redevelopment of Tustin Estate. The preferred option involves the demolition and rebuilding of the low rise buildings on the estate with the exception of Manor Grove and was chosen following an extensive consultation and engagement process with residents.

The redevelopment of Tustin Estate as outlined within this document includes the following:

- The demolition of Bowness House, Heversham House, Hillbeck Close, Kentmere House & Ullswater House and replacement with new homes
- Retention of the houses in Manor Grove with improvements to the tenanted homes
- New houses on infill sites in between the houses on Manor Grove
- A new park in the centre of the estate
- A new building for Pilgrims' Way School
- New retail and business spaces on the Old Kent Road & Ilderton Road

The primary purpose of this report is to bring together the design and brief development conducted by the design team for the councils reference to summarise the preferred option which will be voted on by residents, and to form a briefing document for continued design development and to outline suggested next steps.



1.0 Introduction

1.2 Common Grounds Design Team

Building on previous successful collaborations, DSDHA heads a group brought together specifically for the project, 'Common Grounds'; comprising young local design firm Kennedy Woods; interdisciplinary design collective RESOLVE; and the education architects Hayhurst & Co.

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2.0 Brief



2.0 Brief

2.1 Masterplan Brief

Southwark Council is the biggest social landlord in London and are committed to delivering and managing good quality council homes for all their residents. With programmes to improve existing council homes and build more council homes, the Council Plan commits to delivering a target of 11,000 new council homes for social rent by 2043.

The Council has also launched a Great Estates programme, with the aim of guaranteeing that every estate is clean, safe and cared for and for giving residents the opportunity to improve their estate. The Tustin Estate will be a leading example of this programme. The principles of resident consultation on design alongside providing tenure-blind housing stock are key to this programme. The vision of the Great Estates programme is to celebrate our council estates:

1. We will celebrate our estates and be ambitious about their future. We will always be honest about the challenges, and challenge ourselves to make Southwark estates the best they can be.
2. Encourage integration – Our estates are part of the bedrock of Southwark. Mixed communities playing their part in the borough's economy and life are integral to the future of the borough. We want to expand and enrich our estates, with redevelopment always a last resort.
3. Respect where we live – Working with residents every estate should be clean, safe and cared for. Communities should have ownership over their estate and a shared stake in its future. High standards of repair and maintenance will mean Southwark's estates are great places to live.

In 2016 residents of Tustin Estate were engaged in discussions about the future of their estate. As a result of these discussions it was determined to undertake a major refurbishment programme of the three towers. Works to the three towers bring the homes up to Decent Homes Standard and include: replacement of Kitchens where they are 20+ years; replacement of Bathrooms where they are 30+ years; replacement of boilers where they are 5+ years; replacement of water main & waste pipes; new windows; cladding installation; electrical upgrades; new balconies for 1st floor residents; new entrances / lobby areas.

No decision was made at the time with regards to the low-rise blocks, although some early visioning work was undertaken. Consequently there has been no major investment into the low-rise blocks.

The Council recognises that local residents are key to determining what the future of the estate could be and as such have reengaged with local residents through the Tustin Community Association (TCA) to progress the redevelopment of the Low Rise Estate. These discussions have raised a number of concerns which have informed the residents manifesto for the Estate and the Council are committed to working through these challenges with residents.

Following the completion of the master-plan of the preferred option, it is currently intended that the masterplan will be put to a resident's ballot alongside a document detailing the council's commitments to residents. The resident's ballot will ask residents if they are happy to proceed with works based on the contents of the master-plan and council's commitments.

2.2 Residents Manifesto

The TCA has produced a Manifesto setting out what residents see as necessary to make sure all residents and stakeholders benefit from changes proposed. A copy of the manifesto and the response from Southwark Council can be found on Southwark's Tustin Estate Webpage. The manifesto may be updated across the duration of the programme of the project.

The selected key design requirements in the TCA manifesto in respect of the new build options that may be developed are:

- Majority of family-sized homes with 3 / 4 bedrooms;
- All existing bedsits are reprovided as 1 bedroom apartments
- Single moves for existing Council tenants and residents during the first phase
- Dedicated over '55 block and additional one bedroom homes for over '55 in other buildings with private gardens
- Good natural light to all rooms including bathrooms
- Private outside space for each homes
- No loss of existing parking provision
- Homes with both separate kitchens and open plan living space
- Shared amenity spaces and allotments at roof gardens
- Activity areas accessible for all ages at public spaces
- Enclosed playspace and dog walking area

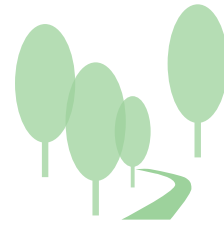
2.0 Brief

2.2 Design Masterplan Response to Residents Manifesto



Housing

- There are 688 new homes in the Estate, within that we have 202 dedicated for re-housing existing residents. 49 homes of additional existing re-provision from Ullswater, 219 new council homes and 218 new market homes.
- A variety of housing types: houses, flats, maisonettes to make an inter-generational neighbourhood that meet peoples needs over time.
- All homes have private space that meets the needs of the household size in the form of gardens and balconies.
- Homes are designed to give views onto green open spaces to reduce opportunities for crime and anti-social behaviour.
- Construction phasing will aim to minimise disruption and maximizing single moves.



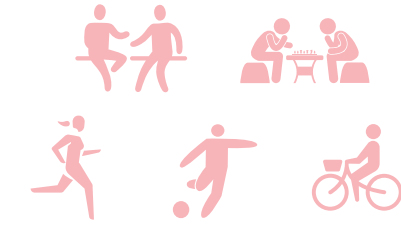
Open Space

- New and improved park at the heart of the estate is protecting existing nature on the estate and encouraging biodiversity to create a public landscape where paths cross, people meet safely and the communities diverse needs can be met - from playgrounds to quiet sitting-out areas.
- Majority of trees are retained including those at Manor Grove and in front of Bowness. Any trees removed will be replaced with new ones



Senior Residents

- Senior residential block designed specifically for older people without children. Senior apartments are located in blocks that are easily accessible from Old Kent Road and among the estates central green spaces. Older people housing will include indoor and outdoor a communal spaces.
- Apartments for senior residents will also be available in other buildings across the estate, with access to private gardens



Activity Spaces

- Provision of a variety of open spaces with unique character and functions, for use by different age groups and individuals
- More play space for all ages
- More spaces to relax and more benches on the estate
- Designated dog walking area



Community Safety

- New buildings and spaces are designed to reduce the opportunities for crime and anti-social behaviour.
- Homes are designed to give views onto green open spaces
- Clearer and secure pedestrian connections through Tustin Estate with better external lighting
- No through roads are designed to prevent delivery drivers using scooters to cross the estate
- New entry halls to buildings have improved lighting and security



Education and Community Facilities

- The much-loved Pilgrims' Way Primary School is rebuilt and remains at the heart of Tustin Estate with improved access to open space.
- The estate will provide space that is large enough to hold events and activities.



Car parking

- Better design and enforcement of parking on the estate.
- An integrated parking strategy will meet the needs of residents and businesses on the estate
- Residents with a parking permit will continue to be able to park their car on the estate.



Heating and Stainability

- New homes will be built to zero carbon targets.
- New Estate Lighting will be energy efficient
- New electric charging points for cars and a car club
- Improved walking and cycling facilities

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3.0 Consultation



3.0 Consultation

3.1 Consultation Overview

The Common Grounds design team have worked closely with the Tustin Community Association, the Resident Projects Group and residents from across the estate to find out what people want to see happen on the estate.

Common Grounds and Southwark Council have carried out extensive consultation on the estate through drop in sessions, exhibitions, public meetings, home visits and telephone calls among other community activities such as setting up a gardening club, engaging with informal games of football on the estate and organising youth workshops.

This chapter summarises a selection of consultation events that have taken place that have helped to inform design development and ultimately the current preferred option. For more detailed documentation of the consultation process and feedback received please see the consultation report prepared by Resolve Collective included in the Appendix.



Coffee Cart Mornings

3.2 On Site Drop-in Sessions and Common Grounds Coffee Mornings

Running a weekly drop-in hub as well as outreach initiatives – like the Common Grounds Coffee Cart – the team have been able to show design progress and run one-to-one engagements with residents, tenants, leaseholders and freeholders to get personal feedback on options and inform design development. As a result, the team have been able to reach residents who are otherwise unable to attend traditional consultation events.

These took place on a weekly basis with drop-in sessions at the TRA Hall and the Coffee Cart on site at various locations.



Drop In Sessions

3.3 Day Trips

In February 2020, the council and Common Grounds held two day trips to visit other inner city estates in London where new homes had been built including where homes had been 'infilled' and where they had been demolished and rebuilt.

The first day trip took place on 08 February 2020 where residents were taken to visit Blossom Court, Trafalgar Place, South Gardens and Kidbrooke Village.

The second trip took place on 29 February 2020 where we visited Silchester Estate, Regents Park Estate and Packington Estate.

For more information and feedback received please see the Appendix.



Day Trips

3.0 Consultation

3.4 Public Meetings and Design Exhibitions

26 November 2019 - Emerging Ideas:
A public meeting with a design exhibition session

5 February 2020 - Latest Options:
The latest options for Tustin low-rise homes were presented at a drop-in public meeting

3 March 2020 - Final Options:
The final options for the Tustin low-rise homes were presented at a drop in public meeting

Public meetings and exhibitions were held on-site at Pilgrims' Way Primary School

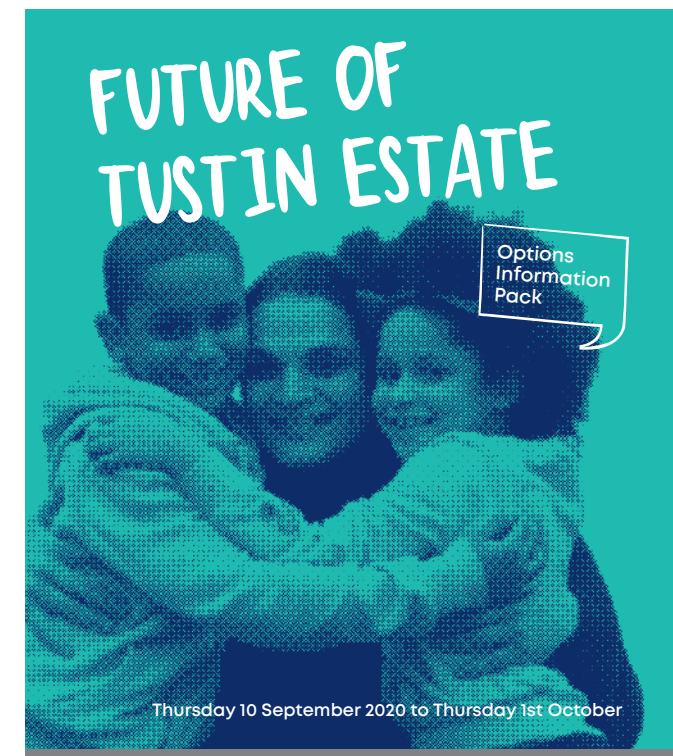


Public Consultation Exhibitions

3.5 Options Information Pack

Between September 10 and October 1 2020, residents were asked to rank 5 masterplan design options in order of their preference. The consultation exercise was carried out independently by Open Communities. For further information on the options, please see the options information booklet in the Appendix.

The result of this survey is the preferred masterplan option which is outlined in this document and that will go forward for the residents Ballot in February 2020.



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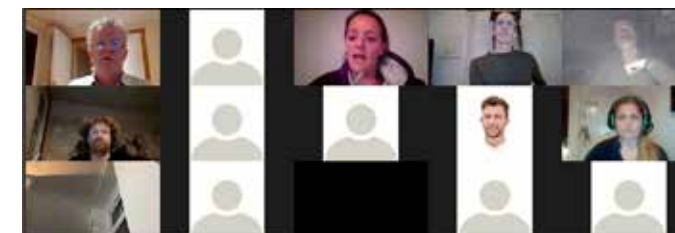
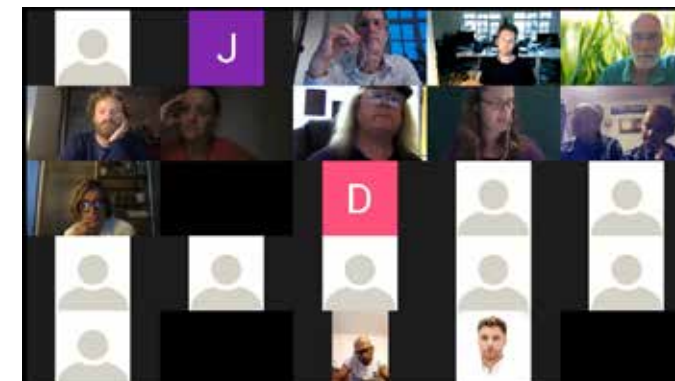
Options Information Pack

3.6 Online Webinars and Tustin website

The restrictions imposed as a result of the COVID-19 pandemic led to the use of digital platforms to continue engagement.

This has included a website co-designed with residents to provide a community legacy for ongoing engagement and support for residents throughout the life of the project.

A series of on-line meetings have also allowed engagement to continue structured around specific themes of discussion.



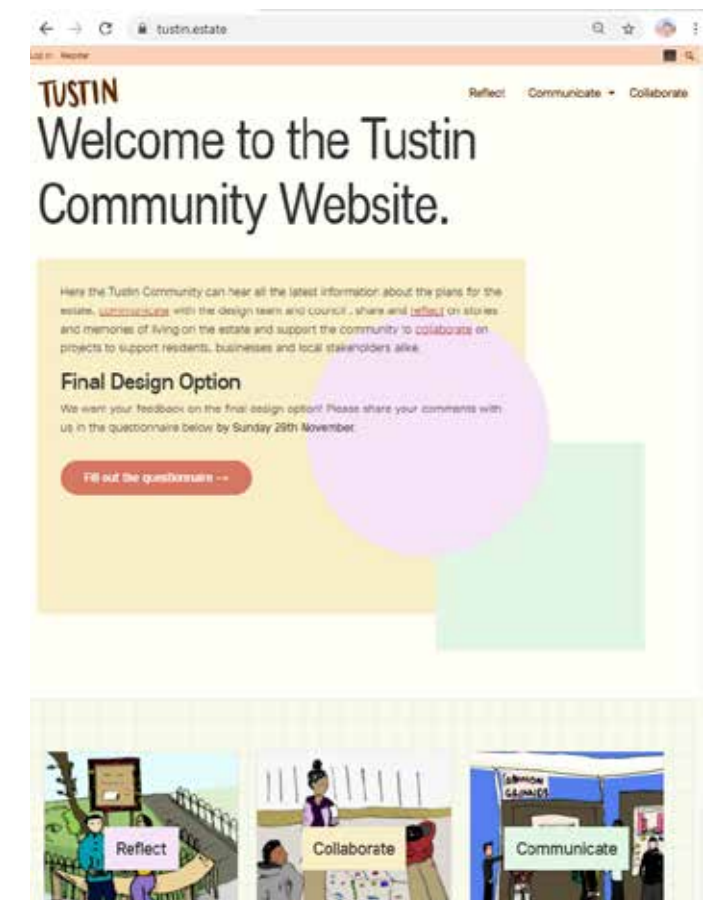
Online Webinars

16 September 2020 - Options Design Webinar:
The final options were presented to residents via a Design Webinar with Common Grounds

04 November 2020 - Design Session:
Common Grounds held a design webinar on which focused on shared spaces and over 55's housing.

16 November 2020 - Sustainability Workshop:
A workshop was held to understand the sustainability of the different options

02 December 2020 Design + Council Commitments:
This session focused on the final option – the design, the sustainability objectives and the council's commitments to resident's providing an opportunity for residents to provide feedback on these issues before it is put to residents in a Ballot in February 2021.



Tustin Website

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4.0 Site Analysis



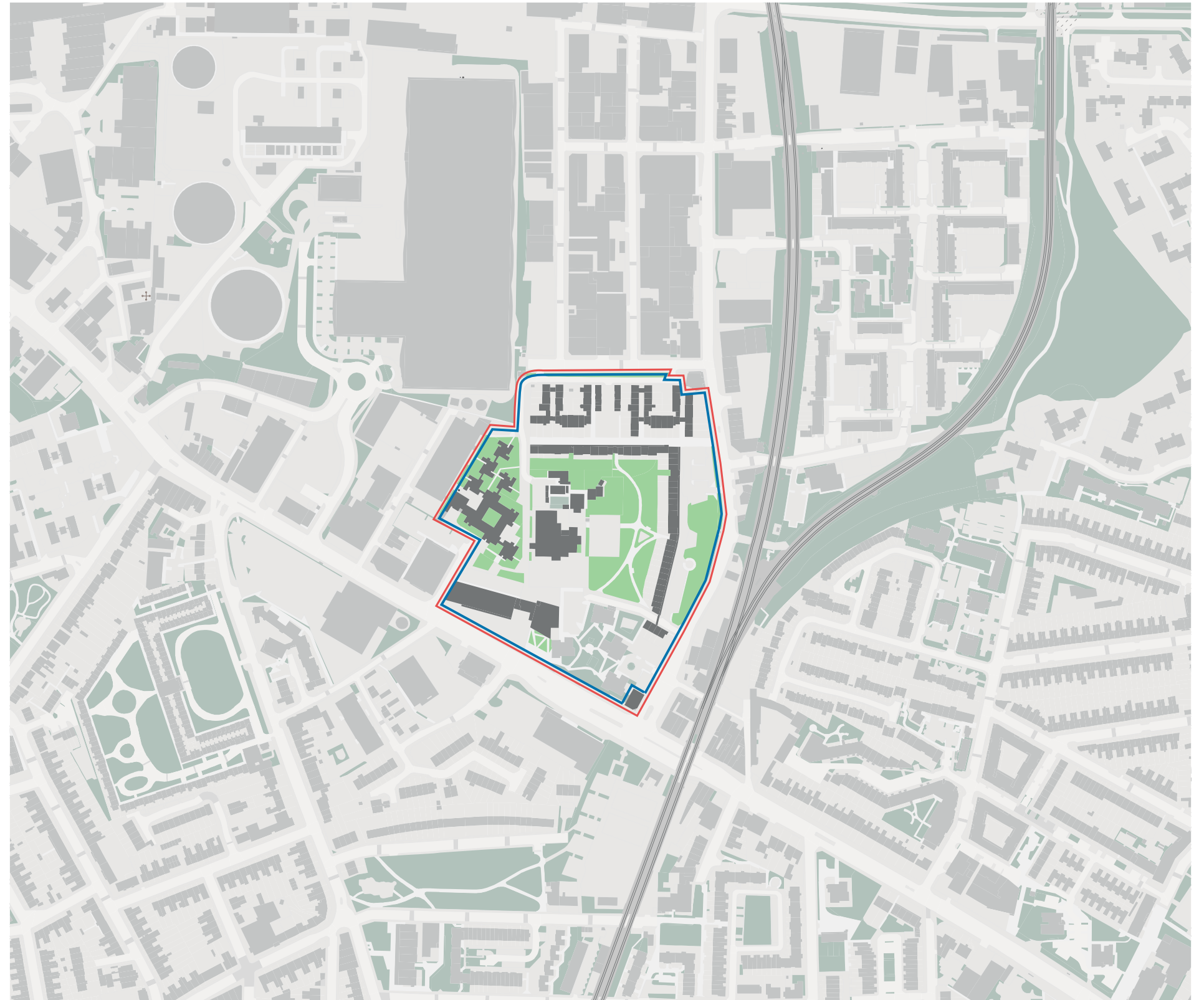
4.0 Site Analysis

4.1 Site Location

The Tustin Estate is located to the north of the Old Kent Road and west of Ilderton Road. It's made up of three towers and six low rise blocks, Pilgrims' Way Primary School and a number of businesses fronting onto Old Kent Road.

The site forms part of the Core Area within the Old Kent Road Area Action Plan - setting out a vision for regenerating the Old Kent road and surrounding areas over the period leading up to 2036. This has been recognised by the New London Plan, which identifies the Old Kent Road in two major growth areas; Central London and the Bakerloo Line Extension Growth Corridor.

The site is not located in a conservation area and does not comprise any designated heritage assets. The Estate Boundary area is approx 53 533 sqm (inc. existing towers).



Estate Boundary



Southwark Ownership Boundary within Estate Boundary

4.0 Site Analysis

4.2 Site History

The Old Kent Road is one of the oldest roads in England, with origins being traced back to Celtic times. The highway follows the approximate line of the Roman Whittling Street which formed an important route between London and the Kent Coast.

By the eighteenth century, a number of homes, coaching inns and pubs had been established along Old Kent Road catering for the pilgrims and travellers whom were heading between London and Kent.

In the nineteenth century, the development of the gasworks, the Surrey Canal, railways and nearby docks brought a large number of jobs. This created huge demand for new homes and to the east of the gasworks, the area around Hatcham Road and Ilderton Road was mainly residential, with streets lined by modest Victorian terraces with small back yards.

The industrial and infrastructural importance of Old Kent Road meant that the area was highly targeted for German bombers, and by the end of the Second World War parts of Old Kent Road had been left in ruins.

In the late twentieth century, the area was in decline, with the loss of traditional manual employment. Many entertainment venues and public houses had closed, and the area became known for organised crime and violence.

During the 1970s, many of the damaged streets and old Victorian buildings on and surrounding Old Kent Road were replaced with new housing estates and industrial storage and distribution centres.

Brimmington Park was established in the 1970s and 80s. The Tustin estate, which is on the north side of the Old Kent Road was built in the late 1960s and replaced areas of Victorian terraced housing.



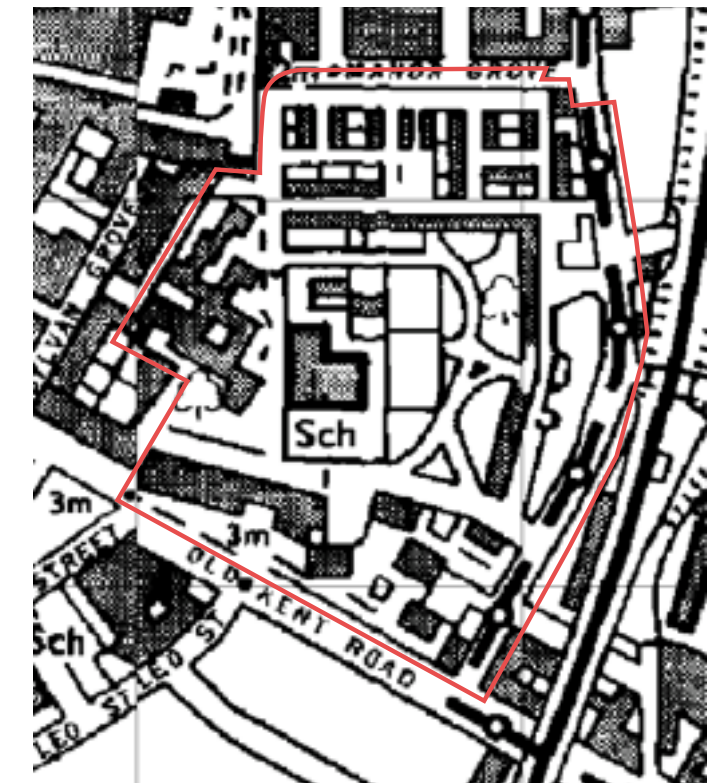
1826



1916



1964



1981



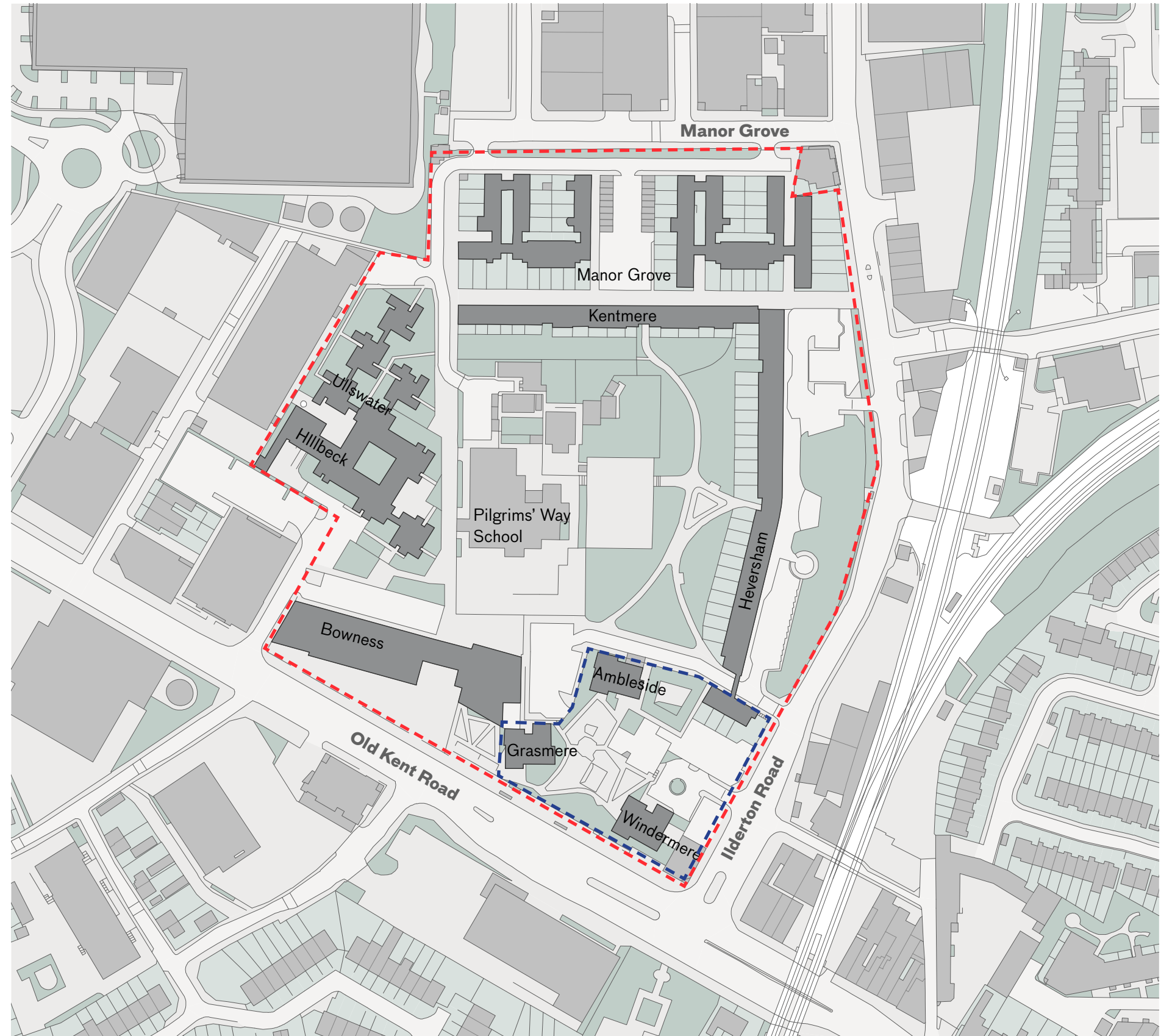
4.0 Site Analysis

4.3 Existing Estate

The Tustin Estate is a 5.3ha site bounded by Old Kent Road to the south, to the east Ilderton Road and Manor Grove to the north.

The estate includes three eighteen storey towers of Ambleside, Windermere and Grasmere Point, which are set back behind Old Kent Road. Surrounding the towers to the north and east there are a series of 2-6 storey blocks of maisonettes consisting of Ullswater House, Hillbeck Close, Heversham House, Kentmere House, Bowness House and Manor Grove. At the centre of the estate is open green space adjacent to Pilgrims Way Primary School. The towers and maisonettes are built from dark brick with white panels and have flat roofs. Development is arranged around semi private roads, with shared areas of green and public space. The size and massing of Ambleside, Windermere and Grasmere Point towers form a landmark when approaching the New Cross Area. Alongside the towers and fronting Old Kent Road are a series of retail units at the ground floor of Bowness setback from Old Kent Road by a generous public space with mature trees and seating.

Many of the blocks are in need of significant investment and there is currently a major renovation project underway to the three 20 storey tower blocks. This document and design development refers only to the low rise elements of Tustin Estate and excludes the tower site.



	Tustin Estate Site	53,532sqm
	Total High Rise	5,923sqm
	Total Low Rise	47,609sqm

4.0 Site Analysis

4.3 Existing Estate



Bowness House



Kentmere House



Hillbeck Close



Heversham House



Manor Grove



Ullswater House

4.0 Site Analysis

4.4 Future Context

The Tustin Estate is a part of Sub Area four of the Old Kent Road AAP which includes Hatcham, Ilderton and Old Kent Road (South). The drawings adjacent and on the page opposite are taken from the AAP and show the proposed masterplan vision for the future context surrounding Tustin Estate, this includes the following summary of key development plans and recommendations within the Old Kent Road AAP which have been considered in the Tustin Estate redevelopment masterplan:

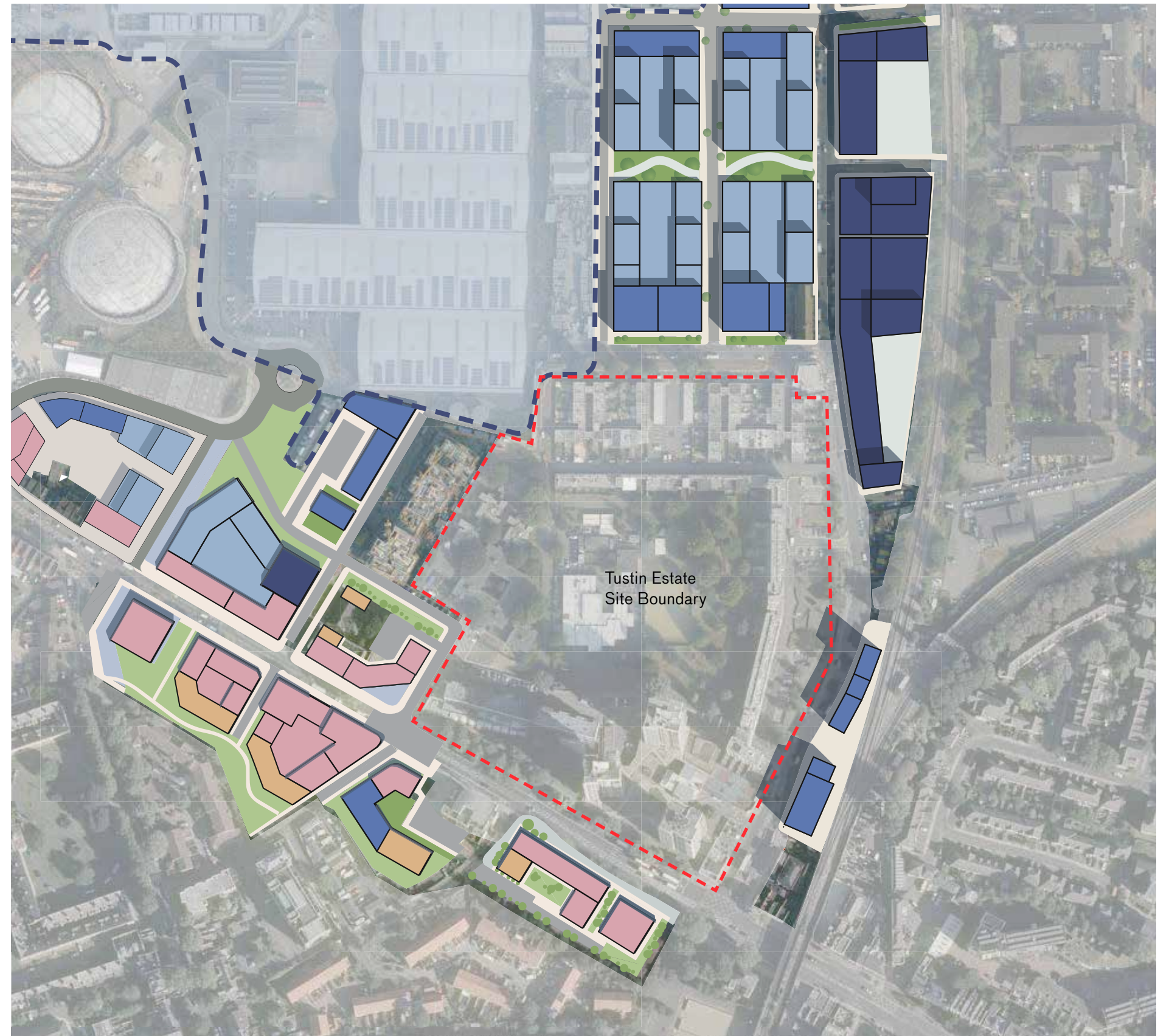
Hatcham Road will provide a range of work spaces including light industrial units suitable for small scale manufacturing and makers, artists studios and managed offices. The addition of new homes will help create a vibrant new neighbourhood in which people can live and work.

The east side of Ilderton Road is suitable for depot and industrial uses, also within mixed use development that provides new homes. New pocket parks and greener and safer streets will improve the environment for people walking and cycling.

Development will provide new frontages onto the Old Kent Road. There will be shops, a supermarket, cafes and restaurants at ground floor with flats and other uses above. The Toys R Us site is the proposed location for a new Underground Station on the Bakerloo Line Extension. The station entrances will open into a generous public square that will give views to Caroline Gardens and will be accessible from surrounding residential neighbourhoods.

Existing trees on the Old Kent Road will be retained and enhanced, and new green links will be made to Brimington Park. There will be a new pocket park at the end of Devon Street which sits within a network of new and improved streets which provide strong links back to Ilderton Road, Old Kent Road and routes east towards Sylvan Grove and the Tustin Estate and west towards the gasworks.

- Depots (Class B1c, B8 and sui generis depot uses)
- Small Offices and Studios (Class B1a and/or B1c uses)
- Small Industrial Units (Class B1c use)
- High Street (New retail use to be provided below residential flats or office uses)
- Residential Ground Floor
- Retained Employment Buildings and Industrial Areas



Source: Old Kent Road AAP, Appendix A Sub Area 4_Hatcham Road

4.0 Site Analysis

4.4 Future Context

1 Old Kent Road

Existing trees retained and enhanced with new planting. There will be shops and retail uses on either side of the road and a good crossing point to Brimington Park.

2 Station Square

Generous square at entrance to the new underground station.

3 Brimington Park

There is an opportunity to give the park a much stronger presence on the Old Kent Road with a much improved entrance. There is also potential to improve the sports pitches in the park and make better use of the railway arches. New green links should be created between the park and Asylum and Old Kent Road at the rear of retail stores and along the northern edge of 812 Old Kent Road.

4 Devon Street To Tustin Estate

Development should help link Devon Street to the Tustin estate. This is a series of connecting streets which provide a quieter route for people walking and cycling.

5 Ilderton Road

New developments should create better frontages onto Ilderton Road and there is an opportunity to improve the junctions and crossing points to provide much stronger connections to Bridgehouse Meadows.

6 Arches And Bridges

Southwark will work with Network Rail, Lewisham Council and developers to make improvements to the bridges in the viaduct to make them lighter and more attractive.

7 Bridgehouse Meadows

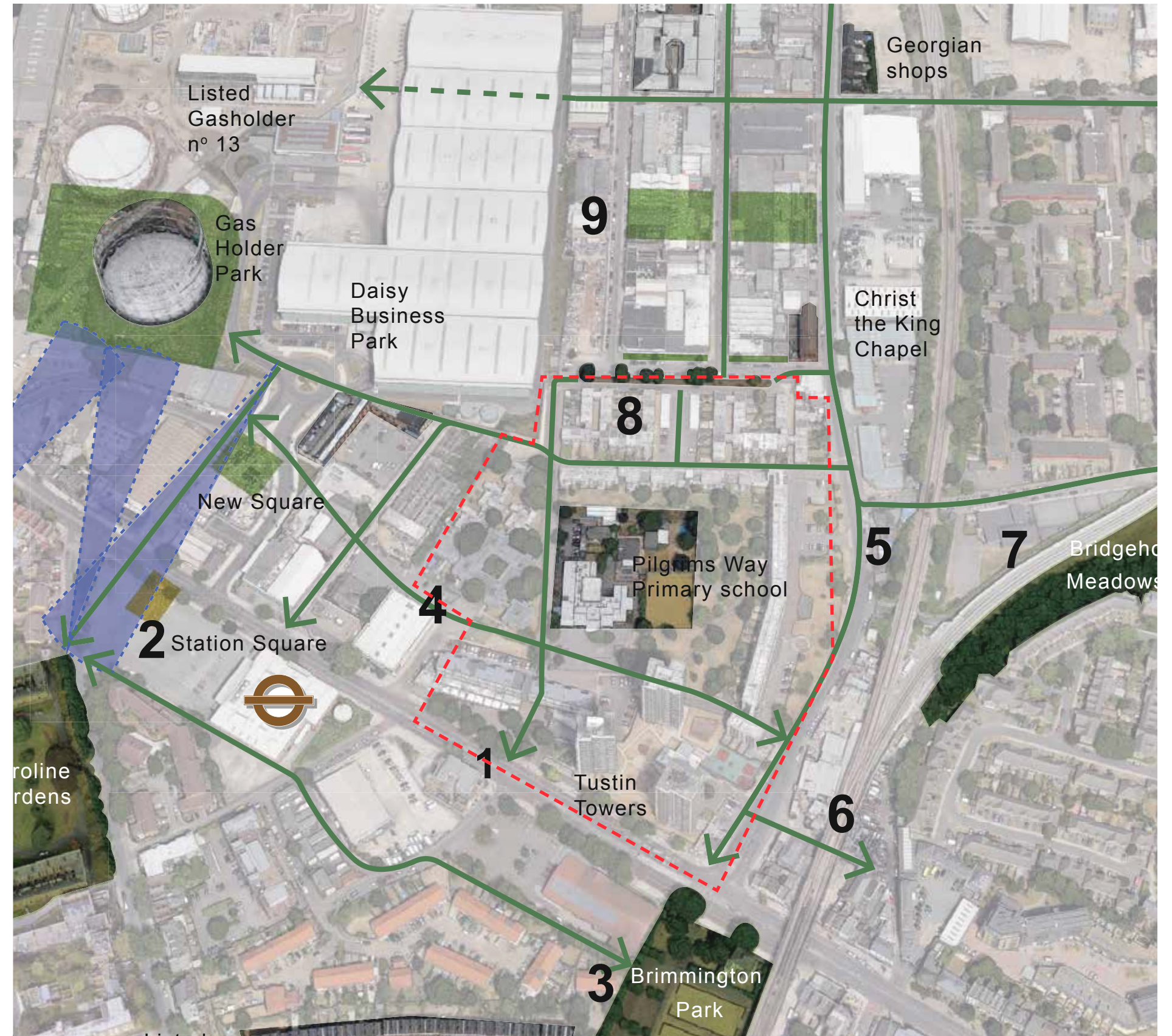
Links to Bridgehouse Meadows should be made greener and safer. These can also make use of good quality existing buildings such as the Penarth Centre and the Georgian buildings on Ilderton road to help create a pleasant walking environment.

8 Manor Grove

The streetscape and mature trees on Manor Grove should be retained and enhanced.

9 Hatcham Road Park

A new pocket green parkspace will be created within Hatcham Road which will be fronted by business units, encouraging places to sit, eat lunch and socialise within working hours. The park will also benefit existing and new residents and facilitate social interaction.



Source: Old Kent Road AAP, Appendix A Sub Area 4_Hatcham Road

4.0 Site Analysis

4.5 Existing Opportunities and Constraints

To better understand the constraints and opportunities of the site DSDHA conducted an on-site survey called 100 conversations – this is an informal conversation and questionnaire with local people to ascertain how and why they use and move through the area and what they think of it. The Adjacent is a few responses below a summary of key opportunities and constraints arising from these conversations.

Green spaces:

The site has a good variety of mature trees across the estate, with the opportunity to be retained where possible. The generous green space to the centre of the estate is underused as it is mostly closed off, and there are few views through the estate, making it difficult to navigate. Large portions of the estate's open spaces are not well surveyed by overlooking buildings, leaving them vulnerable to antisocial behaviour. Overall, there is an excellent opportunity to enhance the estate's existing greenery and biodiversity, making it more safe, welcoming, and usable.

Pilgrims way school:

The presence of Pilgrims way school brings a vibrant community spirit to the heart of the estate. There is an opportunity to enhance the school's presence on the estate, particularly concerning its relationship with nearby green spaces, as well as introducing more appropriate play spaces across the estate.

Movement:

There is a lack of routes and views through the estate. Hillbeck Close is the only north/south pedestrian route through the estate and is well used; however, it is not a clear route and leads one around the estate's perimeter. It is expected that the North/South connectivity will become increasingly popular with the arrival of the new underground and overground stations, and there is an opportunity for this to contribute positively to the estate and its residents who will use this route.

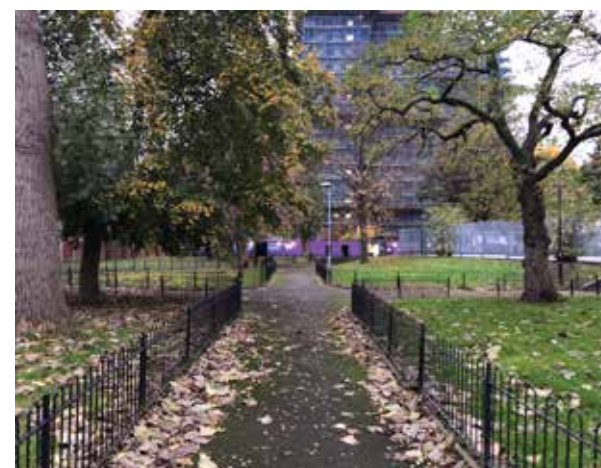
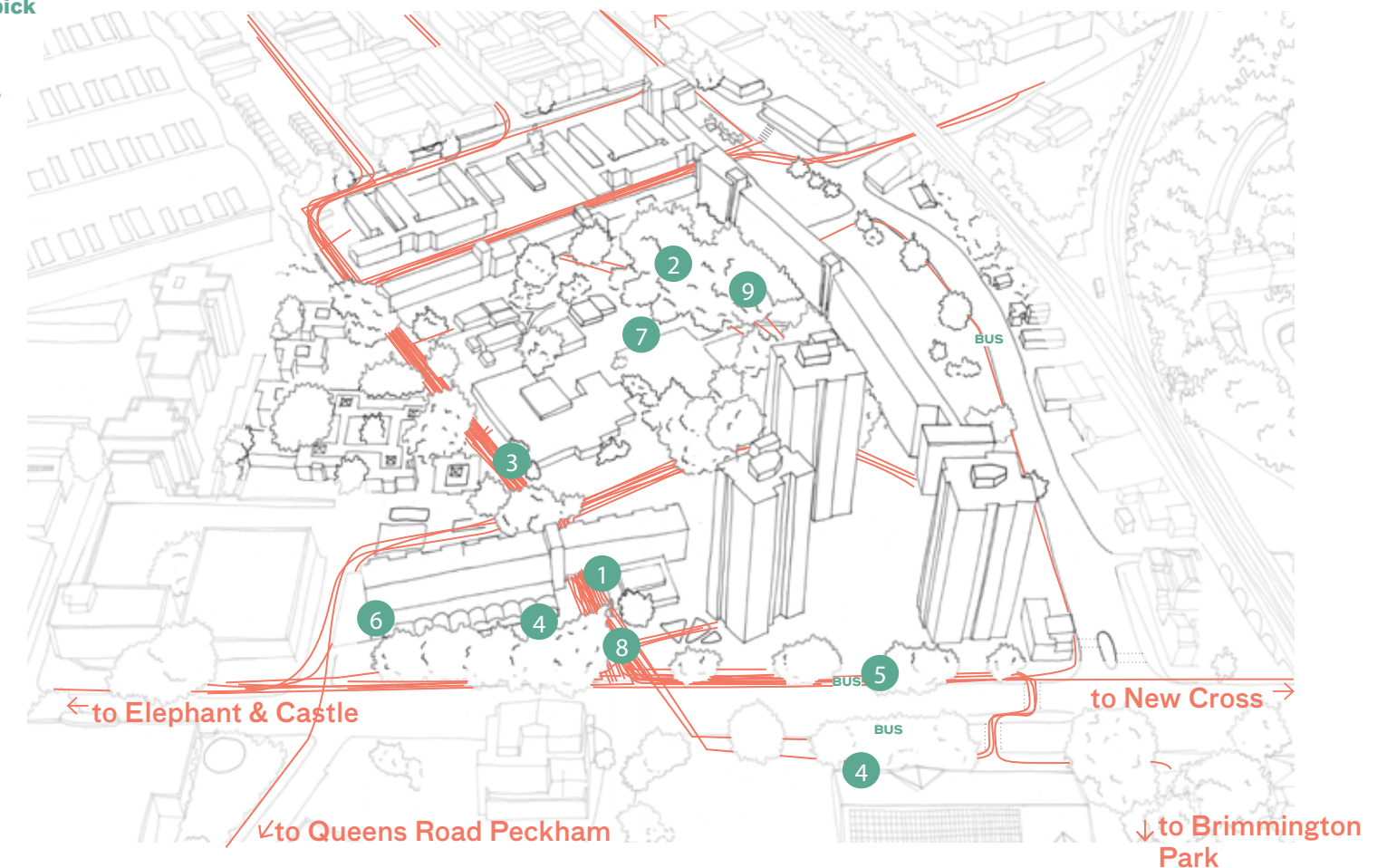
Commercial:

The commercial spaces fronting OKR are a great convenience to the estate residents, and they bring a rich and lively experience to this end of OKR. The storefronts and public realm need upgrading. With the OKR AAP vision for this area's high street, there is a real opportunity to enhance this space as a positive contributor to the estate and community.

Scale and urban grid:

The current residential blocks are inefficiently planned with a lack of permeability and a poor outlook over the estate. There is also a lack of hierarchy over the use of the estate, with very few communal areas to encourage integration amongst the community

- 1 "I take this route everyday to pick up my daughter from school"
- 2 "There should be a children's playground"
- 3 "I walk this way because there aren't any cars"
- 4 "There are lots of shops nearby"
- 5 "It is well connected"
- 6 "Very good shops and restaurants"
- 7 "There is nowhere for young people to go"
- 8 "I like the trees and benches"
- 9 "I didn't know I could use the greenspace"



Green Spaces



Old Kent Road Public Space



Pilgrims' Way School

4.0 Site Analysis

4.6 Next Steps - Surveys

This feasibility report has been completed with limited input from Anthesis, Sustainability Consultant.

Following the appointment of a full design team, the during the next stages of work, please note that other surveys might be needed in addition to the below recommendations:

History and Heritage:

A detailed heritage risk report should be carried out, to assess/confirm that the proposed masterplan does not impact any nearby heritage sites. It is likely that a Historic Environment Assessment (HEA) may be required to support the planning application.

Contaminated Land:

A contaminated land risk assessment has been commissioned and identified a number of contaminant leakages. Please see the environmental hazards report in the appendix for further information and recommendations.

Flood Risk

The site is located within Flood Zone 3 and is prone to partial flooding, bedrooms at ground floor are therefore not permitted. An initial flood risk assessment has been commissioned and is included in the appendix.

Unexploded Ordnance

The site has a history of bombing associated with the Second World War and so a detailed risk assessment should be undertaken at the next stage of design development.

Ecology

An ecology survey will be required to assess the existing site habitat and biodiversity.

Air Quality

Wider air quality mapping needs to be commissioned to address issues particularly relating to traffic on Old Kent Road and pollution regarding the Sylvan Road Waste Management Plant.

Acoustics

Noise pollution mapping should be undertaken to assess any noise issues such as nearby highways, railways and industrial activities and how best to mitigate them. It is likely that a detailed acoustic survey will be required for the planning application.

Utilities and Services

A basic utilities survey has been undertaken by Southwark and is included in the appendix. The design should be co-ordinated with M&E during further design development stages to progress M&E requirements such as sprinkler tank sizes and pump room requirements etc.

Daylight & Sunlight

The context of the site is changing significantly within the Old Kent Road masterplan. The site is surrounded by a mixture of high and medium rise buildings and proposed massing and indicative layouts have been orientated to maximise daylight and sunlight as best as possible however a detailed daylight and sunlight analysis should be undertaken to better understand these conditions and further develop design during the next stages of work.

Party Walls

The site boundary does not meet any existing buildings, but the proposed development has one wall on the boundary that should be looked into in more detail at later stages. Requirements for the boundary condition with Sylvan Grove, and the freehold properties on Manor Grove will need to be monitored.

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5.0 Outline Design Proposals

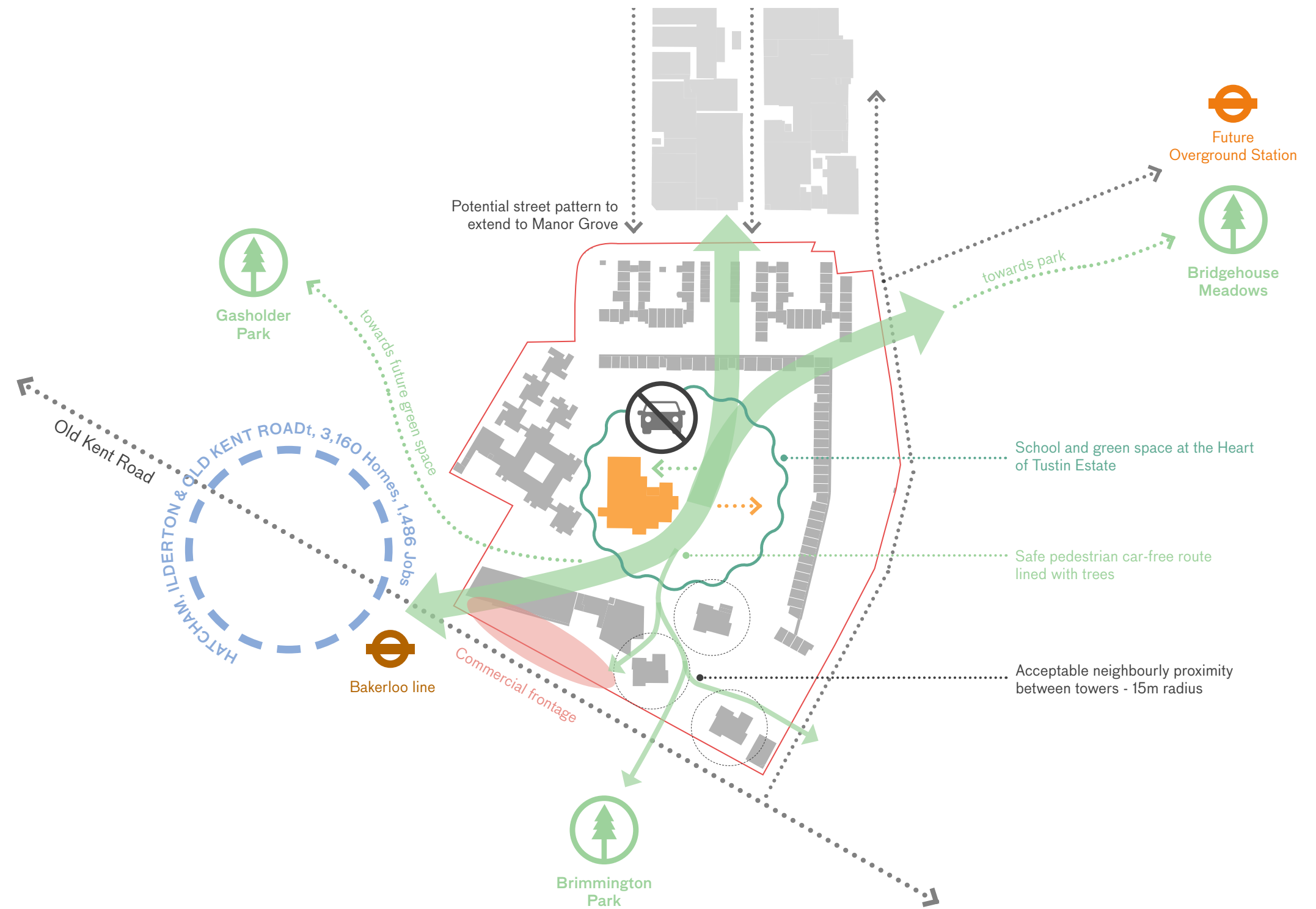


5.0 Outline Design

5.1 Masterplan Vision

Following from the identified opportunities and constraints of the existing site and incorporating the residents' manifesto as well as a future vision for the wider Old Kent Road area, the following initial ideas for the masterplan of Tustin have been used to develop and test options throughout design development:

- Improved commercial frontage and public space fronting OKR, building on its historical and existing qualities to enhance a positive destination on Old Kent Road
- clearer and safer pedestrian prioritised routes and views through the estate with potential links to nearby existing and future green spaces
- an urban grain that respects the current building typologies and composition around a central green area
- enhancing the existing green space and biodiversity on the estate, making it more accessible, safer, and useable for all
- maintain the location of Pilgrims Way School at the heart of the estate and enhance its relationship with the nearby green space



5.0 Outline Design

5.2 Design Principles

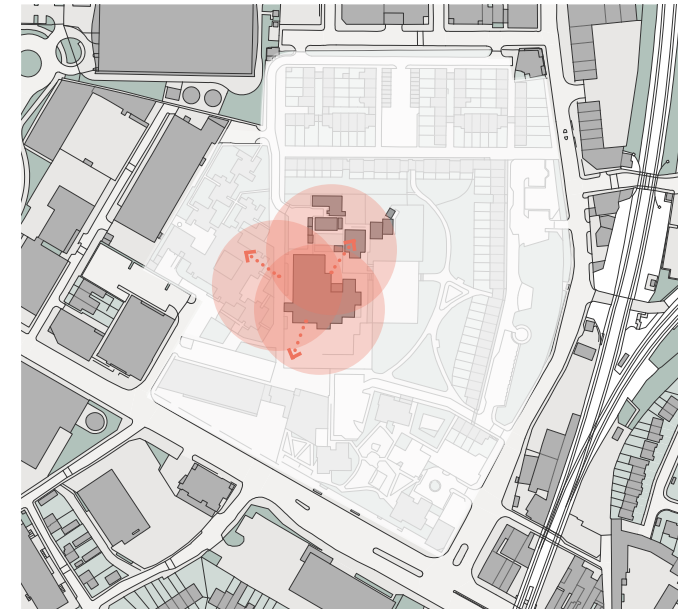
The adjacent images and diagrams demonstrate the key design principles derived from the existing estate qualities and opportunities.

The design team developed the key design principles and agreed with the Resident’s Project Group and Southwark, adhering firmly to the residents’ manifesto’s aspiration, which was established at the start of the project to safeguard crucial shared ambitions.



A positive destination

Building on historic and existing qualities to enhance a positive destination on Old Kent Road



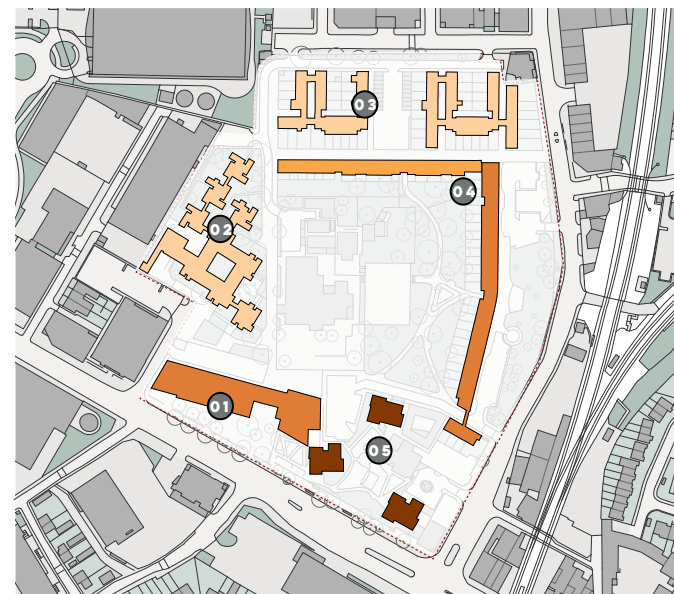
Pilgrims Way School

The much-loved school remains at the heart of Tustin Estate



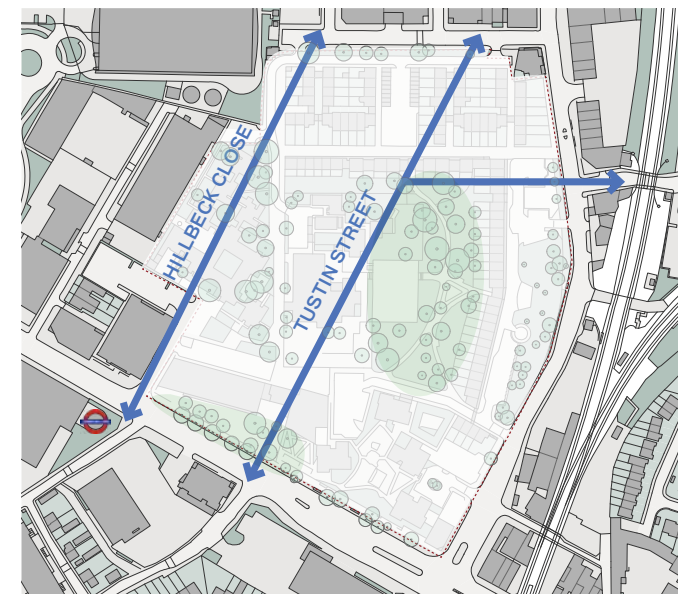
Existing green areas

Protect existing ecology and encourage biodiversity to create a public landscape where paths cross, people meet and the community can grow



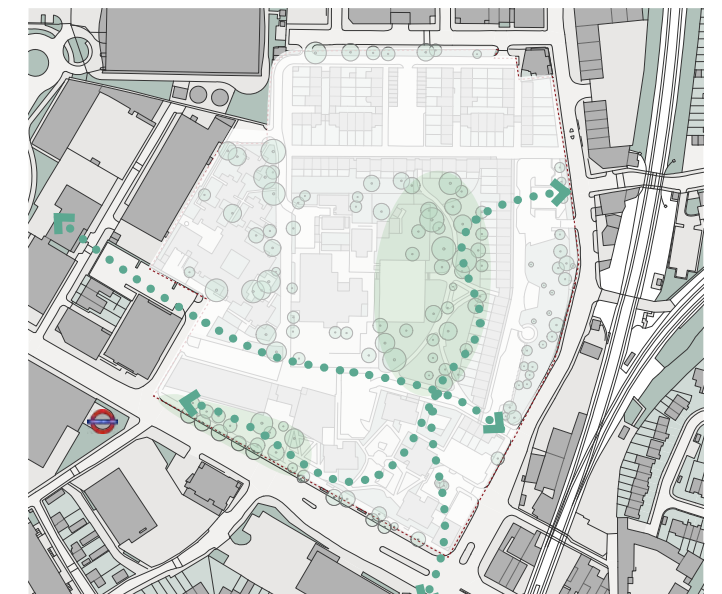
Tustin Estate Blocks

Provide a variety of housing types: houses, flats, maisonettes to make an inter-generational neighbourhood



Streets and connections

Legible street connections through Tustin Estate connecting new opportunities and quieter green routes east-west



Pedestrian movement

Encourage local movement through the estate for residents to engage with nature and meet daily needs





5.0 Outline Design

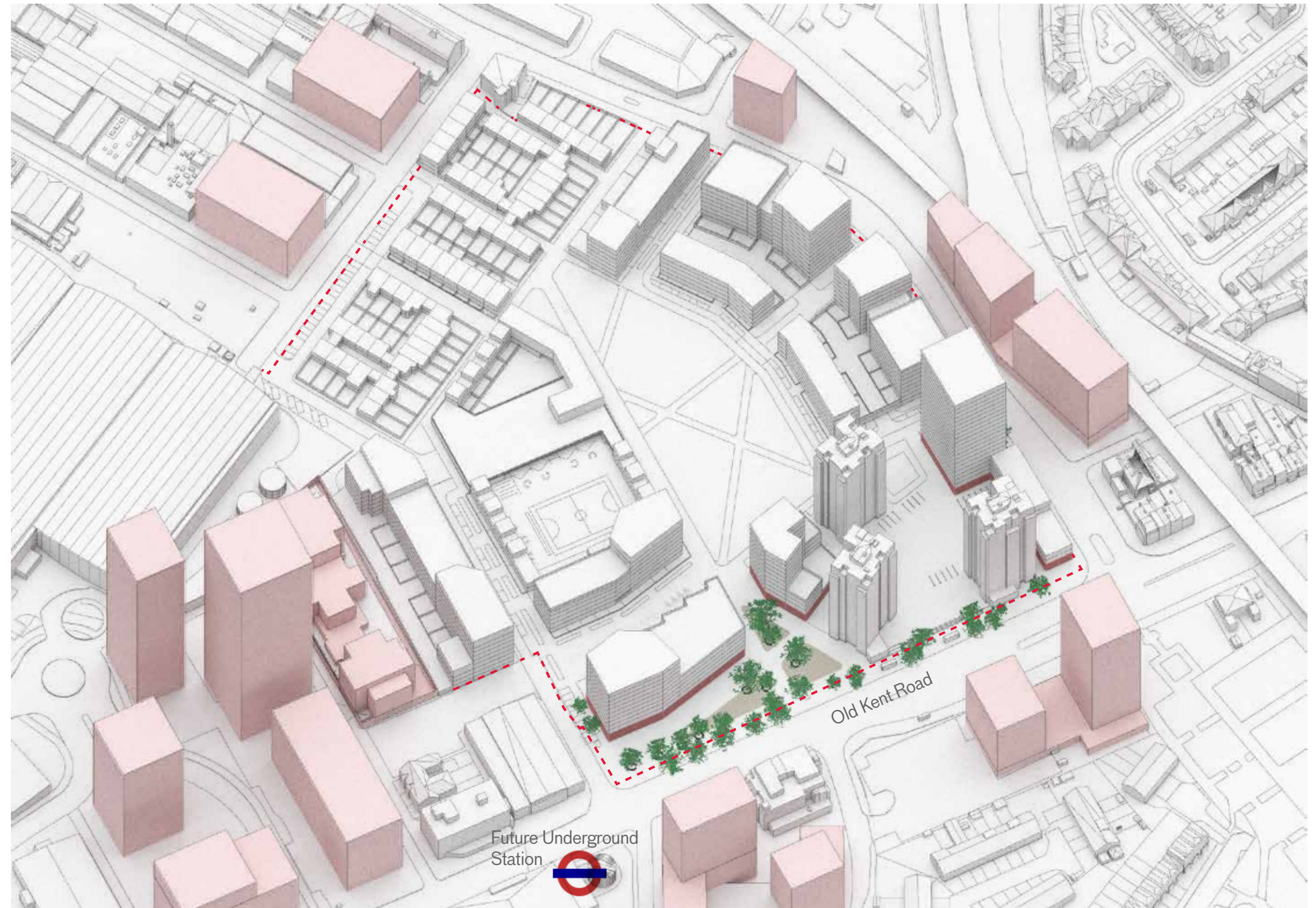
5.2 Design Principles

The following pages demonstrate how the key design principles have been incorporated into the proposed redevelopment masterplan for Tustin Estate.

O1 - A destination on Old Kent Road:

The buildings are formed in relation to the existing towers and future developments on Old Kent Road with the ambition to create a positive destination on Old Kent Road.

-  Site boundary
-  Future context
-  New planting and integrated seating around trees
-  New and improved street frontage to retail units on Old Kent Road

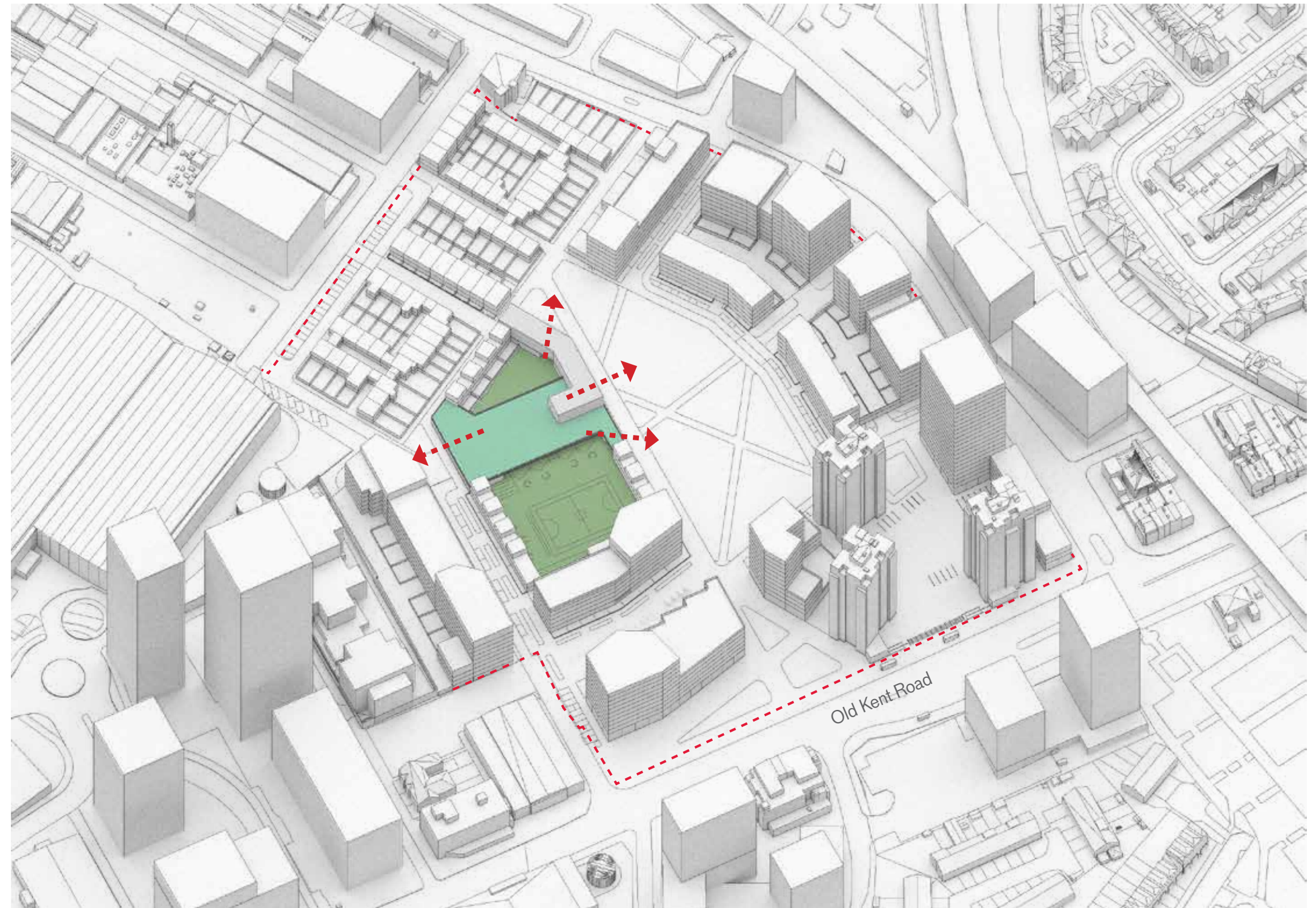


5.0 Outline Design

5.2 Design Principles

O2 - Pilgrims' Way School at the heart of the estate:

The much-loved Pilgrims' Way Primary School is rebuilt and remains at the heart of Tustin Estate with improved access to open space.

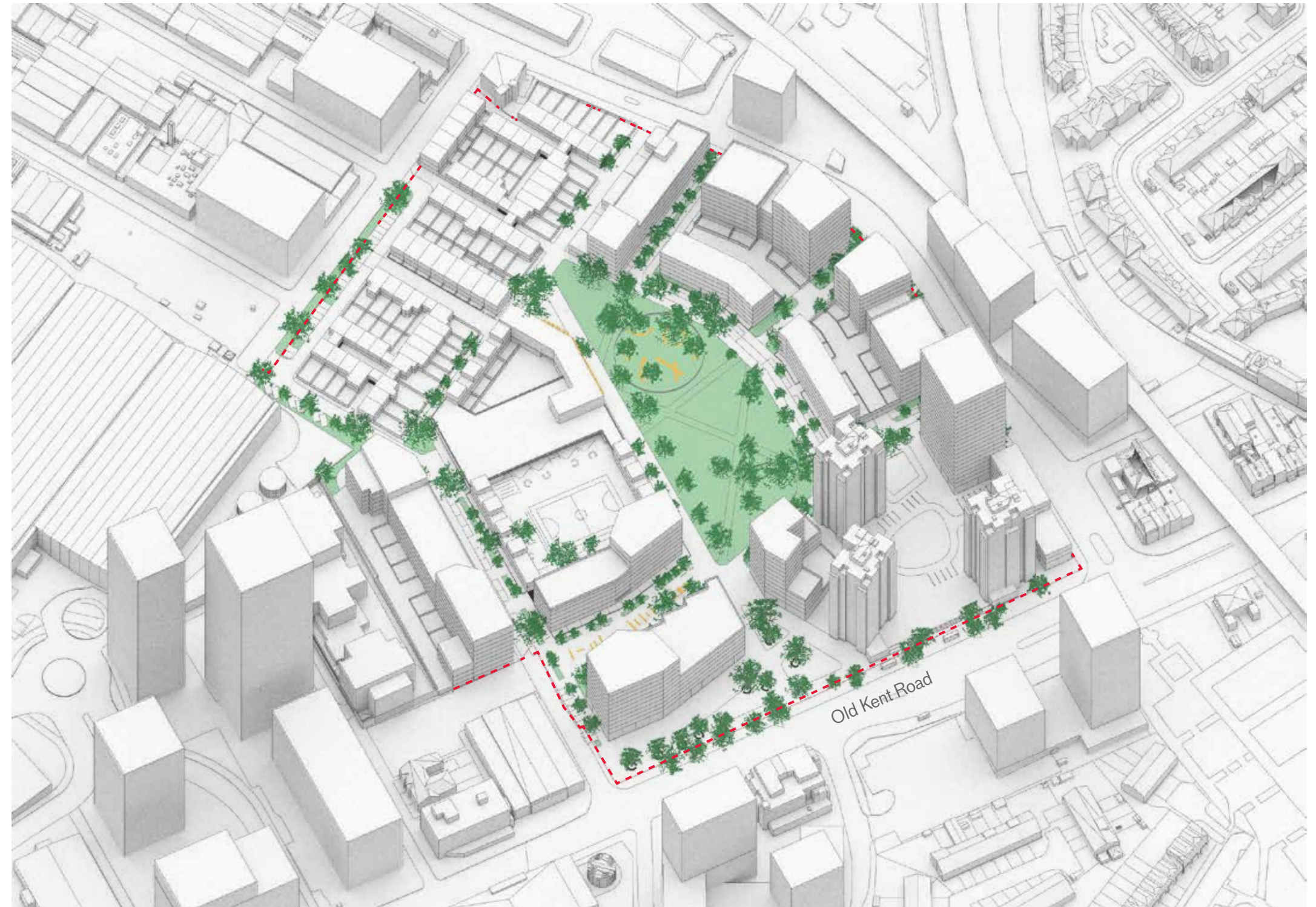


5.0 Outline Design

5.2 Design Principles

03 - Green at the heart of the estate:

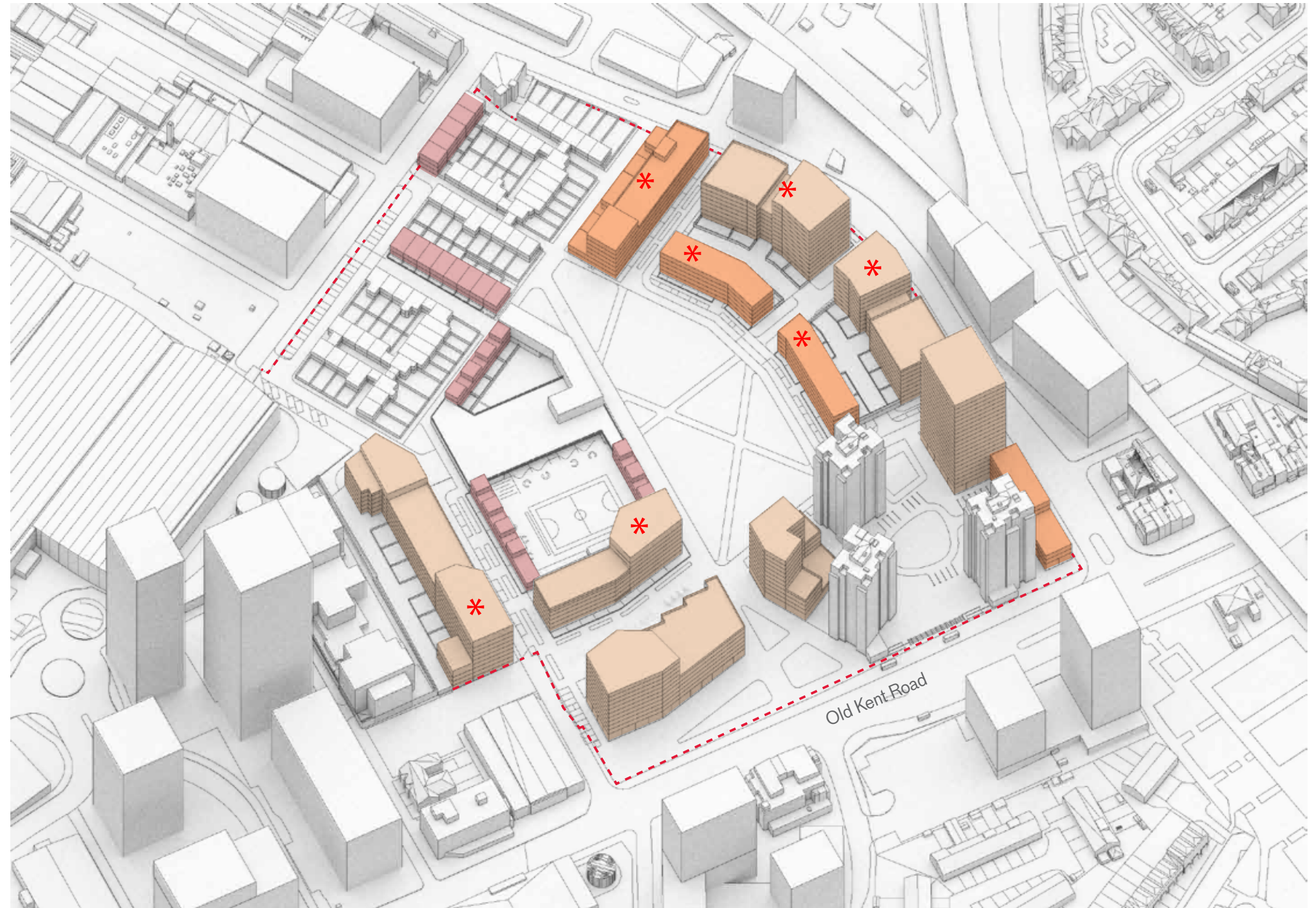
Protecting existing nature on the estate and encouraging biodiversity to create a public landscape where paths cross, people meet safely and the communities diverse needs can be met - from playgrounds to quiet sitting-out areas.



5.2 Design Principles

04 - Variety of housing types:

Provide a variety of housing types: houses, flats, maisonettes to make an inter-generational neighbourhood to meet peoples needs over time.



5.2 Design Principles

05 - Pedestrian Routes:

Legible pedestrian connections through Tustin Estate connecting to neighbouring routes and destinations and quieter green routes east-west.



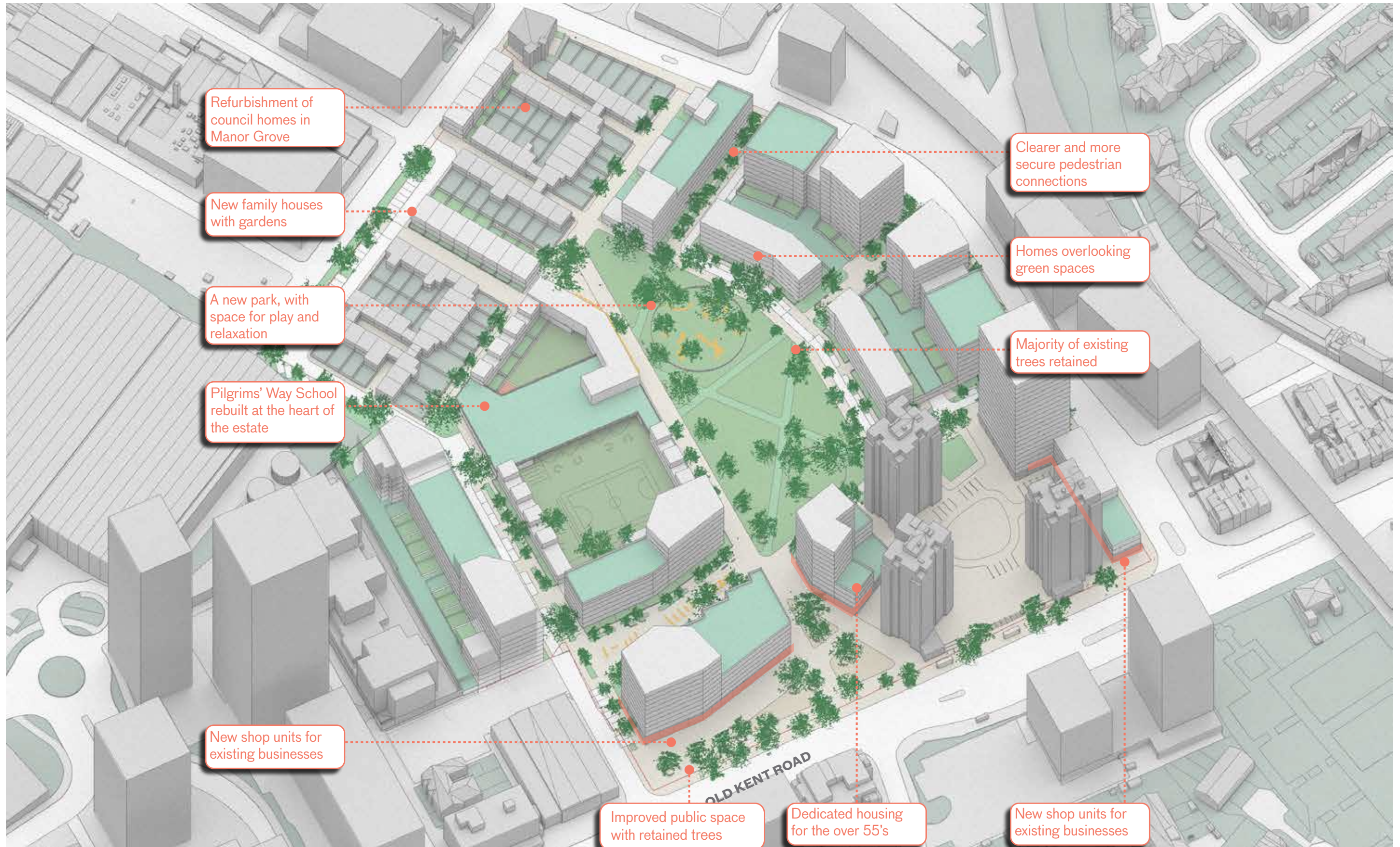
5.2 Design Principles

06 - Green Links:

The masterplan takes on board opportunities noted in the Old Kent Road AAP concerning routes through the estate linking nearby green spaces.



5.3 Key Benefits



5.0 Outline Design

5.4 Housing Typology and Configuration

The proposed scheme responds to the residents' manifesto and provides various housing types: houses, flats, maisonettes creating an inter-generational neighbourhood to meet people's needs over time.

The estate is designed around a central green space and a newly design Pilgrims' Way School, with most new homes overlooking the green spaces.

The masterplan is organised with ten buildings identified as A to K.

Buildings A and K create a gateway to the estate from Old Kent Road with retail at ground level, framing Tustin Park's view. Building B surrounds the school play area providing active frontage and increasing natural surveillance to green space and Hillbeck Close.

Manor Grove infill (D) is proposed to replace inefficient existing car parking spaces providing additional 13 houses to the estate. Each of those homes will be on a similar scale to existing buildings.

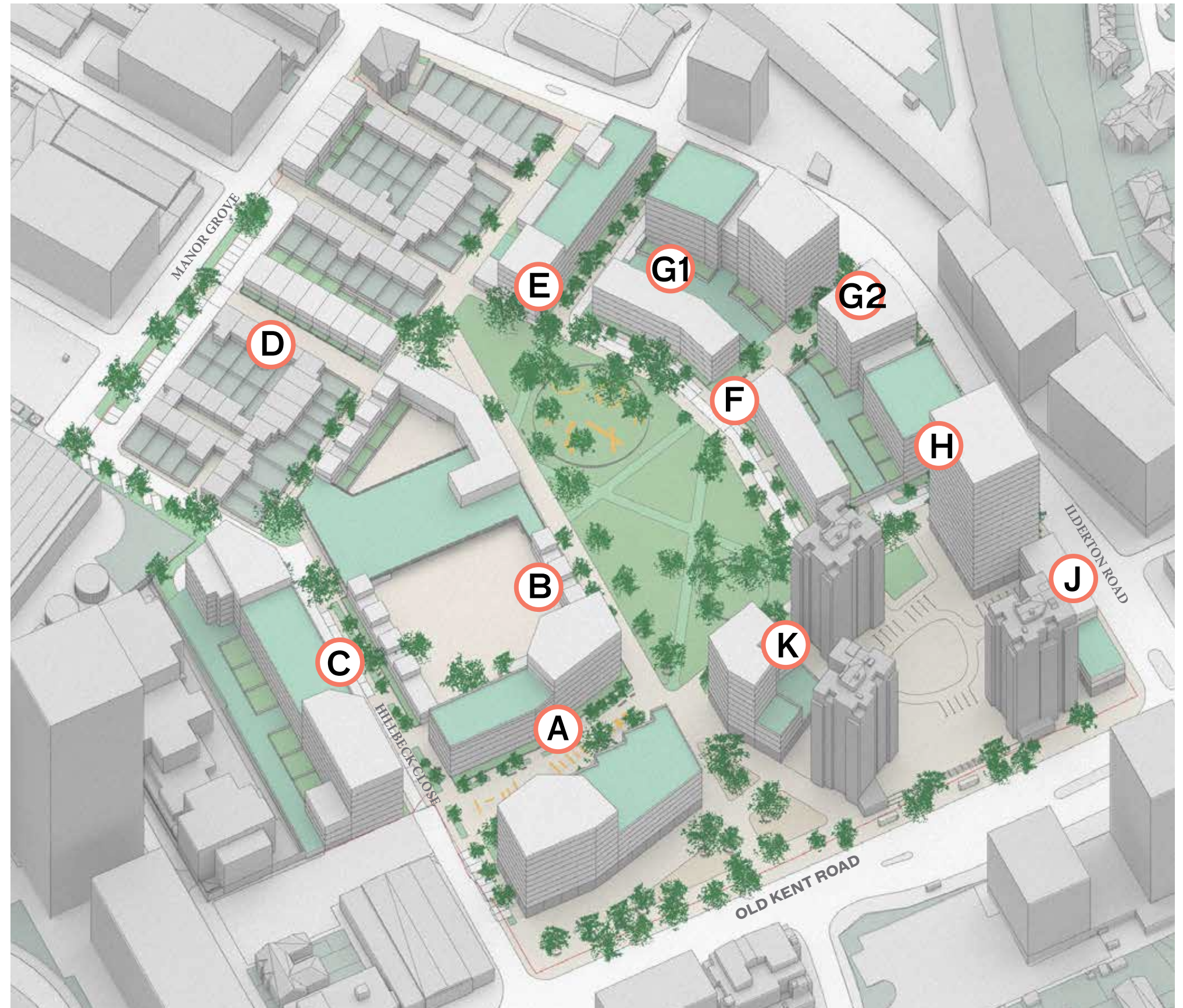
Building E is a deck access building with lower elements to the north, responding to the smaller scale of the existing family homes on Manor Grove.

To the east of the new Tustin Park, Building G and F are designed with private and shared amenity spaces in between the buildings. Building G2 and C have a podium that provides a majority of car parking spaces in the development.

The proposed fourth tower (H) is located near the existing three towers with the smaller deck access building J at Ilderton Road. Both of those buildings will have retail at ground level.

Building K is a deck access building designed for over '55 with additional amenities such as communal rooms and podium gardens, and oversized apartments and balconies.

690 homes are proposed (including 249 re provided: 200 council rent and 49 leasehold). New building heights range from 2 - 21 storeys. Across the estate, 75% of existing trees are retained, the remainder is to be relocated or replaced on site.



5.0 Outline Design

5.5 Massing and Height

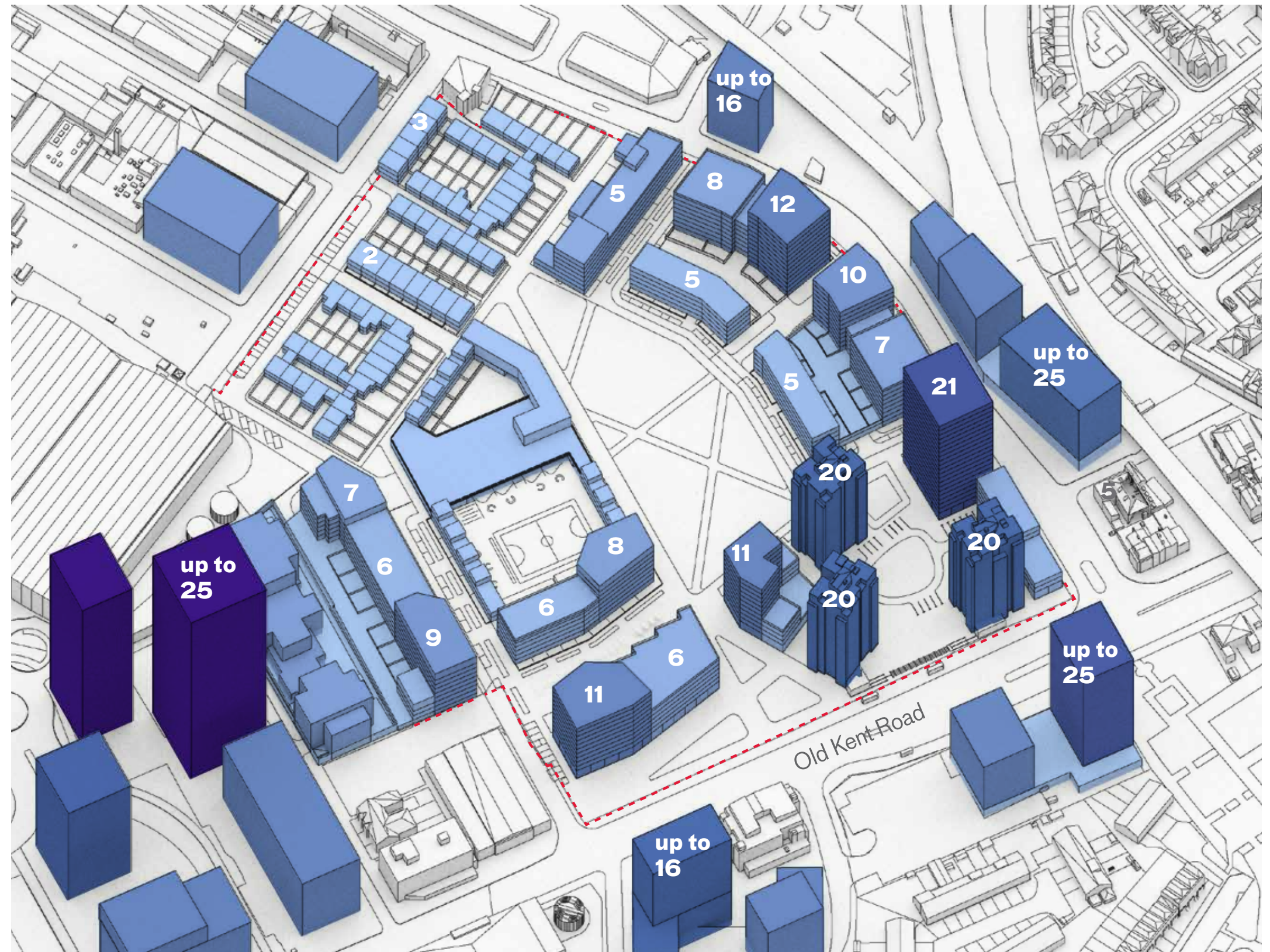
Overall heights have been prepared mindfully of the emerging context of cumulative development within the Old Kent Road Opportunity Area. The scale of development will reinforce the proposed hierarchy of buildings, places, and streets according to the emerging AAP strategy.





The adjacent diagrams show the range of proposed heights across Tustin Estate relative to its surrounding future context. Three existing towers within the estate have 20 storeys with approx height of 55.4m.

The tallest proposed building is a 21 storey tower near the corner of Old Kent Road and Ilderton Road. This arrangement forms a dialogue between the existing towers and future high rise buildings nearby. Collectively, they form a landmark when approaching the New Cross Area and activate the high street along Old Kent Road and Ilderton Road's southern end.

Medium rise blocks are proposed at the perimeter of the estate along Ilderton road and Hillbeck Close. These respond to nearby future buildings' height to create a suitable streetscape experience whilst also providing a suitable boundary to the estate. Along Ilderton road, height is tapered off towards the northern part of the site to form an appropriate scale where the new development meets the existing manor grove buildings.

Low-rise buildings surround the new park at the centre of the estate to provide an experience of openness and views to the new park. Low rise buildings are also proposed for the infill sites around manor grove.



-  Site boundary
-  High Rise
-  Medium Rise
-  Low Rise

6.0 Landscape Design Approach



6.0 Landscape Design Approach

6.1 Landscape Design Intentions

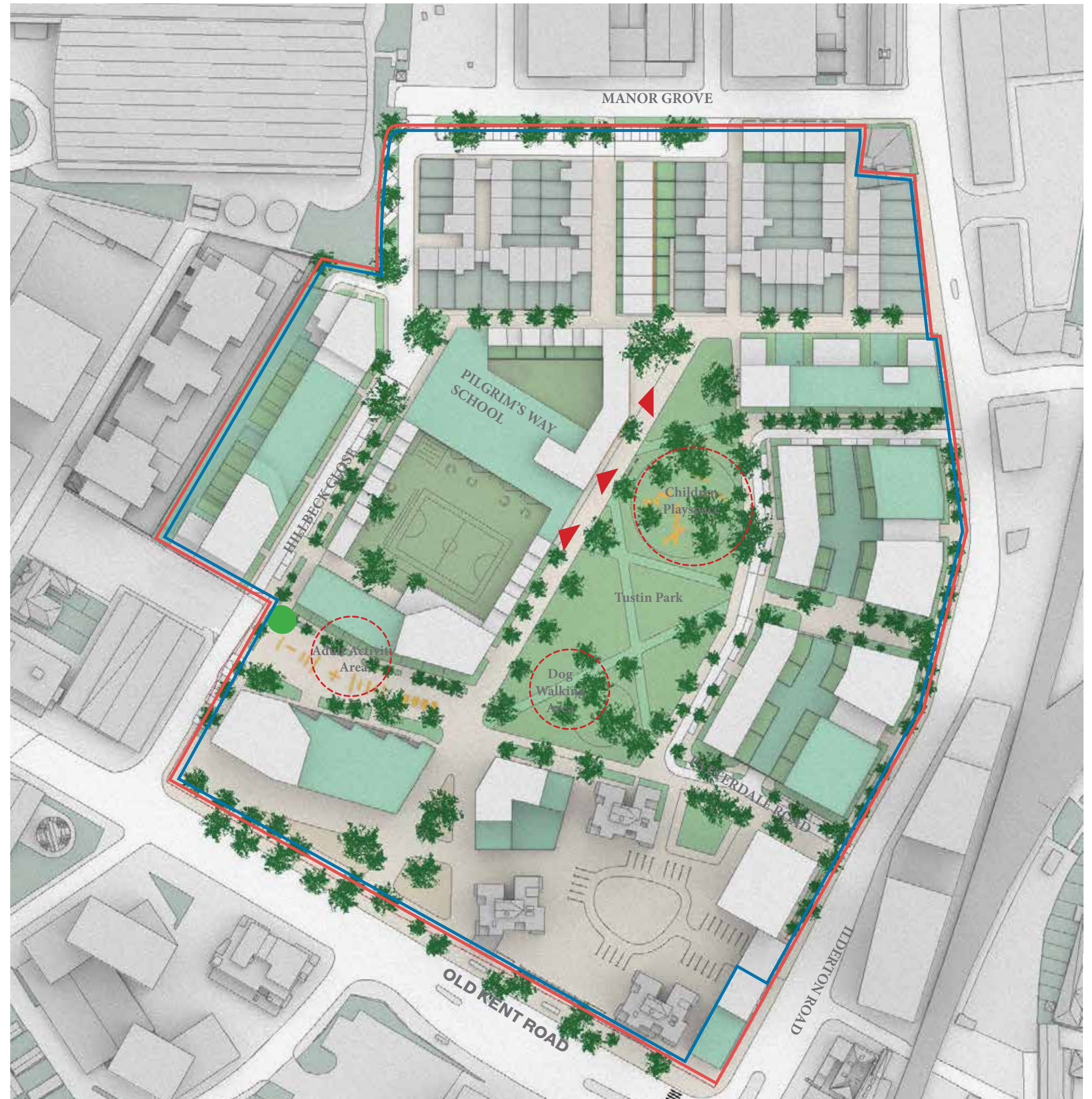
The Estate is designed around the Tustin Park. Indicative paths in the Park are proposed to connect residential buildings with school entrances. An enclosed dog exercise area and separate children’s playspace is indicated following feedback from residents, along with an area for adult activity area for exercise. The improved usability of the green space allows for greater community interaction and new residential blocks overlooking the space will increase natural surveillance and safety.

While Tustin Park will be the largest green space on the estate, it will be complemented by many other public spaces accessible to residents.

Pedestrian footpaths lined with trees and new lighting will encourage active travel and safe walks even in the evenings; children’s playspaces dispersed around the estate could encourage walks between them. There will be additional activity areas between buildings such as the external gym or spaces for exercises encouraging gathering and interaction.

Residents will also have access to communal terraces with views into the park or towards central London. Those terraces could be flexible in use - they could be a meeting place or become community gardens or allotments.

On the Old Kent Road, the new more generous public space provides a green breathing space, as a successful setting for commercial businesses in the area.



6.0 Landscape Design Approach

6.2 Landscape Character Areas

The Tustin Estate masterplan will celebrate the spirit of the community and increase the range and diversity of public green spaces that the community currently enjoys. Key views are opened up across the site, creating a physical green and visual connections between these spaces. One of the design principles is to create five distinct character areas responding to the development's existing nature, the residents' manifesto, and the landscape. It is intended that these character areas will help to inform the architectural design during the next stage of design development.

1. Old Kent Road

The gateway to the estate is through Old Kent Road. The public space will have retained trees and new planting, with integrated seating for residents. New retail shopfronts will open to the main road and form an inviting entry to the estate. The Park and the school will be visible in the distance.

2. Neighbourhood Square

Building Main Entrances are facing the Park, with many balconies overlooking green space for maximum natural surveillance.

3. Tustin Park

Maisonettes with front gardens overlooking the Park will create a green continuity from the public to private areas. The Park is a generous open green space at the heart of the estate, with many of the existing mature trees retained. It is surrounded by ground-floor houses and maisonettes, which have a planted buffer zone to offer additional privacy. The Park offers long views through the estate and provides residents with spaces to play and relax, including dedicated play and dog walking areas

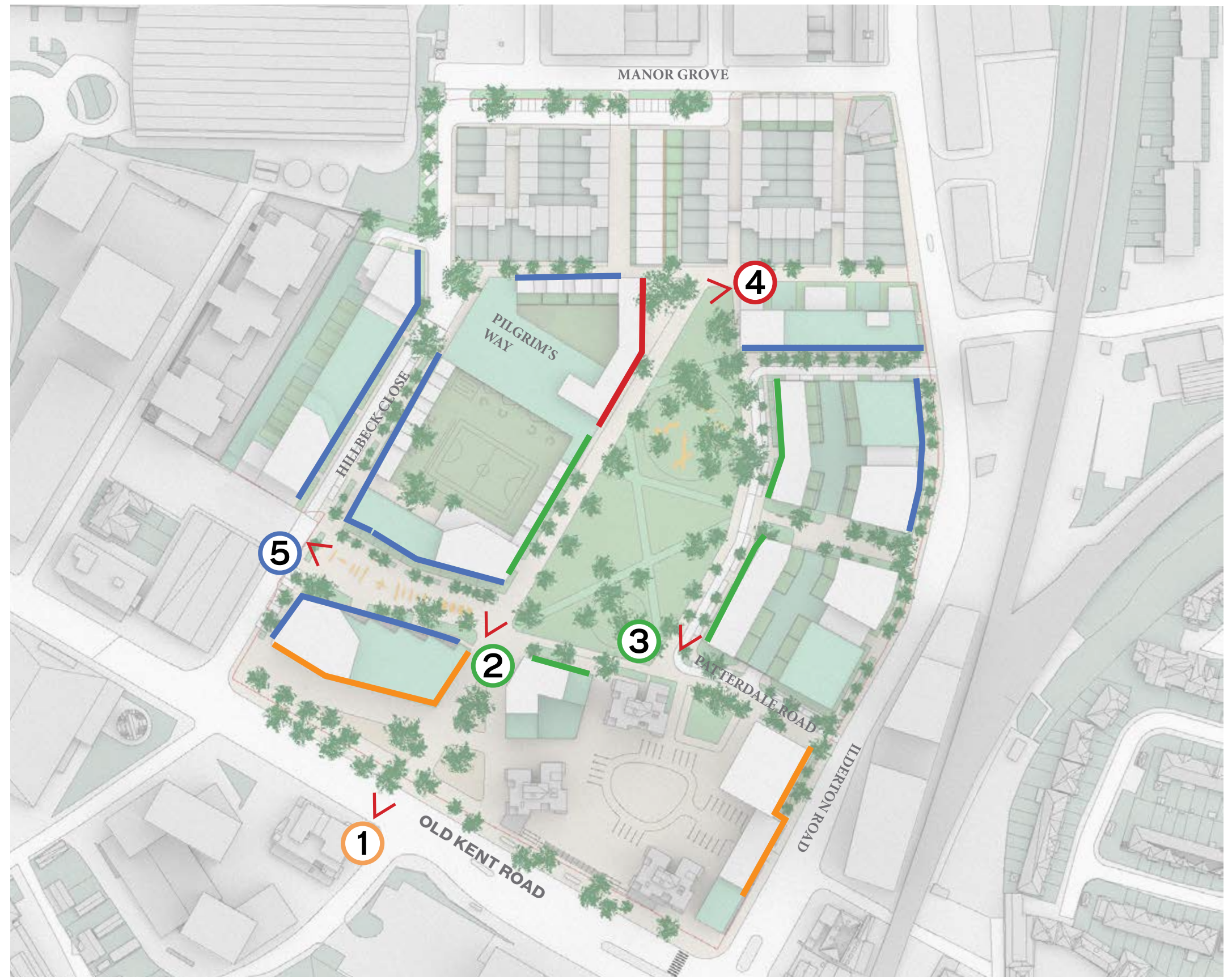
3. Pilgrims' Way School

The school is designed at the heart of the estate, with three entrances facing the Park and Playspace.

5. Residential Streets

The number of private entrances to buildings at the ground has been maximised, creating residential streets at Hillbeck Close and Ilderton Road with generous front gardens, incidental play for children, and street greenery.

Five keys views have been identified on the following pages showing the key design characteristics for each area.



- 1** Old Kent Road
- 2** Neighbourhood Square
- 3** Tustin Park
- 4** Pilgrims Way School
- 5** Residential Streets

6.0 Landscape Design Approach

6.2 Old Kent Road View

View of public square on Old Kent Road, with retained trees, and shops at ground floor level of the new residential buildings which frame a view towards new park in Tustin Estate and the new Pilgrims Way School.



↑
Residential Block with retail at ground floor replacing Bowness

↑
New Public Space with generous views through to the parks and school

↑
Senior Residents Block with Retail at ground floor

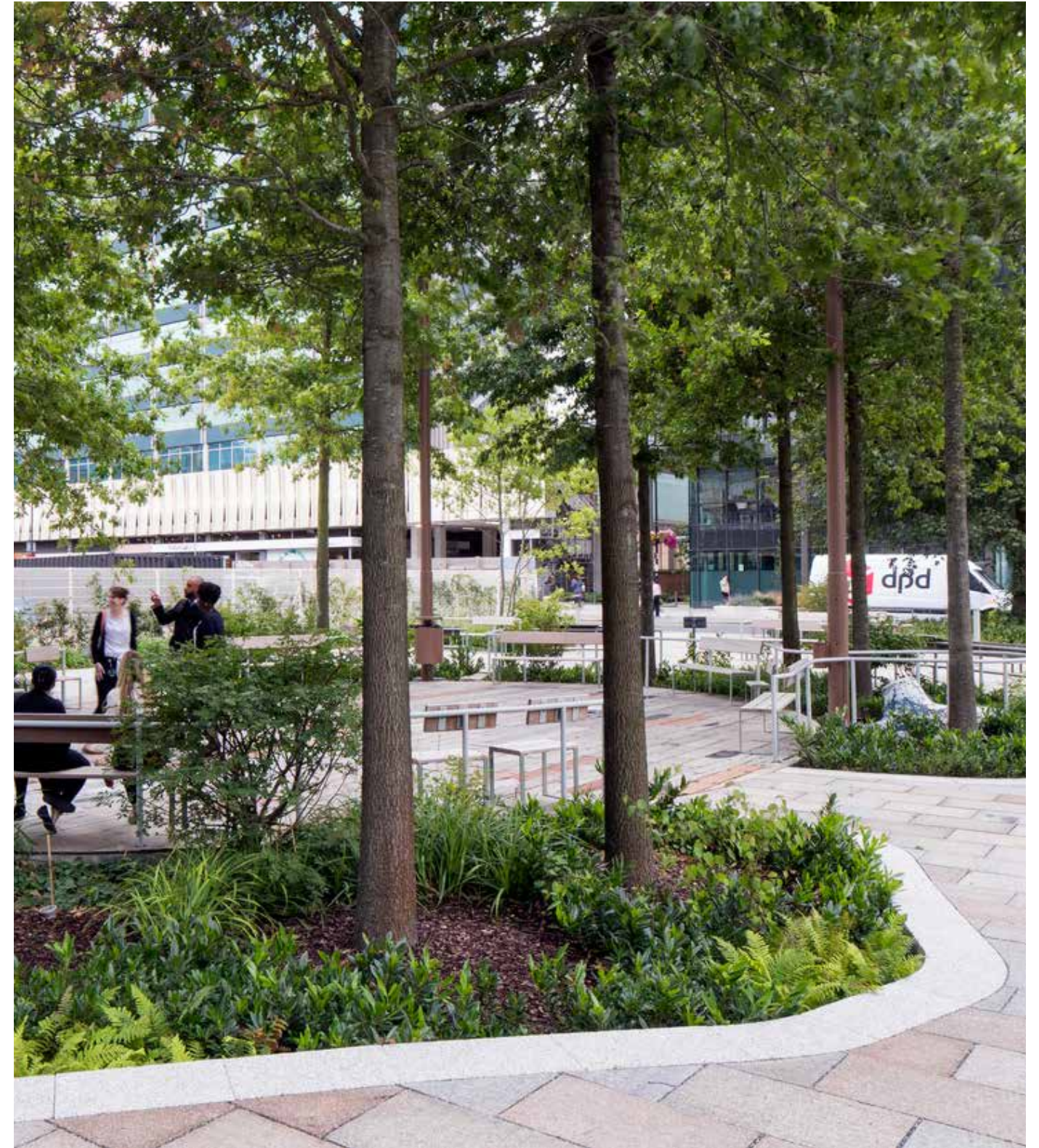
↑
Existing Grasmere Point Tower

6.0 Landscape Design Approach

6.2 Old Kent Road View Precedents



Promenade of Light, Old Street



Ruskin Square, Croyden

6.0 Landscape Design Approach

6.2 Tustin Park Approach: Neighbourhood Square

The new park is structured around the retained trees from Tustin Estate with a new play area for children near to the school entrance. The park is overlooked with many front doors, and new well lit paths which create a safe and welcoming journey home for residents.



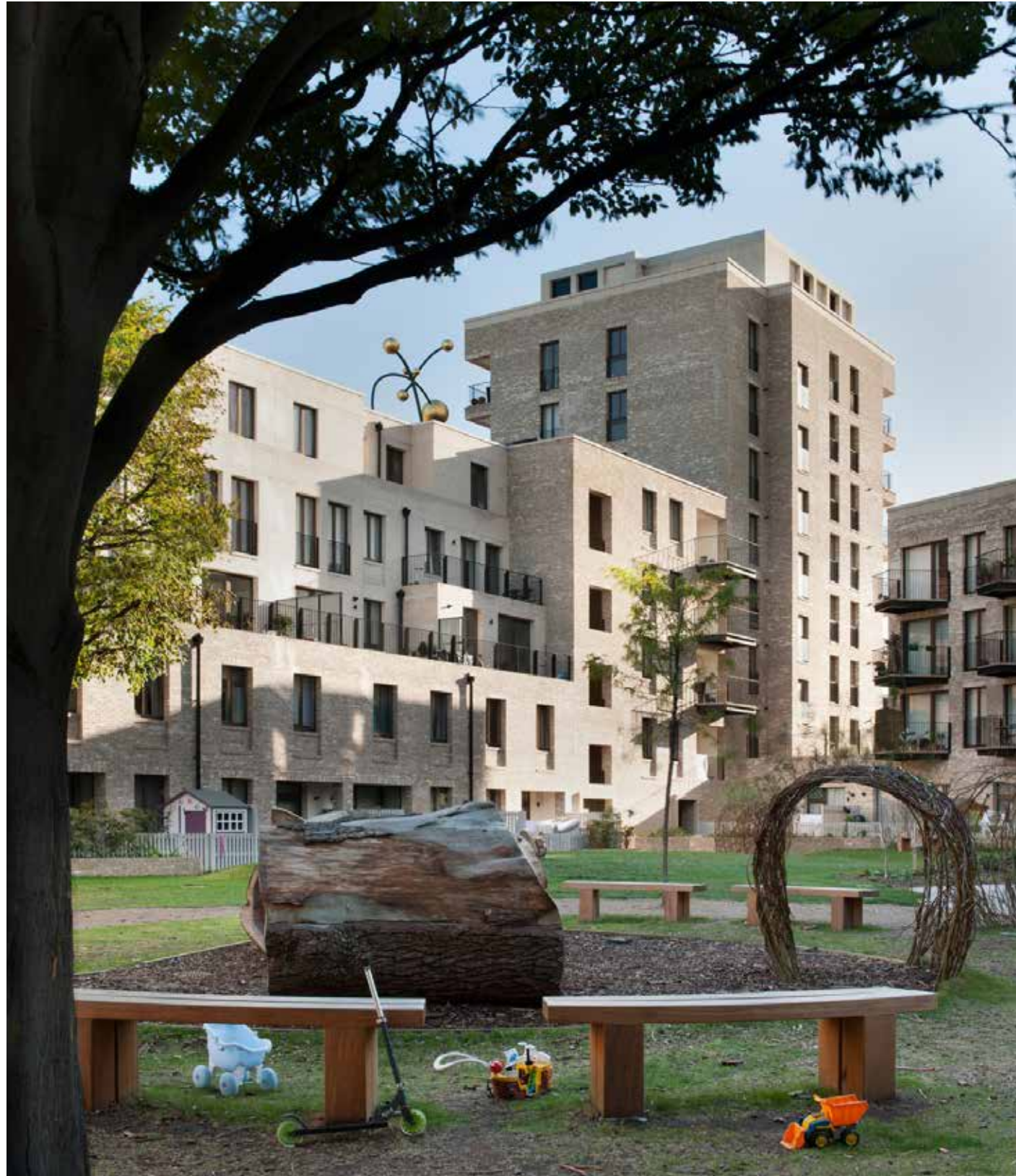
↑
Residential Block B with new school behind

↑
Well lit and overlooked pedestrian route through the Estate, towards Manor Grove

↑
New park is overlooked by new homes

↑
Enclosed Dog walking area

6.2 Tustin Park Approach: Neighbourhood Square Precedents



Silchester Estate - Dedicated play space



Brimmington Park - Green Open Space



Dedicated dog walking areas

6.2 Tustin Park Maisonettes

Private front gardens to maisonettes provide a buffer between the park and the new housing. Additional planting zones define residents' parking bays.



↑
New park with views and routes to the new school and play space

↑
Well lit and over looked pedestrian routes through the estate, towards Manor Grove

↑
Ground floor maisonettes with private front gardens and planting on footpath to provide a buffer

6.2 Tustin Park Maisonettes Precedents



Accordia, Cambridge - Green buffer to townhouses



Accordia, Cambridge - Green buffer to townhouses



Street Parking - Dujardin Mews, Enfield, London



Podium Parking - Trafalgar Place, Southwark, London

6.2 Pilgrims' Way School

New School Entrances facing the Tustin Park. Parents and pupils enjoy a sociable meeting space and easy access to play equipment in the park.



↑
Dedicated play space located near to the school

↑
New school building with entrances onto the park

↑
Well lit and overlooked pedestrian route through the estate, towards Old Kent Road

6.0 Landscape Design Approach

6.2 Pilgrims' Way School Precedents



Roof Playspace Example, Tokyo Kindergarten, Japan by Tezuka Architects



Class Example : Shared learning spaces can enjoy generous views to the landscape
Tiger Way Primary School, Hackney London by Hawkins Brown

6.0 Landscape Design Approach

6.2 Residential Streets: Hillbeck Close

A new tree lined residential street is created extending Hillbeck Close from Old Kent Road to Manor Grove. The main part will be for pedestrians only with new lighting with lots of new front doors providing a well overlooked street for safety.



↑
Residential front gardens and planting to block C to provide a buffer

↑
Dedicated outdoor exercise and play spaces

↑
Senior Block with existing Ambleside Point in background

↑
Well lit and overlooked pedestrian route, towards Ilderton Road

↑
Rear of commercial blocks with residential above

6.0 Landscape Design Approach

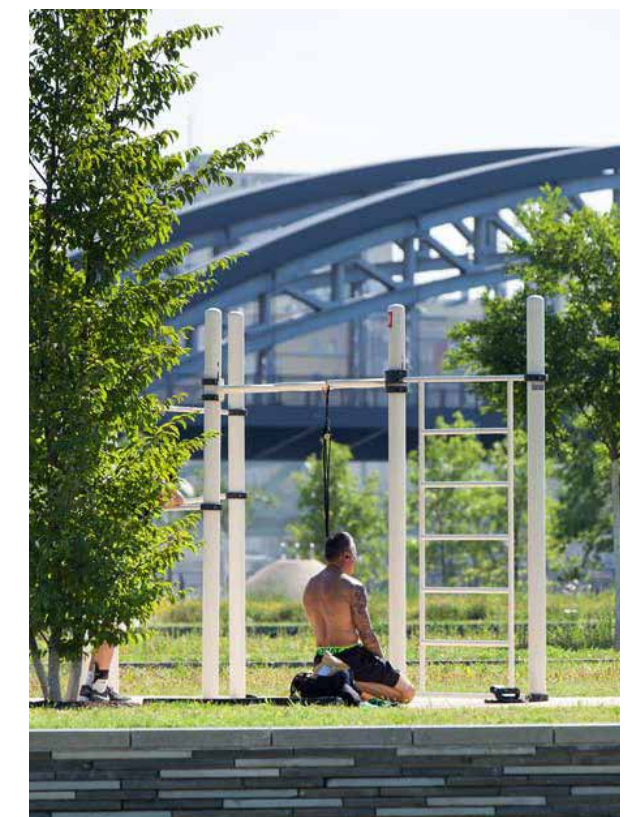
6.2 Residential Streets: Hillbeck Close Precedents



Kings Crescent, Hackney - Doorstep play and seating



South Gardens, Elephant Place - Pedestrian footpath with green buffer to street



Examples of Adult Play and Exercise Equipment

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7.0 Detailed Design



7.0 Detail Design

7.1 Ground Floor Plan

Apartments

All apartments were designed to New London Plan and Part M requirements regarding minimum apartment sizes, kitchen lengths, corridor widths, and room sizes. The floor to ceiling is 2.5m with extra space within the ceiling for services and ventilation. Each apartment has a private external amenity, either balcony or a garden (minimum size follow New London Plan). Approx 72% of apartments are dual aspect. For more details, please refer to chapter 9. Each building has a dedicated cycle store located on the ground or first floor. Bike rack numbers are following New London Plan and TfL London Cycling Design Standards. Refuse store areas were calculated based on Southwark Council requirements (Waste Management Guidance Notes for Residential Properties). Please refer to the Technical and Servicing chapter for Playspace and Public open space calculations.

Ground Floor Plan

The ground floor plan and uses have been carefully designed to follow the landscape principles. Entrances to the buildings are located to provide maximum overlooking and natural surveillance of the street and pathways, ensuring the residents' safety and security as well as street animation. Principal entrances to buildings are on main roads or facing Tustin Park.

Maisonettes and Houses

All homes with direct street access at ground floor level are wither single family homes or maisonettes. Houses are typically located in Buildings D1 D2, and around the school site in Building B. All other ground floor dwellings are maisonettes, with additional garden flats at podium level of Buildings C and G2

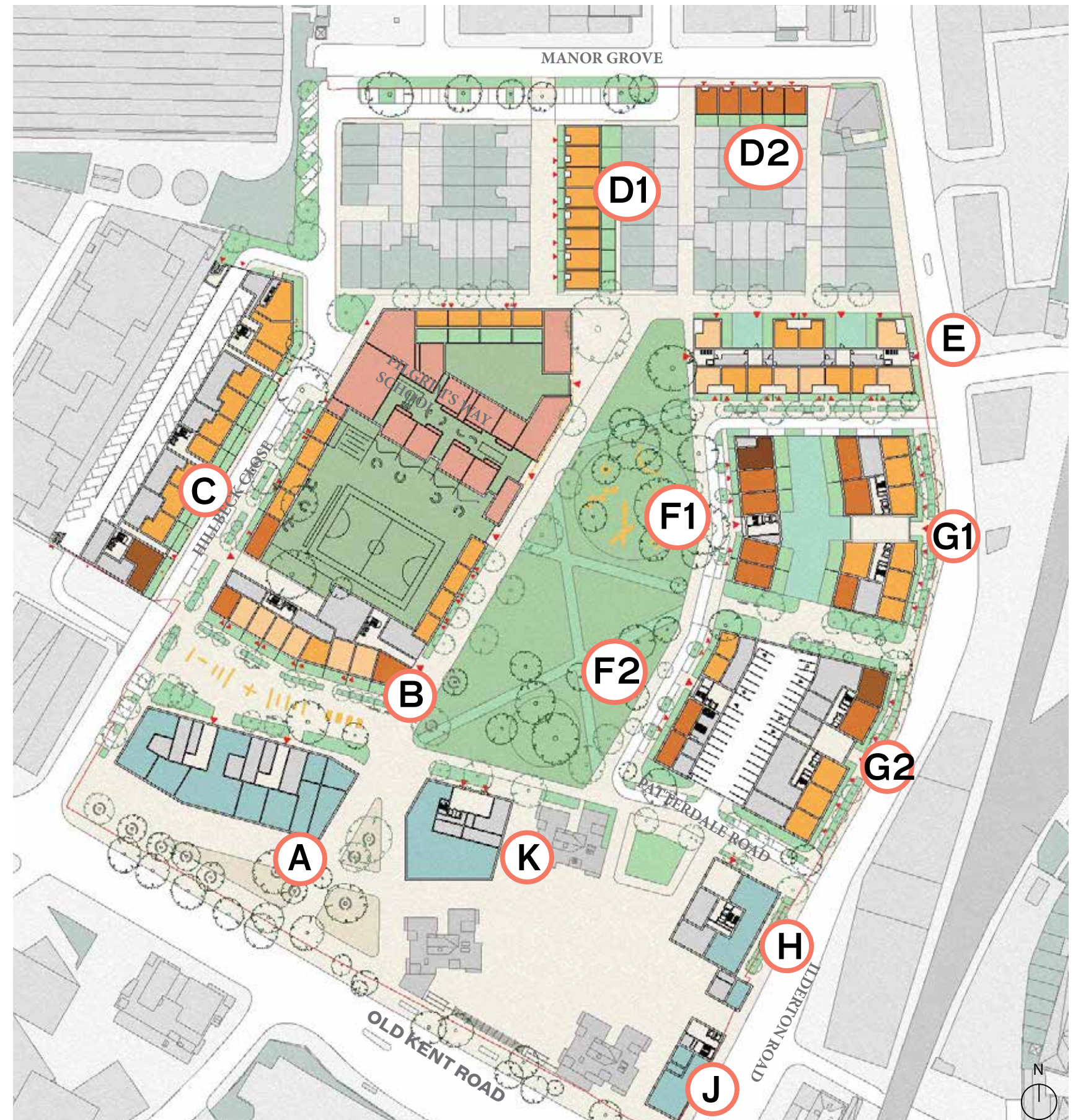
Commercial

Proposed commercial units face Old Kent Road and have a frontage onto the heart of Tustin Estate, providing an opportunity to animate residential streets with outdoor seating and retail shopfronts. Cycle facilities for commercial staff need to be agreed, and could be located to the rear of Buildings H and A.

Back of House

Refuse and plant are located at the ground level of each building. Any sprinkler tank rooms, if required, are to be located below ground. Residential Cycle Stores for flats are situated on the ground or first floors.

- Commercial
- School
- Residential (3 bed/ 4bed/ 5bed)
- Back of house/ Car parking
- Pedestrianised paths
- Main Entrances



7.0 Detail Design

7.2 Building A Plans

Building A defines the gateway to the Tustin Estate facing the Old Kent Road. It has a stepped height comprising six storeys to the east end rising to eleven storeys to the west. The higher building in this location responds to the adjacent scale of Old Kent Road and the future Underground Station.

At the ground floor level of the building there are commercial units facing south onto the Old Kent Road. The building footprint is similar to the position of the existing Bowness House, with a wide pavement and public open space. Commercial units also face towards Hillbeck Close to the west and the pedestrian Tustin Street to the east.

The main entrance to the building for residents is to the rear, away from the Old Kent Road and from a new pedestrian circulation route between Blocks A and B. Access is distributed across two independently accessed circulation cores. Each core has dedicated bike and bin

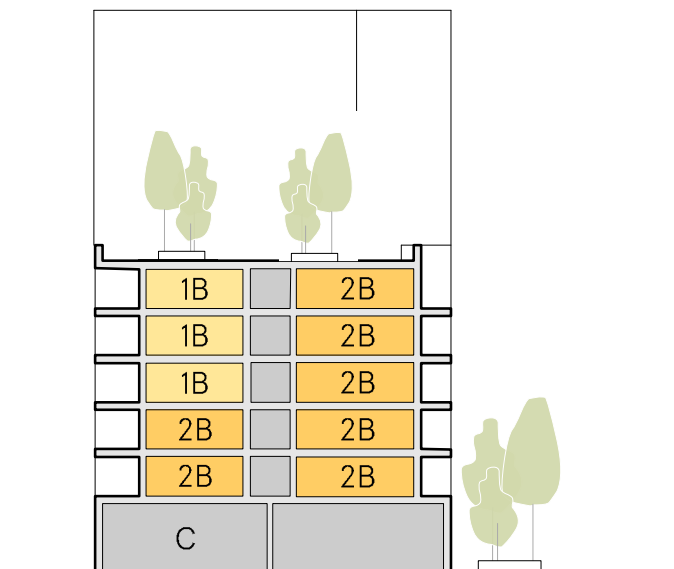
storage at ground floor level and a centrally located plant room provides a service riser through the centre of the building.

Residential accommodation is provided from the first floor upwards and provides a mix of 1bed, 2bed and 3bed homes. There are maximum six apartments per floor per core. The homes to the south of the building have inset balconies providing them with amenity space that is sheltered from the Old Kent Road. To the north of the building the shape of the plan changes to provide dual aspect homes with projecting balconies that overlook the new public open space below and have views towards the new Tustin Park. Access to roof level offers the opportunity for shared amenity and solar panels for energy production.



Site Plan

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom



Section A

Block A

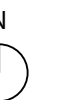
Typical Floor

First Floor



Ground Floor

● Indicative location of bathroom/kitchen services. Offset at GF high level



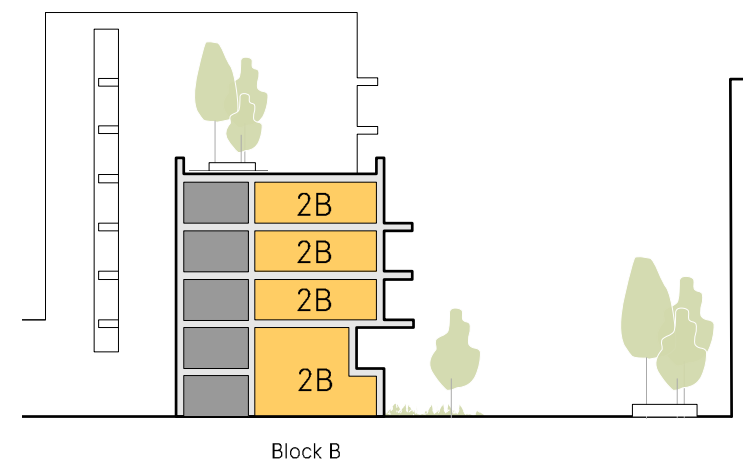
7.0 Detail Design

7.2 Building B Plans

Building B is a four-sided, perimeter block that includes the new Pilgrims' Way Primary School at the centre of the estate. It includes a building comprising flats and maisonettes to the south of the school that is part 5-storeys and part 8-storeys with two and three storey terraced houses arranged around the north, east and west of the school's new external play areas.

The southern part of Block B comprises accommodation across the ground and first floors that have private amenity space to the ground floor facing over the new public open space between Block A and Block B. This southern block provides greater height closer to the corner of Tustin Common. There are two separate entrances to this building, one to the east end and one to the west of the building. Bike and bin storage is distributed between these entrances at ground floor level. The accommodation from second floor upwards provides a mix of 1Bed, 2bed and 4bed homes, the majority of which are dual aspect or have south facing windows and balconies. There are maximum six apartments per floor per core.

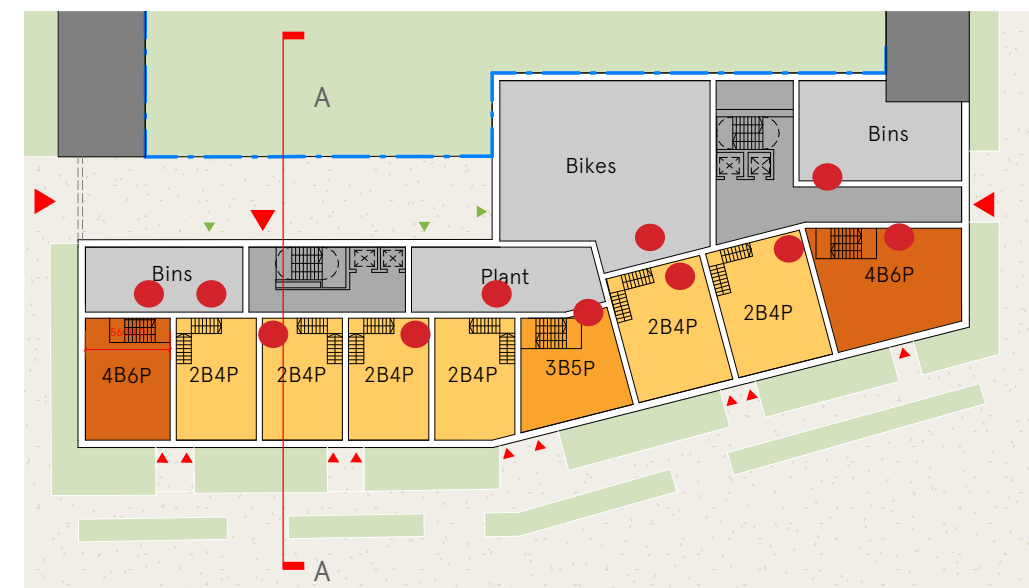
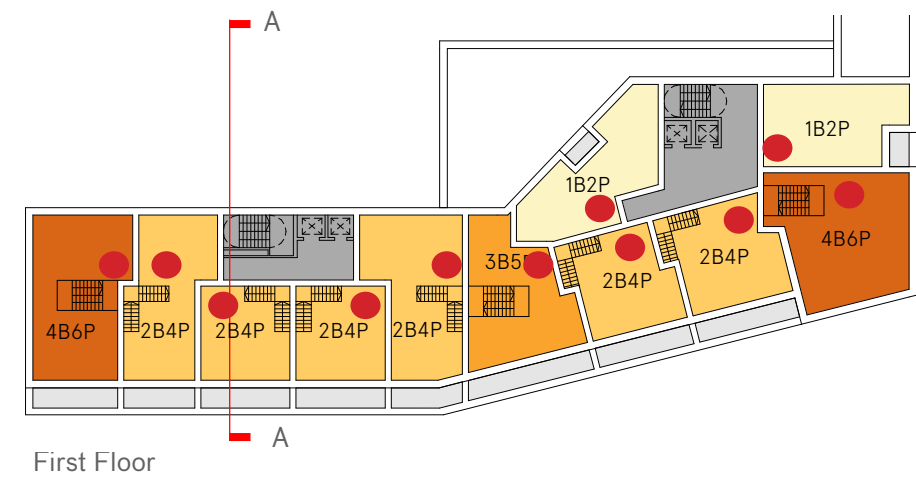
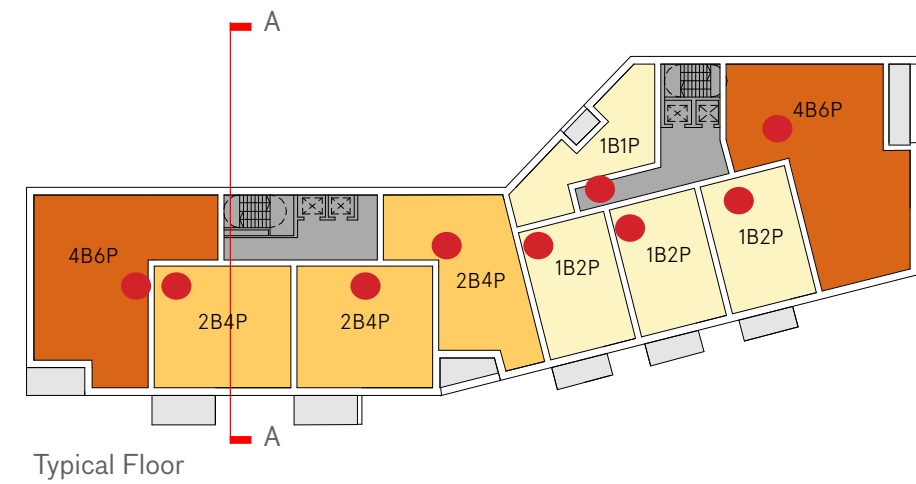
The houses are arranged as terraced homes, in separate groups to the north east and west of the new school external play areas. The houses all have front gardens and roof terraces. The houses to the east and west do not have windows that face into the school. The houses to the north also have south-facing rear gardens and have windows to the south that are located in such a way that they do not directly overlook the school's external play areas.



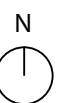
Site Plan

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom

Section A



- Ground Floor
- Indicative location of bathroom/kitchen services.



7.0 Detail Design

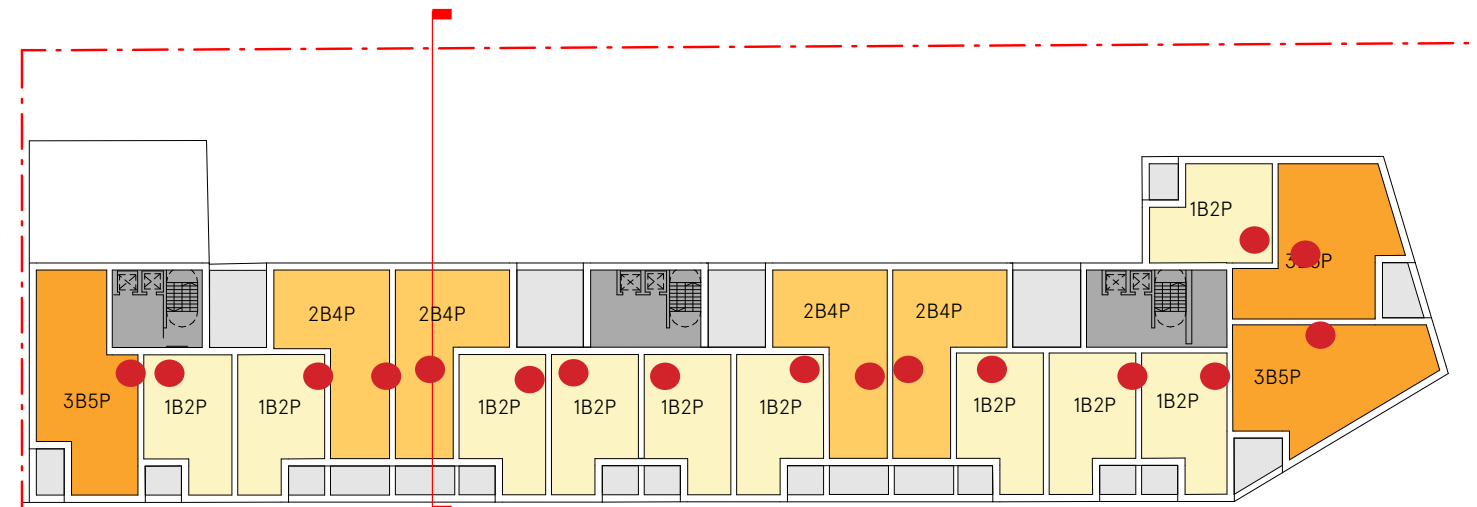
7.2 Building C Plans

Building C runs along the western boundary of the Tustin Estate, between the neighbouring Sylvan Grove and Hillbeck Close. The building is generally 6-storeys in height with a nine-storey element to the south and a seven-storey element to the north. This variation in height helps to break down the massing of the building when seen from Hillbeck Close.

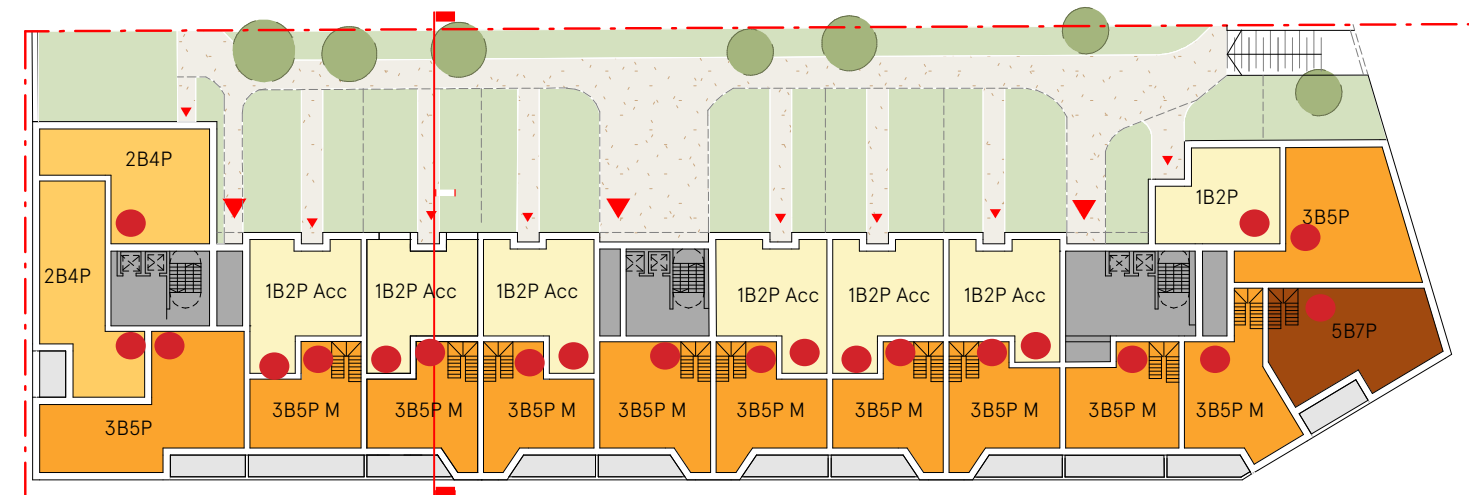
Maisonettes are arranged to the ground and first floors and face east onto Hillbeck Close. These maisonettes have ground-floor, front gardens and first-floor balconies onto which bay windows face south. To the west of the building at ground-floor level is a covered carpark above which are the private gardens to west-facing 1bed homes. This accommodation has been developed to provide older residents or wheelchair users with accommodation with a larger private garden, rather than a balcony.

There are three entrances to the building, all accessed off Hillbeck Close. Distributed between these at ground floor level are bike and bin storage and plant. Access to the carpark is arranged as a one-way system entered from the north with an exit to the south of the building. There are maximum six apartments per floor per core.

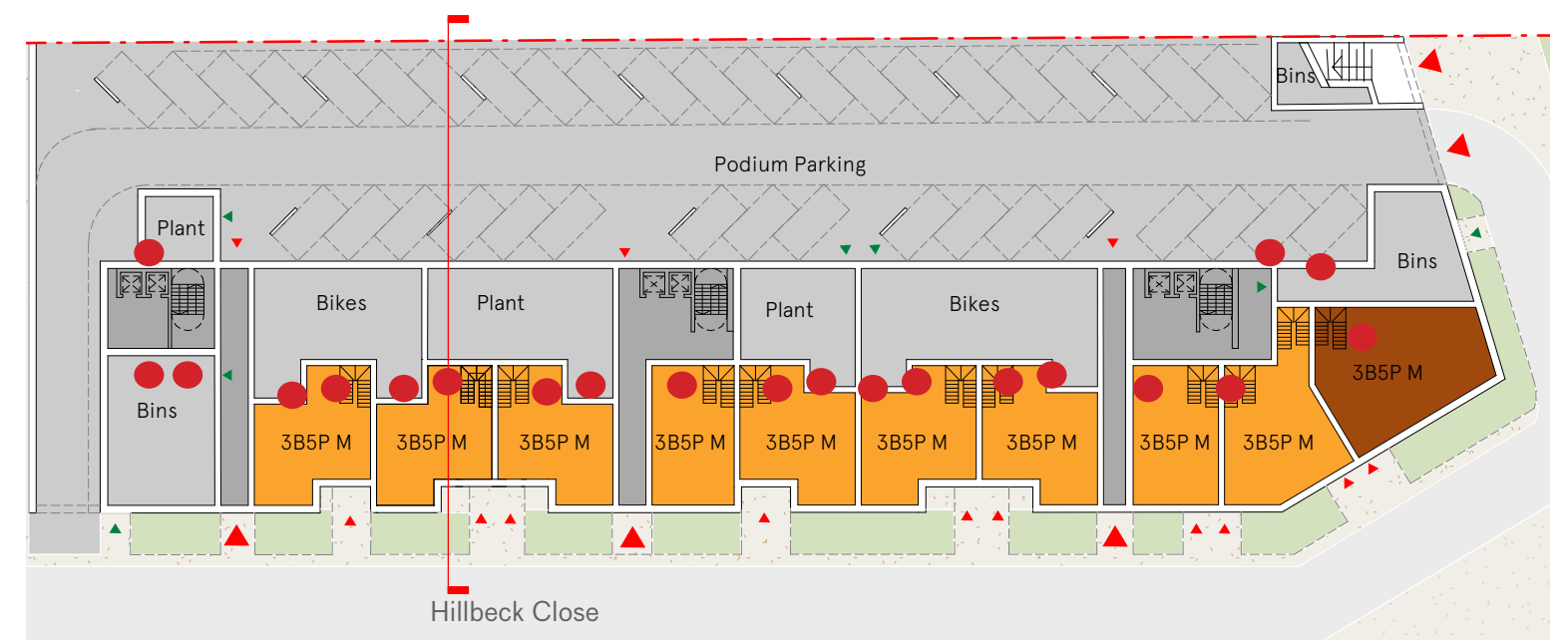
A large communal shared space at roof level over the six storey element offers the opportunity for a shared amenity space.



Typical Floor



First Floor

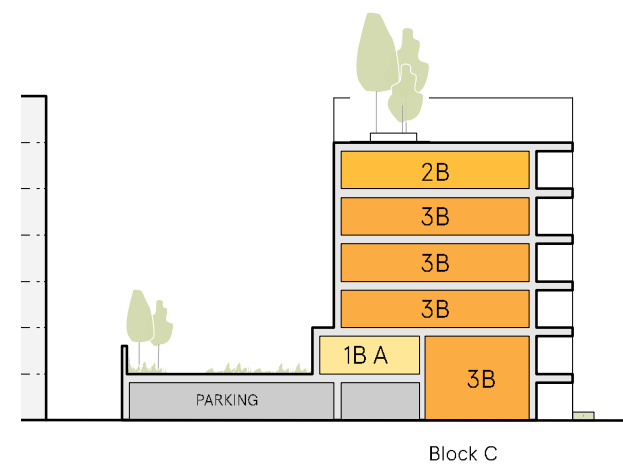


Ground Floor





● Indicative location of bathroom/kitchen services.

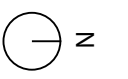


Site Plan



Section A

 1 Bedroom	 2 Bedroom	 3 Bedroom	 4 Bedroom
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7.0 Detail Design

7.2 Building D Plans

Building D comprises of two low-rise terraces (D1 and D2) at the North of the estate built in place of existing garages and parking spaces of Manor Grove. Block D1 is a three storey building, designed to be slightly taller to help define the end of the Estate, whereas Block D2 is two storey, matching the scale of neighbouring buildings. A total of 13 new homes are provided, five 4bedroom/6person houses in D1 and eight 3bedroom/5person in D2.

Building D is designed to relate to the existing typology of Manor Grove homes. The houses in this block all have direct access from the street and private back gardens, which back onto the existing back gardens of Manor Grove. Houses in Building D also have terraces on their upper levels, which help to bring good levels of daylight into the units and enough exterior space.

Flat roofs and brick walls are suggested, in order for the new buildings to sit in harmony with the architectural language of its neighbours and create a more cohesive street experience. Furthermore, flat roofs would help to make a more efficient use of the floor plan of the flats at the same time they would minimize the need of the building to be taller.

Therefore, new units will have more spacious internal dimensions and larger windows than those of Manor Grove. All habitable rooms and bathrooms will have a window. All units are designed so that circulation to the upper floor is not compromised by the need of passing through habitable rooms on the ground floor. Proposed kitchens and living spaces have the possibility of either being connected or separate.

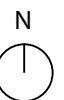
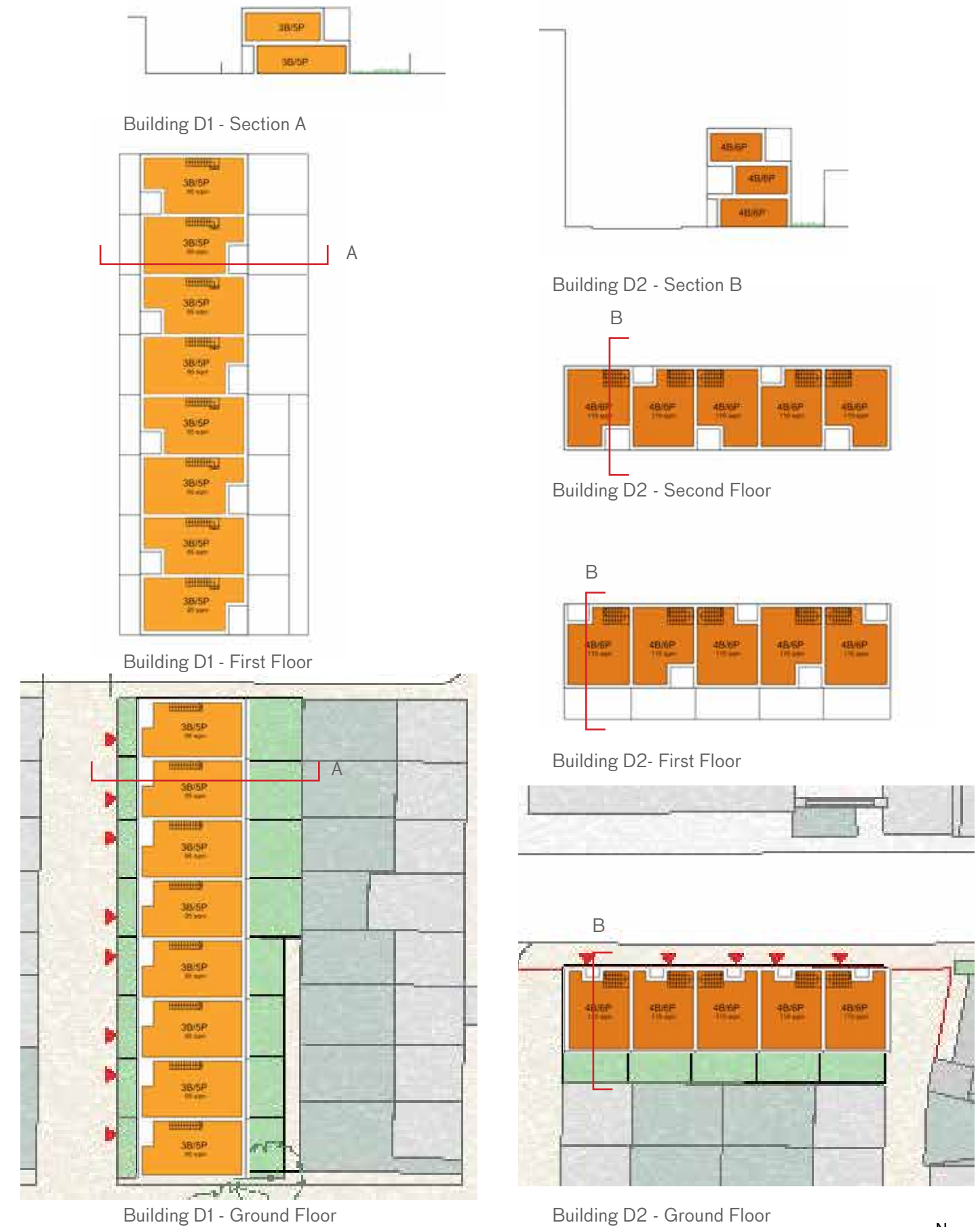
The location of the blocks improves the existing street layout with clear views to open shared spaces, reducing the presence of vehicles and prioritising pedestrian routes with new trees and greenery making a more active street with new entrances and front gardens.

Fourth north homes in Building D1 diagram have 50sqm of private external amenity space (this include front and rear garden as well as upper balcony). Remaining four homes have 40sqm of private amenity space due to retained access path to existing gardens. If this existing access was not required and removed, the external amenity space for those homes would equal 50sqm.

Homes in Building D2 have 26sqm of external private amenity each. This include rear gardens and upper balconies. London Plan requires minimum of 13sqm of external private amenity space for 6 person homes, which means that those homes have double the space than minimum required.



Site Plan



7.0 Detail Design

7.2 Building E Plans

A four storey south facing building sits at the intersection between the new-build development, the existing low rise housing of Manor Grove to the north and the edge of the Estate along Ilderton Road to the East.

As a consequence the building height is reduced to the North, in order to relate to the scale of existing homes. To benefit from the South orientation and from the views to the park, the building height steps up at its South Western end, to provide extra housing units and at the same time provide a more prominent landmark visible from Old Kent Road at the end of the new park.

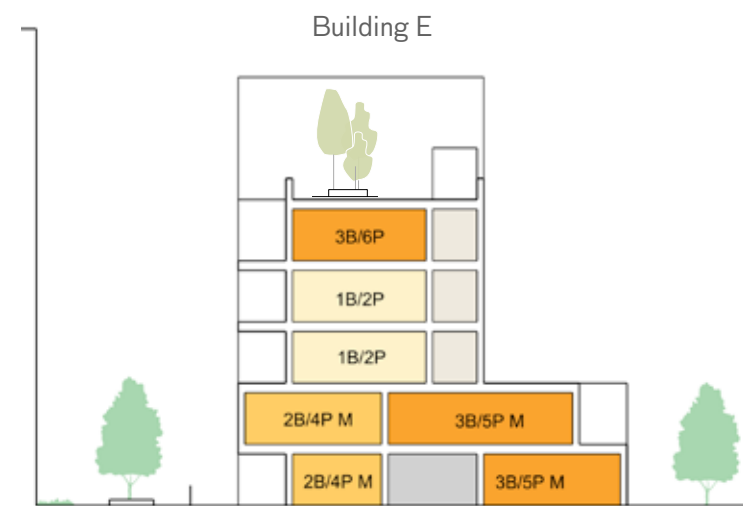
Building E houses a total of 41 units. At the ground floor there are 12 maisonettes with front gardens and from the second floor up to the top the building provides 1bed, 2bed & 3bed dual aspect flats with individual outdoor amenity spaces. There are maximum five apartments per floor per core.

The ground floor houses two-storey dual-aspect maisonettes with front gardens, as well as space for building services including plant room, bins and bike storage. Above ground level the units are all deck accessed with dual-aspect and good cross ventilation.

Due to the East-West orientation of the block, the majority of units benefit from South facing terraces. A large communal shared space at roof level offers the opportunity for a range of uses for residents. For example a roof garden, food production, a play space, a space for events or even solar panels for energy production.



Site Plan



Section A



Ground Floor

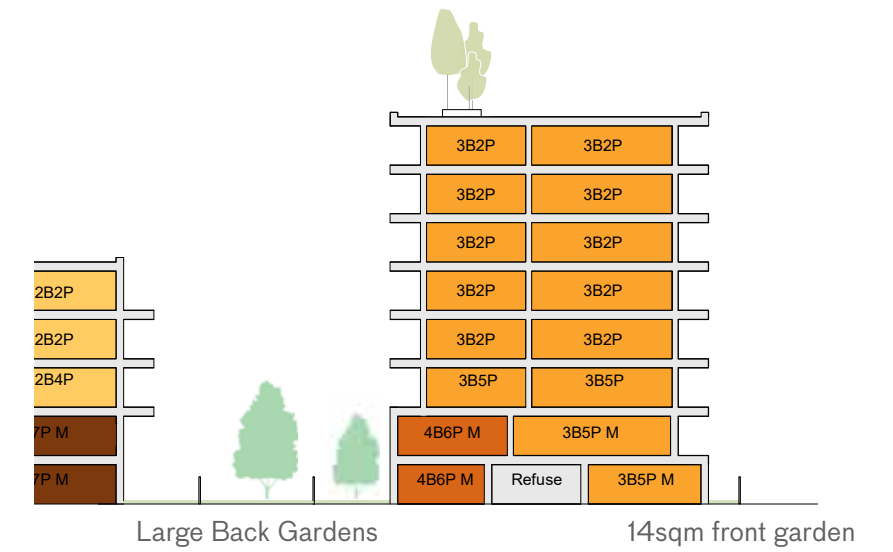


7.0 Detail Design

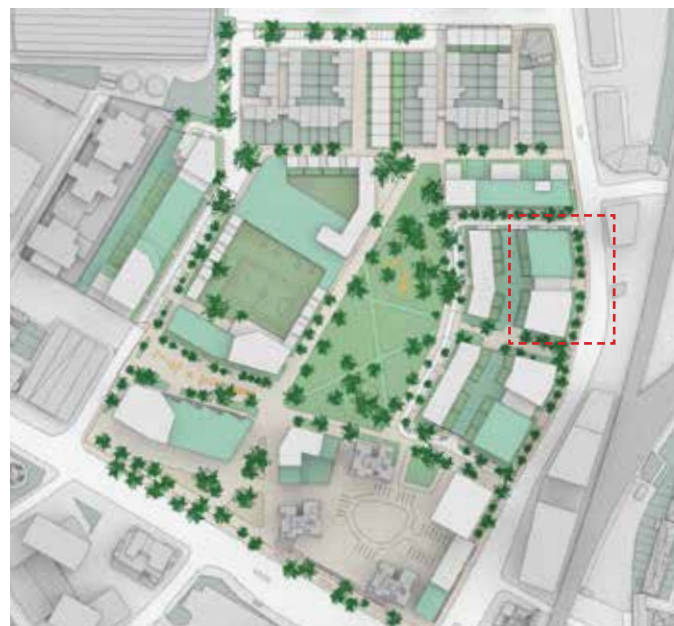
7.2 Building G1 Plans

Building G1 will be built at Phase 1, building F will follow at Phase 3. The main entrance to building G1 is from Ilderton Road, with secondary access from the gardens to the west. A shared entry between two cores gives a connection to a shared green garden between buildings. Two cores, north, and south, are serving five flats per floor. Ground and first-floor maisonettes have either front gardens with access from the Ilderton Road or have rear gardens with access from within the building. Building G1 has 8 to 12 storeys and a shared residential amenity on the 8th floor.

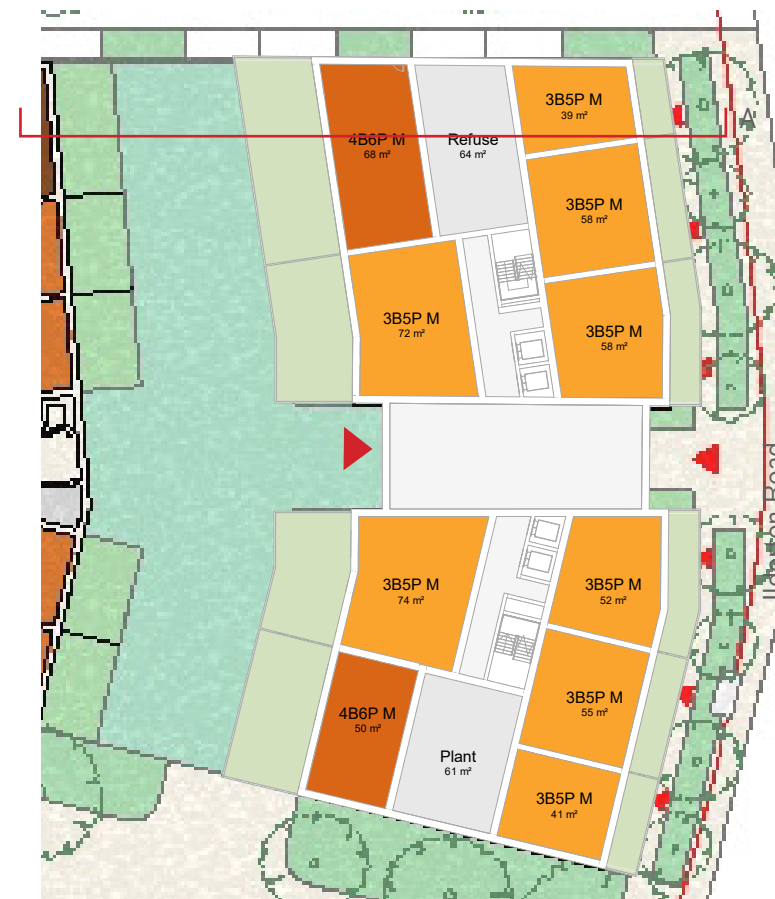
Construction is assumed to include flat roofs, and with brick external elevations. The new flats will have more spacious interiors, and larger windows than the existing flats, For all homes with two or more bedrooms, there will be the opportunity for separate kitchens, or open plan kitchen / living rooms.



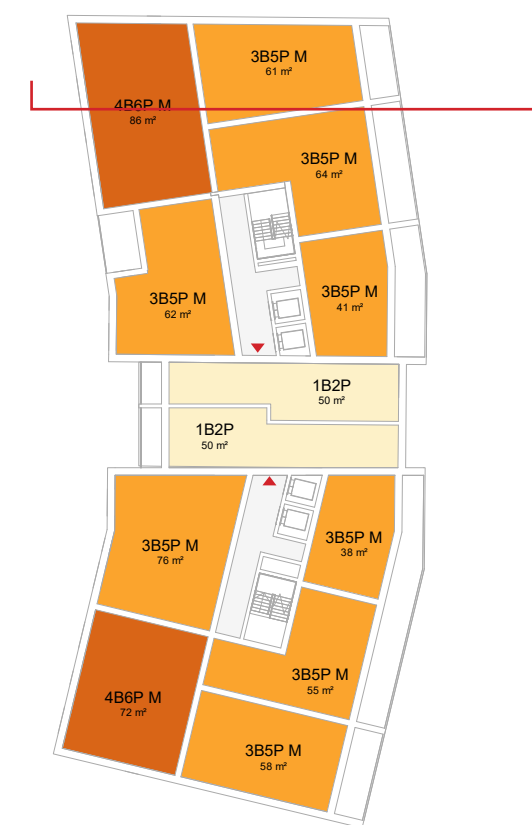
Building G1 - Section A



Site Plan



Ground Floor



First Floor



Typical Floor

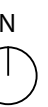
1 Bedroom

2 Bedroom

3 Bedroom

4 Bedroom maisonette

5 Bedroom maisonette



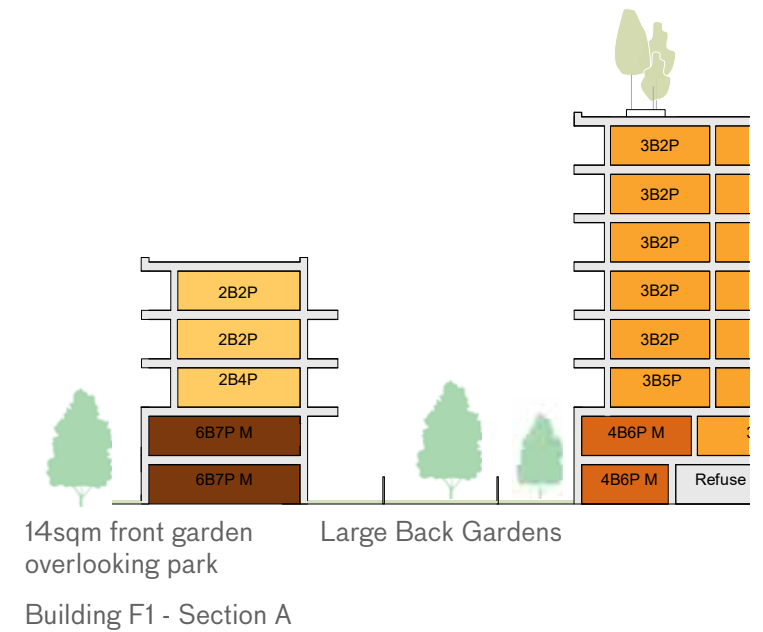
7.0 Detail Design

7.2 Building F1 Plans

The lower Building F has dual aspect maisonettes with front and back gardens. Upper levels are accessed via the central core and deck on the east side. All flats will have balconies overlooking Tustin Park.

The cycle store for both buildings is located below the podium in G2/F2. A temporary cycle store may be required before Building G2 is built, or, alternatively, it can be fitted in the location of one of the maisonettes or refuse store if refuse is moved to the outside.

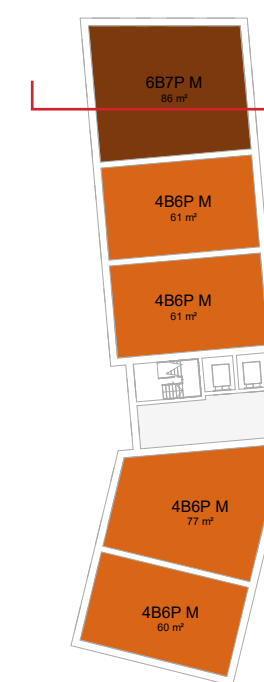
In both building G1 and F1, there are maximum five apartments per floor per core.



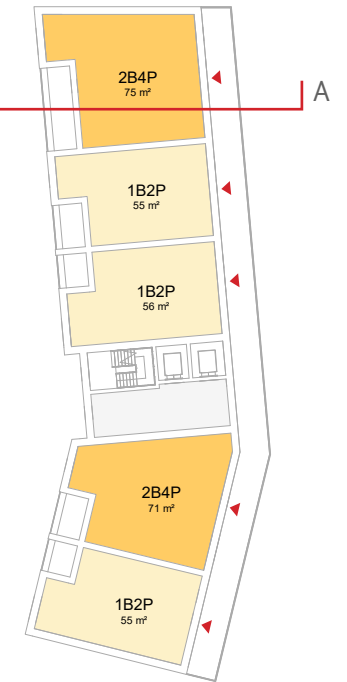
Site Plan



Ground Floor

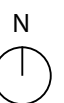


First Floor



Typical Floor

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom maisonette
- 5 Bedroom maisonette



7.0 Detail Design

7.2 Buildings G2 and F2 Plans

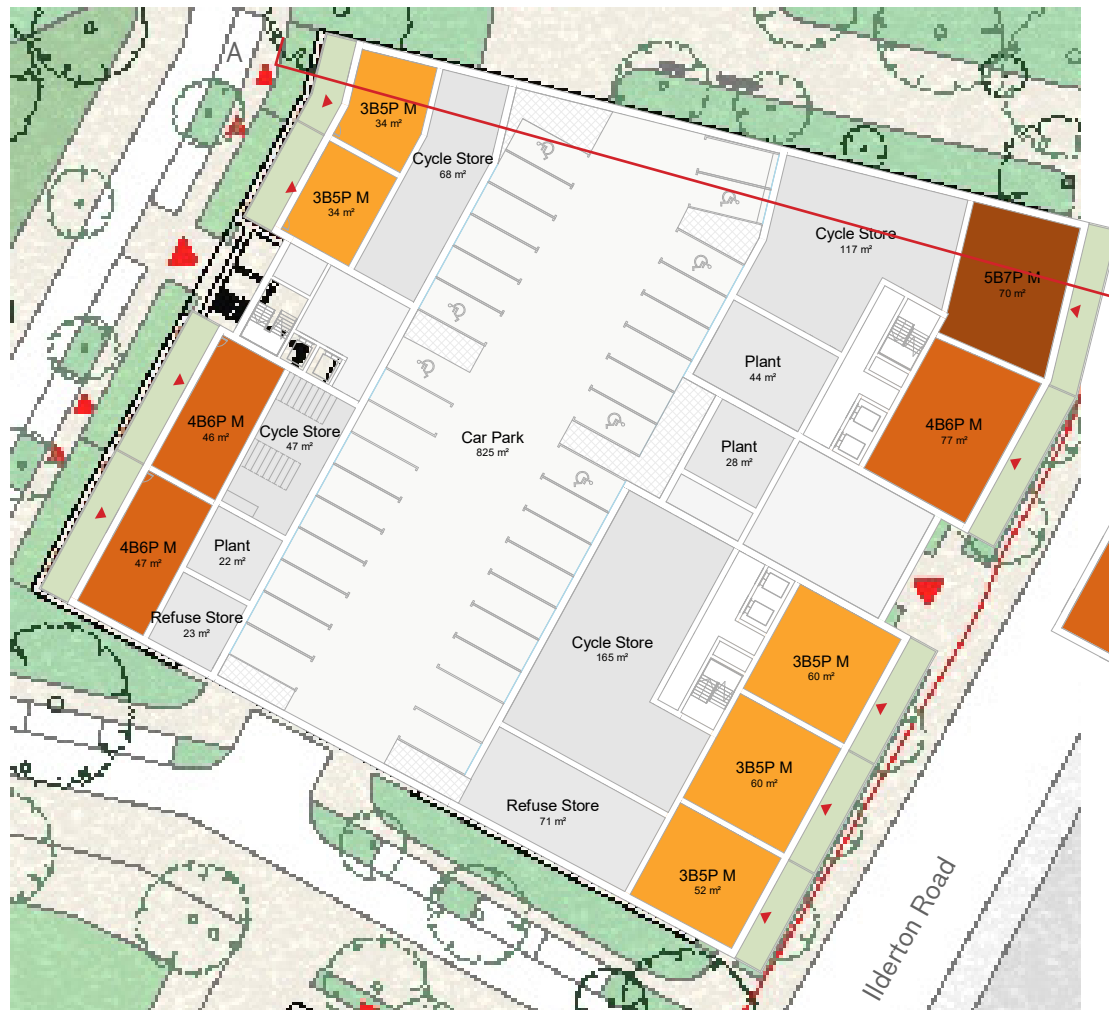
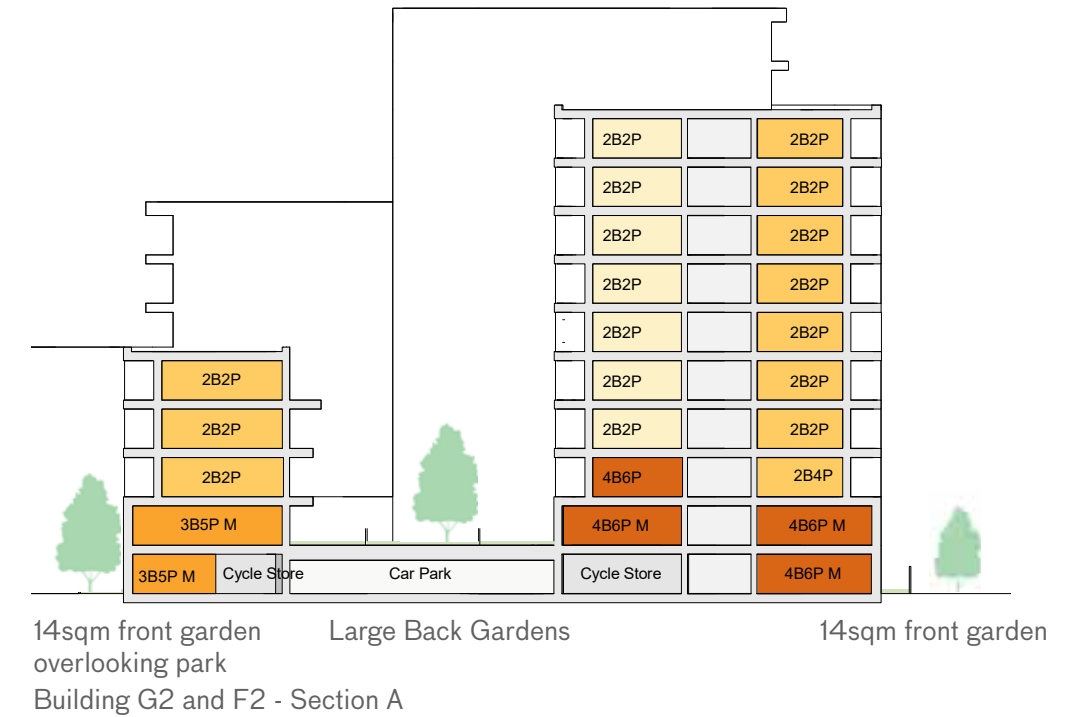
Building G2

Building G2 and F2 will be built at Phase 3. Both buildings are connected via a podium garden above car parking and other back of house areas. The entrance to building G2 is from Ilderton Road. A shared entry between two cores gives a connection to a shared green garden between the buildings. Two cores, north, and south, are serving five flats per floor. Ground floor maisonettes have front gardens with access from Ilderton Road. First Floor Maisonettes have rear gardens with access from within the building. Building G2 has 7 to 10 storeys and a shared residential amenity on the 7th floor.

Building F2

The lower Building F has dual aspect maisonettes with front and back gardens. Upper levels are accessed via the central core and deck on the east side. All flats will have balconies overlooking Tustin Park.

In both building G2 and F2, there are maximum five apartments per floor per core.

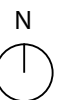


Ground Floor

First Floor

Typical Floor

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom maisonette



7.0 Detail Design

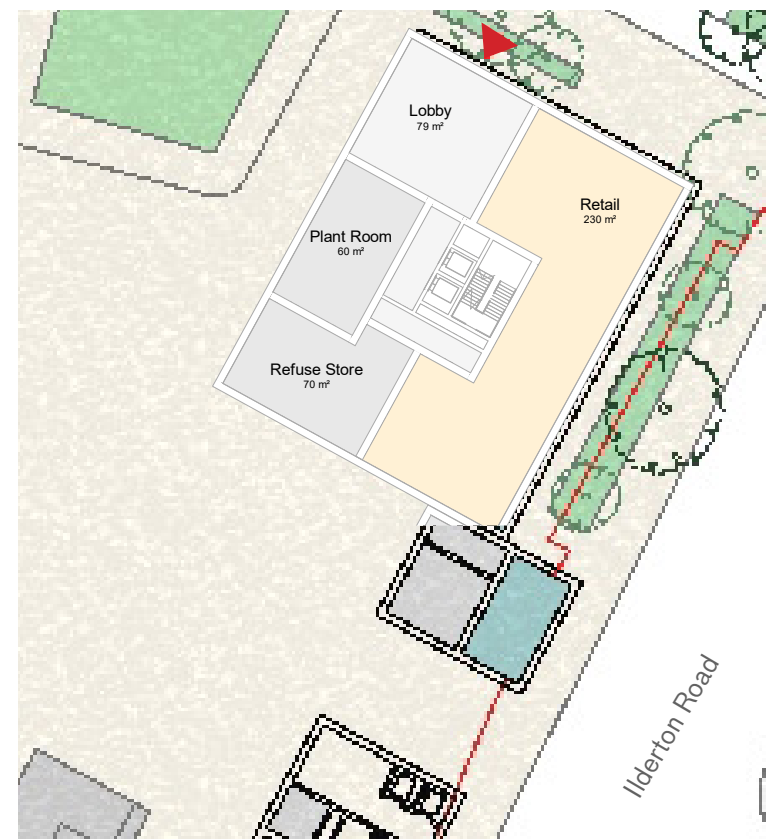
7.2 Building H Plans

Buildings H and J will be built during Phase 2. Building H is a 21 storey residential building providing 117 one, two and three bedroom flats.

The residential entrance is located on Patterdale Road, with retail use at ground floor accessed from Ilderton Road. A central core serves 6 apartments per floor, above the first floor which is partly occupied by a generous cycle store.



Site Plan



Ground Floor

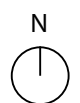


First Floor



Typical Floor

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



7.0 Detail Design

7.2 Building J Plans

The lower five story Building J provides 16 deck accessed one and two bedroom flats with a shared terrace on the 3rd floor. At ground level a central opening retains the vehicular entrance from Ilderton Road to the three existing tower blocks, as well as the new residential entrance to Building J. Commercial space is located at ground floor level to either side of the opening accessed from Ilderton Road. There are maximum five apartments per floor per core.



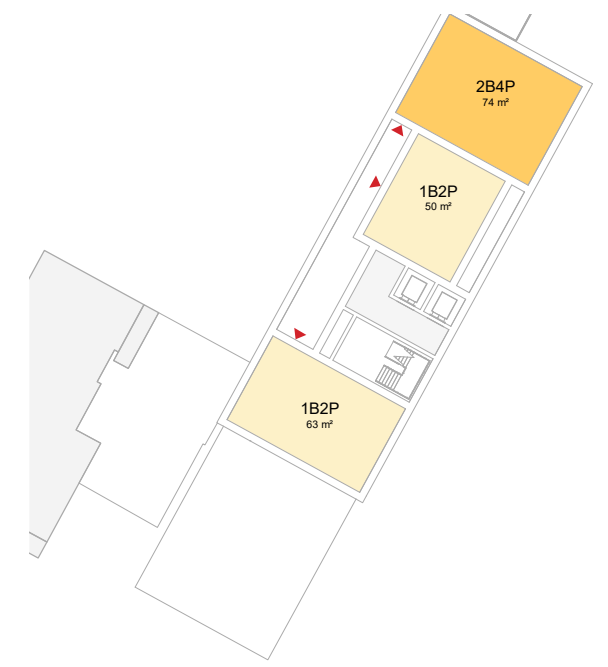
Site Plan



Ground Floor

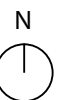


First Floor



Typical Floor

1 Bedroom
 2 Bedroom



7.0 Detail Design

7.2 Building K Plans

Building K is an eleven storey building for over '55 residents and will be built at Phase 2. Currently, the level of care within the building is undecided. All apartments in the building are one or two beds and are designed so they can be converted for wheelchair users. All apartments have oversized balconies. The main entrance to the Building K is from Patterdale Road, facing Tustin Park with commercial space facing Old Kent Road. A central core serves 3 to 5 apartments per floor. A generous residents terrace is provided on the first floor, with additional community rooms and terraces located on the 5th floor.

The ground floor also provides additional commercial or community space which could re-provide fro the existing Church and foodbank. There are maximum five apartments per floor per core.

Existing Tustin residents with a car parking permit that move to Building K will retain their car parking permit and have parking space allocated at Patterdale Road located less than 50m away from the building entrance.



Site Plan



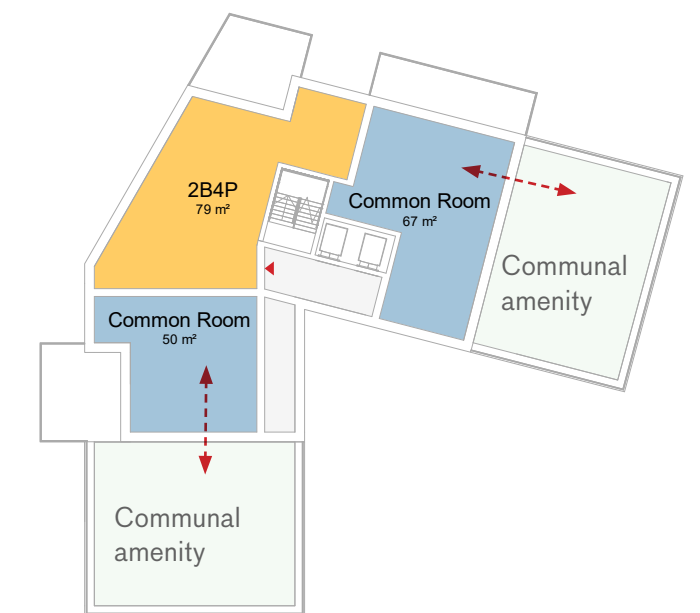
Ground Floor

- 1 Bedroom
- 2 Bedroom



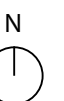
Typical Floor

Each Balcony is oversized - 15 sqm (GLA requirement is 5sqm)



Terrace Floor

Community rooms are approx 50sqm each. Terraces are approx 70sqm each



7.0 Detail Design

7.2 Building Plans - Over 55 accommodation

Building K is a residential building designed specifically to meet the needs of residents over 55 years of age. Currently, as the level of care within the building is undecided, all flats are sized for wheelchair use and assume independent living.

The building includes community rooms with adjacent terraces on the 5th floor, and a generous shared residents garden on the 1st floor.

The specific programming of the community rooms and shared terraces has been discussed with residents and would be finalised in the next stage of design development.

While Building K is purposely designed for over 55 residents, there are also other homes throughout the Estate that are equally suitable for older residents. This responds to residents' feedback during the consultation, which confirmed the importance for inclusivity across the entire Estate so that all residents can have choice, particularly noting the requests for homes with gardens.

There are 16 homes with gardens in Kentmere. The average size of the existing garden is 25sqm. Residents will have a choice to any dedicated flat within the estate, including:

- Within Building C at podium level with rear gardens (Gardens 80sqm on average)
- Dedicated for over '55 Building K with oversized balconies (15sqm on average) and three communal gardens totaling to 400sqm, 10 sqm per home)
- Any other apartment agreed and suggested by Southwark

- Park
- Communal amenity



Example of communal terraces



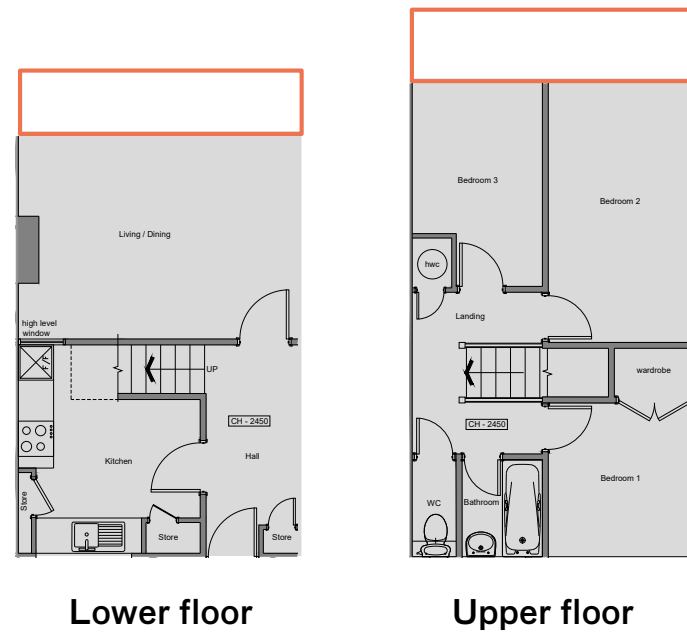
Over '55 Block - Residents lounge and roof terrace at level 04
Raised communal garden at first floor



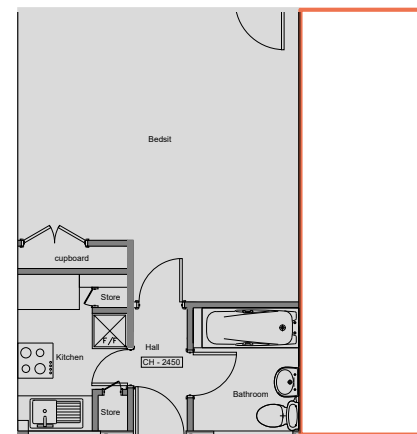
7.0 Detail Design

7.3 Size of new homes compared to existing

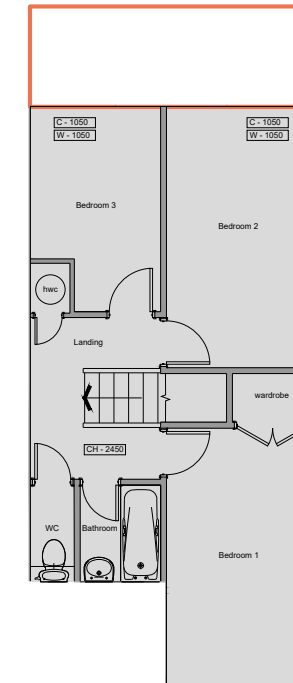
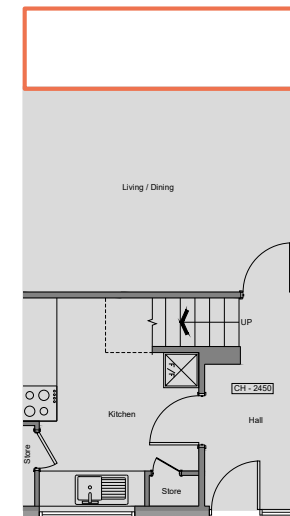
Bowness House



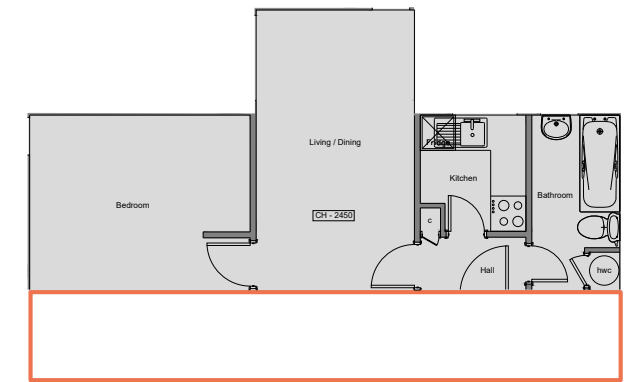
Kentmere House



Heversham House



Hillbeck Close



3 B/4P Maisonette

Existing area of home	73M ²
Additional area to meet current housing standards	11M ²
Total new home area	84M ²

Bedsit


Existing area of home	35M ²
Additional area to meet current housing standards	15M ²
Total new home area	50M ²

3B/5P House

Existing area of home	78M ²
Additional area to meet current housing standards	15M ²
Total new home area	93M ²

1B Bedsit

Existing area of home	35M ²
Additional area to meet current housing standards	15M ²
Total new home area	50M ²

 The equivalent of an additional extra area that will be provided within new homes

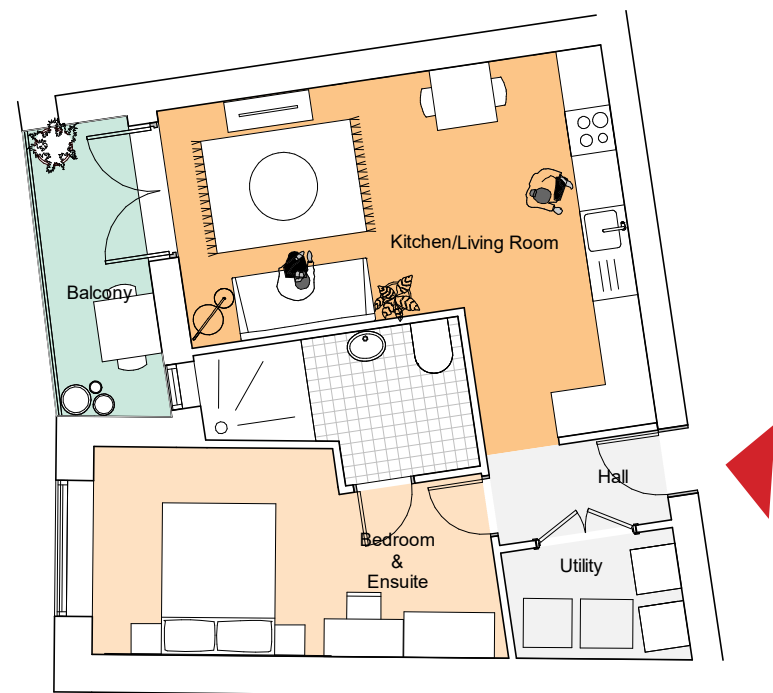
7.0 Detail Design

7.3 Flat Layouts

Example One Bedroom Flat
Building G1 (Phase 1)

- Balconies with views to greenery
- Open space kitchen/ living room
- 30% bigger than average 1 Bedsit in the estate

Area: 50sqm/ 527sqf

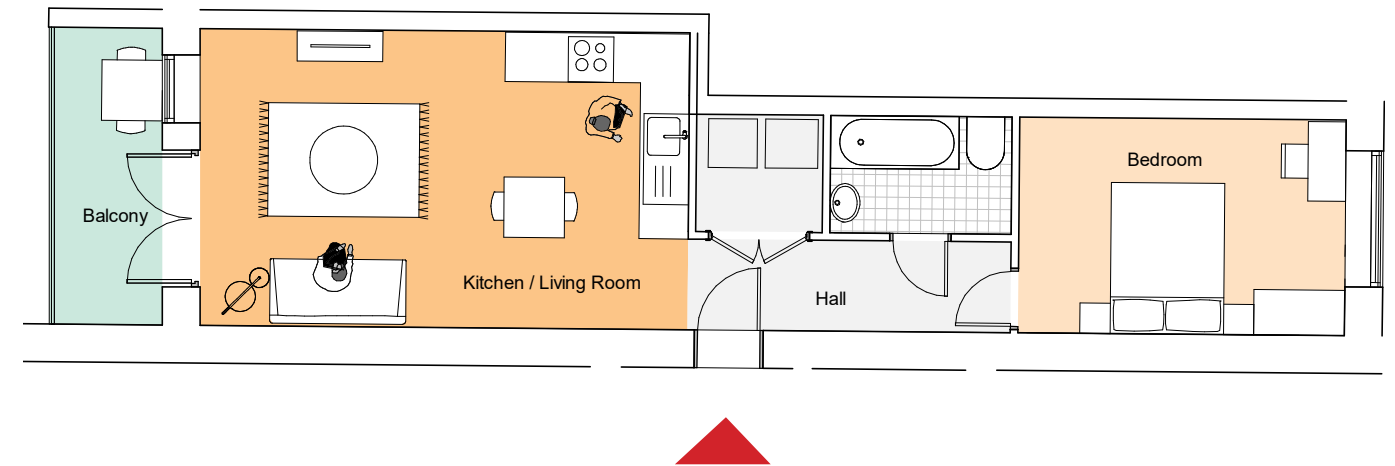


Hall	2.7 sqm	29 sqft
Storage/Utility	3.6 sqm	39 sqft
Bedroom	16 sqm	215 sqft
Kitchen/Living	23 sqm	247 sqft
Bathroom/Toilet	4 sqm	43sqf
Balcony/Garden	5.6 sqm	60 sqft
Total Internal Area*	50 sqm	527 sqft

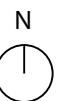
Example One Bedroom Flat
Building G1 (Phase 1)

- Balconies with views to greenery
- Dual Aspect
- Open space kitchen/ living room
- 30% bigger than average 1 Bedsit in the estate

Area: 50sqm/ 527sqf



Hall	5 sqm	53 sqft
Storage/Utility	2.6 sqm	27 sqft
Bedroom	12 sqm	129 sqft
Kitchen/Living	25 sqm	269 sqft
Bathroom/Toilet	4 sqm 6	43sqf
Balcony/Garden	sqm	64 sqft
Total Internal Area*	50 sqm	527 sqm



*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls

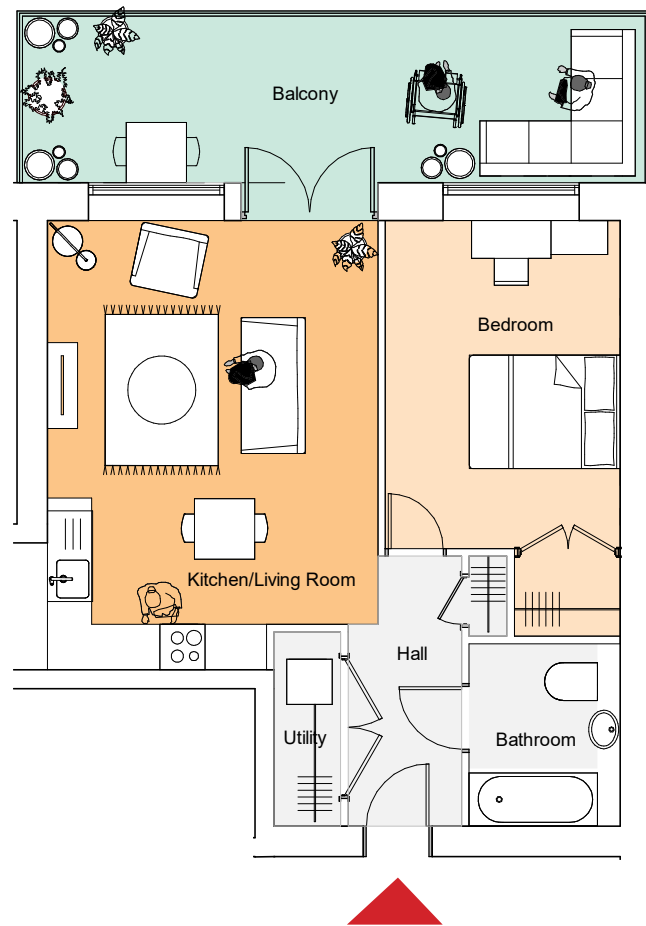
7.0 Detail Design

7.3 Flat Layouts

Example One Bedroom Apartment
Over '55 Building K (Phase 2):

- Wheelchair adaptable
- Oversized space designed for wheelchair users
- Oversized balconies with views to greenery
- Large bathroom
- Open space kitchen/ living room
- 40% bigger than average 1 Bedsit in the estate

Area: 55sqm/ 590sqf

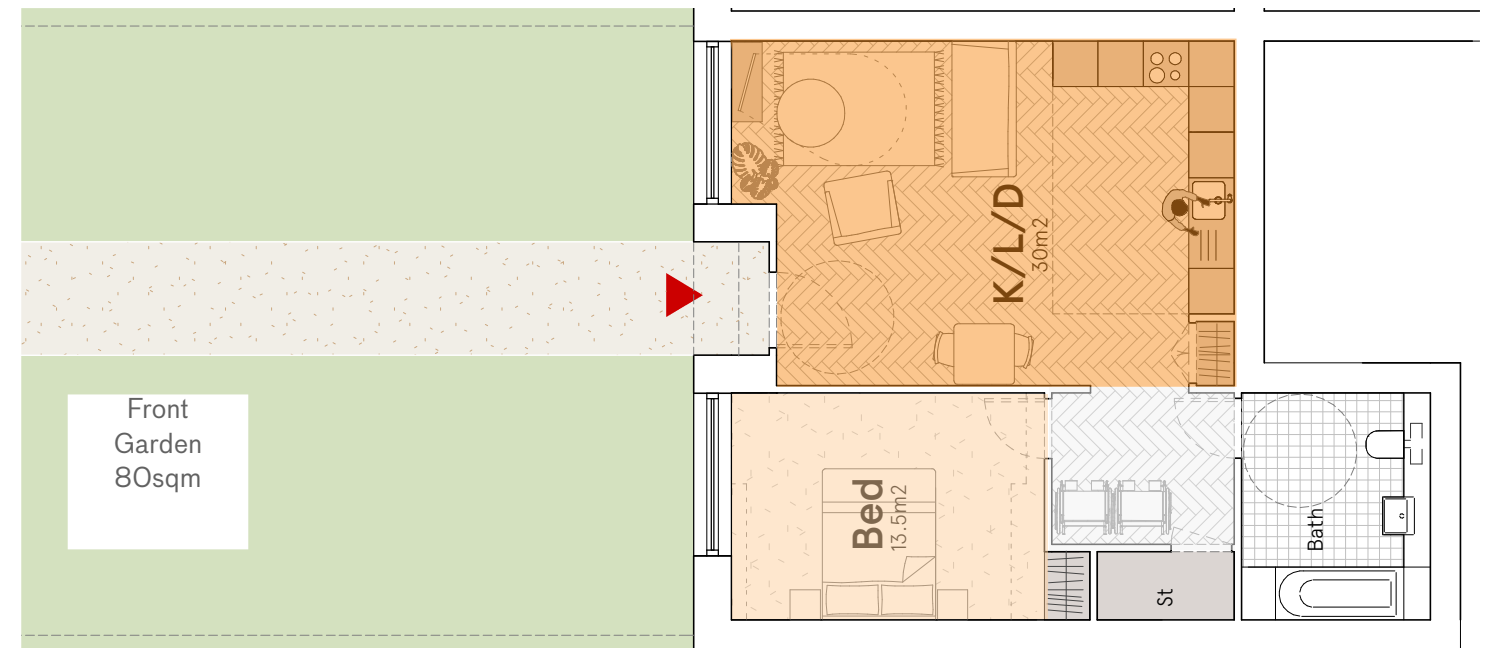


Hall	4 sqm	43 sqft
Storage/Utility	4 sqm	43 sqft
Bedroom	15 sqm	161 sqft
Kitchen/Living	27 sqm	290 sqft
Bathroom/Toilet	4 sqm	43sqf
Balcony/Garden	15 sqm	161 sqft
Total Internal Area*	55 sqm	590 sqft

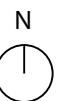
Example One Bedroom Flat
Building C (Phase 1)

- Wheelchair adaptable
- Private Large Front Garden
- Open space kitchen/ living room
- Large bathroom
- 40% bigger than average 1 Bedsit in the estate

Area: 55sqm/ 590sqf



Hall	2.7 sqm	29 sqft
Storage/Utility	1.5 sqm	39 sqft
Bedroom	13.5 sqm	215 sqft
Kitchen/Living	30 sqm	247 sqft
Bathroom/Toilet	4 sqm	43sqf
Balcony/Garden	80 sqm	60 sqft
Total Internal Area*	55 sqm	590 sqft



*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls

7.0 Detail Design

7.3 Flat Layouts

Example Two Bedroom Flat

Building G1 (Phase 1)

- Master Bedroom with en-suite
- Double secondary bedroom
- Large bathrooms with windows
- Enclosed kitchen/ living room
- Option with open plan Kitchen
- Large Balcony
- 15% bigger than average 2 Bedroom in the estate

Area: 70sqm/ 750sqf



Hall	6.5 sqm	69 sqft
Storage/Utility	2 sqm	21 sqft
Bedroom	26 sqm	280 sqft
Kitchen/Living	27 sqm	290 sqft
Bathroom/Toilet	8 sqm	86sqf
Balcony/Garden	11 sqm	118 sqft

Total Internal Area* 70 sqm 750 sqft

*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls

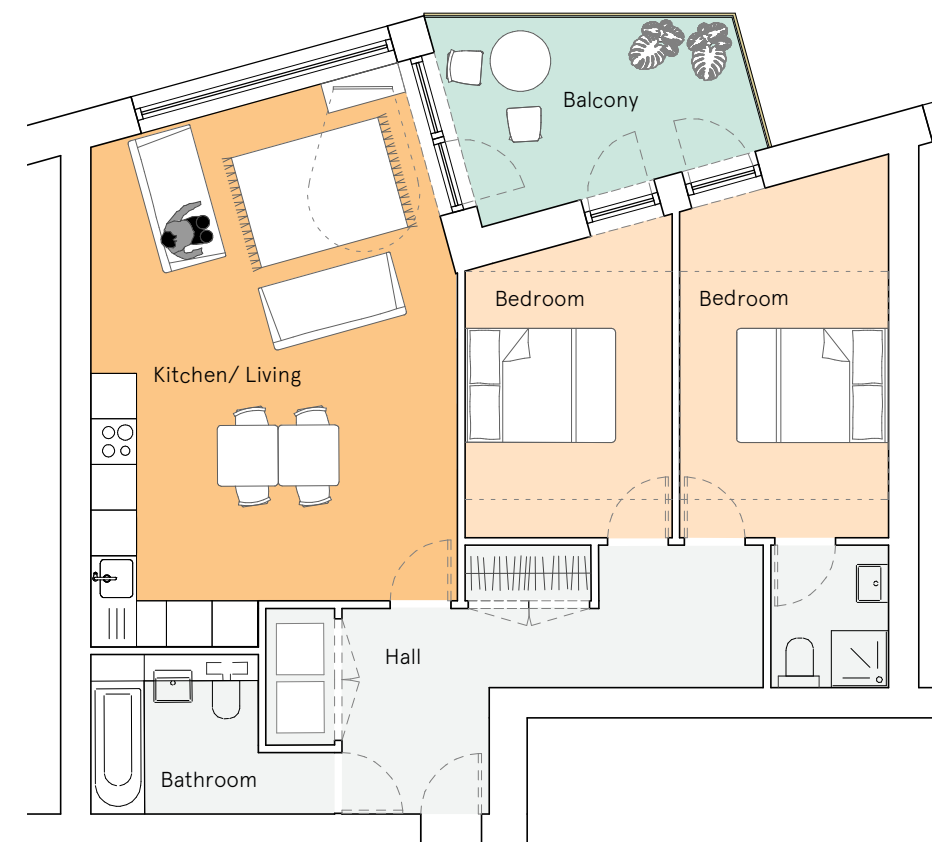
7.3 Flat Layouts

Example Two Bedroom Flat

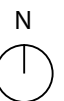
Building A (Phase 2)

- Master Bedroom with en-suite
- Double secondary bedroom
- Large bathrooms with windows
- Enclosed kitchen/ living room
- Option with open plan Kitchen
- Large Balcony
- 15% bigger than average 2 Bedroom in the estate

Area: 70sqm/ 750sqf



Hall	11sqm
Storage/ Utility	3sqm
Bedrooms	24sqm
Kitchen/ Living	32sqm
Balcony	9sqm



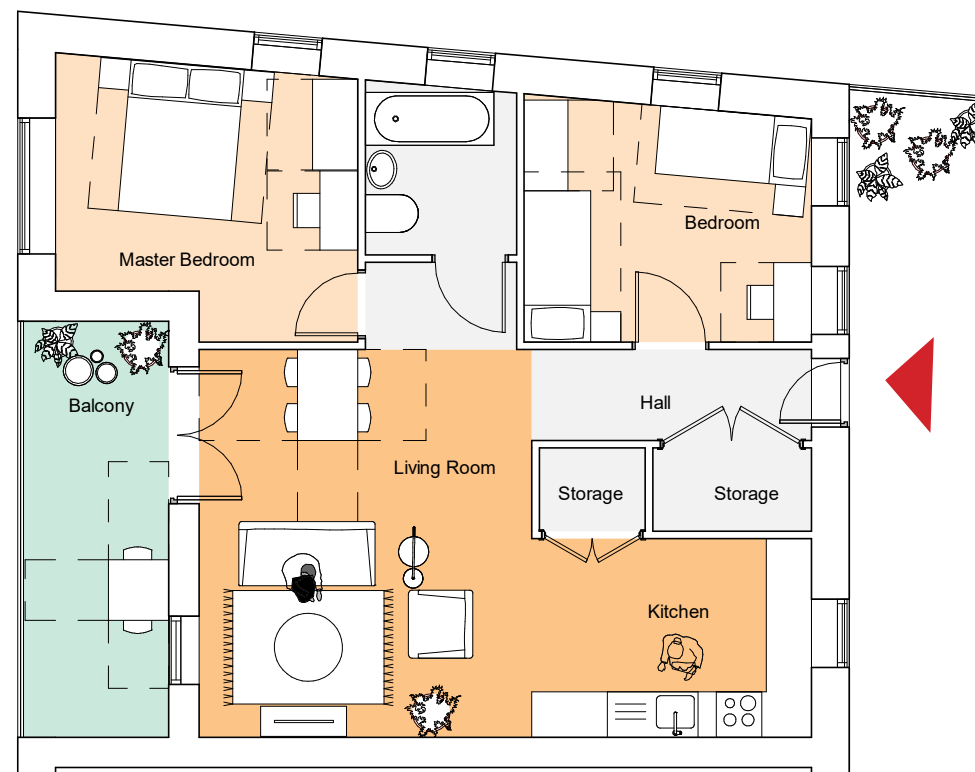
7.3 Flat Layouts

Example Two Bedroom Flat

Building F1 (Phase 3)

- Dual Aspect
- Double secondary bedroom
- Large bathroom with window
- Option with open space kitchen/ living room
- Large Balcony
- 15% bigger than average 2 Bedroom in the estate

Area: 74sqm/ 796sqf



Hall	5.4 sqm	58 sqft
Storage/Utility	4.4 sqm	47 sqft
Bedroom	25 sqm	269 sqft
Kitchen/Living	33 sqm	355 sqft
Bathroom/Toilet	4.4 sqm	47sqft
Balcony/Garden	10 sqm	107 sqft

Total Internal Area* 74 sqm 796 sqft

*Total Internal Area is a gross internal area that is a sum of all listed room areas and internal walls



7.0 Detail Design

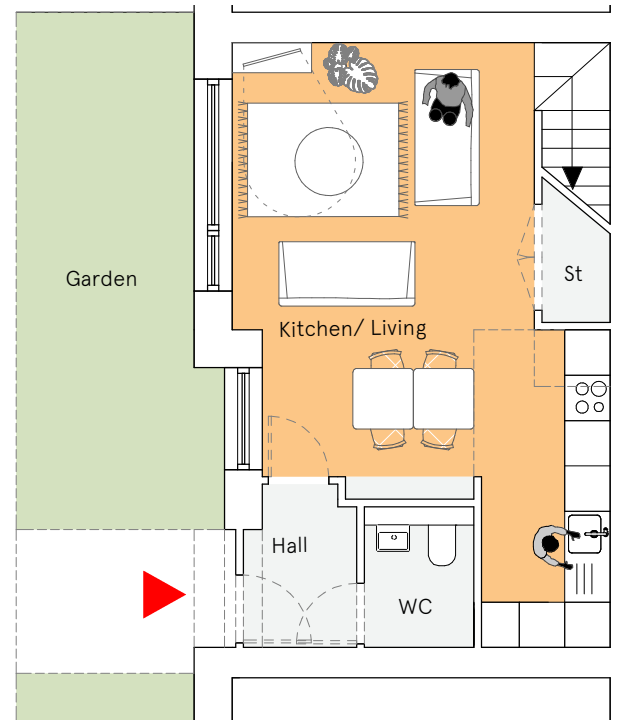
7.3 Flat Layouts

Example Three Bedroom Maisonettes

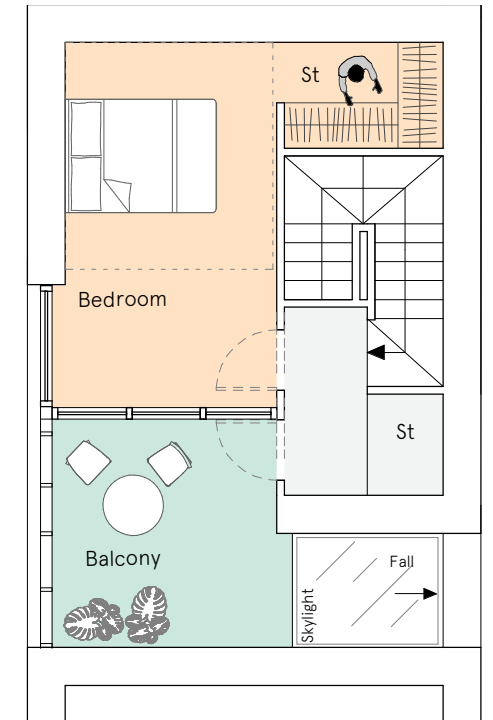
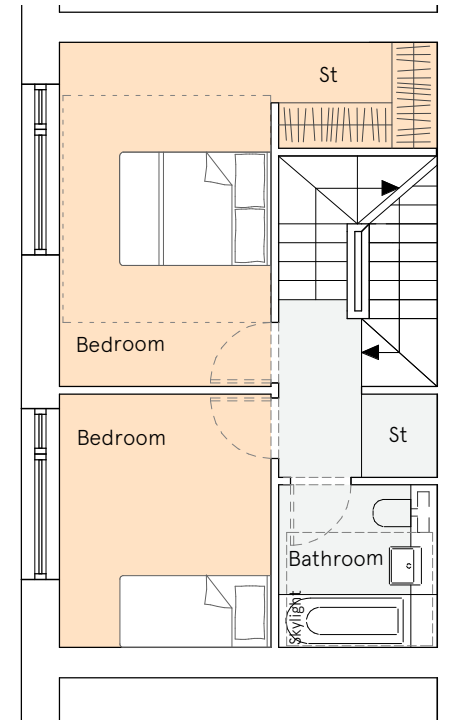
Building B (Phase 3)

- Open Plan kitchen/ dining
- Large private garden
- First Floor terrace
- Double bedrooms
- 30% bigger than average 3 Bedroom maisonette in the estate

Area: 99 sqm/ 1100sqf



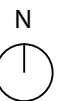
School Site



Hall	16.5 sqm	177 sqft
Storage/Utility	3.5 sqm	37 sqft
Bedroom	34 sqm	365 sqft
Kitchen/Living	35 sqm	376 sqft
Bathroom/Toilet	8 sqm	86 sqft
Balcony/Garden	8 sqm	86 sqft

Total Internal Area* 99 sqm 1100 sqft

*Total Internal Area is a gross internal area that is a sum of all listed room areas, stairs and internal walls



7.0 Detail Design

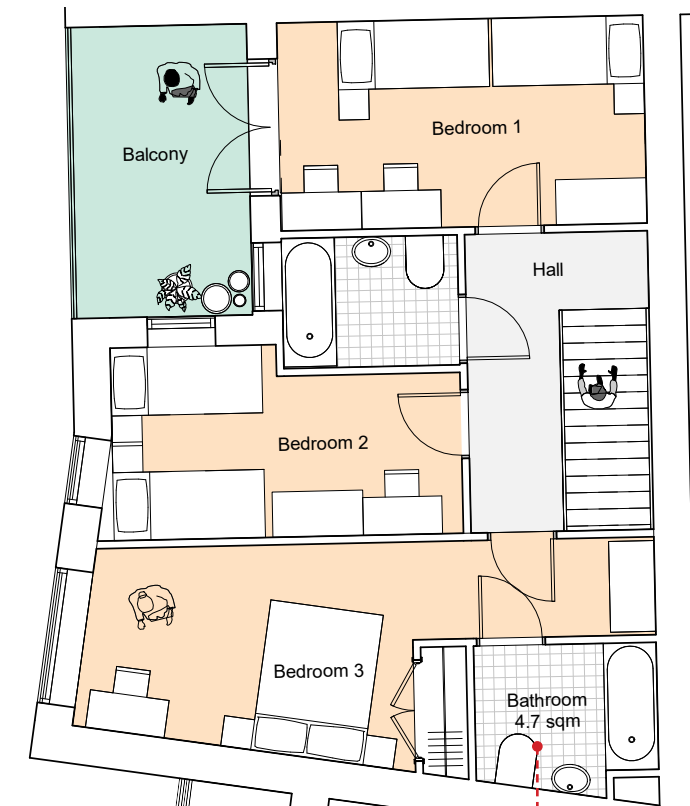
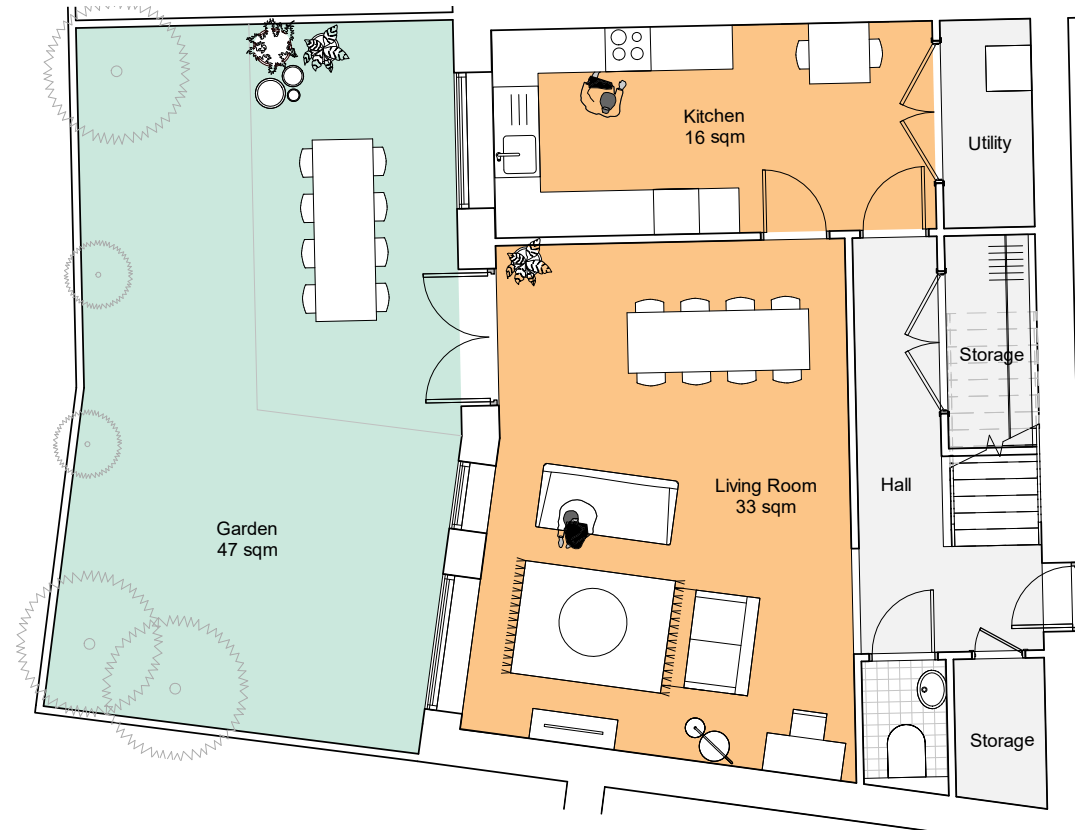
7.3 Flat Layouts

Example Three Bedroom Maisonettes

Building G1 (Phase 1)

- Oversized living space with extra storage
- Master Bedroom with en-suite
- Bathroom with windows
- Separate kitchen/ dining
- Large private garden
- 40% bigger than average 3 Bedroom maisonette in the estate

Area: 120 sqm/ 1291sq



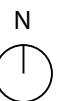
Hall	14 sqm	150 sqft
Storage/Utility	8.7 sqm	93 sqft
Bedroom	40 sqm	430 sqft
Kitchen/Living	49 sqm	572 sqft
Bathroom/Toilet	8 sqm	86sqft
Balcony/Garden	56 sqm	602 sqft

Ground Floor

First Floor

Total Internal Area* 120 sqm 1291 sqm

*Total Internal Area is a gross internal area that is a sum of all listed room areas, stairs and internal walls



7.0 Detail Design

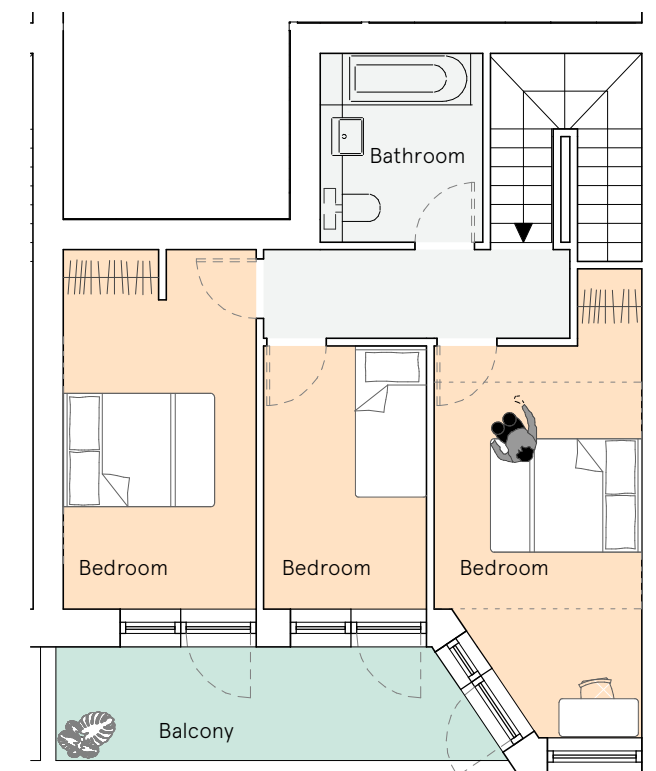
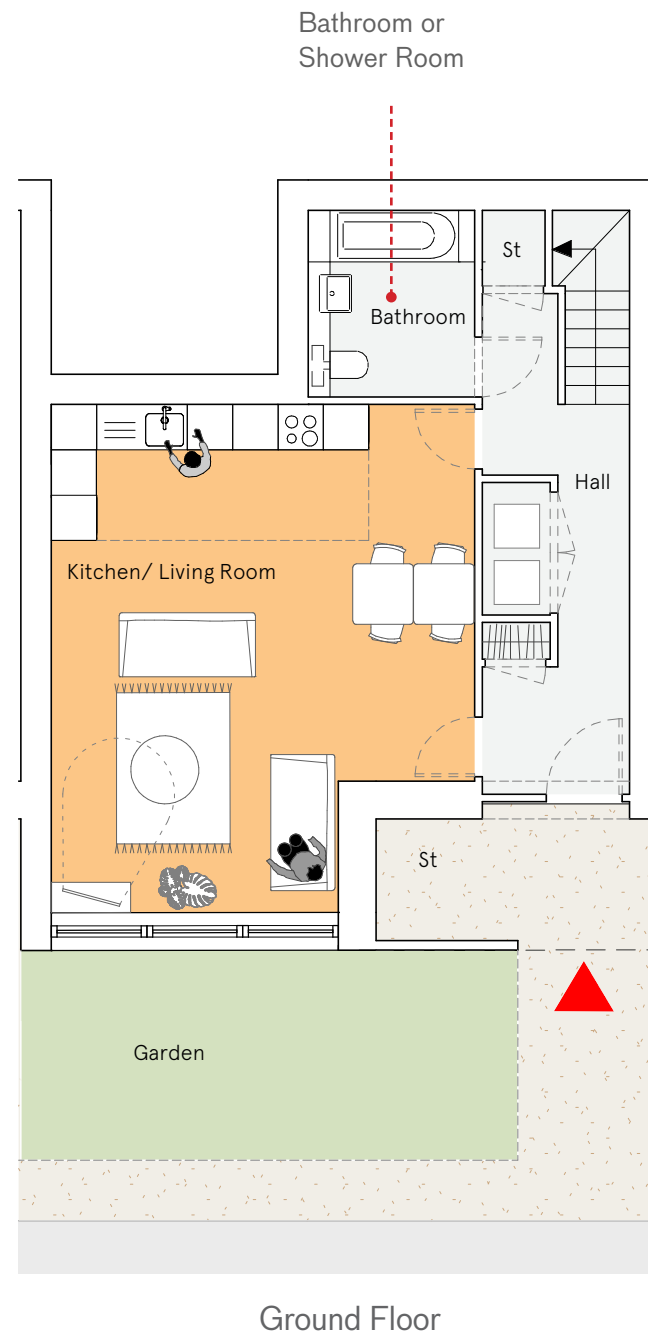
7.3 Flat Layouts

Example Three Bedroom Maisonettes

Building C (Phase 1)

- Open Plan kitchen/ dining
- Large private garden
- First Floor terrace
- Double bedrooms
- 30% bigger than average 3 Bedroom maisonette in the estate

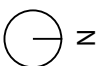
Area: 99 sqm/ 1100sqf



Hall	7.7 sqm	29 sqft
Storage/Utility	6 sqm	64 sqft
Bedroom	42 sqm	387 sqft
Kitchen/Living	31.5 sqm	339sqft
Bathroom/Toilet	9 sqm	
Balcony/Garden	27 sqm	290 sqft

Total Internal Area* 110 sqm 1185 sqft

*Total Internal Area is a gross internal area that is a sum of all listed room areas, stairs and internal walls

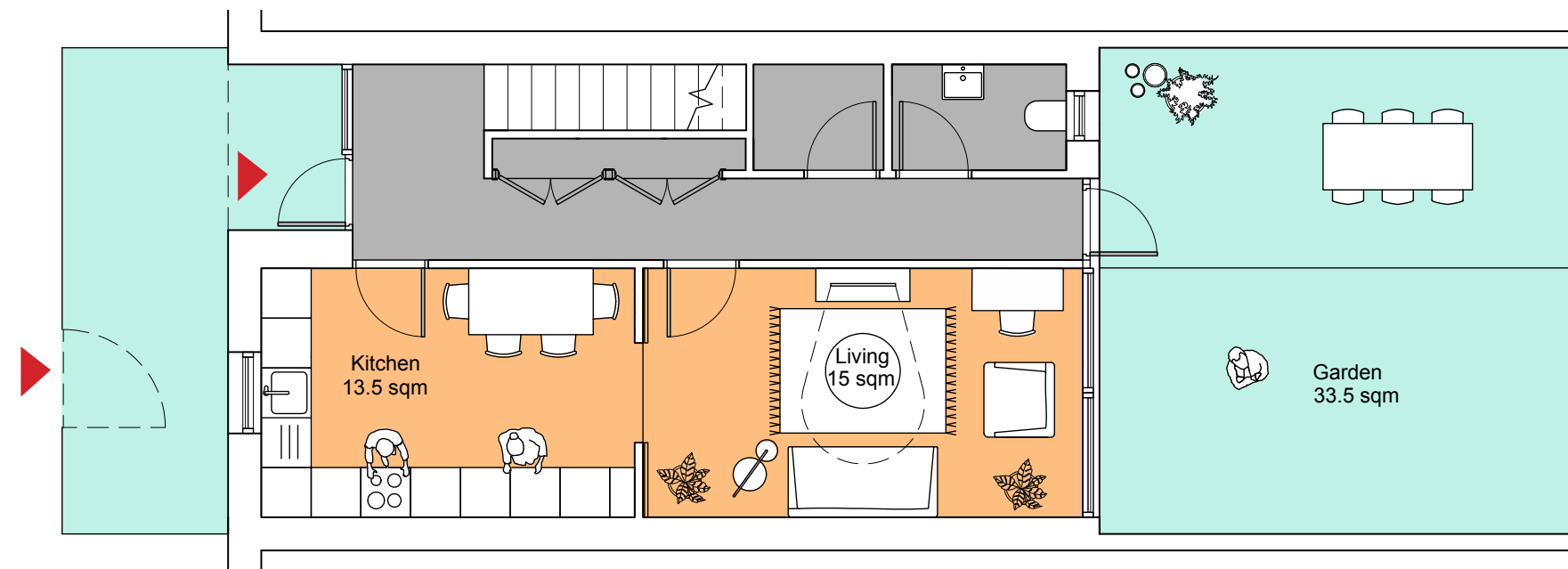
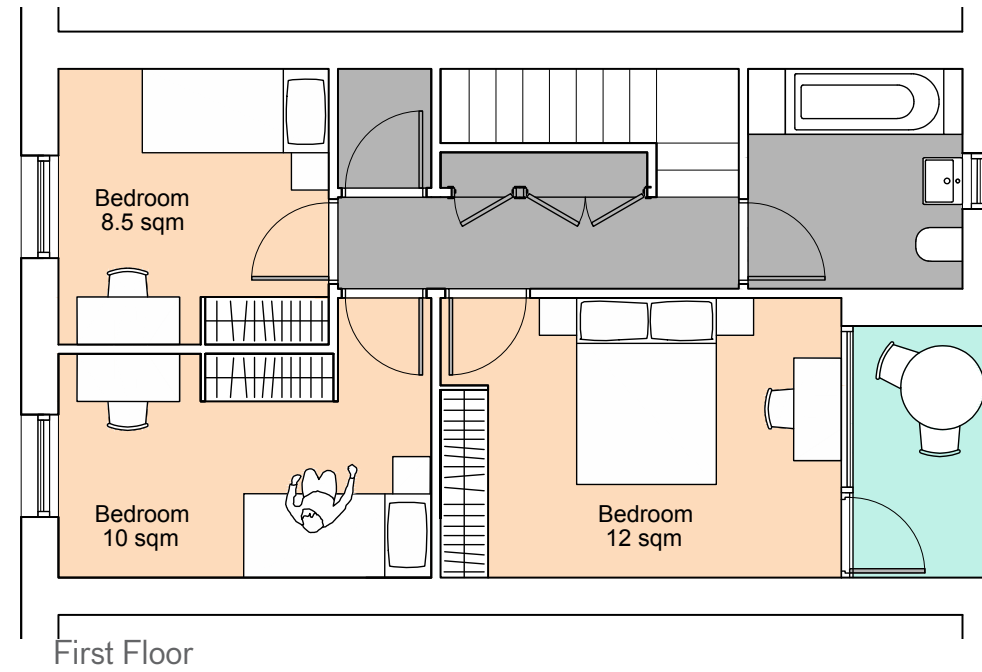


7.3 Flat Layouts

Example Three Bedroom House Building D Manor Grove (Phase 1)

- Double secondary bedroom
- Bathrooms with windows
- Terrace on each floor
- Separate kitchen
- Large private garden
- Large private front garden
- Dual Aspect

Area: 95sqm/ 1022sqf



	Hall	15.8sqm	170 sqft
	Storage/Utility	7 sqm	75 sqft
	Bedroom	30.5sqm	328 sqft
	Kitchen/Living	28.5 sqm	307 sqft
	Bathroom/Toilet	8 sqm	86 sqft
	Balcony/Garden	50 sqm	538 sqft

Total Internal Area* 95 sqm 1022 sqft

*Total Internal Area is a gross internal area that is a sum of all listed room areas, stairs and internal walls

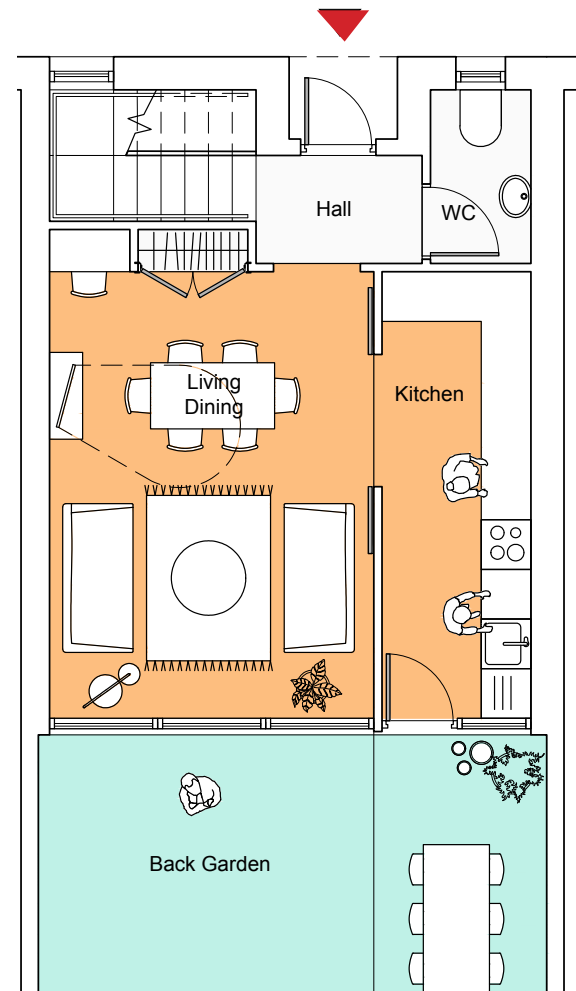


7.3 Flat Layouts

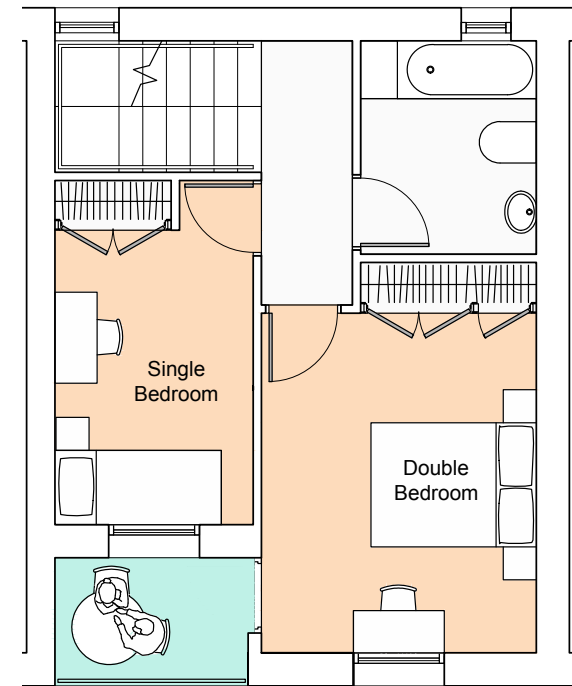
Example Four Bedroom House Building D Manor Grove (Phase 1)

- Double secondary bedroom
- Bathrooms with windows
- Terrace on each floor
- Separate kitchen
- Large private garden
- Dual Aspect

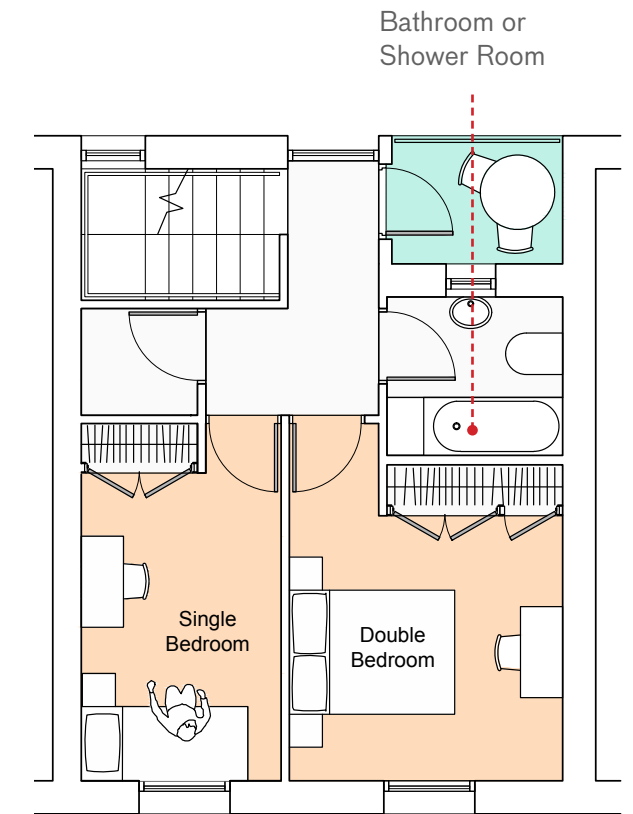
Area: 110sqm/ 1185sqf



Ground Floor



First Floor



Second Floor

Hall	7.7 sqm	29 sqft
Storage/Utility	6 sqm	64 sqft
Bedroom	42 sqm	387 sqft
Kitchen/Living	31.5 sqm	339sqft
Bathroom/Toilet	9 sqm	
Balcony/Garden	27 sqm	290 sqft

Total Internal Area* 110 sqm 1185 sqft

*Total Internal Area is a gross internal area that is a sum of all listed room areas, stairs and internal walls



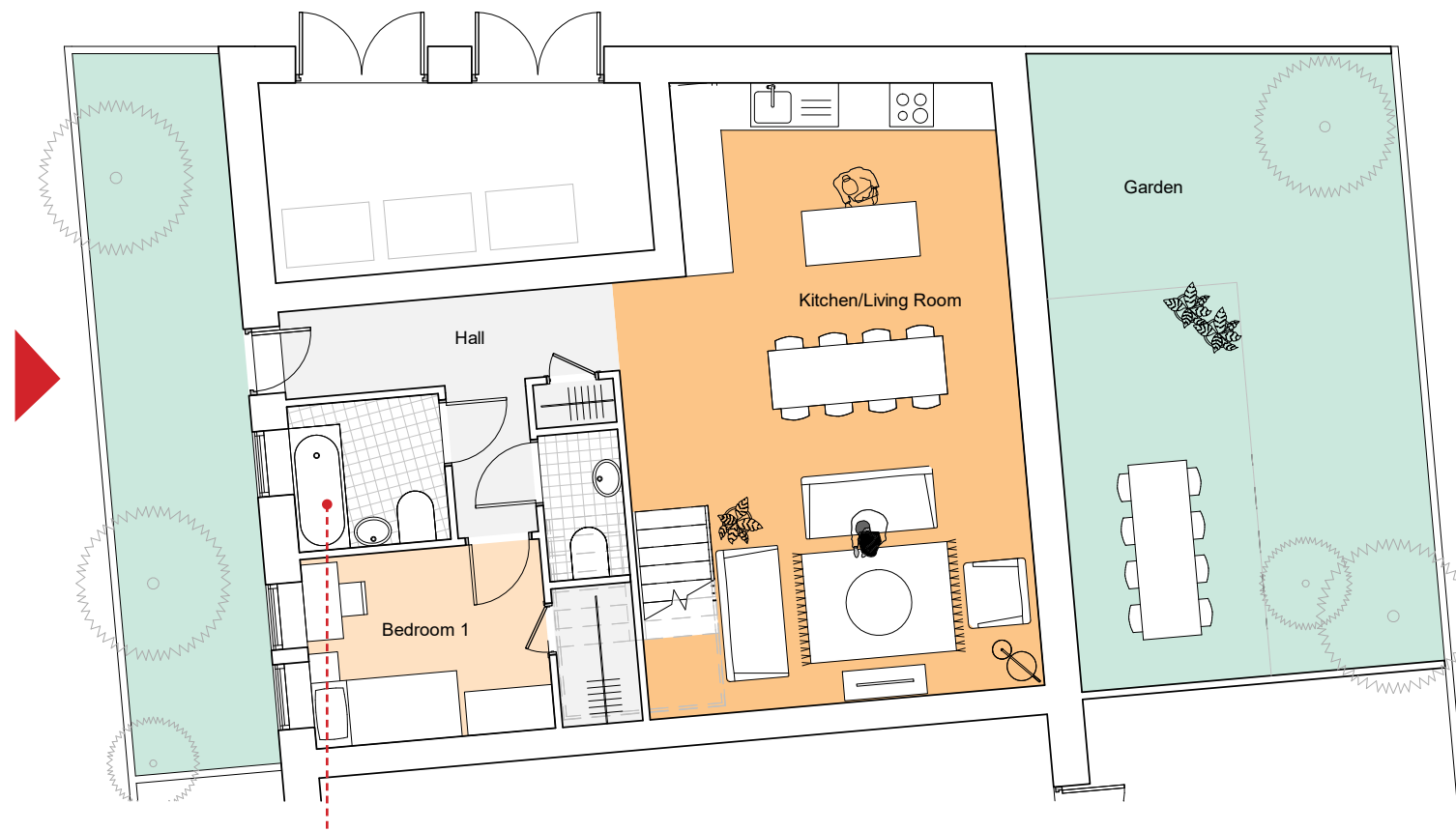
7.0 Detail Design

7.3 Flat Layouts

Six Bedroom Maisonettes in Building F1 (Phase 3)

- Bathrooms with windows
- Separate kitchen/ dining
- Large private garden
- Large Private Front Garden
- Dual Aspect

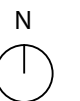
Area: 130 sqm/ 1400sqf



Ground Floor



First Floor



*Total Internal Area is a gross internal area that is a sum of all listed room areas, stairs and internal walls

7.0 Detail Design

7.4 Architecture Precedents

During residents engagement, day trips to similar developments to Tustin Estate proposals were organised. On the following pages we present examples and precedents that are similar in form, architecture and urban scale that was agreed with residents to follow on Tustin Estate. Materiality, brick elevations, character and public spaces furniture should follow presented images.



Blossom Court, Sumner road
Levitt Bernstein, 2019

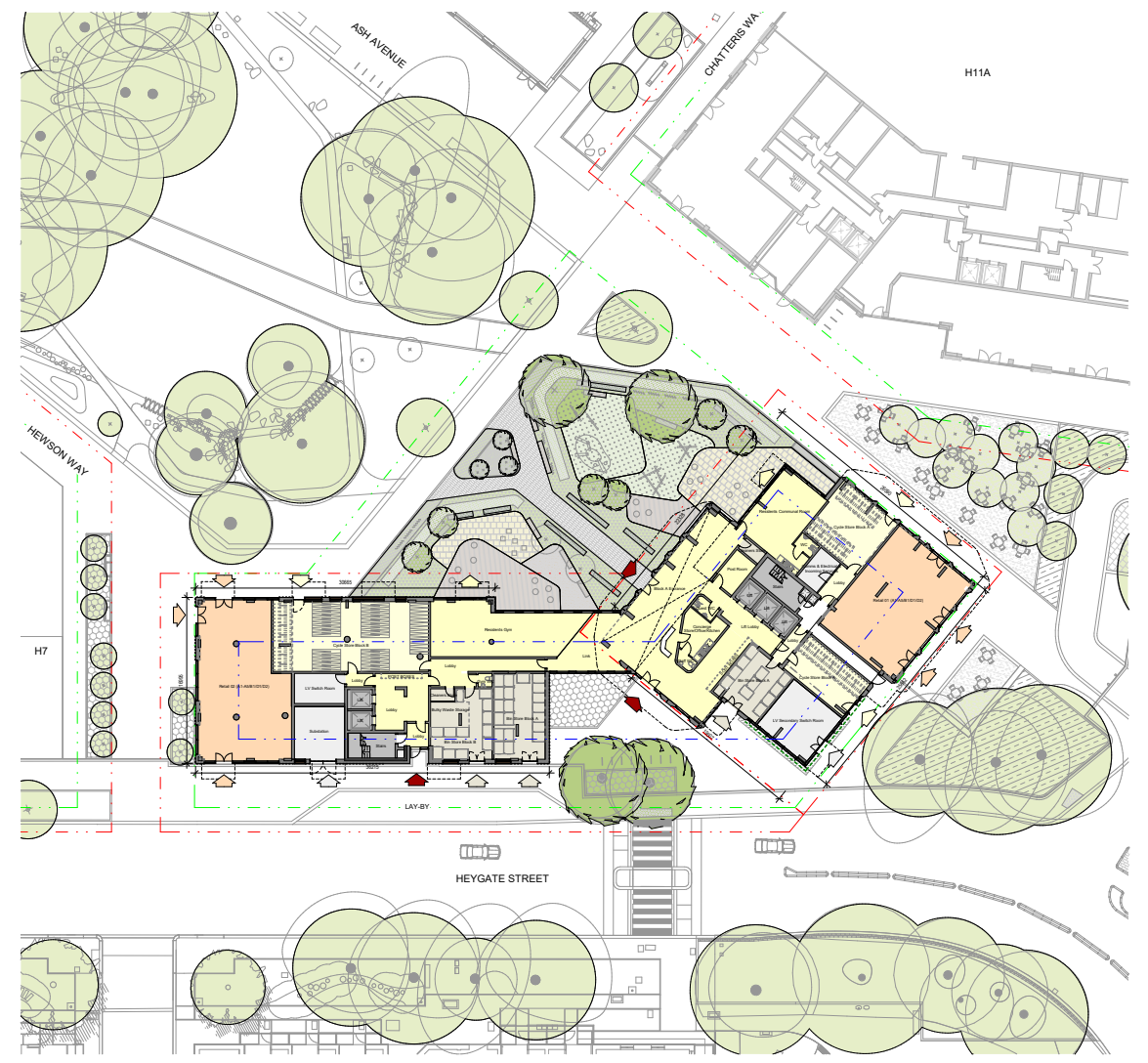
- 70 homes
- 100% affordable (council homes)
- Courtyard Block with enclosed communal garden
- Communal areas, access decks
- Podium Parking

7.0 Detail Design

7.4 Architecture Precedents

Trafalgar place
dRMM, 2018

- 235 homes
- 25% affordable (housing association)
- Podium parking
- Landscape design (smaller space w/ green streets + pedestrianised roads)



7.0 Detail Design

7.4 Architecture Precedents

South gardens
Maccreeannor Lavington, 2018

360 homes
25% affordable (housing association)
Parking typologies
Landscape design (smaller space w/ greet streets + pedestrianised roads)



7.0 Detail Design

7.4 Architecture Precedents

Silchester Estate
Haworth Tompkins, 2015

112 homes
45 social rent, 39 shared ownership and 28 private sale
Infill development next to refurbished tower
Communal Courtyard Garden



7.0 Detail Design

7.4 Architecture Precedents

Regents Park Estate
Mae & Mathew Lloyd Architects, 2018

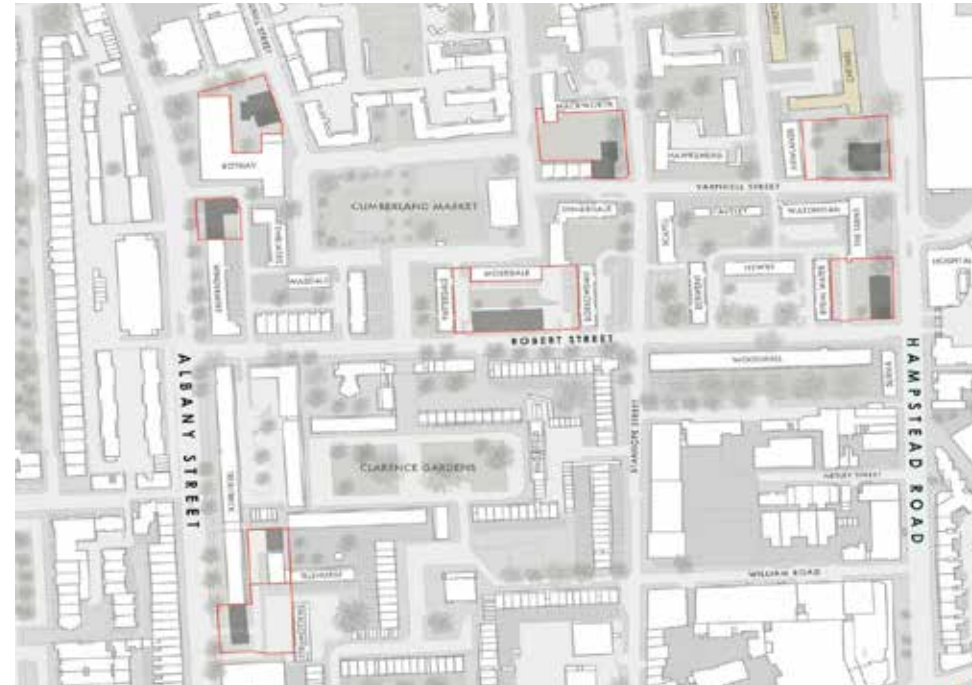
122 new homes across 8 sites

7 Completed

100% affordable (Council Housing)

Retained Estate with Infill developments

Enhanced public realm



7.0 Detail Design

7.4 Architecture Precedents

Goldsmiths Street



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8.0 School



8.0 School

8.1 Pilgrims' Way School

Pilgrims' Way Primary School is a 1FE (form entry) primary school at the centre of the Tustin Estate. It is single storey building with a main hall and kitchen facilities on site. The building is surrounded by a mix of hard surface playgrounds, grass landscapes as well as smaller garden spaces; an orchard, nature garden and allotment.

The school site also has a Nursery and Children's Centre. These are located in separate buildings to the north of the main school building. The Nursery and Reception years teaching space are housed in prefabricated modular buildings. The Children's Centre is located in a more recently constructed, purpose designed brick building. Both have associated external play areas.

A condition survey has been carried out of the fabric and services infrastructure of the school buildings as part of this Stage 1 study.

Located to the east of the main school site is a MUGU with artificial grass surface and concrete surrounding walls. This is a share facility between the school and the estate. It does not form part of the school site but has been used by the school.



Existing Site Plan



Pilgrims' Way School

8.0 School

8.2 Existing School Site



School reception



Early years playspace



Early years playspace



Carpark



Playground entrance



Classroom

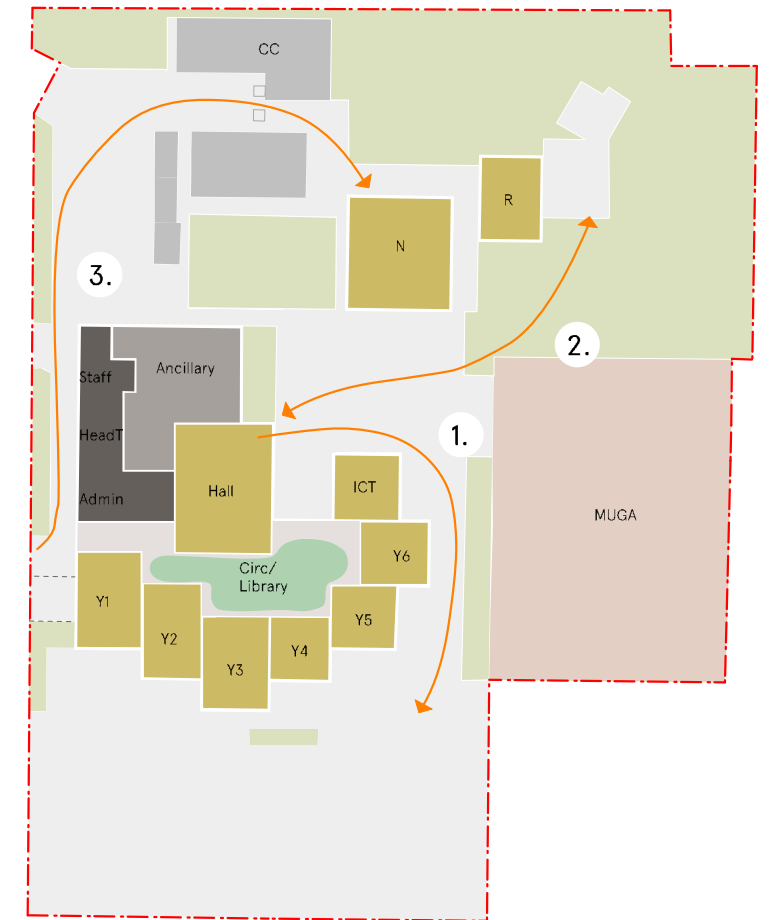
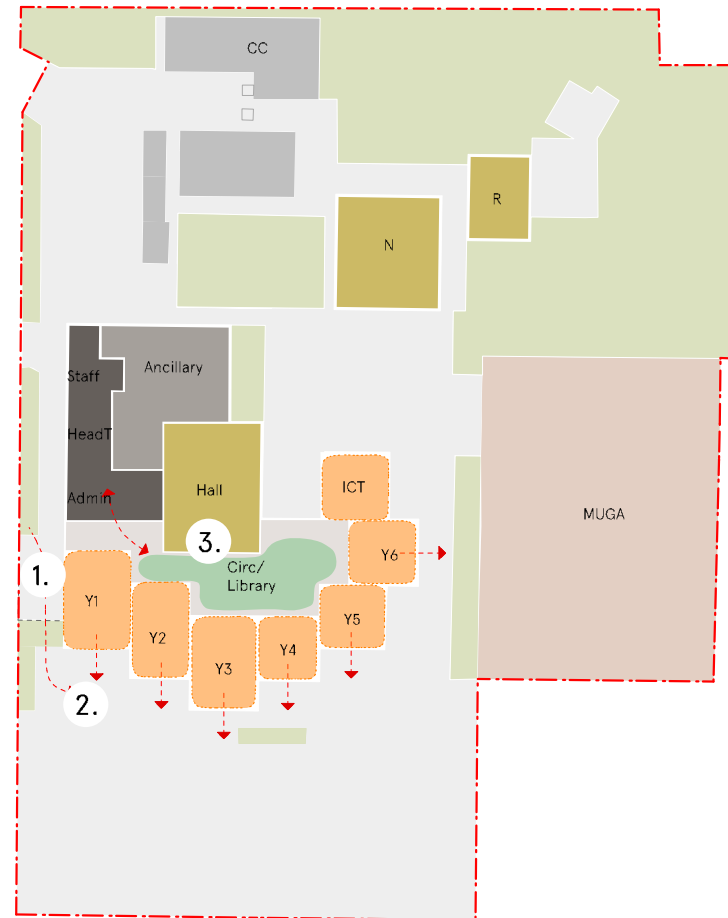


MUGA



Playground

8.2 Existing School Site



Positive Characteristics

1. There is a close connection between the entrance and administration areas to the school, that allow easy staff supervision of school drop-off and pick-up at the beginning and end of day.
2. The building allows all classrooms to have direct access to the playground, providing efficient circulation and a positive relationship to external learning and play areas.
3. At the centre of the school is a large shared space that is used flexibly as a library and for circulation. The space is directly accessible from the main hall and all the classrooms and is also close to the head's office and admin areas.

Negative Characteristics

1. The main hall does not have a direct access and a line of site to the playground.
2. The EYFS areas to the school are separate to the main building and therefore feel disconnected from the KS1 and KS2 teaching spaces.
3. The access to the nursery is through the school site and across a carpark which could compromise safeguarding.

Consultation on the development of the estate and the future of Pilgrims' Way Primary School has been held with the Headteacher and school Governors over a period of 12 months.

These meetings have helped form a better understanding of the existing school spaces, the school's educational and community ethos and the role the school plays within the estate. Workshops held with the school's headteacher have identified the key positive and negative characteristics of the existing

school and how these impact on its operation. Analysis of these qualities of the school's learning and play spaces and how these are important to the school's identity have been considered in the proposals to enable the school to continue to provide a high level of focused education in their new building.

(Details of presentations held with the school SLT are included in an appendix to this report)

8.0 School

8.3 The Brief for a new school building

The outcome of consultation with the Headteacher and Governors has identified a number of educational qualities the existing school provides, and which the school see as a priority to retain in the development and in the designs for the new school building. These are:

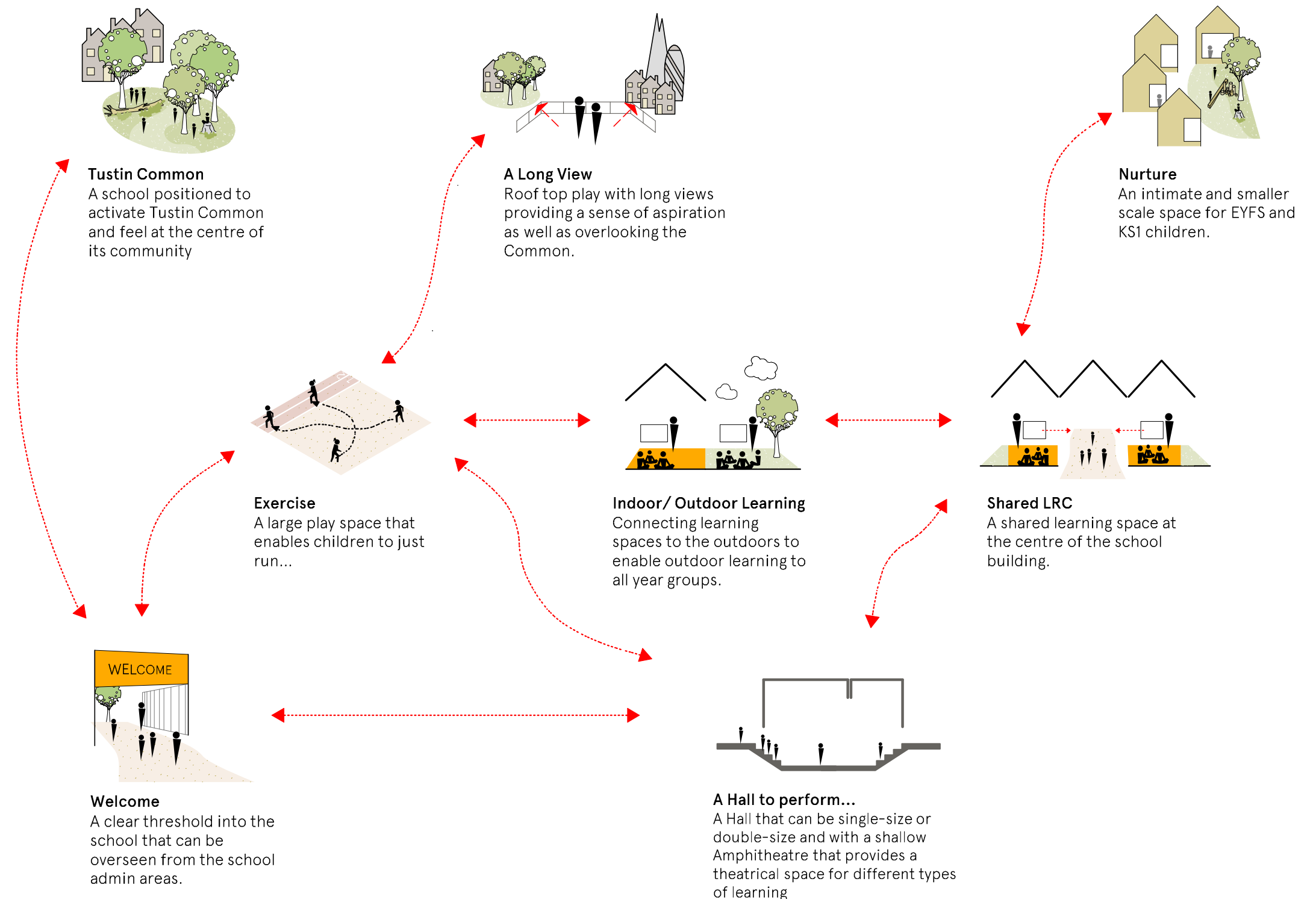
1. To keep the location of the school at the centre of the estate site. The school sees themselves as a 'sanctuary' in the centre of the estate and that the existing school buildings provide a sense of protection.
2. That the existing provision of external play space is an educational asset to the school. This is considered to be especially important in an area where many children live in flats and don't have back gardens.
3. To maintain the sense of a nurturing environment. The school want to maintain the sense that it provides a small and nurturing environment to its pupils, but is also aware of the pressure to expand. Expansion of the schools NOR - if it is required in the future - needs to be done in the right way, where the ethos of the school can be maintained. The design of the school building should be future-proofed to allow for this.

A pictorial brief of the design priorities for the new school building has been developed in collaboration with the headteacher.

The London Borough of Southwark have confirmed a brief for the new school building that provides an enhanced level of accommodation to satisfy potential for future expansion of the school from 1FE (7 classes / 210 pupil places) to 2FE (14 classes / 420 pupils).

The proposals have floor areas for Halls, Learning Resources, Staff, Admin and Storage as well as non-net accommodation that are based on a 2FE model and to provide similar accommodation to what the existing school building offers. They have been designed with consideration of how future expansion of the building, to provide the addition teaching spaces, might be carried out.

The council brief also includes a Nursery and a Children's Centre on the school site and these are provided in the designs, with facilities that are connected to the school but that allow independent public access.



8.4 Architectural Precedents



Large circulation and event space



Split-level play



Covered play

8.4 Architectural Precedents



Learning space with view to a park



Roof-top play



Roof-top play

8.0 School

8.5 School Spatial Adjacencies and Site Arrangement

The design and location of the new school building has been developed alongside the proposals for the new housing and landscapes to the estate. These have considered opportunities for a phased plan of development that reduces disruption to residents and the use of the existing school. The phasing for construction of the new school building is described elsewhere in this report.

The arrangement of the learning and play spaces on the new school site has been developed with the Headteacher and Governors of Pilgrims' Way Primary School and responds to specific design questions that ask:

- Address: Where the front of the school is.
- Connection: How the school feels connected to the estate.
- Sharing: How the school shares spaces/ facilities with the community.
- Language: How it relates architecturally to the adjacent housing.
- Aspiration: How the design of the school building can inspire pupils/ connect beyond the site.
- Overlooking: How views from new housing over the school site is managed in the design.

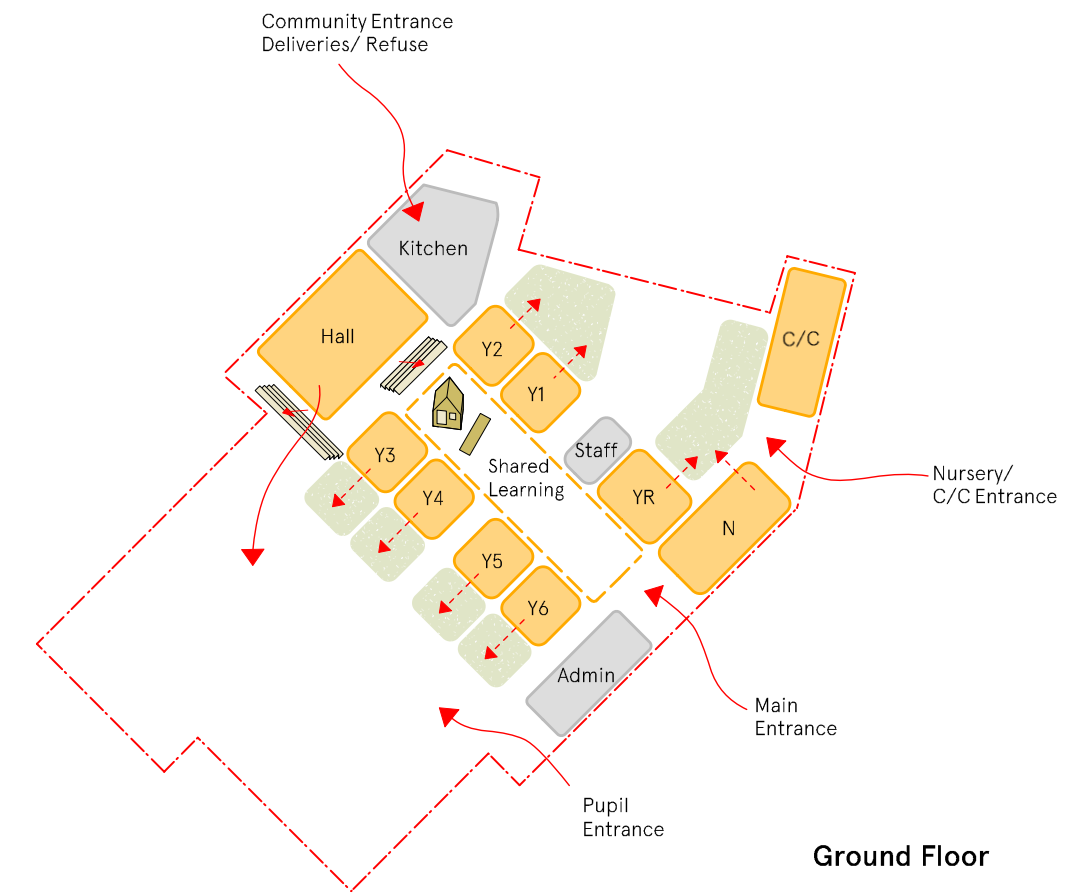
The design proposal for the new school maintains the positive characteristics of the existing school and the spatial arrangement and key adjacencies between the learning and administration spaces. These include:

- Classrooms are arranged around a central circulation and library space.
- All the primary spaces are located on a single storey.
- There is direct access from all learning spaces to and external play area.
- The main/visitor entrance and pupil entrance to the building are located close to one another so management of the school gates can easily be controlled.
- The Hall has a connection to the kitchen and external catering and waste services are easily and safely provided to this part of the site.
- A Children's Centre is re-provided with the ability to share administration spaces with the school.



Ground Floor

1. Teaching Space Diagram



Ground Floor

2. Teaching and non-teaching spaces

8.5 School Spatial Adjacencies and Site Arrangement



3. Connecting the School to its site

4. Connecting the site to the First Floor

8.0 School

8.6 Schedule of Accommodation

The internal floor area for the new school has been developed to provide an equivalent provision of teaching space to that of the existing building and to suit guidance on school areas from BB103 and BB99.

The areas provide an enhanced level of accommodation in order that the school is more easily adaptable for future expansion. The floor areas for Halls, Learning Resources, Staff, Admin and Storage as well as non-net accommodation are based on a hybrid 2FE model, so that future expansion of the building can be minimised to the provision of basic teaching spaces.

In addition to the school's gross area, the designs allow for the reprovision of a Nursery and a Children's Centre. The areas for these have been based on guidance as well as what is currently provided by the existing school site.

The area schedule meets the school's current educational vision - as developed through Stage 1 - and the levels of enhancement required to match the area and spaces provided by the existing building. This level has been agreed as part of the consultation process. The area schedule for the new Pilgrims' Way Primary School will need to be developed in more detail and agreed as part of Stage 2 of the project.

		CURRENT PILGRIMS'WAY SOA	PROPOSED PILGRIMS'WAY SOA
Pupil Places		210 Pupils	210 Pupils
Number of Classes		7 Classes	7 Classes
Forms of Entry (FE)			1FE+
		Total Area (m2)	Total area (m2)
Basic Teaching	reception class	62	66
	infant classbase	133	120
	junior classbase	240	240
	food/science/D&T	-	-
	ICT suite	60	-
Halls	main hall	200	160
	small hall	-	80
	studio	-	106
Learning Resource Areas	library resource centre	50	60
	small group room (SENco)	-	12
	large group room	-	-
	small group room	-	27
	sensory retreat room	-	0
TOTAL TEACHING AREA		745	871
Staff and Admin.	heads office/meeting room	-	16
	senior management offices	-	8
	staff room	-	58
	PPA room	-	0
	general office	-	14
	sick bay (adjacent)	-	3
	entrance/reception	-	5
	copier/reprographics	-	8
	SEN/medical room	-	12
	learning mentor	-	0
	interview/social services	-	8
TOTAL STAFF AND ADMIN		112	132
Storage	class storage (reception)	-	3
	class storage (infant & junior)	-	9
	specialist stores	-	24
	PE store (adjacent to hall)	-	12
	PE store (external)	-	4
	central stock	-	8
	cloakrooms/lunch box storage	-	21
	dining chair/table store	-	16
	staging/appliance store	-	8
	community store	-	4
	caretaker's workshop	-	7
	cleaners store	-	5
	Wheelchair/ Appliances bay(s)	-	0
TOTAL STORAGE		107	121
TOTAL NET AREA		964	1124

		Total area (m2)	Total area (m2)
Non-Net Area	kitchen	-	77
	servery	-	8
	reception toilets	-	8
	other pupil toilets	-	54
	accessible toilets	-	15
	staff toilets	-	14
	hygiene room	-	0
	Circulation (22.5% Net)	-	336
	Plant (incl. server)	-	48
	Partitions (4.5% Net)	-	54
TOTAL SCHOOL GROSS AREA		1365	1738
Nursery Areas	nursery playroom		
	nursery group room		
	class storage (N)		
	nursery toilets		
	nursery utility room		
	circulation		
	partitions		
TOTAL NURSERY GROSS AREA		160	160
Children's Centre	creche		
	parent's room		
	office		
	playroom		
	community room		
	kitchenette		
	children's centre store		
	children's centre toilets		
	circulation		
	partitions		
TOTAL C/C GROSS AREA		133	133
TOTAL SCHOOL GROSS AREA		1365	1738
TOTAL NURSERY GROSS AREA		160	160
TOTAL C/C GROSS AREA		133	133
TOTAL GROSS BUILDING AREA		1658	2031

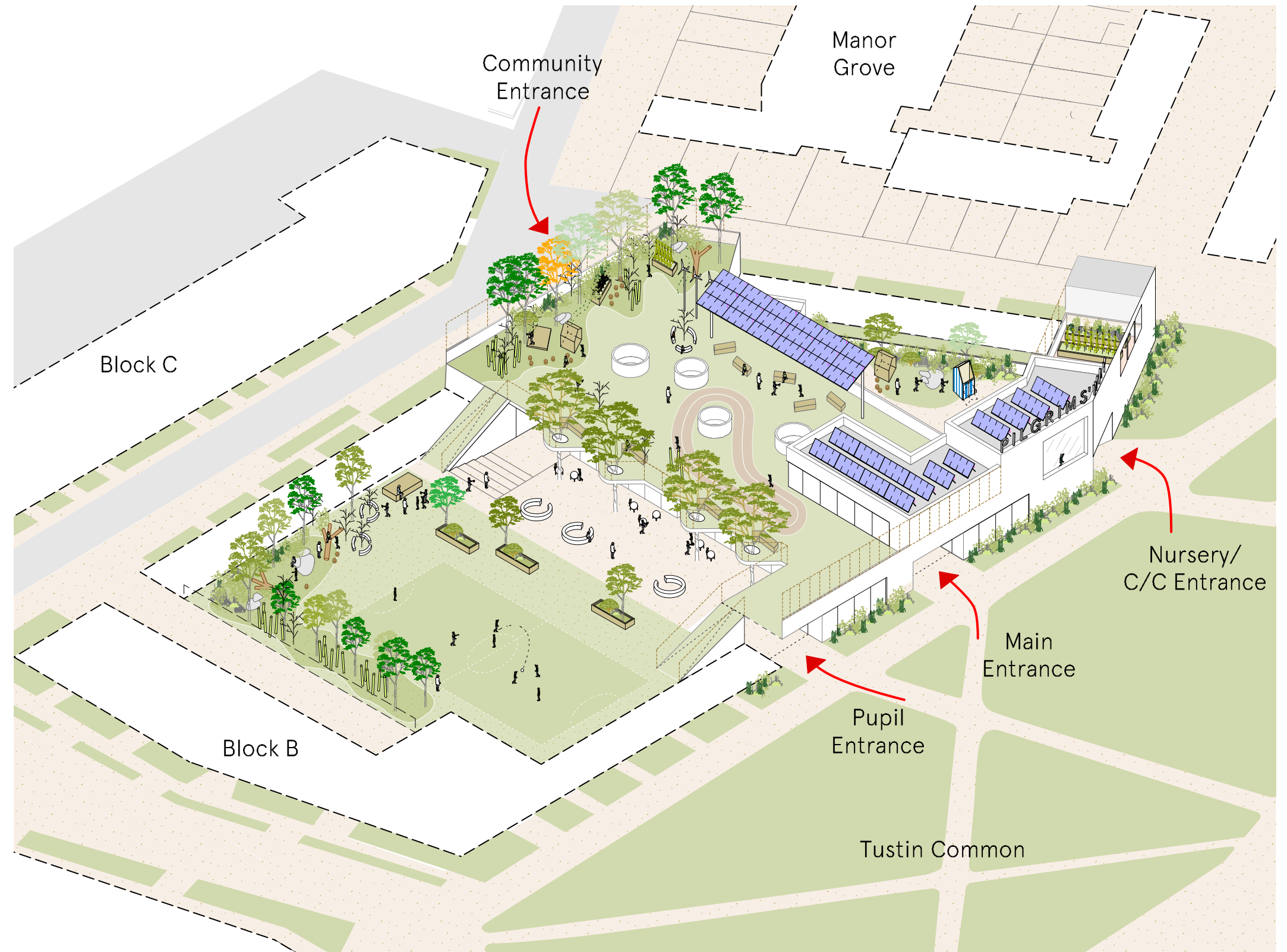
8.0 School

8.7 Design Characteristics

The design proposal for the new school creates a prominent civic front onto Tustin Common, located at the centre of the estate. This facade contains separate points of access for the main visitor entrance, pupil entrance and nursery entrance, which benefit from the public open space and wide pedestrian footpaths. These spaces can safely accommodate pupils and parents to congregate.

A community access is provided to the rear of the school, off Hillbeck Close, giving separate access to the Hall and for services access for refuse and kitchen deliveries. This location provides a safer position for vehicle movement and the opportunity for public access to the main hall during school hours.

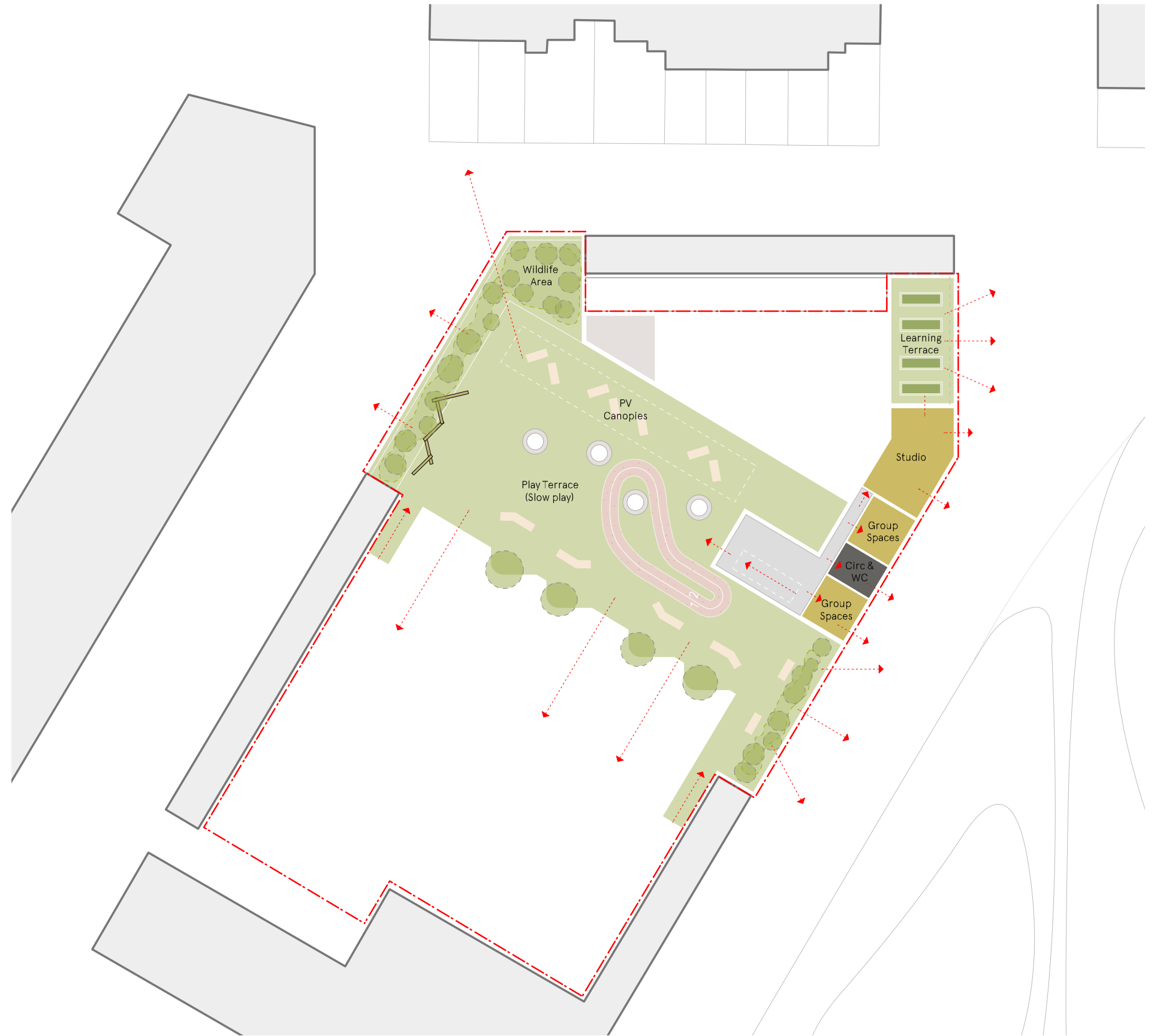
The school building is arranged primarily as a single storey with good access to external learning and play areas. The first floor accommodates studio and library spaces and a roof terrace which helps meet the external play area provision. The first floor is conceived as an adaptable part of the building that can accommodate future expansion.



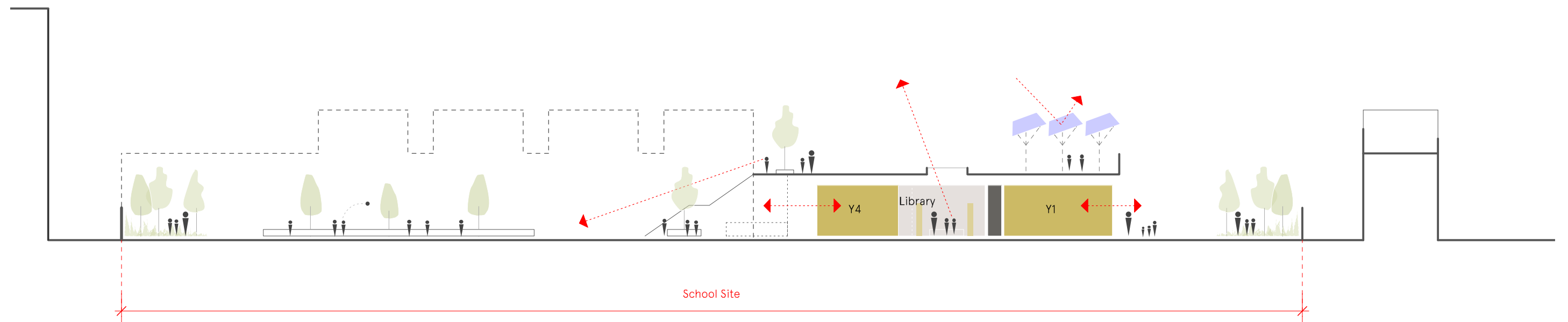
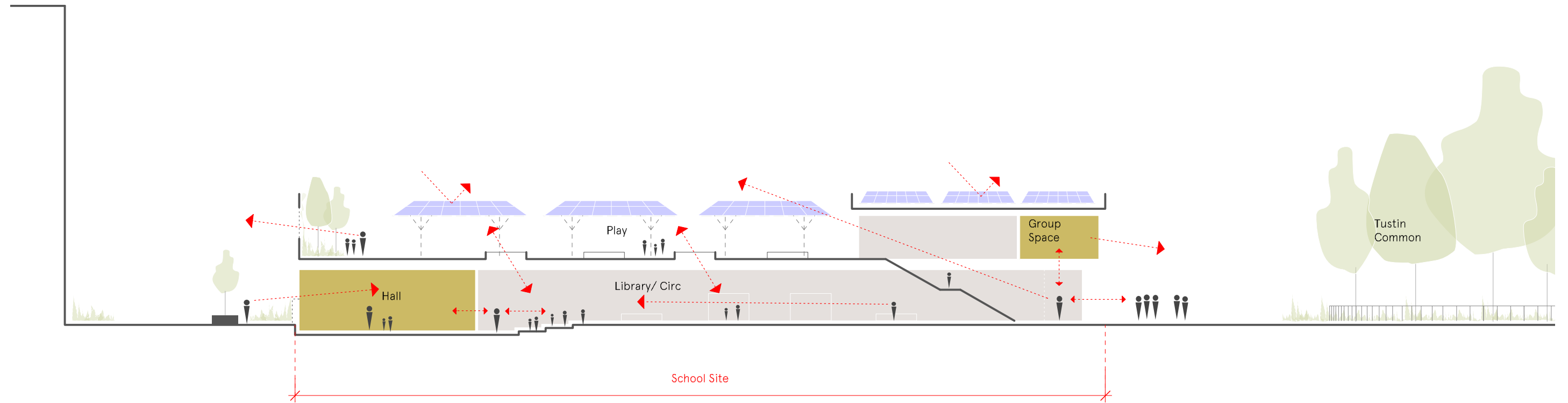
8.8 Ground Floor Plan



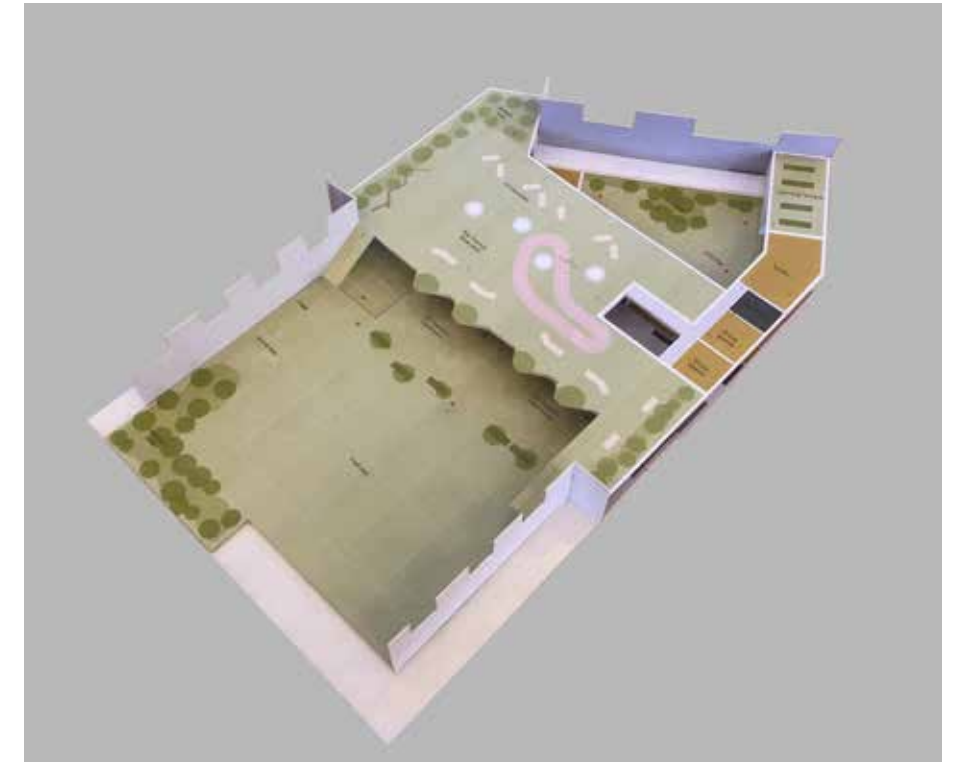
8.8 First Floor Plan



8.8 Sections



8.8 Layer cake model



Model of school proposal

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9.0 Area Summary



9.0 Area Schedule

9.1 Unit Mix

Most of the homes are designed as dual aspects, but approx. 28% of homes are single aspect. All of the single aspect homes are south, east or west facing.

Single/Dual Aspect table:

Building	Single Aspect	Dual Aspect
A	37	59
B	26	39
C	38	71
D	0	13
E	0	41
F	0	37
G1	30	58
G2	31	41
H	38	79
J	0	16
K	0	18
Total	200	490

Homes sizes follows London Plan home standard areas:

(wheelchair adaptable M4(3) units are approx. 10% larger).

Studios followed 1b1p area.

Number of bedrooms	Number of bed spaces	Minimum GIA (m ²)			Min area for the private external amenity (m ²)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*			5.0
	2p	50	58		5.0
2b	3p	61	70		6.0
	4p	70	79		7.0
3b	4p	74	84	90	7.0
	5p	86	93	99	8.0
	6p	95	102	108	9.0
4b	5p	90	97	103	8.0
	6p	99	106	112	9.0
	7p	108	115	121	10.0
	8p	117	124	130	11.0
5b	6p	103	110	116	9.0
	7p	112	119	125	10.0
	8p	121	128	134	11.0
	7p	116	123	129	10.0

Phase	Block Phase Tustin Estate Date: 16.12.2020	Block Areas	Tenure	Totals	T AND TENURE MIX												
					Flats / Maisonettes					M4(3) Apartments			House		Commercial	Commercial	
					Studio	1Bed	2Bed	3Bed	4Bed	5bed	1Bed	2Bed	3Bed	4Bed	2Bed	3Bed	4Bed
Phase 1	C	GEA	11,656 m ²	Existing SR (H)	74	37	8	24			1	4					
		GIA	10,299 m ²	Existing LH (H)	29	13	4	11				1					
		NIA	7,821 m ²	New SR	6	2	2					1	1				
		Total Homes	109 #	New LH													
	G1	GEA	9,909 m ²	Existing SR (H)	68	30	15	15	2			2	4				
		GIA	8,828 m ²	Existing LH (H)	20			19				1					
		NIA	7,005 m ²	New SR													
		Total Homes	88 #	New LH													
	D	GEA	1,680 m ²	Existing SR (B / K)	13									8	5		
		GIA	1,310 m ²	Existing LH (B / K)													
		NIA	1,266 m ²	New SR													
		Total Homes	13 #	New LH													
Phase 1 Total					210	82	29	69	2	1	6	2	6	8	5		
Phase 2	A	GEA	10,836 m ²	Existing SR (MG)	41	16	7	14				2	2				
		GIA	9,924 m ²	Existing LH (MG)													
		NIA	7,725 m ²	New SR	25	4	17	3				1					
		Total Homes	96 #	New LH													
	K	GEA	4,962 m ²	Existing SR (MG)													
		GIA	3,422 m ²	Existing LH (MG)													
		NIA	2,444 m ²	New SR	18							9	9				
		Total Homes	36 #	New LH													
	H	GEA	11,918 m ²	Existing SR													
		GIA	10,239 m ²	Existing LH													
		NIA	7,466 m ²	New SR	59	30	10	17				2					
		Total Homes	117 #	New LH													
J	GEA	1,648 m ²	Existing SR														
	GIA	1,395 m ²	Existing LH														
	NIA	556 m ²	New SR														
	Total Homes	16 #	New LH														
Phase 2 Total					265	13	90	85	34		18	20	5	226	260		
Phase 3	G2	GEA	8,895 m ²	Existing SR	2					1	1						
		GIA	7,386 m ²	Existing LH													
		NIA	5,527 m ²	New SR	55	11	21	15	4			3	1				
		Total Homes	72 #	New LH													
	F	GEA	5,083 m ²	Existing SR	2					2							
		GIA	3,870 m ²	Existing LH													
		NIA	2,996 m ²	New SR over 55	12		6	2	3	1							
		Total Homes	37 #	New LH													
	E	GEA	4,279 m ²	Existing SR													
		GIA	3,505 m ²	Existing LH													
		NIA	2,980 m ²	New SR	12		6	6									
		Total Homes	41 #	New LH													
B	GEA	7,566 m ²	Existing SR														
	GIA	6,541 m ²	Existing LH														
	NIA	5,195 m ²	New SR	33		5	7	1	7		1	2	2	6	2		
	Total Homes	65 #	New LH / FH														
Phase 3 Total					215	9	72	61	27	17	2	5	5	1	3	11	2
Totals	GEA	78,432 m ²	Existing SR	200	83	30	53	5	2	4	4	6	8	5			
	GIA	66,719 m ²	Existing LH	49	13	4	30			1		1					
	NIA	50,981 m ²	New SR	220	52	69	44	14	1	11	14	5	2	6	2		
	SR (GIA)*	41,884 m ²	New LH	221	22	96	72	3		13	9	1	5				
	LH / M (GIA)*	23,031 m²	Total Homes	690	22	244	175	130	19	3	29	27	12	3	19	7	1804

General Note

NIA=GIA in commercial as there is no subdivision proposed at this stage.

It is most likely that cycle store and shower facilities will have to be provided, it depends on retail use and number of employees. Those could be located in Building H and reduce extra over Retail NIA there.

*SR/LH ratio is approx as we did not yet decide on SR/LH unit distribution. This is likely to change during detailed design stage. SR/LH excludes GIA for retail.

Areas are approximate only and are subject to change through planning and design development.

9.0 Area Schedule

9.1 Unit Mix

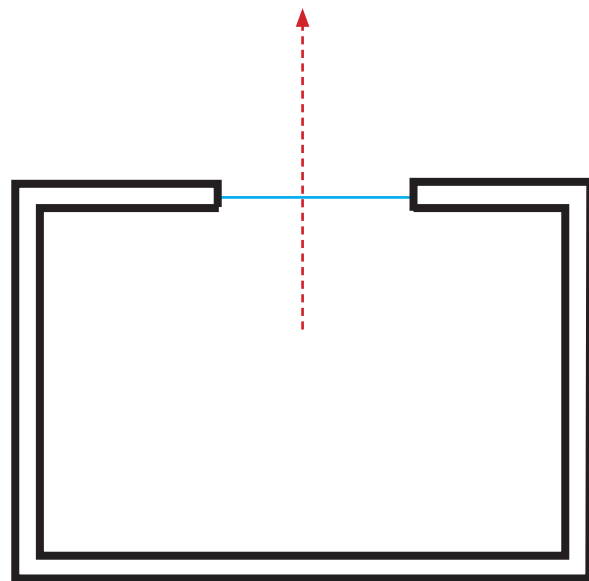
GLA - Housing Supplementary Planning Guidance definition of dual aspect as follows:

A dual aspect dwelling is defined as one with openable windows on two external walls, which may be either on opposite sides of a dwelling or on adjacent sides of a dwelling where the external walls of a dwelling wrap around the corner of a building (the provision of a bay window does not constitute dual aspect). One aspect may be towards an external access deck or courtyard, although the layout of the dwelling needs to be carefully considered in these cases to maintain privacy.

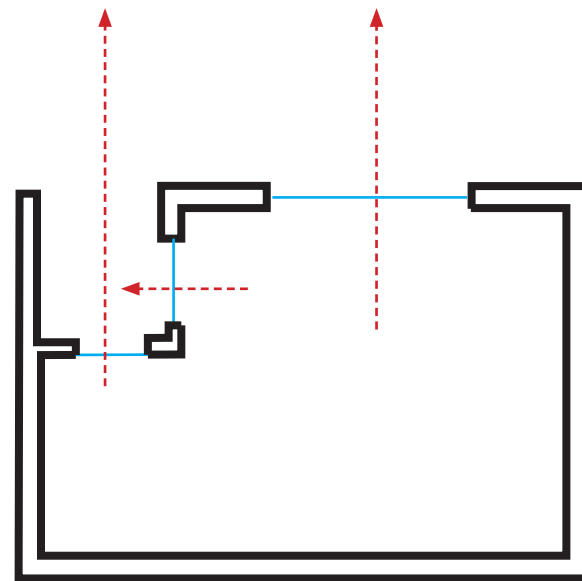
LBS guidance on Dual Aspect reads as follow:

“The council encourages dwellings to be dual aspect in terms of having multiple windows looking in more than one direction. (...) Where dual aspect cannot be provided for example in flat developments due to problems of overlooking neighbours, the applicant must prove the single aspect is of a standard not inferior to multiple aspect and that a high quality of design can still be achieved.”

Tustin Estate was designed to follow the above. The relevant sunlight and daylighting studies will need to be undertaken to prove the above in the next design stages.



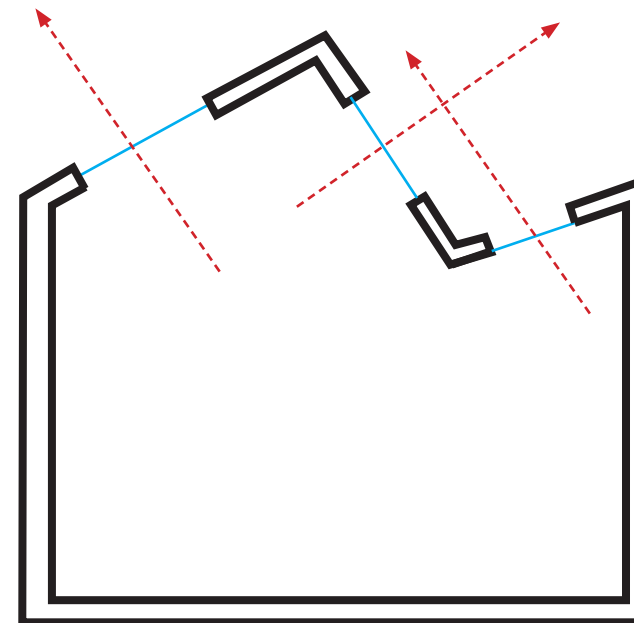
A diagram showing an example of single aspect flat Window shown in single blue line. View out indicated in red arrow.



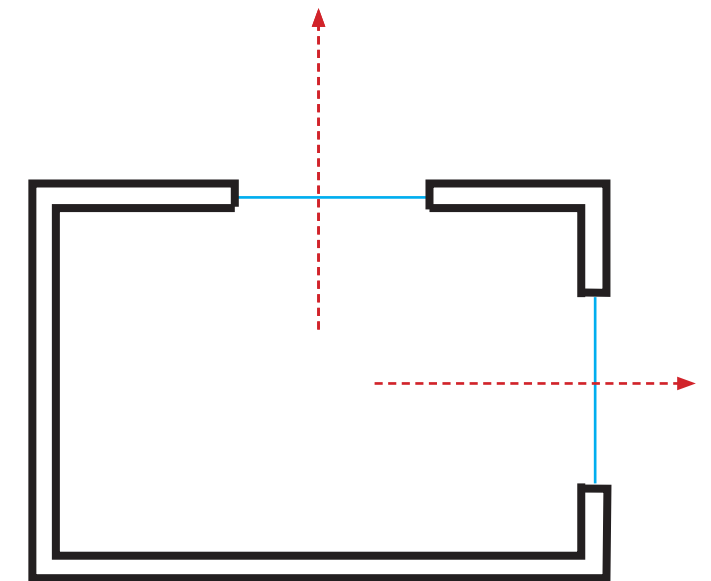
A diagram showing an example of single aspect flat as second aspect window see only adjacent wall. This layout maybe considered as dual aspect by some Planners or Boroughs, but for the purpose of this document, it is considered as single aspect.

If this layout was to be considered as dual aspect, then single aspect apartments in this report would reduce from 200 to 88 units, 13% of all units.

Window shown in single blue line. View out indicated in red arrow.



A diagram showing an example of dual aspect flat Window shown in single blue line. View out indicated in red arrow.



A diagram showing an example of dual aspect flat Window shown in single blue line. View out indicated in red arrow.

9.0 Area Schedule

9.2 Area Schedule - Amenity and Commercial

Units with Rear or Front and Rear Garden

	1B	2B	3B	4B	5B	Total
Non-podium Rear			5	3		
Non-podium Front & Rear			8	9	1	
Non-podium Front		12	34	5	1	
Podium Rear		1	1	5		
Podium Front & Rear			2	2		
Podium Front	7					
Total	7	13	50	24	2	96

Above assumed Building C with 1bedroom rear gardens and Building E high density

Front Gardens

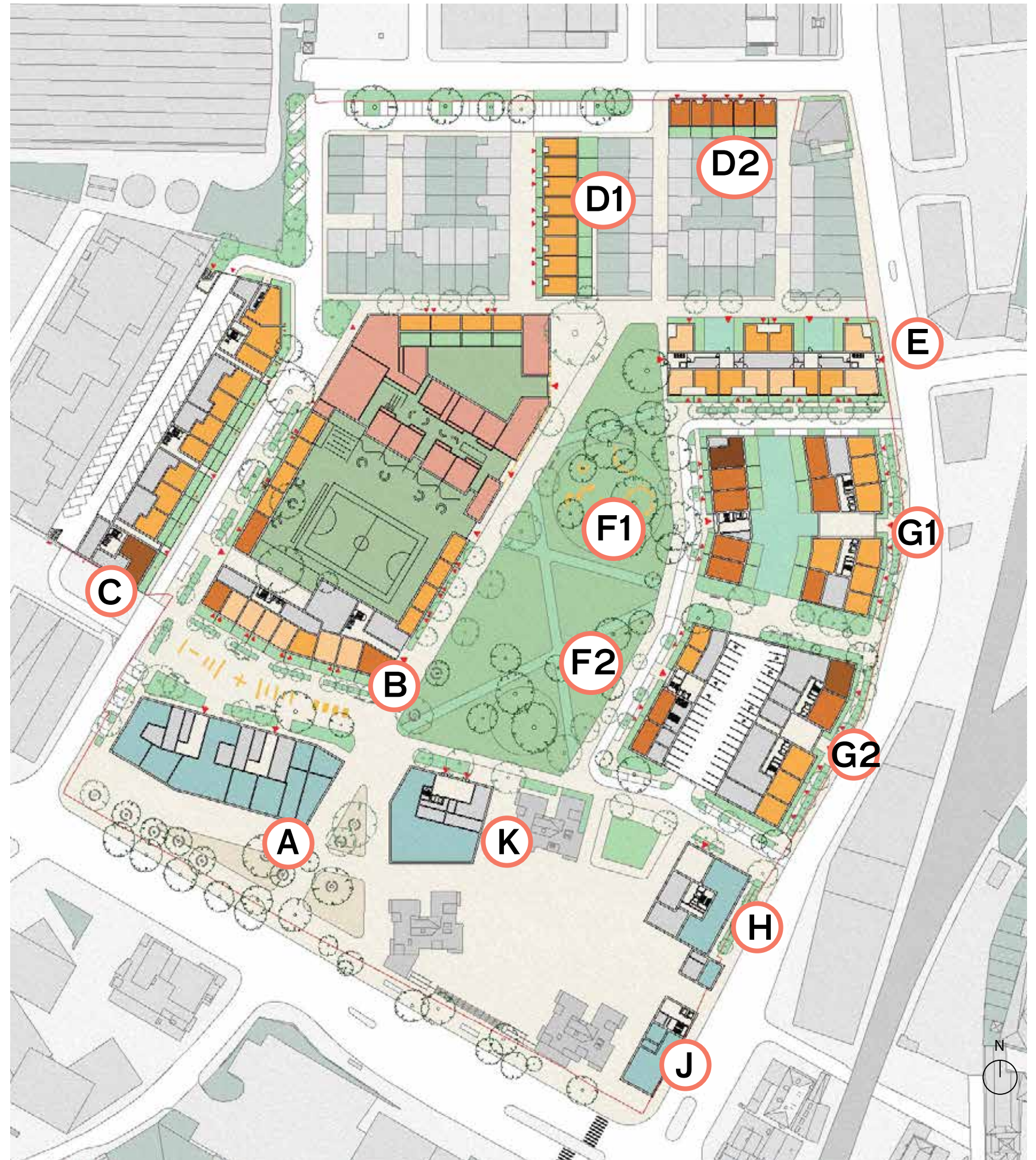
Building	1B	2B	3B	4B	5B
E		6	6		
G1			6		
G2			3	2	
Building		6	9	3	
C			10		1

Existing and Proposed Commercial

Commercial Unit	Gross Internal Area		NIA Sqm		Current Use	Proposed (Permanent)		
	Sqft	sqm	Sqft	sqm		NIA	GIA	GEA
801	1921	178	1672	155	D2	157	163	180
803	978	91	850	79	D2	79	82	90
805-809	3156	293	2745	255	A3	257	267	294
811	941	87	819	76	A5	76	79	87
813	1058	98	920	86	A1	86	89	98
815	871	81	807	75	A2	77	80	88
817	635	59	552	51	A3	55	57	63
819	957	89	832	77	A1	80	83	92
821 church	Not known		4118	383	D2	400	400	440
871 OKR			180			194	194	213.4
Extra Over						305	308	330
Totals	10,517	977	13,316	1,417		1766	1804	1975

NIA=GIA as there is no subdivision proposed at this stage.

It is most likely that cycle store and shower facilities will have to be provided, it depends on retail use and number of employees. Those could be located in Building H and reduce extra over Retail NIA there.



9.0 Area Schedule

9.3 Area Schedule - Back of House

Block	WASTE						Plant Room (sqm)	Sprinkler Room	Bike store (no)	Playspace (sqm)		PV panels Area sqm
	Total Recycle	No of bins	Total Residual	No of bins	Total bins	Area sqm				Ages 0, 1, 2, 3 & 4	Ages 5, 6, 7, 8, 9, 10 & 11	
A	9600	9	14400	14	23	74	74	Assumed below ground	179	308.6	239.2	300
B	7400	7	11100	11	18	58	58		120.5	226.0	200.3	250
C	10800	10	16200	15	25	80	80		204	319.0	268.2	150
D								N/A	376	n/a	n/a	n/a
E	3550	4	5325	5	9	29	29	Assumed below ground	71.5	85.6	64.6	100
F	3600	4	5400	5	9	29	29		65	763.8	638.5	300
G1	10450	10	15675	15	25	80	80		176.5			200
G2	8050	8	12075	11	19	61	61		139			200
H	10250	10	15375	14	24	77	77		211	300		
J	1000	1	1500	2	3	10	10		26	259.9	202.7	0
K	5100	5	7650	7	12	39	39		119	n/a	n/a	150
Notes:									Manor Grove (existing and new additional):	165.8	183.3	

Bulky waste storage required additionally. 5sqm

Waste based on 1100l Eurobins that take 1.27sqm

Houses to allow for Food waste 26l and two recycle and residual waste bins 240l each

Refuse Storage to be within 10m of the place refuse collection car can park. And within 30m from each home. Currently within building footprint.

Playspace for 0-4 is a 'Doorstep playspace'. To be located within 100mm from Residential Entrance

Playspace calculated by est. number of children times 10sqm.

Estimated number of children in the above is based on GLA Population Yield Calculator.

Manor Grove Doorstep Playspace not required.

Plant Room area indicative only and not consulted with MEP engineer. Subject to change at later detailed design stage.

PV panels located at highest roof level. Estimate only, to be coordinated with MEP equipment.

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10.0 Technical and Servicing



10.0 Technical and Servicing

10.1 Phasing and Sequencing

LBS commitment is to keeping the community together and one move as fast as possible. All existing residents are planned to be moved in Phase 1, with a possibility to move again at Phase 2 and 3.

Hillbeck residents will move first in Spring / Summer 2022 to new and existing homes on the estate. Residents from Heversham, Bowness and Kentmere (including previously re-housed residents from Hillbeck) will be re-housed in Summer 2024 / Autumn 2024 at Phase 1. Residents from these blocks will move into new homes in Block D (in Manor Grove), Block C next to Sylvan Grove and Block G next to Ilderton Road. In Winter 2026 a second move will happen for those residents that chose home that will be built later, including apartments in over '55 block.

Families to be re-housed:

Hillbeck	32
Heversham	98
Bowness	34
Kentmere	38
Total	202

Phase 1 (210 homes, inc 202 for re-housing)

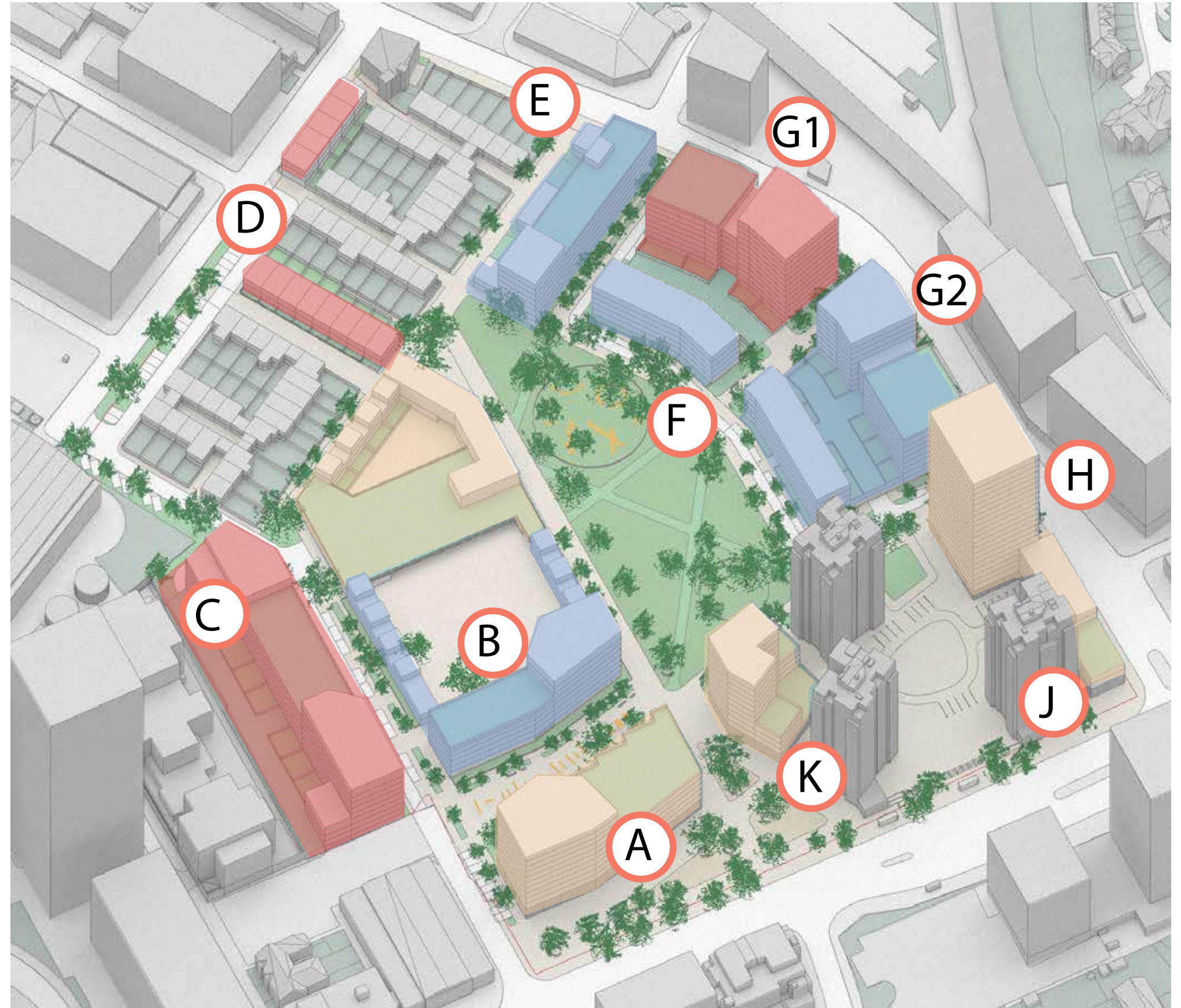
Residents move:
Summer 2022 - Autumn 2024

Phase 2 (265 homes)

Residents, School and Business move:
Winter 2026

Phase 3 (213 homes)

Finish:
Autumn 2028



10.0 Technical and Servicing

10.1 Phasing and Sequencing

Re-housing

There are 202 families from Heversham, Bowness and Ketmere to be re-housed in the estate.

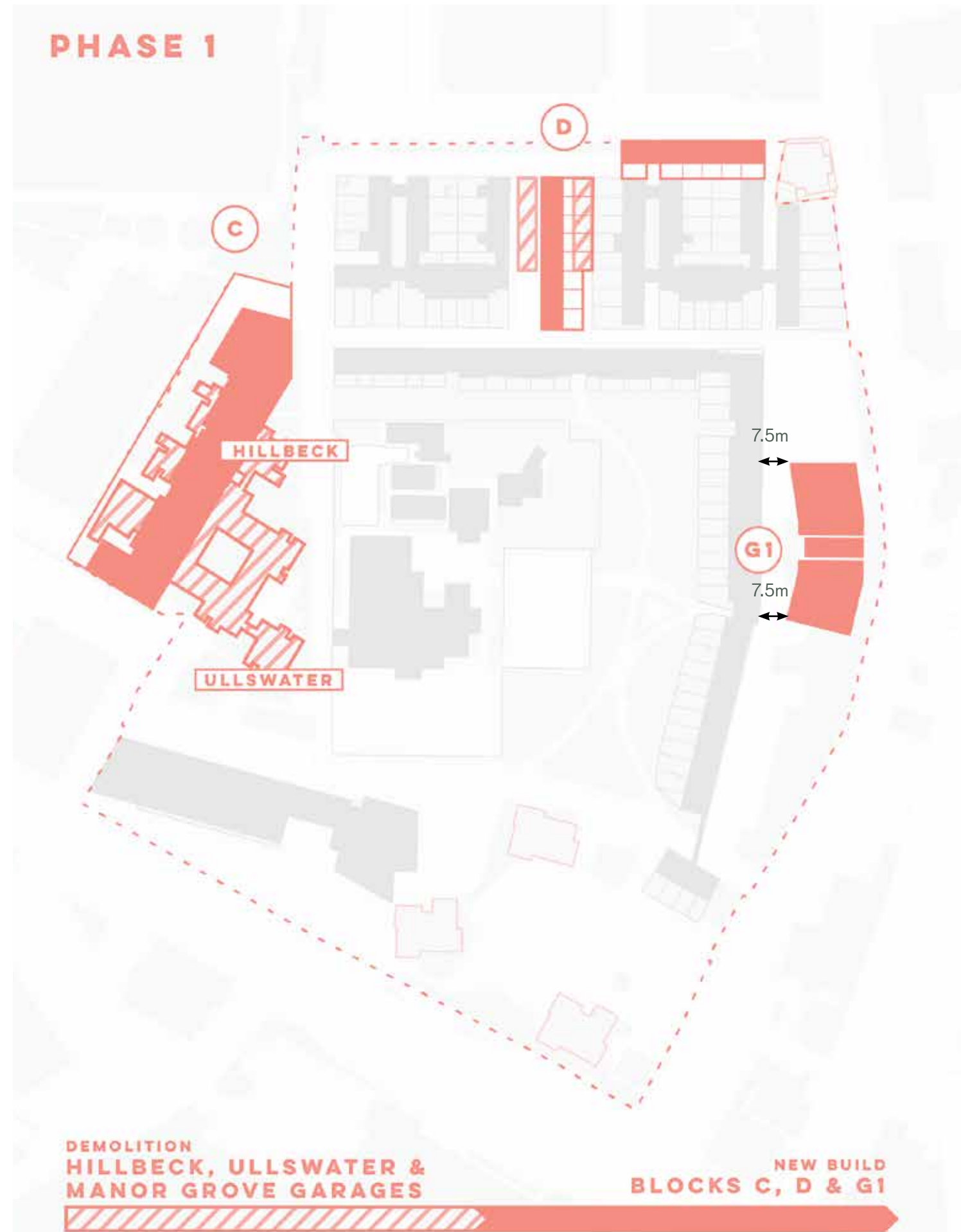
The strategy is to re-house all residents at Phase 1 to new buildings: C, D or G1.

Building G1 is located at existing car parking space and will be built close to Heversham building (7.5m at the narrowest point). Site Construction will be contained, so careful construction methodology is required. Please refer to chapter 10 for location of temporary car parking during Phase 1 construction.

After Phase 1, more buildings will be built and residents will have an option to move again, at Phase 2 or Phase 3, to their preferred home.

New homes

There will be approx 210 new homes built at this stage to allow for 202 families to be re-housed.



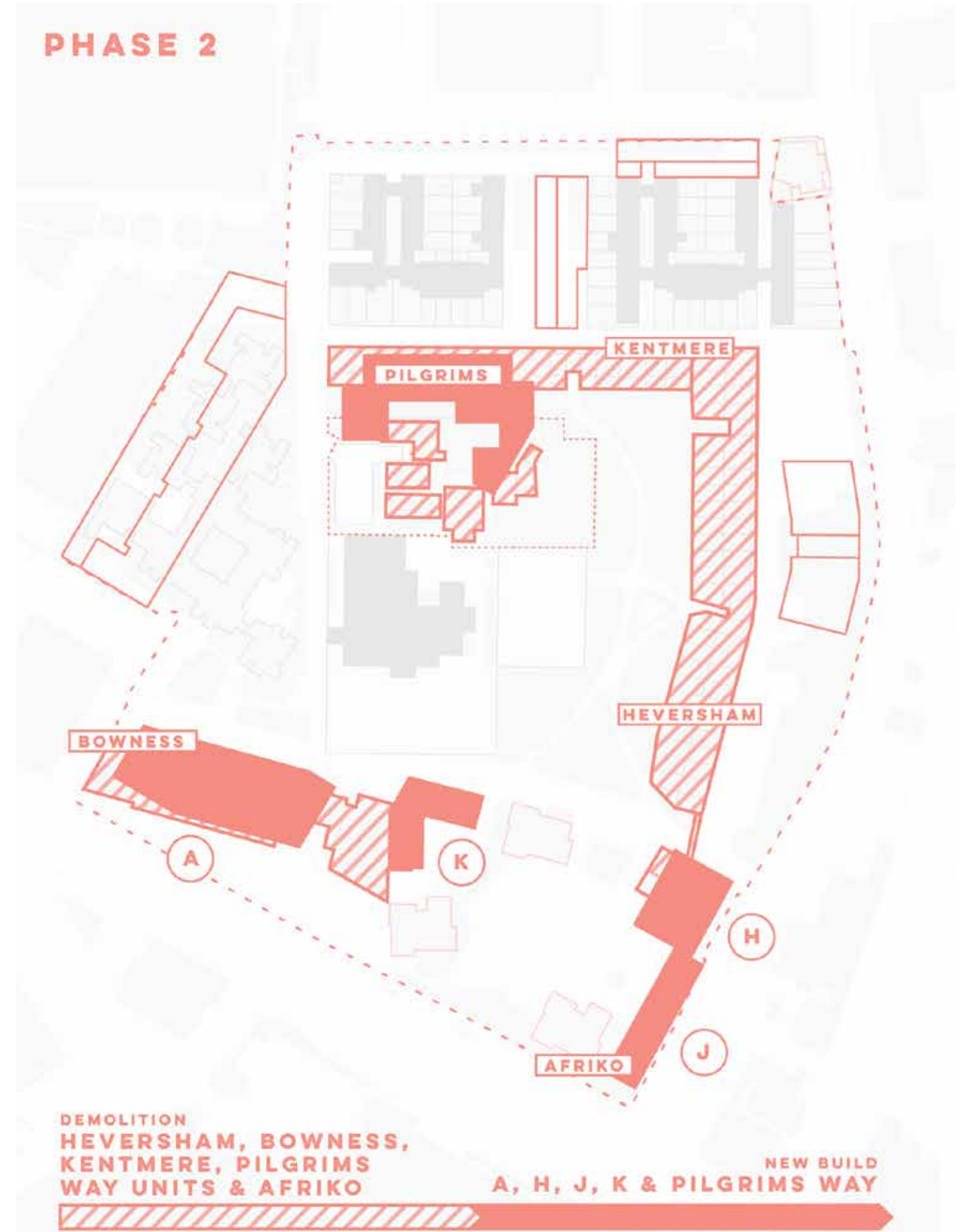
10.0 Technical and Servicing

10.1 Phasing and Sequencing

At Phase 2, all existing buildings apart from school, will be demolished.

New School will be built in the heart of the development and Building A, H, J and Building K with over '55 homes will be constructed.

There will be approx 265 new homes built at this stage, available for residents to choose from if they wish to move second time.



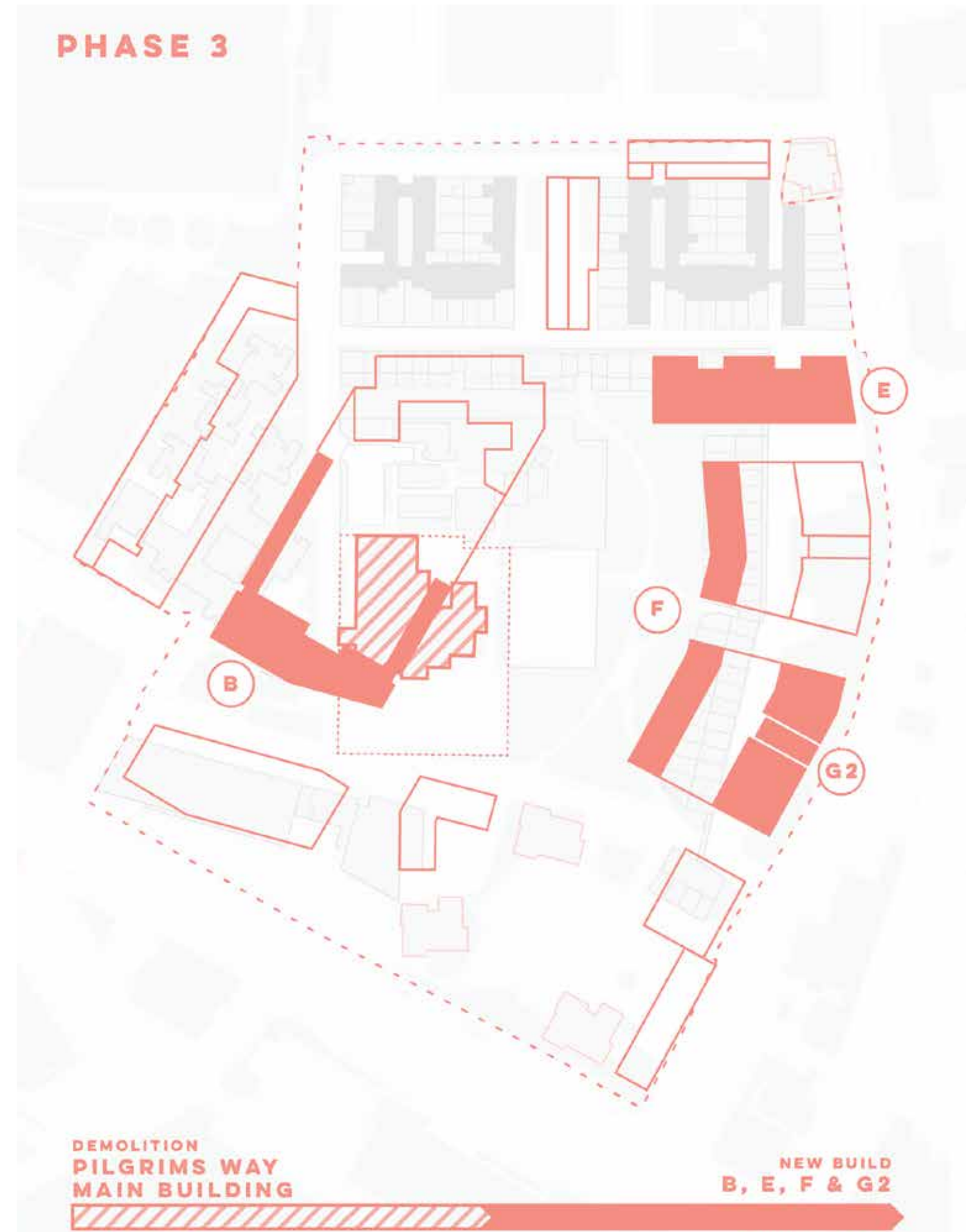
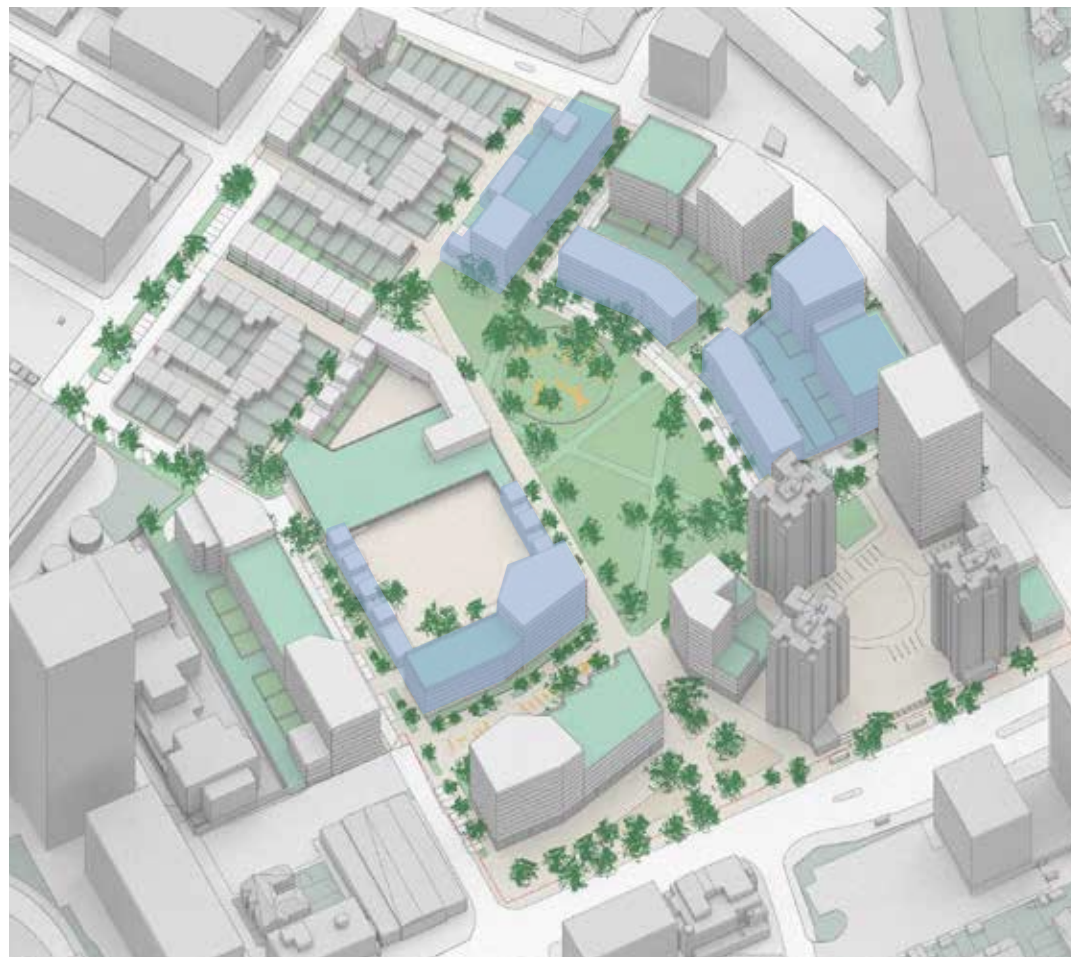
10.0 Technical and Servicing

10.1 Phasing and Sequencing

At Phase 3, New School will be in operation, so old school building will be demolished.

Building B, E, F and G2 will be constructed.

There will be approx 213 new homes built at this stage, available for residents to choose from if they wish to move second time.



10.0 Technical and Servicing

10.1 Phasing and Sequencing - Commercial

There will be a dedicated support for businesses. During construction, Businesses on the Old Kent Road will temporarily relocate on the estate or nearby on the Toys 'R' Us site. There is potential for Pop Up space dedicated to community use and community enterprise such as a coffee shop.

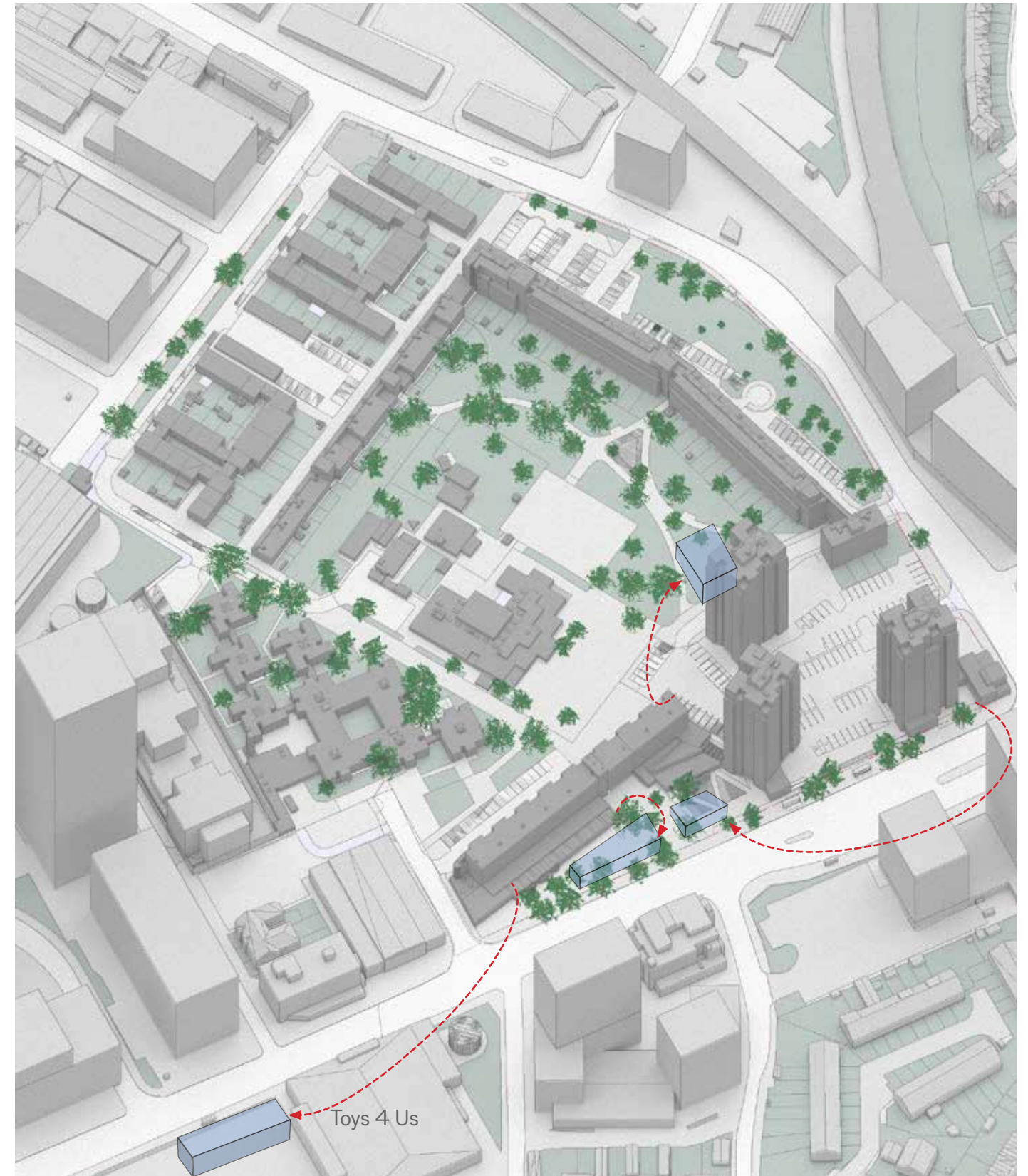
Businesses will be able to permanently relocated on the estate on Old Kent Road. Businesses will be re-provided within units in similar locations and sizes in Building A and K (that replace Bowness), and J (replacing Afrikiko) in Phase 2.

It is estimated Phase 2 works will start in Summer 2024, and finishes in autumn 2026.



Existing shop fronts on Tustin Estate beneath Bowness House.




An example of on-site temporary business premises at Finsbury Square, by DSDHA

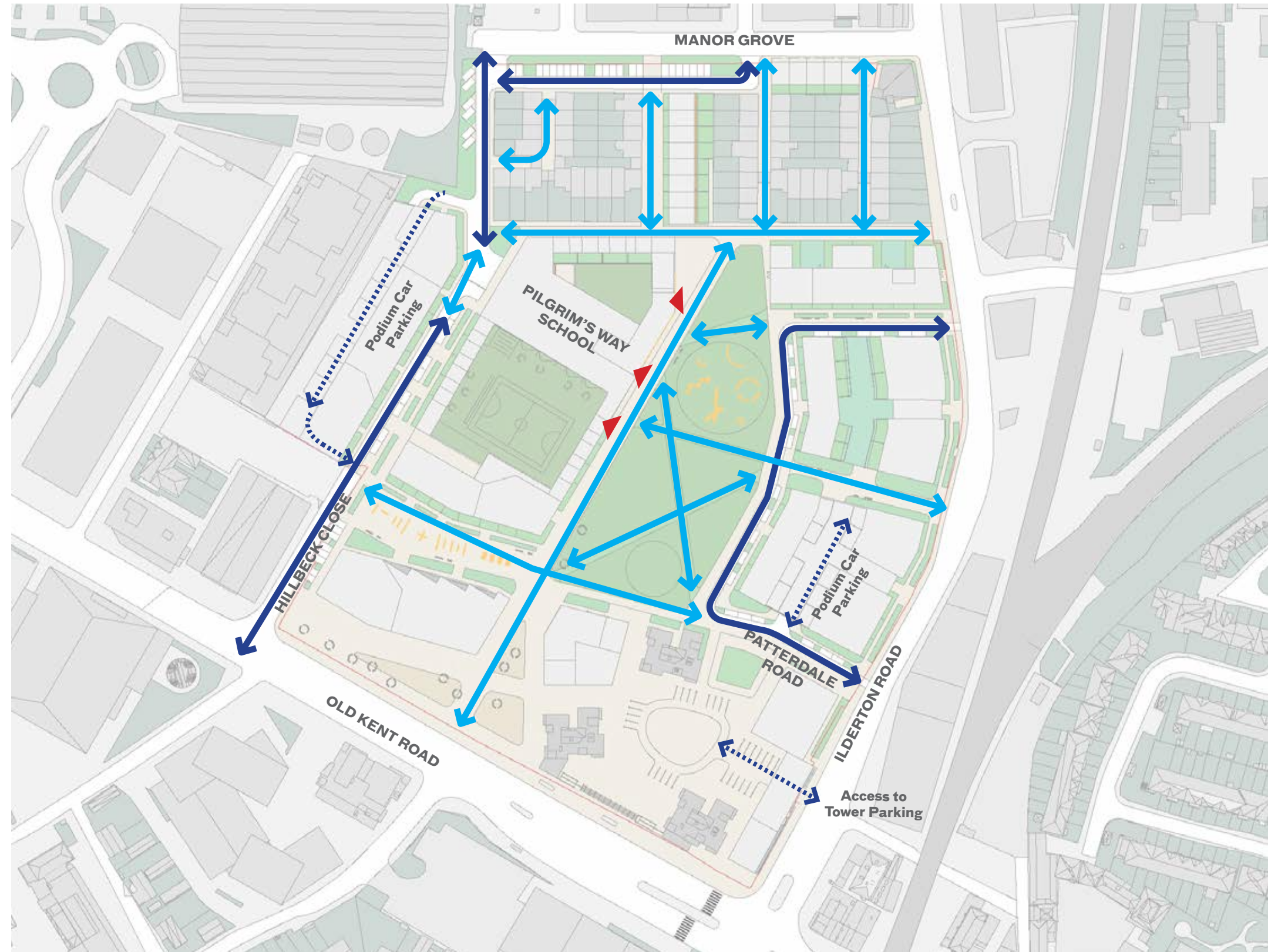


Proposal for temporary business premises location during construction

10.2 Parking Strategy

The estate gives pedestrian a priority with no vehicle through routes and limited vehicle presence near the park and key pedestrian routes.





-  School Entrances
-  Pedestrian only routes
-  Pedestrian and vehicle routes



10.0 Technical and Servicing

10.2 Parking Strategy

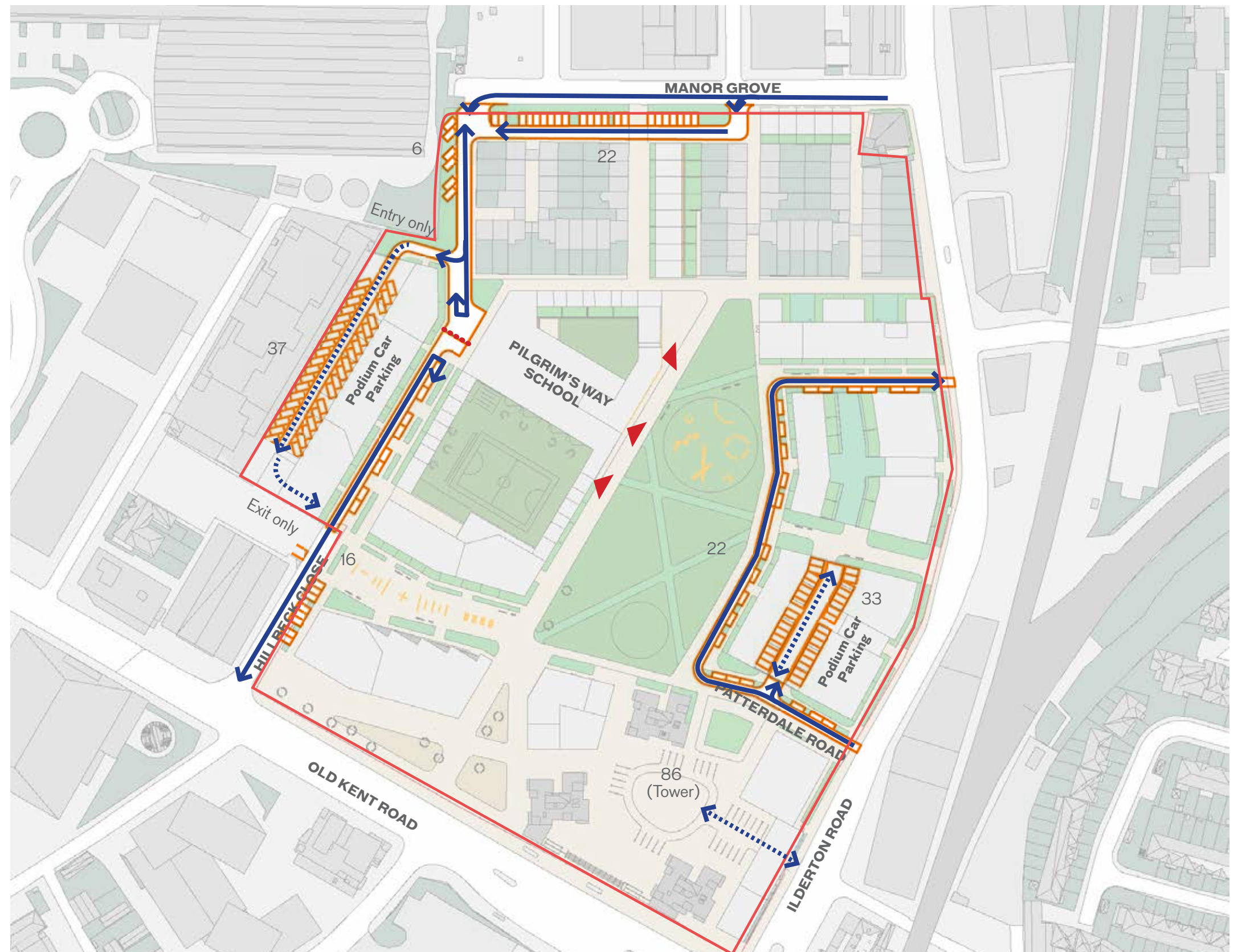
The estate is pedestrian prioritised with no vehicle through routes and limited vehicle presence near the park and key pedestrian routes. The proposal include a mix of street and podium parking. There are two car parking podiums on the estate at Hillbeck Close and Patterdale Road. Hillbeck Close is an access only route and not a through route - the road is restricted at the northern end near the school. The electric charging points will be provided.

-  School Entrances
-  Car Parking
-  Vehicle access
-  Pedestrian Only

Existing Car parking: 173
(Based on no. of spaces before major works programme)

Proposed Car Parking:

On Street	66
Podium	70
Total	136
Extra between Towers	86
Total Incl. Towers	222
Targeted	200
Extra Over Target	22



Proposed Site Plan







10.0 Technical and Servicing

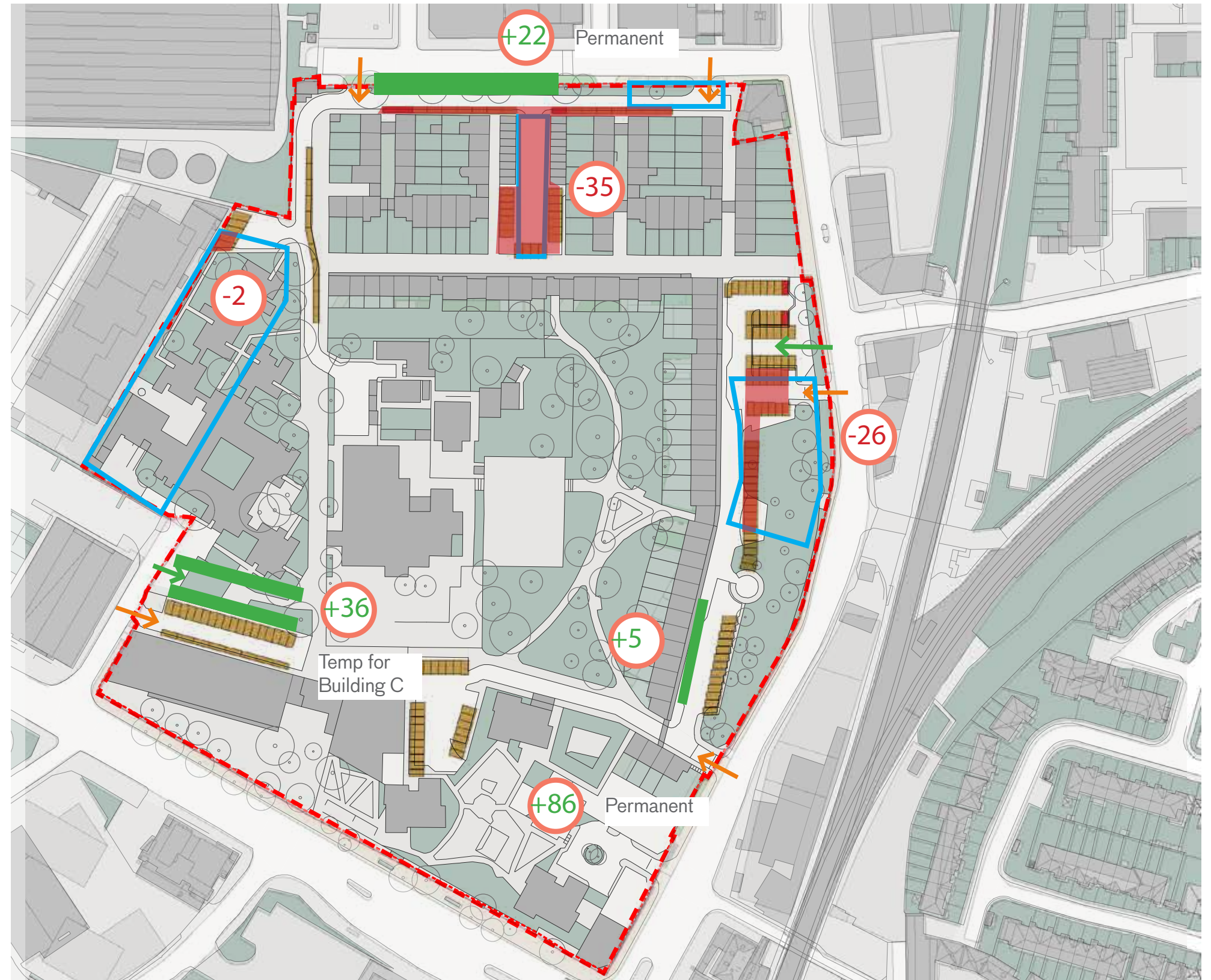
10.2 Parking Strategy at Phase 1 Construction

Buildings C, D and G1 are being built in Phase 1, in the location where currently some car parking spaces are located. While Building C will provide lost amount of car parking in the estate, there might be a necessity to provide temporary car parking during Phase 1 construction.

22 car parking spaces will be provided permanently at Manor Grove as indicated. 36 temporary parking at the back of Bowness could be added for residents with additional 5 at the back of Heversham. Those spaces will be removed when Building C is finished and in operation.

Key:

-  Phase 1 Building Outlines (Building C, D and G1)
-  Car Parking spaces lost during Phase 1 Construction
-  Number of spaces lost
-  Proposed temporary and permanent car parking
-  New access to car parking
-  Number of spaces gained



Existing Site Plan with Phase 1 Buildings

10.0 Technical and Servicing

10.3 Play

The GLA has set guidelines for provision of children’s playspace and youth spaces based on the size of a development. Based on the GLA Population Yield Calculator the following have been provided:





The unit mix projects 553no. Children at the proposed development, each child requiring 10m², which yields a minimum area requirement of 5530m².

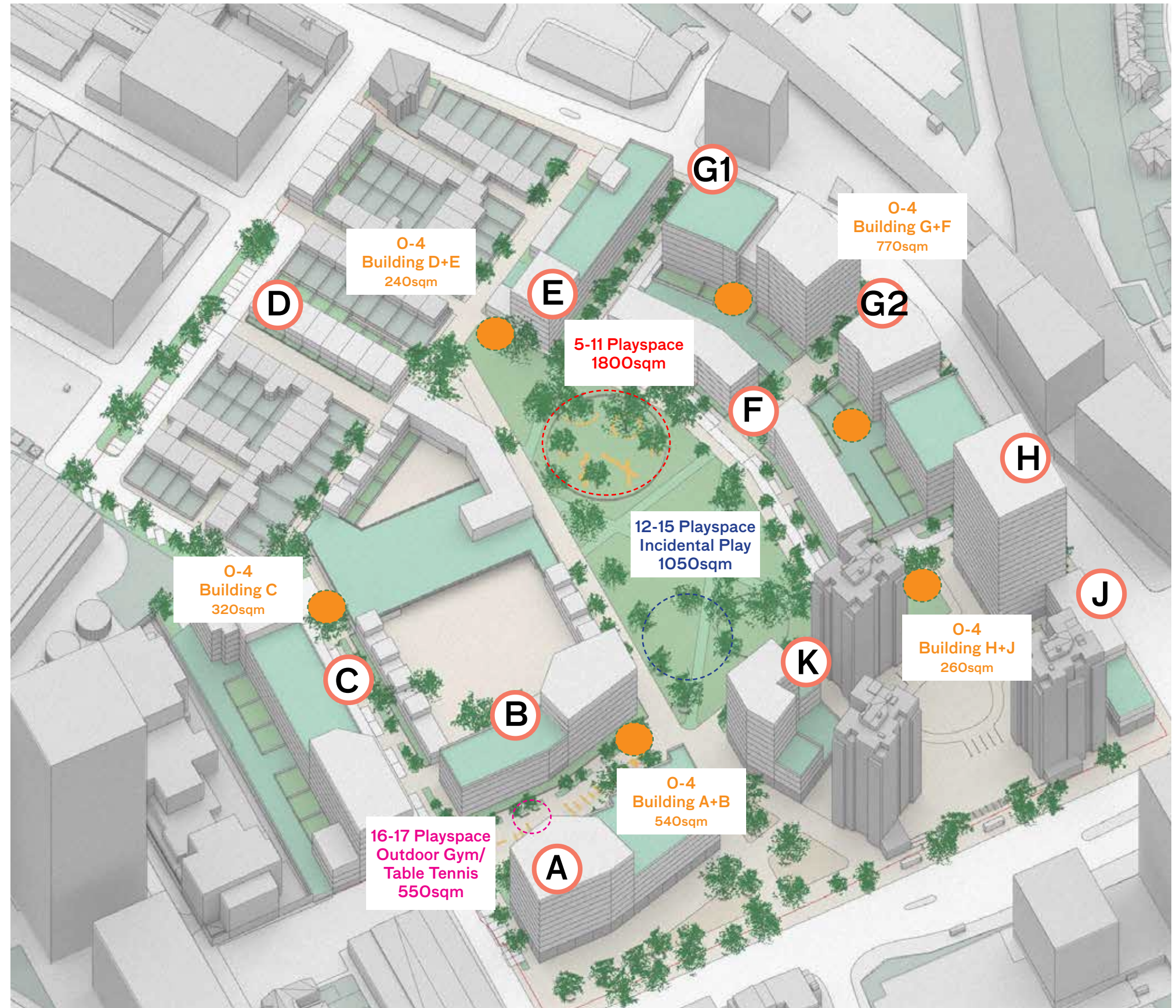
On the adjacent graphic, a minimum area for ages 0-4 that are to be provided within 100m from residents entrance is indicated. Place space for ages 5-15 is located in Tustin Park - allocated and incidental.

The place space for children aged 16-17 is located between Building A and B, on pedestrianised street, where facilities such as outdoor gym or table tennis can be provided.

Ages	GLA play space area (sqm) required		
	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	325.0	1803.6	2128.6
Ages 5, 6, 7, 8, 9, 10 & 11	227.7	1569.2	1796.9
Ages 12, 13, 14 & 15	74.8	973.6	1048.4
Ages 16 & 17	39.5	514.3	553.8
Total Yield	667.0	4860.7	5527.6

Key:
Indicative location of playspace for children:

-  0 - 4 years old (Doorstep Play)
-  5 - 11 years old
-  12 - 15 years old
-  16 - 17 years old



10.0 Technical and Servicing

10.4 External Private Amenities

Currently there are 41 existing private gardens on the estate.

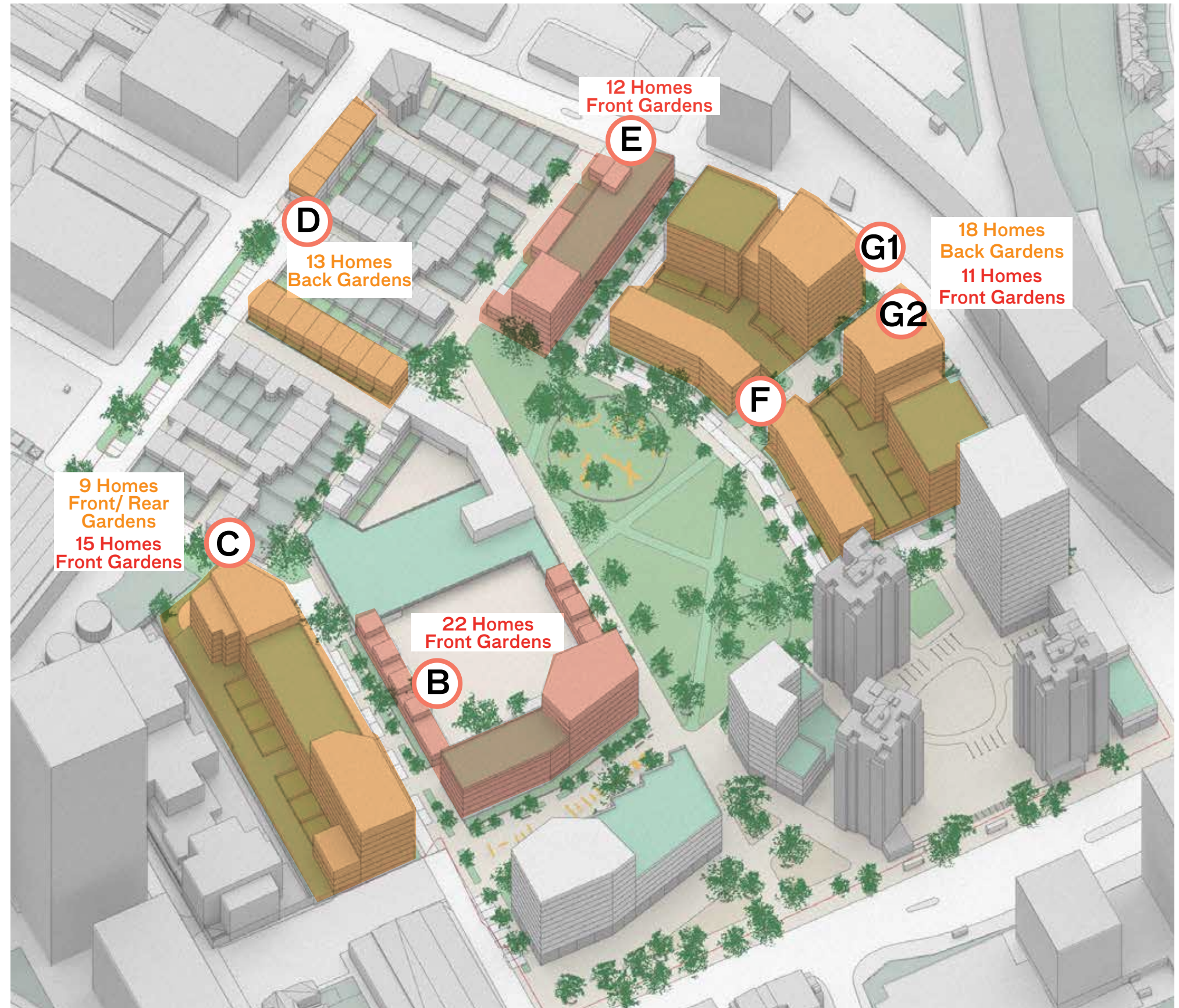
Each new home will have private external space, such as a balcony or a garden. Balconies for one bedroom homes will be a minimum of 5sqm (53 ft), for two bedrooms 7sqm (75 ft), and for three bedrooms and above 10sqm (107ft).

The masterplan proposes a total of 96 homes with gardens, of which:

- 17 homes have back and front gardens
- 21 homes have rear gardens (min 5m deep)
- 58 homes have front gardens (min 2m deep)

Homes with gardens include homes of all sizes including one bedroom flats as well as family homes to meet the demands of existing residents.

Existing	Homes with Gardens		
	Proposed		
	Rear Gardens	Front Gardens	Total Proposed
41	38	58	96



10.0 Technical and Servicing

10.5 External Shared Amenities

The design follows the London Plan guidance for external private amenities and Southwark Plan for External shared amenities.

Most of the buildings with flats will have access to communal and Shared External Amenities at podiums and roof, apart from Building H that is too tall to provide such amenities at roof level (subject to wind assessment).

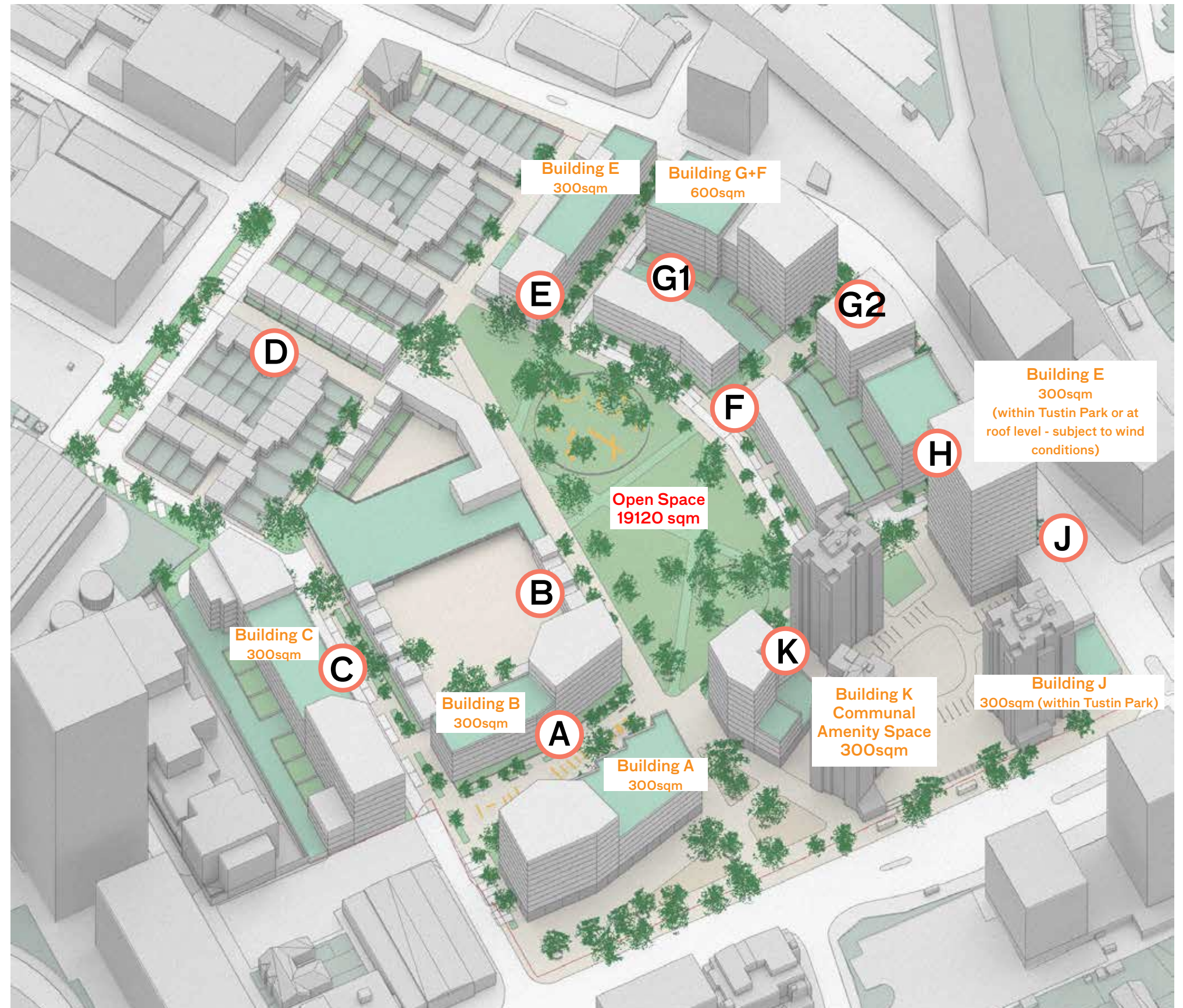
Each home will have a private external space, such as a balcony or garden. The area for those amenities will follow London Plan Guidance as on previous page.

Southwark Plan asks for 10sqm of external private amenities for each home which exceeds the London Plan requirements. The additional area required will therefore. Therefore the surplus will be provided as a shared amenity on building terraces.

The graphic on this page indicates the area that has to be provided on roof levels as shared amenity space for residents.

An additional 5sqm per dwelling is required as shared outdoor space which would total 3440sqm which is provided within Tustin Park.

Full playspace areas are provided and calculated on the previous page.



Key:
Refer to calculations on following pages

Community Amenity Space (rooftop/podium)

Public Open Space

Communal Amenity Space allocation (private amenity space shortfall) required by Southwark Plan (refer to next pages and 10.6 for more detailed calculations). Minimum areas shown on the diagram. Actual areas for Communal Amenity is designed as per table 10.6.

10.0 Technical and Servicing

10.6 Public and Private Open Space

Proposed

Public open space	19120m ²
Private amenity space (GF only)	4955m ²
Communal amenity	715m ²
Road, parking and servicing	2973m ²
School site	4601m ²

Existing

Public open space	17928m ²
Private amenity space (GF only)	4718m ²
Communal amenity (GF only)	891m ²
Road, parking and servicing	7385m ²
School site	7489m ² *

*7489m² includes all School areas, Children Centre, MUGU and Nursery.
Existing School site area (inc MUGU) is 4,290m².

Approx calculations for UGF.

Note that assumptions were made as below:

Each communal terrace would include 30% of space as green planters/ pots
Dedicated playspace for 16-17 counted as permeable pavement. Placespace for 0-15 counted as half and considered as amenity grassland.
All pedestrian and vehicle routes counted as permeable pavement, similar to playspace in school.
Private gardens at GF and Podium counted as amenity grassland.
No green walls.

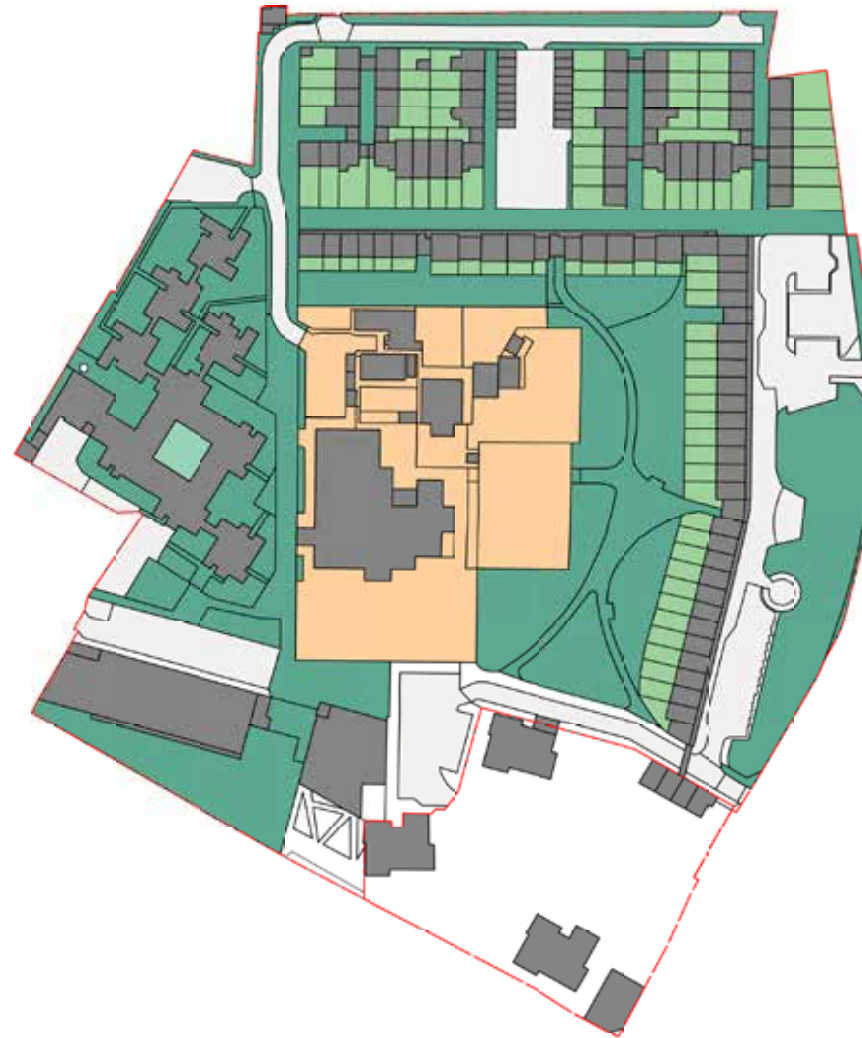
Communal terraces (factor 0.8)	= 2100*0.3*0.8=504
Communal space (factor 0.4)	= (715+1250+542)*0.4= 1003
School playspace (factor 0.1)	= 4601*0.1=460
Pedestrians and Vehicle routes (factor 0.1)	= 5722*0.1=572
Other playspace (factor 0.4)	= 5000*0.5*0.4=1000
Other playspace (factor 0.1)	= 5000*0.5*0.1=250
Trees in individual pits (factor 0.6)	= 4*60*0.6=144
Trees in natural soil* (factor 0.8)	= 8420*0.8= 6736
Private gardens at GF and 1F (factor 0.4)	= (4955+ 306)*0.4 = 2105
Total area of Tustin**	= 47610

Total est. UGF = 12524/47610= **0.27**

To achieve recommended 0.4, extensive roofs (factor 0.7) could be introduced to 70% of the available roof space (15.246*0.7*0.7=3049) raising UGF to **0.42**.

* Includes the rest of Tustin Park and other greenery

** Within site boundary excl. existing towers



Existing GF amenity and open space diagram



Proposed GF amenity and open space diagram

10.6 Public and Private Amenity Calculation

Targeted (as per Southwark Plan)		Proposed Quantum (as per London Plan)		
Private Amenity Space		Private Amenity Space		
10sqm x 3+Beds (161)	1,930	10sqm x 3+Beds (161)	1,449	
10sqm x 2 Beds (202)	2,020	7sqm x 2 Beds (202)	1,414	
10sqm x 1 Beds (295)	2,930	5sqm x 1 Beds (295)	1,475	
Total Private Amenity Space	6,580	Total Private Amenity Space	4,338	2,692 shortfall to be made up for in communal amenity as per Southwark plan
Communal Amenity Space		Communal Amenity Space (as per Southwark Plan)		
50sqm x 9 Blocks	450			
+ shortfall in private amenity	2,242			
Total Targeted Communal Amenity	2,692 (approx. 300 per building, excluding D presented in 10.5)	Total Proposed Communal Amenity	6,279	3,587 surplus
Public Open Space		Public Open Space		
5sqm / dwelling	3,440	5sqm / dwelling	19,120	15,680 surplus

10.0 Technical and Servicing

10.7 Next Steps: Building Regulations and Planning Considerations

Building J

Building J is currently designed partly on the Afrikiko site (refer to the paragraph above). It is also designed close to the existing tower. A detailed daylighting study should be made for existing apartments facing east to see how building J impacts them. If the impact is significant, a loss of up to four 1bed apartments may be required.

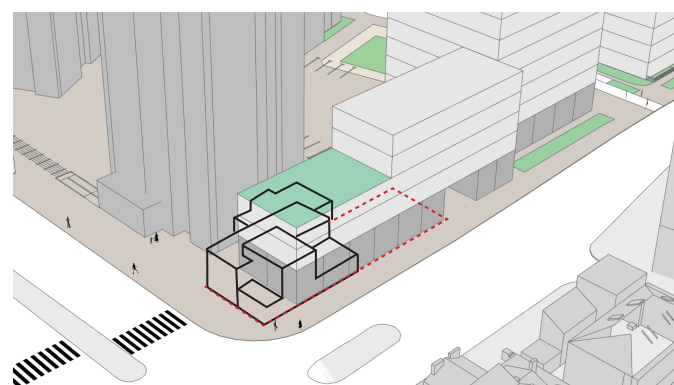
Building J is designed with an undercroft leading to existing car parking between towers. Design of that undercroft to be developed at a later stage together with transportation consultant.

Access to TRA Hall

There is potential for the TRA hall to be better integrated into the proposed massing around the corner of OKR and Ilderton road to have a more significant presence and be more accessible. This has not been explored owing to ownership issues around 871 OKR. Once these have been confirmed, further studies should be undertaken here.



Ground Floor Plan



Axo View

Planning Considerations

The Outline Design of the development follows listed policies appropriate to the design Stage O:

- New London Plan
- New Southwark Plan
- OKR Area Action Plan
- Residential Design Standards SPD
- New Homes Design Guidance

Playspace calculations and allocation follows GLA guidance. Cycle rack numbers were calculated based on the New London Plan. Waste rooms for flats and maisonettes are sized to Southwark guidance; houses will have their own waste bins. Currently, internal bin rooms are allowed, but there is a design scope to accommodate external waste bins within the landscape.

There are some single aspect units (28% of the total number), none of them are north-facing, and all have private balconies or gardens. All are designed to maximise the number of units within the building. If a percentage of dual aspect units are to be improved, some units would have to be removed or buildings would have to become taller. The relevant sunlight and daylighting studies will need to be undertaken to understand the quality of the daylighting in each home.

There are likely to be issues regarding Air Quality on the site, which may restrict the ability to naturally ventilate spaces within Building A - which could affect the quality of interior spaces.

Development on the site will impact the neighbouring properties in terms of overshadowing and overlooking (to the west of the site). A detailed analysis should be done to understand the impact.

The significant trees on the site will need to be retained. Their root protection zones mark out land that cannot be excavated to construct foundations and cover a fair proportion of the site (refer to Tree Survey).

Building Regulations

All buildings at this stage are designed to current building regulations, but they were not checked by Building Control, Accessibility Consultant, nor Fire Engineer. Residential homes are Part M compliant, with units following Part M(2) and Part M(3) sizing and spacial requirement. Currently, wheelchair users' apartments are designed to London Plan standards, not to Residential Design Standards SPD.

Plant Room size is indicative and assumed based on similar sized development as no input from Mechanical and Electrical Consultant was available at this stage. If Sprinkler tank rooms are required for the building, they would have to be located underground.

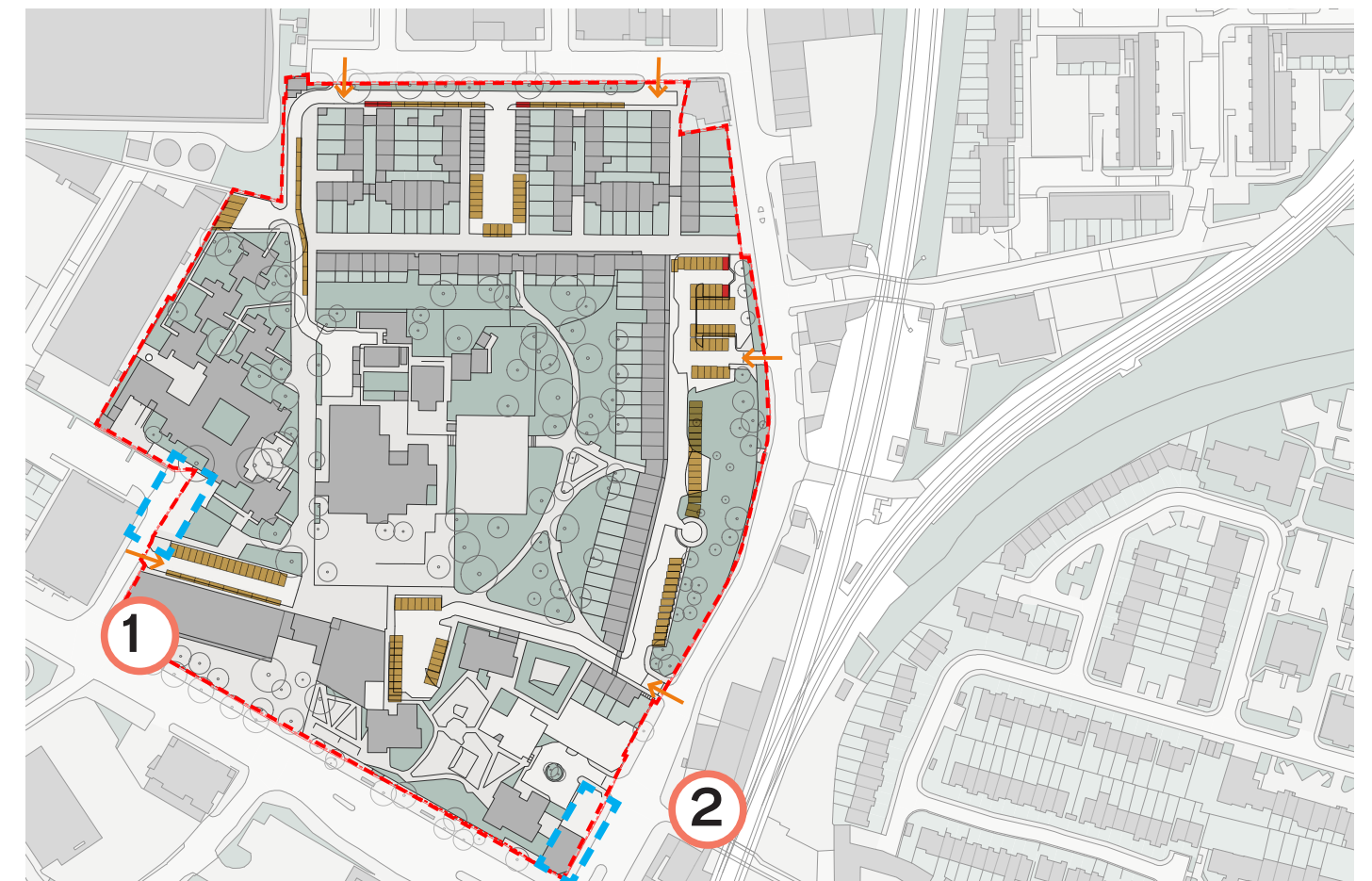
The ownership boundary

The ownership boundary drawn on the drawing is indicative only and should be confirmed.

Afrikiko area (2 in below map) is currently outside of Southwark ownership, but it is within the design boundary. If Building J is to be built, the ownership of this site should be confirmed.

A street west from Building A is currently of unknown ownership (1 in the below map). This area is outside of the design boundary, but development relies on that road for access. The ownership of that area should be confirmed at a later design stage.

Building C's south wall sits on the site boundary. A Party Wall award or negotiations with the neighbour may be required to proceed.



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Appendix

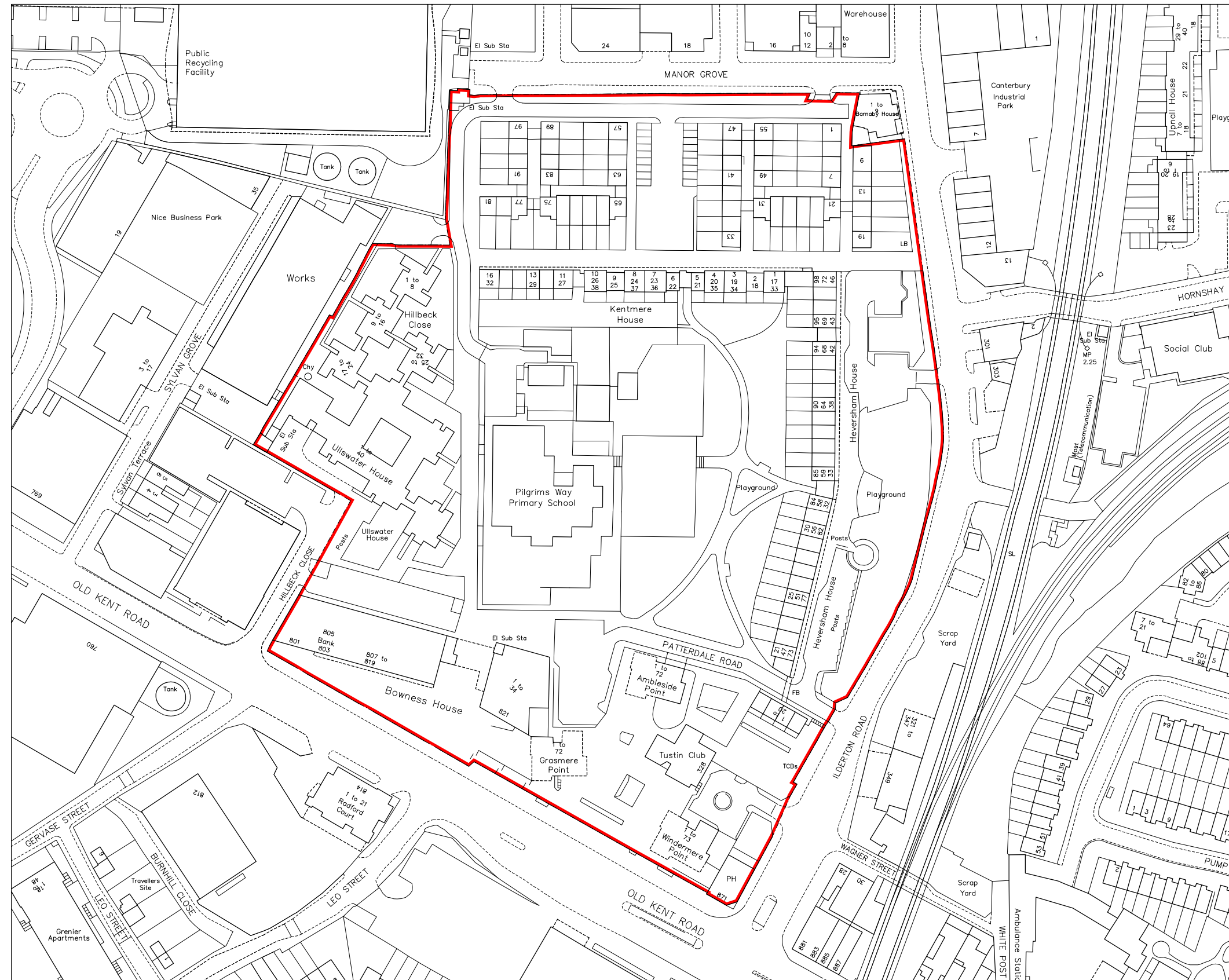


Existing Trees



Tree Category	Existing	Relocated
Category A - Trees of high quality	5	1
Category B - moderate quality	47	13
Category C - low quality	65	27
Category U - Dead or Dying	13	5
Relocated Trees		
Total	130	46
Total Retained	84	

Based on TE Brief Appendix_11_Tree_Survey_26-08-16.



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