

# Design Proposals for Queen's Road Offices



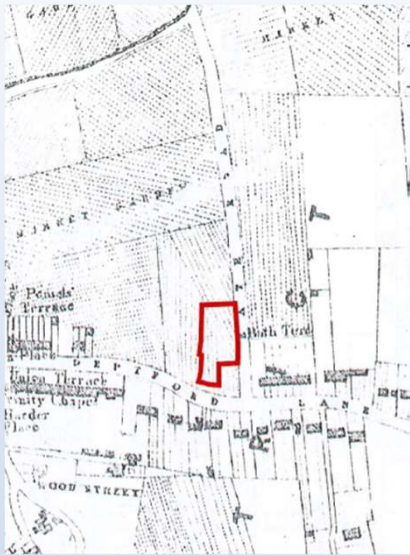
*Southwark*  
Council  
southwark.gov.uk



DenningMalePolisano  
Chartered Architects

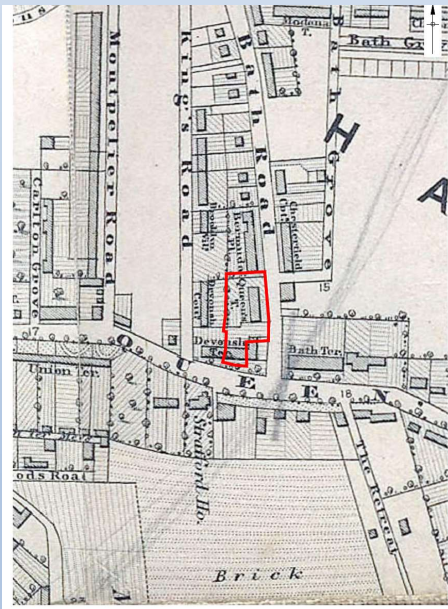


# History



1842

Open agricultural land



1862-71

First recorded development on local maps



1874

Huge development in the early 1870s with the coming of the Railway. The site and surrounding neighbourhood fully developed and remaining unchanged for over a century.



1968



1980

Site Cleared for construction of the Day Centre.

# Townscape

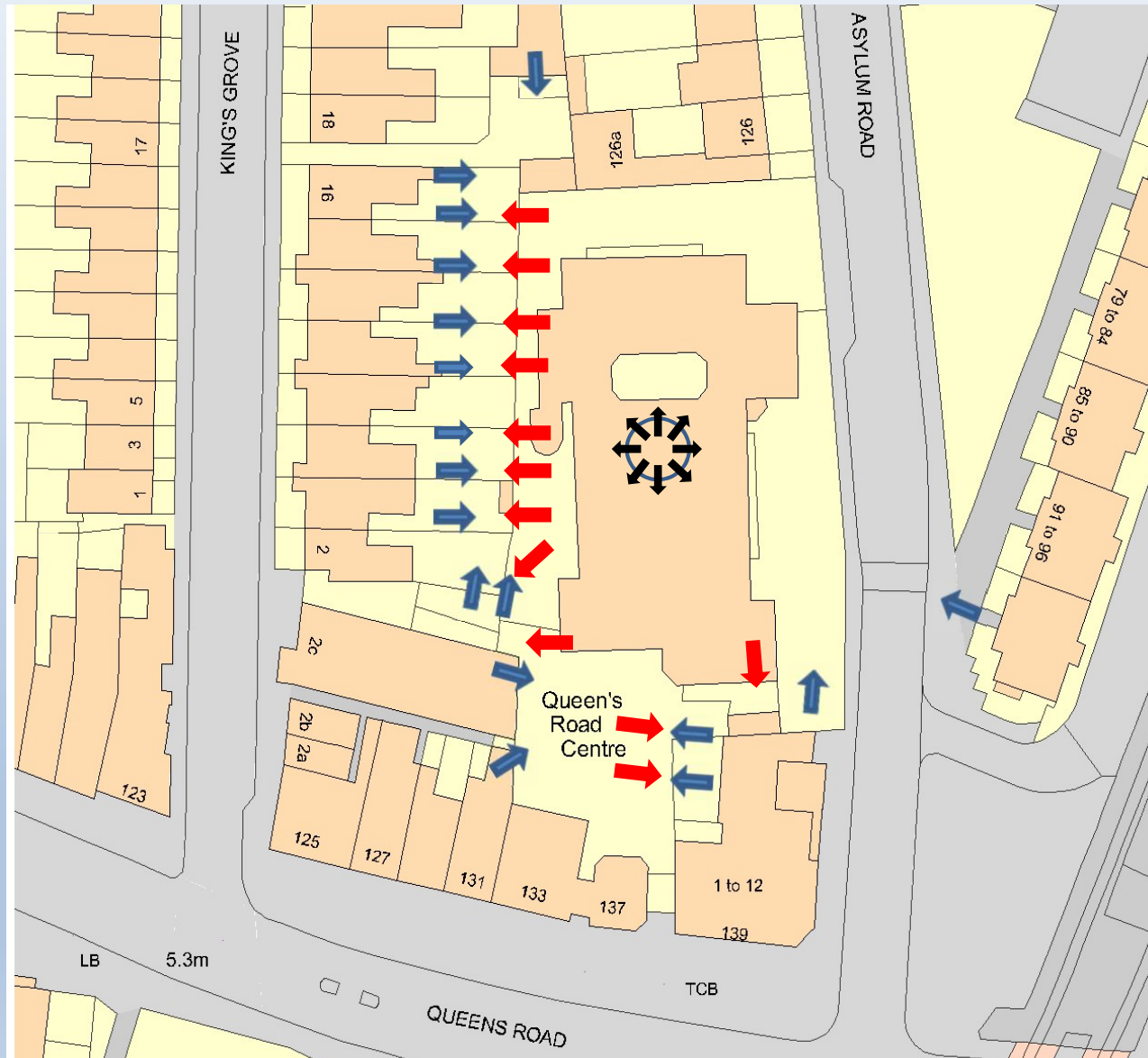


Queen's Road



Asylum Road

## Potential Impacts



➔ Daylight/Sunlight

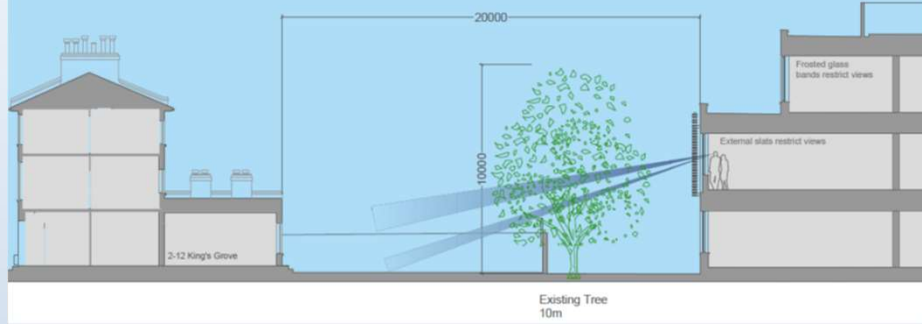
➔ Overlooking/Privacy



Noise

**A Noise Impact Assessment** has been undertaken and found that projected levels are significantly below typical background levels which indicates that the sound source will have a low impact on the residential properties.

SECTION THROUGH KING'S GROVE PROPERTIES  
SHOWING MEASURES TO RESTRICT OVERLOOKING



PLAN SHOWING NATURAL AND APPLIED SCREENING TO KING'S GROVE HOUSES



ELEVATION TO KING'S GROVE PROPERTIES SHOWING RETAINED AND PROPOSED ADDITIONAL TREES



# Overlooking

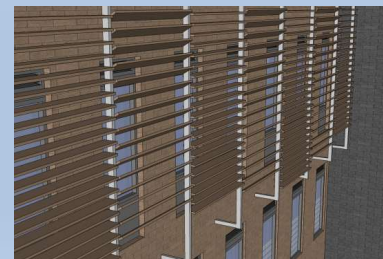
There are no specific rules relating to overlooking but it is an understandable concern of residents

Conflict of light in and vision out.

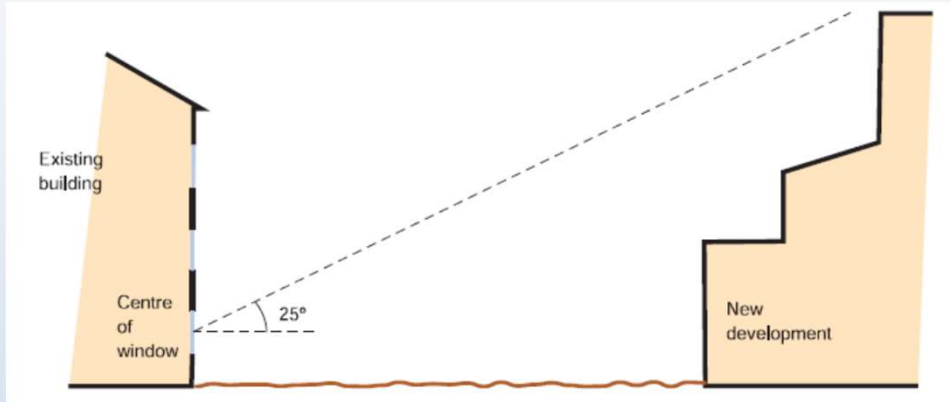
Screening- Natural – Gaps filled

Screening- Applied – Timber slats – oblique angles

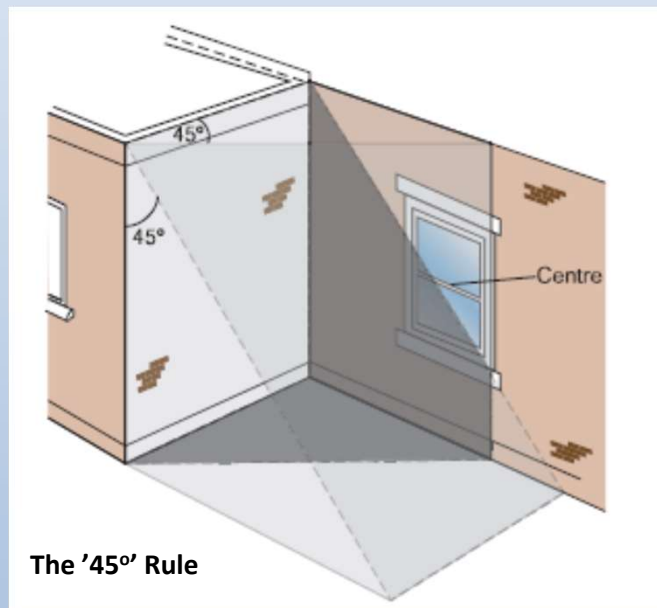
In other areas, where the issue is less pressing, frosted or etched glass restrict views from windows.



# Daylight and Sunlight #1



**The 25° Rule**



**The '45°' Rule**

Rules for assessing the impact of new developments on Sunlight and Daylight reaching existing properties

Residential Design Standards adopted by the Local Authority require that certain tests are applied where proposed development faces the affected windows of neighbouring properties.

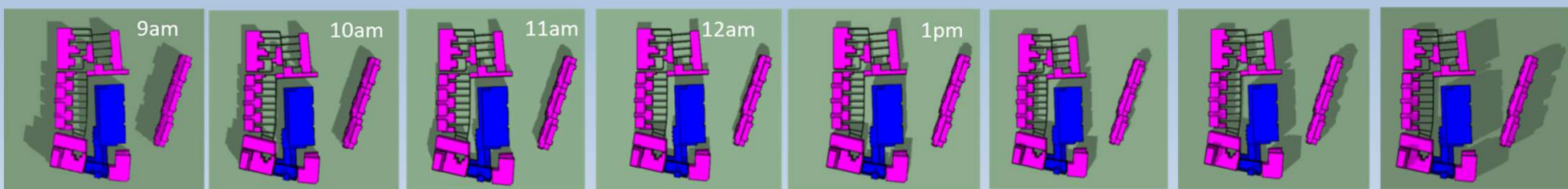
**The 25° Rule**

**The '45°' Rule**

**Shadowing**

There are also standards for measuring the impact of overshadowing from proposed new developments. Assessments show that the proposed form complies with the established guidelines

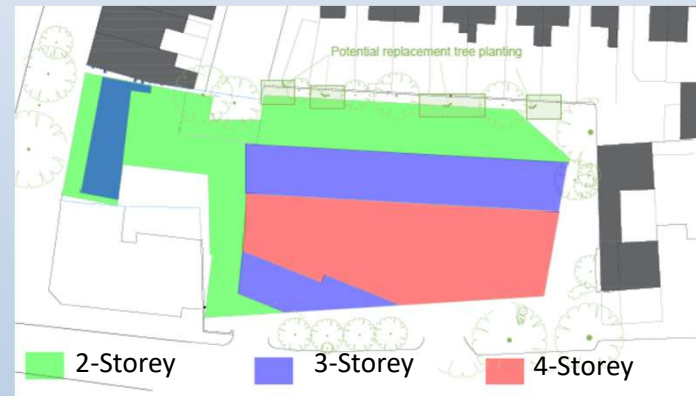
## Overshadowing Analysis – Sun path 21<sup>st</sup> March



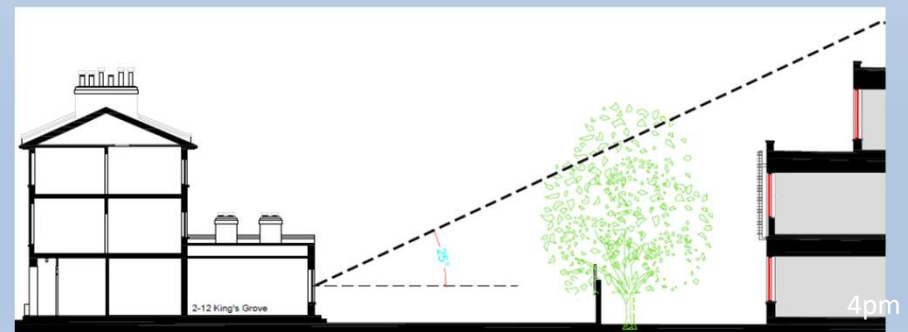
## Daylight and Sunlight #2

### Application of the 25° and 45° Rules

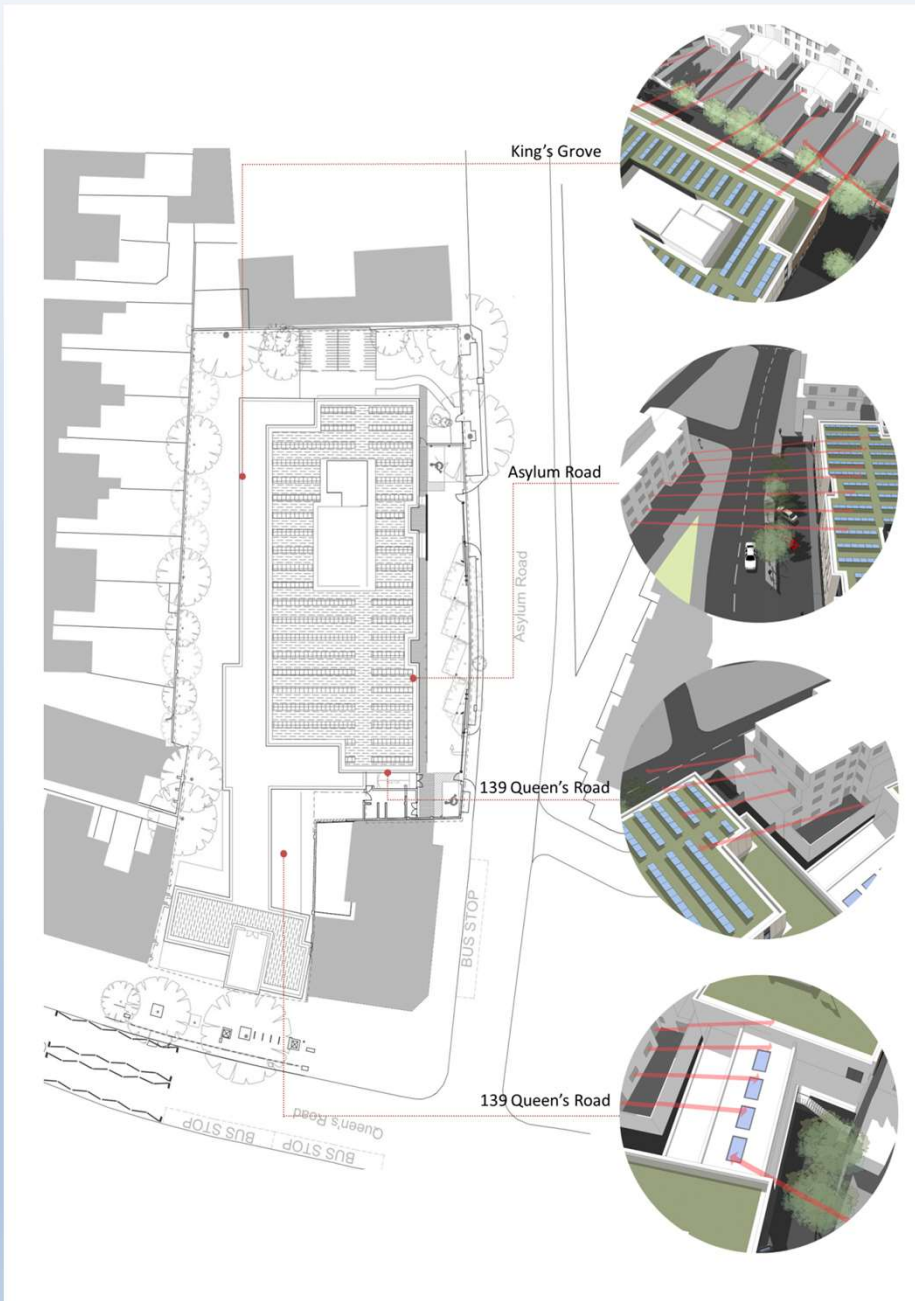
The rules were applied to all habitable windows that look on to the site and a notional 'tent' established, below which the building form could be developed without contravention of established standards.



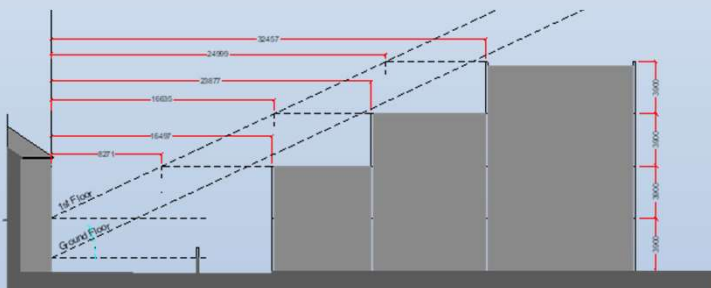
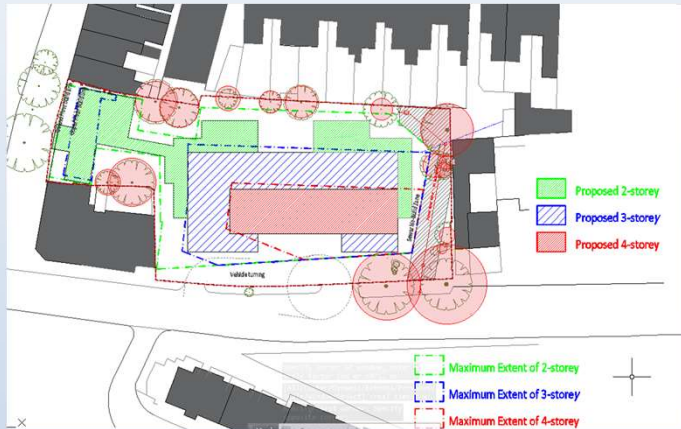
### Height constraints established by the 25° and 45° Rules



King's Grove Section showing the proposed building



# The 4-storey option



Section through King's Grove showing 25° slope

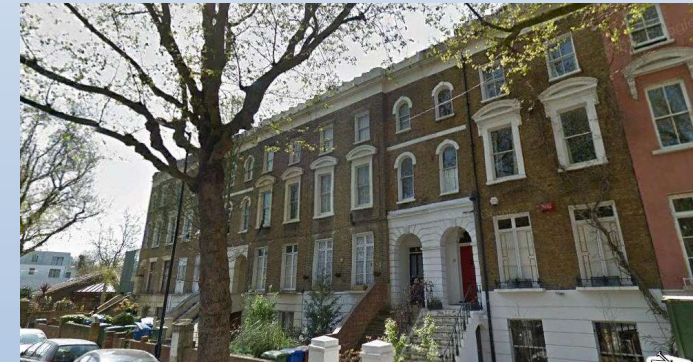


It is a design intent to make the building to be fully accessible as possible for all users.



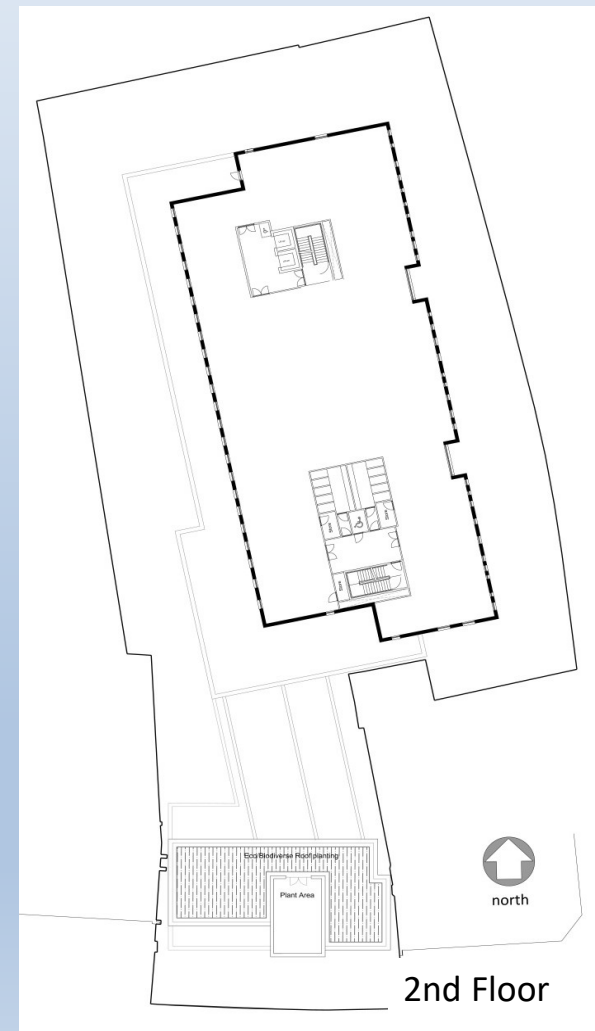
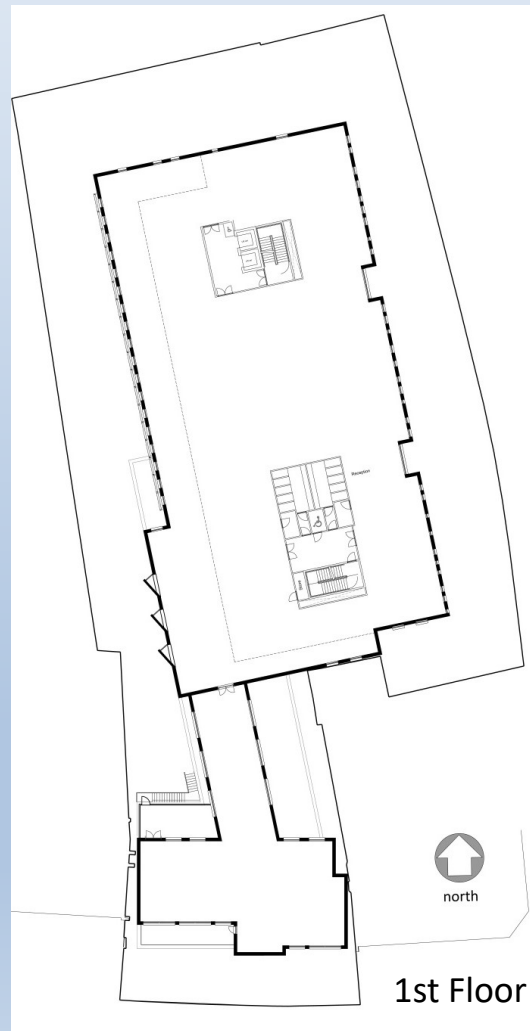
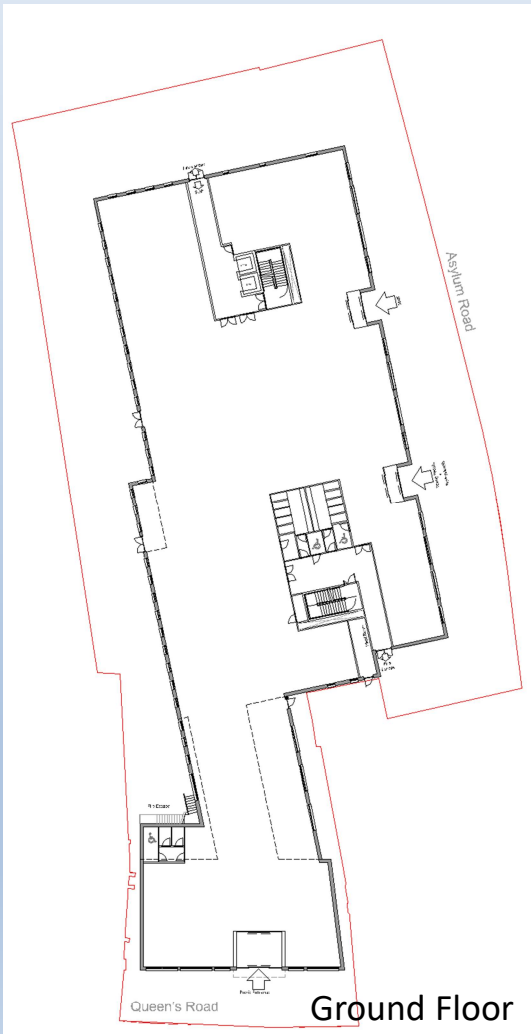
# The Building

## The preferred 3-storey option



# The Building

	GEA (sq.m.)	(sq.ft.)	GIA (sq.m.)	(sq.ft.)
Gnd Floor	1823	19623	1744	18772
1st Floor	1639	17642	1555	16738
2nd Floor	1052	11324	1003	10796
	<hr/>		<hr/>	
	4514	48588	4302	46306



## TREES

We will retain as many trees as possible.

Replacement planting will be provided both on and off site to enhance local areas.

The trees to be replaced as a result of this development are shown in red tone on the plan.



## HABITATS

Environmental appraisals have shown that there are no habitats of principal importance on the site and those habitats present were of limited value to wildlife.

The Ecological value will be enhanced at roof level



## Green Roofs

- A 'green' roof will provide habitats for bees and insects, give shelter to a range of small invertebrates and reduce rainwater run off rates

## Sustainability



A BREEAM “excellent” rating is sought.

- Enhanced levels of thermal insulation
- Photovoltaic panels.
- Batteries to store the energy.
- A ‘green’ roof will reduce rainwater run off rates.
- SUDS drainage will prevent surcharging the drainage system.
- Efficient Service plant to reduce energy, waste and pollution.
- Electric charging for pool cars,
- Sourcing of sustainable materials and products
- Smart controls to reduce energy usage.
- Use of recycled and recyclable materials



# Demolition and Construction

## Demolition

- Programme - 12 weeks
- Strict Control on site
- Designated person to respond to residents concerns.
- Monday to Friday 0800 to 1700 and Saturdays 0800 to 1300.
- Enclosed site and areas near boundaries will be scaffolded and sheeted
- Access will be via Asylum Road
- Dust suppression
- Wheel wash



## OFF- SITE CONSTRUCTION

- Factory Construction
- Safety
- Speed
- Quality
- Reduced waste
- efficient processes.



## Transport and Parking

### Public Transport

The site is well served by public transport with numerous bus routes and Queen's Road station a matter of minutes away.

### Parking

No staff parking will be provided - 7 car spaces including two to disabled parking bays will be provided for pool use only.

A parking survey assessed that there is a clear trend towards vehicles parking either for short 1-2 hour intervals, or for periods of over 12 hours, indicates predominantly residential and shopping uses.

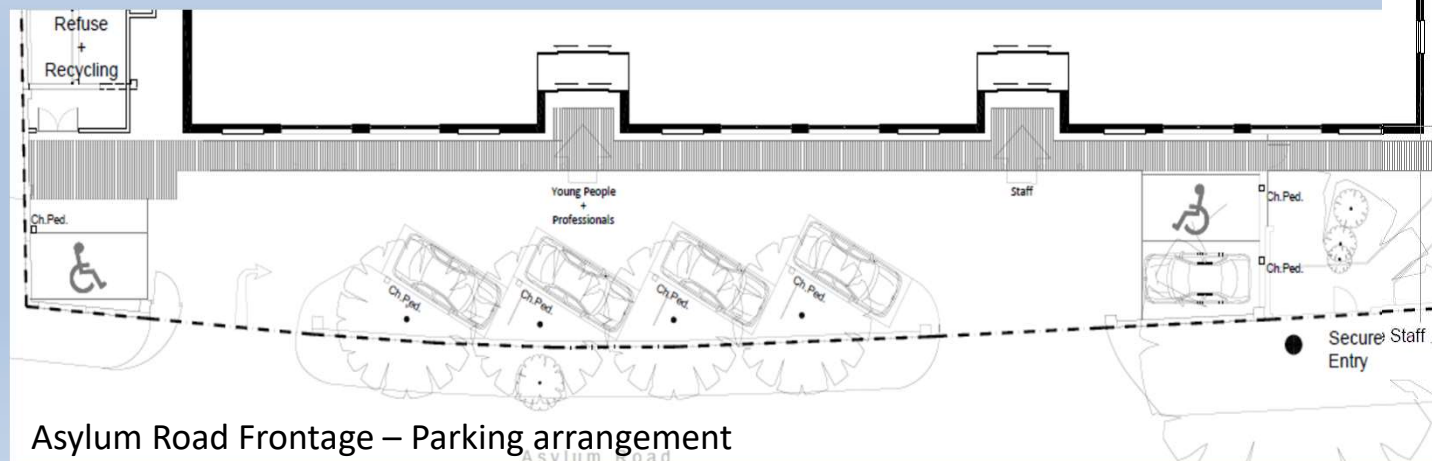
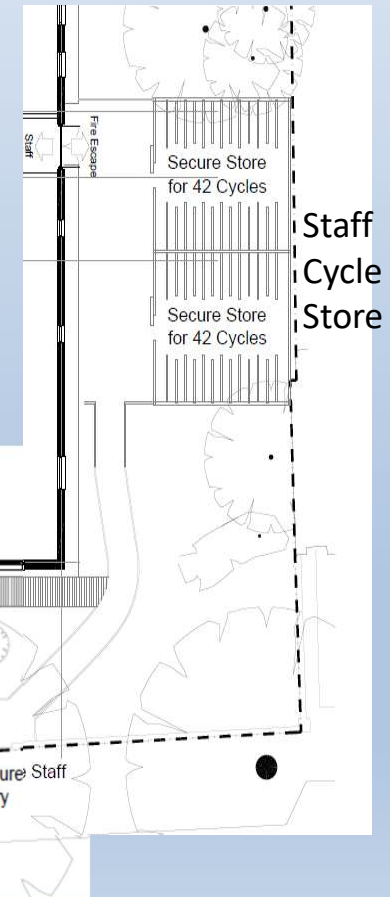
The existing high parking demand will deter future car users and therefore the proposed development, will not result in a loss of on-street parking spaces.

### Travel Plan

A Travel Plan will be developed to encourage sustainable journeys.

84 secure cycle storage spaces will be provided. This is twice that required by current planning policy. Showers and lockers will encourage walking and cycle usage.

The Plan will encourage staff to make sustainable travel choices.



Asylum Road Frontage – Parking arrangement