

INTRODUCTION

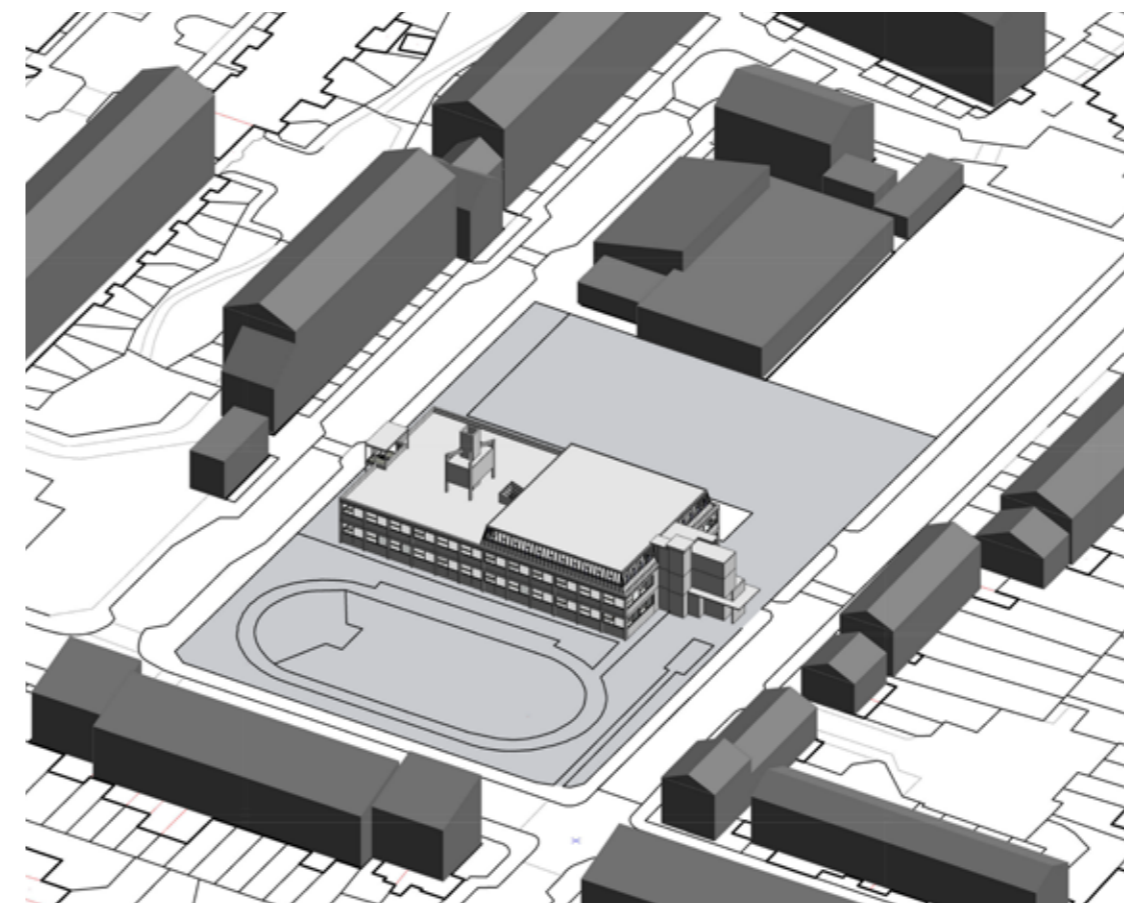
Tayo Situ House has been occupied for about 3 years, and is proving to be successful and popular with the tenants. It is now proposed to increase the existing 42 units to 92 in total, which will provide a significantly improved cost base to deliver good care, in a second phase of Tayo Situ House. These units will all be wheelchair accessible, and affordable social rented.

In addition it is proposed to provide other related facilities on the easily accessible ground floor. These are:

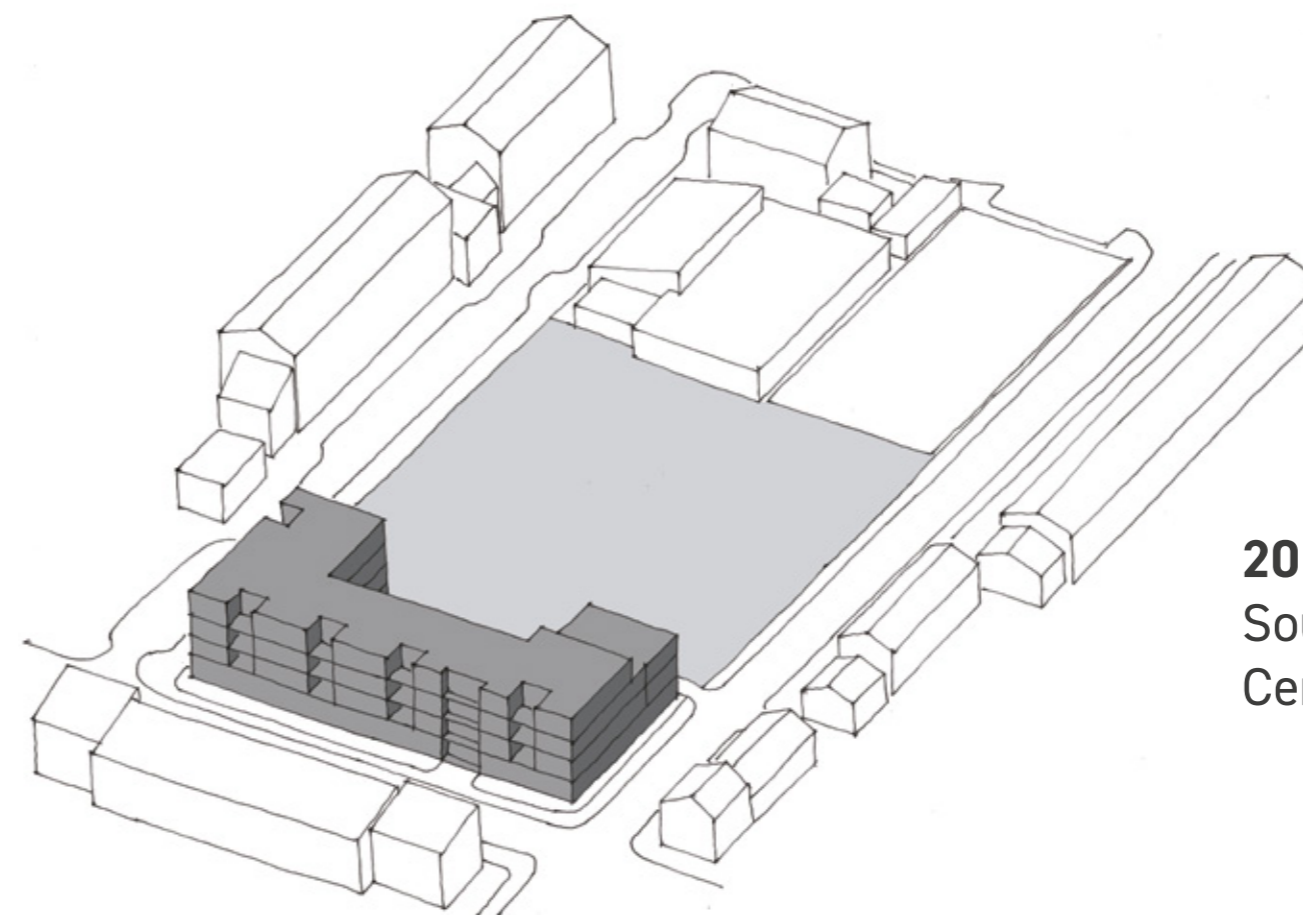
- A high-quality Dementia Daycare Centre, as envisaged in the earlier proposal for the refurbishment of the Southwark Learning and Business Centre (now demolished).
- A Community Hub, where families can visit and make enquiries about help for older people.

This new development is known as Cator Street 2 (CS2).

The illustrations here show the recent history of the site and the way it is proposed to accommodate the new facilities in a single building that links to the existing and provides a safe and secure landscaped courtyard for the residents and the Dementia Daycare Centre. The site will also accommodate the parking of the mini buses required (and most of its servicing) with an access road across the north of the site.



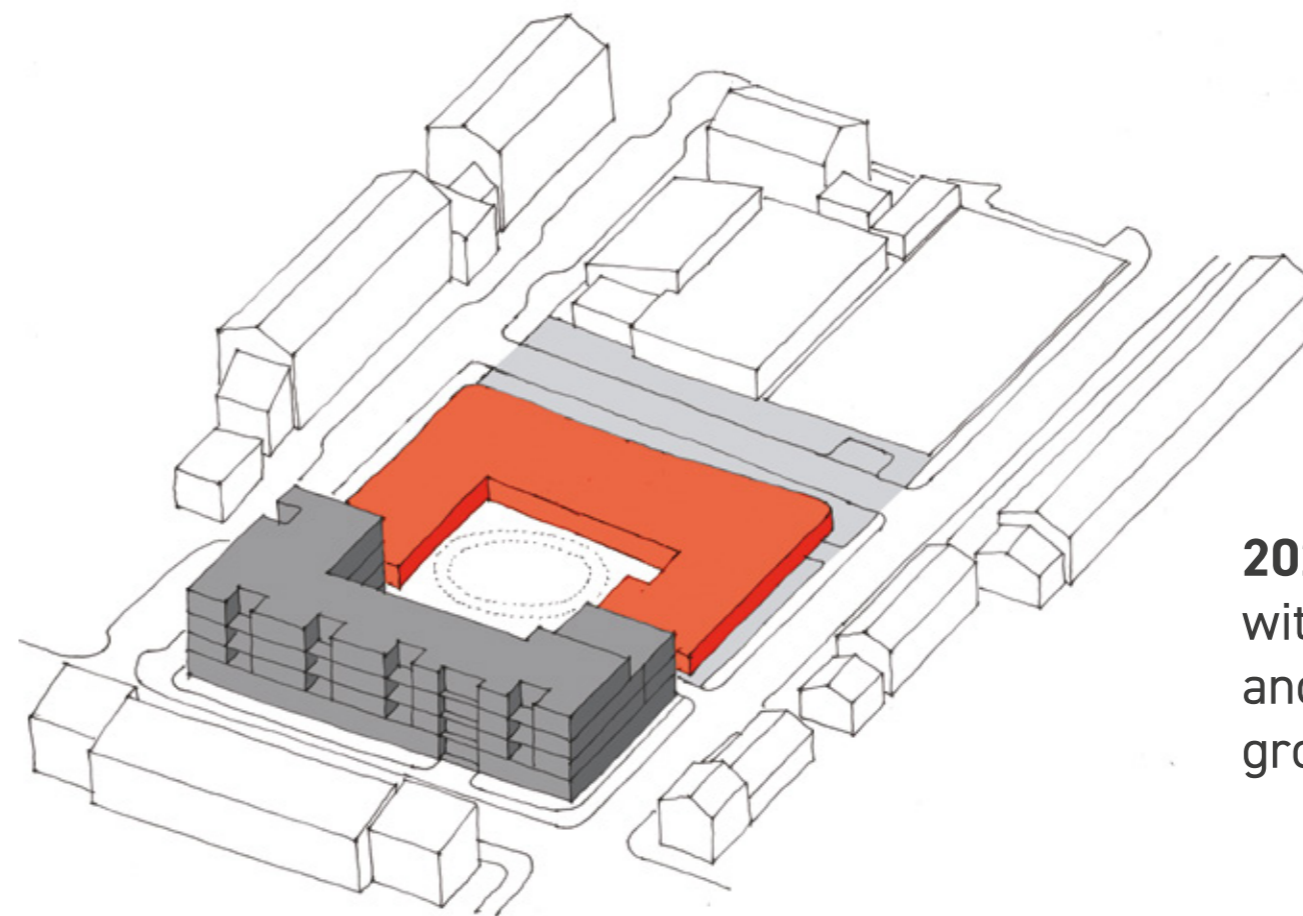
2010: the site occupied only by the Southwark Learning and Business Centre.



2015: Tayo Situ House completed. Southwark Learning and Business Centre demolished.

ACCOMMODATION PROVIDED

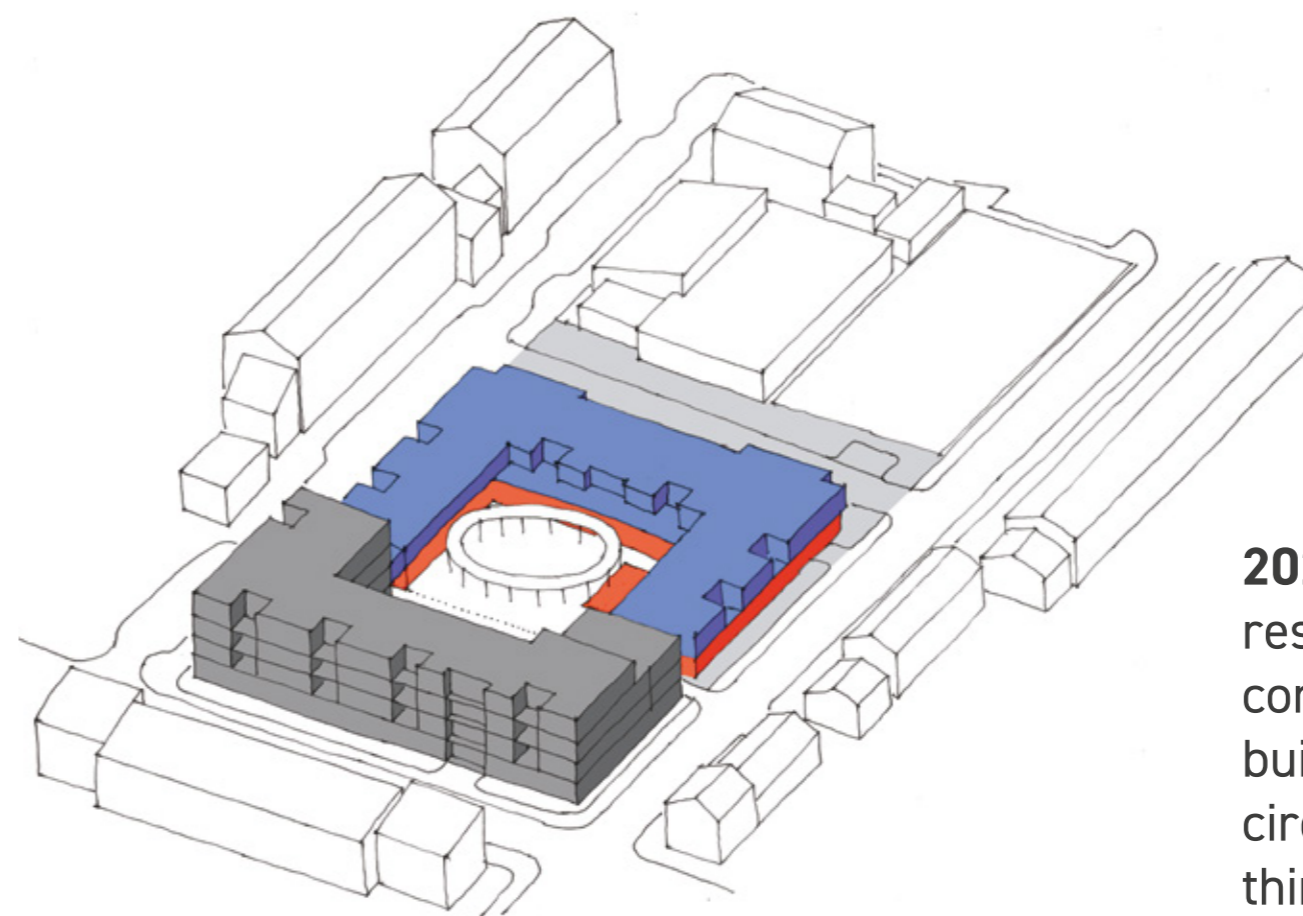
Building use		Approx area provided
Extra Care Housing	50 additional units	3,900 sqm
Dementia Daycare Centre		1,220 sqm
Communication Hub		270 sqm
Total NIA		5,390 sqm



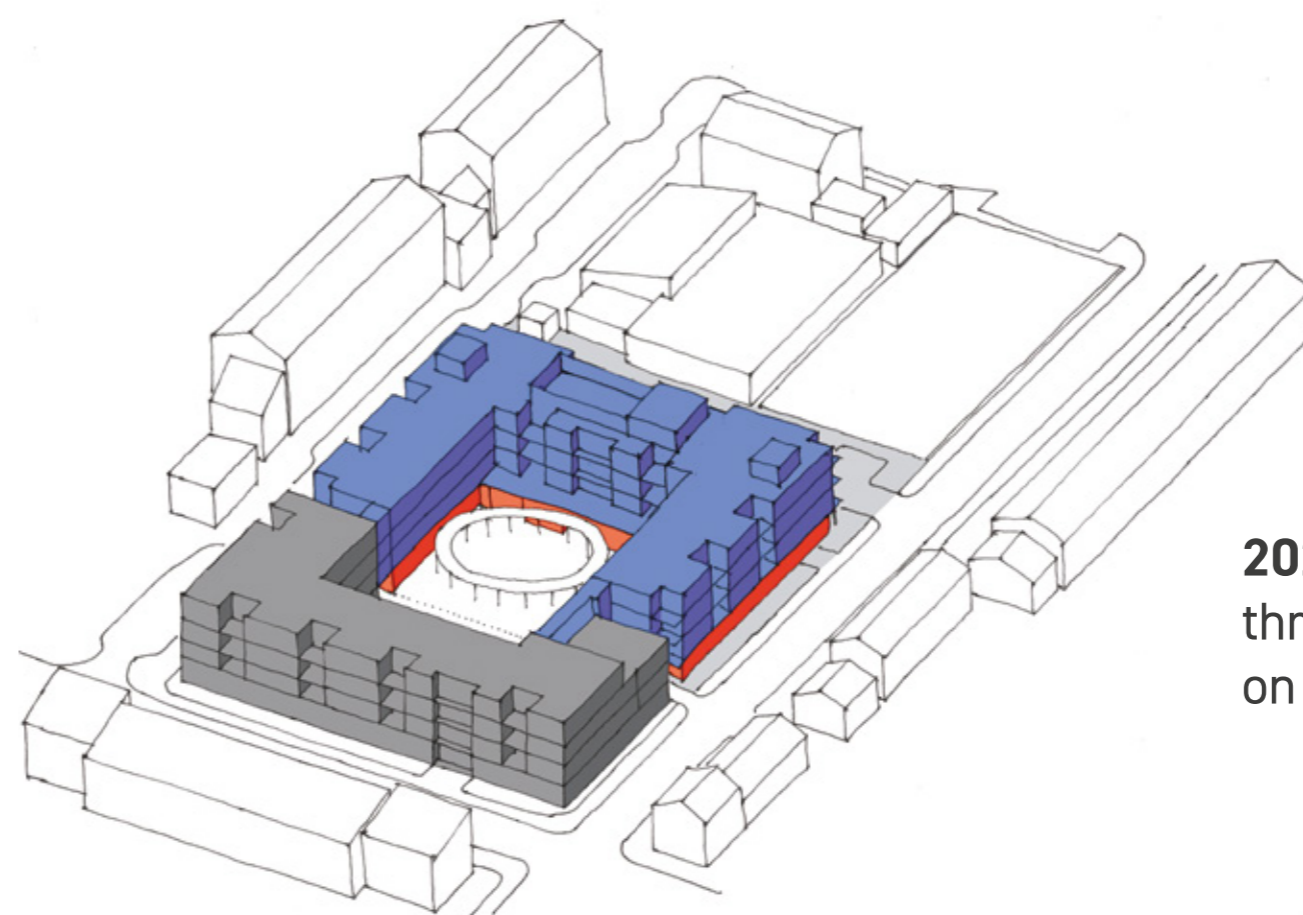
2021: Cator Street 2 completed with the Dementia Daycare Centre and Community Hub on the ground floor.

THE MIX OF EXTRA CARE FLATS

Unit types	CS2 total proposed	Existing in Tayo Situ House	Totals for whole development
A + D One-bed 1-person unit	44	39	83
B Two-bed 2-person unit	3	3	6
C One-bed 2-person unit	3	0	3
Total units	50	42	92



2021: the first floor showing the residential units and the enclosed corridor linking with the existing building to form a complete circular route. The second and third floors are very similar.



2021: Building complete with three floors of Extra Care Housing on the upper floors.

THE PROPOSED BUILDING LAYOUT

The site plan responds to the existing building by completing the courtyard and access to the new facilities is a simple approach that minimises the amount of hard landscaping required whilst introducing a significant amount of trees and soft landscaping.

The elevations respond to the existing Tayo Situ House, and borrow some proportions and details. They are however broken down to a more fragmented form to reduce the visual impact. This is achieved by setting back the building further from the pavement, introducing corner windows- which soften the main corners, and introducing corner balconies.

The window and metal panel colours remain the same as Tayo Situ House, as do the railings and gates. The proposed brick is a little lighter to reflect the light, with flush pointing to emphasise the brick panels.

The ground floor

The ground floor plan shows the integration of the existing Tayo Situ House and the new building. At this level the buildings are separate but the opportunities for using the spaces, both internal and external, are incorporated. When complete it will be thought of as a single building.

The Daycare Centre has a safe access off the new access road to the north and occupies about two thirds of the ground floor space. The Community Hub occupies the remaining space and has its main entrance on East Surrey Grove.

The first floor

The plan of the first floor shows the whole development including Tayo Situ House and how it is proposed to link it with the new building at upper levels.

All the three upper floors are very similar and the residential units are mostly as in Tayo Situ House which have proven to be popular and work well.

Good views out have also been provided to provide both sunny and sheltered areas for the residents.

All units have private balconies and the enclosed corridor access routes include areas for seating to encourage interaction between the residents.

The external areas

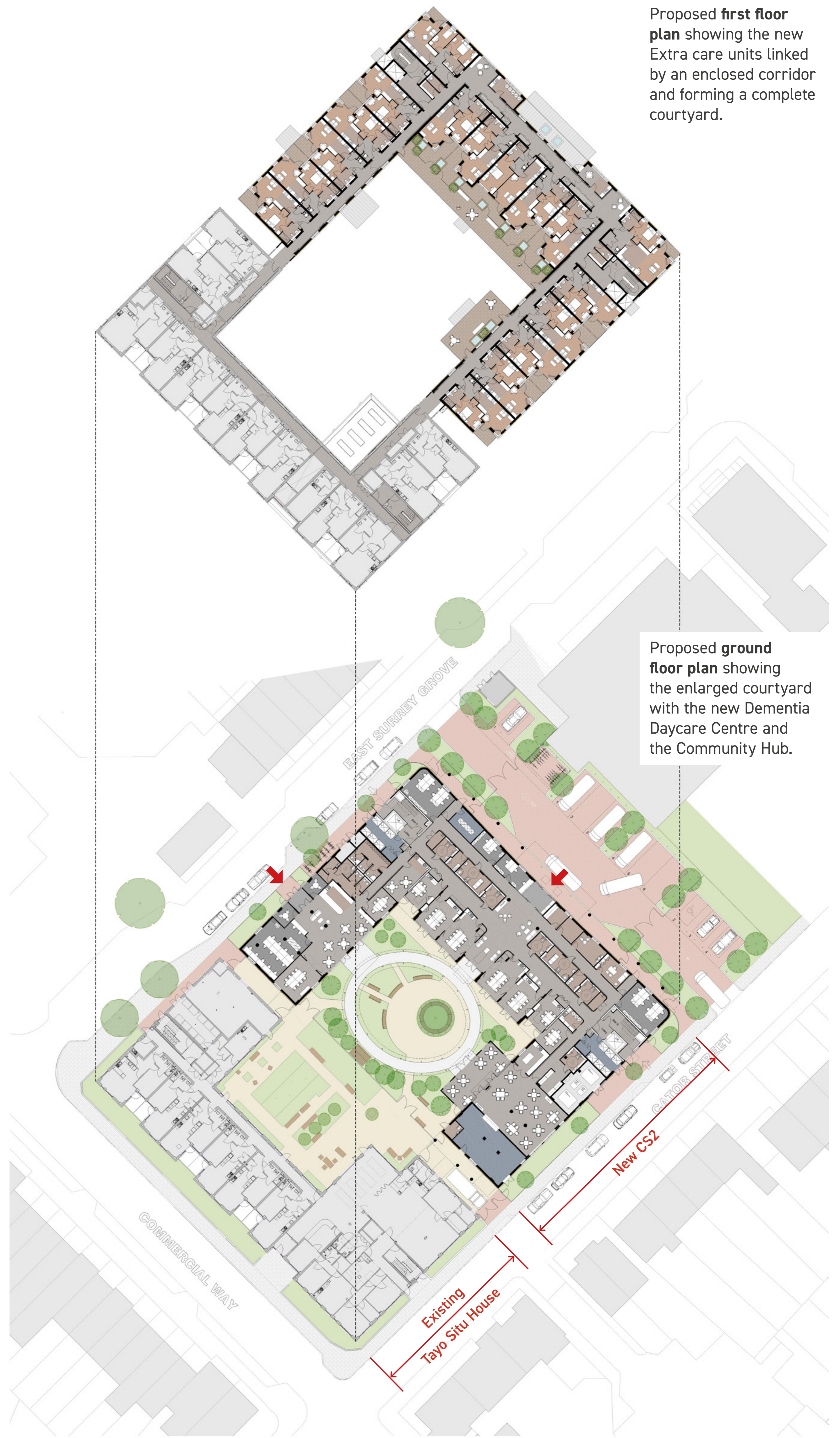
The new part of the courtyard is largely for the Dementia Daycare users. However, as the Centre is mainly used from 9.00am until 4.00pm, there is flexibility for other uses and users during other periods, particularly in the evenings and at weekends. Safety and security are the main issues to be addressed and operational plans will be developed to ensure that these facilities are used as intensively as possible, both internally and externally.

The one-way access road to the north provides a safe and secure entrance for the Daycare Centre and will allow 8 mini buses to park and off-load. There are also 4 disabled parking places for staff and the users of the site.

The new electrical substation is shown in the north west corner allowing easy access for maintenance.

A large number of new trees are proposed to enhance the local streets and the site itself. The courtyard will be a major landscaped facility, and the parking area will incorporate screens of trees and shrubs to provide a greener environment.

Proposed **first floor plan** showing the new Extra care units linked by an enclosed corridor and forming a complete courtyard.



Proposed **ground floor plan** showing the enlarged courtyard with the new Dementia Daycare Centre and the Community Hub.



Sketch view along East Surrey Grove from Commercial Way showing the existing Tayo Situ House in the foreground and the proposed new building beyond. The existing street trees will be supplemented with additional trees of the same variety.

THE STREET FRONTAGES

The street facades (here illustrated is East Surrey Grove – Cator Street proposals are very similar) borrow some of the design from the existing Tayo Situ House, but it is set back further from the back of the pavement to make it less monolithic by the use of setbacks and corner windows and balconies.

A paler brick is proposed to reflect more light and the introduction of a more horizontal window format to reflect the wishes of the occupants. The fences will also be lower and the window and railing colours will match the existing building.



Sketch view of the entrance to the Community Hub on East Surrey Grove illustrating the more fragmented nature of the building form and the additional line of trees to be included along the street.



The entrance area of the proposed Community Hub with a café space for visitors and views into the landscaped courtyard.



The proposed elevation to East Surrey Grove shows a building of similar proportions to Tayo Situ House but with the massing broken down into a rhythm of 'villas' incorporating a strong base floor, joined middle floors and with a horizontal emphasis for the top floor.



The corner of the building on East Surrey Grove as it turns to face the vehicle access road to the north. Here it is much simpler, but includes a large area of landscaping with significant trees.



The entrance to the Dementia Daycare Centre is off the secure north side access route where the mini buses will be parked. Here the views through the space will include much daylight and a clear view to the courtyard.

THE COURTYARD

Glimpses of the courtyard will be seen from between the existing and the new building and also through the entrance to the Community Hub. Here it will be landscaped in a manner suitable for older people and those with Dementia.

The oval footpath with its roof are a main feature to allow for use in most weathers, and this is particularly useful for Dementia sufferers.

Raised beds will be incorporated for easy use, including benches, and a background of substantial planting with trees and shrubs will be planted to provide a green and pleasant place.

The oval roof will also provide some solar shading to the surrounding spaces to avoid undue overheating in summer.



The oval canopy will provide a walkway that is usable in most weather conditions and also help to screen the main building from the sun in summer.



The garden will be carefully planted with the appropriate vegetation and trees, with seats and raised planters. Here the views through the space will include much daylight and a clear view to the courtyard.



The dining room for the Dementia Daycare Centre is light and spacious and will look out onto the courtyard and also Cator Street.



This section shows the courtyard and the new building surrounding it. Some of the residential units face over this space with its landscaping.