

Glengall Road

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Project Introduction

Latona Yard

Design and Management Strategy

This Design and Management Strategy document has been prepared by Levitt Bernstein Associates to meet the requirements of Planning and the S106 Schedule 8 – 1 requirements. The document concerns the area referred to as Latona Yard within the 49-53 Glengall Road scheme as well as considering the possible future developments adjacent to the site. The requirements of the S106 document are outlined as follows:

“A strategy... setting out the design, management, maintenance and access arrangements for Latona Yard, which shall include both permanent design, management and access arrangements (to be in place when the whole of Latona Yard is delivered) and interim design, management and access arrangements.”

As a result this document will encompass the proposals covering the area of Latona Yard within the application boundary of the 49-53 Glengall Road development as well as consideration and guidance for the future developments east of the site ensuring that these developments can work together to provide a coherent and successful space forming the wider Latona Yard.

This document should be read alongside:

- The Old Kent Road Area Action Plan – December 2020
- Planning application for the Glengall Road site (Ref: 17/AP/4612)
- Landscape design proposals by Levitt Bernstein including drawings GLE-LB-ZZ-00-DD-L-2200000 / GLE-LB-ZZ-00-DP-L-2000000 / GLE-LB-ZZ-00-DP-L-2100000

Design Considerations

The proposals for this scheme aim to form the first part of a coherent multi-phased scheme which includes for the future areas of Latona Yard. These have been developed with two other applications / guidance documents:

- The Old Kent Road Area Action Plan – December 2020, where consideration has been given to the designs and guidance for the area (Sub Area 2: Site OKR 10). The extracts from the document illustrate the approximate future building massing and use, as well as indication of intended access for servicing to the main internal Latona Yard area.
- Also referred to and considered in the proposals is the current planning application for the small site located at the north east corner of Latona Yard (Ref: 20/AP/3822) and which is outlined on the plans.



OKR AAP Extracts
Above: Building Typologies and Land Use, Below: Servicing and Road Network



3D Visualisation of Completed Latona Yard

Landscape Design

Landscape Design

Masterplan

Design Principles

- The design should be flexible for future development to come forward in the surrounding sites
- Routes should be accessible to all and level where possible
- Materials should be robust, hard wearing and sustainably sourced
- Post industrial character should be enhanced through the selection of appropriate materials and retention of existing heritage assets where possible
- Service vehicles should have clear access areas that are designed to be pedestrian friendly
- The design of the yard should provide access to the public at all times in it's final configuration from both the north and south entrances

Design Description

Latona Yard has been designed to be future proof from changes in layout and appearance. Care has been taken to emphasise the post industrial nature of the site within it's design through a strong use of robust materials and treatments.

The form of the existing chimney has inspired the design treatment of the yard to be both flexible and clear in design language.

Planting set in circular features interrupt the ground plane, creating breaks within the hard paving surface making reference to the strength of nature to colonise post industrial landscapes.

Vertical elements further emphasise the space by exentuating the height of the existing chimney through the use of feature lighting.

Both planting and lighting elements have been positioned in a way to facilitate vehicle entry for services into the yard without compromising on the pedestrian experience of the yard itself. Through this same careful positioning cycles are encourage to slow down when moving through the yard by breaking up the linear movements across the space into smaller more pedestrian friendly areas.

Views into the yard are thoughtfully considered to highlight the Chimney from the north and appear open and inviting from the south.

Visitor cycle parking has been incorporated to encourage sustainable transport options to visit the site and has been located to be well overlooked throughout all phases of occupation.

Deciduous trees have been selected to maximise access to daylight within Latona Yard during winter while providing adequate canopy cover within the summer for shading.



Legend

- Latona Yard boundary
- Latona Yard Phase Boundary
- Views into Latona Yard

Landscape Masterplan

Movement and Access

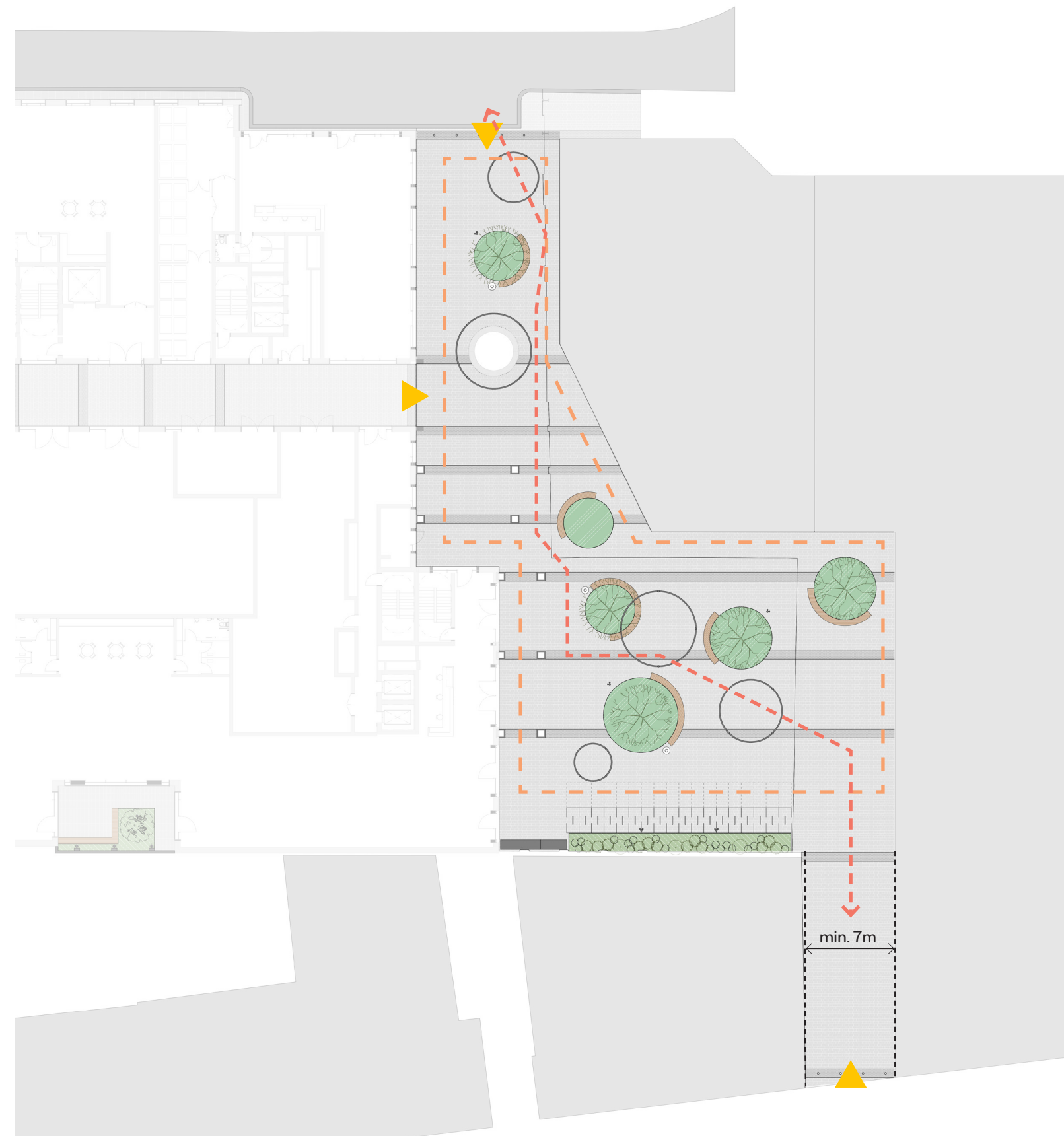
Accessibility

Movement

- The space has been designed to facilitate public access from the north and south of Latona Yard as per the OKR AAP
- Effort has been made to allow movement across the entire yard through the arrangement of the planting and lighting design
- The yard will be level and fully accessible. North of the existing chimney a ramped approach will allow sloped access from Bianca Road
- Provision for visitor cycle parking will be made within the yard
- Access to buildings has been kept flexible by offsetting planting elements to the centre of the space. This allows future phases to tap into the overall landscape design in a simple and adaptable way.
- Seating within the yard allows for those with mobility impairment to stop and rest while also facilitating spill out space from both commercial and residential spaces

Legend

- ▶ Public entry to Latona Yard
- - - Clear pedestrian access to facade
- ◀ - - - Potential route for pedestrian or cyclist navigating Latona Yard



Movement and Access Plan



Servicing

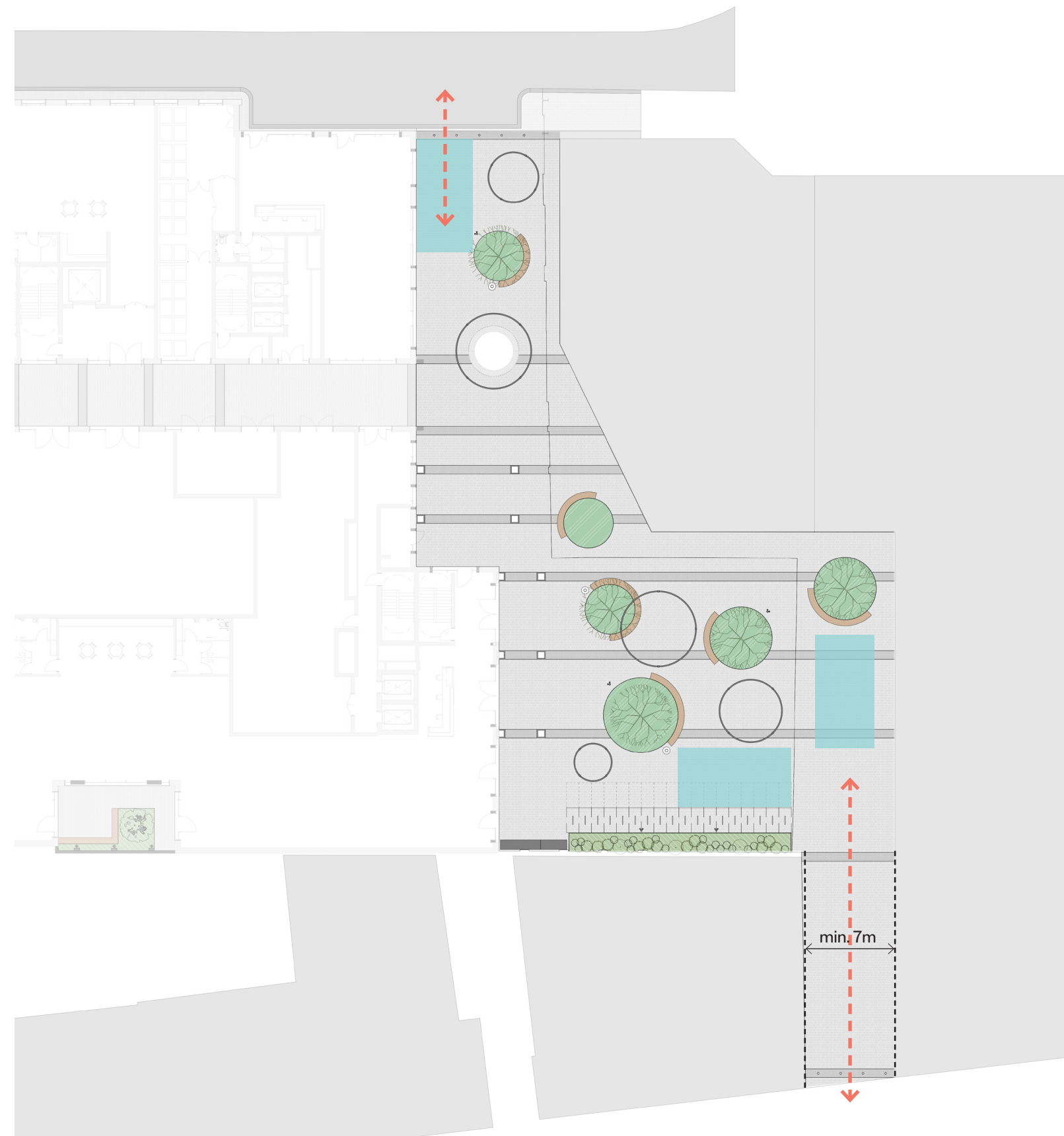
Maintenance and Access

Service Vehicles

- Service vehicles can enter the yard from the north and south
- Vehicle access is controlled through the use of drop bollards at each vehicle entry point
- Allowance has been made for a hammerhead when accessing from the south to facilitate a service vehicle to enter through to the yard
- The space here is proposed as a min. 7m width. This allows 5m for vehicles to enter and still maintains a min. 2m width for pedestrians
- Space has been allowed for 2m clear of all facades within the yard to facilitate future maintenance of buildings

Legend

-  Area for service vehicle
-  Vehicle entry to Latona Yard



Servicing Plan

Materials

Hardscape

Paving

Design Principles

- Materials should be hard wearing and durable
- Materials should reflect the post industrial feel of the yard
- Materials should be of high quality and sustainably sourced
- Materials should be easily sourced for future phases
- The material palette should be consistent across each area of Latona Yard as adjacent phases are brought into use.

Material Palette

- Adopted road areas should be of adoptable standards and include: 600x600mm PPC pavers, colour: Grey, to local highway authorities confirmation
- The dominant paving in the yard should be constructed of a 200mm gauge mixed size paving 200x200mm, 300x200mm, 400x200mm, colour: Silver Grey
- Banding within the yard should be constructed of 100x100 granite setts with a slip resistant flamed finish laid in half staggered bond, colour: Drak Grey, to contrast with the dominant paving type
- All metal work within Latona Yard should be finished in corten or of similar appearance

01. 100x100 - Granite Setts, flamed finish, slip resistant, half staggered bond, colour: dark grey
02. 600x600 - PPC pavers, staggered bond, colour: grey, to adoptable standards
03. 200x200, 300x200, 400x200 - PPC pavers, 200mm guage mixed pattern, colour: silver grey
04. ACO channel, corten
05. Steel edge, corten
06. Recessed service cover, to match adjacent paving finish



Furniture

Design Principles

- Furniture should be hard wearing and durable,
- Furnitureshould reflect the post industrial feel of the yard
- Furniture should be of high quality and sustainably sourced
- Furniture should be easily sourced for future phases
- The furniture within the Latona Yard should be consistent across each area as adjacent phases are brought into use.

Furniture

- Timber bench seats are to be curved to match the organic design of the yard
- Timber benches are to be a min. of 500mm deep and are to match across all pahses of the yard
- Any planters within the yard are to be metal to match finish of previous phases
- All metal work within Latona Yard should be finished in corten or of similar appearance

- 01. Sheffield style cycle stands, corten
- 02. Brompton foldind bike lockers
- 03. Ciroular steel bin, corten
- 04. Bollard and drop bollards, corten
- 05. Hardwood timber bench seat with steel legs
- 06. Steel raised planters, corten

01



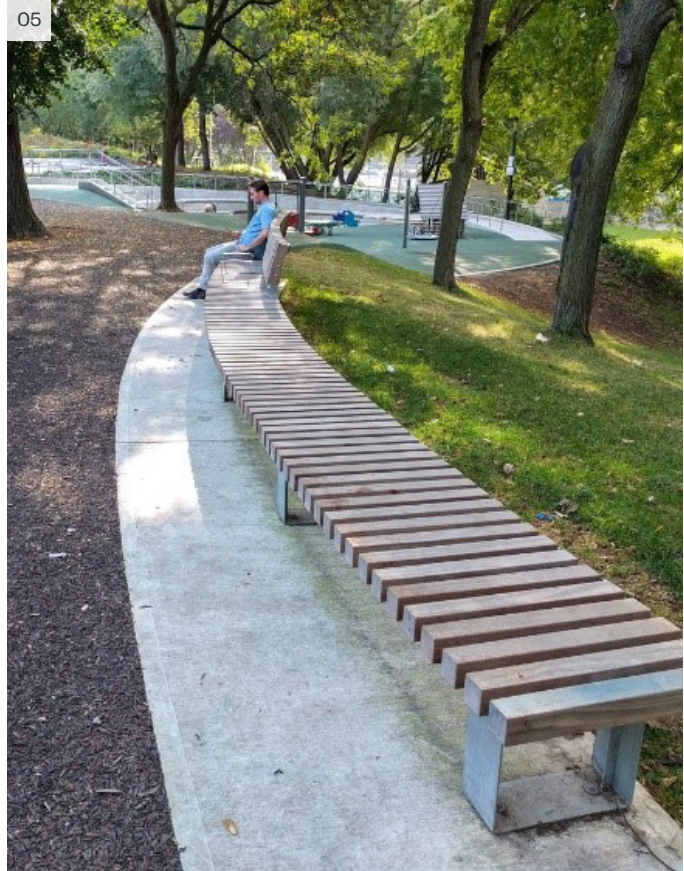
02



03



05



04



06



Lighting

Design Principles

- Materials should be hard wearing and durable
- Materials should reflect the post industrial feel of the yard
- Materials should be of high quality and sustainably sourced
- The lighting scheme should be consistent across each area of Latona Yard as adjacent phases are brought into use
- Lighting should provide adequate visual assistance to the required LUX levels for public open space
- Lighting should provide visual interest within Latona Yard and be of varying intensity and function
- Lighting should provide safety and security within Latona Yard
- Lighting should be designed to minimise impact on wildlife where possible

Lighting

- Feature lighting should reflect the organic shapes of the yard design
- All metal work within Latona Yard should be finished in corten or of similar appearance
- Specialist subconsultants should be used to achieve appropriate LUX levels where required
- Specificaiton of lighting should be the same across each area of the yard as the future zones are brough into use to maintain a consistant appearance in both colour and finish of lighting elements
- Lighting should consist of a variety of features including: column mounted, ambient feature lighting and building mounted lighting



01. Column Light, Corten
02. Subtle building lighting to be wildlife sensitive
03. Feature lighting to reference form of the existing chimney

Interim Occupation

Temporary Access

Phase 1

Access routes

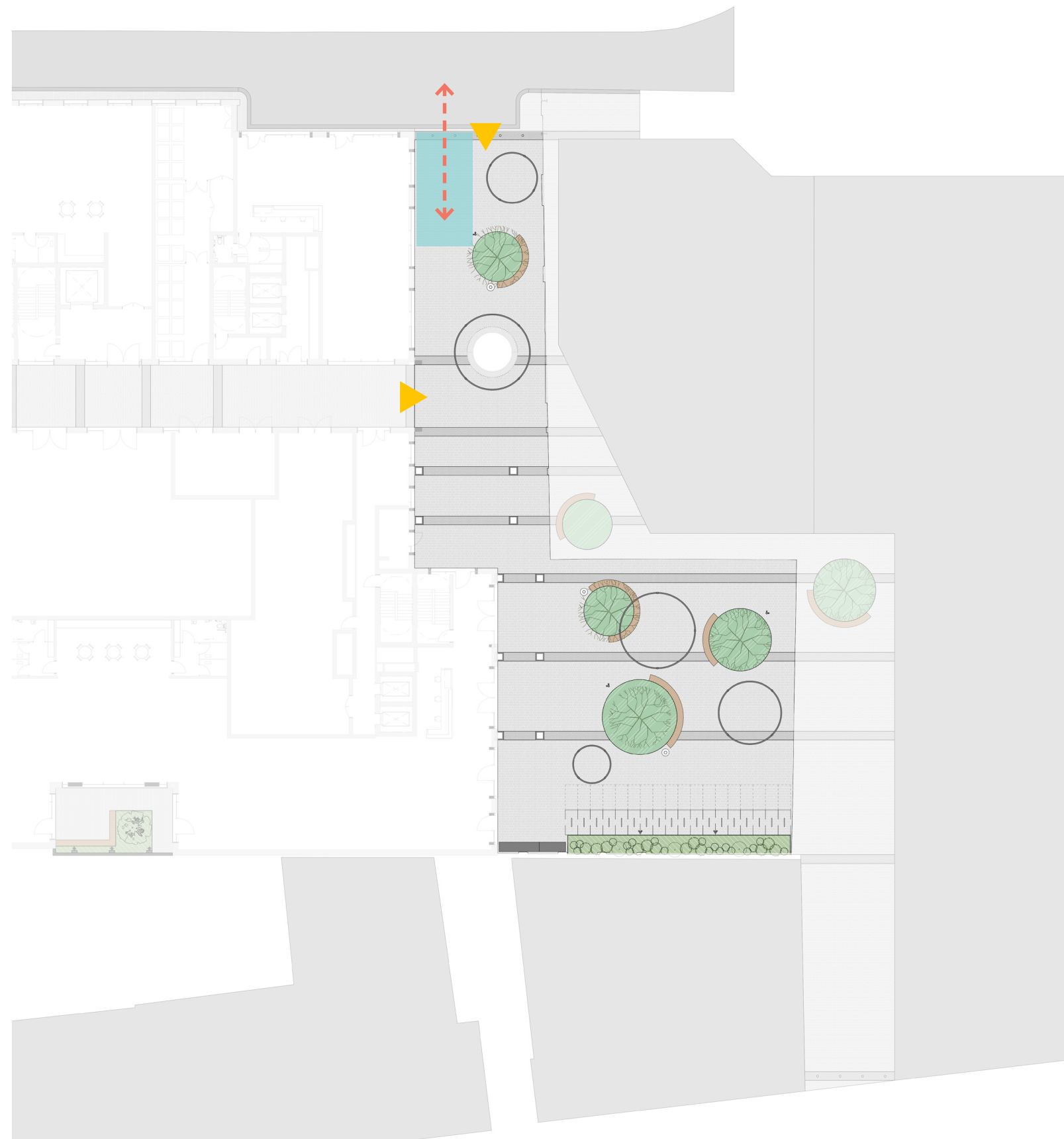
- Before neighbouring sites are brought into the masterplan Latona Yard will only be accessible from the north
- Access will be through the pedestrian route running east-west through the proposed building and directly from Bianca Road through the loading bay area on the street
- Space has been allowed for fire tender access to come partially into the north area of the yard through the provision of dropable bollards to allow access to the dry risers located within the building

Controlled access

- To avoid the potential for anti social behaviour with Latona Yard controlled access is proposed at the pinch point between the site boundary and the proposed building.
- Access to the southern most portion of Latona Yard will be open during daylight hours and closed at night through the use of a temporary boundary treatment
- This allows the northern section to be utilised at all times as a cut through from the west and maintains 24 hour access to all residential core entrances

Legend

- ▶ Public entry to Latona Yard
- Area for service vehicle
- ↔ Vehicle entry to Latona Yard



Temporary Access Plan

Boundaries

Existing and proposed

Boundaries

- To the south and east of Latona Yard existing brick boundaries are to be retained until neighbouring sites are brought forward for development
- Brick walls vary in height and appearance picking up the post industrial character of the yard
- Boundary walls will be made good where required to allow safe use of the public space
- The proposed building makes up a large proportion of the boundary to the west of Latona Yard. This area will be predominantly glazed with clear physical and visual connections between the proposed commercial space and the yard itself

Temporary Boundaries

- The south area of the yard will be temporarily access controlled via gates at the location indicated in the plan opposite. This is to reduce potential for anti social behaviour within the yard when commercial spaces would be empty
- As the yard is made larger and more open with future development the temporary access arrangement shall be removed to facilitate full public access to Latona Yard at all hours.

Legend

- Open for pedestrian access at all times
- Bollard controlled access for vehicles - Open for pedestrian access at all times
- Temporary controlled access area
- Proposed building forms boundary to Latona Yard
- Existing brick walls of varying appearance form temporary boundary to Latona Yard



Boundaries Plan

Maintenance



Buildings

Access for Maintenance of Buildings and Facades

By careful placing and design of physical landscape elements it has been ensured that there is a clear zone around the footprints of the buildings for the use of cleaning or maintenance equipment such as 'cherry pickers'.

Further to this the zone also will allow for ease of construction of scaffold structures should they be required in the future.

By maintaining a minimum width of entrance route from the south this also allows for any maintenance vehicles to access the yard when required.

Drainage is in the form of channel drains aligned with the paving banding. These feed into the permeable base below and into the below ground drainage system. Therefore, the requirement for the drainage will be to regularly ensure the covers are unblocked and that the sumps are regularly checked and emptied.

Materials

Replacement of Materials and Furniture

The specification of surface materials using commonly sourced products aims to ensure that future replacement of damaged surfacing or furniture is able.

Bespoke items such as the circular lighting features are proposed to utilise standard products from manufacturers for much of the structure resulting in ease of repair or replacement in time.





Planting

Maintenance of Planting

The planting within Latona Yard has been chosen to be appropriate to the locations, not outgrow their situation, and not require specialist horticultural knowledge in order to maintain.

Should tree planting need replacing in the future then the trees are located within soft landscape areas and would therefore not cause damage to the hard surfaces or furniture in the vicinity.

The main maintenance tasks would involve watering in extreme conditions, the clearing of weeds and litter, the maintaining of the mulch layer, and limited pruning to control growth or dead/diseased plants or branches.

Refuse

Litter Bins

Public litter bins have been located within the Latona Yard area to ensure their ease of use without the public needing to divert from anticipated main routes or higher use areas. Their locations also allow for ease of access for regular emptying.

