

5 Design Proposals

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5.1 General Arrangement - Level 00

Ground Floor Plan

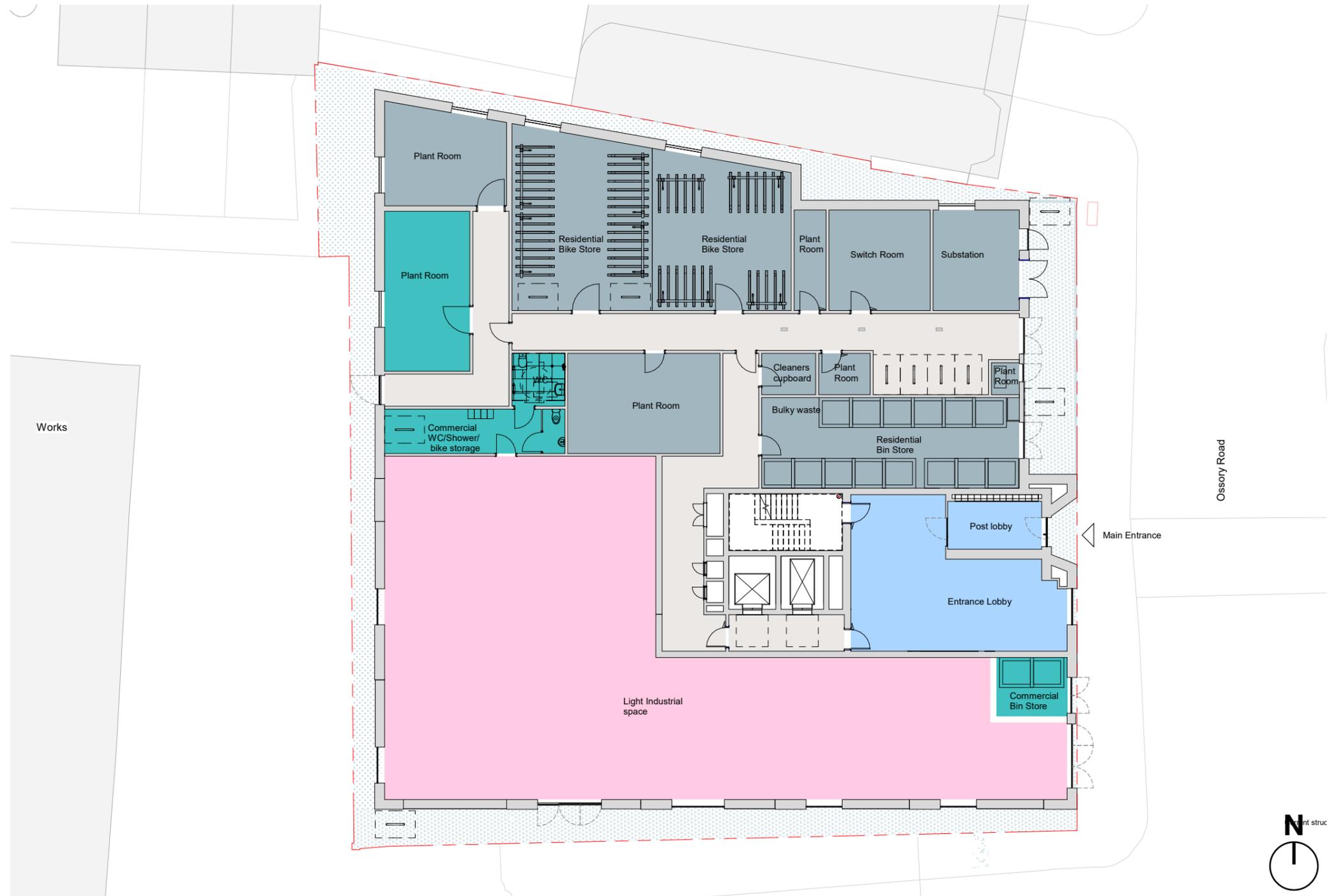
The ground floor has been arranged to accommodate a number of uses that are required to be at street level:

- Separate refuse storage for light industrial and residential
- Residential entrance, post and parcel room, and communal lobby
- Cycle stores
- Plant rooms, including a substation

As the access road to the south and west is private, the plan has been developed to allow the majority of access from Ossory Road. The approx. 421sqm light industrial space occupies the entire south-west part of the ground floor. This area includes accessible WC/Shower, bike storage, lockers and refuse store.

Two cycle stores for residential use have been provided to the north of the plan. Each of these provide fewer than 70 spaces to satisfy Secured by Design principles. An access door from the residential core allows cyclists to access the stores without leaving the building. Further cycle storage for larger cargo-style bikes, and visitor spaces have also been provided.

The residential entrance is central to the Ossory Road elevation, intended to be clearly visible and welcoming. An outer lobby gives way to an inner lobby, with stair and lift access to all residential floors. This followed feedback from Secure by Design, which recommended an outer lobby for resident's post boxes. To the rear of the entrance area, there is access to the residential refuse store via a ventilated lobby, meaning residents do not need to exit the building to deposit refuse.



Key

 Light industrial areas	 Circulation
 Light industrial ancillary space	 Residential ancillary space
 Residential areas	

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5.2 Light Industrial Workspace

Providing Flexible Workspace

The inclusion of light industrial workspace is a key part of the proposal. There is a vibrant local community of businesses that require light industrial space, and it is important to make sure the space is adequate for the needs of local businesses. There is currently 966m² of Class E space on site, and we are re-providing 421m².

Designed at this stage with a range of future occupiers in mind, the space has been planned as 'shell and core'. The fit-out will be provided as the individual user requirements become clear.

The structure of the building will be reinforced concrete, designed to take the weight loads from a light industrial occupier. A substantial floor build-up has been designed to the level 01 floor ensuring the acoustic performance between this level and the residential spaces above exceeds minimum acoustic requirements. Part of this build-up includes a 1m ceiling void, which will allow for the installation of servicing to the light industrial space.

Sufficient glazing is provided to ensure that the space is well lit, but without compromising important wall space, which is necessary for storage and workbenches. Above each window to the space is a panel that can be used to fit air intake or extract if required.

On the western elevation of the industrial unit a provisional zone has been identified for future external plant installation.

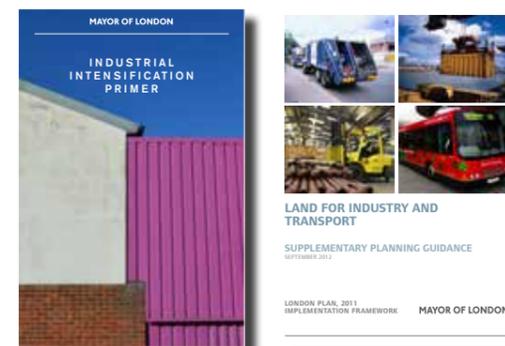
The external doors to the light industrial space are 3m x 3m, following advice from Vital OKR.

Establishing Key Principles

The design has been arrived at having consulted with the GLA, LBS, and Vital OKR, which represents local business owners. A design workshop was also undertaken with the GLA which focused specifically on the quantum and quality of the light industrial space to be provided. The Mayor of London's document 'Industrial Intensification primer' (see below) also offers guidelines to the provision of quality light industrial space, and this has been taken into consideration. This has led to the establishment of a number of key principles to ensure that the light industrial space is fit for purpose:-

- Provision of adequate floor to ceiling heights (4m has been allowed for between FFL and ceiling soffit)
- Consideration of on-street access to the space. A future loading bay to Ossory road is proposed as part of LBS Ossory Road Highway Design Plan.
- Adequate refuse storage
- Allowing enough wall space for furniture, equipment or storage
- Two 3m wide x 3m high folding doors into the space

These provisions highlight how the space has been well considered to form a successful workplace, providing opportunities to a wide range of local businesses requiring light industrial space. Some examples of which are shown to the right.



Above: Industrial design guidance from the GLA



Weber Industries, Haymerle Road



Kaymet, Ossory Road



London Stone Carving, Ossory Road



William Say & Co, Verney Road

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5.3 General Arrangement - Level 01

First Floor Plan

The first floor is occupied by 11 one-bedroom one-person homes, accessed from a single core in the elbow of the 'L' shaped plan. Two of the homes at the level are designed for wheelchair users. To the west of the core is an outdoor communal terrace, of over 200m². Access is gained through a covered external area, designed with seating and lighting features.

The main corridor is provided with natural light both through this internal communal area and the window at the northern end of the corridor.

The homes are served by a single escape stair and two lifts. This is a fire safety requirement, with one for fire-fighting and the other for evacuation. Providing two lifts also ensures that the building remains fully accessible in the event of one breaking down.



Above top - External communal amenity space, Mapleton Crescent, Pocket Living
Above - External communal amenity space, Juxon Street, Pocket Living



Key

- M4(3) Wheelchair Accessible home
- 1B1P Home
- Circulation
- Communal outdoor space
- Private outdoor space

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5.4 General Arrangement - Typical Floor

Second to Ninth Floor Plan

The typical floor plan up to the ninth floor is occupied by 12 one-bedroom one-person homes, with 1 wheelchair user home per floor. The corridor to the northern flank receives natural light.

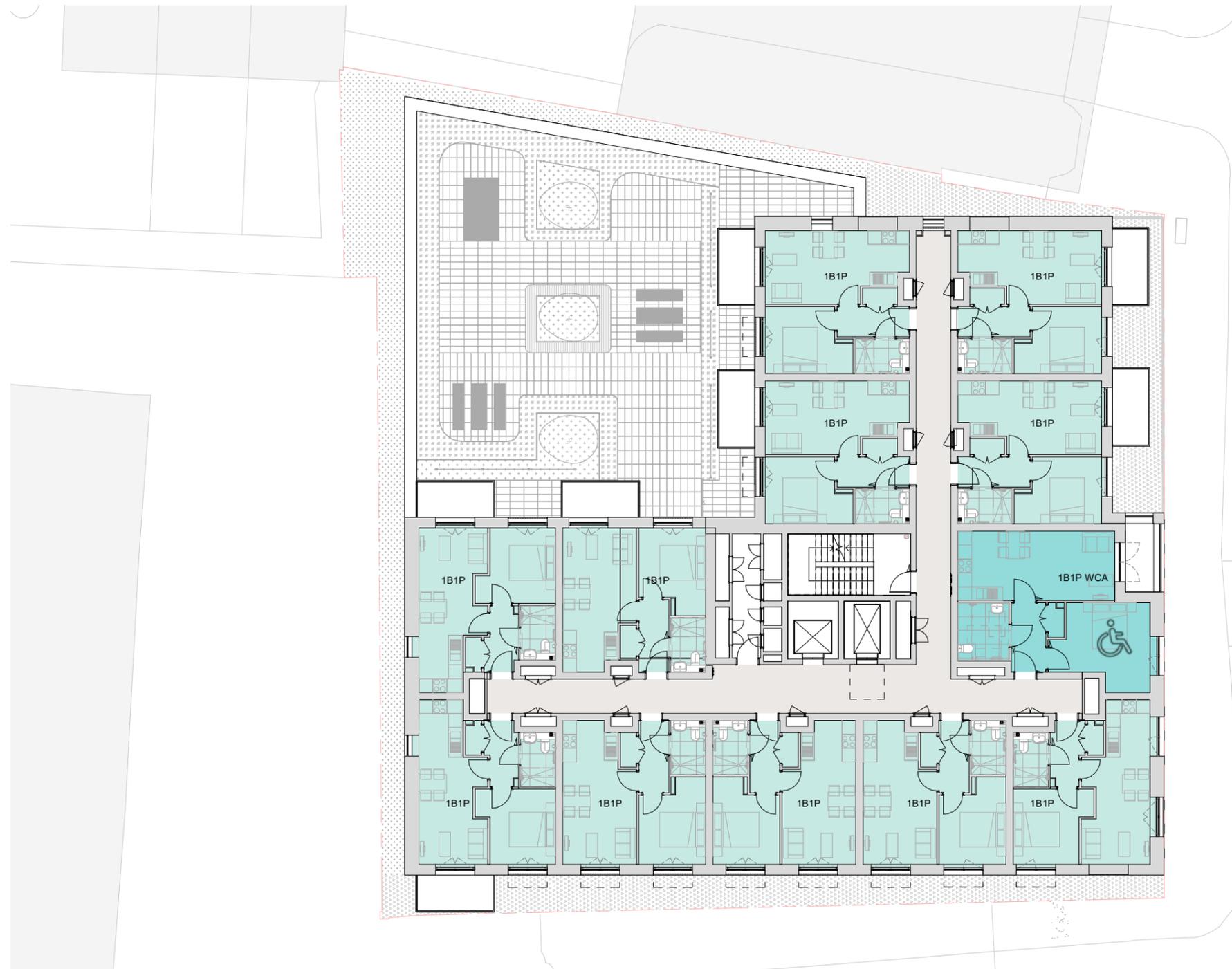
The homes have been provided with either a Juliet balcony or a projecting bolt-on balcony. These are accessed from the living areas through full height glazed doors.

On the southern facade, the typical units have full height inward opening windows to the bedrooms and living areas. This is to ensure that these south facing units are adequately ventilated. The design of the elevations is explained further in section 5.9.

Dual aspect homes have been maximised where site constraints and fire separation distances allow, with 4 genuinely dual aspect homes provided per floor.



Above - Living room and bathroom from Bollo Lane, Pocket Living



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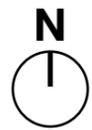
5.5 General Arrangement - Level 10

Tenth Floor Plan

At tenth floor, the building footprint steps back to the western flank. This allows for a stepped massing towards the west, in line with the ethos of the proposed massing in the Old Kent Road AAP, and to respect the amenities of the closest residential properties on Glengall Road, approximately 65m away.

The area of roof created by this stepping back will be used as an amenity space for residents, with an area of plant also allowed for – concealed behind a plant screen. The set back is created by removing three homes at this level; and replacing with a further wheelchair user home.

The units facing Ossory Road have an attenuated panel to all bedrooms to enable windows to be left open at night during warm summer months whilst ensuring acceptable noise levels will be retained. This will ensure the new homes do not experience overheating and have ambient internal noise levels whilst also ensuring the existing industrial and commercial uses in the area will not be prejudiced by the proposed new homes that are in line with London Plan 'Agents of Change' principles. This is explained further in the elevations section 5.11.



Key

-  M4(3) Wheelchair Accessible home
-  1B1P Home
-  Circulation
-  Communal outdoor space
-  Private outdoor space

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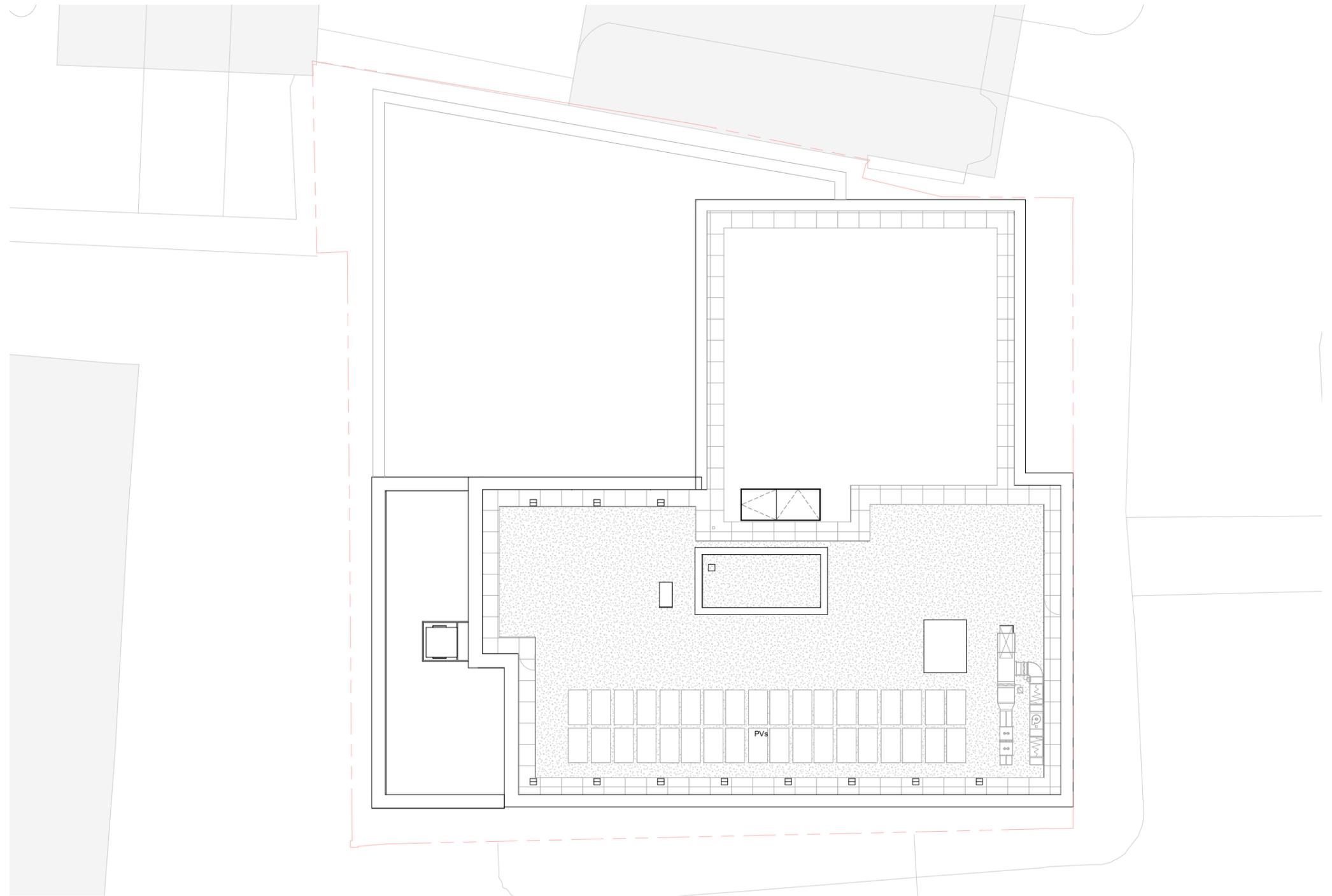
5.6 General Arrangement - Roof Level

Roof Plan

The roof is accessed for maintenance only by a ladder through an access hatch at the head of the escape stair.

The plant area includes an allowance for PV panels, and these are situated above areas of green roof.

More detail on the design of this space can be found in the landscape section 5.8.



Key

- Light Industrial areas
- Circulation
- M4(3) Wheelchair Accessible home
- Residential areas
- Ancillary space
- Communal outdoor space

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5.7 Home Layouts

M4(2) Unit Layouts

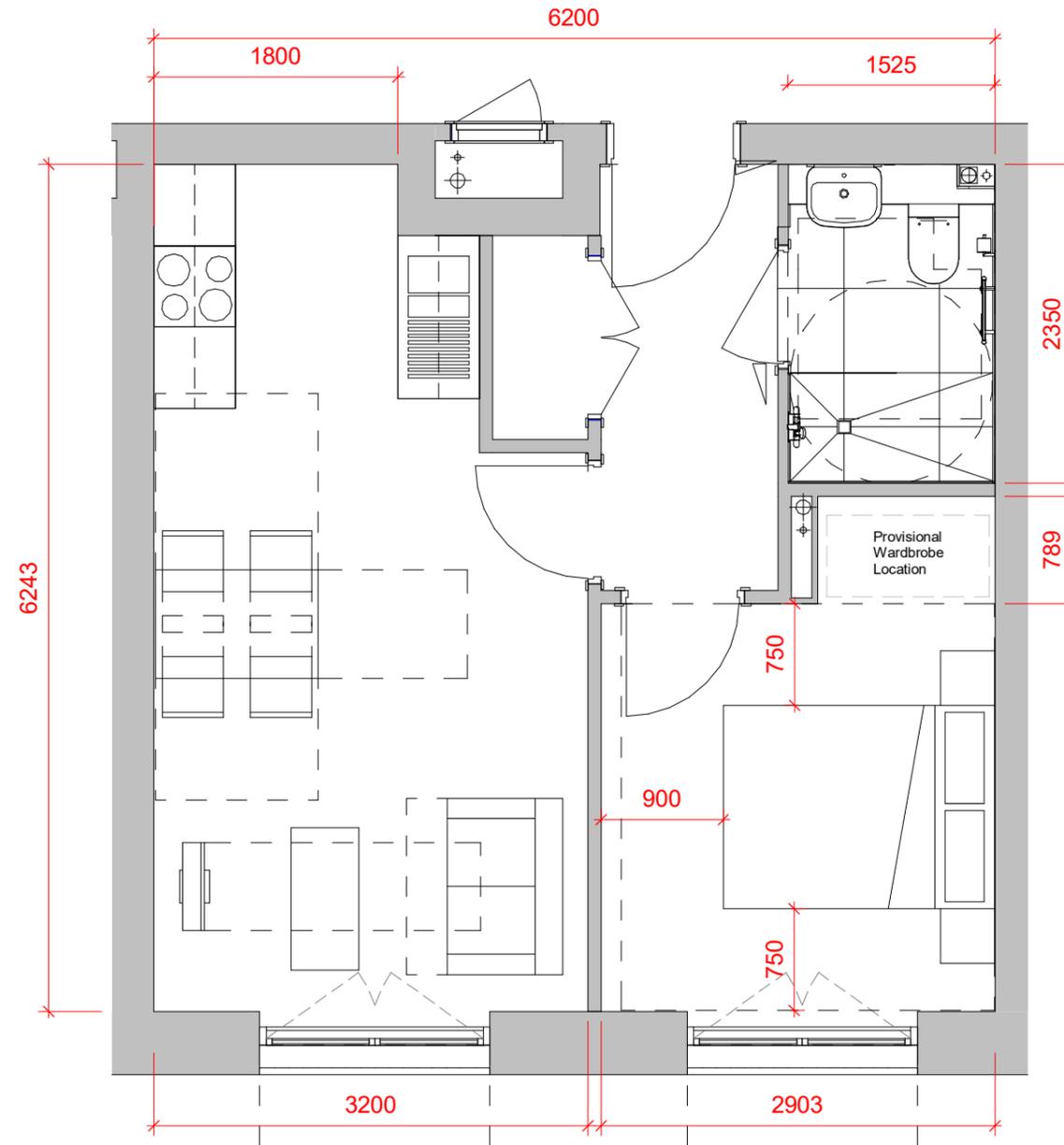
Every home is designed with open plan living, dining and kitchen areas allowing for flexible living. All the layouts achieve or exceed the areas required by the Residential Design Standards SPD and Southwark's 2015 Technical Update to the Residential Design Standards.

M4(2) assumes that baths will be installed in all units. Pocket's strategy provides units with level access showers only. This is deemed acceptable by the London Plan: 'Where a one person dwelling has a shower room instead of a bathroom, the floor area may be reduced'.

The internal areas of the typical units area all over 38sqm, exceeding the minimum of 37sqm stated by the Nationally Described Space Standard, the London Plan, and Southwark's 2015 Technical Update to the Residential Design Standards.



Key Plan



Typical 1 bedroom home layout

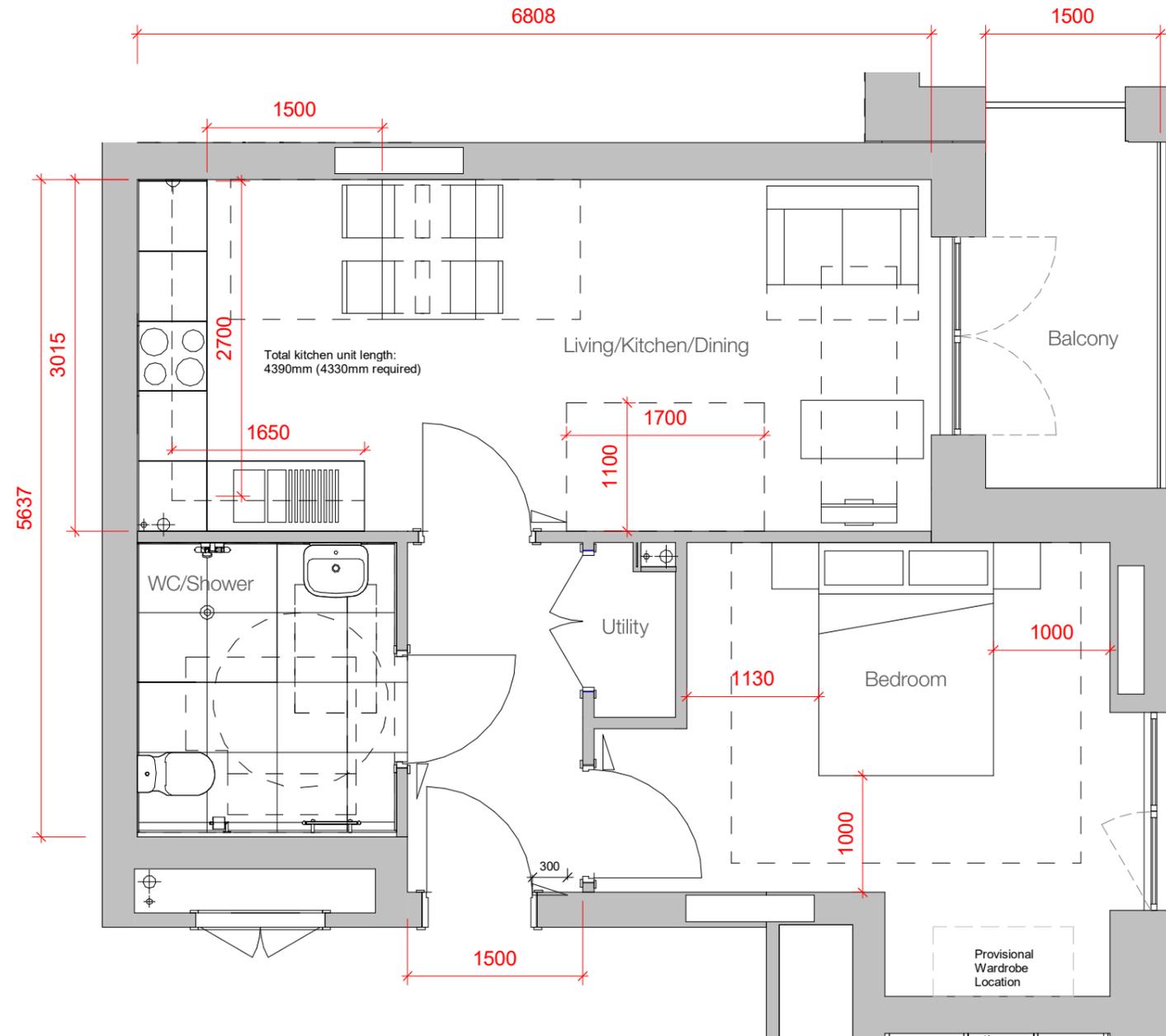
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5.7 Home Layouts - Wheelchair users

M4(3) Wheelchair adaptable homes

The scheme proposals will make all new homes and facilities accessible to all, regardless of mobility.

90% of the units comply with Part M4 (2) 'accessible and adaptable buildings' and 10% with Part M4 (3) 'Wheelchair user dwellings' as per the London plan requirement.



Key Plan

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5.8 Landscape and Amenity - Terraces

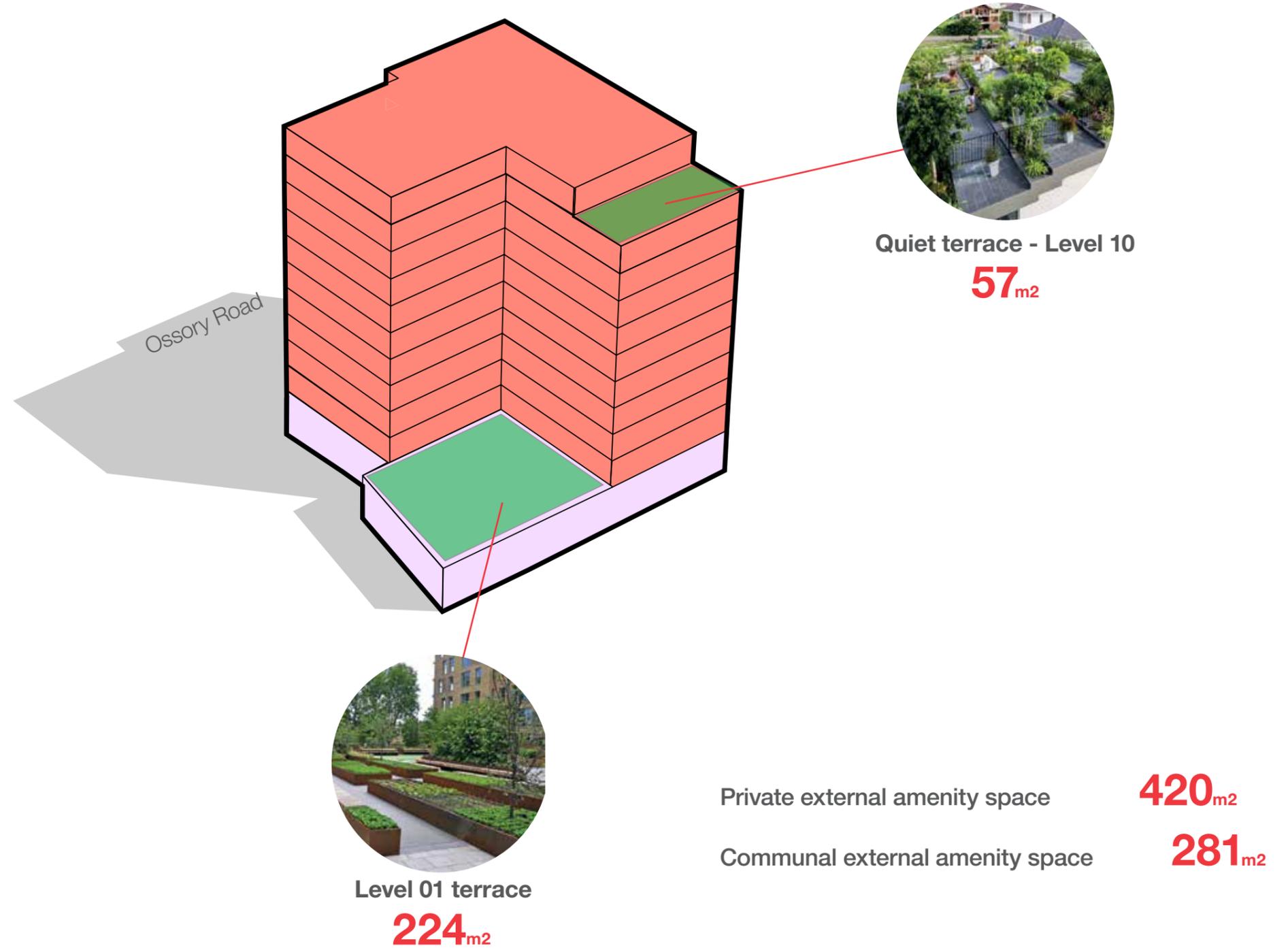
Landscaping to the amenity spaces

Due to the tight constrained nature of the site, there will be minimal landscaping proposals for the area around the ground floor. There will however be an element of landscape design to each of the external amenity spaces, for the use of all residents.

It is proposed to provide shared amenity space for all residents within the development. This approach has been successful in previous Pocket developments and fosters a sense of community amongst residents.

The two roof terraces have been designed to have different functions and characters, responding to the environmental conditions and views at each location.

The roof terrace on the tenth floor provides smaller spaces for more intimate gatherings or quieter spaces to go to relax. The terrace at level one offers more of a social gathering area for larger groups. Both of these spaces are described in more detail over the following pages.



5 Ossory Road

5.8 Landscape and Amenity - The Masterplan

The proposed masterplan aims to provide extensive green space for residents to promote health and well-being. A select palette of durable high quality materials will help to form a sense of place whilst paying reference to the neighbouring Bottle Factory.

Green boundaries of evergreen and perennial species to the First Floor terrace will buffer noise and air pollution as well as provide year-round colour. Pockets of sensory and edible plant species provided for residents use will encourage a sense of ownership and pride; 3no. ornamental trees and climbing screens will also provide vertical greening as well as privacy.

The Tenth Floor Terrace will provide a private space for residents, with evergreen and sensory planting providing a buffer to noise from the streets below.

Both shared amenity terraces feature high quality furniture elements such as timber benches and table tennis. These provide essential meeting spaces for private and social activity.

Ossory Road incorporates 195m² of bio-diverse green roof. A key feature in ensuring a commitment to sustainability. A diverse mix of plug plants will form an intensive natural roof garden, attracting important pollinator species and capturing rain water.

Urban Greening Factor

Due to the sites current use there is very little to no green infrastructure. This masterplan therefore greatly improves the area and quality of soft landscape within the site. Whilst also reducing surface water run-off and boosting local biodiversity and ecology.

The Urban Greening Factor score is: 0.225



Ossory Road
Illustrative Landscape Masterplan -
General Layout and Levels
31st August 2021
BD 0256 SD 801 R01

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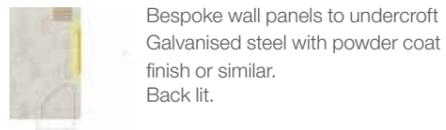
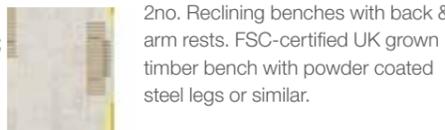
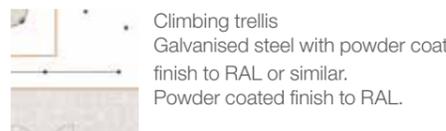
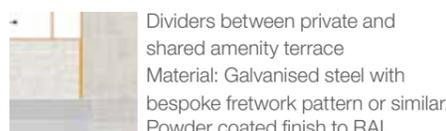
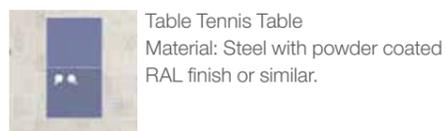
5.8 Landscape and Amenity - Illustrative Hard Landscape Strategy - Roof Terraces

The hard landscape palette responds to the proposed architectural elements and neighbouring significance of The Bottle Factory by using galvanised steel structural elements and hardwood timber seating. The terraces will connect through these shared high quality materials to help form a sense of place at Ossory Road.

These material elements will also ensure a simple, robust and timeless design that will not wear over time and will ensure functionality for future generations of residents.

The palette largely comprises concrete paving with exposed natural stone aggregate to the roof terraces with a contrasting finish to private terraces. Powder coated steel raised planters connect with Architectural metal elements and provide height and depth.

FSC hardwood timber slatted seating elements are chosen for their aesthetic quality and durability. Large picnic benches provide valuable external dining and meeting space. A table tennis table and flexible space to the First floor terrace provides recreational space for residents.



High quality concrete paving units
Terraces or similar
600 x 300mm units

Picnic Table and 2no. benches
FSC-certified UK grown timber bench
with powder coated steel legs or
similar.

Table Tennis Table
Material: Steel with powder coated
RAL finish or similar.

Dividers between private and
shared amenity terrace
Material: Galvanised steel with
bespoke fretwork pattern or similar.
Powder coated finish to RAL.

Climbing trellis
Galvanised steel with powder coat
finish to RAL or similar.
Powder coated finish to RAL.

Wrap around integrated timber bench
FSC-certified UK grown timber bench;
powder coated steel legs or similar.

2no. Reclining benches with back &
arm rests. FSC-certified UK grown
timber bench with powder coated
steel legs or similar.

Raised metal planters or similar.
450mm - 800mm height above
finished paving level.
* Uplighting to trees.

Bespoke wall panels to undercroft
Galvanised steel with powder coat
finish or similar.
Back lit.

PV's to engineer's detail and
specification

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5.8 Landscape and Amenity - Illustrative Soft Landscape Strategy - Roof Terraces

A diverse mix of plant species will provide help to improve residents health and well-being. Sensory plant species and vibrant seasonal varieties will enhance user experience and connect residents with the natural environment.

Key planting mixes will focus on:

- 'Touch' themed planting encourages residents to 'get their hands dirty' through edible and herbaceous plant species.
- A proposed micro climate at Ossory Road with essential ecological value. Introducing key pollinator species as well as birds.
- Year round interest will provide residents with seasonal displays of colour and interest.
- Taller raised planters provide the required soil depth for proposed multi-stem trees.
- 'Scented' planting scheme adds to the immersive experience of the roof terraces - with species such as lavender providing therapeutic benefits.

The Urban Greening Factor score is: 0.225

- 195m2 biodiverse green roof
- 85m2 of intensive perennial and herbaceous planting
- 18 linear metres of vertical greening.

 3no. multi stem ornamental tree species within the First floor amenity terrace.

 Planting mix to Level 10 terrace providing year round interest as well as forming a buffer to oncoming wind and noise pollution from streets below.

 A mix of herbaceous, evergreen and sensory planting to Level 01 terrace edge. Species mix to attract pollinator species and connect with residents to enhance health and well-being.

 Biodiverse green roof with wildlife habitats.

 Planting between private and shared amenity terrace. A mix of sensory and evergreen species for year round interest. Climbing plants to vertical screens.



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5.8 Landscape and Amenity - Urban Greening Factor

The table on the right breaks down the various different areas of landscaping, showing how each contributes to the overall UGF score achieved.



Ossory Road

Job No. 0256

19th August 2021

Urban Greening Factor

Surface cover type	Factor	Area of cover (m2)	Score
Semi-natural vegetation (e.g. woodland, flower-rich grassland) created on site.	1		0
Wetland or open water (semi-natural; not chlorinated) created on site.	1		0
Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm – see livingroofs.org for descriptions.	0.8	280	224
Standard trees planted in natural soils or with a minimum of 25 cubic metres soil volume per tree (preferably with load-bearing substrates and connected pits) – see Trees in Hard Landscapes for overview7.	0.8		0
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code (2014).	0.7		0
Flower-rich perennial planting – see Centre for Designed Ecology for case-studies	0.7		0
Rain gardens and other vegetated sustainable drainage elements – See CIRIA for case-studies.	0.7		0
Hedges (line of mature shrubs one or two shrubs wide) – see RHS for guidance.	0.6		0
Standard trees planted in individual pits with less than 25 cubic metres soil volume.	0.6	15	9
Green wall –modular system or climbers rooted in soil – see NBS Guide to Façade Greening for overview.	0.6	27	16.2
Groundcover planting – see RHS Groundcover Plants for overview	0.5		0
Amenity grassland (species-poor regularly mown lawn).	0.4		0
Extensive green roof of sedum mat without substrate or other systems that do not meet GRO Code (2014)13.	0.3		0
Water features (chlorinated) or unplanted detention basins.	0.2		0
Permeable paving - see CIRIA for overview.	0.1	71	7.1
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0

Total Site Area 1137
Overall Score 0.22542

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5.9 Materials - Contextual references

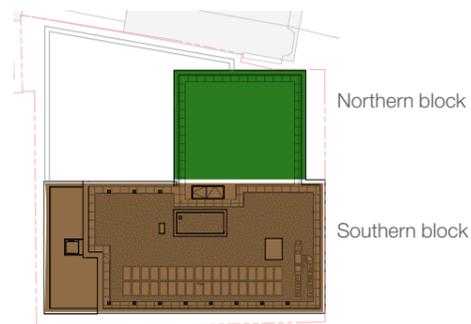
The Old Kent Road Area Action Plan (OKRAAP), referring to 'land bounded by Glengall Road, Latona Road and Old Kent Road' offers specific design guidance that has been taken into account in our proposal. In relation to our site, the guidance states that:-

“To the west, in response to the retained structures around Latona Road (including the bottling factory on Ossory Road, the chimneys and the Space Studios building and its neighbour), the architecture will have a more industrious character, with:

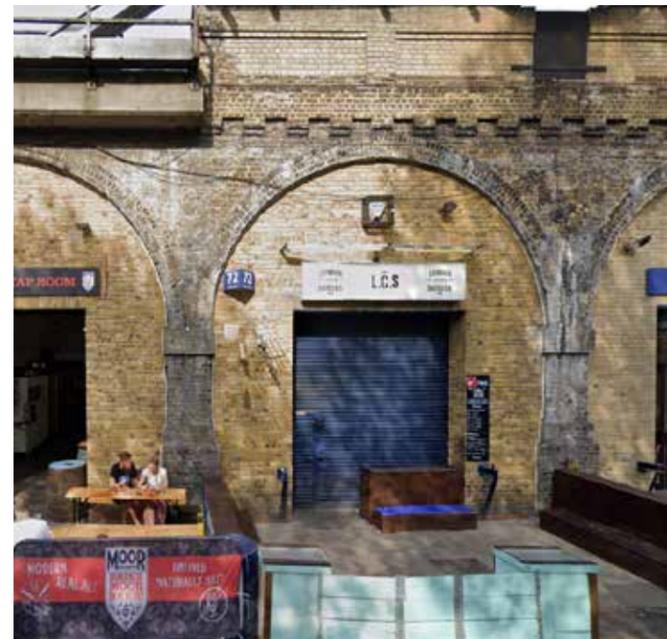
- *A solid and robust appearance;*
- *Punched windows and deep reveals;*
- *Muted details in industrial materials like metal or concrete (for example expressed structural elements like concrete lintels); and*
- *No lightweight materials like glass balustrades or timber cladding.”*

It is these retained industrial buildings that have the potential to most positively influence the future character of the area. We have therefore proposed a relatively simple, but solid design; The building is expressed as two blocks, which sit together with the southern block projecting forward by around 2m. The southern block will be a varied red brick, taking its cue from buildings in the area such as Space Studios and the Bottling Factory, whereas the northern block is intended to be a grey brick.

Windows to bedrooms on Ossory Road are required to have an attenuated ventilation panel. This will be faced with perforated powder coated aluminium, in two complementary colours to the brick. Other metalwork and metal cladding, balconies, and window and door frames will also be powder coated in the same complementary colours.



Space Studios, Haymerle Road



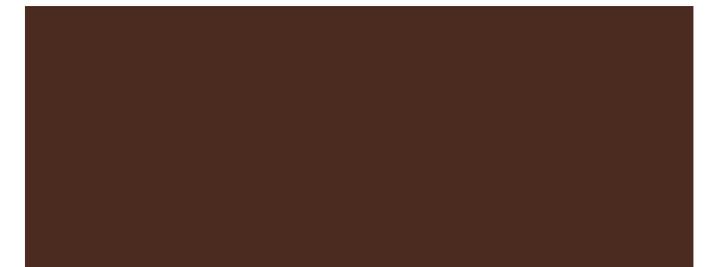
Railway Arches, Enid Street



Bottling Factory, Ossory Road



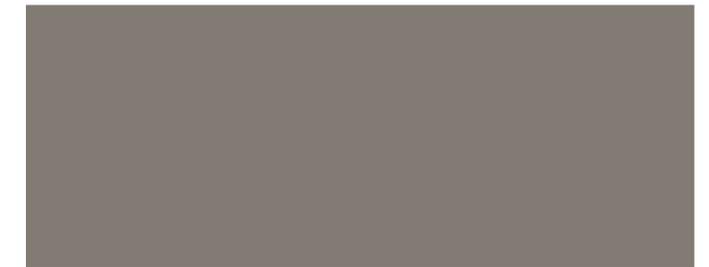
Lanark House, Old Kent Road



PPC panels, southern block



Window frames, southern block



PPC panels, northern block



Window frames, northern block

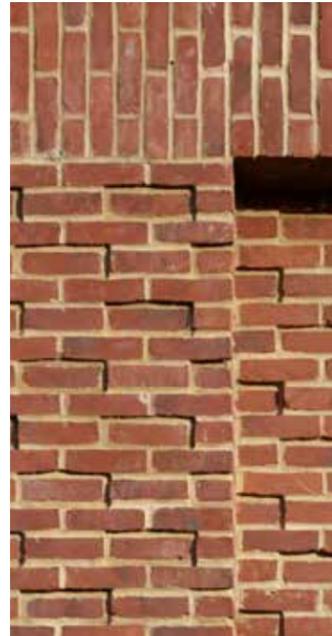
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5.9 Materials - Articulation and Detailing

The below images show some examples from previously completed projects that give an idea of the detailed design style and quality that is intended on Ossory road.



Office building, Hawkins\Brown
Red / brown brick, simple punched openings, full brick reveals



Burridge Gardens, Hawkins\Brown
Red brick, soldier course



Deptford Landings, Hawkins\Brown,
Grey brick detailing



Burridge Gardens, Hawkins\Brown
Grey brick, perforated vent panel, Juliet balcony, soldier course



Burridge Gardens, Hawkins\Brown
Grey brick, regular repeated punched openings, deep reveals



Varcoe Road - Pocket Living, Macreanor Lavington Architects
Red brick, soldier course brickwork, Juliette balconies



Office building, Hawkins\Brown
Red brick, soldier course



Deptford Landings, Hawkins\Brown
Balcony design example



Royal Veterinary College, detail
Powder coated aluminium perforated panel



Goldsmith Street, Mikhail Riches
Brise soleil shading design

5 Design Proposals

5.10 Elevations

East Elevation

The elevation facing Ossory Road is composed of two blocks, with the southernmost block projecting by around 2m. This lends the projecting section of massing a more vertical, pleasing proportion facing Ossory Road. The building can therefore be thought of as a 'north wing' and larger 'south wing', and this is expressed in the differing brick chosen for each block. This was also explained in the Design Principles section 4.0.

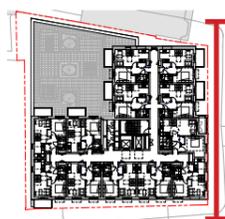
The building is grounded – i.e. it is expressed as two vertical blocks with a consistent material reaching the ground – rather than being expressed as horizontal components. A horizontal recessed brick detail runs around the building at second to ninth floor.

The repeating nature of the floor plans from level 01 upwards sets up a regular series of punched windows, with whole brick reveals. Depending on the tenure of the home, living areas are either provided with Juliet balconies or a projecting bolt-on balcony.

Windows to the bedrooms facing Ossory Road only are required to have an attenuated ventilation panel, allowing for night-time purge ventilation. This occupies half of the overall brickwork opening, with the remaining half consisting of a full height window with a transom at 1100mm and opening top panel. The ventilation panel will be perforated powder coated aluminium. Complementary colours have been chosen for brickwork and metalwork – please see the materiality section of this document. Above each window is a soldier-course lintel – this will be in the red brick throughout the scheme.

At ground floor the windows are aligned to the residential levels, but detailed in a way that makes them both distinct and complementary to the floors above. Brickwork openings are taller here, relating to the taller floor height. Wall space to the ground floor industrial space provide internal wall pin-up/storage space.

At ground floor, to the northern block, brick openings are larger allowing for access to the refuse stores, cycle stores and substation, all of which is required to be on Ossory Road. The southern block has the main residential entrance at ground floor level facing Ossory Road – this is recessed to provide a sheltered area outside the main door.



5 Design Proposals

5.10 Elevations

South Elevation

The south elevation faces a service road that is currently in private ownership, and allows access to the Bottling Factory building to the west of the site. The existing pavement line is maintained to the southern side of the site, and the building is set back by 1m from the ownership boundary.

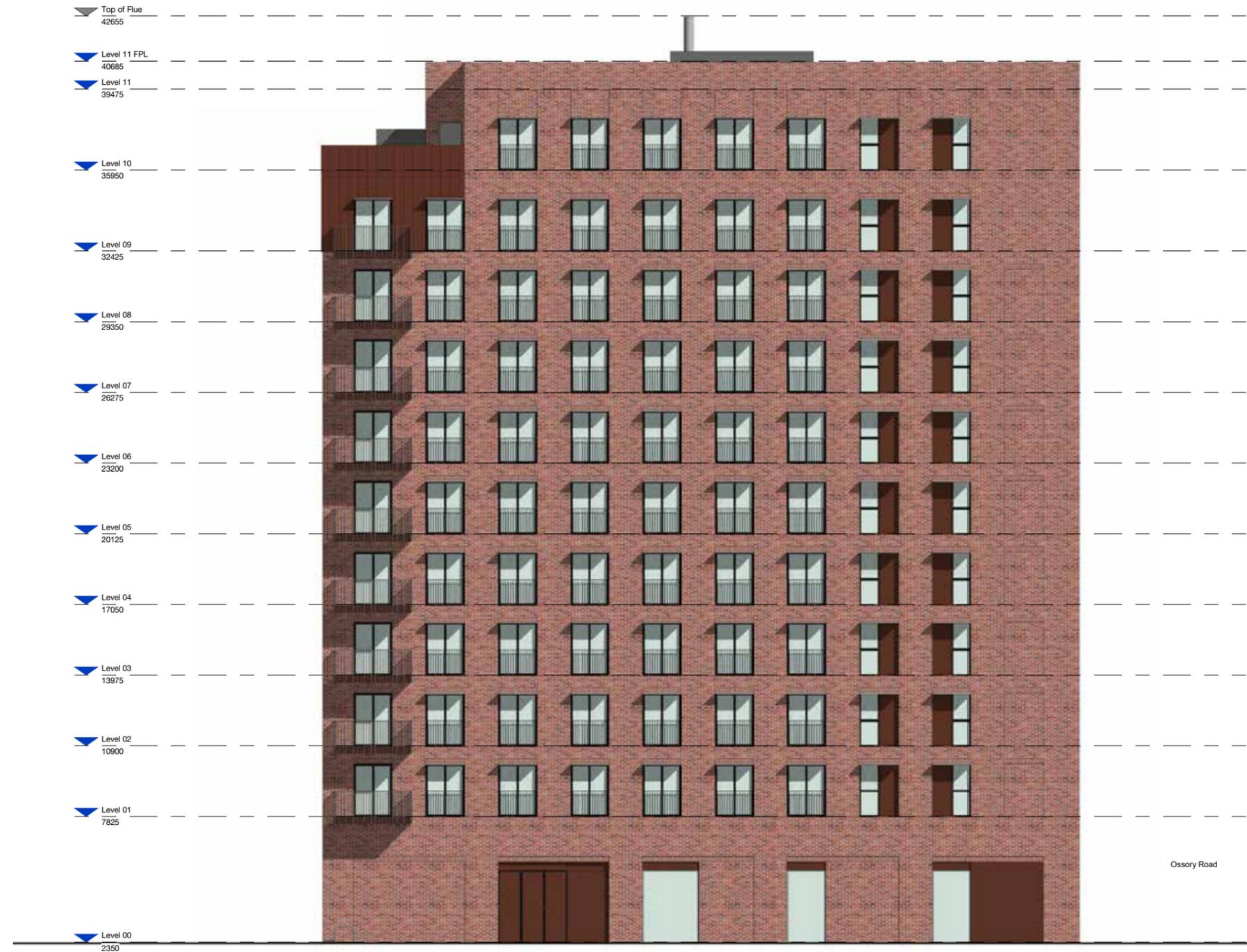
This elevation is the long flank of the southern block as described on the previous page, built using the red brick material. In this location, bedrooms are not required to have an attenuated ventilation panel, and they are therefore designed to be identical to the living room windows - with full height inward opening glazed doors and a powder coated metal Juliet balcony. The one exception is the western most unit, which has a projecting bolt on balcony to the living area.

At the eastern end, the windows are removed to allow a more solid appearance at the corner, with a subtle panel of set-back brick replacing the window. This allows the living rooms to function - with a certain amount of solid wall space necessary internally. As with the east elevation, a recessed brick detail runs around the building, aligned to the bottom of the windows.

With the exception of those to the western end that are under a balcony, all the windows are fitted with a projecting louvre above them, which provides solar shading and ensures the homes meet overheating requirements.

Active frontage is important here, so the windows to the light industrial unit at ground level are full height (this is similar to the frontage seen at, for example, Weber Industries on Haymerle Road). However this floor is not fully glazed to allow for workbenches and equipment storage within the light industrial unit.

To the ninth floor western side, the building cladding changes to a powder coated metal, vertically oriented. The colour of this is the same as the perforated vent panels to the east elevation and the windows to the light industrial space. This creates the impression of a more pronounced step in the brick building and the insertion of a pavilion at roof level, as the building steps down to the west.



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5.10 Elevations

West Elevation

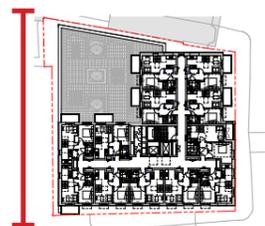
The west elevation faces a private access road serving the Bottling Factory.

At ground floor, the building occupies the majority of the site area forming a plinth, with areas of louvre allowing ventilation to plant rooms situated to the northern end of this wall. The light industrial space also has some additional glazing along here.

The residential building above is composed of two parts, and as it is an 'L' shape in plan, the northern block sets back significantly from the site boundary, allowing an area of landscaped amenity space to be provided above the ground floor 'plinth'. The southern red-brick block sits forward and flush with the first floor plinth.

Window openings to the residential areas are identical to those previously described on the south elevation; bedroom windows are not required to have attenuated ventilation panels and so have full height fixed glazing. Every home is provided with either a Juliet balcony or projecting bolt-on balcony, accessed from the living area.

To the ninth floor on the southern block, the building cladding changes to a powder coated metal, vertically oriented. The colour of this is the same as the perforated vent panels to the east elevation and the light industrial space windows. This creates the impression of a more pronounced step in the brick building and the insertion of a pavilion at roof level, as the building steps down to the west.



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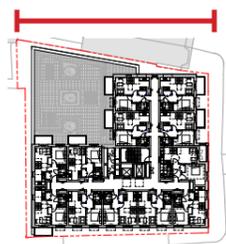
5.10 Elevations

North Elevation

The northern elevation is also set back by around 1m for the most part from the ownership boundary, and allows a gap between the building and its neighbour. As with the western elevation, the back of the 'L' shaped block arrangement is apparent here, with the ground floor plinth set toward the site boundary, and the southern building block set back to allow for the amenity space.

Windows conform to identical design and logic as the previously described elevations, and as with the southern elevation, the corner windows are omitted to allow for a greater amount of wall space within the residential apartments.

The northern elevation of the northern block does have windows where possible (with fire and other constraints taken into account), and has a window relating to the end of the central corridor of this block, allowing natural light into the circulation space.

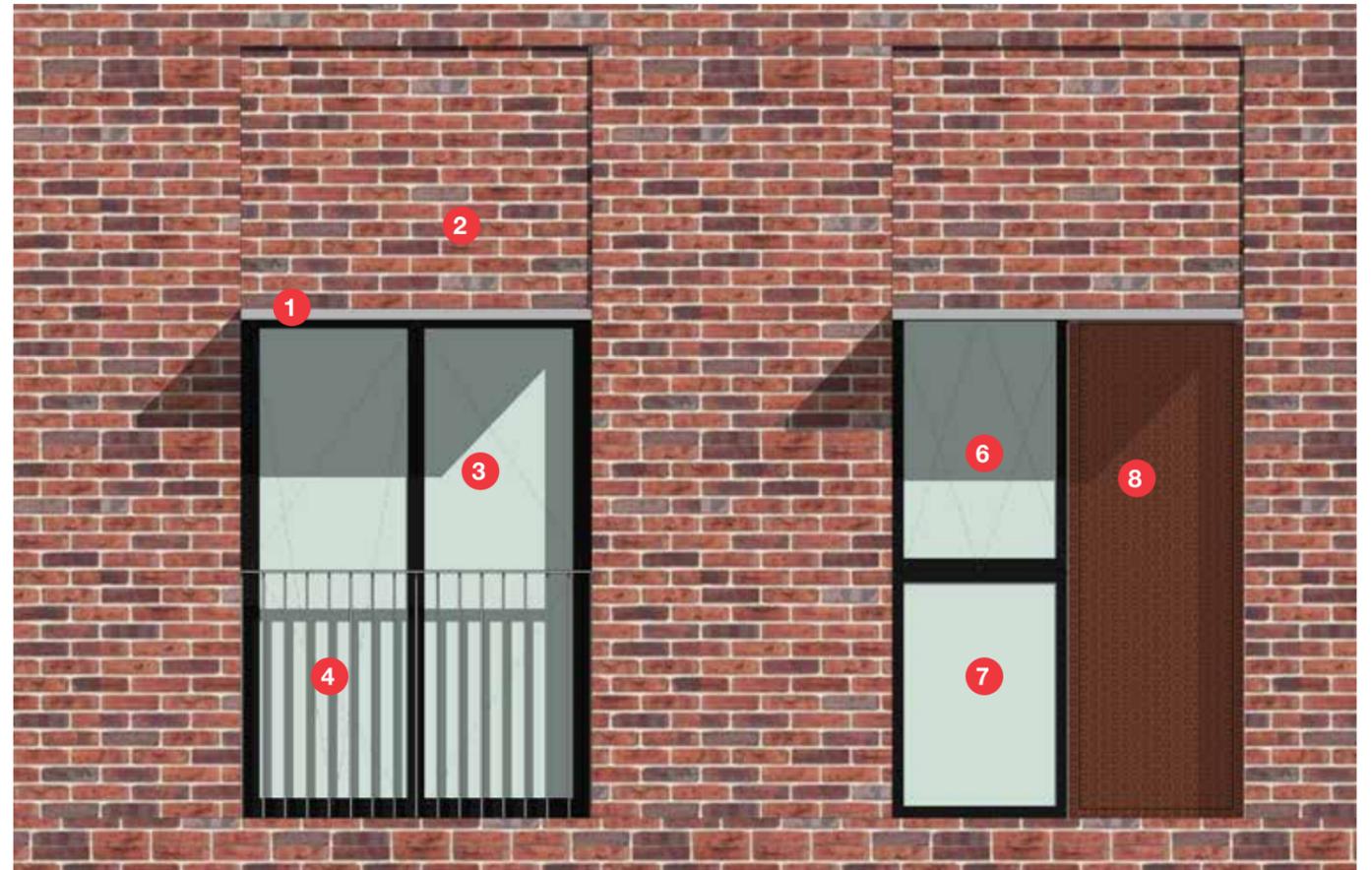
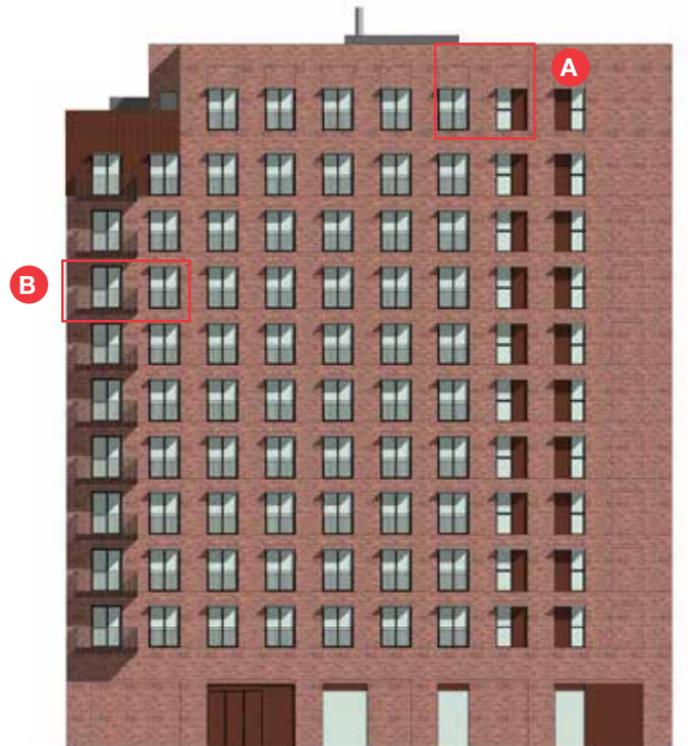


5 Design Proposals

5.11 Bay Studies

Bay study to a typical arrangement at the top level of the southern elevation.

- 1 Brise soleil solar shading to windows on southern and western elevations
- 2 Area of brickwork recessed by 25mm - shown to top level windows only
- 3 Full height, inward opening glazed doors in aluminium frame system (dark grey - colour tbc)
- 4 PPC metal balustrade to Juliette balcony in light grey (colour tbc)
- 5 Soldier course brickwork above windows
- 6 Top hung window in aluminium frame system (dark grey - colour tbc)
- 7 Fixed glazed panel in aluminium frame system (dark grey - colour tbc)
- 8 PPC metal perforated acoustic parge panel (dark red - colour tbc)
- 9 PPC metal balcony with solid soffit. Dark red to match perforated panel



Bay Study A



Bay Study B

5 Design Proposals
5.12 Visualisations



-  Viewpoint
-  Site boundary
-  Consented Hireman Scheme
-  Suggested massing within the OKRAAP



View from Old Kent Road, looking south

5 Design Proposals
 5.12 Visualisations



-  Viewpoint
-  Site boundary
-  Consented Hireman Scheme
-  Suggested massing within the OKRAAP



View from Ossory Road, looking north

5 Design Proposals

5.12 Visualisations



-  Viewpoint
-  Site boundary
-  Consented Hireman Scheme
-  Suggested massing within the OKRAAP



View from Glengall Road, looking east

6 Access and Movement

- 6.1 Access and Circulation
- 6.2 Secure by Design
- 6.3 Cycle Strategy
- 6.4 Waste Strategy

6 Access and Movement

6.1 Access and Circulation - Ground Floor

This section of the Design and Access Statement explains the approach to access considerations associated with the proposed development

Main access to the building is via Ossory Road on the eastern side, with some access to the light industrial space also provided on the southern elevation. The main residential entrance is central to the plan on Ossory Road and via an outer lobby leading to stairs and lifts.

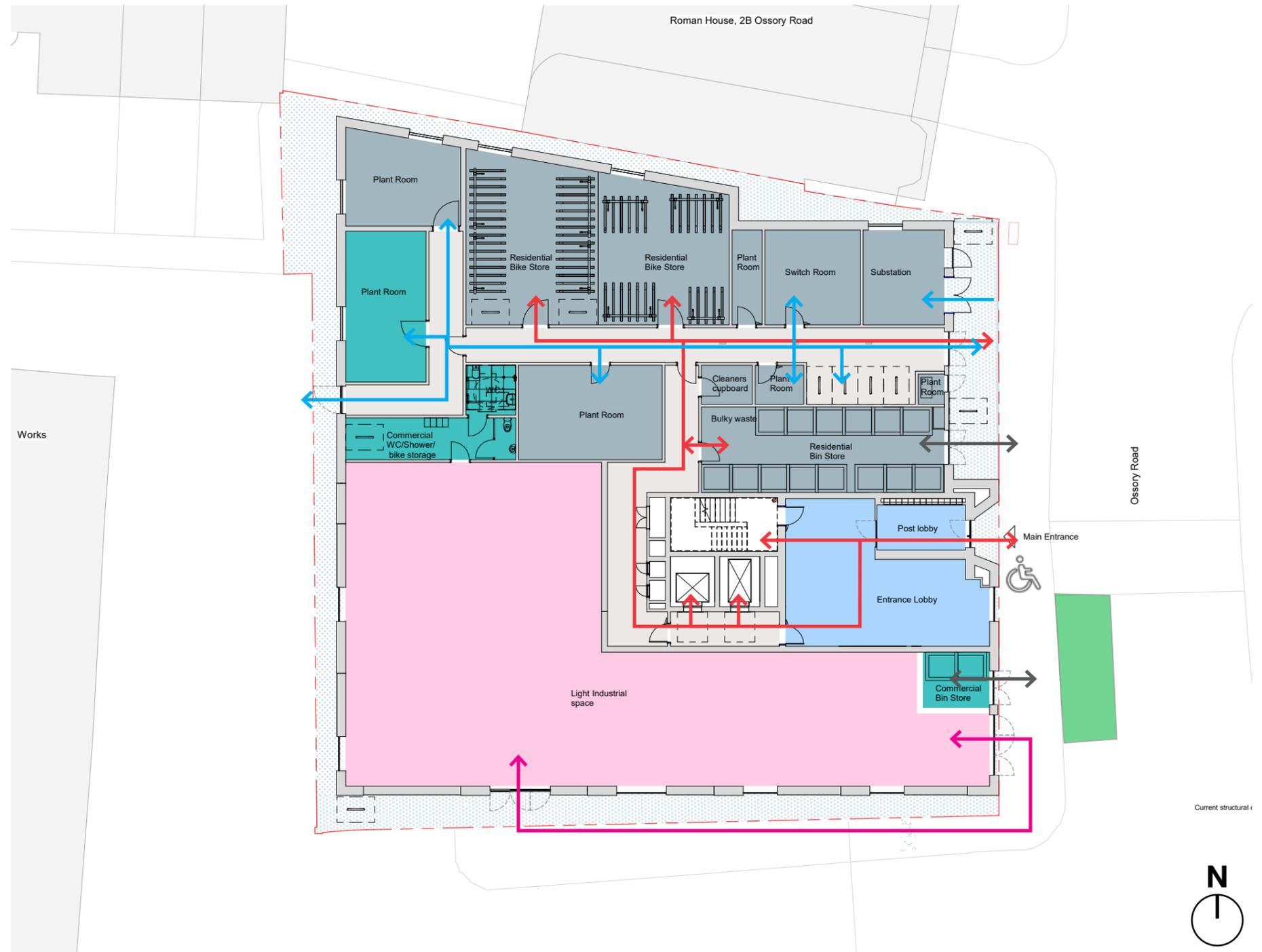
The entire ground floor has been planned to provide level access throughout. Further consideration to the design of the thresholds into the residential and commercial spaces will ensure that this is a building that can be used by all regardless of mobility.

A corridor runs from the bike storage area to the western elevation, providing a fire escape.

Cycle access is via a set of double doors from Ossory Road. This leads to the designated secure residential stores and the short stay Sheffield stands for visitors. A corridor linking this area with the residential core area allows residents to move between their home and the bike storage without exiting the building.

Refuse collection will be from Ossory Road, with light industrial and residential refuse stores on ground floor adjacent to the street.

Given the size and intended use of the proposed industrial space, it is anticipated that the need for servicing will be minimal. Any required servicing is proposed to be undertaken from Ossory Road. A future loading bay to Ossory road, directly outside the light industrial unit, is proposed as part of the LBS Ossory Road Highway Design Plan.



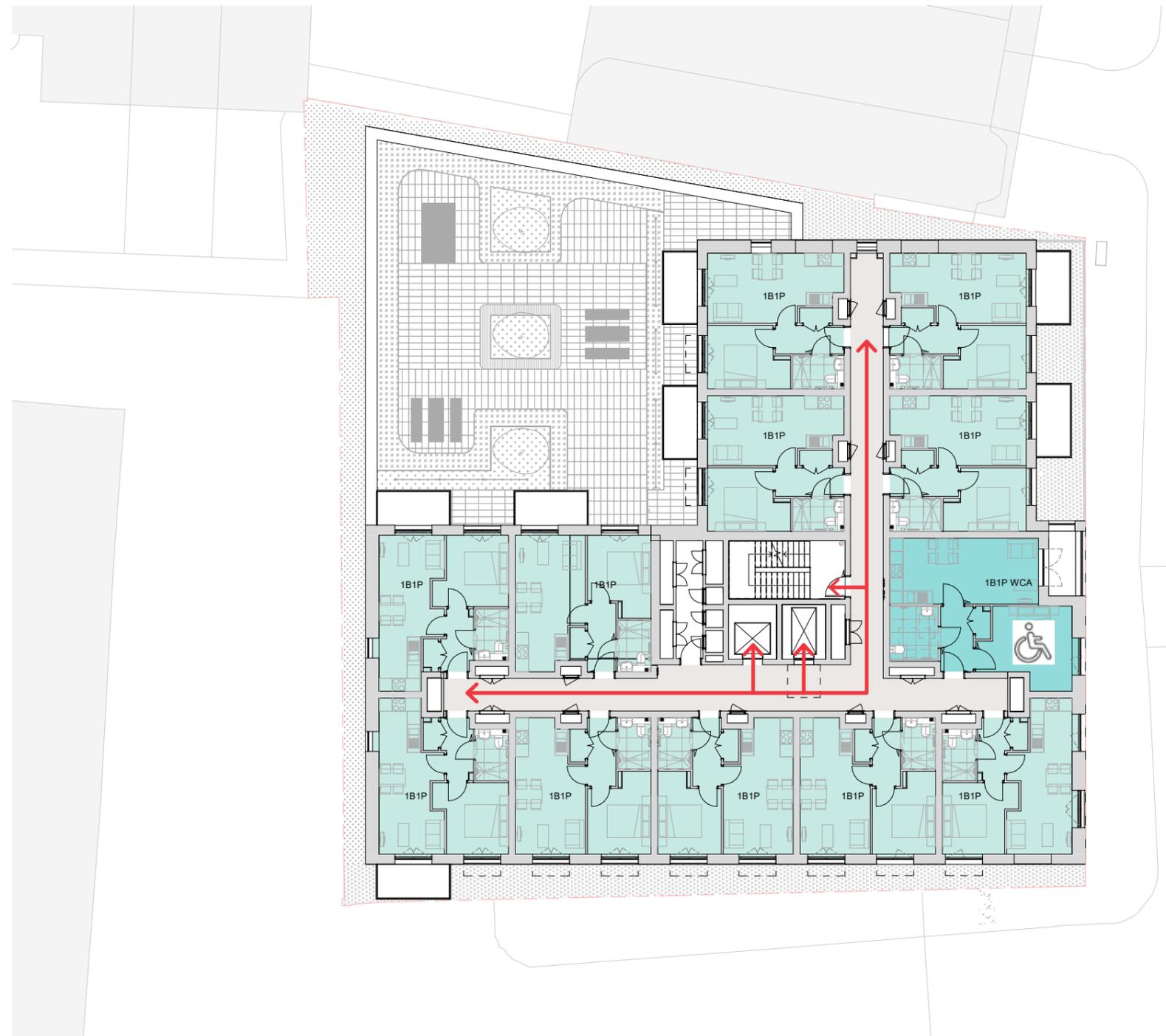
Ground Floor Plan - Access diagram

6 Access and Movement

6.1 Access and Circulation - Typical Floor

The typical floor plan is arranged in an 'L-shape', with homes positioned along the corridor to the north and west of the central core. This avoids a single long corridor.

The corridor widths are 1500mm at their narrowest point, with 2100mm clear width in front of the lifts. Front doors have deliberately been positioned away from the lift entrances to maintain privacy.



Key

→ Residential route - all users

 Commercial areas	 Circulation	 M4(3) Wheelchair Accessible home
 Residential areas	 Ancillary space	 Communal outdoor space

6 Access and Movement

6.2 Secure by Design

Secure by Design (SbD)

As explained in the Consultation section 3.0, there was a meeting with SbD and the Designing Out Crime Officer (DOCO) from the Metropolitan Police on 14th January 2019. Below summarises how the feedback received at the meeting has been incorporated into the design.

Response to Secure by Design (SbD)

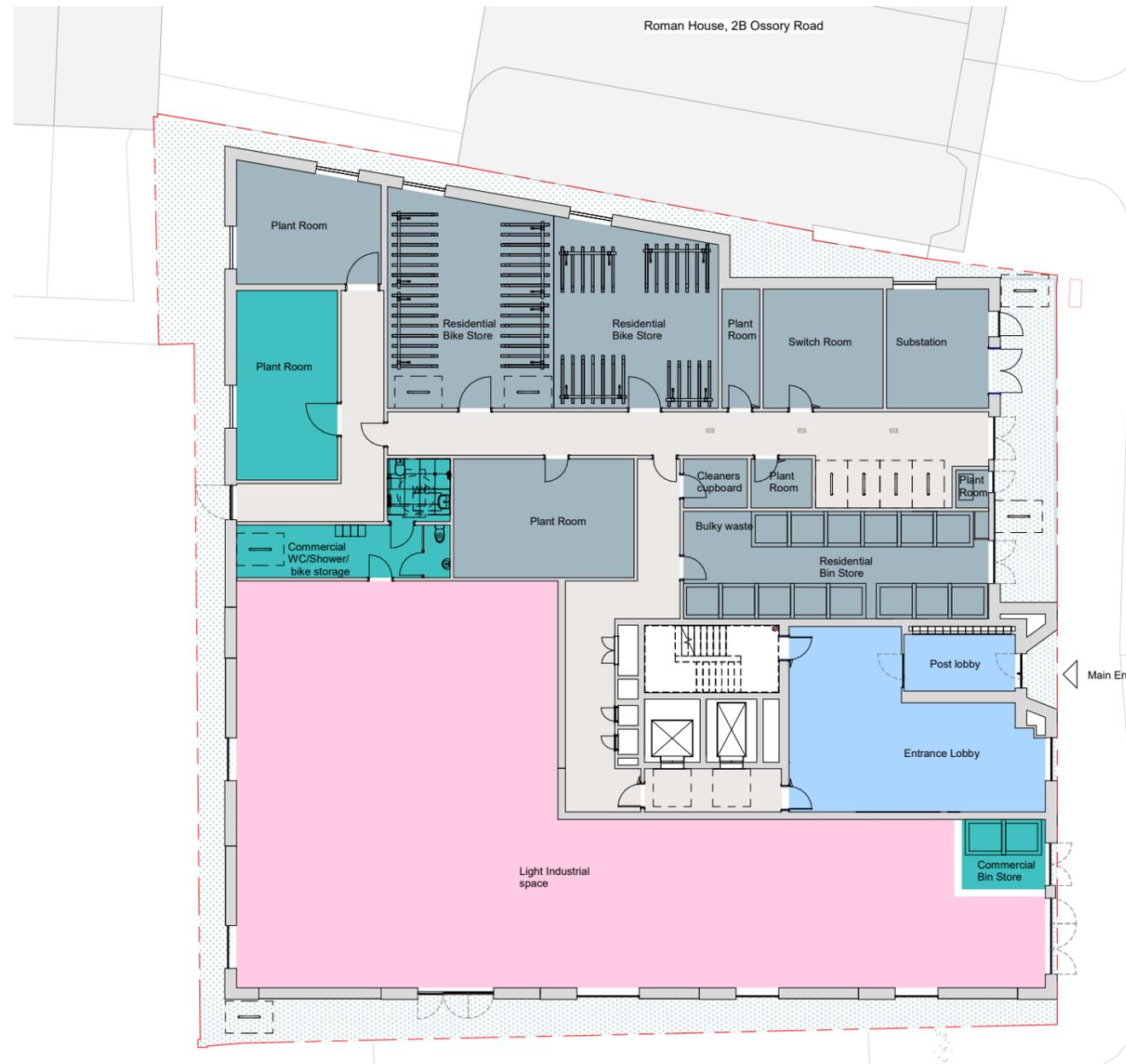
The colonnade has been removed from the entrance way at Level 00. This prevents a dark area that could encourage anti-social behaviour. The on-street bike storage is in a prominent location on Ossory Road and will be fitted as suggested.

All the cycle storage is located on the ground floor to be more accessible. The bike stores have been split into two, containing 66 and 50 spaces.

An air-locked lobby has been introduced at the residential entrance to house the post boxes, with an adjacent room reached through an access-controlled door.

Planting has been added to form defensible space to the relevant units on the level 01 terrace, please refer to landscape section 5.8. On level 10, a window from each of the adjacent homes to the communal terrace have been removed to help privacy concerns.

A key fob system will ensure access for residents to only the floor in which their home is located. The communal areas will operate a similar system to ensure they are only used by residents.



Ground floor plan showing the secure entrance way and lobby from Ossory Road, two separate residential bike stores and the commercial bike store

Key

 Commercial areas	 Circulation	M4(3) Wheelchair Accessible home
 Residential areas	 Ancillary space	 Communal outdoor space

6 Access and Movement

6.3 Cycle Strategy

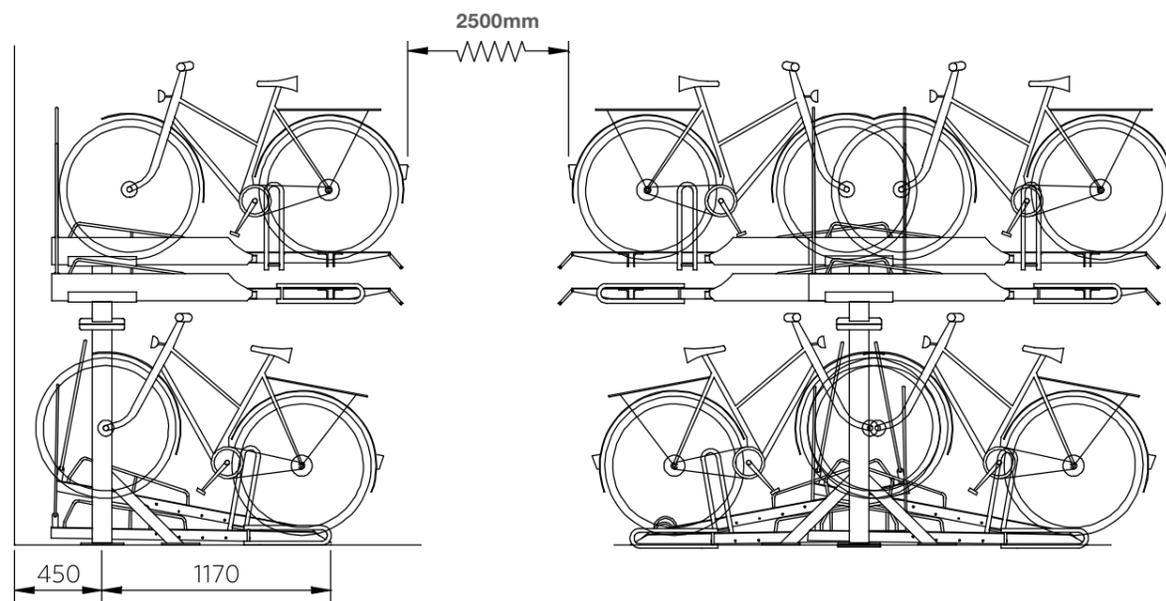
Cycle Storage

Two residential cycle stores are provided and can be accessed from the service yard or through the residential lobby. Stores with fewer than 70 bikes was recommended during the Secure by Design workshop. The larger store has 66 spaces, the smaller has 50.

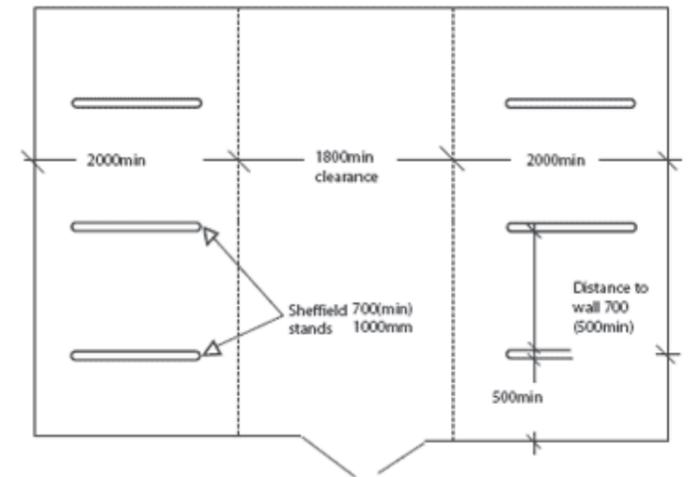
A small area for bike storage is also provided for users of the light industrial space at ground floor.

10 Sheffield stands (20 spaces) have been provided to allow for cycle commuters with a disability, non-standard bikes and/or those unable to operate a 2 tier stand. This meets the current London plan requirements.

The scheme uses the following products set out to meet manufacturers recommended dimensions.



Above - Elevation showing required distances between two-tier stands



Above - Plan showing clearance distances between Sheffield cycle stands



Above - Two-tier cycle stand (indicative)



Above - Sheffield cycle stands (indicative)

6 Access and Movement

6.3 Cycle Strategy

Cycle storage

The bike storage provision meets the LBS proposed requirements set out in the **New Southwark Plan Annexes**. This states a requirement of 1 long stay space per home, and 1 visitor space per 10 homes.

The bike storage can be broken down into the following:

Residential (serving 117 units)

118 Long stay spaces - of which 5% must be large enough to accommodate oversized cargo bikes - (6 spaces - shown as Sheffield Stands)

12 visitor/ short stay spaces

Six Sheffield stand spaces are shown on Ossory Road, for easy access to visitors. A further twelve are shown behind the secure entrance, these provide the additional visitor spaces, and the six cargo bike spaces.

Commercial

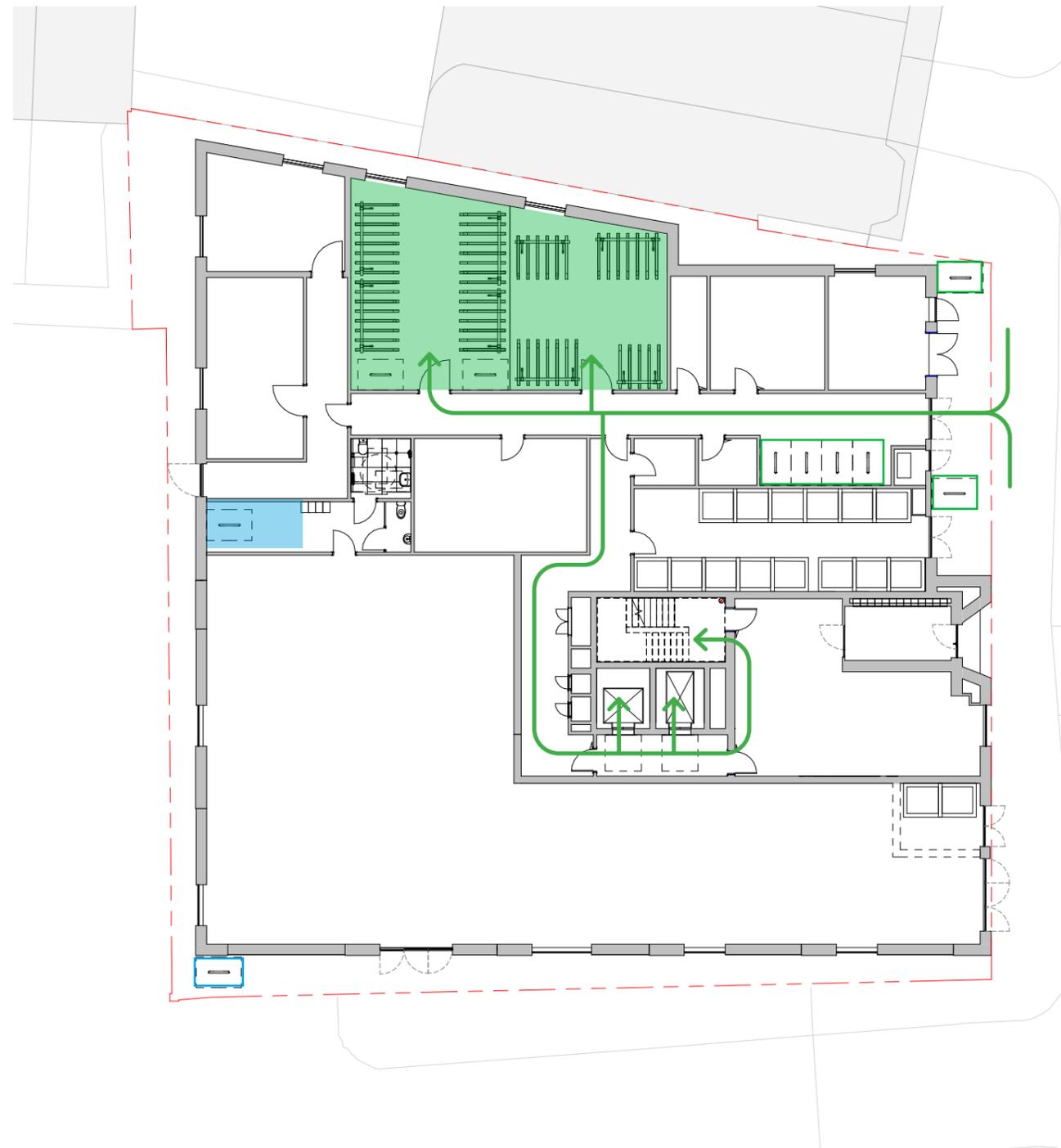
2 long stay spaces

2 visitor/ short stay spaces

125 spaces total

A single Sheffield stand is situated near to the rear access point into the light industrial space.

- Key
- Commercial long stay bike storage
 - Commercial short stay bike storage
 - Residential long stay bike storage
 - Residential short stay bike storage
 - Residential cyclist routes



6 Access and Movement

6.4 Waste Strategy

Waste storage

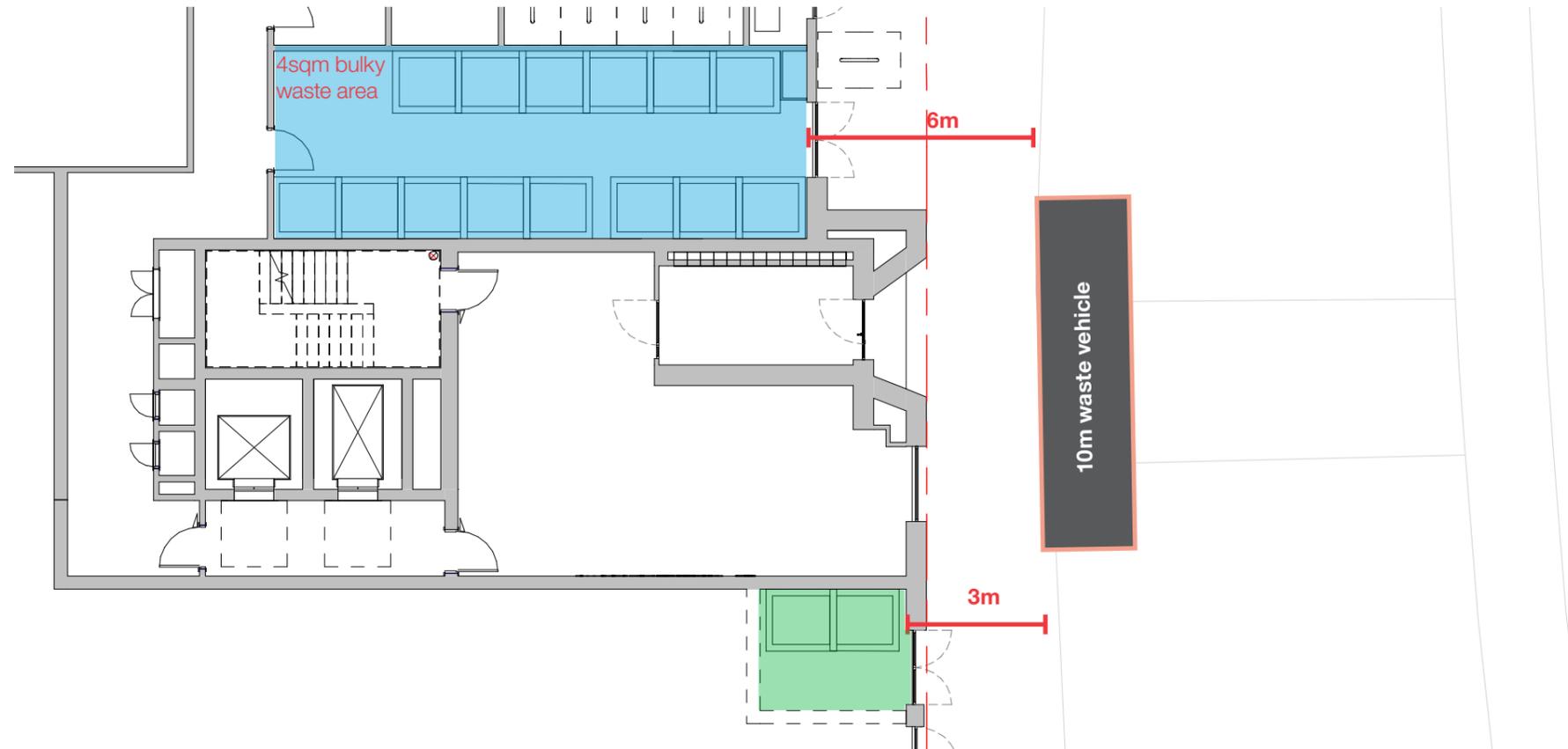
The provision of residential waste storage has been based on LBS 'Waste management guidance notes for residential developments' February 2014.

The breakdown of which can be seen below.

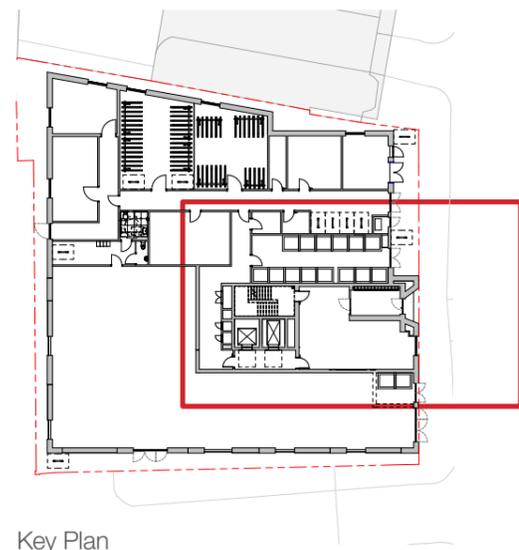
As part of the residential waste storage, 4sqm has been allocated for 'bulky waste'. This size of provision has been advised as adequate by the waste storage consultant.

LBS do not have guidance for commercial waste, so the light industrial waste provision is in-line with the British Standards for an industrial unit, which is for a weeks worth of waste.

Southwark can also collect light industrial waste and it can be arranged to collect more than once a week if required. The light industrial use can also use other private waste contractors in Southwark who would collect waste more than once a week.



Plan of the residential and commercial waste stores, with proximity to a 10m waste vehicle shown.



Key Plan

- Key
- Residential waste storage
- Commercial waste storage

Accommodation Summary			Litres / week	Recycling	Refuse	Total
1B1P	Total Bedrooms	Total units	30L / Unit + (70L x N'Bedrooms)	L x 0.5 Number Eurobin (1100L)	L x 0.75 Number Eurobin (1100L)	Number Eurobin (1100L)
117	117	0	11700	5850 6.0	8775 8.0	14

Residential waste storage requirements

7 Areas

7.1 Building Areas

Residential

Level	Typ Unit 01	Corner Unit 1	WC Unit T1	WC Unit T2	WC Unit T3	Unit per floor	Residential Units NIA (sqm)	Residential Units GIA (sqm)	External Communal Amenity (sqm)	Ancillary (Cycle, Refuse, Plant, Circulation)	GIA (sqm)
Roof											
10	7	1		1	1	10	403.97	436.2	56.9	141.1	577.3
9	8	3		1		12	469.07	502.9		147.34	650.2
8	8	3		1		12	469.07	502.9		147.34	650.2
7	8	3		1		12	469.07	502.9		147.34	650.2
6	8	3		1		12	469.07	502.9		147.34	650.2
5	8	3		1		12	469.07	502.9		147.34	650.2
4	8	3		1		12	469.07	502.9		147.34	650.2
3	8	3		1		12	469.07	502.9		147.34	650.2
2	8	3		1		12	469.07	502.9		147.34	650.2
1	7	2	1	1		11	446.37	475.7	224.4	146.6	622.3
0										523.6	523.6
Total	78	27	1	10	1	117	4602.9	4935.1	281.3	1990.02	6925.12
<i>Requirement</i>				12							

All areas in GIA unless stated otherwise

Commercial

Level	Commercial Units (NIA)	Commercial Units (GIA)	Ancillary (Cycle, Refuse, Plant, Amenity, Circulation) GIA	TOTAL GIA
Roof				
10			2.4	2.4
9			2.4	2.4
8			2.4	2.4
7			2.4	2.4
6			2.4	2.4
5			2.4	2.4
4			2.4	2.4
3			2.4	2.4
2			2.4	2.4
1			2.4	2.4
0	321	337.13	60	397.13
	321.00	337.13		421.13

Area for commercial flue

Overall Totals

Level	TOTAL NIA	TOTAL GIA	TOTAL GEA	NIA:GIA	GIA:GEA
Roof					
10	403.97	579.7	627	69.7%	92.5%
9	469.07	652.64	708	71.9%	92.2%
8	469.07	652.64	708	71.9%	92.2%
7	469.07	652.64	708	71.9%	92.2%
6	469.07	652.64	708	71.9%	92.2%
5	469.07	652.64	708	71.9%	92.2%
4	469.07	652.64	708	71.9%	92.2%
3	469.07	652.64	708	71.9%	92.2%
2	469.07	652.64	708	71.9%	92.2%
1	446.37	624.7	686	71.5%	91.1%
0	321	920.73	981.35	34.9%	93.8%
	4923.9	7346.25	7958.35	62.58%	84.57%