



Design & Access
Statement
February 2024

Move On Flats
Your Place
81 Barking Road
Canning Town
London
E16 4HB

For:
Your Place

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1. Introduction

This document accompanies the application for detailed planning approval for the refurbishment and modification of parts of Your Place, formerly called Caritas Anchor House, in particular, the phase which was completed in 2016/2017. It is located at 81 Barking Road, Canning Town, London E16 4HB. The proposed scheme comprises separation of this block of 25 studio flats from the larger complex, creating a separate entrance which is currently used for emergency exit only, addition of a lift from ground floor to second floor, adaptation of four of the flats to ambulant disability flats, conversion of two flats for ancillary use, including offices and communal living/dining area. There will also be provision of a laundry and a staff wc, a bicycle store and a refuse store on the ground floor. The circulation link with Your Place will be retained for emergency exit only.

This development of Move On Flats will be called 'Barking Road Long Term Shared Accommodation', and it will provide supported accommodation for people experiencing homelessness.

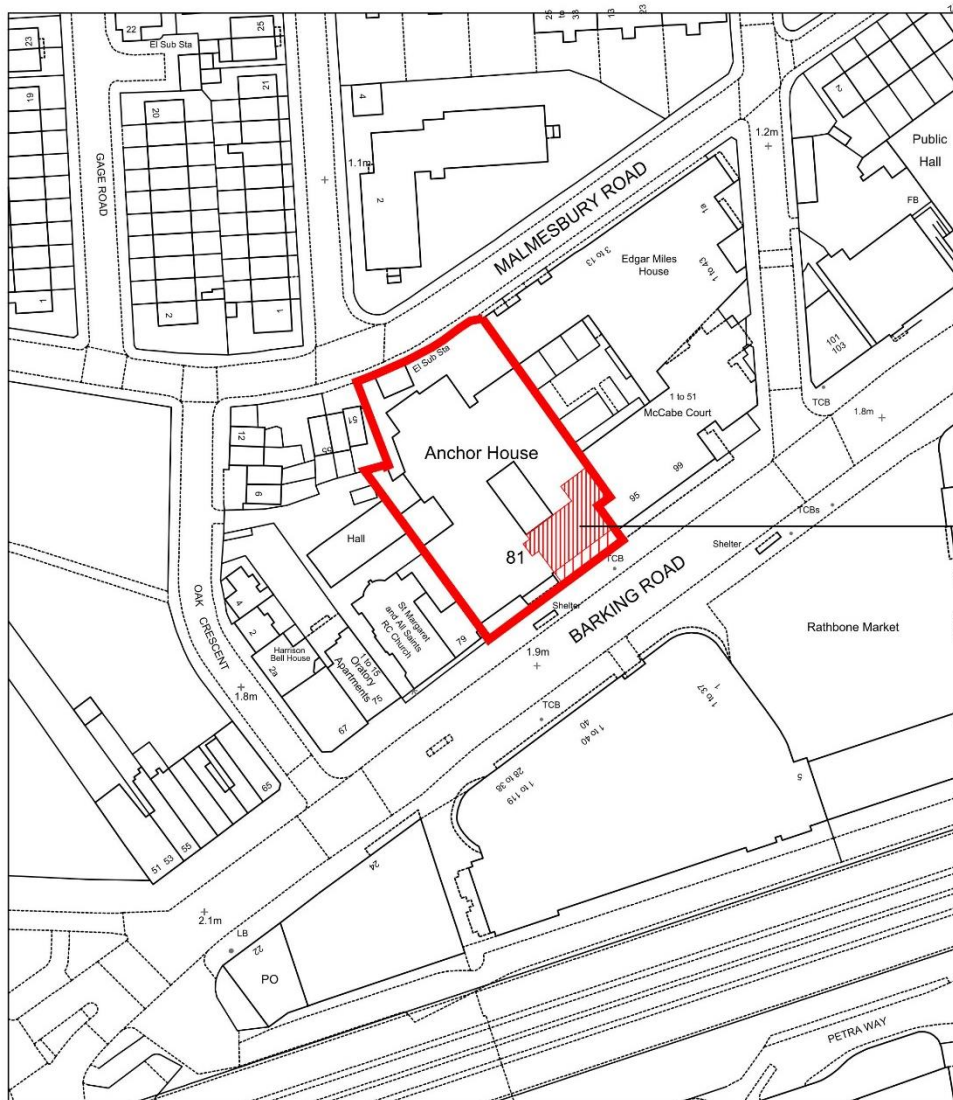
2. Site location and context

The project site is situated on Barking Road and it is part of a large complex which fronts on Barking Road and extends to Malmesbury Road at the rear. The existing building comprises of seven floors, including the mezzanine. The ground floor and the mezzanine floors are generally used for offices and other ancillary purposes, and first to fifth floors are used for 25 x one bedroom studio flats, five on each floor. This block was built in 2016. The west of this block is the original building, Anchor House, which was built in 1962. The east of this is a mixed-use scheme at 95-99 Barking Road, built in 2007 for One Housing Association. It is in commercial use on the ground floor and

residential above.

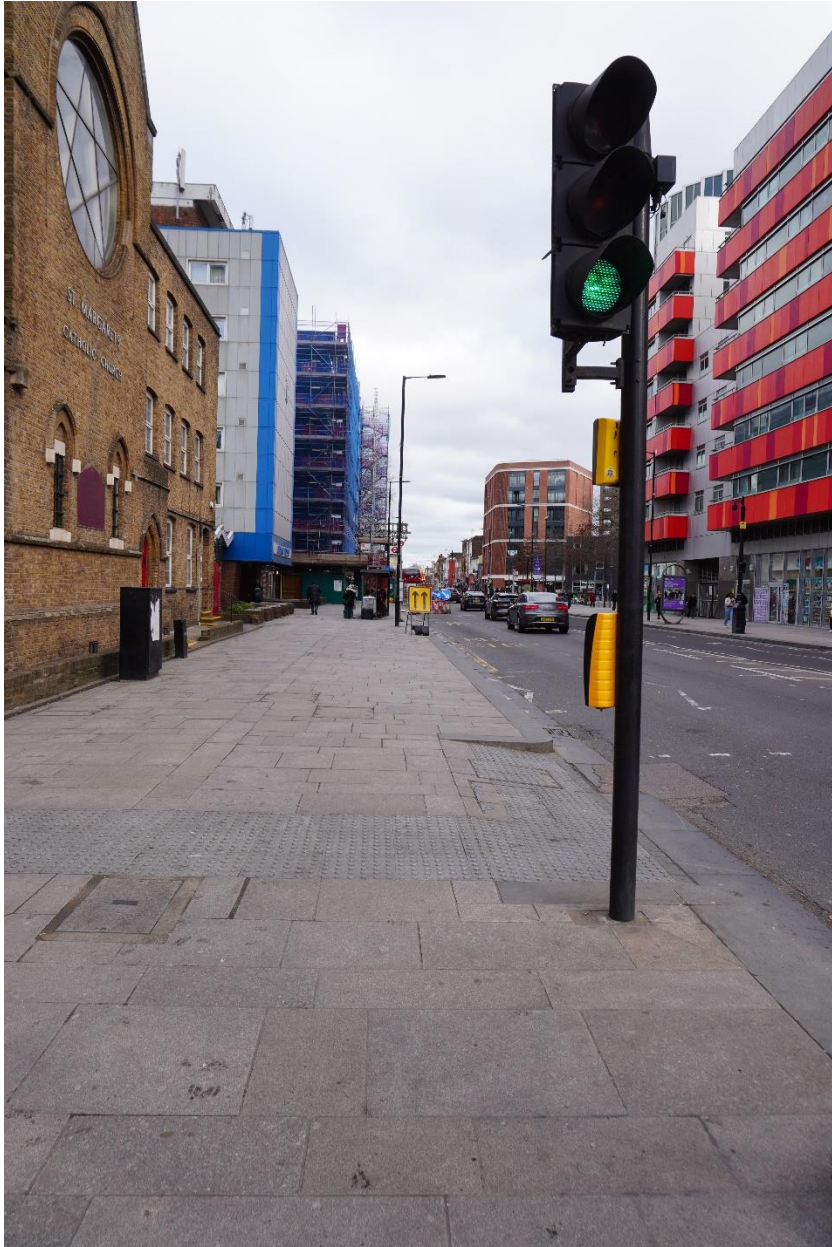
The original Anchor House, together with the subsequent phases, is a supported residential complex with communal kitchen, ancillary administration offices, wcs and store etc. on the ground floor and the mezzanine floor, and residential above. Currently, the whole complex provides 155 bed spaces, 25 of which are in the studio flats, in the block forming this planning application. Currently the main access to this block is through the original entrance to Anchor House from Barking Road, via lift and stairs. There is an existing staircase, stair 2, in the Move On Flats, which is primarily used for emergency exit to Barking Road. To the rear of Anchor House complex is a service yard, providing vehicular access, carparking and refuse storage.

Your Place enjoys a close proximity to the commercial activities on Barking Road and the Canning Town Station, linking dockland, the city and the West End, and the Canary Wharf and Stratford nearby. The ease of accessibility from all over London, makes this location desirable and attractive place to live.



part of Anchor House (Your Place) forming the planning application shown shaded

Location Plan



View of Barking Road looking east



View of Your Place looking north-east



Close up of Your Place



Rear view of Your Place

3. The existing use & planning history

Your Place provides supported accommodation for people experiencing homelessness. There is a provision of a total of 155 bedspaces, out of which 25 studio flats form this planning application.

The original six story building of Anchor House was built in/around 1962 and it was opened in by the Roman Catholic Apostleship. The planning permission for the phase of 25 studio flats which forms the current planning application, was granted in 2008, under reference 08/00252/LTGDC. It was described as 'Construction of 6 - storey infill extension to Barking Road to provide 25 self-contained hostel accommodation units, single storey rear and side extensions with external alterations to the existing block to facilitate refurbishment of existing hostel'. The approval date was 6th June 2008.

Originally Anchor House provided 116 bed spaces for single homeless, which were later increased by extending the original building. It is now a residential centre for single homeless people with 155 bedspaces. It has a range of facilities that provide training, support community based activities, and meetings for both Your Place residents and the local community. It operates on a 24 hour a day 365 days a year basis. The complex, forming part of this planning application was added in 2016.

This block provided 25 self-contained studio flats, to create an opportunity for its residents to become capable of looking after themselves prior to moving into the Housing market and living independently.

4. The proposed project

4.1 The brief

The project comprises supported accommodation for people experiencing homelessness.

It is designed to meet a gap in need within London hostel provision, identified by the work commissioned by London Councils and the GLA earlier last year, for people who would prefer to be living in long-term accommodation in a self-contained space that also offers some communally shared areas and the potential for companionship with others. The work would comprise the conversion of existing self-contained flats which are currently run as part of a large hostel service by Your Place, to be made separate for this client group. The works include creating a separate entrance, a lift, and also providing communal spaces to enable social interaction and activities for residents. The conversion also allows for four flats which are mobility accessible, anticipating a client group with a proportion of health and mobility needs. It also allows for the creation of an offices on ground floor and first floor to house staff who will provide 24-hour cover in this service.

The scheme provides:

- 23 studio flats and associate ancillary spaces.
- communal space, alongside a staff area
- site staffing to meet the level of need, with visiting support from other services / professionals.
- focus on sustaining accommodation, stabilising and improving health and building interests and relationships.

The service would support pan - London referrals, and all 33 London local authorities would be able to refer into the scheme, but priority will be given to referrals from an agreed-in-advance set of high support hostels across the capital who will be required to offer the resultant vacancies created through move on to this scheme to T1000 rough sleepers and other current rough sleepers who need high support hostel accommodation. As such, it will unblock beds throughout the capital which are blocked with residents with long term support needs and will provide a long term supported housing option for some of the most common repeat presenters to services, as well as people who are particularly vulnerable due to their health needs.

4.2 Eligibility criteria for people to access this service:

People from all 33 London local authorities are eligible to be referred into the scheme. Priority is given to referrals from an agreed-in-advance set of high support hostels across the capital who will offer the resultant vacancies created through move - on to this scheme to T1000 rough sleepers and other current rough sleepers needing high support hostel accommodation.

4.3 Target client group for the scheme

A group of people has been identified living in generic hostels who do not want to move to self-contained accommodation with support in the community (floating support/ Housing First) and instead, would prefer to live in accommodation with some amount of sharing with other people. This group is estimated to represent approximately 10% of the population of people currently living in generic hostels. They have a variable level of need; some will have poor living skills or significant health needs.

4.4 Type of support model

This is intended to be a long term service. ASTs will be issued (or the form of periodic tenancy replacing ASTs) to residents who are expected to stay for a minimum of two years. Tenancies will be managed by the on-site team and supported by the wider Your Place housing services team, who are located in the premises next door at Anchor House, and include a Customer Service 24 hours a day, revenue support (with benefit and income claims), oversight of housing standards and move -on support.

4.5 Contribution of the scheme to the local authority strategy to end Rough Sleeping

This scheme will help to free up beds blocked by people needing long term accommodation in generic hostels, as the hostels mapping exercise evidenced that people from this cohort frequently stay beyond the maximum period expected in commissioned hostels. Assisting them to move into accommodation that more appropriately meets their needs will lead to vacancies being freed up for outreach teams to refer to and, will reduce the likelihood of people from this group returning to rough sleeping.

5. Proposal

- 19 Standard self-contained studio flats
- 4 Ambulant mobility standard self-contained studio flats
- Communal living / dining area for half a dozen residents
- Offices for staff
- Utility and staff / visitors' WC
- Secure parking space for 8 bicycles (internal)
- Secure parking space for 4 bicycles (external)
- Refuse store

6. The design concept

The design evolved through a dialogue with the client group, and the consideration for the user needs, and challenges and opportunities of the existing building. The incorporation of ambulant/mobility flats required addition of a lift, and the ancillary spaces, e.g. staff office and communal living/kitchen/dining area required remodeling part of the interior at ground, first, second and third floors. The original flats were purpose built for studio flats, therefore they did not require a major alteration for the proposed use.

The project also required a laundry/utility area, wc for staff and visitors, bicycle store and a refuse store. Due to the constraints of the building and emergency escape requirements, the design had to overcome complex issues.

It is necessary to renew all the kitchen units and appliances and some of the bathroom fittings to meet the needs of the project. Understandably, there were more extensive renewal in the ambulant/mobility flats.

Regarding the exterior of the building, the objective was to minimise external changes. The existing fire escape door was converted to main entrance to the building and the original communal access to Your Place was retained for emergency escape for the Move On Flats. This minimised the changes in the internal communal circulation.

Externally, whilst the design proposed a much-needed canopy over the entrance, and a refuse store and a bicycle store accessed from the outside, this meant that the general outlook of the building remained practically the same, which minimised the impact of the development on the neighborhood.

The proposed block, apart from sharing the emergency exit with Your Place, would be an independent building. The emergency escape would be through a 'push bar' locked door in the communal corridor, which will open for emergency exit only.

7. Impact of the development

The proposed work to the development will practically retains the existing use of building, with minor modifications, which include:

- Use of two of the flats for ancillary offices and communal living/kitchen/dining rooms.
- Upgrading of four of the flats for ambulant mobility use
- Addition of a lift
- Addition of a utility/laundry, wc, accessed from the communal corridor
- Bicycle store
- Refuse store
- Use of the current escape door for main entrance
- Quartz finish zinc canopy over entrance.

The abovementioned work does not impact the exterior significantly to warrant special measures. It also retains the spirit of the original building by continued use of 23 flats out of 25 for single homeless people. Therefore, architecturally and socially, the proposed remains in-keeping with the current use of the building, whilst providing relatively long-term accommodation for people experiencing homelessness from all over London.

8. Access Statement

The existing door to the building does not provide a level access, therefore the paving at the front will be sloped at 1:60 gradient to provide a level access to comply with DDA regulations. In order to make it more convenient to use, the door will be electronically operated. The new doorway to the bin store and the bicycle store will also provide level access. All the internal doors will comply with the DDA regulations. The proposed scheme was assessed for compliance by a specialist accessibility consultant and they have confirmed its compliance with DDA regulations.

The original layout of the residential scheme was designed to maximise contact between the street and the flats. As a result, the location of the windows provided surveillance and safety. In Addition, the pedestrian access is from Barking Road, which is dynamic in all hours, therefore it will provide safety and security.

Well located lighting of the external circulation areas will indicate clear routes. Switches, sockets, ventilation, and service controls would be at height usable by all, i.e. between 450 and 1200mm from the floor.



View of forecourt to Move On Flats



Entrance area

9. Car Parking

There are 8 parking spaces at the rear of the Your Place complex, including 1 space for disability parking. The proposed does not alter this scenario. There is no provision for carparking for the scheme under planning consideration.

10. Bicycle store

In the original scheme of these 25 flats, 12 bicycle parking spaces were approved in the forecourt. In addition, there are 45 bicycle parking spaces in the courtyard to Your Place complex.

The proposed scheme provides 8 bicycle storage spaces in a secure store and 4 bicycle parking spaces in the secure external spaces, equaling the provision for bicycle parking in the original approval. If further secure parking is needed, residents shall use their individual balconies for parking their bikes. It should be noted that each flat has a balcony.

11. Refuse Storage

A refuse store for general refuse and recycling will be provided within the existing block, accessed directly from the outside, as shown on the drawings. It is appropriately sized to reflect that the users are single people and that the flats are all studio flats. The number and size of bins has been calculated from the data available on the LB Newham website, but the waste capacity has been reduced to reflect the use, as explained above. We trust it would be acceptable to L B Newham, Refuse Department. The refuse store will provide 2x1100 L metal Euro bins for general waste, and 1x700 L metal Euro bin for

recycling, at completion of the project. It will have lockable and secure and be furnished with 1100mm (min. clear width) door, opening out. The collection will be standard LB Newham.

See Refuse Capacity Calculations, Appendix I

12. Sustainability

The proposed scheme provides 23 no. studio flat, reduced from 25, currently provided. As the proposed use is practically a continuation of the current use, apart from adaptation of two flats for ancillary space, and the existing building was built only eight years ago, no further sustainable measures are proposed at this stage. This aspect will be further investigated at detail design stage and if required, appropriate measures taken to meet the current regulations.

In terms of land use, the close proximity of the site to the established community, retail, open space facilities, and public transport nodes, ensures that the proposed use will remain sustainable.

The proposed is continuation of the existing use, with minor modifications only, therefore, according to the advice of our sustainability consultant; the detailed sustainability assessment is not required for the planning stage.

13. Secured by Design

Scheme drawings have been sent to Metropolitan Police, Secured by Design Division and their recommendations will be incorporated in the details design.

14. Executive Summary

The scheme comprising 23 Move On Flats and ancillary spaces, is an adaptation of homeless flats, which formed part of a large complex providing supported housing for people experiencing homelessness. The difference between the current use and the proposed use is that it is designed for people to stay over for relatively longer period until they are confident and fit to move to independent housing. Four of the 23 flats are upgraded to comply with ambulant to disability flats and a lift is incorporated to serve the floors with these flats. Apart from minor changes to the exterior, including addition of the doors to bicycle store and refuse store and a zinc canopy over the entrance, alterations are internal, minimising the impact on the neighborhood. The materials chosen for the external changes would be in keeping with the appearance of the existing building, thereby, maintaining the outlook of the existing building. The proposed entrance will be level, provide inclusive DDA compliant design.

The scheme will be supported 24 hour/day by dedicated staff, who has offices on ground floor and first floor. The complex will be secure, as the incomers can be watched from the ground floor office, through glazed screen. The residents will be provided with a small communal living/dining/kitchen area to encourage socializing.

This scheme brings benefits to the housing for homeless, as its users can be sought from all the London Boroughs, and it is designed to provide a unique service by providing housing where the homeless can stay over for a long period.

Appendix I

Move On Flats: Refuse Calculation

Based on Newham Borough Guidelines:

Total weekly waste storage requirement 70L + 30 L per bedroom and 30% additional for mixed recycling. Provided 1100 L Euro bins for general waste and recycling. Refuse store to refuse vehicle distance 10m (max.).

Typical weekly waste calculation arising and subsequent storage requirement (BS5906:2005): No. of dwellings x (volume arising per bedroom +30).

$23 \times (70 + 30) \text{ L} = 2300 \text{ L}$ for residential use

For ancillary spaces, including office, additional waste of 50 L per employee. For 5 employees 250 L Total weekly waste arising from the scheme $2300 + 250 = 2550 \text{ L}$

Mixed recycling waste : 30% additional over the general waste ie. $30\% \text{ } 2550 = 760 \text{ L}$

No. of 1100 L Euro Bins required:

General waste : 2 No. (2200 L.) Assuming that we could be allowed a reduction in overall waste capacity generated by the scheme due to all the flats being studio flats. This would reflect a reduction of 13.7% waste volume.

Recycling: 1 No. 1100L Euro bin.