



NST-0328 - DESIGN AND ACCESS STATEMENT – The British Queen, 34 Picton Street, Camberwell SE5 7QH, London Borough of Southwark  
Revision 2, March 2017

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## 2. INTRODUCTION

This Design and Access Statement is for site of The British Queen PH , 34 Picton Street, Camberwell , SE5 7QH, London Borough of Southwark , and accompanies a planning application for a new residential development comprising of the demolition of the existing building and erection of a new 5 storey residential building .

The following drawings accompany this Design and Access Statement to make up the planning submission:

001	Existing Location & Site Plan
002	Existing Building Drawings
1003	Proposed Site Plan
1004	Proposed Floor Plans
1005	Proposed Sections A-A and B-B
1006	Proposed North and West Elevations
1007	Proposed South and East Elevations

The planning application is supported by the following reports:

- Planning Statement (dha planning);
- Transport Statement (Stillwell)
- Daylight/Sunlight Assessment (Dixon Payne)
- Energy Report (SRS)
- Lifetime Homes Audit (db architects)
- Secure By Design checklist (db architects)
- Flood Risk Assessment (UNDA)
- Phase 1 contamination report (Merebrook)
- Acoustic Report (Rba-acoustic)
- Heritage Assessment (Montagu Evans)
- Marketing Report (Kalmars)
- Parking Survey (Stillwell)



### 3. SITE DESCRIPTION AND CONTEXT

#### Location, Size, Shape and Orientation:

British Queen PH site is situated on the corner of Picton Street and Brisbane Street. The site is located in the south of the London Borough of Southwark approximately 1.6 kilometre to the east of Oval station and approximately 1 kilometre north from Denmark Hill train station.

The site is currently occupied by an inactive pub with a back garden. The existing building is on the corner of two streets: Picton Street and Brisbane Street., is two stories and occupies 114 square meters on the ground floor with 104 square meters on the first floor.

The facades of the existing building are finished in various materials. Predominantly brickwork which is a London stock brick but also ceramics and cement rendering.

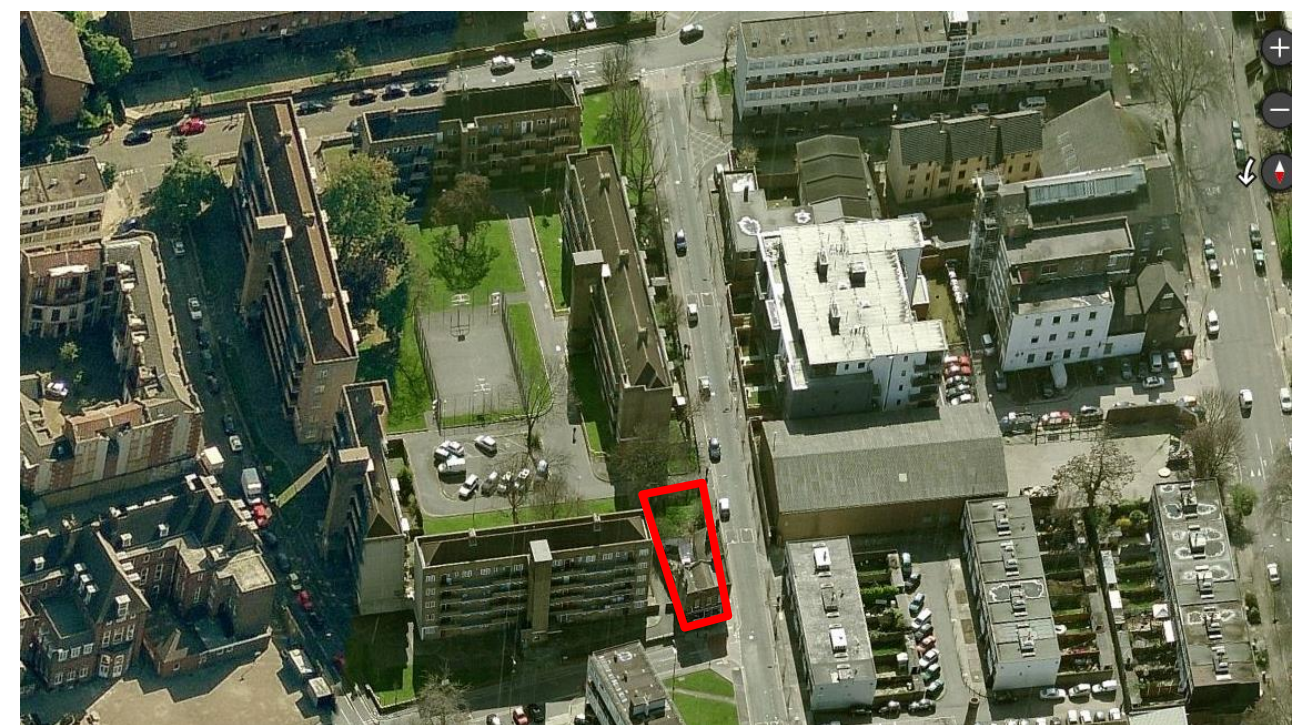
It is one of the smaller buildings in the area and has been a Public House for a number of years.

Immediately to the west of the site fronting Picton Street is a 5 storey block of flats (Bridges House-) part of a housing estate formed by 5 blocks of varied height and very similar façades enclosing a rectangular courtyard. Approximately 11m to the east of the site and facing Brisbane Street is a row of houses. This is a post-war modern design and is read as a two storey block of flats rather than houses.

To the back of site approximately 24m away is another residential block, 4 stories in height (Hood House) which forms part of the housing estate mentioned above.



The development site seen from south



The development site seen from north



### 3. SITE DESCRIPTION AND CONTEXT CONT.

The wider local area includes a variety of residential buildings predominantly modern blocks of flats build in the late 1950s and early 1960s varied in scale and form.

The site is a trapezoid shape with its short side facing north and is 168 sqm measured to the boundaries. The surrounding area includes a variety of uses, urban spaces and types of buildings. A mixture of residential and industrial buildings define the area and although the pre-Victorian street pattern remains strong, most of the post war buildings have a weak relationship with the street, sitting flaccidly in space set back from the street edge.

Several local supermarkets and convenience shops are located a short walk from the site on Camberwell Road, Peckham Road and Southampton Way including Tesco, Morrisons, Sainsbury's, Co-op, Iceland, chemist, optician, post office etc.

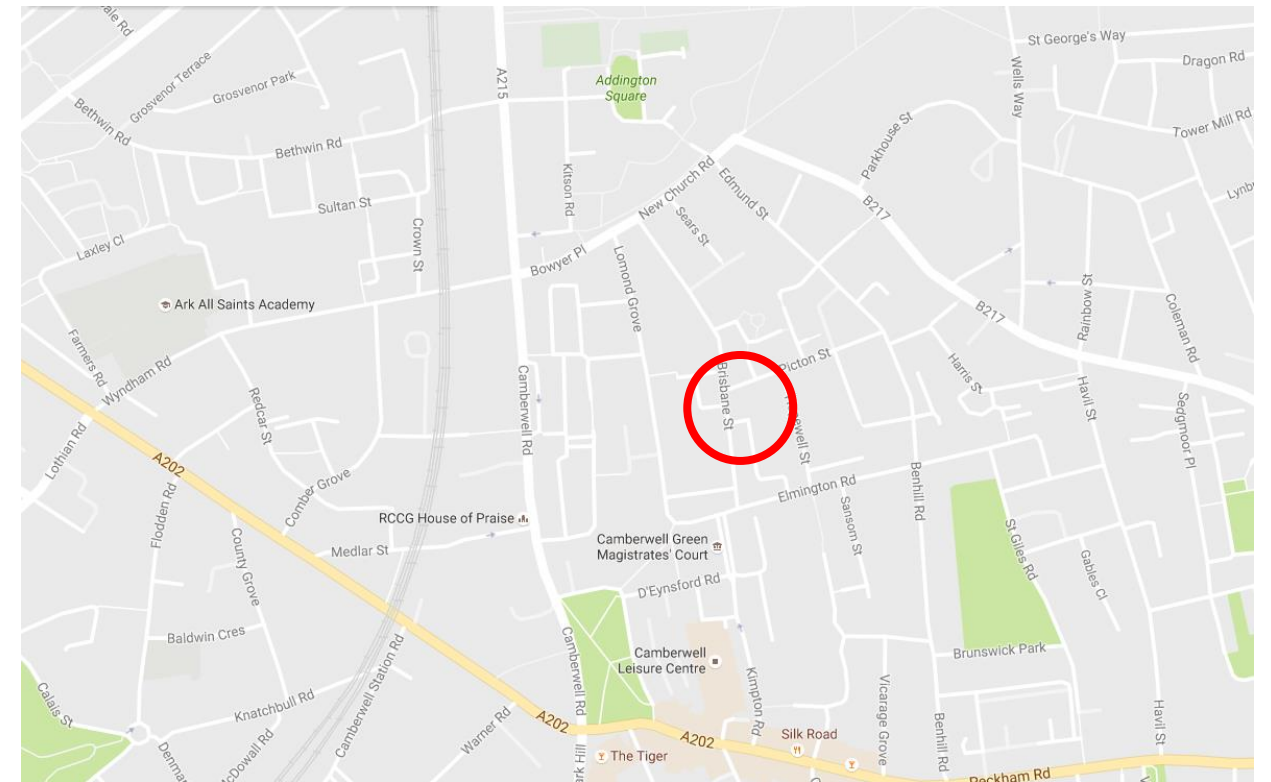
This site is located within 10 min walk of three parks in London, Burgess Park (10min) to north of site, Camberwell Green (4min) south-west of site and Brunswick Park (6min) south-east of site.

#### Access to Site

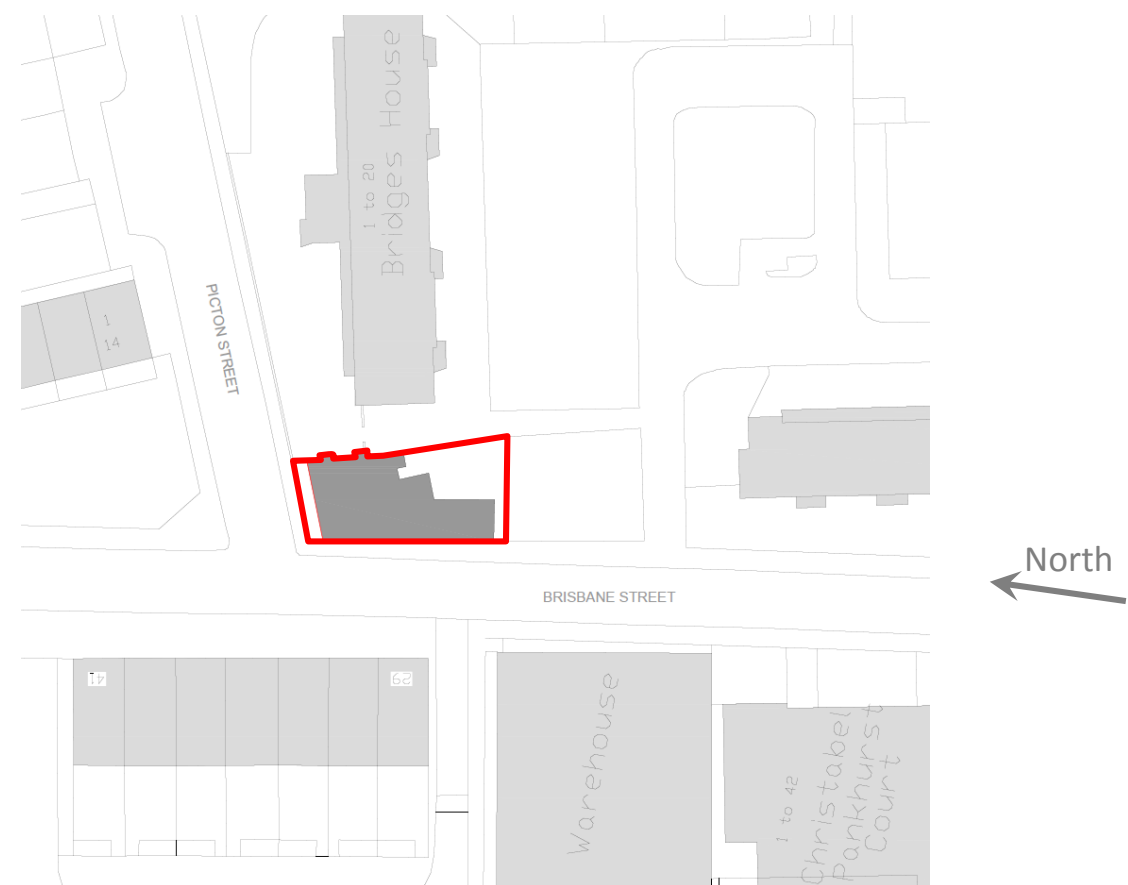
Pedestrian, cycle and vehicle access to the site is provided via well connected network of streets in the local area. The British Queen PH site is well linked with vehicular routes to the south via A202 and Camberwell Road (A215) to the west.

Denmark Hill train station is 17min walk to the south of the site, and Oval Tube station is 25min walk to the west of the site. Both A202 and A215 roads have a multitude of bus routes with very good connections.

The site is generally flat, with pedestrian access from the network of pavements along Brisbane Street and Picton Street, there is no vehicular access to the site.



Map Location



The development site

#### 4. EXISTING BUILDING DESCRIPTION

The existing building is on the corner of two streets: Picton Street and Brisbane Street. It is a building with two floors and occupies 114 square meters on the ground floor and 104 square meters on the first floor.

The facades of the existing building are finished in various materials. Predominantly brickwork which is a London stock brick but also ceramics and cement rendering. In the facades of Picton Street and Brisbane Street there is a dark blue stripe on the following graphics: "The British Queen" and "Courage, established 1787".

The building bounds to north with Picton Street, to west to Brisbane Street, to east is Bridges House and to south an empty plot. It is one of the smaller buildings in the area and has been a public House for a number of years.

Please refer to a separate assessment entitled: 'Heritage Assessment' produced for The British Queen Public House by Montagu Evans.



Looking the corner of British Queen from Brisbane Street



South of Brisbane Street



Brisbane Street looking The British Queen



Picton Street looking The British Queen



Picton Street looking The British Queen



## 5. DESCRIPTION OF THE PROPOSAL

### Design Proposals:

Proposed development is a beautiful new apartment building located at the junction of Picton Street and Brisbane Street in the London Borough of Southwark. The proposal has been very carefully designed with an emphasis on its relationship with its urban context whilst providing new homes of the highest quality. The building has a picturesque quality with eye catching façades activated by numerous inset or projecting balconies and feature glazing.

The new building is 5 stories high with ground floor being setback by 1.5 and 0.8 m from Brisbane Street to create a separation to ground floor flat and a canopy to entrance area. Floors 1 to 3 project over ground floor onto Picton Street to provide extra amenity space to some of the flats. The top floor is significantly reduced in size accommodating just one flat and providing space for a front and back terrace as well as green roof.

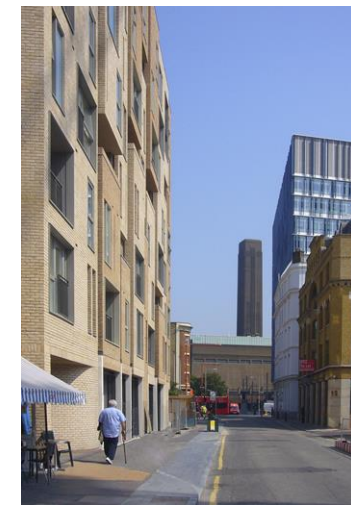
The roof to 4<sup>th</sup> floor has been designed as London living Roof with 14 PV panels.

New homes are designed to achieve very high standards in terms of space, light, external amenity, acoustics and sustainability. All of the units are dual aspect and all will meet or exceed GLA LHDG standards and Lifetime Homes Standards. The scheme will be designed with a strong emphasis on achieving renewable/CO2 reduction requirements through building fabric. The heights and massing of the building have been very carefully considered to be sensitive to the neighbouring buildings amenity and privacy.

The proposed elevations are active and lively, that provide good natural surveillance of the surrounding streets, and that help 'self-police' the public realm.



Bear Lane Development, Southwark



Bear Lane Development



Edmund Street, Southwark



Employment Academy, Southwark



Pegasus Court, North London



Royal Road, Southwark



Pegasus Court, North London

Precedent images, copyright: Panter Hudspith Architects, BPTW, Peter Barber Architects



## 5. DESCRIPTION OF THE PROPOSAL CONT.

### Initial Design Proposal and its evolution

At the beginning of the project we produced an early proposal for the site which was presented to the council in February 2016. The proposal was a six storey residential building, providing five 1 bedroom flats and four 2 bedroom flats and a 69 square meters commercial space on the ground floor.

Access to the commercial unit was via the corner of Picton Street and Brisbane Street. The commercial unit had large windows to both streets and had a floor space of 69 sqm.

Access to the residential part of the building was through Brisbane Street, on the south side of the building. In the ground floor there was a bike storage and storage for the waste and recycling.

On the first floor were two apartments, both with 1 bedroom units (one with 51.9 sqm of floor space and the other with 52.4 sqm of usable space).

The second, third and fourth floors were identical and on each of these floors were two flats, one 1 bedroom flat (51.9 sqm of floor space) and the other with two bedrooms (60 sqm of floor space).

On the top floor (fifth) was one 2 bedroom flat (73 sqm of usable space) surrounded by a perimeter terrace. The proposal provided 9 self contained residential units resulting in a residential density of 1325 habitable rooms per hectare.

The main materials used in the facades the building were: yellow brick, glass (to the railings of the balconies) and Trespa cladding.

Trespa cladding was mainly used on the ground floor and on the top floor, but also in all the facades generally accompanying openings. The ground floor, where the commercial element was located, was fully glazed to the outside.

The colour chosen for the brick was light yellow-grey.

The colour chosen for the Trespa cladding was dark grey.

The balcony railings were to be made in glass with brushed aluminium handrail.



Aerial view of the previous scheme



North and Brisbane Street elevation



South and Brisbane Street Elevation



## 5. DESCRIPTION OF THE PROPOSAL CONT.

### Initial Design Proposal and its evolution

Following the submission of the previous proposal an email was received from Southwark Councils planning team member- Robin Sedgwick stating that the proposal can not be recommended for planning approval for the following reasons:

- 1. Loss of un-designated heritage asset. – The existing building is considered to be an un-designated heritage asset. Loss of this would without sufficient justification or a high quality replacement building, would result in harm to the heritage asset and harm to the surrounding streetscape.*
- 2. Excessive Scale and massing along with poor design – The proposals for a six storey block would be taller than the surrounding buildings, and be prominently located on corner, dominating the street at this point, especially in relation to the two storey terraces opposite. This is accentuated by the narrowness of the plot making the shape of the building particularly incongruous in the context where the building footprints tend to be wide and low. There is merit in the commercial use at ground floor, however concern is raised to the fenestration and architectural design of the facades, the ground floor and upper floors lack hierarchy, and the architectural design at ground floor requires strengthening. Therefore the scale, massing, and architecture design is not considered to respond appropriately to the context, and fails take the opportunities available for improving the character and quality of an area, and the way an area function.*
- 3. Inadequate quality of accommodation – The proposed development would result in a density in excess of 1600hrh. While high densities can be permitted these should be situated where an exemplary quality of residential accommodation can be provided. The proposed residential accommodation does not have a predominance of dual aspect units, does not provide units that are appropriately oversized and does not make any significant contribution towards usable amenity space. While it is noted that each unit has a balcony the majority of these are unusable as a result of their inadequate depth of less than 1.5m*
- 4. Failure to provide details of service parking and access arrangements for the proposed uses and failure adequate refuse storage for the commercial use. No details of timing or frequency of servicing arrangements for the commercial use have been provided. Secondly the commercial use should have separate refuses storage.*
- 5. The provision of projecting balconies over the full extent of the pedestrian pathway below is not considered to be acceptable and has potential highway safety implications.*
- 6. Insufficient justification for the loss of the existing public house without adequate replacement.*
- 7. Failure to provide sufficient mitigation where there is a moderate risk from surface water flooding and no details of sustainable urban drainage.*
- 8. Detrimental impact on neighbouring residents in terms of loss of daylight. The daylight and sunlight analysis clearly identifies an unacceptable impact on the dwellings situated on the opposite side of Brisbane Road from the site. The detrimental impact is not justified given the other reasons why the proposed development is unacceptable.*
- 9. The energy statement suggests that 74sqm of pv panels will be required to provide specified CO2 savings but the proposed plans show 12.88sqm.*

## 5. DESCRIPTION OF THE PROPOSAL CONT.

### Revised proposals and pre-application submission

It was our aim that all the queries raised by the planning team at Southwark Council were addressed. A new revised proposal has been developed with the emphasis on high quality design.

The scale of the proposed building has been reduced by removing a storey and making the new proposal 5 storeys high with the top floor being set back from north and south side. This has made the building less dominant in relation to adjacent buildings in the area.

We have reduced the number of flats to 7 making sure that all of the units are dual aspect.

The new proposal presumed that there will be no new on-street parking and the client would consider accepting a 106 agreement to restrict future residents applying for a parking permit.

The issue raised regarding the balconies was justified by explaining that the new balconies come out partially over the pavement which follows the usual design criteria in over-sailing public footpaths.

A Flood Risk Assessment including a flood risk management has been revised and updated to adequately address the issue.

Following the reduction of height and mass of building the impact on the neighbouring residents in terms of loss of daylight has been significantly reduced. A detailed report has been produced -Daylight/Sunlight Analysis and submitted along with the revised proposal for pre-application.

Once the changes have been implemented and the proposal was revised and amended it has been submitted for a pre-application advice to Southwark Council on 28<sup>th</sup> of November 2016.



View from West



View from North-West



View from South-West



## 5. DESCRIPTION OF THE PROPOSAL CONT.

### Pre-application comments and amendments made

On the 17<sup>th</sup> of February 2017 a pre-application meeting took place at the Southwark Council offices.

The planners were generally happy with the proposed design however a few points were raised which are listed below together with the actions taken to address them.

The main point raised was the height of our proposed building. Although it matches the height of the adjacent five storey Bridges House the planners asked to reduce the height of brickwork so that it finishes below the parapet wall of Bridges House. It has been agreed that the 4<sup>th</sup> storey of our proposed building would be finished in a different material preferably glass to minimize its visual impact. This issue has been dealt with by introducing an innovative solution comprising of glass channels forming the wall of top floor which resulted in an interesting and attractive outcome. Additionally, the external walls of the top floor have been set back from the main building walls on the North, South and West side which reduces the scale of the proposed building and make it less dominant in relation to adjacent existing buildings.

Another important issue was the amount of amenity space provided for the future residents. In response we have increased the balcony area to most of the units.

This being at the top of the agenda we've took extra care and effort to make sure that all the units have got usable amenity space in the form of patios, balconies and terraces. Almost all the amenity areas have been doubled which is shown on our proposed plans.

Another comment that was that the proposals should make reference to the existing PH building. Therefore we have introduced glazed brick to most of ground floor facing Picton and Brisbane Street to reflect the existing public house façade treatment.

We believe that this has been very beneficial for the overall outlook of the new building and is also an important feature that echoes the former building and its past.

An additional comment brought up by the Southwark team was a request to provide private entrance to Unit 01.

To address this matter properly the internal flat layout of Unit 01 has been reconfigured and a private entrance on West Elevation has been formed.

A further request made by the planners to add additional south facing window to the single bedroom in units 02, 04 and 06 has been complied with which is clearly shown on the plans, elevations and 3D images. We believe that it has a very positive effect as adds an extra interest to the predominantly blank South facing wall. Also, as the south facing wall is on the boundary of the site we made sure that the size of the openings is kept to a minimum to avoid issues with potential unprotected areas and the spread of fire.

Another point made by the planning team was that the outside floor area at ground floor within the boundary of the site should be enclosed. This request has been met by introducing a high-quality railing matching the railing to balconies. This move has created a private external amenity space to Unit 01 accessed via the living room.

The final item that required action was enlarging the windows at ground floor on the North elevation. Having the front of that unit enclosed by the new railing we could allow for large patio doors opening outwards without raising security issues.

## 5. DESCRIPTION OF THE PROPOSAL CONT.

Below images show the different stages of the design and its evolution following feedback from Southwark Planning Team.



North Elevation showing the initial design from February 2016



North Elevation showing the amended proposal as it was submitted for pre-application advice



North Elevation showing current proposal after amendments following pre-application advice



West Elevation showing the initial design from February 2016



West Elevation showing the amended proposal as it was submitted for pre-application advice



West Elevation showing current proposal after amendments following pre-application advice



## 5. DESCRIPTION OF THE PROPOSAL CONT.

It was our intention to appropriately address all the comments raised by the Southwark planning team, therefore the final revision of our proposal is a high-quality design which would greatly contribute to the area and surrounding streetscape introducing new standard and quality. We believe it is an adequate replacement of the existing building considered to be an un-designated asset.

The scheme was designed with a strong emphasis on achieving renewable/CO2 reduction requirements through a number of ways which include: 14 PV Panels, Extensive London Living Roof, Low U-values for walls, roofs and floors, Mechanical Ventilation and Heat Recovery, Energy-efficient lighting, Efficient Water Appliances, Compliance with Lifetime Homes, Low flush toilets/taps, Space and services providing the homeowner with the possibility to work from home. Further details can be found in the accompanying Energy Report.



## 5. DESCRIPTION OF THE PROPOSAL CONT.

The following two pages contain photomontages showing the proposed building within the streetscape seen from key view points: Picton Street (East) and Brisbane Street (South)



View No 1 – from Picton Street (East)



5. DESCRIPTION OF THE PROPOSAL CONT.



View No 3 – from Brisbane Street (South)



**5. DESCRIPTION OF THE PROPOSAL CONT.**

Additional 3D views showing the massing and sculptured form of the proposed building.



View from West



View from North-West



View from South-West



## 6. USE AND LAYOUT

### Use

The proposal is a five storey residential building, providing two 1 bedroom flats, four 2 bedroom flats and one 5 bedroom duplex.

### Layout

The plot area is approximately 179m<sup>2</sup> measured to the development land boundary while proposed ground floor occupies 146m<sup>2</sup> due to its west side being recessed. There is a private entrance to Unit 01 from Brisbane Street as well as a communal one leading to communal stair core with lift, bike store and plant room. Adjacent to the building entrance are doors to bin store separated by 3 metres.

First floor contains part of Unit 1 (bedrooms) and Unit 2 which is a 2 Bed/ 3 People Unit. Second floor accommodates Unit 03 (1Bed/2People) and Unit 04 (2Bed/3People). Third floor is almost identical as Second Floor with the difference in the layout of Unit 05 due to the proposal of a standard balcony rather than an inset one. The top floor (Fourth Floor) contains just one flat a 2 Bed/ 4 People Unit with 2 external terraces facing North, West and South with over 34m<sup>2</sup> of external amenity space and plenty of glazing.

Fourth Floor



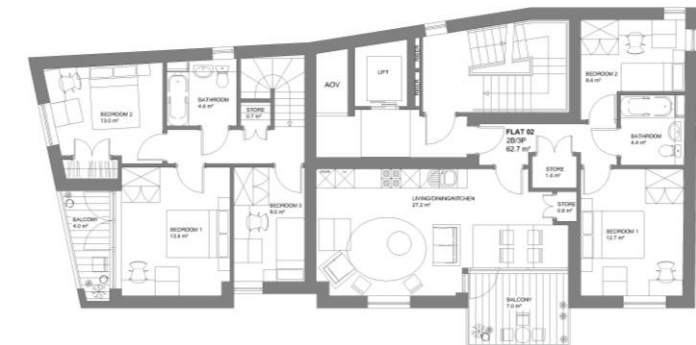
Third Floor



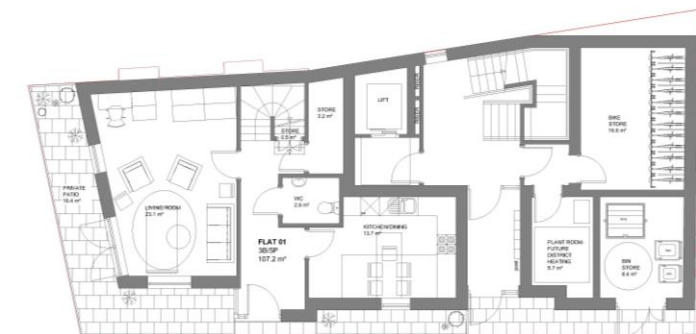
Second Floor



First Floor



Ground Floor  
 Floor Plans



## 7. SCHEDULE OF ACCOMMODATION & DENSITY

### Accommodation

The overall accommodation arrangement is 782.9 sqm (Gross external area) residential unit . Spread into FIVE levels ( the measurements are in Gross external area) :

All area will be used as residential space, except part of ground floor which will be used as the main entrance to the other floors, cycle store, plant room and bin store.

### Residential Units

The proposal provides 7 self contained residential units.

A mix of types of flats are provided :

1 Bed/2 People – 3 Units

2 Bed/3 People – 3 Units

2 Bed/4 People – 1 Unit

3 Bed/5 People (Duplex) – 1 Unit

All units are self-contained and have well proportioned rooms that meet or exceed the minimum room sizes set by London Plan

*Policy Q1 (a)* states that *the council will: ...(ii) secure new development which is compliant with current best practice as set out in Lifetime Homes requirements, GLA wheelchair housing best practice guidance and the Disability Discrimination Acts 1995 and 2005.* Therefore the accommodation has been set out to the following criteria:

- All residential units have been designed so that they will meet all the critical requirements of the 16 points of Life Time Homes.
- All residential units have been designed so that they will meet the following energy efficiency and water efficiency standards : Energy efficiency - a significant improvement in the Dwelling Emission Rate over the Target Emission Rate as defined in Part L1A of the 2013 Building Regulations; Water efficiency - 110 litres per person per day (including a 5 litre allowance for external water use).
- All residential units are AD Part M compliant.

Unit Number	Floor	Unit type/persons	Preliminary GIFA (m <sup>2</sup> )	Private Amenity Space (m <sup>2</sup> )	Habitable Rooms	Storage Space (m <sup>2</sup> )	Tenure
01	Ground&First	3Bed/5People	107.2	20.4	5	4.4	
02	First	2Bed/3People	62.7	7.0	3	2	
03	Second	1Bed/2People	51.3	6.0	2	2.7	
04	Second	2Bed/3People	63.9	6.8	3	2	
05	Third	1Bed/2People	54.3	6.1	2	2.7	
06	Third	2Bed/3People	62.7	6.4	3	2.2	
07	Fourth	2Bed/4People	87.2	34	3	2.6	
<b>TOTAL: 7 Units</b>			<b>489.30</b>	<b>86.70</b>	<b>21.00</b>	<b>18.60</b>	<b>Residential</b>

Further to this, the accommodation provides:

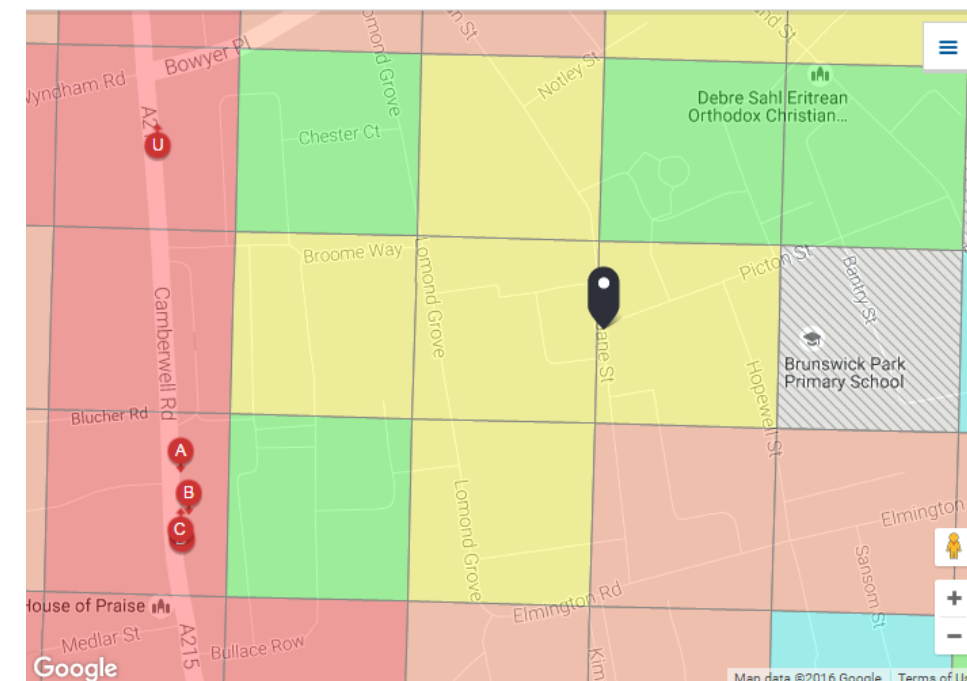
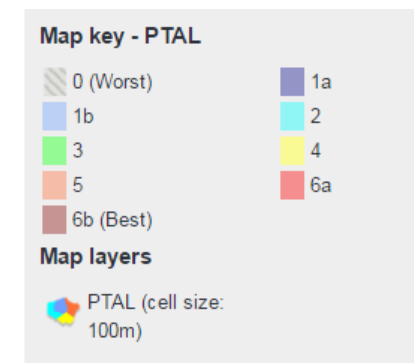
- Habitable room floor to ceiling heights are targeted at minimum 2.5m and all room sizes comply with supplementary planning document June 2007.
- All the units will benefit from good levels of outlook and natural light including access to sunlight in west facing living rooms.
- Each residential unit has been designed to incorporate storage space for refuse and recycling bins within the kitchens.
- Each residential unit benefits from an external balcony or terrace where possible.
- A range of energy efficiency measures will be incorporated into the construction of the development including combined heat and power.



## 7. SCHEDULE OF ACCOMMODATION & DENSITY CONT.

### Density

The residential mix provides 21 habitable rooms (when including the kitchen/dining area in the 3 Bed Unit as a separate habitable room due to the size of the living space). The site area is approximately 0.0179 hectares when measured to the development land boundary, generating a residential density of 1173 habitable rooms per hectare. Alternatively the residential density could be expressed in units per hectare giving a 391 units per hectare density which is in line with the London Plan requirement taking into consideration that the site has a PTAL 4 rating.



PTAL Map- Level 4

## 8. MATERIALS AND APPEARANCE

### Materiality concept

An in depth study of the materials and colours of the surrounding area was undertaken to establish a palette of contextual materials for the development. The selection of well considered, high quality, contextual materials is essential to the success of the design and development.

### Brickwork

The concept for The British Queen Development is that the walls will be clad in facing brick to enhance its contextuality within its setting. The elevations have been designed with careful control of the variation, positioning and size of windows and balconies. The amount of windows and openings greatly affects the appearance of building externally and use internally. It was important for us to achieve the overall composition of the elevations balanced and in scale with their context. The elevation should also give some indication to the viewer of the building use and promote understanding of entry points.

The proposed choice of facing brick that acts as the finish to parts of ground floor, entire first, second and third floor is that of high quality and familiar to the area- Southwark Yellow Stock. Proposed brick is pale yet varied in tone and should sit in harmony with surrounding area as well as set new standard in a very diverse environment of multiple finishes. The proposed material should give a feel of lightness and softness to the elevations.



Proposed Facing Brick-  
Southwark Yellow Stock



Proposed Brown Blue Salt Glazed Bricks to  
ground floor- Bespoke Brick Company or  
similar



Buildings in the vicinity of the site have a variety of different finishes, predominantly a London stock brick.



## 8. MATERIALS AND APPEARANCE CONT.

Following pre-application advice we've introduced glazed brown brick to most of ground floor facing Picton and Brisbane Street. We believe that this has been very beneficial for the overall outlook of the new building and is also an important feature that echoes the former building and its past.

### Windows

The generously sized windows are extremely important to the success of the scheme, both aesthetically and practically, to ensure sufficient levels of natural light and the reduction in the use of artificial lighting. The glazing system used throughout the scheme is proposed to be a high quality composite aluminium/ timber window system, with high insulation values. The outside frames are proposed to be a beige grey colour (RAL 7006) which will compliment the brick. Some of the windows will be set within recessed brick panels adding an extra interest to the elevation.

### Detailing

All copings to brick parapet walls are to be powder coated aluminium RAL 7006- same as windows.

Railings to inset balconies and sides to projecting balconies will be galvanised steel formed with vertical steel round bars and horizontal flat bars at top and bottom of railing- colour: RAL 7006-grey beige.

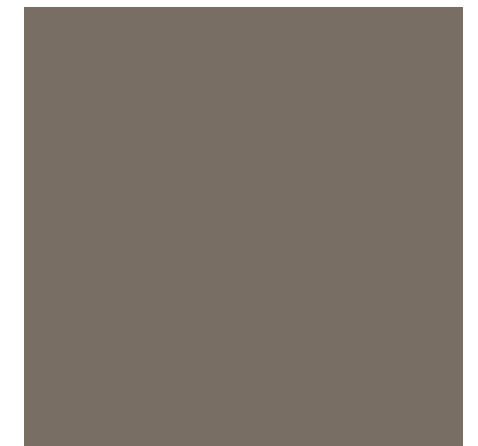
Additionally, the soffits and fronts of projecting balconies are proposed to be brick in order to appear as part of the external wall.

### Green Roof (London Living Roof)

The proposal will incorporate a London Living Roof on the top floor and part of Fourth floor –as shown on our plans. This will contribute to the ecology of the area and improve the outlook of the roof from surrounding windows. The roof will be designed to be compatible with PV panels placed over the vegetation.



London Living Roof with PV panels



RAL 7006 - Grey Beige



Frameless glass balustrade



Projecting balcony with a brick front



Example of railing and window



## 8. MATERIALS AND APPEARANCE CONT.

### Top Floor

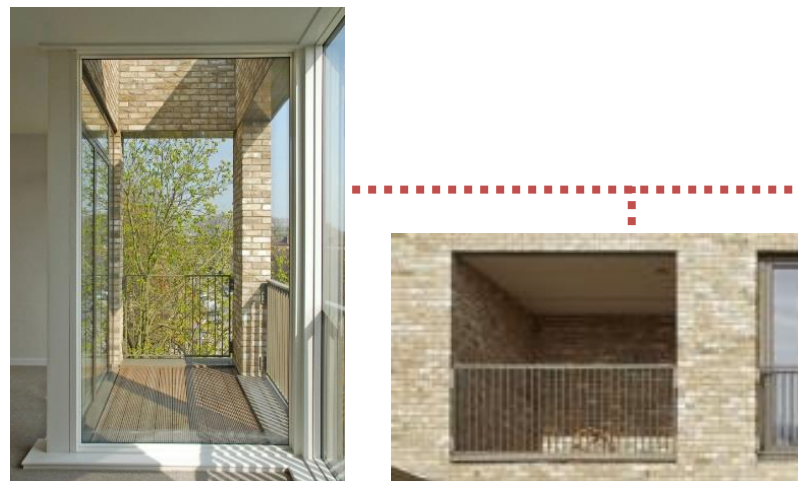
It has been agreed that the 4<sup>th</sup> storey of our proposed building would be finished in a different material preferably glass to minimize its visual impact. This matter has been dealt with by introducing an innovative solution comprising of Reglit glass channels forming the wall of top floor which resulted in a very interesting and attractive outcome. Additionally, external walls of the top floor have been set back from the main building walls on the North, South and West side which reduced the scale of the proposed building and made it less dominant in relation to adjacent existing buildings.



Examples of Reglit glass channels as elevation treatment



Example of glass channels used as external wall



Examples of recessed balconies and railing



Part of proposed West Elevation



## 9. CYCLE STORAGE AND REFUSE

### Cycle Storage

Attending to the table 6.3 Cycle Parking Minimum standards, the cycle storage in this building is as follows :

2 units (1 bed / 2 people ) = 2 x 1 = 2 cycle spaces

3 units ( 2 bed / 3 people ) = 3 x 2 = 6 cycle spaces

1 unit (2 bed / 4 people ) = 1 x 2 = 2 cycle spaces

1 unit (3 bed / 5 people ) = 1 x 2 = 2 cycle spaces

Total requirement = 12 cycle spaces

Provided 12 cycle parking spaces using a Josta Vertical System.

### Refuse

The proposed Waste and recycling storage provision has been designed in accordance with the: 'Waste management guidance notes for residential developments.'

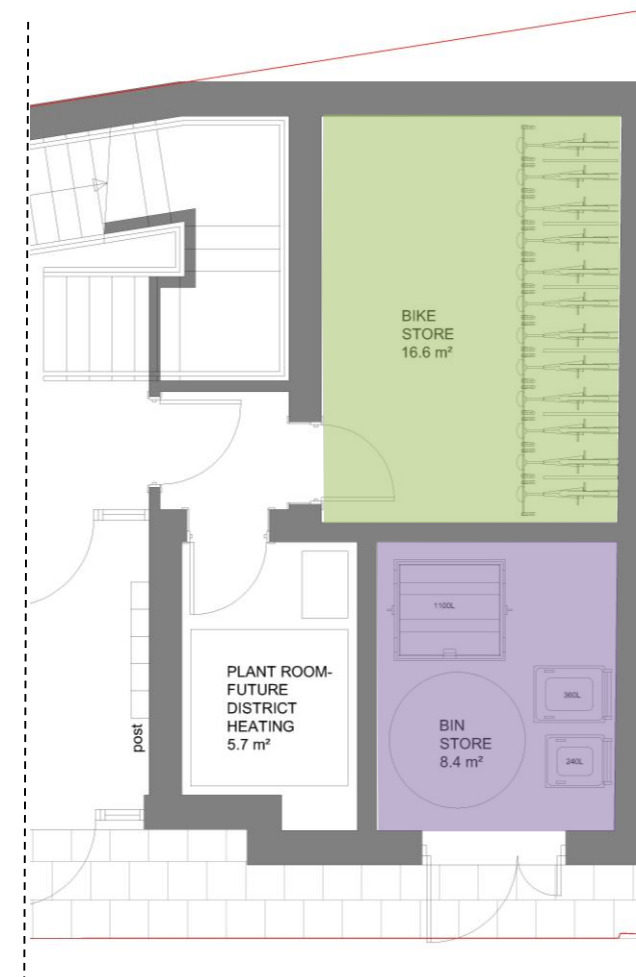
Waste storage calculation:

Total weekly refuse = 30L per unit + 70L per bedroom

7 flats x 30L = 210L + 12 x 70L = 840L

Total waste = 1050L

The guidance notes go on to suggest that storage for 0.5 times this total is provided for recyclable waste (525L) and storage for 0.75 times this amount is provided for general waste (787.5L). The store has been designed to accommodate 1x1100L Eurobin for general waste and 2 wheeled bins for recycling (1x240L and 1x360L).



Part of Ground Floor Plan showing bike store and bin store



Josta Wall Rack



1100L Euro bin for general waste and 2 wheeled bins for recycling (1x240L and 1x360L)

## 10. PLANNING POLICIES

### Statement of Community Involvement (SCI)

The Statement of community Involvement sets out how and when Southwark Council involve the community in the alteration and development of town planning documents and applications for planning permission.

### The Southwark Plan.

The Southwark Plan is the framework for all land use and development in Southwark.

The Southwark Plan contains the planning policies we use to determine planning permission. It was adopted on 28 July 2007 :

- 1.-Southwark Plan. Part 1 (pages 1-78)
- 2.-Southwark Plan. Part 2 (pages 79-156)
- 3.-Southwark Plan. Appendix 3 continued, development sites .
- 4.-Southwark Plan. Cover and translation information.

### Open Space Strategy.

Southwark Open space strategy 2013. An open space strategy has been prepared for the borough which provides a framework for the provision of open space. The strategy sets out a vision and objectives for the borough and identifies key needs and priorities for the different types of open space. The strategy also sets standards of open space for each type of open space and highlights the key priorities for investment and improvement.

### Local development scheme.

The local planning authorities are required by the planning and compulsory Purchase Act 2004 to maintain their local Plans and are recommended to publish a timetable for the preparation of future planning documents which become part of the Local Plan.

The Local Plan is currently made up of the Core Strategy (2011), saved policies from the Southwark Plan (2007) and adopted Area Action Plans. These documents set out the strategy for development and detailed policies for making decisions on planning applications.



## 11. SUSTAINABILITY AND RENEWABLE ENERGY TECHNOLOGY

The proposed development will achieve the following energy efficiency and water efficiency standards:

Energy efficiency - a overall 20%+ CO2 reduction in the Dwelling Emission Rate over the Target

Emission Rate as defined in Part L1A of the 2013 Building Regulations;

Water efficiency - 110 litres per person per day (including a 5 litre allowance for external water use).

The accompanying Energy Report demonstrates how this will be achieved.

Measures include:

- Low U-values for walls, roofs and floors
- Robust details for air tightness and thermal bridging
- Using high quality, sustainably sourced materials with good “Green Guide” ratings where possible
- Mechanical Ventilation & Heat Recovery
- South orientated photovoltaic panels located on the roof
- Energy-efficient internal lighting and combination boilers
- Water and energy efficient appliances will be fitted
- Low flush toilets/taps
- Compliance with Life Time Homes
- Space & services to be able to work from home
- Secure cycle storage facilities for a site with excellent public transport accessibility

## 12. ACCESS & MOBILITY STATEMENT

The proposal provides an inclusive design, compliant to Part M of the Building Regulations that can be used safely and easily by all. The layout allows for a flexibility of use for residents, users of the business units and visitors regardless of age or mobility, while at the same time establishing a character that is particular to the site.

- Communal and individual entrance doors will all have level thresholds also private balcony doors plus adaptable bathrooms to the residential units.
- The lift provided will comply with the spirit of EN81-70 and meet the requirements of Building Regulations Part M.
- The design of the flats will comply with Life Time Homes.

### **13. TRANSPORT , TRAFFIC & PARKING STATEMENT**

No parking spaces are proposed as there are excellent public transport facilities with bus stops within 5 min. walk from the site. Oval underground station is approximately 15 minutes walk and National Rail connections ( Denmark Hill ) are also approximately 10 minutes walk from the site.

The site is also close to the Camberwell town centre with various shops and local amenities.

The PTAL level for this site is good ( level 4), given proximity to Camberwell town centre.

14 bike spaces have been allocated in the ground floor.

Road traffic is very low on the surround street.

### **14. LANDSCAPING AND TREES**

The new scheme tends to preserve the existing landscape.

There are no trees in the existing plot.

### **15. FLOOD RISK**

This area is inside the area of flooding.

See report.

### **16. MARKETING**

Please refer to Marketing Report.



## 17. OTHER PUBS IN THE AREA

Following an in-depth analysis of the area at least six other Pubs have been located within 600m of British Queen PH. All pubs listed below match the character of the disused British Queen PH.

Nag's Head – 280 m away

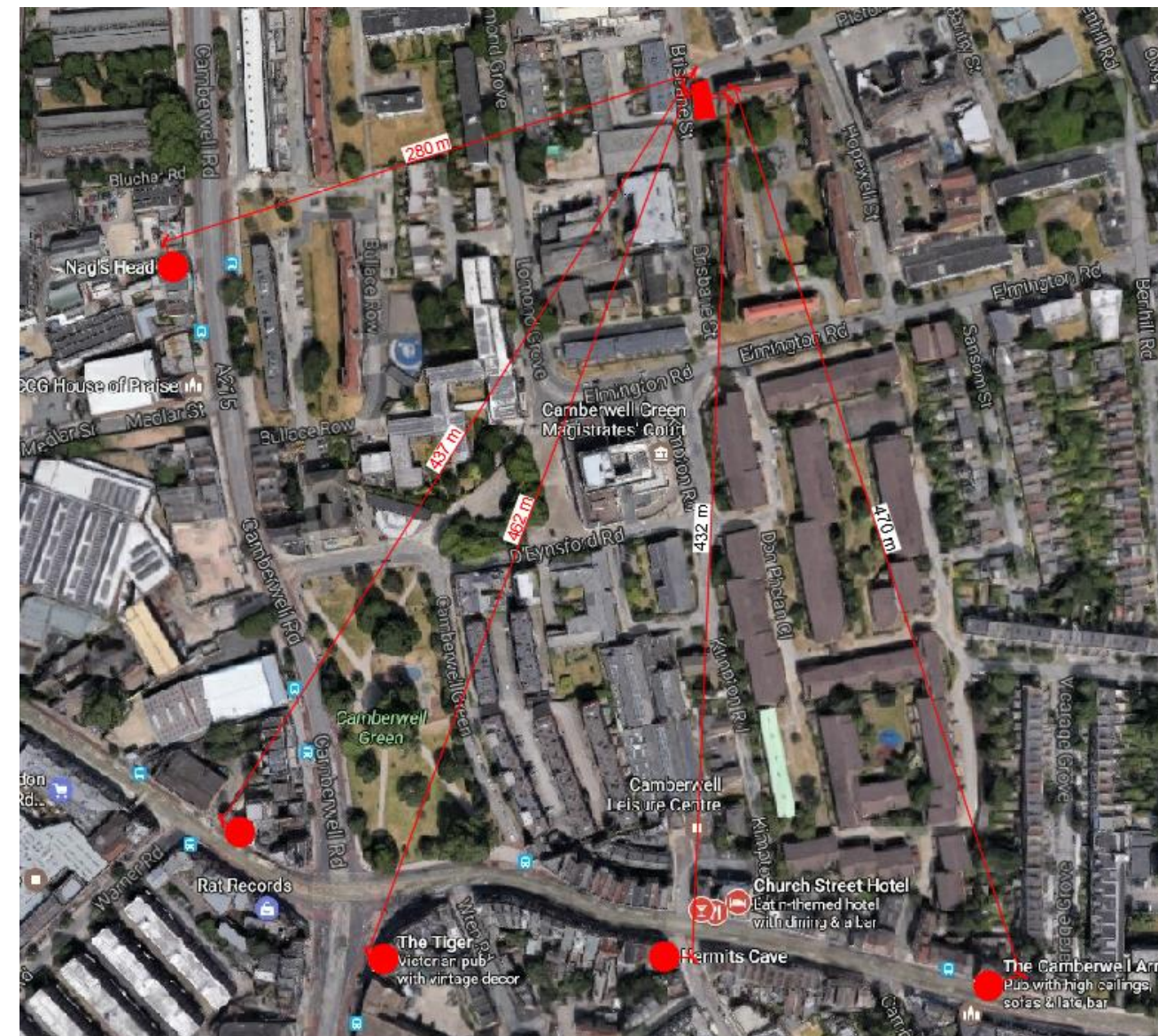
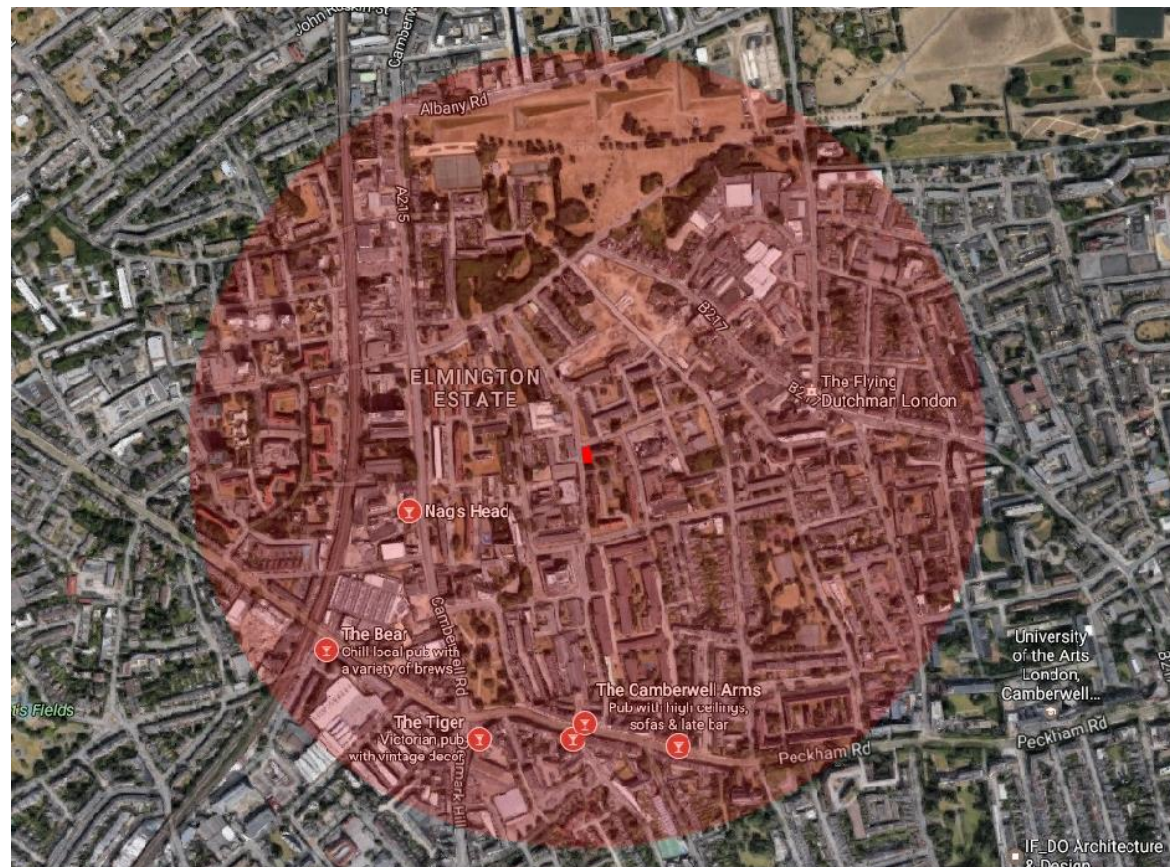
The Tiger – 462 m away

Hermits Cave – 432 m away

The Camberwell Arms – 470 m away

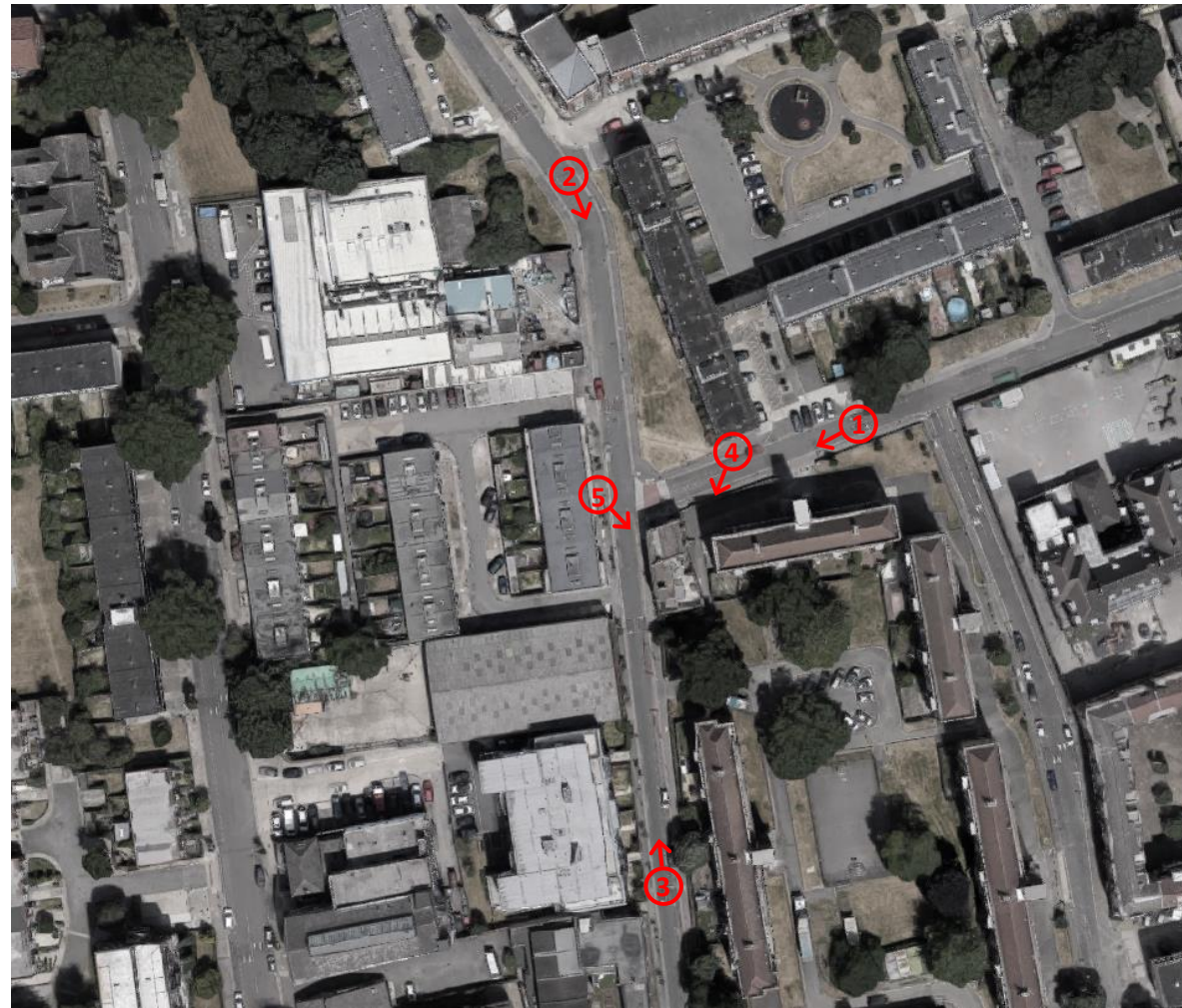
The Old Dispensary – 437 m away

The Bear – 496 m away





## 18. SITE PHOTOS



Location Plan



View No 1



View No 2



View No 3



View No 4



View No 5



19. LIFETIME HOMES

Criterion	Compliant	Commentary
Criterion 1 - Parking (Width or Widening Capability)	✓	Criterion not applicable as no parking provided onsite
Criterion 2 - Approach to Dwelling from Parking (Distance, Gradients and Widths)	✓	Criterion not applicable as no parking provided onsite
Criterion 3 - Approach to all Entrances	✓	* All entrances will have level or gently sloping approach * All slopes will have top and bottom level landings of not less than 1.2m, excluding the swing of doors and gates. * Paths on all approach routes will have a firm, reasonably smooth and non-slip surface. * Communal paths will have a minimum width of 1200mm NOTE - All endeavours have been made to provide the most accessible approach within the limitations of the existing site levels/roads/footpaths
Criterion 4 - Entrances	✓	* Main entrance door will be lit with diffused luminaires * Each entrance/exit point will be level threshold - upstand of less than 15mm (including balconies) * Minimum clear opening for entrance/exit doors to be 800mm * Each entrance/exit doors to the dwelling will have a 300mm nib to the leading edge of the door, on the pull side (as defined with the guidance identified) * Main entrance will be covered to provide weather protection - This will have regard for local conditions (full width of door/access controls) * Level external landing provided (noting minor gradients for effective drainage) - minimum dimensions 1500x1500mm
Criterion 5 - Communal Stairs and Lifts	✓	* The communal stairs will be provided to 'easy going' standard (ie Rise less than 170, Going 250mm, Handrail extends 300mm beyond bottom and top step, Handrail 900mm above nosing, Step nosing distinguishable through contrasting brightness and with risers closed. * The lift will be fully accessible and have minimum internal dimensions 1100x1400mm, landing will have minimum 1500x1500mm, Lift controls will be between 900 and 1200 mm from the floor and 400mm from the lift's internal front wall.
Criterion 6 - Internal Doorways and Hallways	✓	In line with Revised Lifetime Homes Standard (Published 5 July 2010, Copyright Habinteg) hallway widths have been considered against internal door widths and the design developed accordingly. All communal corridors are minimum 1200mm width allowing for all doors to have a minimum clear width of 825. As a general rule all internal flat corridors are minimum 1050mm width allowing for all doors to have a minimum clear width of 775mm. All doors to the entrance level of each flat have a 300mm nib to the leading edge of the door, on the pull side (as defined with the guidance identified) - this will therefore apply to all doors.
Criterion 7 - Circulation Space	✓	Space is provided for turning a wheelchair in dining areas and living rooms and basic circulations space for wheelchair users elsewhere. * WC/Bathrooms - functional space requirements covered under Criteria 10&14 * Hallways/Landings - spaces and widths covered under Criteria 6 * Living/Dining Areas - 1500mm diameter or 1700x1400mm turning ellipse provided (noting it is acceptable for occasional items of furniture to overlap these zones). Where movement between furniture is essential circulation then minimum 750mm widths are provided between items * Kitchen - Clear width of minimum 1200mm between units is provided for entire length of run * Bedrooms - The main bedroom is capable of having 750mm clear zones to both sides and foot of bed. Other bedrooms have minimum 750mm zone to at least one side and foot of bed. Where movement past furniture is essential circulation (for example to gain access to windows associated with Criterion 15) then minimum 750mm widths are provided between items.
Criterion 8 - Entrance Level Living Space	✓	Each flat is on a single storey level. Therefore all living/sleeping zones are on the entrance level. Two houses have living space at the entrance level.
Criterion 9 - Potential for Entrance Level Bed-Space	✓	Each flat is on a single storey level. Therefore all living/sleeping zones are on the entrance level. There is space on the entrance level that could be used as a convenient bed-space in the houses.
Criterion 10 - Entrance Level WC and Shower Drainage	✓	An accessible bathroom in line with Criterion 14 is provided at entrance level in flats. Therefore the flats do not require an accessible WC compartment with potential for a shower to be installed. In the houses a wheelchair accessible entrance level WC, with drainage provision enabling a shower to be fitted in the future is provided.
Criterion 11 - WC and Bathroom Walls	✓	Blockwork Walls - Blockwork provided to specification necessary to firm fixing/support for adaptations such as grab rails. Metal Stud Walls - Adequate fixing (provided via plywood or proprietary metal stud pattern) is to be provided to all WC and Bathroom walls at a height of 300mm to 1800mm - allowing for the installation of grab rails.
Criterion 12 - Stairs and Potential Through-Floor Lift in Dwellings	✓	Each flat is on a single storey level. Therefore this criterion does not apply to flats In the houses there is a suitably identified space for a through-the-floor lift from the ground to the first floor.
Criterion 13 - Potential for Fitting of Hoist and Bedroom / Bathroom Relationships	✓	The structure above ceiling finishes over the main double bedroom will be suitably designed to be capable of supporting the future installation of single point hoists (or a hoist track) above the bed, bath and WC. (the bathroom and bedroom being on the same storey level). The bathroom will meet the requirements of Criterion 14. The route between this bedroom/bathroom does not pass through any living / habitable room or area.
Criterion 14 - Bathrooms	✓	An accessible bathroom in line with Criterion 14 is provided at the same storey level as the main bedroom. The guidance (Revised Lifetime Homes Standard (Published 5 July 2010, Copyright Habinteg)) for this element is extensive but we can confirm that we have provided a layout in accordance with the requirements - outlined below; (Design Clarifications - 1 - Diagram f) * WC 400mm away from adjacent wall, allows for approach zone & flush controls as guidance * Basin - 1100mm clear approach zone to front of basin - 700mm wide * Bath - 1100mm long by 700mm wide zone provided beside bath for access into bath. Additional future provision of accessible floor level shower will be provided within this bathroom. An area of floor screed will require removal and this will allow simple and easy installation of a laid-to-fall floor surface in the future for future shower provision (drainage provision initially provided under the bath but capped - for use using pumped drainage solution). Where the bath is later removed this allows for a 1700x1400 zone for use of the accessible floor level shower.
Criterion 15 - Glazing and Window Handle Heights	✓	The principal window (or glazed door) within the principal living space "The Living Room" allows people to see out when seated - ie it includes glazing which starts no higher than 800mm above finished floor level. Furthermore any full width transom or sill within the field of vision (extending up to 1700mm above floor level) is at least 400mm in height away from any other transom or balcony balustrade. There is an approach of minimum 750mm wide to enable a wheelchair user to approach at least one window in each habitable room.(noting exclusion as noted within the guidance for windows over kitchen units and sanitaryware fittings). These windows will have handles/controls to the opening light no higher than 1200mm from the floor.
Criterion 16 - Location of Service Controls	✓	As part of the detailed design process allowance will be made to ensure all service controls (electrical control points, consumer units, heating and hot water controls for example) will be within a height band of 450 - 1200mm from finished floor level and at least 300mm away from any internal room corner

## 20. SECURE BY DESIGN

- ✓ The development is not compromised by excessive permeability caused by the inclusion of too many routes (2.1, 3)
- ✓ Vehicle, pedestrian and cycle routes are visually open, direct, and well used and are not segregated (4)
- ✓ Footpath landscaping minimises the opportunity for crime and disorder (5)
- ✓ Footpath seating, design and location avoids the creation of inappropriate loitering places and opportunities for crime and disorder (6)
- ✓ Appropriate lighting has been provided for footpaths (7, 19.1 and 19.6)
- ✓ Consideration has been given to the delay of a footpath in a phased development (8)
- ✓ Communal areas have been designed and located in such a way as to allow natural surveillance, prevent unauthorised vehicle access, reduce the opportunity for crime and disorder and not immediately abut residential buildings (9.1)
- ✓ Adequate mechanisms are in place to maintain communal areas (9.2.2)
- ✓ Private outdoor space has been secured to restrict access to the occupants of the building for which this space has been provided (9.6)
- ✓ Boundaries between private and public space are clearly indicated (10.1)
- ✓ Access paths to the sides of dwellings have been securely gated on or as near to the front building line (10.5)
- ✓ Side and rear boundary fencing is adequate for the crime risk (10.6)
- ✓ Fencing in high crime areas is adequate for the crime risk (10.8)
- ✓ Sub-divisional fencing between gardens is adequate for the crime risk (10.10)
- ✓ Dwellings are positioned to face each other (11.1)
- ✓ Gable end walls have been avoided or designed to mitigate crime and disorder problems that they might generate (12)
- ✓ Rear access footpaths have been avoided or gated at the entrance to the footpaths at the building line (13)
- ✓ Dwelling identification will be clearly displayed (14.1)
- ✓ Aids to climbing have been avoided (15.1)

- ✓ Car parking arrangements have been designed to minimise crime opportunity (16)
- ✓ Internal courtyard car parking has been avoided or is protected by a gate, the specifications of which will be agreed with the DOCO (16.4)
- ✓ Communal parking areas are to be lit to BS 5489 (16.7)
- ✓ Underground car parking arrangements (17) refer to section 3 para 38
- ✓ Planting (soft landscaping) arrangements do not impede natural surveillance and do not create hiding places (18)
- ✓ All street lighting for adopted highways, footpaths, private estate roads and car parks complies with BS 5489:2013. (19)
- ✓ A 'Lux Plan' is or will be supplied to the DOCO (19)
- ✓ Overall uniformity of street lighting and its colour rendering qualities achieve at least the minimum levels required (19.5 – 19.6)
- ✓ Light pollution has been minimised (19.7)

### Front doorsets

- ✓ Front doorsets comply with SBD security and performance standards (21.1 – 21.6)
- ✓ Locking systems comply with SBD requirements (21.7 – 21.8)
- ✓ Doorsets will be secured to the fabric of the building in accordance with the manufacturer's installation specifications and will not be recessed by more than 600mm (21.9 – 21.10)
- ✓ Glazed panels, in or adjacent to doors have been glazed with laminated glass and are either part of the manufacturer's range of certificated doorsets or are certificated to BS EN 356:2000 class P1A (21.11 – 21.12)
- ✓ Door chains or limiters will be fitted (21.14)
- ✓ Door viewers or a secure viewing panel will be fitted (21.15)
- ✓ Letter plates or boxes will comply with the crime prevention solutions as described in the sub clauses of (21.16 - 21.19.2)



## 21. CONCLUSION

### **Opportunity**

The development proposals have been thoughtfully considered to respond and enhance the existing surroundings, and we have proposed a well balanced mixture of traditional and modern materials in a contemporary approach to create a distinctive development.

The new residential building has been carefully designed in accordance with the London Borough of Southwark's policies, London Housing design Guide and Life Time Homes. The proposal provides key opportunities:

**Opportunity** to regenerate a site and create new homes located in a prominent area of Camberwell with an aspiration to transform a neglected site and help foster a new residential community.

**Opportunity** to create a high quality, innovative design solution on a constraint and neglected site.

**Opportunity** to provide an iconic new development and a worthy replacement to a historic however considered to be a un-designated asset.

**Opportunity** to enhance the quality, safety and residential character of the surrounding area.

The proposed development provides high quality housing for the Borough, including much sought after family-sized units. All units have large private patios, balconies or terraces.

Through careful attention to the design and detailing of the building, we believe the development will be an exciting and beneficial new addition to the dynamically changing area.

The final product is the effect of extensive consultation sought through the process and a series of amendments made to improve it. The scheme has formed a comprehensive proposal that is accompanied by a range of detailed specialist reports into all aspects of the proposed development.