EMPLOYMENT USE

5. EMPLOYMENT USE

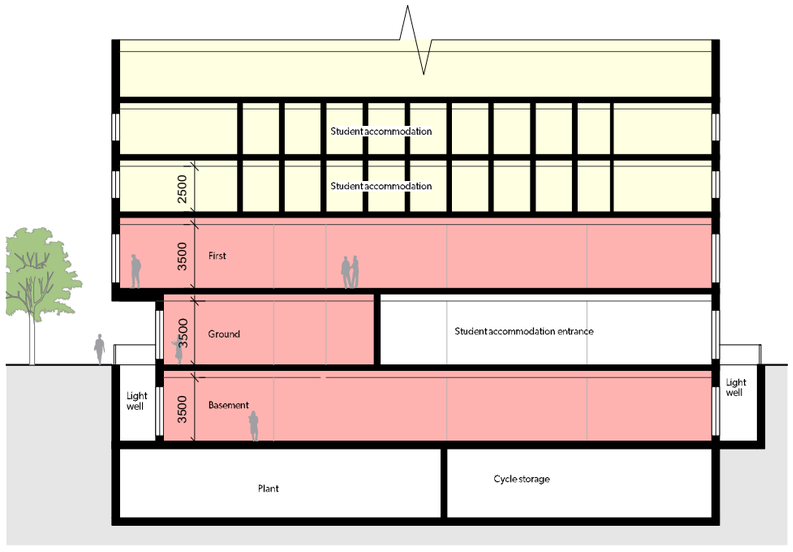
5.1 Flexible floorspace

The scheme has been designed to accommodate 1733sqm of flexible Class E floorspace, with a range of potential configurations to suit a variety of users. In the pages that follow we illustrate two such scenarios - one as 3 storeys of flexible employment/ education space; and the other as workspace combined with a community health hub.

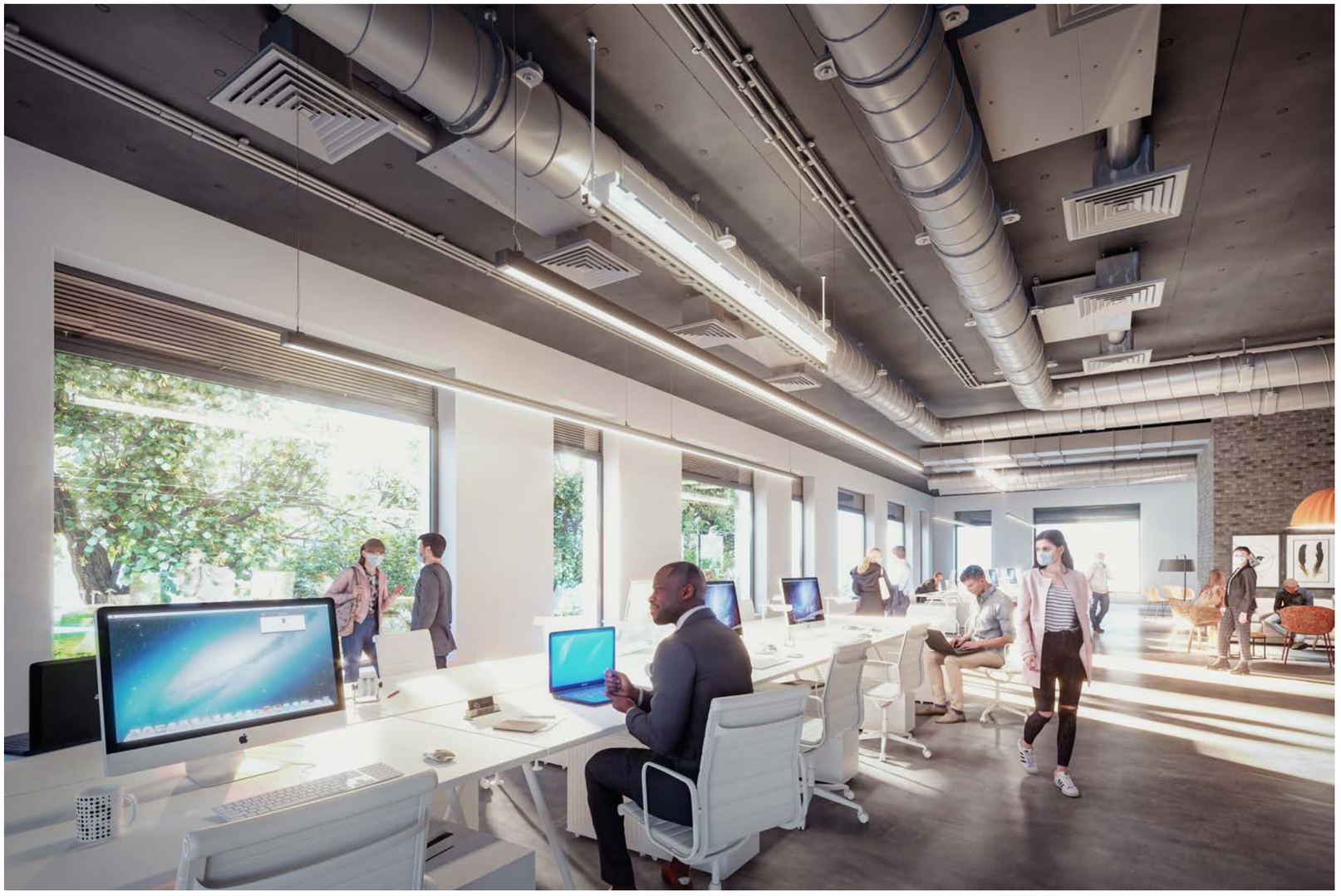
5.2 Generous floor to ceiling heights

The employment use is split across 3 levels with the core arranged to ensure maximum flexibility allowing a wide range of uses to occupy the space. This creates a flexible and adaptable building for the long term.

Each commerical floor is given generous floor to ceiling heights to ensure a flexible and well lit set of spaces.



Building section showing the distribution of employment/education space over 3 levels



View of the employment / education space at first floor showing the high quality open space with large windows overlooking the park.

5. EMPLOYMENT USE

5.3 High quality basement level workspace

The basement level space will receive natural daylight from large light wells located around the perimeter of the building. The open plan arrangement allows this light to filter across the space.

View of the employment/ education space at basement level showing the high quality contemporary space with generous light wells

Precedents of how the employment pace could be used including schemes delivered by Tribe, demonstrating bright and flexible places

5. EMPLOYMENT USE

5.4 Option 1 : Flexible employment/ education space over 3 levels

The lower ground, ground and first floors of the scheme accommodate high quality and well lit flexible employment space, providing a smart and active frontage onto the streetscape.

The total GIA area of employment floorspace is 1733sqm which is an uplift of 426sqm compared to the existing commercial floorspace.

The plans below show how these spaces could be occupied and sub divided as general employment floorspace.

Employment / education

Basement floor plan

Ground floor plan

First floor plan

5. EMPLOYMENT USE

5.5 Option 2: Flexible space including a community health hub

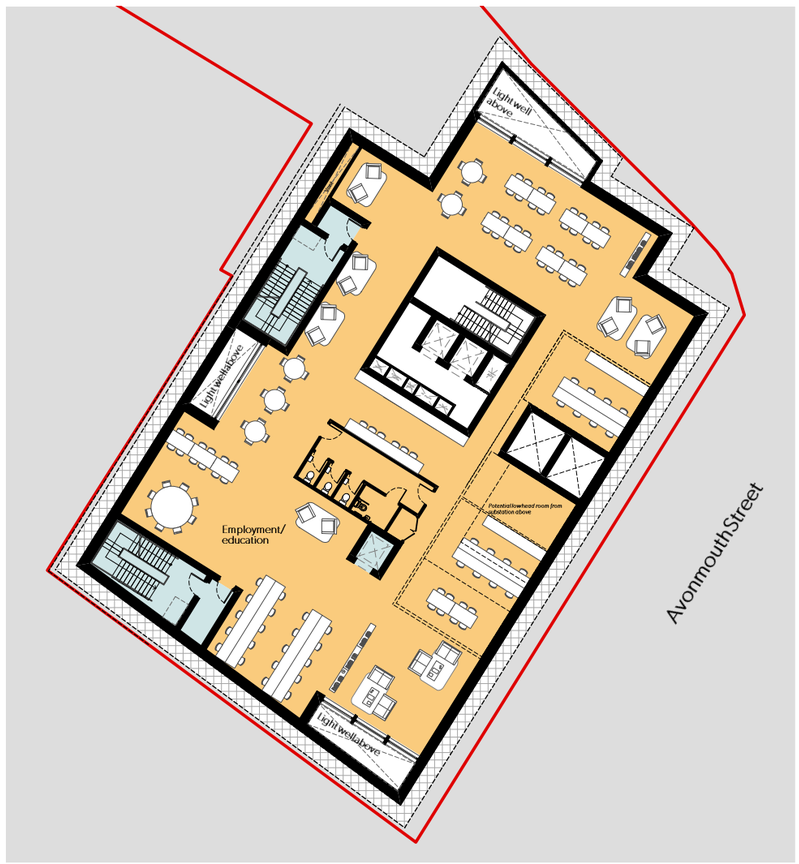
As an alternative, and to demonstrate the flexibilty of the space provided, the adjacent plans show a community health hub could be easily accommodated on the ground and first floors.

This arrangement would allow a separate employment use to occupay the well-lit basement, for example offices or meeting spaces.

Employment / education

Community health hub

Shared areas



Upper basement plan - flexible work space

Ground floor plan - lobby and GF health hub

First floor plan - health hub

5. EMPLOYMENT USE

5.6 A welcoming entrance

At the corner of Tiverton Street the entrance to the employment space opens out onto the street and will be easily viewed from Tiverton Street, bringing activity to the public realm and 'turning the corner' as Tiverton Street merges into Avonmouth Street. Large windows at ground and first floor bring a distinctive character to the street scene.

This image shows a possible pocket park which is an aspiration of the scheme if possible to deliver.

View of the entrance into the employment space / education use/ community health hub opening out onto the proposed pocket park.

STUDENT ACCOMMODATION

6. STUDENT ACCOMMODATION

6.1 Student accommodation

Specialist student accommodation makes an essential contribution to the attractiveness of London as an academic centre of excellent, as recognised by the Mayor of London. Tribe was established in 2020 to provide high-quality and good value student accommodation across London. Tribe has a rapidly growing portfolio of student accommodation, operating in Peckham, New Cross, the Old Kent Road and Walthamstow.

The student accommodation provides 233 student bedspaces across the upper 14 storeys of the building. The bedspaces are provided in a mix of cluster flats and independent studios.

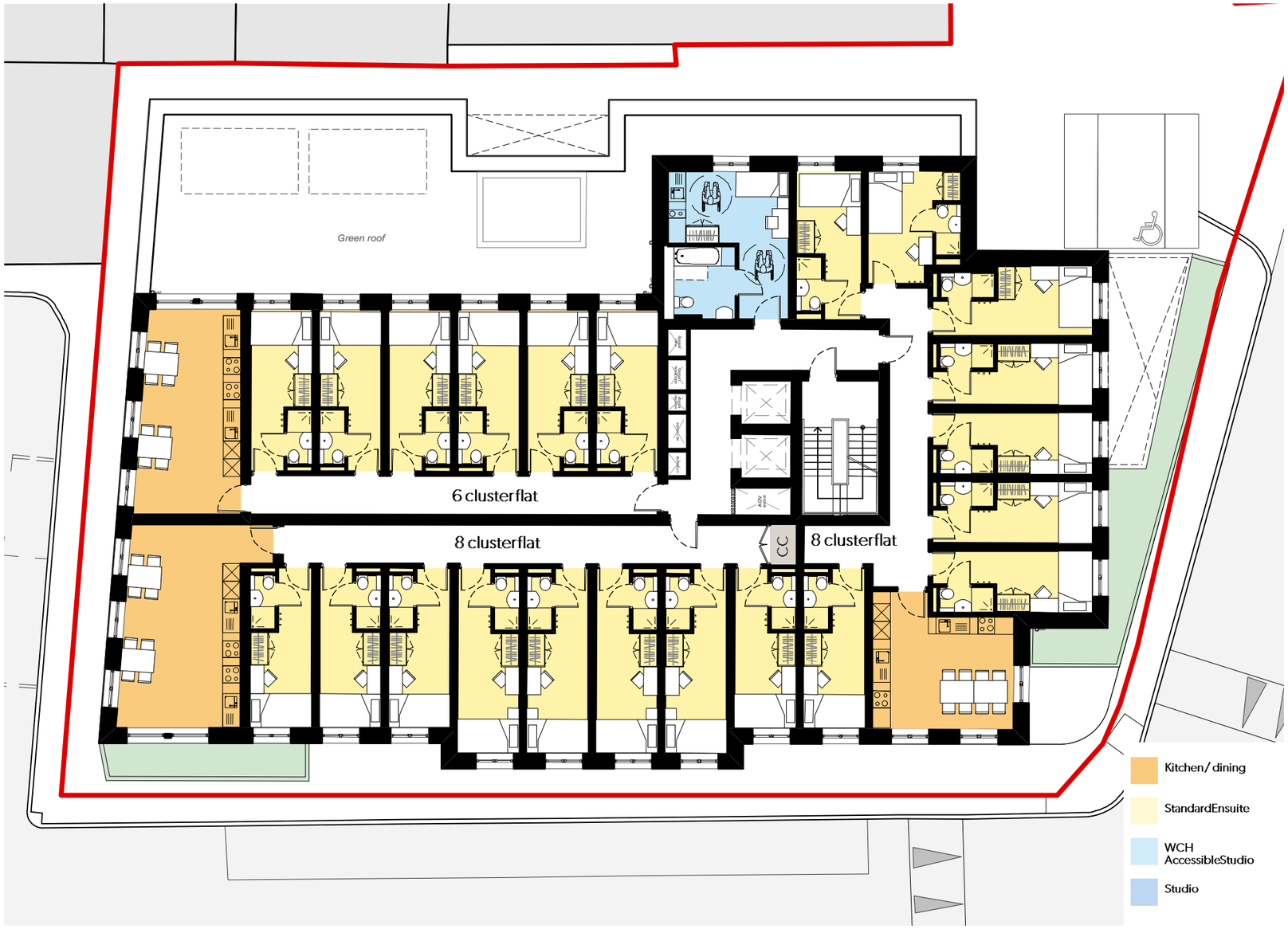
5% of the bedspaces are designed to be wheelchair accessible.

35% of bedspaces will be offered as affordable rent rooms, mixed throughout the floorplates.

A typical floor is designed with 3 cluster flats which are all provided with a shared kitchen dining room. Each floor also offers an independent studio room.

The plans over the next pages show the floor layouts with the distribution of student rooms and types.

Typical ensuite student room



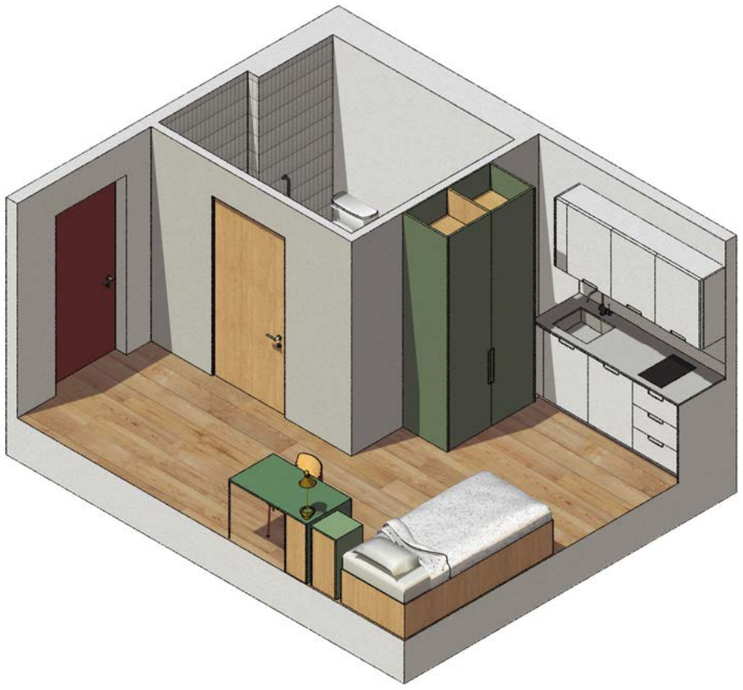
Typical floor at lower levels 03-06 showing 3 cluster flats and one wheelchair accessible studio

6. STUDENT ACCOMMODATION

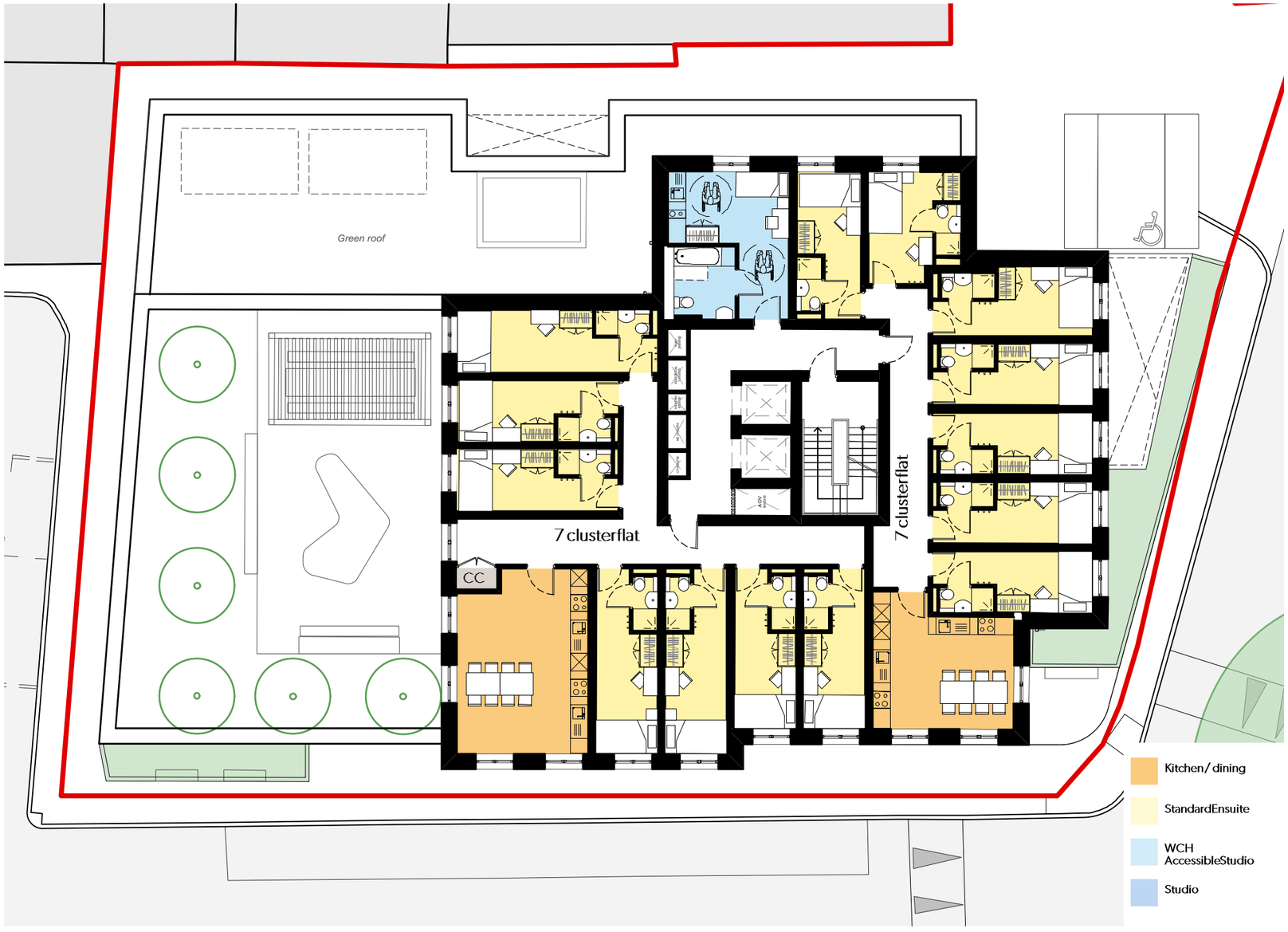
Typical studio

Plan at level 07 showing access to the communal terrace, 2 cluster flats , 2 studios and one wheelchair accessible studio

6. STUDENT ACCOMMODATION



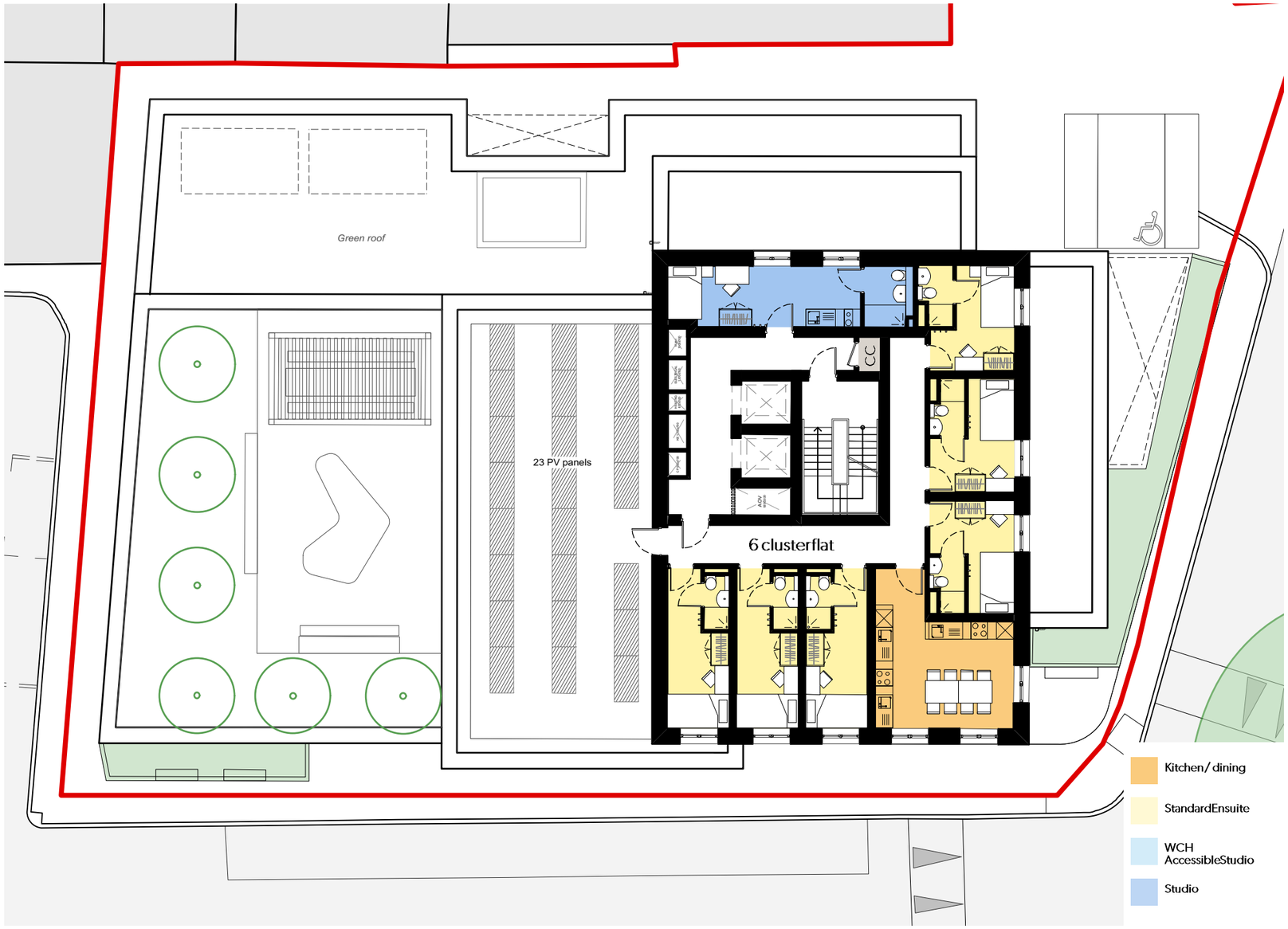
Typical wheelchair accessible studio



Plan at level 08-13 showing 2 cluster flats and one wheelchair accessible studio

6. STUDENT ACCOMMODATION

View of a typical student room



Plan at level 14-15 showing 1 cluster flat and 1 studio

6. STUDENT ACCOMMODATION

6.2 Entrance and concierge

The entrance to the student accommodation is clearly marked by a generous lobby at street level on the north-east corner of the building, opposite the entrance to Newington Gardens. The entrance provides a covered space to meet friends and neighbours, activated by views into the concierge.

View of the student concierge space, with views out to Newington Gardens

View of the entrance to the student accommodation

6. STUDENT ACCOMMODATION

6.3 Communal terrace

The student social break out space is on the 7th floor, providing good quality external amenity space to complement the green space offered by Newington Gardens.

The principle is to maximise the opportunity to bring students together, whether socialising or studying and capitalise on the views out across Newington Gardens.

The planting to the south west edge helps create a stepped green elevation to the building when viewed along Tiverton Street.

APPEARANCE

7. APPEARANCE

7.1 Townscape

Both in the current development context and in the future context of a fully built out regeneration site (see Section 2 for the wider site allocation masterplan context), the development is of an appropriate scale and height such that it contributes positively to the townscape and in particular makes an appropriate relationship with Newington Gardens, the listed Court house and the Rockingham Estate, complenting the mixed character and architecture of the area.

The view below from the east illustrates how the building sits comfortably in its context, mediating between the scale of the court building and the adjacent taller buildings.

Please refer to the Heritage and Townscape Visual Assessment produced by Citydesigner for a full appraisal of the scheme's townscape performance.

Aerial view from the north with the Court building and Newington Causeway in the foreground

7. APPEARANCE

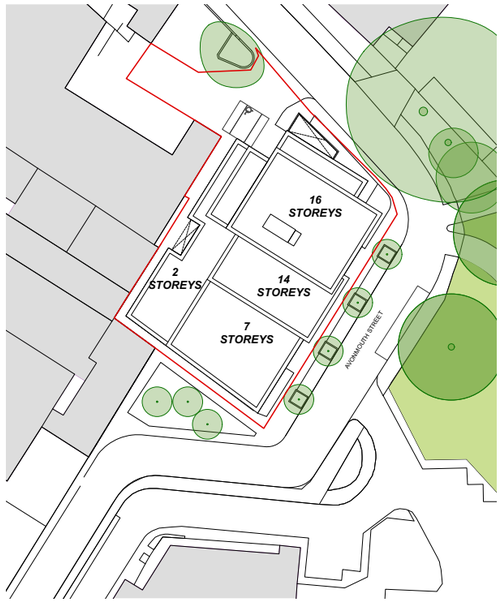
7.2 Heights and massing

The tallest element of the proposed building is 16 storeys in height with the massing to the south stepping down to 7 storeys facing Tiverton Street.

The massing acts as an intermediate scale between the 25 storey Kite building at 87 Newington Causeway and the Crown Court building to the north.

The lower 7 storey element facing Avonmouth Street is set back slightly from the street to define the taller vertical element facing onto the park, and respect the lower scale of Telford House and the Rockingham Estate.

The floorplate of the proposal decreases up the building to create an elegant profile with the upper two storeys expressed as a "top" to be viewed in the round.



Roof plan showing proposed heights

Aerial view from the south-east over Newington Gardens

7. APPEARANCE

The stepped form and proportions relate well to the massing, form and character of the emerging cluster of taller buildings to the west and southwest and also to the surrounding mid-rise buildings.

Aerial view from the south illustrating how the building steps down to meet the scale of the Rockingham Estate buildings

7. APPEARANCE

Viewed from the west, the building is noticeably of a dimished scale compared to the high rise neighbours, creating a step down to meet the scale of the local neighbourhood.

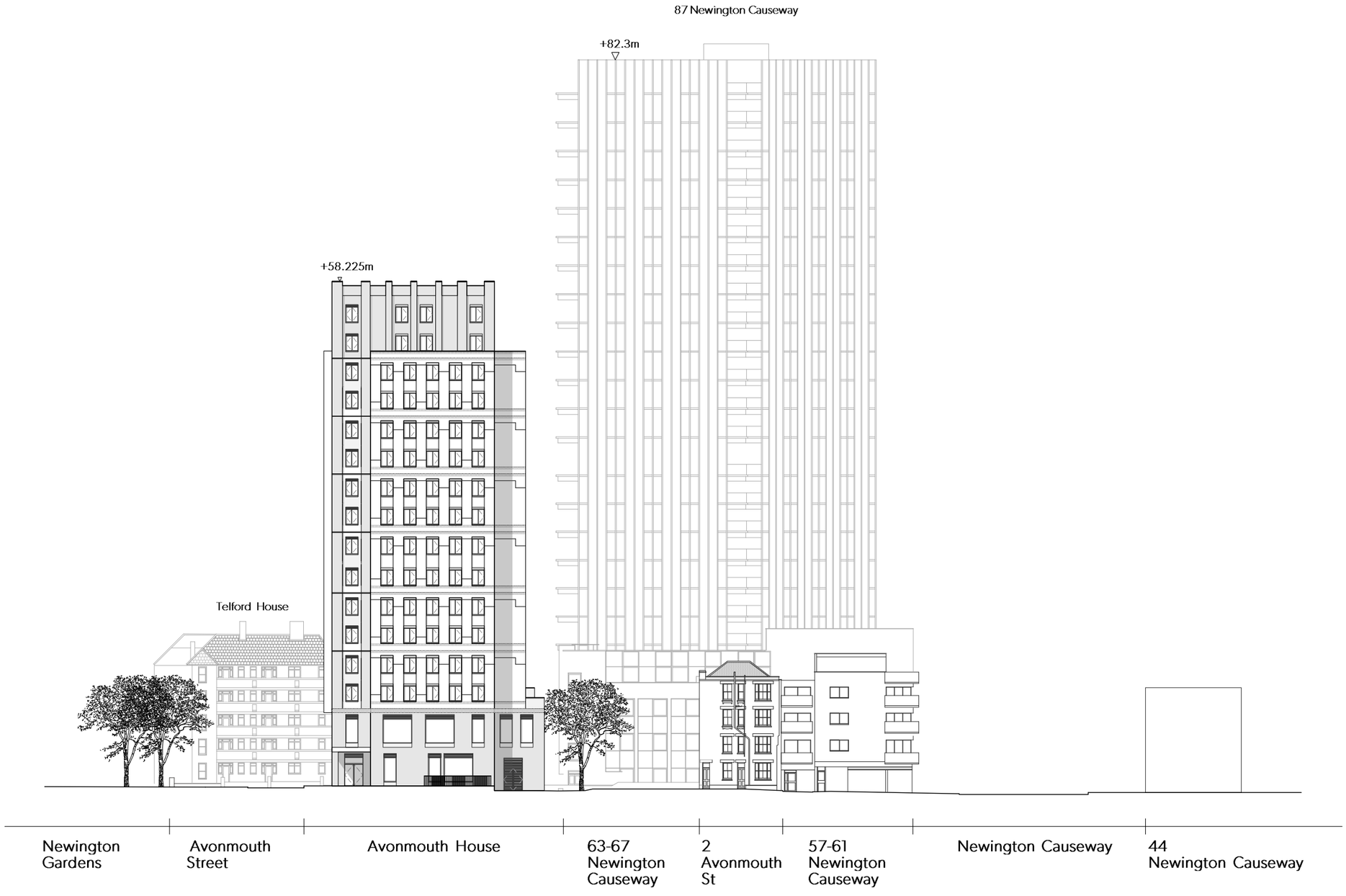
Aerial view from the west

7. APPEARANCE

7.3 Elevations in context

The elevations show the scale and grain of the proposed building in context, with direct comparison to the Kite building which forms a substantial bulk as backdrop to the development.

Also significant is the relatively finer grain and articulation of the proposed elevations which bring character and local distinction to the area.



North-east elevation in context

7. APPEARANCE

7.3 Elevations in context

The south-east elevation also shows the marked contrast of the proposals with the unrelenting bulk of the Kite building which lacks any articulation in its form.

The stepping down of the building from 16 to 7 storeys allows it to make a positive contribution to the local townscape, reinjecting some interest, character and variety into the architectural character of the area and presenting a distinctive facade onto the open space of Newington Gardens.

South-east elevation in context

7. APPEARANCE

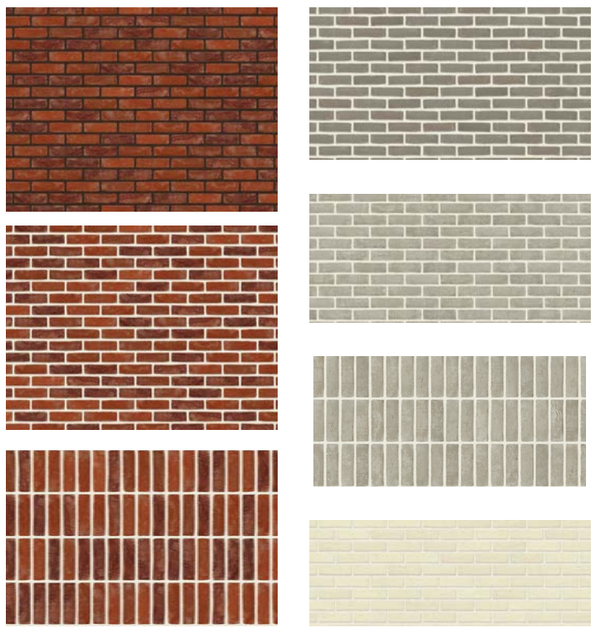
7.4 Local context as cue for the material palette

The building form and elevational treatment has evolved to respond to the context and provide a unique and distinctive design to complement the park and provide an attractive backdrop and gateway to the green space.

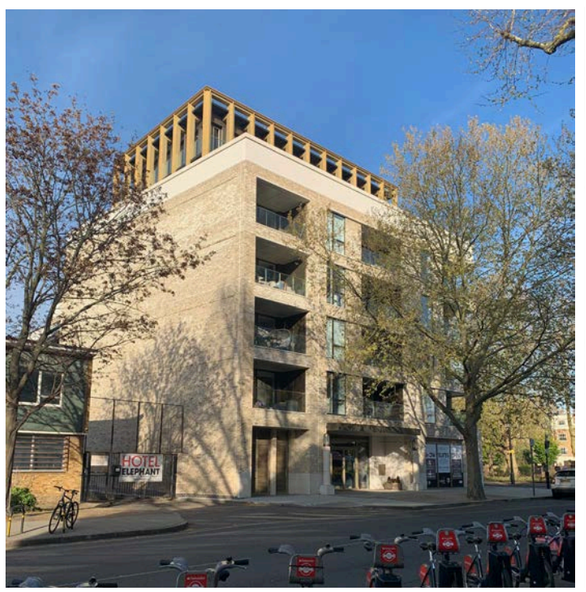
The analysis of local context and palette of materials informing the design are illustrated here, with the elevation studies showing the design intent for the detailed articulation and character of the elevations.

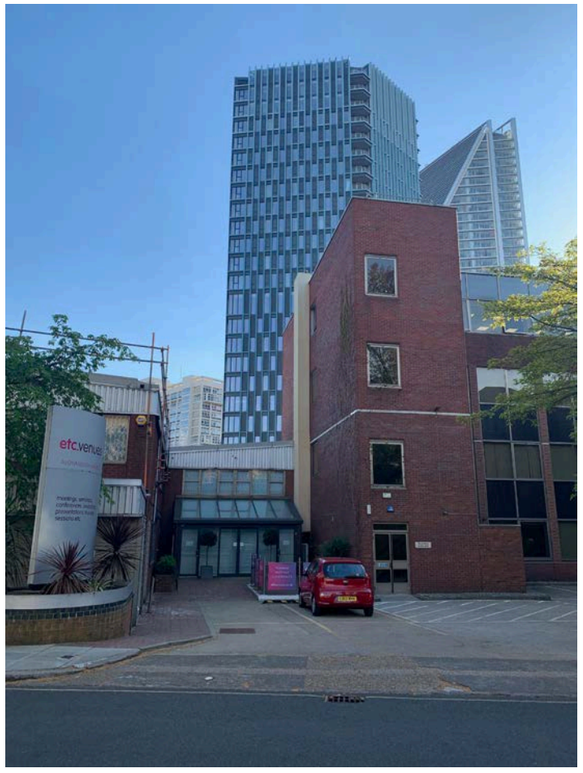
The existing context offers a plethora of architectural styles, all contributing to an eclectic mixed character, from glass clad towers, to mansion block estate buildings, and the listed court building.

The proposed palette of brick tones will pick up on the more traditional brick and stone buildings, creating a solid and textured response to the context as a counterpoint to the new developments featuring glazed tower blocks. As such the development will create a sensitive transition from the tower block scale of the main road and transport hub, to the quieter setting of the housing estate and gardens one layer back from Newington Causeway.



Proposed brick tones to reflect the traditional buildings in the local context





Local character is varied in style and materials from tradtional stucco to glazed towers

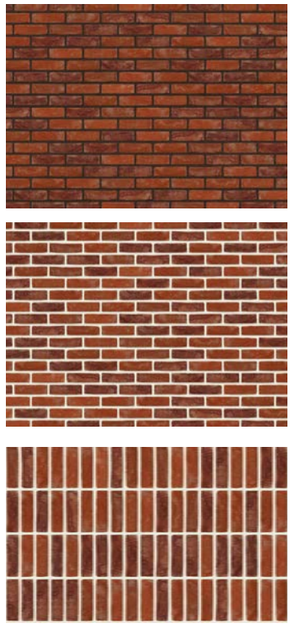
Local context mix of style and materials in the architecture

7. APPEARANCE

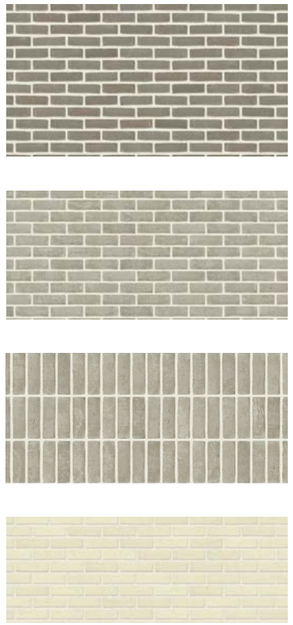
7.5 Application of the palette

The palette of brick tones picks up on the more traditional brick and stone buildings, creating a solid and textured response to the context as a counterpoint to the new developments featuring glazed tower blocks.

The main elevation facing the park features the varied palette and across the articulated facade.

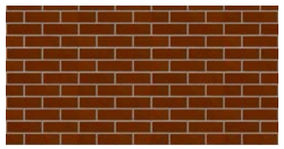


Red brick palette from deep aubergine to rose tones in a mix of stretcher and soldier coursing. Picks up on the brick brick buildings in the Rockingham Estate.



Soft grey to pale buff brick palette. Picks up on the brick brick buildings in the Rockingham Estate.

Tinted precast panels above and below windows



Red glazed brick banding on the top two floors

Deep red and rose coloured details in precast and galzed brick elements, pick up on the painted base of the estate buildings.

- The aubergine brick is used to create a strong 2 storey base reflecting the employment space at those levels.
- The top is expressed with strong piers projecting above the parapet to create a distinctive skyline. Glazed red panels at the top 2 floors will bring a shimmer to this building crown.
- The 'woven' appearance of the taller facade is created by combining the tonal ranges of across the facade in a banded expression.
- The lower 7 storey element has a restrained and elegant facade treatment, celebrating the regular windows with distinctive precast panels in a rose tone.

This study of the main elevation facing the park illustrates how by creating a woven brick effect the scheme is given a distinct identity. The varied pallete of materials and brick tones reflects the mix of architecture surrounding the scheme.

7. APPEARANCE

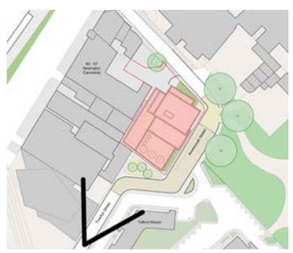
7.6 View from Tiverton Street

The building frames the view along Tiverton street and presents a series of forms stepping away from the street, with the lowest element of a similar mansion block scale to the Rockingham Estate buildings.

The colours and tones of the lower building reflect the character of the estate buildings while the taller elements beyond recede with their paler tones.

A potential new pocket park in front of the building at the end of Tiverton Street, as well as the communal gardens on the terrace above, invite pedestrians towards the green space beyond.

View of the proposed building from Tiverton Street



7. APPEARANCE

7.7 Lower building study

The 7 storey elevation facing towards Tiverton Street offers a simple but smart rhythm of openings set within a red brick base. The two storey commercial space is expressed with a more playful pattern of windows providing an active front to the streetscape.

This study of the south elevation facing Tiverton Street, shows the clear and strong base created by the lower level employment uses and the activity fronting onto the street through the large windows and generous entrance area. The elegantly proportioned facade of student rooms above provides a strong frontage onto the street, in keeping in character and scale with the neighbouring estate buildings.

Study of south-west part elevation facing Tiverton Street

7. APPEARANCE

7.8 View from Newington Causeway

The distinctive taller element of the building, with its articulated and textured 'top', signals the entrance to the park from Newington Causeway.

Public realm improvements including new trees and surfacing of the street create a welcoming environment for pedestrians, leading them towards the gardens.

7. APPEARANCE

7.9 Public art opportunities

Opportunities for public art are embedded into the proposal with the aim to commission local artists and creatives to design an installation that reflects the character of the local area.

This north west elevation facing Newington Causeway creates an ideal location for such a project. Acting as signpost for the building and marking the entry to Newington Gardens, the full height of the reveal on the north facade can be used as a canvas, as shown in the example illustrations below.

Precedents of large scale public art on building faades

Community art project in South Acton, Tree of Life mural (Stitch)

Examples of how public art could be integrated onto the building elevation

LANDSCAPE AND HIGHWAYS

8. LANDSCAPE AND HIGHWAYS

7.1 Landscape plan - ground level

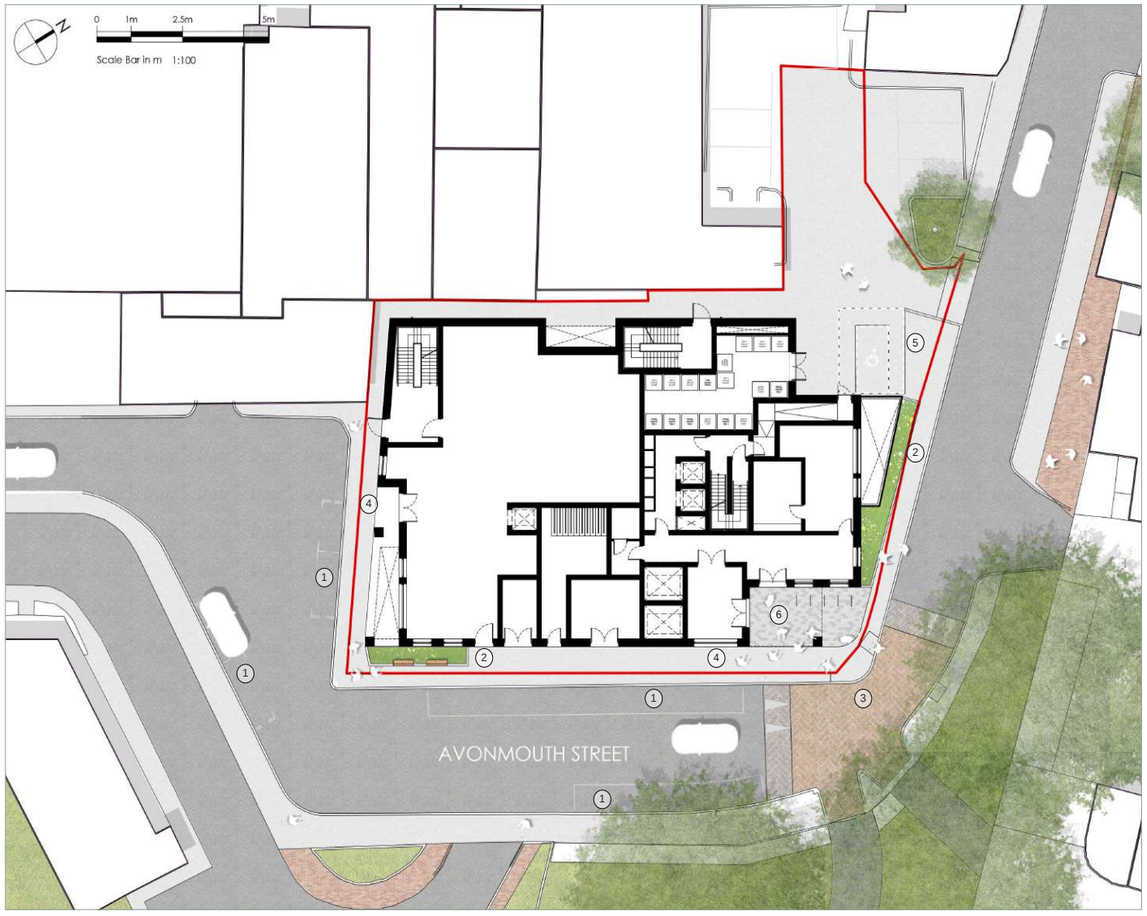
The plan below illustrates the proposed public realm within the red line, with the remainder public realm shown as retained, including the on-street parking bays and paving materials.

The adjacent plan below illustrates the potential public realm improvements. It is acknowledged that these are outwith the red line and require detail discussions and agreement with the highway authority and as such are shown for illustrative purposes only. They have been presented to the Council and GLA and whilst receiving a positive response works outside the red line are not included as part of the planning application.

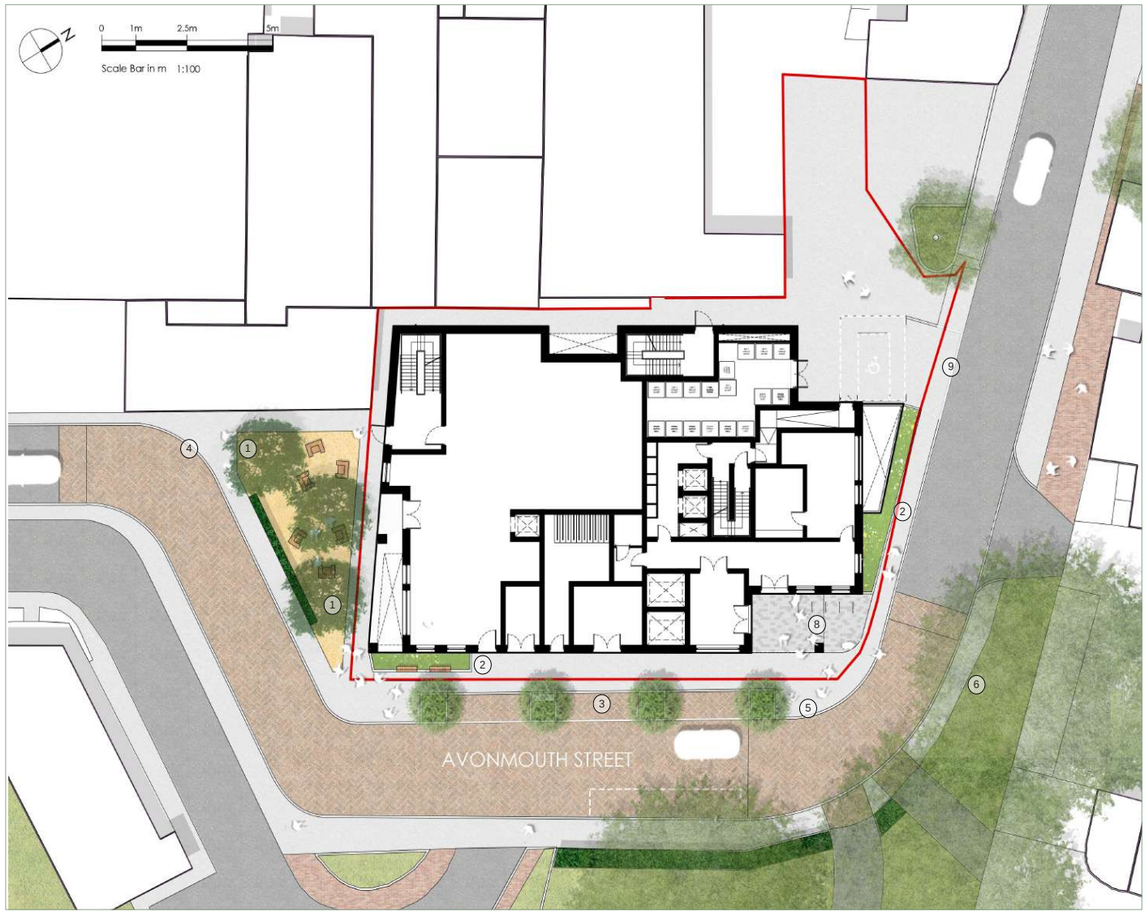
It is hoped that in the future, this strategy can be realised by agreement to provide a new piece of integrated public realm.

The design objectives of the wider public realm works are to

- Improve pedestrian experience with widened footways, improved paving materials and at grade planting
- Reduce impact of carriageway by extending raised table and providing integrated parking and street trees
- Improve setting of development and views along Tiverton Street with new pocket park with new tree planting
- Extend existing green character of Newington Gardens into and across the street with new street trees and ground level planting



Landscape plan at ground floor showing public realm within the red line and remaining public realm retained as existing



Potential landscape plan - ground floor

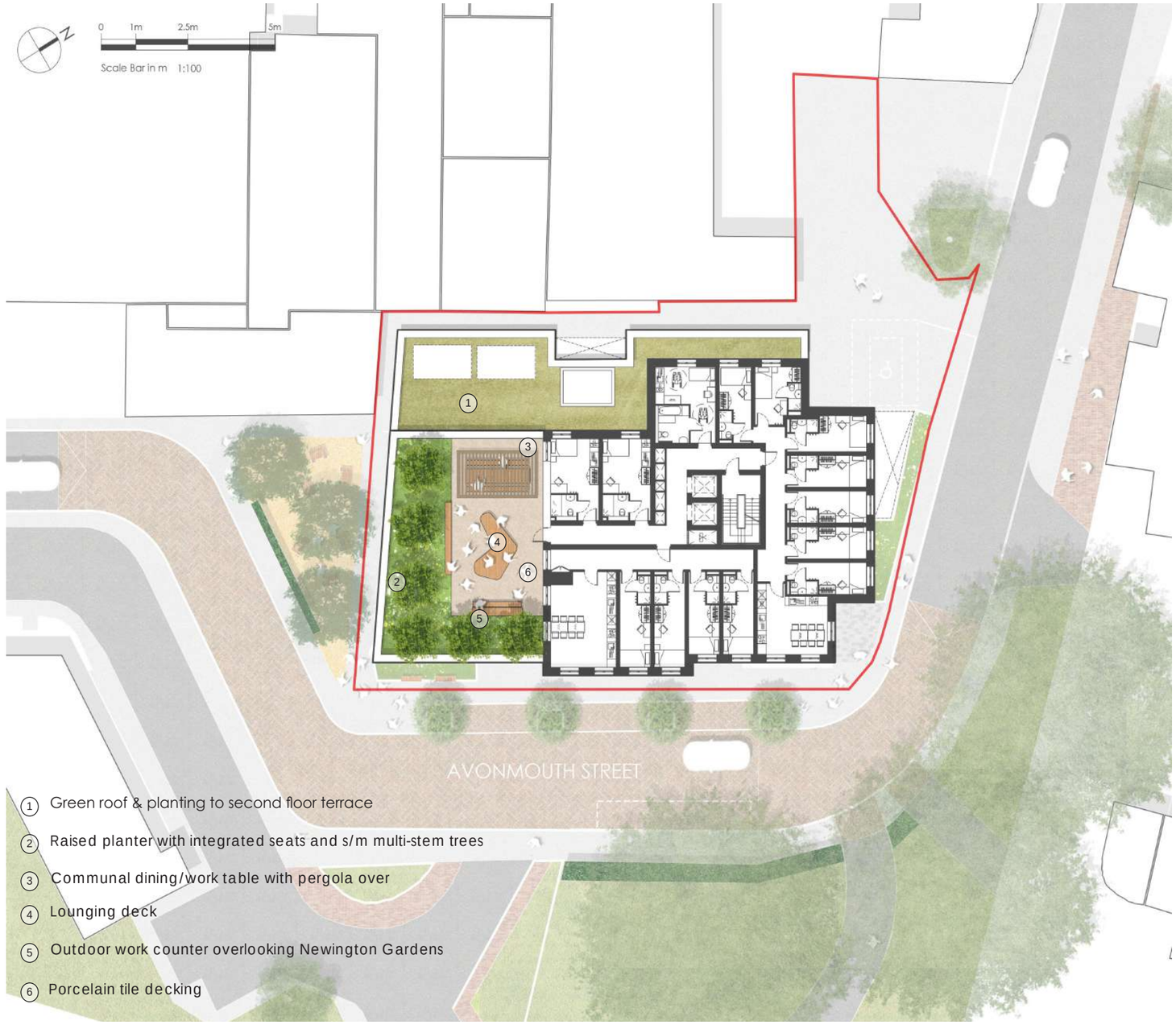
8. LANDSCAPE AND HIGHWAYS

7.2 Landscape strategy - upper floors

The seventh floor is the student social break out space, providing usable and complementary outdoor environment. The principle is to maximise the opportunity to bring students together, whether socialising or studying and capitalise on the views out across Newington Gardens.

The roofs have the opportunity to be planted to increase the biodiversity of the site and contribute to the Urban Greening Factor calculations. The planting will be integrated with the PVs on the upper levels.

Refer to the Landscape statement for more detail on the landscape and public realm proposals.



8. LANDSCAPE AND HIGHWAYS

7.3 Highways and servicing

The site is car-free which is deemed suitable considering the extremely high PTAL and the immediate proximity to bus services on Newington Causeway.

Vehicle access onto the site is retained to service the rear of 63-67 Newington Causeway.

The provision of one disabled bay on-site is considered suitable as there is a provision of dedicated disabled persons accommodation closer to the nominated university campus, which is more likely to be used by disabled students.

The proposed design seeks to prioritise pedestrian / cycle movement over vehicles by being a car free development, setting back the building to allow for a wider footway to be provided on the site frontage.

Refuse

Refuse storage for the student accommodation is on the north side of the building and will be collected from the street. Refuse for the commercial space is along the east side of the building fronting onto Avonmouth Street.

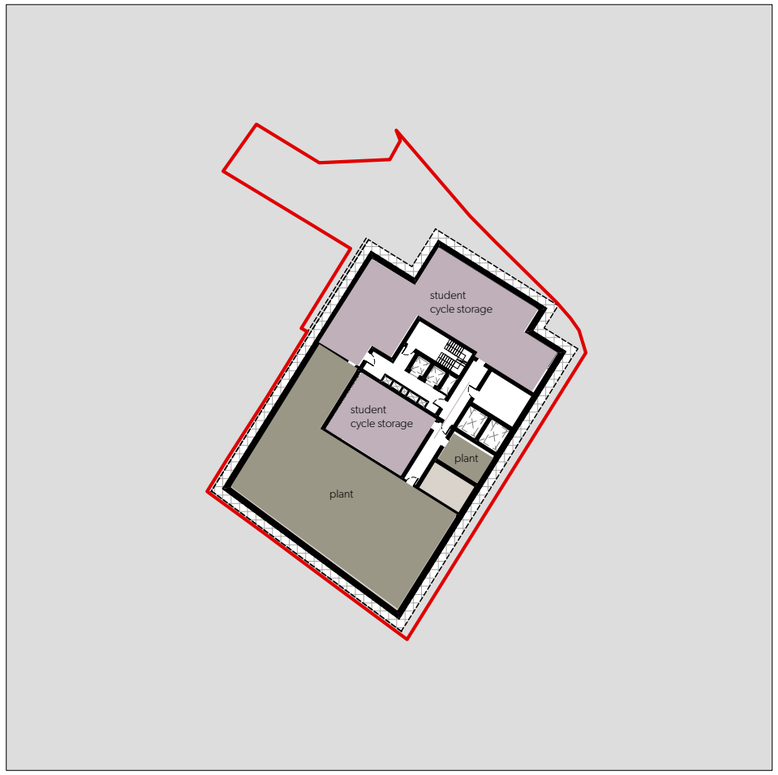
Cycle storage

176 long stay cycle parking spaces for the student accommodation are provided in the basement and will be provided in accordance with the London Cycling Design Standards. This cycle storage is accessed by two large lifts located in the entrance lobby.

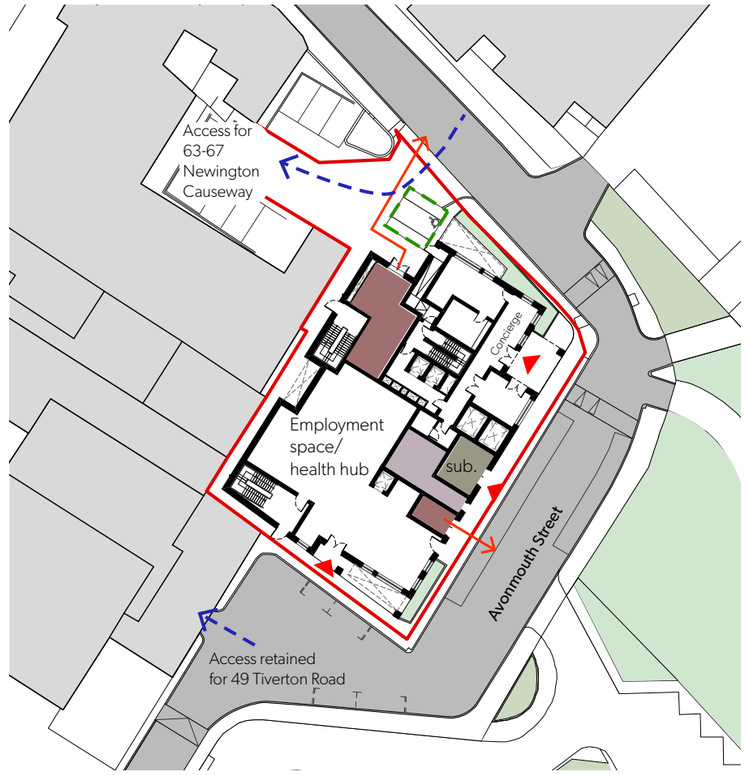
Short stay cycle parking will be provided in the public realm.

Plant

A new substation is located on the eastern Avonmouth Street frontage, with direct access from the street. The basement will house all other plant with the exception of air source heat pumps which will be located on the second floor terrace, screened from the adjacent student rooms with planting.



Lower basement plan



Ground floor plan

STANDARDS AND STRATEGIES

9. STANDARDS AND STRATEGIES

9.1 Accessibility

Every part of the building can be reached via lift and level access.

5% of student bedspaces are designed to accommodate wheelchair users meeting the requirements of Approved Document M(4)3 Volume 01.

Shared kitchens are designed to ensure enough circulation and space for wheelchair users and the amenity space has level access.

9.2 Secure by design

Stitch met with Alan Denyer, Designing Out Crime Officier from the London Metropolitan Police on a Teams call on 7th October 2021 to dicuss the design proposals.

The overall feedback was positive with the scheme providing a layout conducive to creating a safe and secure addition to the neighbourhood.

The points below demonstrate the aspects which specifically respond to ensuring a secure development.

Student accommodation

Ground

- The canopy area will be stringently managed as it is at risk of being used by rough sleepers.
- Entry to the student accommodation should be monitored by a 24hr staffing presence at the concierge desk.
- Door set and glazing to the entrance will be tested for secure by design.
- Secondary doors to lift lobby are reccommended to be access controlled for secondary line of defence from the street

Basement

- The lifts down to the cycle storage should be fob controlled
- All entry doors to the cycle storage should be PAS 24.
- Corridors at the second basement level leading to the cycle stores will have 24hr CCTV coverage
- The entry into the escape stair from the basement should be restricted to escape only with no access to the student residential floors
- Plant room doors will be a robust doors and given a maintenance fob

Accommodation floors

- Access to cluster flats should be access controlled with PAS 24 doors to each flat and each studio door.
- The communal terrace and connecting internal corridor should be provided with CCTV surveillance.
- Access to the terrace should have limited opening hours and closed at night to reduce potential for antisocial behaviour.
- Any window looking at terrace level looking onto the terrace should be a tested window.

Employment/ education use / community health hub

- The canopy area will be stringently managed as it is at risk of being used by rough sleepers.
- Access control within the space will be determined once the occupier and number of tenants is determined.
- The cycle store should be PAS 24 controlled.

9.3 Postal delivery

Post and parcels for students will be managed by a concierge with access to a secure post room from the entrance lobby.

9.4 Refuse and recycling

The student accommodation is provided with a large bin store at ground level. Refuse vehicles will stop on Avonmouth Street for collection.

The student accommodation is provided with a large bin store at ground level. Refuse vehicles will stop on Avonmouth Street for collection.

As there is no specific policy regarding refuse for student accommodation, the precedent of a planning application for a student housing scheme at Capital House, (18/AP/0900) has been used as a guide to calculate the number of bins. In this case totally week refuse was calculated at 60ltr per student room. The ratio between recycling and residual waste reflects the ratio used in residential developments.

The scheme proposes:

60 ltr per student room= 13980ltrs

Recycling provision (L) = Total weekly refuse (L) x 0.5 Recycling provision (L) =6990

Recycling 1100 Euro bins = 7

Residual waste provision (L) = Total weekly refuse (L) x 0.75 Residual waste provision (L) =10485

Residual 1100 Euro bins =10

The space offered will therefore house 17 1100ltr bins for the student accommodation.

9.5 Cleaning and maintenance

Student bedroom windows will be cleaned externally via abseil from the roof, accessed via the stair AOV. A mansafe system will be provided to protect falls from height.

9.6 Fire strategy

The means of escape and fire strategy is set out below. This has been guided by advice from Clarke Banks fire engineers.

The whole building will be installed with sprinklers.

- Vertical escape from the all flats will be via a single stair core with final exit at ground floor.
- The stair includes ventilated lobby protection at all levels. The lobby includes mechanical smoke extract.
- Travel distances in a single direction within internal cluster corridors will be limited to 15m in a single direction of escape and 35m in more than one direction where there is an exit via the adjoining cluster flat.
- Travel distances within studio flats is limited to 9m.

Escape from the 7th floor terrace is no greater than 18m as there is a single direction of escape.

Basement travel distance to protected lobbies are no greater than 26m in a single direction. The basement stair is separated from the upper portions of the stair.

Escape from the commercial area is provided by more than 2 means of escape.