

8.1.3 Access - within the building

The scheme does not provide any accessible (wheelchair) flats as the Tenants' Hall, ancillary spaces and residential lobby occupy the whole of the ground floor. The outlook on the ground floor at this location is also not practical for residential use. The site size does not allow for the inclusion of a second lift and would impact both the capital cost and service/maintenance costs for this small 11 unit scheme. The required wheelchair unit will be offset by over-providing in another development within the Southwark new homes program.

All of the residential units are designed to Building Regulations Part M4(2) - with lift access to all flats. The ground floor of Tenants Hall provides level or sloped access throughout with ambulant and accessible toilets. These meet best practice and Building Regulation requirements.

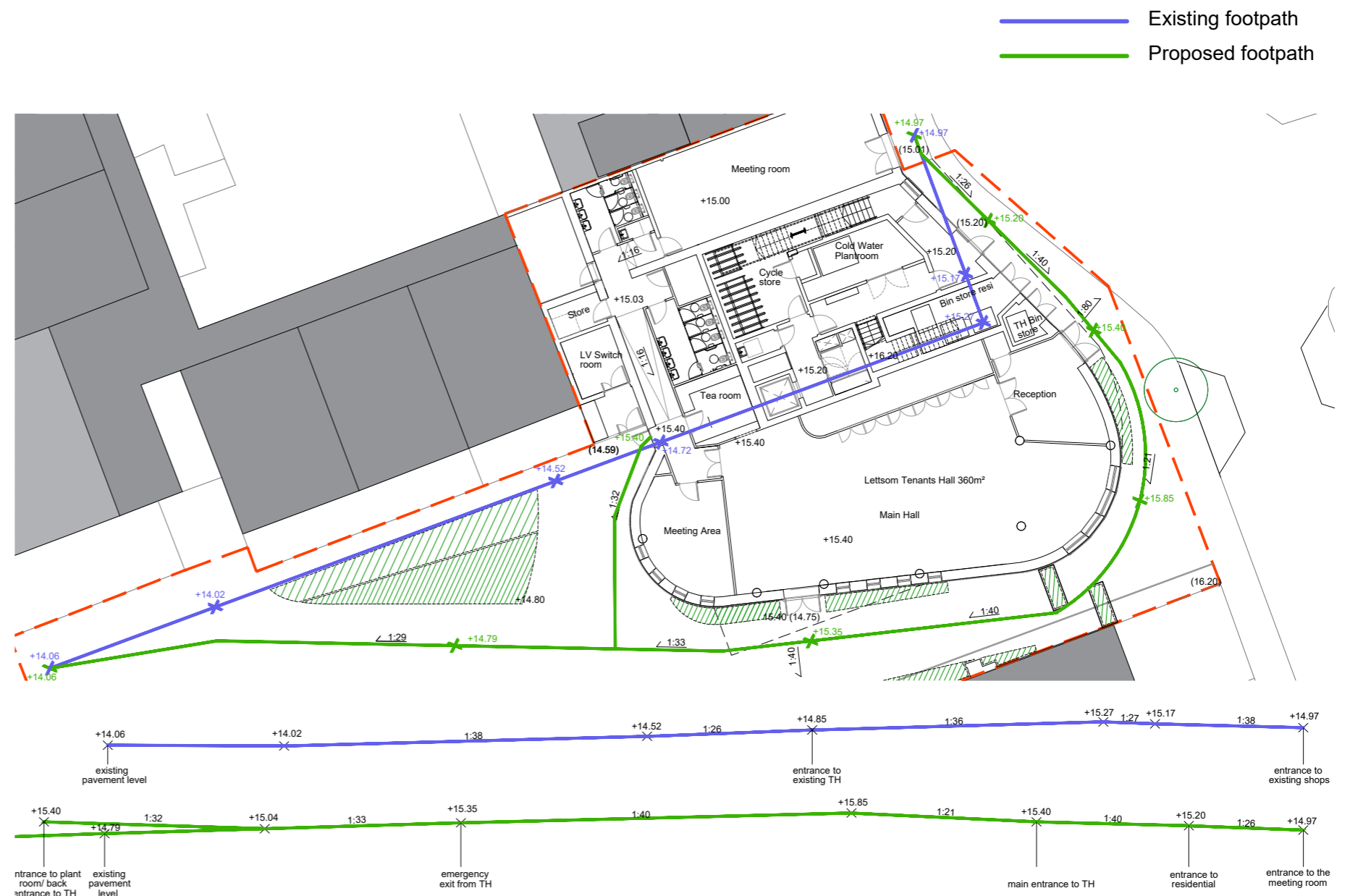
8.1.4 Access - around the building

At the start of the design process we carefully considered the options for the site and their impact on routes through. During the consultation process, the approach was generally well received once discussed in detail. The existing covered route passes by the back garden of existing homes causing nuisance and daily disruption. There are recessed areas off the route with a lack of lighting and any passive surveillance. The position of the existing hall blocks the visual connection to the wider open space beyond and the two access routes are long and narrow. One has a gentle ramp whilst the other has steps to take up the change in level.

The new route is much more open, wider and has better natural surveillance over it and leads into the heart of the open space and estate beyond. The position of the route also allows a much more rational and efficient use of the existing empty shop units that form part of this scheme.

The proposal improves the existing path by replacing the old and wheelchair unfriendly pavement with a new levelled surface. During consultation events, queries were raised on the impact that the new single route would have on various users.

Just passed the hall, the incline on Vestry Road increases. The proposed scheme maintains the same slope found in front of the existing hall and as it gently sweeps around the hall, it slopes back down to the rear courtyard. The overall effect is a slight increase in distance travelled but to no greater incline and on a much improved surface treatment. This is coupled with the fully wheelchair accessible hall and residential units (lift). In overall terms the proposed scheme improves accessibility and the benefits outweigh and change to the existing arrangement. As part of this assessment, we consulted a specialist access consultant (Centre for Accessible Environment) who provided a 'Equalities Impact Assessment'.



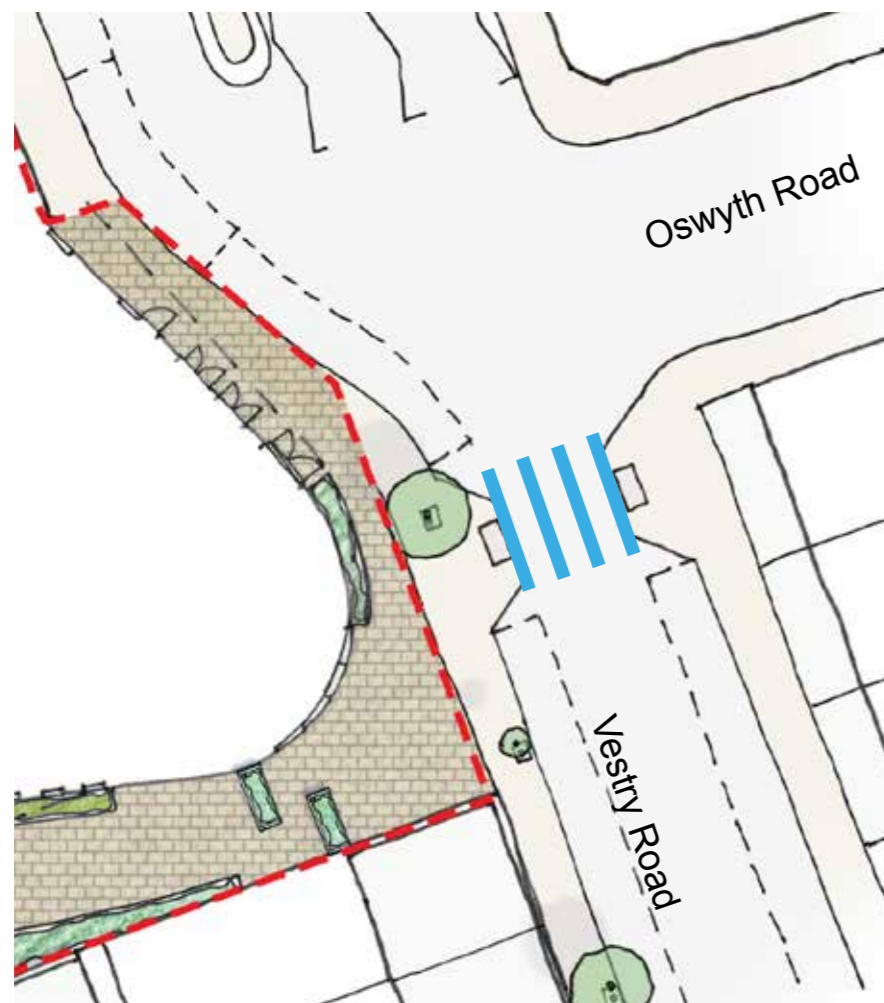
Comparison of the existing route and its slope, to the proposed route.

8.5 Highways & Transport

Paul Mew Associates has provided a Transport Statement and advice for the scheme. The scheme is proposed as 'Car-Free'. No off-street parking is proposed for the flats.

The site has PTAL score of 2 in close proximity to areas with PTAL 3 and 4. This score appears to miss that Denmark Hill Station is within 9 minutes walk.

LB Southwark Highways are looking at the potential for a new pedestrian crossing over Vestry Road, close to the new access route. This would create a more direct and logical route for movements to and from Oswyth Road, improving wider connections to and from the estate. From this position, there is still a significant direct line of site from Vestry Road to Fearnley House (western end). The diagram below shows the location of potential new crossing marked as blue.



8.4 Secured by Design

Southwark's DOCO was consulted at an early stage. The project was generally well received and clear guidance on how to ensure that it can be awarded Secured By Design Certification was received.

The residential shared entrance is 'lobbied' to ensure tailgating is avoided with two access controlled doors prohibiting access to the new stair and lift core and to the re-provided staircase for the existing Vestry Road homes.

The design of the landscape space was also considered and discussed to minimise the opportunity for anti-social behaviour and concealment of weapons and drugs, but to ensure the space is also welcoming and usable as an amenity space.

The proposed design and its path is 3.5m at its narrowest - which is more than the existing - with it widening out to up to 8m. In contrast to the existing footpath the proposed footpath is uncovered, allowing open and passive surveillance from both the ground level and above. It will no longer be a dark, covered alleyway lacking in natural surveillance. In addition potential hiding spaces have been designed out, and it will be overlooked by residential properties and the Tenants Hall when in use.

The footpath also includes anti-moped mitigation, with 'slalom' barriers similar to what is already in place on the existing footpath. This was a key point raised by the project group.

The Tenants Hall has areas of glazing on all three sides to visually open up the area improving visibility and natural surveillance. The residential properties will have windows overlooking the footpath, again allowing for improved natural surveillance.

8.3 Sunlight and Daylight

The design has been assessed for sunlight and daylight impacts on surrounding buildings and open space. The full report submitted with the application also includes the resultant internal light levels to the proposed dwellings.

8.2 Flood risk

The proposed development is located in Flood Zone 1, as defined in the NPPF. On the basis of the available information from the Environment Agency and London Borough of Southwark, the site is at low risk from all sources of flooding.

The proposed development provides safe access and egress during an extreme flood event and it lies within an Environment Agency flood alert area.

Our proposal responds to the site flood risk with ACO drain next to entrance doors and 1:40 slopes from doors towards the pavement.

The planning application is supported by a full flood risk assessment.

8.6 SUDS

The landscape design has been considered in conjunction with a full SUDS design. A drainage and flood risk statement forms part of the submission documents along with a landscape proposal that includes permeable landscape.

8.7 Energy & Sustainability

The Energy strategy by CPW sets out how the scheme meets or exceeds both London Borough of Southwark Policy but also meets the requirements of the London Plan. As a result, no gas is proposed for the scheme which has the advantage of freeing up ground floor accommodation and extent of 'inactive' frontages but has a slight disadvantage, from a visual perspective, that roof mounted air-source heat pumps will need to be installed.

The increased roof top parapet height will help screen the equipment from view. This is unavoidable but helped by the lack of visual clutter from the typical photovoltaic panels historically deployed to achieve the necessary energy targets. Instead, roof areas will be covered in bio-diverse roof coverings and plant concentrated to the centre of the roof.

8.8 Cycle storage

The proposal provides 22 safe and secure cycle spaces for residential units including 1 Sheffield stand for 2 bikes.

In addition there will be two visitor cycle parking (2 Sheffield stands for 4 bikes) located close to the Tenants Hall and one shed for 2 bikes for the Tenants Hall staff located behind a locked gate in front of the electrical intake room.



- Visitors cycle spaces
- Communal cycle store block A
- Individual cycle store for Tenants Hall staff

8.9 Fire Strategy

The scheme has been designed according to the latest version of Building Regulations Part B. As part of the design team, a fire consultant (BB7) has been appointed to provide design advice and input into the scheme and further ensure its compliance with fire regulations. During the design development process we have also discussed the scheme with London Borough of Southwark's Head of Building Control and representatives from the fire safety team.

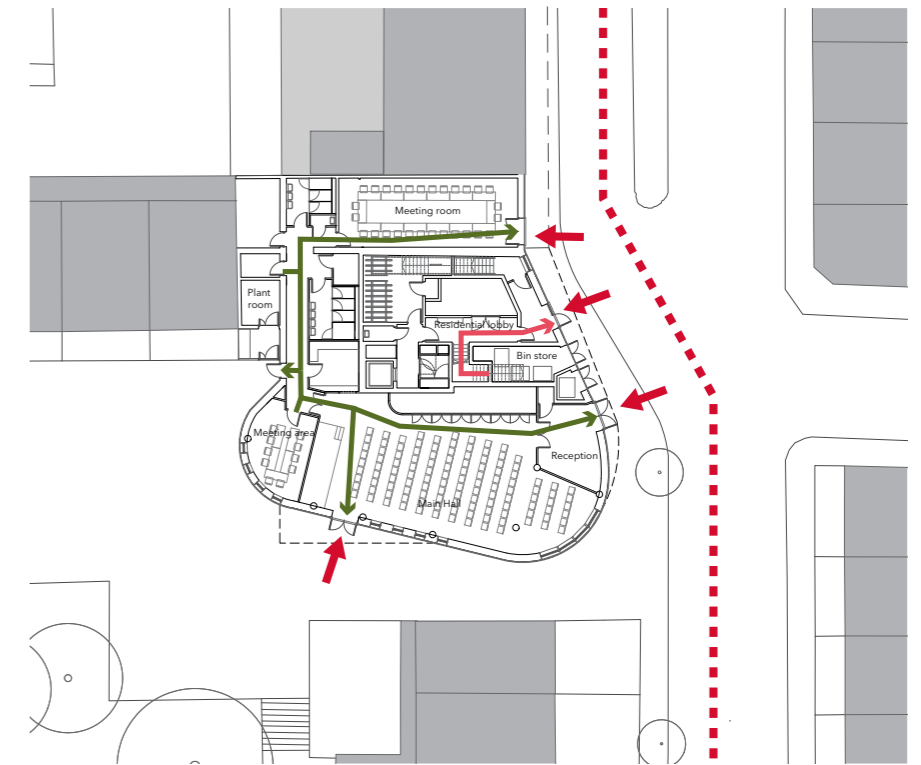
The key items to ensure compliance with current Building Regulations and best practice are:

Access to the building:

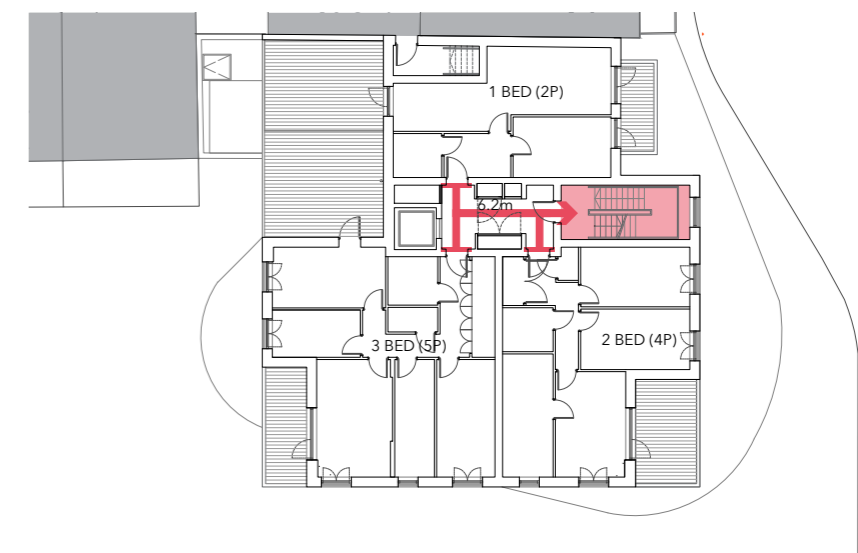
- Fire tenders can park within 4m of the building along Vestry Road.
- Dry risers are placed next to the communal entrances and with good visibility from the street
- Fire panels will be located within the entrance lobbies.
- We have worked through a solution to allow rapid access into the building whilst ensuring the safety of the occupants against misuse by others in conjunction with Secured by Design officers.

Building features and considerations:

- Sprinklers will be provided throughout the building.
- The top storey is less than 18m - a fire fighting lift is not required.
- Non-combustible facade materials throughout.
- Short distance to the fire protected stair from every unit.
- Each flat has a fire protected corridor serving habitable rooms.
- Dry riser to each floor.
- AOV (automatic opening vent) to the internal lobby/corridor to provide smoke extract and ventilation.
- Bin stores accessible only from the outside.



- Fire services access and site considerations.
- FRS access route
 - Escape route from Tenants Hall
 - Escape route from residential
 - FRS access road



Fire strategy for upper floors

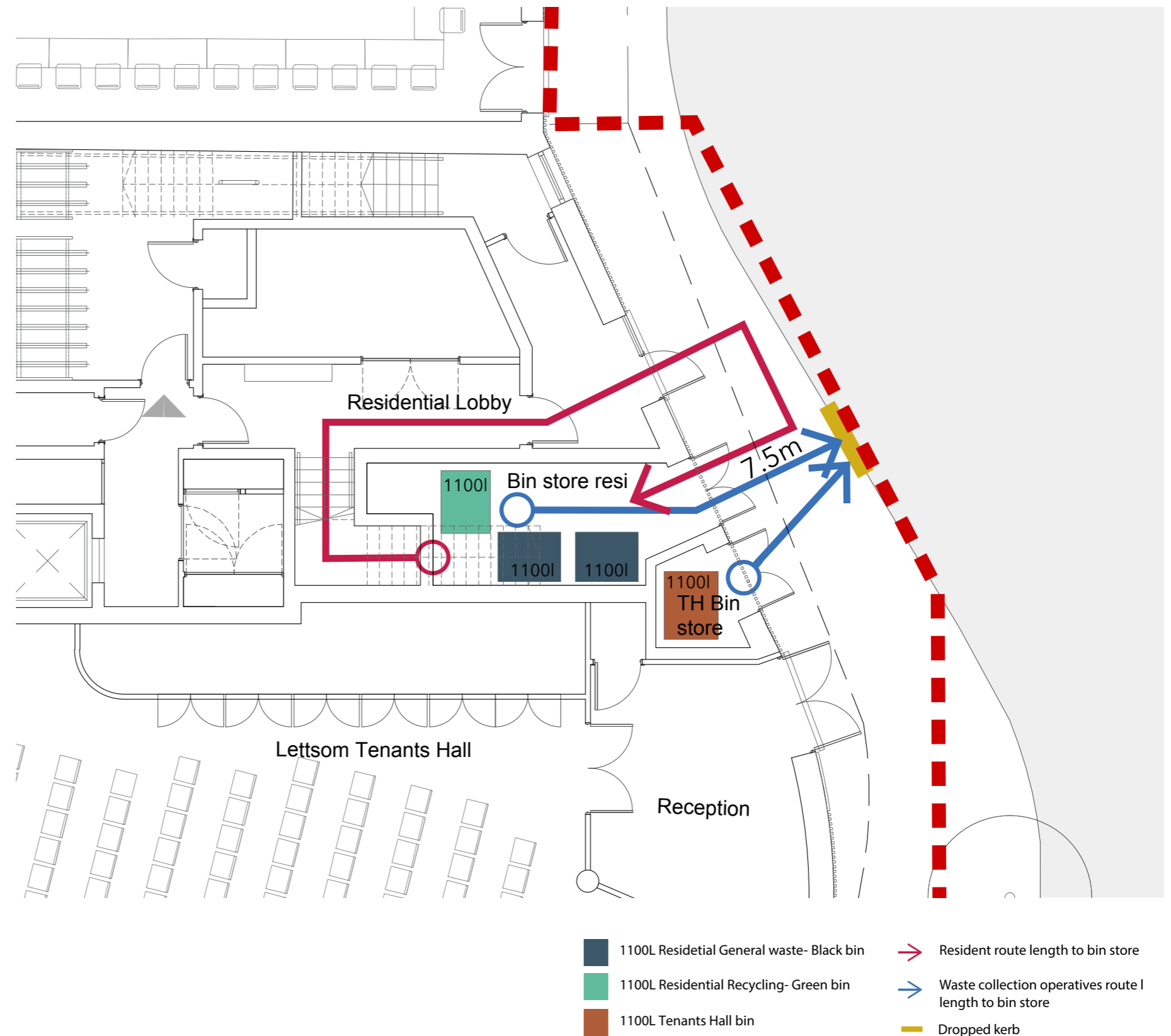
8.10 Refuse Strategy

The 11 flats in the development would be served by three large bins, one for general waste and two for recycled waste. These would be located in dedicated storage next to the entrance and accessible only from the outside.

Bin provision is compliant with Southwark Waste management guidance notes for residential developments along with bulk storage.

The tenants hall will have a separate refuse store, just alongside the residential store.

The bins are serviced from Vestry Road - a short distance of less than 5m away. There is an existing dropped kerb to the north, but as part of a wider separate review of the carriageway at this location by Southwark Highways, provides an opportunity to bring it closer to the proposed refuse store area.



8.11 Lighting strategy

The lighting for the scheme will need to be both sensitive and secure and provide a balance between well illuminated and not a nuisance to new and existing residents. Lighting principles have been discussed with Designing out Crime Officers but a full lighting scheme will be developed as part of detailed design stages and information submitted to discharge the planning condition. This will allow the following to be considered.

- Layout plan with beam orientation
- Schedule of the equipment in the design
- Hours of operation
- Light levels and spillage
- The size of the lights/light fittings

At this stage, we have three key approaches and types of lighting in the scheme. These are as follows;

1) Lighting from within.

The entrance areas are large with extra glazing and on the main access doors to both residential and Tenants Hall. Glazed sections will allow light to spill out onto the landscape beyond. In addition there will be light coming out of the Tenants Hall through the windows.

2) Externally mounted to the building:

Light fixtures will be fixed to the building to provide light onto adjacent pathways and access routes and at key locations such as refuse stores, and plant rooms. Lighting in the external canopy soffit alongside Vestry Road also provide a good level of illuminance. External light fittings will also be fitted around the back entry to the building and plant room.

On the upper floors, balconies will also be fitted with externally mounted light fittings (on walls).

3) Externally in the landscape:

In areas that would not receive enough light from wall mounted light fittings and deemed to be required by Secured by Design, such as the play space, picnic table area, pedestrian path, lighting columns would be proposed in conjunction with existing lighting posts. These would be high level to ensure they meet Secure by Design Requirements.

