

RESIDENTIAL FACADE DETAILS

Typical Window

A number of facade details have been explained in the preceding pages. Some of the details are described in further detail over the following pages.

The facade is made up of a design grid which generates a typical window module of c. 1.5m by c. 2.5m. This module was generated to ensure rooms received the correct amount of daylight, and also to create a successful balance of solid to void in the elevations. In certain locations, this window module is grouped to create larger openings and variation along the elevations (see following page for further details).

There are differences within the typical window module to create further variety in the elevations and to ensure rooms have the correct amount of glazing. The window types are shown on the extracts presented on this page.



Perspective section through Building A - DD



Key

The typical window is c. 1.5m by c. 2.5m. The top two panes open inwards for ventilation and cleaning, and the lower parts tilt inwards for cleaning. The window is set in c. 170mm from the external face of the facade which gives depth to the elevation. The reveal is framed with a c. 25mm thick powder coated frame to add definition to the openings. Windows on the northern blocks will have a darker bronze powder coating, and windows on the southern blocks will have a lighter bronze powder coating.



01 - Typical Window



02 - Typical Window with Panel



03 - Typical Window with Extruded Frame



Powder coated panels are used within openings to add variety to the façades and to reflect internal layouts. The powder coated insulated panels will match the window frames in colour - varying between the northern and southern halves of the buildings.

Each facade has one element that is highlighted by an extruded frame. This may be a typical window, as shown in the 2D facade detail of the townhouses, or a balcony opening, as shown in the 3D detail of Building A. This extrusion is c. 75mm thick, and extrudes c. 200mm from the face of the facade and will be powder coated to match the frame colour.



Ground floor windows are c.2.7m high - some are fixed panes, and others are fully openable to provide access to gardens and courtyards. The groupings of windows and panels are framed by a c.75mm thick powder coated frame, which extrudes c.200mm from the external face of the facade.

Entrance canopies help identify entrances and provide protection from inclement weather. These canopies are simple in form, extruding from the frame around the entrance doors and windows. The canopy is finished in a powder coated metal to match the frames and panels.

Ground Floor

The ground floor is designed to be read as a base to the development, and is distinguished from the upper floors through a number of design moves:

- greater floor to ceiling height at ground floor
- face of facade set in c.100mm from main facade
- header bond to achieve a more dense brick effect
- a horizontal shadow gap between ground and first floor
- termination of the vertical shadow gaps used to break up the main part of the elevations. This part of the elevation is kept solid at ground floor to give the impression of a strong base supporting the upper elements

The glazing is full height and adheres to the main elevation design grid, but windows are grouped and framed to suit layouts and break up the rigid grid. Like the windows on the upper floors, powder coated panels are used within openings to contrast with glazing. Canopies are provided at each building entrance.



RESIDENTIAL FACADE DETAILS

Window Groupings

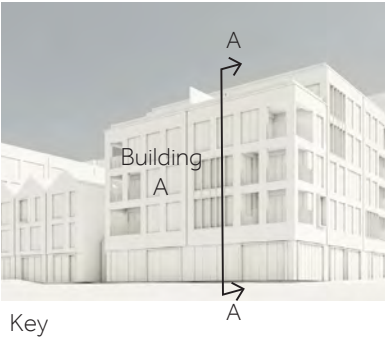
The concept of grouping windows to create larger openings has been described previously. Details of the grouped openings are described on this page.



Perspective section through Building A - AA



Horizontally Grouped Windows



Key

Horizontal groupings of windows are treated in a very similar manner to typical windows, albeit the c.25mm frame wraps around the grouped opening, and the vertical brick element that becomes part of the opening changes to either a window or a metal panel, as described on p.66. Each facade has a number of instances of horizontal grouping, and each facade has one instance where horizontal groupings are emphasised through the use of fins. Fins are described in the following paragraph.

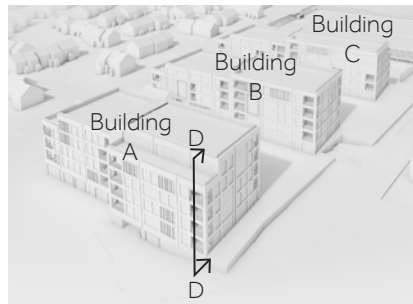


01 - Horizontally and Vertically Grouped Windows

Each facade has a instance where four typical windows are grouped vertically and horizontally to create the largest type of opening that occurs in the development. This approach is similar to that of the horizontal groupings, with an additional horizontal powder coated panel used to conceal the slab and floor and ceiling build ups. These openings are often emphasised through the use of fins. Fins of c.50mm thickness are located on each grid line and protrude c.200mm from the face of the facade. This detail again adds variation and depth to the facade.



Horizontally and Vertically Grouped Windows



Key

Balcony openings are framed with a powder coated frame to match the window openings. Some are identified with an extruded frame as described on p.66. Soffits and internal walls are finished with white render to ensure the enclosed space is bright, and to help reflect light into the internal spaces. Lighting is integrated into the balcony soffits.

Protection from falling is provided by a balustrade with slender railings, powder coated to match the colour of the window frames.

Private terraces are provided on the fourth and fifth floors, with communal terraces located on the fifth floor. Brick parapets are finished with a powder coated coping to match the window frames, with a glazed balustrade to provide protection from falling. Glazed balustrades are used for the terraces, as opposed to the railings used on the balconies to keep the upper parts of the building light. Brick parapets on the fifth and sixth floors are lightened further by the use of a 'hit-and-miss' brick bond, which lightens the tallest elements of the building by allowing light and greenery of the terraces through the brick parapet.



02 - Terrace



01 - Inset balcony



Terrace

RESIDENTIAL FACADE DETAILS

Balconies

All balconies in the scheme are inset to create coherency across the elevation, and to provide residents with a protected and private amenity space. The majority of balconies are located at the corner of each block, and are finely framed to maximise views out to the landscape. Full height glazed doors provide level access to the balcony deck.

Terraces

As described in Chapter 4, the buildings step in height to respond to context. The top floors of Buildings A and C are set back on the external faces to reduce the impact of the height. The fifth floor is set back on the southern elevation to reduce the height of the buildings on the park elevation. These moves not only provide benefits to the overall massing of the scheme, but also provide high quality private and communal amenity space.



Perspective section through Building A - DD

VIEW FROM MAIN FOOTBALL CLUB ENTRANCE



View 01 - proposed scheme viewed from south of Football Club



View 02 - aerial view of proposed scheme

RESIDENTIAL MIX OVERVIEW

Overview

The residential layouts have been designed to comply with the London Housing Design Guide, and Southwark's Residential Design Standards. These standards ensure quality of life for residents, considering design from the front door through to internal layouts. The units have been laid out to provide long-term adaptability to suit growing families, new owners and tenants alike. For more detail on amenity provision please refer to the landscape report.

Housing mix

In line with Southwark's SPD the housing mix is as follows:
1 bed - 40%
2 bed - 30%
3+ bed - 30%

Studios are included in the private sale mix, and these form 5% of the 1 bed allocation.

Tenure

The development provides a total of 155 homes. The proposed number of private and affordable homes proposed is subject to the viability assessment for the whole scheme.

The scheme is tenure blind, but has been arranged so that private and social rent units have separate circulation and cores for ease of separating service charges. The image on this page graphically illustrates the tenure split. Social rent units are located in the northern half of Building A from ground, up to level 5. Intermediate units are pepper potted around the development at ground floor.

10% of units have been designed to be suitable for wheelchair users - locations are described on p.81.

AFFORDABLE RENT			
Unit type	Target size (m ²)	No. of units	%
3 bed 5-P	86	7	47
3 bed 5-P (duplex)	96	0	0
2 bed 4-P	70	0	0
2 bed 3-P	61	3	20
1 bed 2-P	60	5	33
Studio	37	0	0

Townhouses			
4 bed 6-P (TH)	107	0	0
3 bed 5-P (TH)	96	0	0
TOTAL		15	100

Total Units	155
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INTERMEDIATE SHARED OWNERSHIP			
Unit type	Target size (m ²)	No. of units	%
3 bed 5-P	86	0	0
3 bed 5-P (duplex)	96	0	0
2 bed 4-P	70	4	40
2 bed 3-P	61	0	0
1 bed 2-P	60	6	60
Studio	37	0	0

Townhouses			
4 bed 6-P (TH)		0	0
3 bed 5-P (TH)		0	0
TOTAL		10	100

PRIVATE			
Unit type	Target size (m ²)	No. of units	%
3 bed 5-P	86	29	22
3 bed 5-P (duplex)	96	4	3
2 bed 4-P	70	39	30
2 bed 3-P	61	0	0
1 bed 2-P	60	45	35
Studio	37	7	5

Townhouses			
4 bed 6-P (TH)		3	2
3 bed 5-P (TH)		3	2
TOTAL		130	100

Key

Private tenure

Affordable rent

Intermediate shared ownership



Chalk render identifying tenure spit

RESIDENTIAL ACCOMMODATION SCHEDULE

Building A

Flat No	Floor	Tenure Type	Unit Type	Hab Rooms	Wheel Chair Access	Area (NIA) m2	Area (NIA) ft2	Private Amenity Space m2
1	Ground	Intermediate	1B2P	2	N	50	538	22
2	Ground	Intermediate	1B2P	2	N	54	581	22
3	First	Social Rented	3B5P	5	N	94	1,012	16
4	First	Social Rented	2B3P	3	N	61	657	7
5	First	Market	2B4P	3	N	70	753	8
6	First	Market	3B5P	5	N	89	958	11
7	First	Market	3B5P	5	N	89	958	11
8	First	Market	1B2P	2	N	65	700	28
9	First	Market	Studio	1	N	40	431	15
10	First	Social Rented	3B5P WCH	5	Y	119	1,281	73
11	Second	Social Rented	3B5P	5	N	94	1,012	10
12	Second	Social Rented	2B3P	3	N	61	657	7
13	Second	Market	2B4P	3	N	70	753	7
14	Second	Market	3B5P	5	N	89	958	11
15	Second	Market	3B5P	5	N	89	958	11
16	Second	Market	2B4P	3	N	71	764	8
17	Second	Social Rented	1B2P WCH	2	Y	65	700	5
18	Second	Social Rented	3B5P	5	N	94	1,012	10
19	Third	Social Rented	3B5P	5	N	94	1,012	10
20	Third	Social Rented	2B3P	3	N	61	657	7
21	Third	Market	2B4P	3	N	70	753	8
22	Third	Market	3B5P	5	N	89	958	10
23	Third	Market	3B5P	5	N	89	958	10
24	Third	Market	2B4P	3	N	71	764	8
25	Third	Social Rented	1B2P	2	N	65	700	5
26	Third	Social Rented	3B5P	5	N	94	1,012	10
27	Fourth	Social Rented	3B5P	5	N	99	1,066	12
28	Fourth	Social Rented	1B2P	2	N	51	549	5
29	Fourth	Market	Studio	1	N	41	441	3
30	Fourth	Market	3B5P	5	N	86	926	49
31	Fourth	Market	3B5P	5	N	87	936	49
32	Fourth	Market	Studio	1	N	37	398	4
33	Fourth	Market	1B2P	2	N	50	538	5
34	Fourth	Social Rented	1B2P	2	N	50	538	5
35	Fourth	Social Rented	1B2P	2	N	52	560	6
36	Fifth	Market	3B5P WCH	5	Y	112	1,206	20
37	Fifth	Market	Studio	1	N	38	409	23
38	Fifth	Market	1B2P	2	N	50	538	36
39	Fifth	Market	1B2P	2	N	50	538	5
Total			39	130	3	2800	30,139	572

Building B

Flat No	Floor	Tenure Type	Unit Type	Hab Rooms	Wheel Chair Access	Area (NIA) m2	Area (NIA) ft2	Private Amenity Space m2
1	Ground	Market	2B4P	3	N	73	786	11
2	Ground	Market	1B2P	2	N	52	560	8
3	Ground	Intermediate	1B2P	2	N	52	560	18
4	Ground	Intermediate	1B2P	2	N	50	538	29
5	Ground	Intermediate	1B2P	2	N	50	538	16
6	Ground	Market	2B4P WCH	3	Y	94	1,012	14
7	First	Market	2B4P WCH	3	Y	89	958	34
8	First	Market	2B4P	3	N	70	753	30
9	First	Market	Studio	1	N	39	420	18
10	First	Market	1B2P	2	N	57	614	23
11	First	Market	3B5P	5	N	86	926	12
12	First	Market	3B5P	5	N	87	936	12
13	First	Market	1B2P	2	N	52	560	5
14	First	Market	2B4P	3	N	72	775	7
15	First	Market	1B2P WCH	2	Y	65	700	5
16	First	Market	3B5P WCH	5	Y	110	1,184	14
17	Second	Market	2B4P	3	N	78	840	7
18	Second	Market	2B4P	3	N	72	775	7
19	Second	Market	1B2P	2	N	52	560	6
20	Second	Market	1B2P	2	N	51	549	5
21	Second	Market	3B5P	5	N	86	926	12
22	Second	Market	3B5P	5	N	87	936	12
23	Second	Market	1B2P	2	N	52	560	5
24	Second	Market	2B4P	3	N	72	775	7
25	Second	Market	1B2P WCH	2	Y	65	700	5
26	Second	Market	3B5P	5	N	90	969	11
27	Third	Market	2B4P	3	N	78	840	7
28	Third	Market	2B4P	3	N	72	775	7
29	Third	Market	1B2P	2	N	52	560	6
30	Third	Market	1B2P	2	N	51	549	5
31	Third	Market	3B5P	5	N	87	936	11
32	Third	Market	3B5P	5	N	87	936	11
33	Third	Market	1B2P	2	N	51	549	5
34	Third	Market	2B4P	3	N	72	775	7
35	Third	Market	1B2P WCH	2	Y	65	700	5
36	Third	Market	3B5P	5	N	90	969	11
37	Fourth	Market	2B4P	3	N	70	753	7
38	Fourth	Market	2B4P	3	N	71	764	7
39	Fourth	Market	2B4P	3	N	72	775	7
40	Fourth	Market	3B5P	5	N	87	936	50
41	Fourth	Market	3B5P WCH	5	Y	112	1,206	50
42	Fourth	Market	2B4P	3	N	73	786	7
43	Fourth	Market	1B2P	2	N	50	538	5
44	Fourth	Market	1B2P	2	N	52	560	6
45	Fourth	Market	1B2P	2	N	54	581	7
46	Fifth	Market	2B4P	3	N	70	753	7
47	Fifth	Market	2B4P	3	N	71	764	7
48	Fifth	Market	1B2P	2	N	50	538	5
49	Fifth	Market	1B2P	2	N	52	560	5
50	Fifth	Market	1B2P	2	N	54	581	7
Total			50	149	7	3446	37,092	585

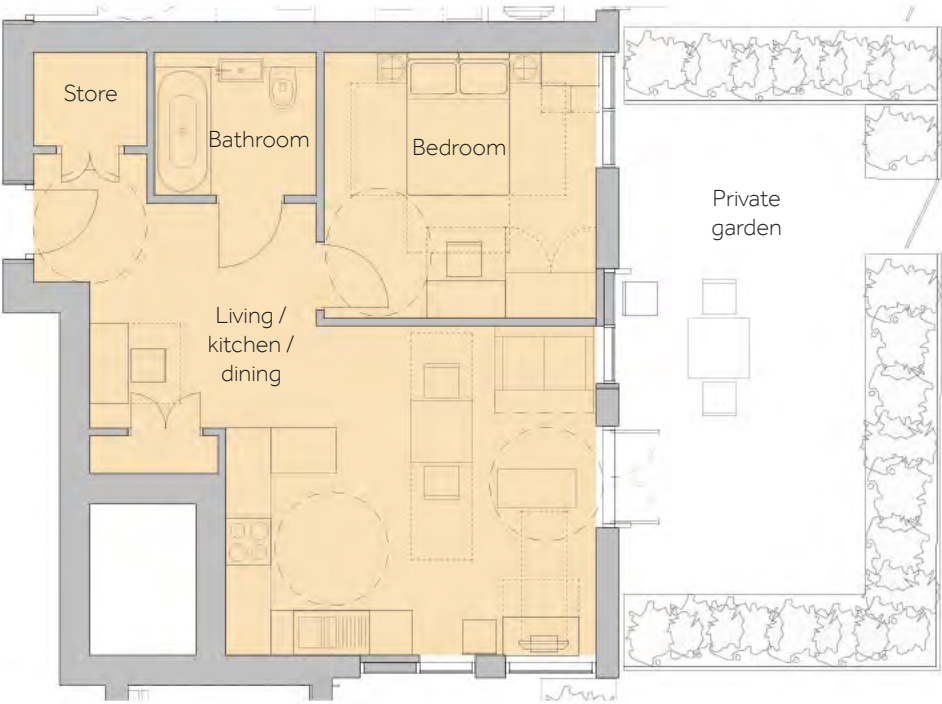
Building C

Flat No	Floor	Tenure Type	Unit Type	Hab Rooms	Wheel Chair Access	Area (NIA) m2	Area (NIA) ft2	Private Amenity Space m2
1	Ground	Intermediate	2B4P WCH	3	Y	93	1,001	25
2	Ground	Intermediate	1B2P	2	N	51	549	19
3	Ground	Market	1B2P	2	N	51	549	20
4	Ground	Market	1B2P	2	N	52	560	6
5	Ground	Market	2B4P	3	N	75	807	32
6	Ground	Intermediate	2B3P	3	N	79	850	18
7	Ground	Market	2B4P	3	N	78	840	20
8	Ground	Intermediate	2B4P	3	N	70	753	21
9	Ground	Intermediate	2B4P	3	N	70	753	19
10	Ground	Market	2B4P WCH	3	Y	91	980	13
11	First	Market	3B4P WCH	5	Y	108	1,163	50
12	First	Market	Studio	1	N	37	398	4
13	First	Market	2B4P	3	N	70	753	7
14	First	Market	1B2P	2	N	50	538	5
15	First	Market	1B2P	2	N	53	570	6
16	First	Market	3B5P	5	N	88	947	12
17	First	Market	3B5P	5	N	88	947	12
18	First	Market	1B2P	2	N	50	538	6
19	First	Market	1B2P WCH	2	Y	65	700	6
20	First	Market	1B2P	2	N	50	538	6
21	First	Market	2B4P	3	N	70	753	7
22	First	Market	2B4P	3	N	71	764	15
23	Second	Market	2B4P	3	N	76	818	7
24	Second	Market	1B2P	2	N	50	538	7
25	Second	Market	2B4P	3	N	70	753	7
26	Second	Market	1B2P	2	N	50	538	5
27	Second	Market	1B2P	2	N	53	570	6
28	Second	Market	3B5P	5	N	88	947	12
29	Second	Market	3B5P	5	N	88	947	12
30	Second	Market	1B2P	2	N	50	538	6
31	Second	Market	1B2P WCH	2	Y	65	700	6
32	Second	Market	1B2P	2	N	51	549	6
33	Second	Market	2B4P	3	N	70	753	7
34	Second	Market	2B4P	3	N	73	786	7
35	Third	Market	2B4P	3	N	76	818	7
36	Third	Market	1B2P	2	N	50	538	7
37	Third	Market	2B4P	3	N	70	753	7
38	Third	Market	1B2P	2	N	50	538	5
39	Third	Market	1B2P	2	N	53	570	6
40	Third	Market	3B5P	5	N	89	958	11
41	Third	Market	3B5P	5	N	88	947	11
42	Third	Market	1B2P	2	N	50	538	6
43	Third	Market	1B2P	2	N	65	700	6
44	Third	Market	1B2P	2	N	51	549	6
45	Third	Market	2B4P	3	N	70	753	7
46	Third	Market	2B4P	3	N	73	786	7
47	Fourth	Market	3B5P	5	N	36	388	
	Fifth					71	764	20
48	Fourth	Market	3B5P	5	N	36	388	
	Fifth					72	775	19
49	Fourth	Market	3B5P	5	N	36	388	
	Fifth					72	775	19
50	Fourth	Market	3B5P	5	N	35	377	
	Fifth					72	775	21
51	Fourth	Market	Studio	1	N	37	398	4
52	Fourth	Market	2B4P	3	N	76	818	9
53	Fourth	Market	3B5P	5	N	88	947	50
54	Fourth	Market	3B5P	5	N	88	947	50
55	Fourth	Market	2B4P WCH	3	Y	82	883	9
56	Fourth	Market	1B2P	2	N	51	549	5
57	Fifth	Market	1B2P	2	N	50	538	6
58	Fifth	Market	1B2P	2	N	54	581	5
59	Fifth	Market	1B2P	2	N	50	538	7
60	Fifth	Market	2B4P	3	N	70	753	27
Total			60	178	6	4155	44,724	754

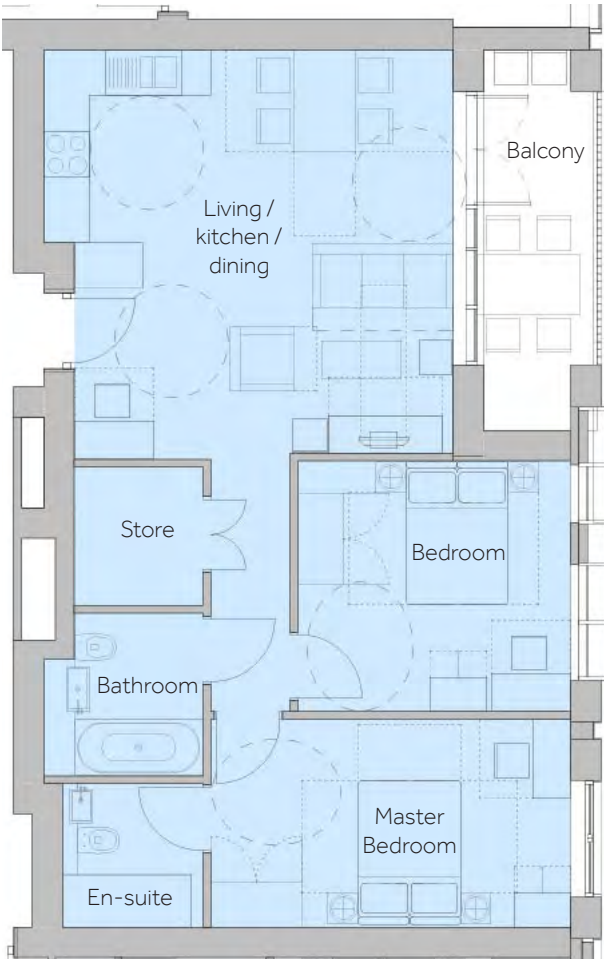
Townhouses

Flat No	Floor	Tenure Type	Unit Type	Hab Rooms	Wheel Chair Access	Area (NIA) m2	Area (NIA) ft2	Private Amenity Space m2
M1	Ground	Market	3B5P	5	N	33	355	8
	First					41	441	6
	Second					41	441	
						115	1,238	
M2	Ground	Market	3B5P	5	N	33	355	8
	First					41	441	6
	Second					41	441	
						115	1,238	
M3	Ground	Market	3B5P	5	N	34	366	8
	First					41	441	6
	Second					41	441	
						116	1,249	
M4	Ground	Market	4B6P	6	N	40	431	55
	First					40	431	
	Second					40	431	
						120	1,292	
M5	Ground	Market	4B6P	6	N	40	431	25
	First					40	431	
	Second					40	431	
						120	1,292	
M6	Ground	Market	4B6P	6	N	40	431	55
	First					40	431	
	Second					40	431	
						120	1,292	
Total			6	33	0	706	7,599	177

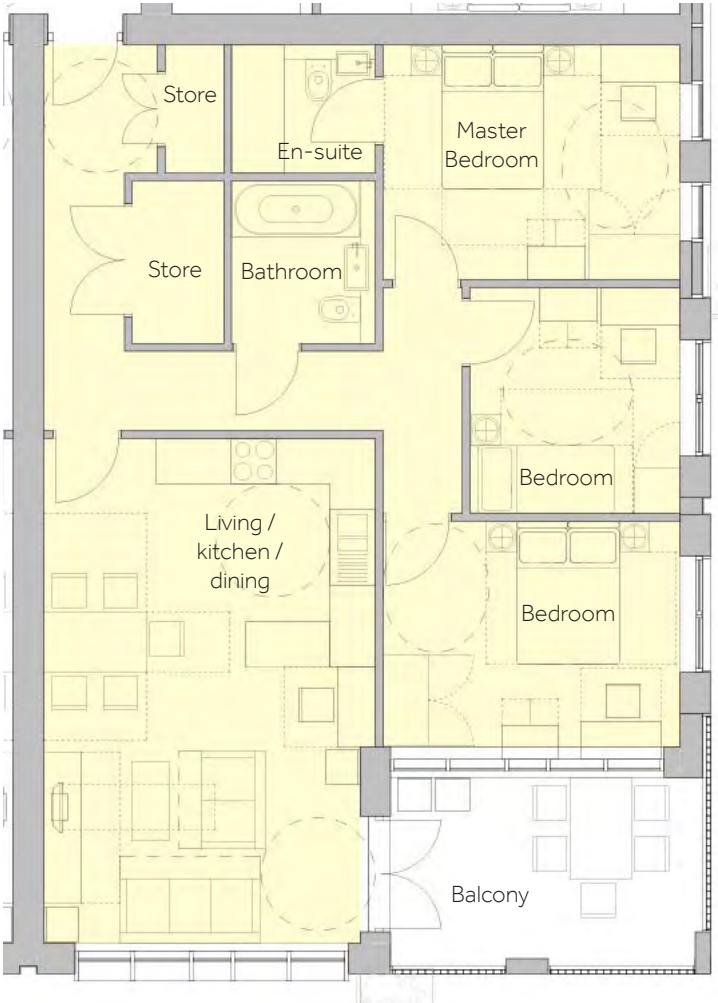
TYPICAL RESIDENTIAL UNIT LAYOUTS



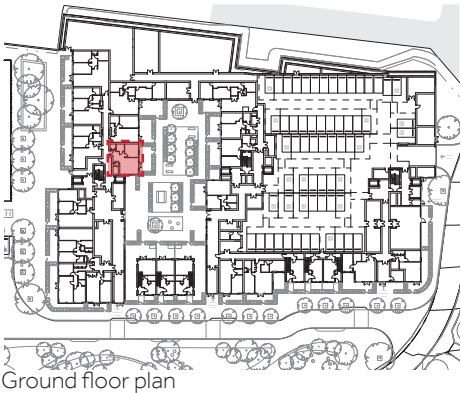
One bedroom flat layout (private tenure)
 GIA: 51m²
 Private outdoor space: 20m²



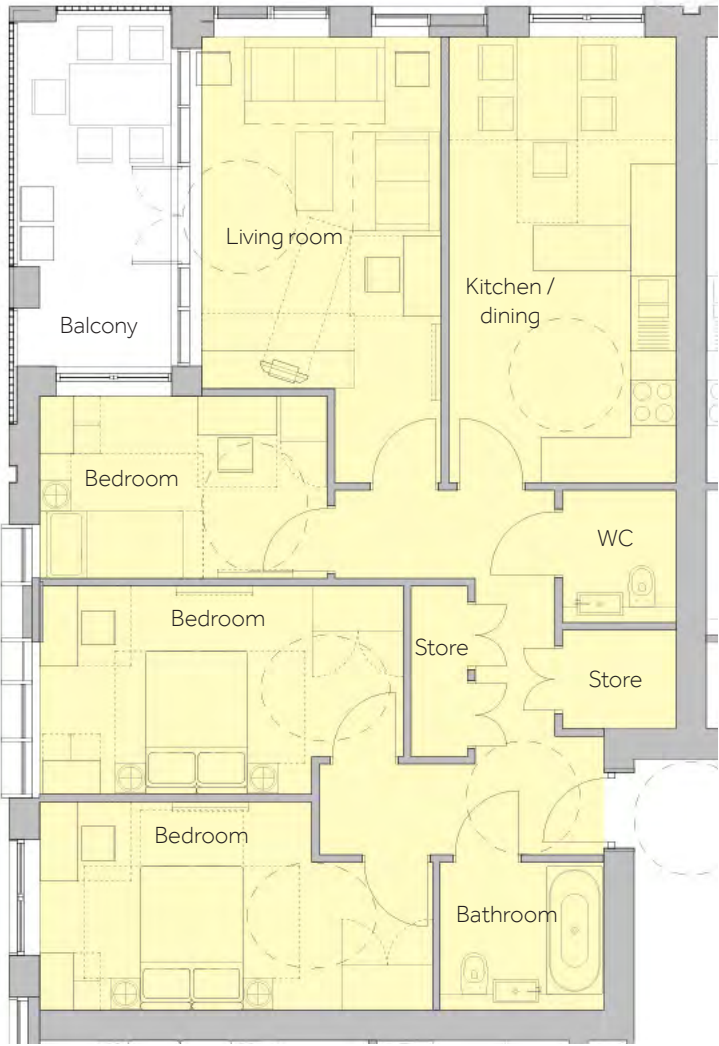
Two bedroom flat layout (private tenure)
 GIA: 70m²
 Private outdoor space: 8m²



Three bedroom flat layout (private tenure)
 GIA: 89m²
 Private outdoor space: 11m²



TYPICAL RESIDENTIAL UNIT LAYOUTS

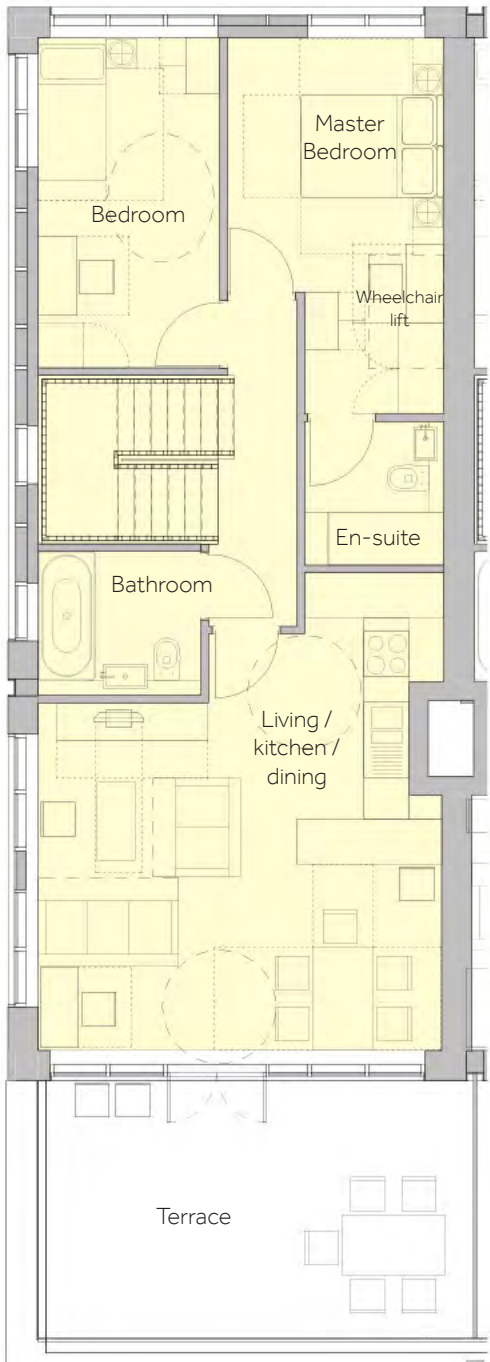


Three bedroom flat layout (affordable rent)
GIA: 94m²
Private outdoor space: 10m²



Level 04

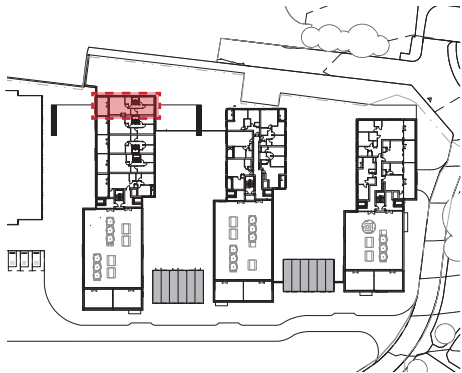
Three bedroom duplex layout (private tenure)
GIA: 107m²
Private outdoor space: 20m²



Level 05



Level 02 floor plan



Level 05 floor plan

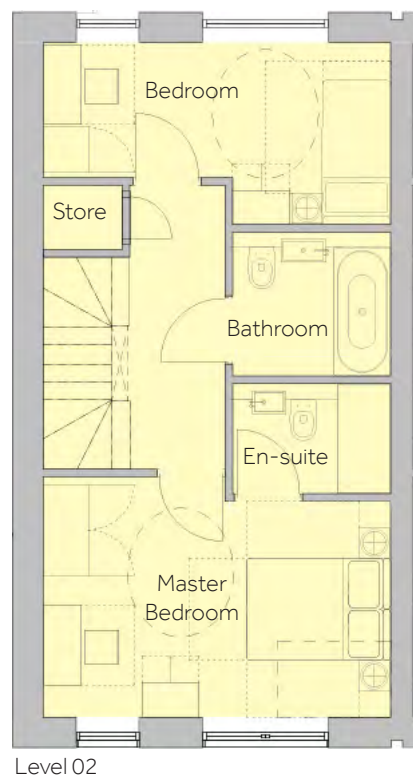
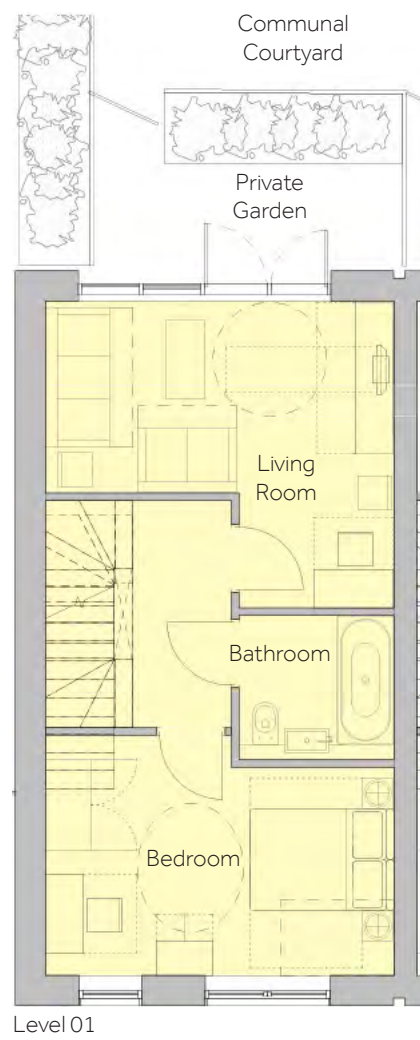
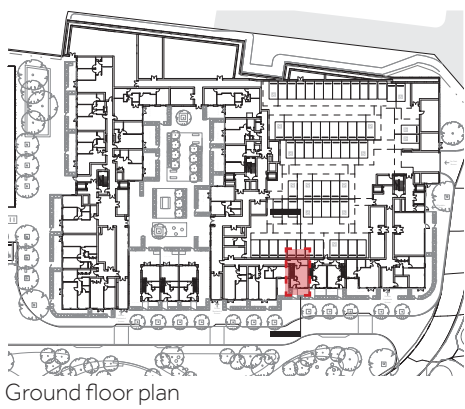


Perspective section showing duplex unit

TYPICAL RESIDENTIAL UNIT LAYOUTS



Townhouse (private tenure)
GIA: 116m²
Private outdoor space: 25m²



Perspective section of Townhouse

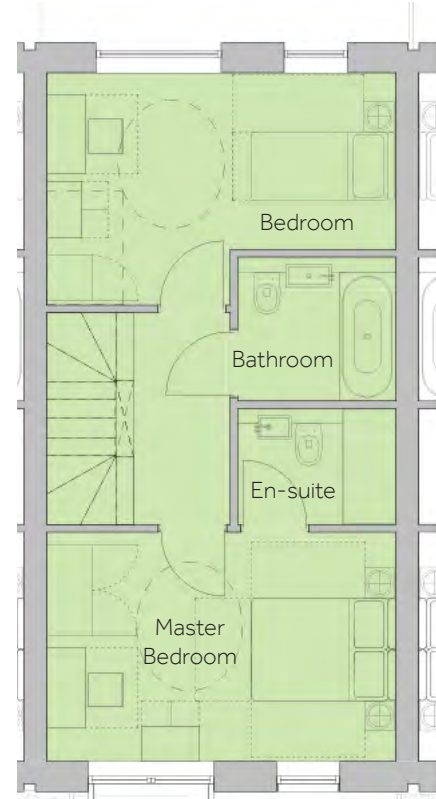
TYPICAL RESIDENTIAL UNIT LAYOUTS



Ground floor

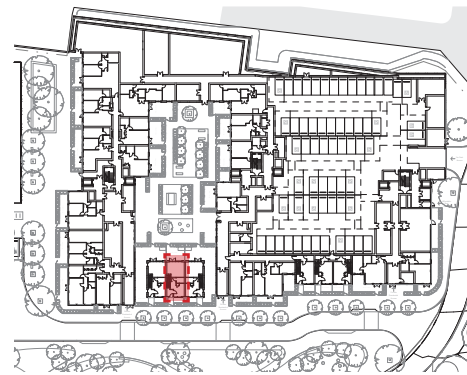


Level 01



Level 02

Townhouse (private tenure)
GIA: 120m²
Private outdoor space: 25m²



Ground floor plan

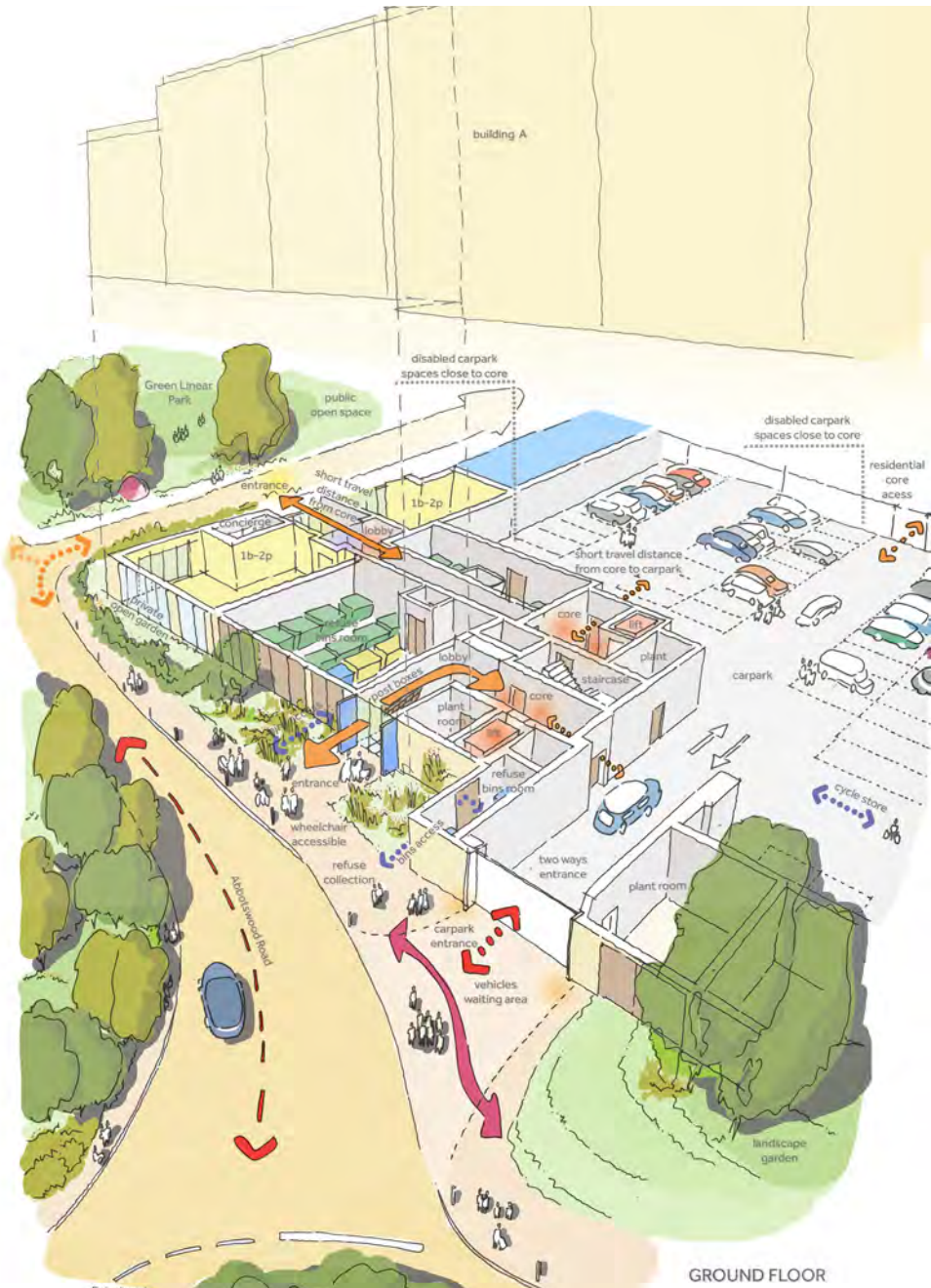
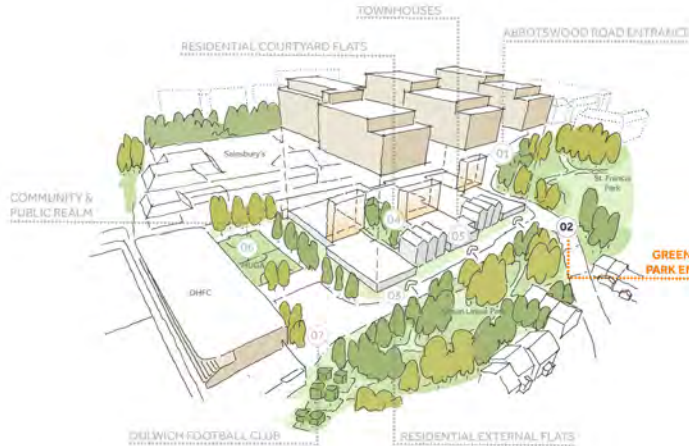
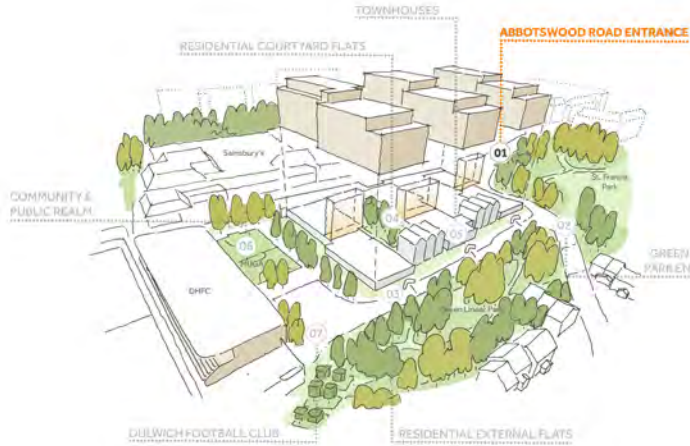


Detailed elevation of townhouse
not to scale

QUALITY OF RESIDENTIAL ACCOMMODATION

Quality of Residential Accommodation

Sketches presented on these pages demonstrate how all aspects of the residential development - from the access point to the entrances, to private spaces have been designed to create high quality living spaces that have continuous connections to the landscape.



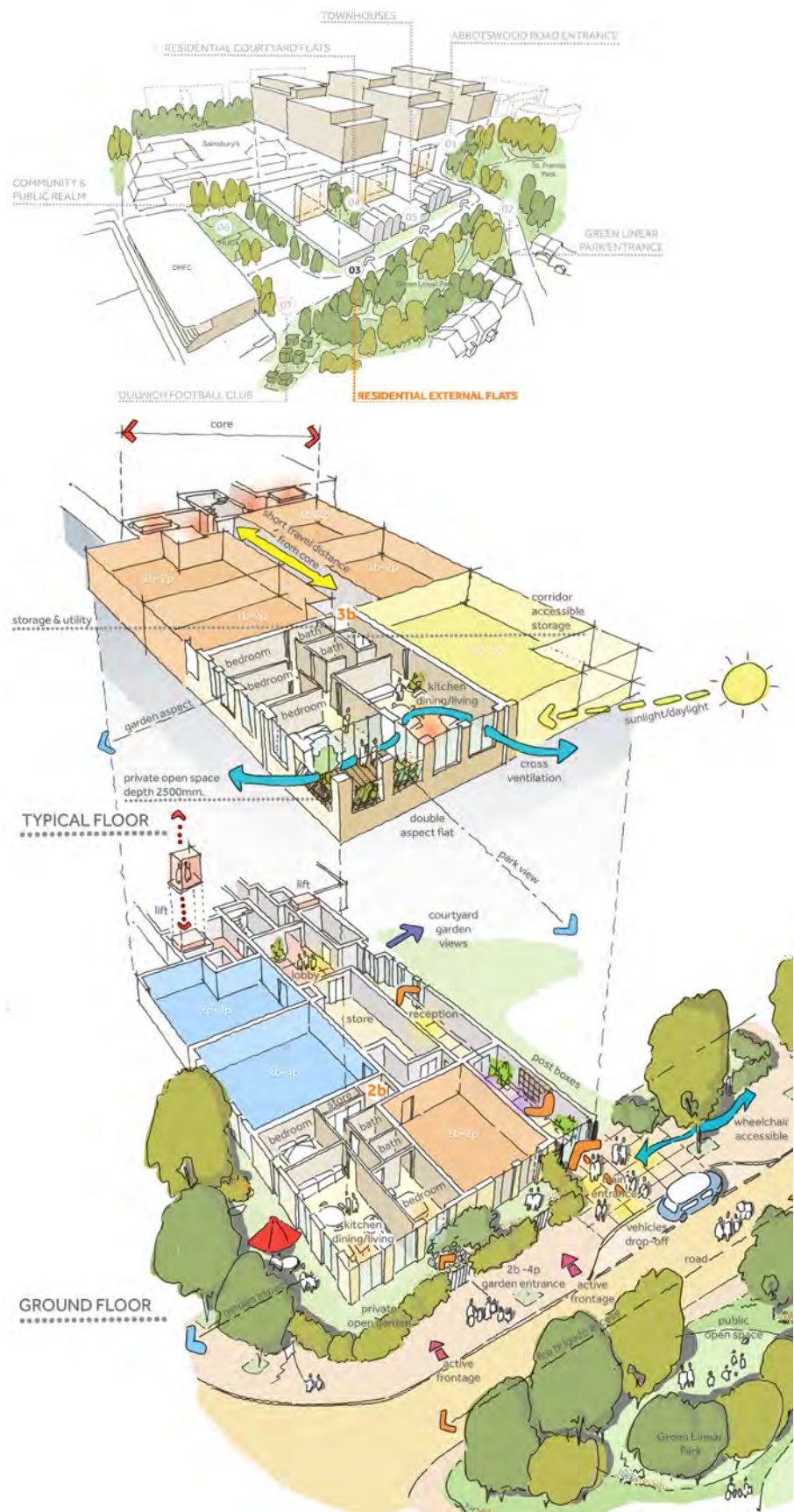
Abbotswood Road Entrance - not to scale



Linear Park Entrance - not to scale

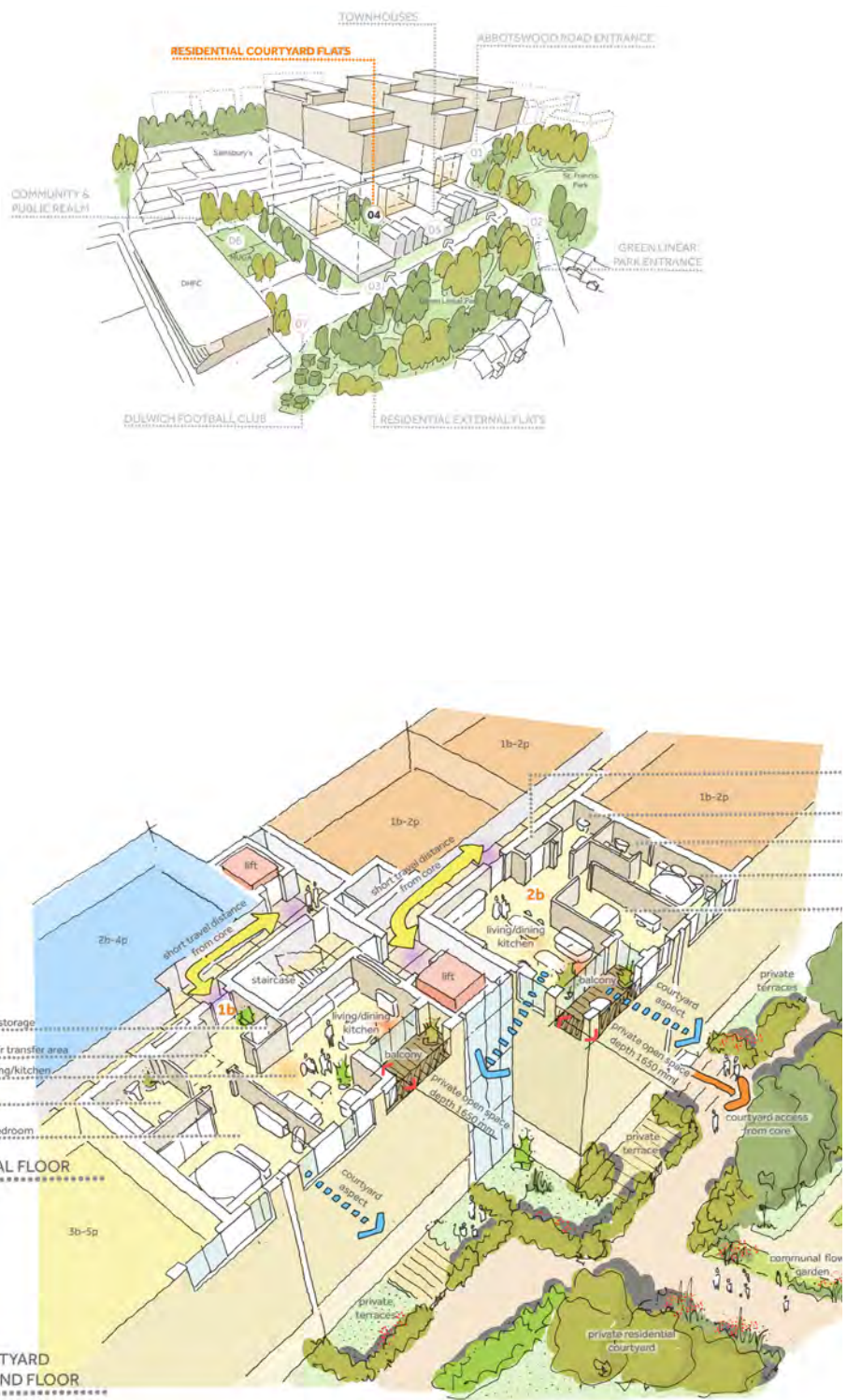
QUALITY OF RESIDENTIAL ACCOMMODATION

Parkside Flats



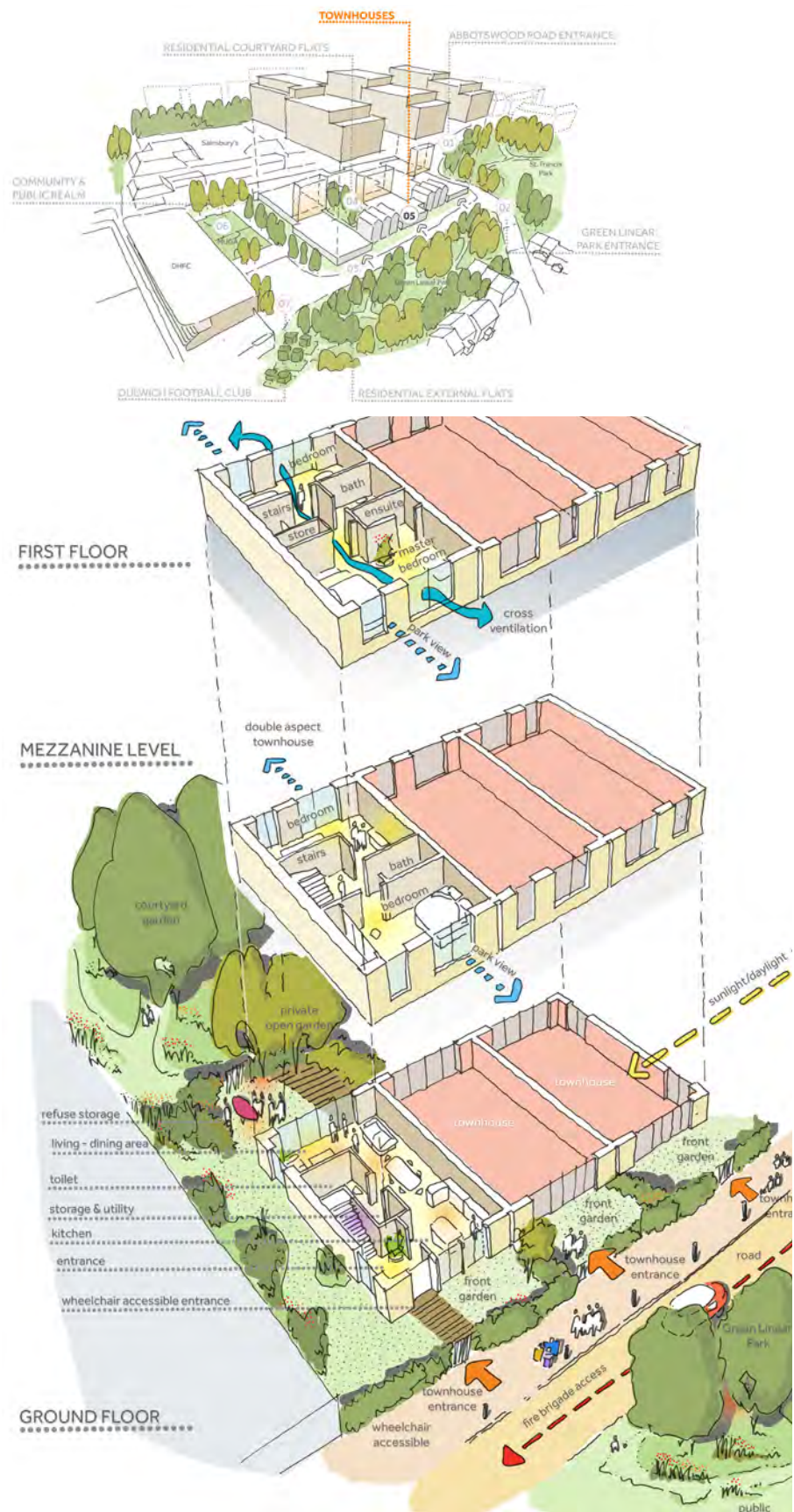
Entrance to Residential Block - not to scale

Courtyard Living



Courtyard Residential Apartments - not to scale

Townhouses



Townhouse Units - not to scale

RESIDENTIAL DESIGN GUIDANCE

Secured by Design

The principles of Secured by Design have been incorporated into the proposals in order to reduce criminal opportunity and reduce fear of crime. The measures will create a safer, more secure environment. Pre-application discussions carried out with Lyn Poole, the Design Out Crime Officer for the South East of England have informed the design process. Meeting minutes can be found in the appendix.

The development responds to the initiative in the following ways:

- Ensuring secure and safe access to the Site - linear park has clear stem trees and lots of lighting at night
- Incorporating entrance control at communal entrances
- Achieving compartmentalization between cores and floors
- Provision of PAS24 doors to all units
- Secure doors to bike stores with CCTV in corridors to monitor access
- Post boxes located in entrance draft lobby so postal staff only need to be allowed through front doors, retaining extra line of security for residents



Lifetime Homes Guidance

Lifetime Homes

The principles of Lifetime Homes have been incorporated into all of the residential units. The design features and considerations will allow residents to continue to use and/or modify their homes with life changes and shifting mobility needs.

- Lifetime Homes features which have been incorporated into the scheme include:
1. Capacity to widen a number of parking spaces for ease of access
 2. Level access to all entrances and to outdoor spaces
 3. Doors wide enough to accommodate wheelchair access and to aid moving furniture
 4. Entrances to be brightly and evenly lit
 5. Stairs comply in size and pitch. Lifts are appropriately sized and easy to access
 6. Circulation spaces both within homes and in communal areas are wide enough to accommodate residents mobility needs
 7. Living spaces are provided at ground floor of all homes of more than one storey
 8. Temporary bed space is available at entrance level of all homes of more than one storey to accommodate short term changes in mobility
 9. WC's and bathrooms are sized to allow ease of access for residents with reduced mobility
 10. WC's and bathrooms are located at entrance level of multi level homes and close to the main bedroom
 11. WC's and bathrooms are capable of accepting adaptations such as grab rails and hoists
 12. Homes over more than one storey have the ability for stair lift or through floor lift to be added in the future
 13. Glazing design to be suitable for a wide range of people including restricted movement and reach
 14. Service controls in easy to reach locations

London Housing Design Guide

The Greater London Authority published the London Housing Design Guide (Interim Edition) (LHDG) in August 2010. The proposed residential accommodation complies with the London Housing Design Guidance (improving upon it where required by Southwark Housing SPD) including:

Minimum unit sizes
All units meet or exceed the following LHDG minimum space standards (GIA):

Single storey dwellings:	
Studio =	37 sqm
1-bed / 2-person =	50 sqm
2-bed / 3-person =	61 sqm
2-bed / 4-person =	70 sqm
3-bed / 5-person =	86 sqm

Three storey dwellings:	
3-bed / 5-person =	102 sqm
4-bed / 6-person =	113 sqm

Minimum room sizes
All units meet or exceed the following LHDG minimum room sizes:

living / dining / kitchen (2-person units) =	23 sqm
living / dining / kitchen (3-person units) =	25 sqm
living / dining / kitchen (4-person units) =	27 sqm
living / dining / kitchen (5-person units) =	29 sqm
living / dining / kitchen (6-person units) =	31 sqm
living room width (2/3 person units) =	2.8m
living room width (4+ person units) =	3.2m

single bedroom area =	8 sqm
double / twin room area =	12 sqm
double / twin room width =	2.75m

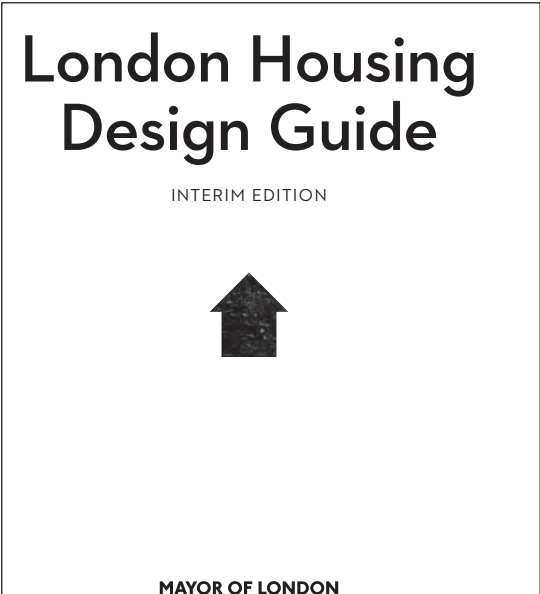
Minimum floor to ceiling heights
All units meet the LHDG recommended floor to ceiling height of 2.6m in habitable rooms.

Minimum amenity spaces
All units meet or exceed the following LHDG minimum requirements for private open space. All 3+ bed units exceed this to comply with LBS requirements.

1-2 person units =	5 sqm
3- person units =	6 sqm
4- person units =	7 sqm
5+- person units =	10 sqm (LBS guidelines, not LHDG)

Minimum storage space
All units meet or exceed the following LHDG minimum storage space provision requirements:

1-2 person units =	1.5 sqm
3- person units =	2 sqm
4- person units =	2.5 sqm
5- person units =	3 sqm
6- person units =	3.5 sqm



London Housing Design Guide

WHEELCHAIR USER HOMES

Wheelchair User Homes

The adjacent diagrams highlight the locations of the wheelchair accessible apartments floor by floor. 10% of the total homes are designed to comply with the South East London Housing Partnership Wheelchair Design Guide (SELHPWDG) guidance.

This 10% is spread proportionally across the unit and tenure mix.

For further information on wheelchair accessible units, refer to the Accessibility Report in the appendix, and detailed application drawings.



Ground floor wheelchair user home locations



Level 01 wheelchair user home locations



Level 02 wheelchair user home locations



Level 03 wheelchair user home locations



Level 04 wheelchair user home locations



Level 05 wheelchair user home locations

Key

Wheelchair user homes

South East London

housing partnership

Wheelchair homes design guidelines

Guidelines to achieve the necessary standards for wheelchair users' dwellings

SELHPWDG guidance

RESIDENTIAL AMENITY SPACES

Private Amenity Spaces

Terraces and Balconies

Every unit has its own private balcony, terrace or private garden. These all comply to size standards set by the London Housing Design Guide and Southwark's Housing SPD.

Defensible space for ground floor and courtyard units

All ground floor units and units facing onto the communal courtyard on first floor have defensible space in the form of private gardens. These gardens are at least 3m deep, and vary in width. Units can be accessed through these private gardens, or through the shared corridors and cores.

Residential Amenity Spaces

Courtyards

There are two courtyards - one at ground floor, between Buildings B and C, and one at first floor between Buildings A and B. These total c. 1,200sqm of open space. These courtyards are accessible by all residents and are accessed via doors adjacent to lift cores on either the ground or first floor.

Terraces

Each building has a large communal terrace on the 5th floor. These are accessed via the lift lobbies for each core. These south facing terraces have no overshadowing, and therefore would be perfect for communal allotments.

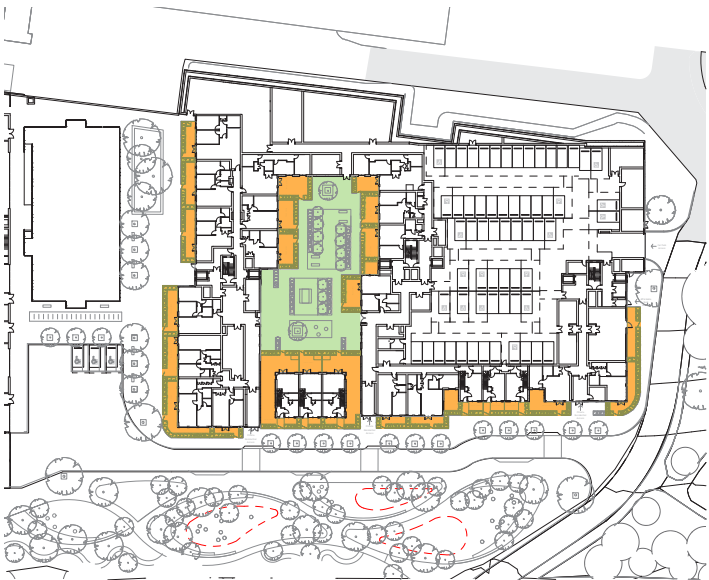
Further information on these amenity spaces are provided in the Landscape Report.



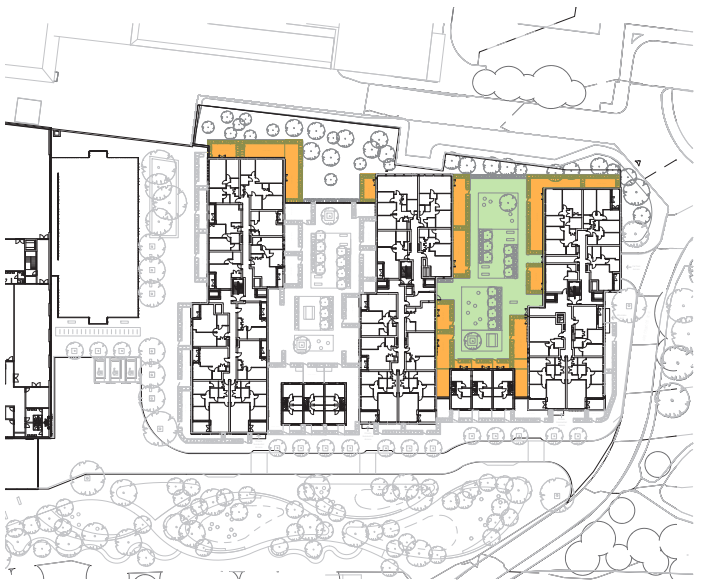
Sketch view of communal courtyard between Buildings B and C

FARRELLS

- Key
- Private terrace / balcony / garden
 - Communal terrace
 - Communal courtyard



Ground floor amenity space



Level 01 amenity space



Level 02 amenity space



Level 03 amenity space



Level 04 amenity space



Level 05 amenity space

- Residents car park
- Residents cycle store
- Residential drop off
- Vehicular movement
- Pedestrian movement
- Residents car park access
- Residents cycle store access

Site Access

The development is accessed by vehicle from Abbotswood Road. Access by foot or bicycle is also possible through St Francis Park, and Green Dale Fields.

Further detail on access, car parking and cycle storage can be found in the Transport Assessment.

Vehicle Access

All car access will be from Abbotswood Road. Vehicles can access the car park directly from Abbotswood Road. Cars entering the Site for drop off will use the new access road that runs along the north of the linear park. This access road will be controlled, accessible by residents via a fob, or for visitors via a telecom system. The road is intended for drop off only, and 3 bays are provided adjacent to each residential entrance for this purpose. Cars can turn within the Football Club square to avoid congestion at the end of the road.

Car Parking

The scheme provides parking for 62 cars (0.4 of the development), 16 of which are wheelchair accessible. These are located within the podium car park which has direct access to the cores of Buildings A and B, and can be accessed from Building C via the communal courtyard. The car park will be secure and operated by fob or security card.

Cycle Parking

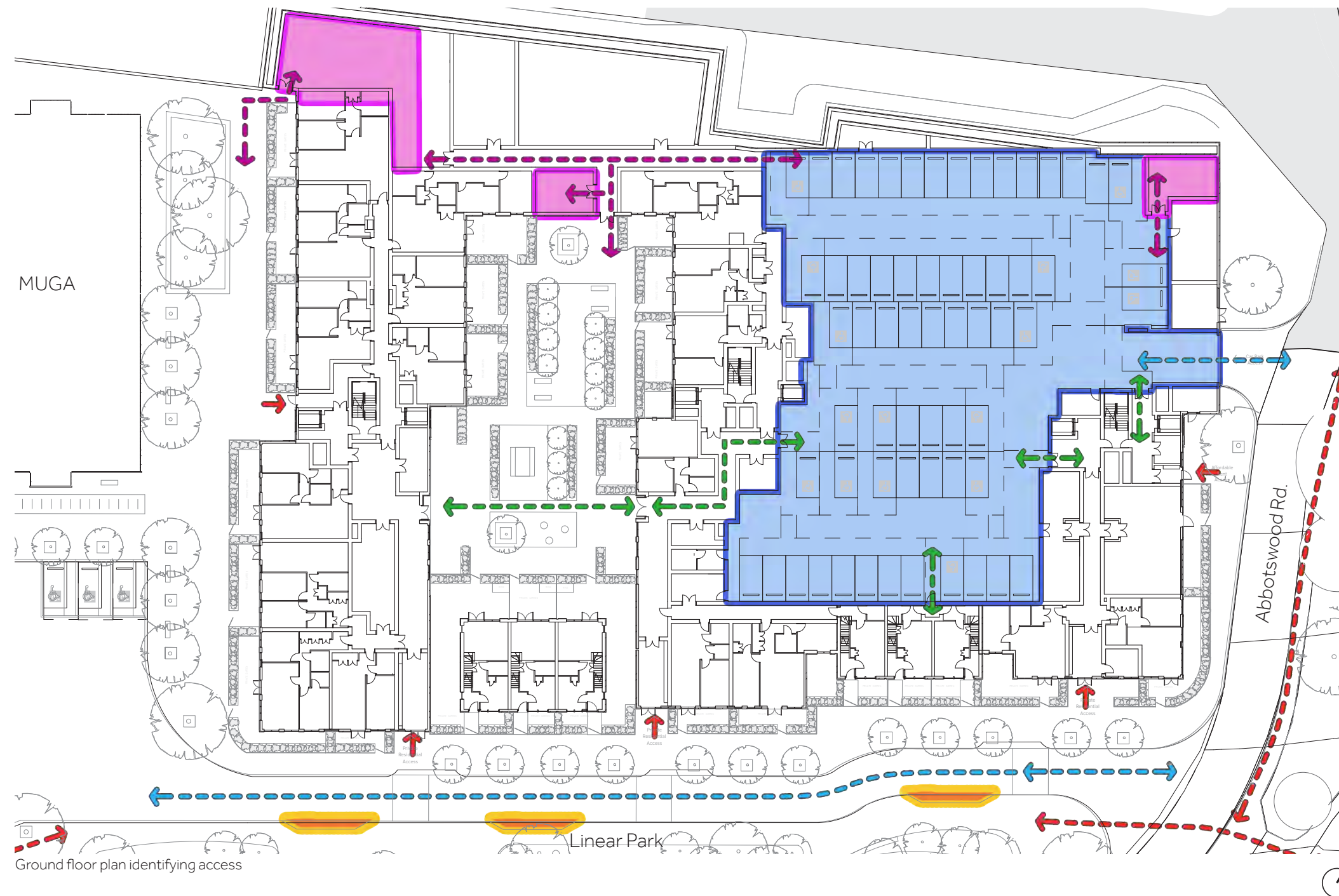
278 secure cycle parking spaces are provided, in line with the latest requirements from the Greater London Authority. These are split into 3 separate stores to ensure they are close to the cores of each building. The cycle stores can be accessed via the car park, through the ground floor communal courtyard, or through an access door adjacent to the MUGA.

One of Southwark's future cycle routes runs through the proposed linear park, connecting with routes on Dog Kennel Hill and Green Dale. Becoming part of the wider Southwark cycle network will make cycling to and from the Site an attractive option.

Additional cycle storage is provided for the Football Club and community facilities - this is covered in Chapter 6.

Public Transport Links

The Site benefits from good public transport links - with East Dulwich Station providing train links into London, and many local buses stopping on Dog Kennel Hill and in the Sainsbury's car park.



View of residential entrance canopy

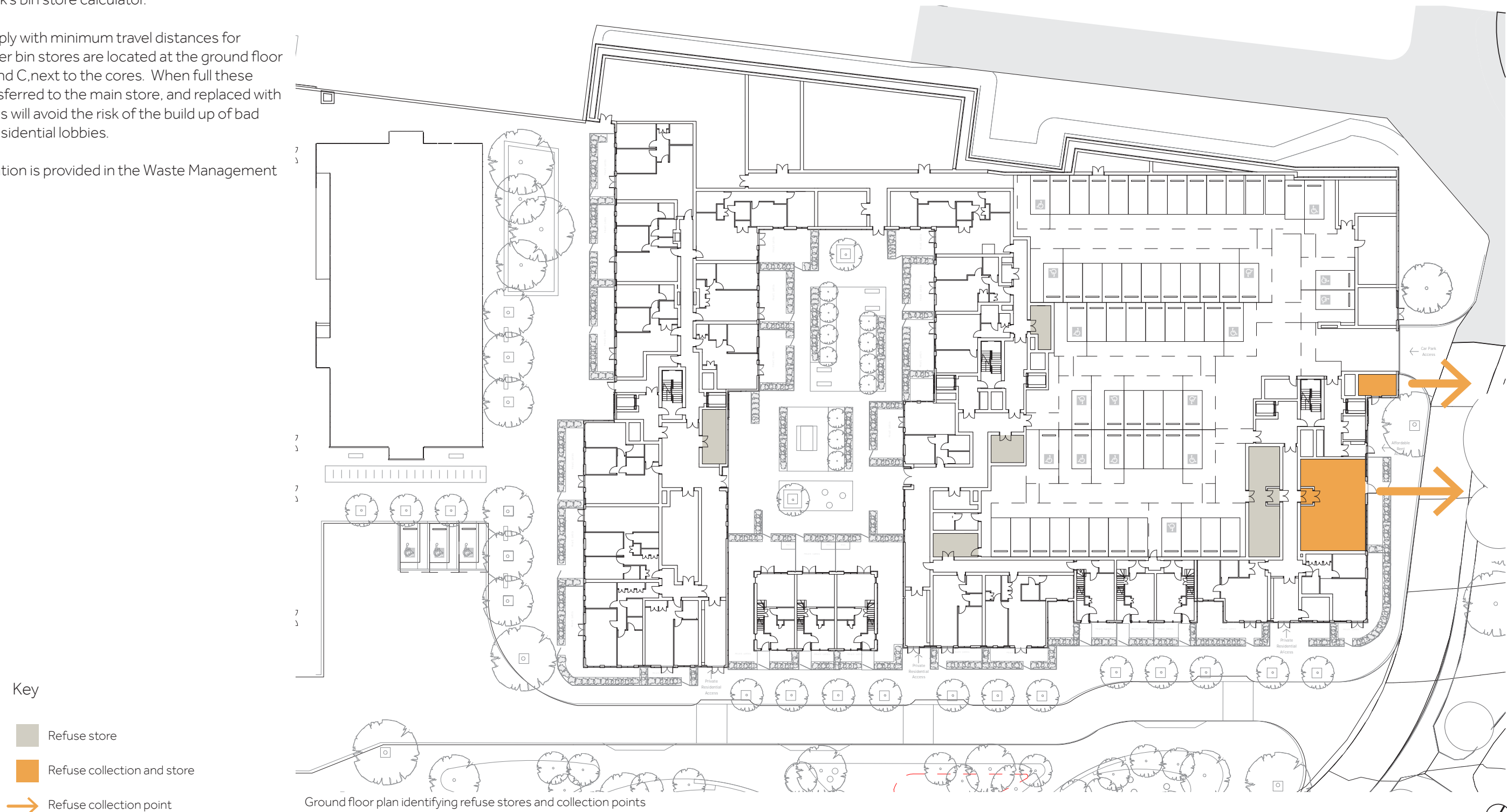
RESIDENTIAL SERVICING STRATEGY

Residential Waste Management

Residential waste and recycling will be collected from the main bin store at the ground floor of Building A. This is located within 10m of Abbotswood Road where refuse trucks will pull in for collection. Bin stores located here have the capacity to hold all of the required bins for the residential development. This number has been generated using Southwark's bin store calculator.

In order to comply with minimum travel distances for residents, further bin stores are located at the ground floor of Buildings B and C, next to the cores. When full these bins will be transferred to the main store, and replaced with empty bins. This will avoid the risk of the build up of bad odours in the residential lobbies.

Further information is provided in the Waste Management Strategy.



Plant Replacement

All plant is located at ground floor within the podium. Plant that requires external access, or access via the car park such as the substation, switch room, gas meter room and BT room are located along the Abbotswood Road frontage. These rooms can all be access externally from Abbotswood Road, or directly from the car park.

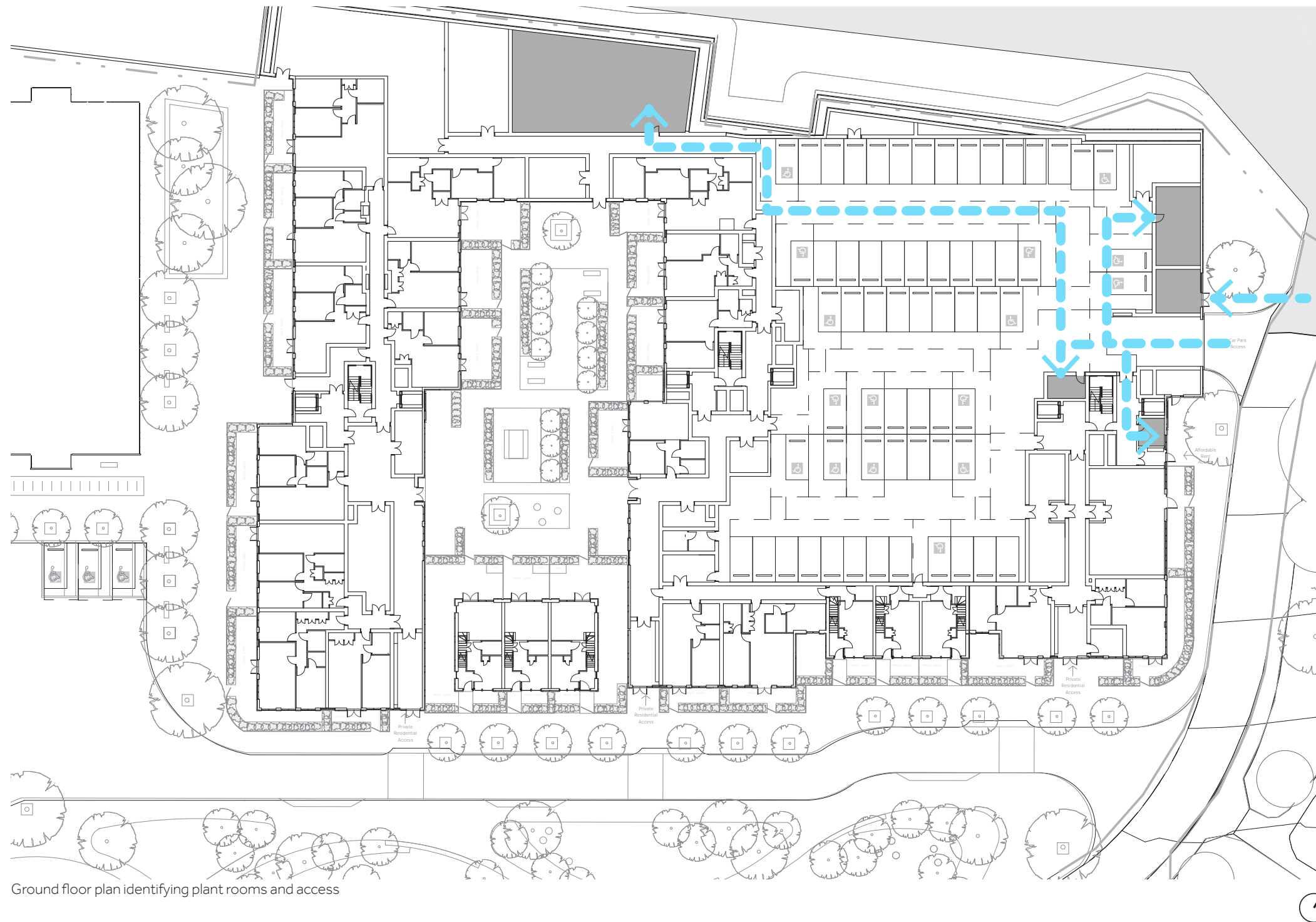
The remainder of the plant is located more central to the development, at the ground floor of Building B. This can also be accessed via the car park, and circulation routes have been designed to ensure that equipment can be manoeuvred to the plant room.

Facade Access and Maintenance

All apartment windows will be cleaned from the inside, as shown in the diagram below. Balcony doors will be cleaned with a long handled tool from the balcony. Railed balustrades will be powder coated steel which will not require cleaning.

Any glass replacement required in the apartments will take place internally. The lifts are sufficiently large enough to accommodate the largest size of glass required. If internal glass replacement is not possible in the townhouses due to lack of space in staircases, scaffolding can be erected from street level.

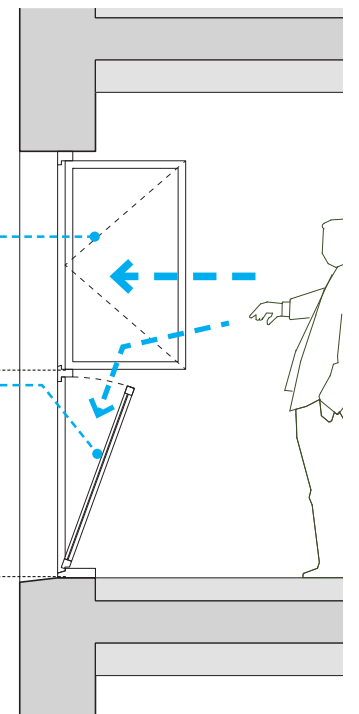
All façades are brick which have been designed to require minimal maintenance. In the event of maintenance being required the affected area would have to be accessed via scaffolding.



Top half of window opens inward to allow safe cleaning from inside

Lower part of the window tilts inwards from bottom hinge. Window can be safely cleaned from inside using long handled tool

1100mm



Window maintenance strategy diagram
Not to scale

Key

- Plant
- Plant access

DAYLIGHT AND SUNLIGHT

Daylight Sunlight

Testing for daylight, sunlight and overshadowing of and within the scheme has been carried out by Delva Patman Redler. The assessment accords with the BRE Site Layout Planning for Daylight & Sunlight 2011, which is the standard identified in the London Borough of Southwark UDP. The full assessment can be found in the Appendix.

The design has taken into consideration the BRE Report guidance, whilst considering the townscape considerations. This has ensured that a good level of daylight and sunlight is retained to the neighbouring properties.

The internal daylight and sunlight levels have been considered for future occupants. The design has been developed to allow occupants access to high level of daylight within habitable rooms.

The scheme is therefore considered to recognise and observe the intentions of the London Borough of Southwark planning policy in daylight, sunlight and overshadowing

FOOTBALL CLUB OVERVIEW

Football Stadium Design and Concept

- The aspirations for the Football Club design were to:
- provide facilities that meet the need of the Football Club, and will provide a sustainable future for the Club
 - provide new facilities for the community
 - create a design that retains the openness of the MOL
 - ensure that the design is efficient in size and layout, and avoids crossover of uses

Key to ensuring the future of Dulwich Hamlet at this Site has been to design the facilities to meet the Club's requirements for two promotions. The Club currently sits at Step 3 of the National League (in the Isthmian League of the Premier Division). The facilities have been designed to meet the Football Association requirements for a Club at Step 1 (Football Conference level).

The community facilities that are being provided include a gym and studios, a MUGA, use of the main football pitch, and a function room.

National League System Diagram

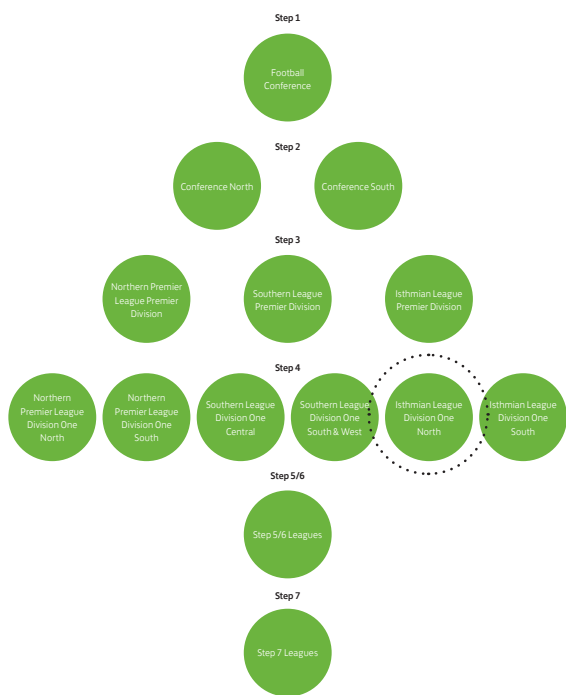


Diagram describing the national League System

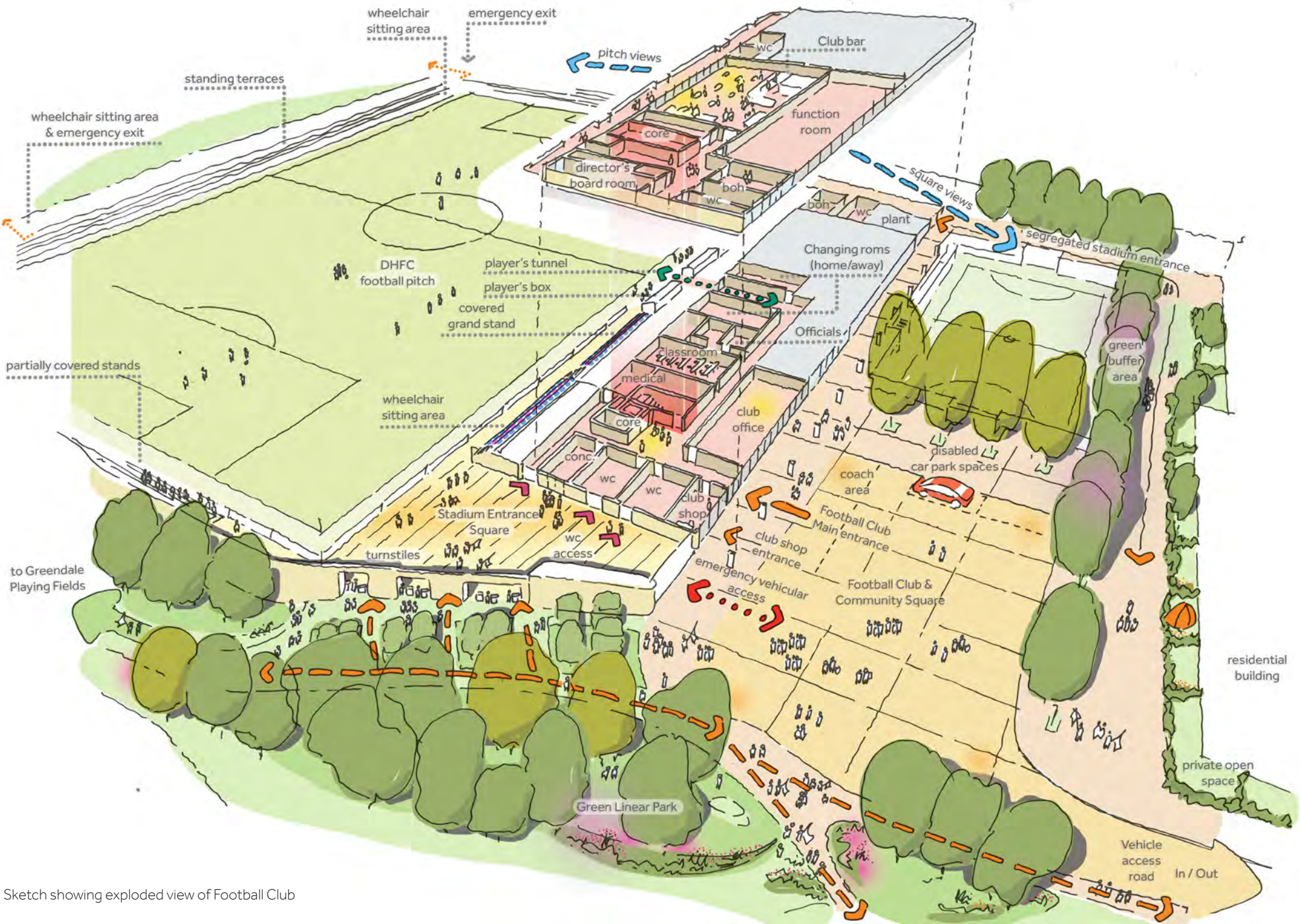
To maintain the openness of the MOL, the building has been kept low rise. The natural contours of Green Dale Fields also assist in minimising the impact of the football pitch when viewed from the open space. The existing astroturf pitches, where the new pitch is proposed, currently sits at c.3m lower than areas of Green Dale Field further west. By retaining this level change, the impact of the pitch can be minimised.

Standing accommodation around the north, south and west sides of the pitch is in the form of standing terraces built into the contours, to avoid the requirement of developing large stands on Green Dale Fields.

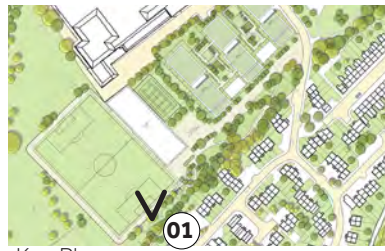
Pitch boundary treatments have been looked at in detail to ensure that the boundary blends in with the surrounding landscape. Further details available in the Landscape Report.



Key view showing location of exploded view below



Sketch showing exploded view of Football Club



Key Plan



View 01 - Football Club building from pitch side

FOOTBALL CLUB PLANS

Ground Floor

The key aim when developing the Football Club design was to ensure the spaces were as efficient as possible, flexible where necessary, while also avoiding any conflicts between the different users of the building.

Entrance

The main shared entrance is located centrally at ground floor. This entrance will provide access to the building for the gym, the Football Club team, ancillary staff and officials and Academy users. The entrance foyer will be staffed and clearly signed to ensure that different users are directed on to the correct part of the building. The foyer will benefit from natural light and views towards the linear park and MUGA. The foyer will provide space for visitors to gather, as well as space to display paraphernalia such as trophies representing the Football Club's rich history.

Community gym

The changing rooms, lockers and gym studio are all located at ground floor. Changing rooms have been designed with accessible changing areas and WCs. A staircase and a platform lift provides access to the rest of the facilities on the first floor.

Football Club facilities

All Football Club facilities have been designed to comply with Football Association regulations, and the Green Guide to Safety. More information on the regulations and guidance that has informed the design of the Football Club can be found on p.100. The following spaces are intended to be used by players and officials only on match days. On non-match days the spaces may be used by the Football Academy, and the changing rooms also used by members of the public renting the main pitch.

The home and away team changing rooms are located either side of the players' tunnel, giving direct access onto the pitch. Adjacent to these are the Official's changing rooms.

Kit store, laundry and medical rooms are all located in close proximity. An office is provided, which can also be used as a classroom by the Academy. There is also a permanent classroom / seminar room for use by the Academy.

Fan Facilities

Facilities for the Football Club match attendees have been designed to be accessible from the external spaces around the building.

To the north of the Football Club building are WCs and a small concession stand that can be used to sell drinks and food. The pitch maintenance store is also located in this area, with direct access to the pitch and surrounding hard standing.

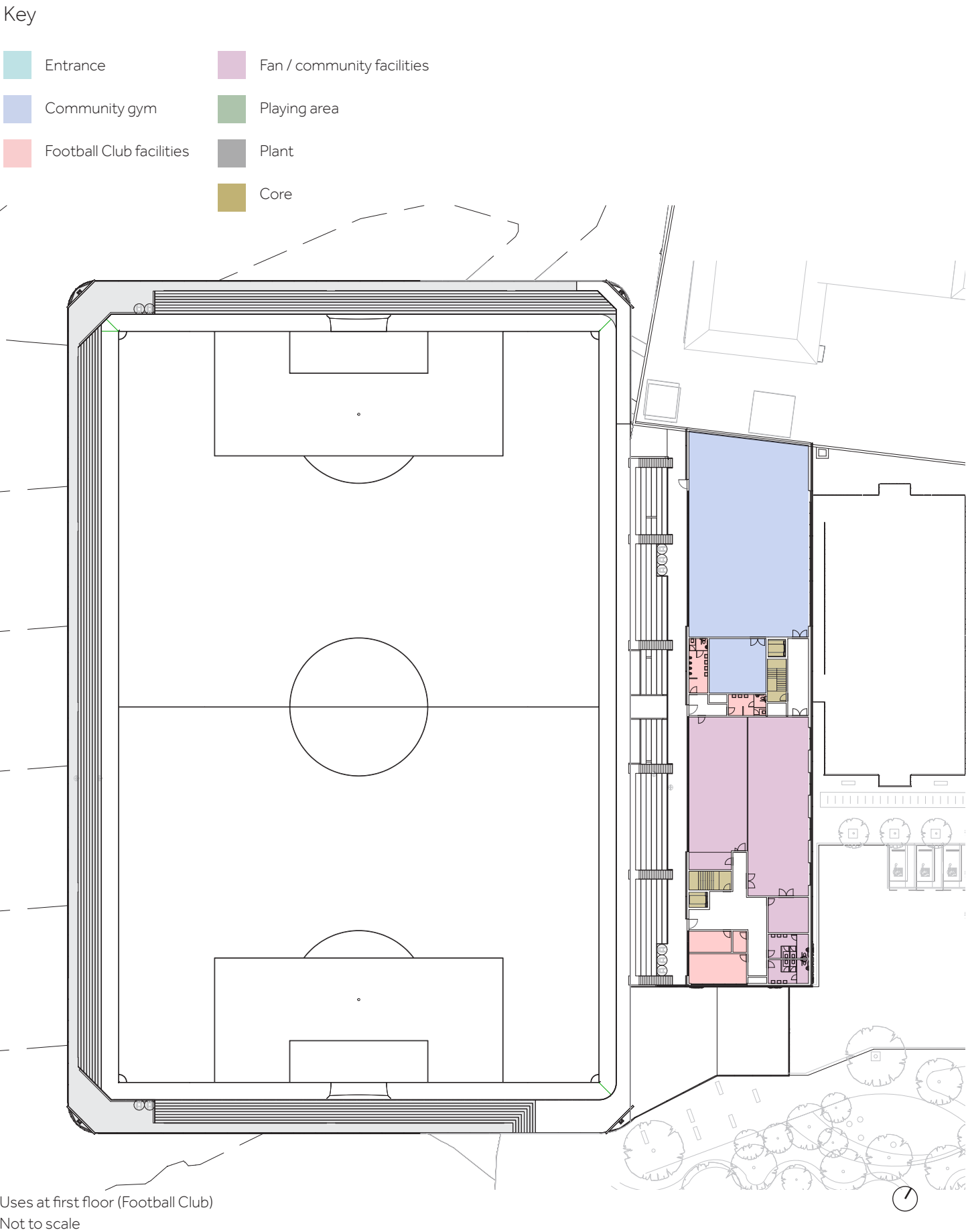
The south of the Football Club building has further WCs and concessions. There is also a club shop which sits at the corner of the building, accessed from the front so can be in use out of match times. There is also internal access at this end of the building, providing access to the upper floor via a lift and stairs.

Key

- | | |
|--------------------------|----------------------------|
| Entrance | Fan / community facilities |
| Community gym | Playing area |
| Football Club facilities | Plant |
| | Core |



Uses at ground floor (Football Club)
Not to scale



First Floor

Community gym
The main gym area and spin studio are located on the first floor. The gym benefits from dual aspect, with views over the football pitch and Green Dale Fields, and views over the MUGA and landscape.

Football Club facilities
The board room is located on the first floor, located to give views over the football pitch.

Likewise, the stadium control room is also located to provide views over the stadium and main entrance.

Fan and Community Facilities
The remaining main uses on the first floor are the bar and function room. These spaces are intended to be flexible to allow for bar use on match days, event hire, and also use as classroom space for the Football Academy. The dividing wall between the bar and function room is fully movable to allow the spaces to be separated when necessary and opened up when a larger event is taking place. A kitchen is also associated with the function room. The bar can be accessed via the internal stairs and lift, or directly from the top level of the main seated stand.

WC facilities are located in two locations, both accessible from the main stand.

Stadium - Level 00		
Name	GIA (m2)	GIA (ft2)
Accessible Changing Room	12	129
Accessible WC	5	54
Away Team Changing Room	39	420
Bin Store	28	301
Changing Room 01	74	797
Changing Room 02	79	850
Circulation	221	2,379
Classroom / Office	43	463
Classroom / Seminar Room	65	700
Club Shop	14	151
Concession	30	323
Entrance Foyer	64	689
First Aid Room	15	161
Home Team Changing Room	46	495
Kit Store / Laundry	16	172
Lift 01	7	75
Lift 02	7	75
Medical Room	14	151
Official's Changing Room 01	13	140
Official's Changing Room 02	13	140
Pitch Maintenance Room	17	183
Plant	47	506
Risers	6	65
Spectator's WC 01	11	118
Spectator's WC 02	12	129
Spectator's WC 03	22	237
Spectator's WC 04	24	258
Stair Core 01	15	161
Stair Core 02	16	172
Stores	26	280
Studio	99	1,066
Substation	24	258
Total	1,124	12,099

Stadium - Level 01		
Name	GIA (m2)	GIA (ft2)
Board Room	31	334
Circulation	111	1,195
Club Bar	172	1,851
Function Room	130	1,399
Gym	423	4,553
Kitchen	33	355
Lift 01	7	75
Lift 02	7	75
Risers	8	86
Spectator's WC 05	16	172
Spectator's WC 06	19	205
Spin Studio	58	624
Stadium Control Room	17	183
Stair Core 01	16	172
Stair Core 02	16	172
Stores	47	506
WC 01	22	237
Wc 02	21	226
Total	1,154	11,281

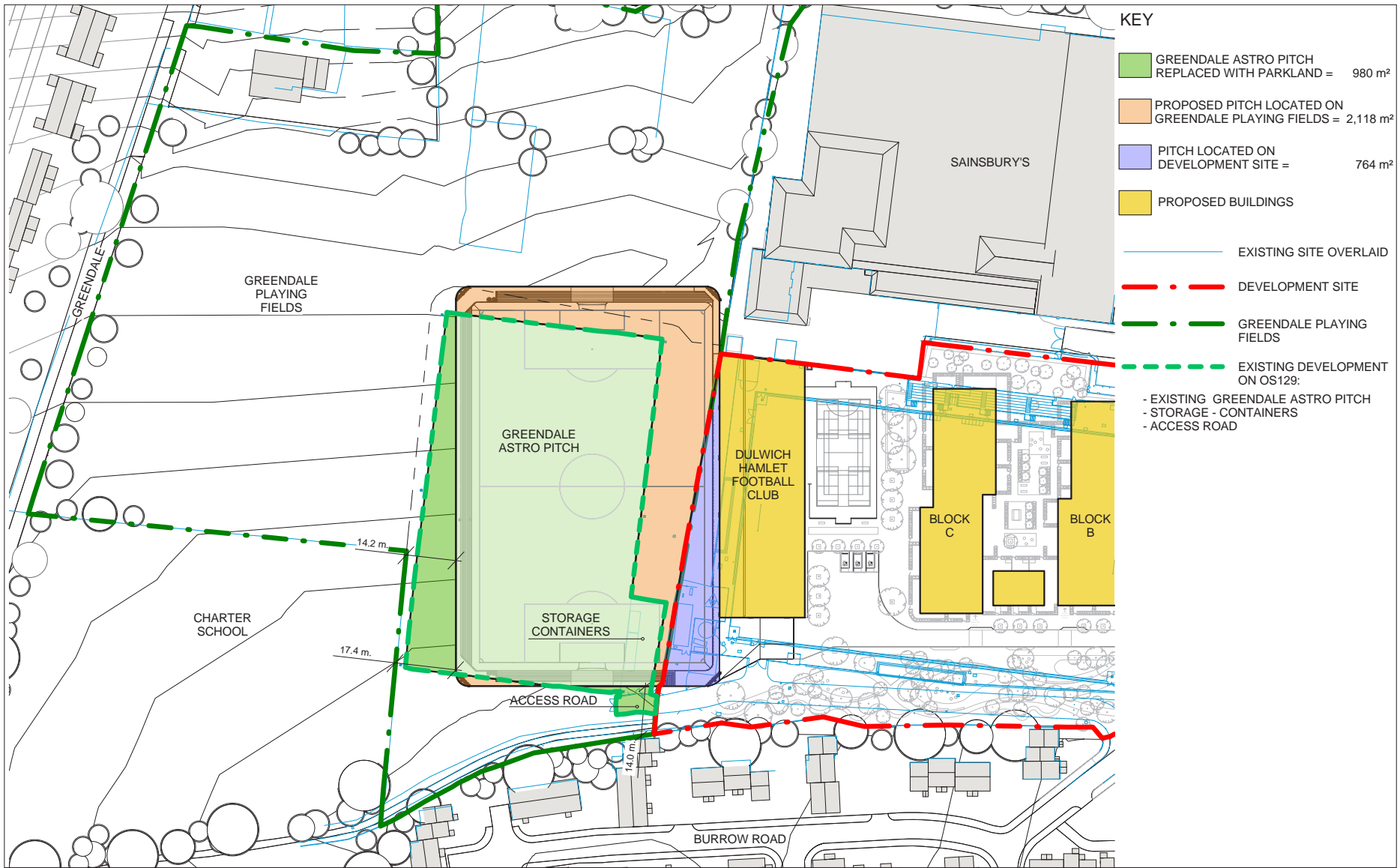
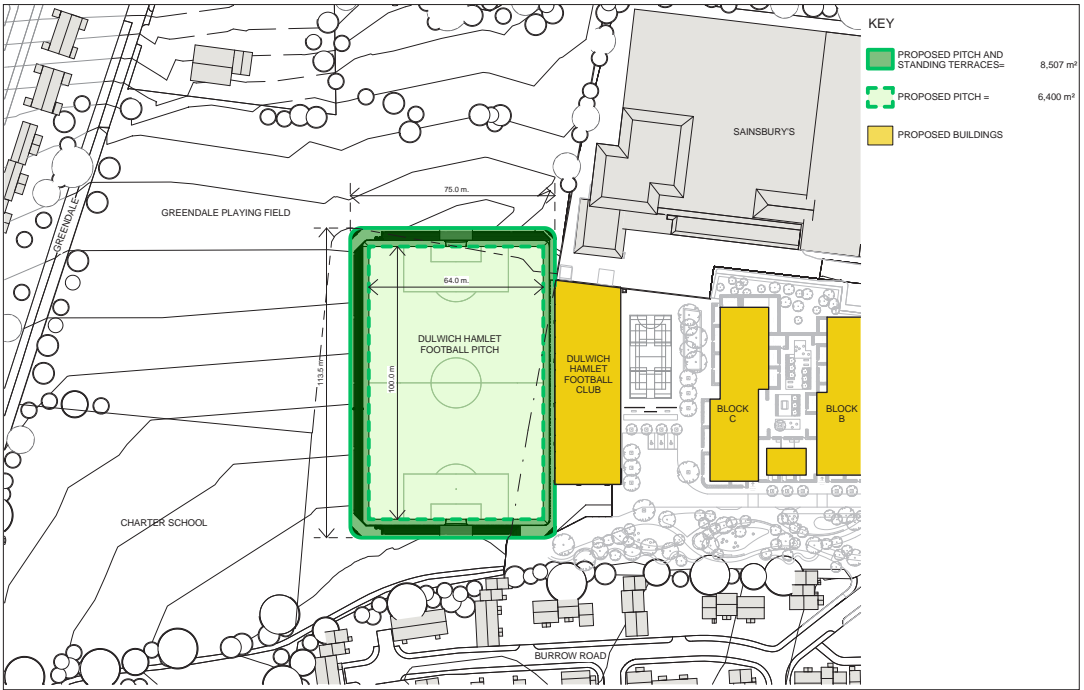
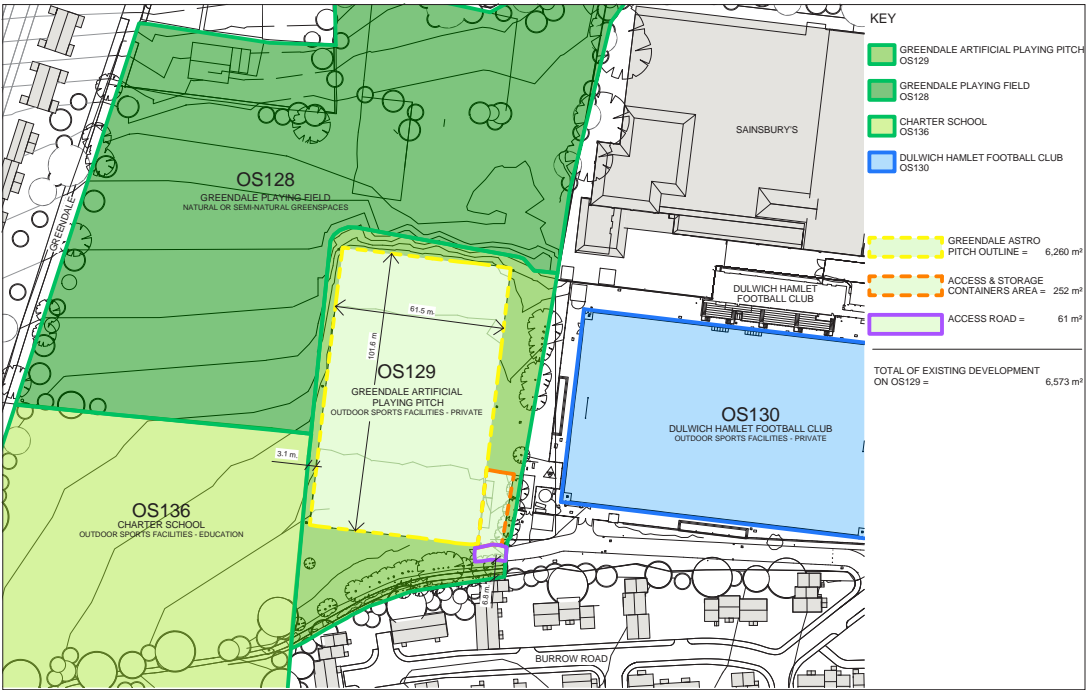
PITCH LOCATION

Pitch Location

As described in the design development, the proposed 3G football pitch for Dulwich Hamlet is located on Green Dale Fields, in the location of the existing astropitches. The football pitch as been aligned to create routes from the proposed linear park to Green Dale Fields, and to minimise the amount of open space that will be lost as a result of the development.

The plans presented on this page show a comparison of the existing and proposed Site layouts, along with an overlaid plan which identifies the area of Green Dale Fields which is lost as a result of the development, and how much open space is given back to Green Dale Fields.

Please refer to the Planning Statement for a detailed description of how the development responds to planning policy on development on MOL.

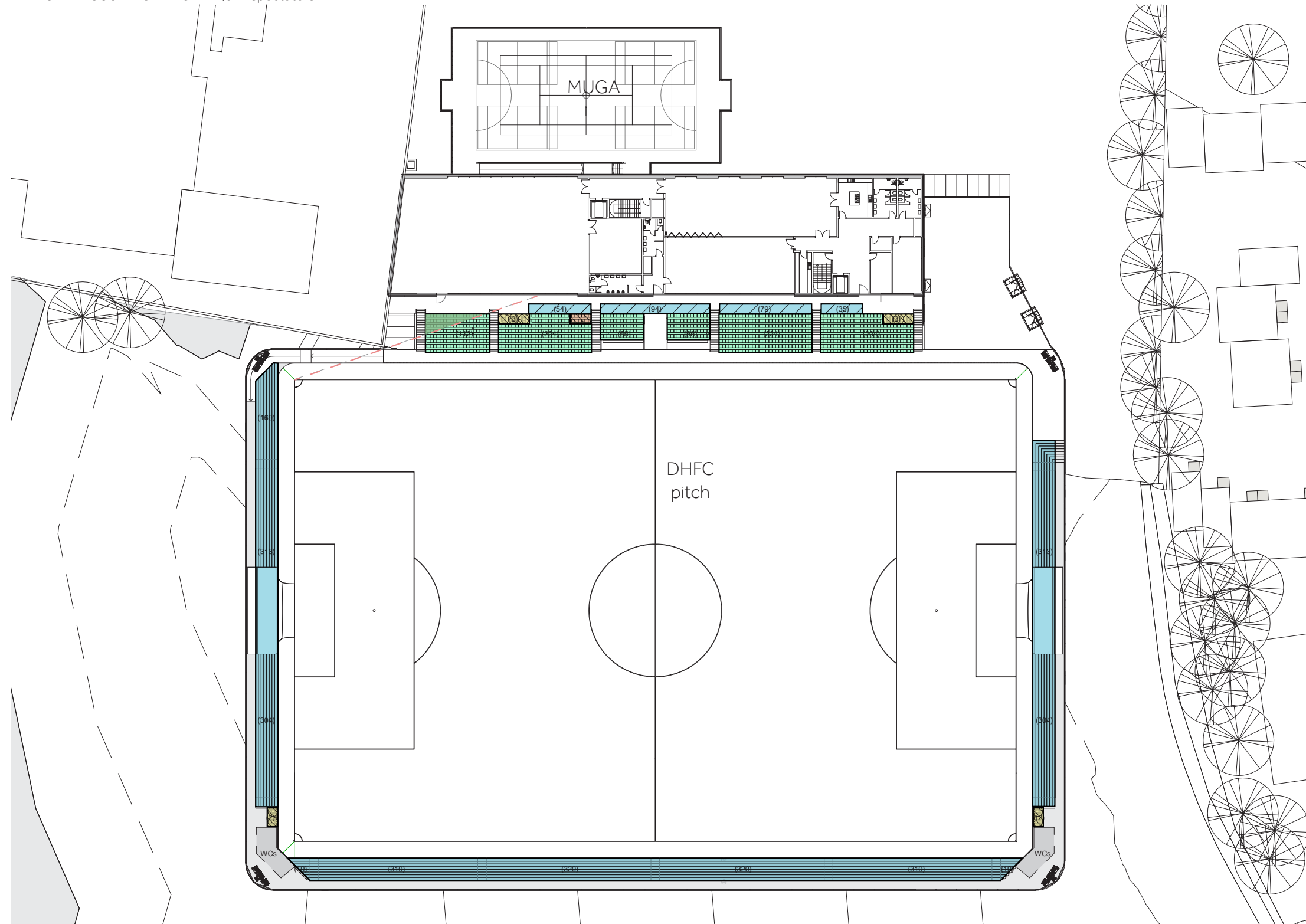


GROUND CAPACITY

Key

- Seated accommodation = 862
- Standing accommodation = 3,137
- Wheelchair user accommodation = 10
- Press seating = 12

TOTAL ACCOMMODATION = 4,021 spectators



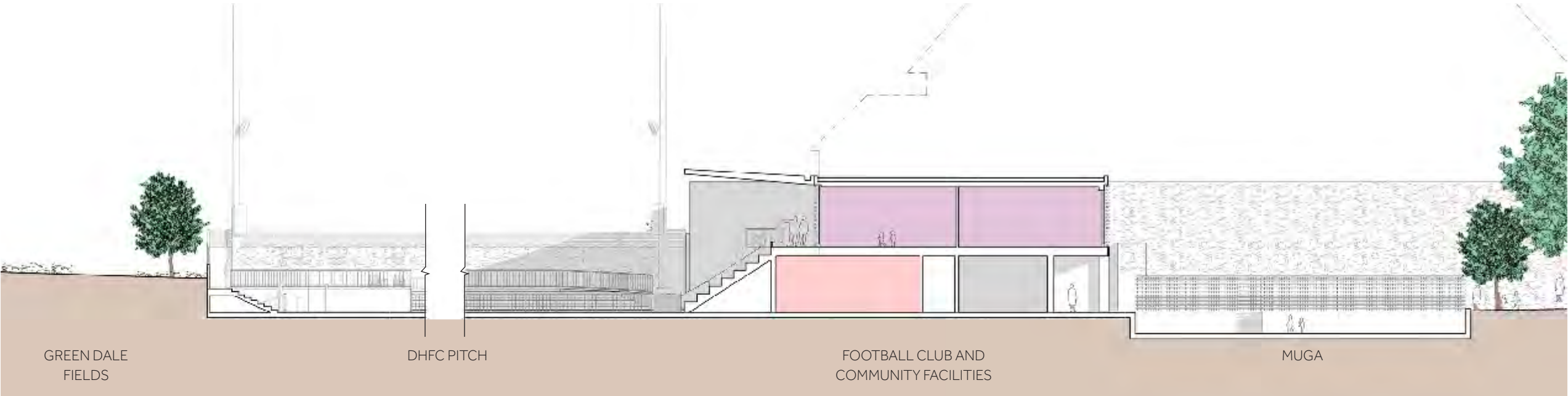
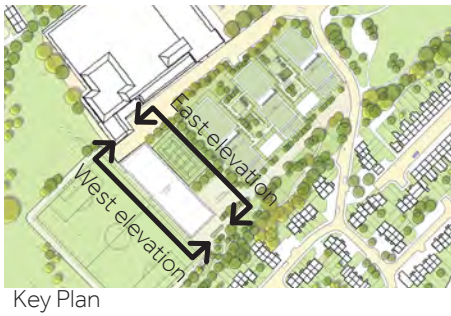
Ground Capacity

In order to meet the requirements of a National League System Step 1 Club, the proposed stadium must be able to accommodate at least 4,000 spectators. A minimum of 500 of these spaces must be covered seated accommodation, and standing terraces must have a minimum of 4 risers. A minimum of 12 seats must be provided for press. The diagram shown on this page illustrates how these requirements are met with the proposed design of the stadium.

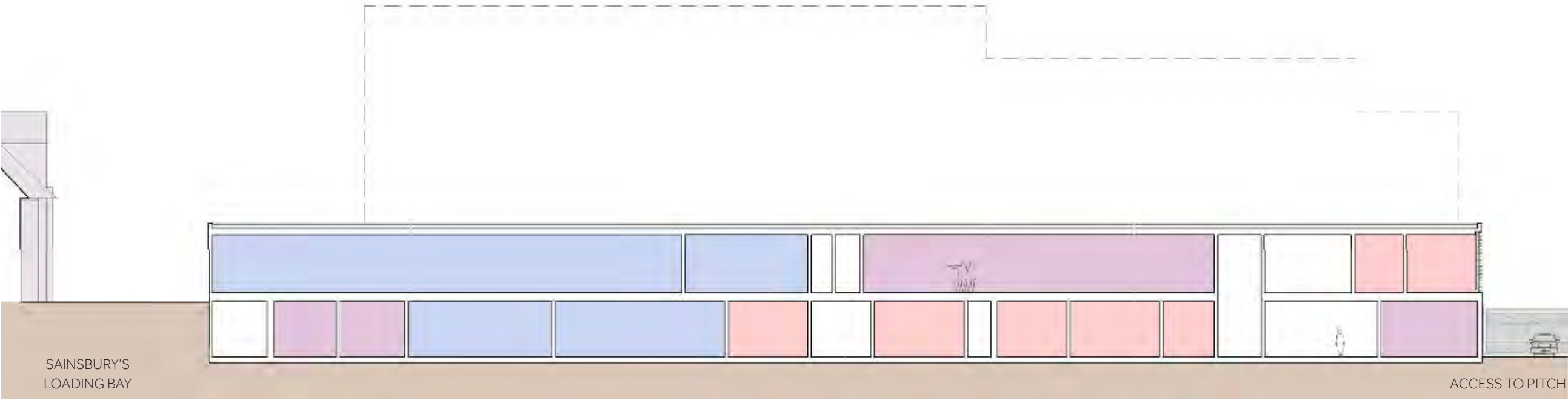
All seating should afford a good view of the pitch. A small corner of the seated accommodation, identified on the left hand side of this diagram do not have an unobstructed view of the nearest touch line. Therefore these seats have been omitted from the total numbers of seated accommodation.

First floor plan of proposed stadium and football pitch identifying locations of spectators accommodation
Not to scale

FOOTBALL CLUB SECTIONS

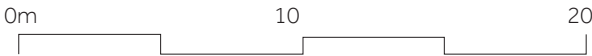


Section AA



- Key
- Community gym
 - Football Club facilities
 - Fan / community facilities
 - Plant

Section BB



VIEW OF FOOTBALL CLUB FROM LINEAR PARK

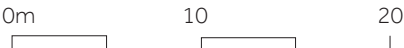
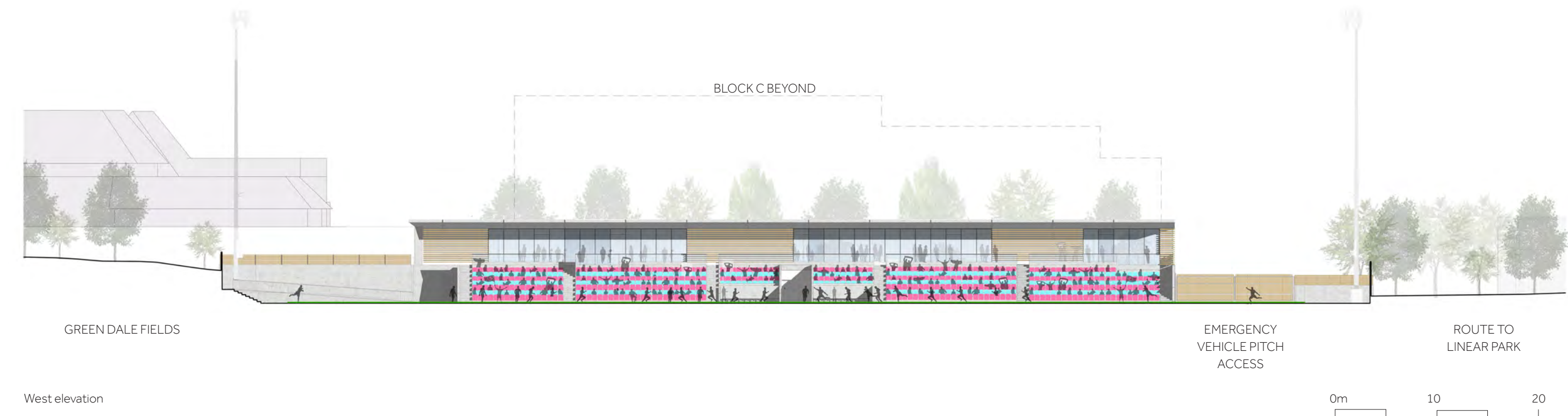
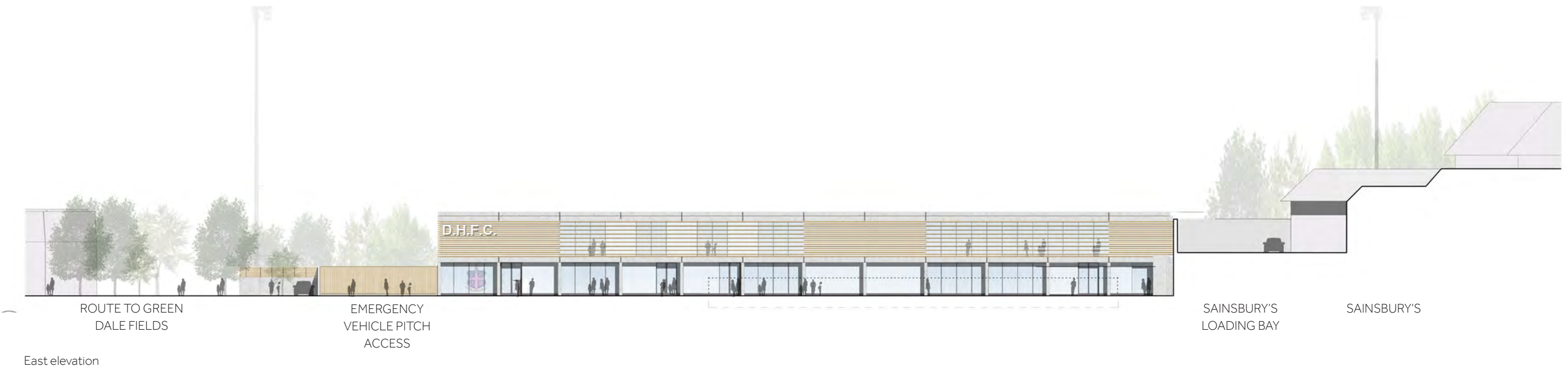
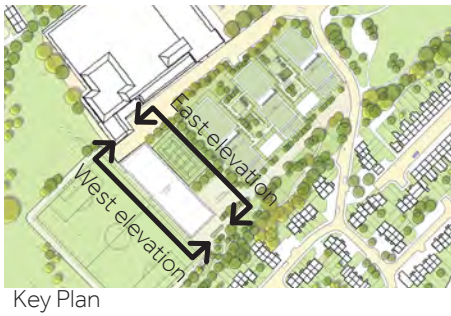


Key Plan



View 01 - looking towards football club from linear park

FOOTBALL CLUB ELEVATIONS



FOOTBALL CLUB ELEVATIONS



Football Club Elevations

The Football Club sits within the landscape, between the linear park and Green Dale Fields. We looked to reflect elements of the landscape in the architecture, whilst ensuring that finishes are hard wearing for the variety of users that will be visiting the building, as well as being identifiable as the home of Dulwich Hamlet. The concept for the building is a strong base, anchoring the building into the landscape, with a lightweight upper floor and roof.

The ground floor is finished in exposed in-situ concrete panels, which gives the building a strong and robust base. Upper levels have a lighter finish, with surface mounted terracotta battens in a warm brown colour which reflect the clear stem trees that are located in the linear park. The upper level also has glazed sections of facade to provide views over the football pitch, MUGA and linear park.

The building is identified as the home of DHFC with large, clear signage on the primary corner of the building - visible by all who walk through the park. The team shop is located at the ground floor of this corner - the shop front is fully glazed to showcase Dulwich Hamlet goods for sale, again clearly identifying the building as the home of DHFC.

The roof of the building cantilevers beyond the structure of the main building to provide shelter for the main stand. This structure is clad in metal standing seam which will reflect light, giving it a lightweight feel.

The effect of the terracotta battens is continued throughout the stadium, with the top of the enclosure wall being formed from timber battens. Again this finish has been selected to blend in with the landscape, reducing the impact of the enclosure wall which is required around the football pitch.



DHFC PITCH

COMMUNITY SQUARE

South elevation

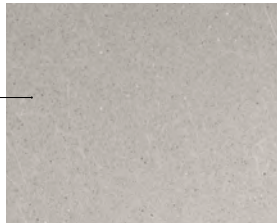


FOOTBALL CLUB FACADE DETAILS



Key

- Metal standing seam roof
- Terracotta battens
- DHFC signage
- Function room
- Insulated rendered wall panel
- Exposed in-situ concrete panel
- Colonnade with lighting integrated in soffit
- Double glazed aluminium framed windows and glazed doors



Perspective section through football club - EE

FOOTBALL CLUB FACADE DETAILS

Football Club Bay

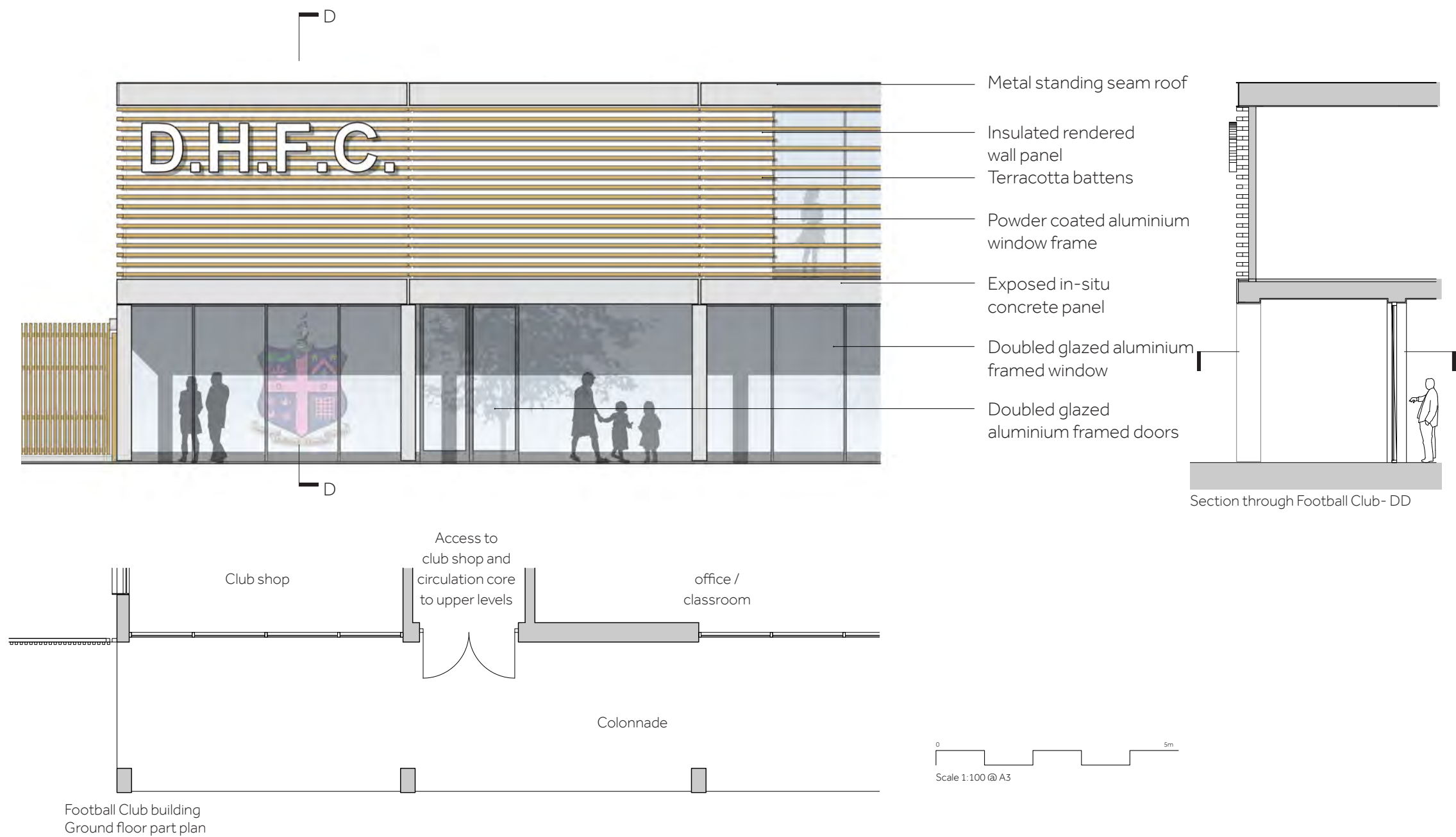
This detailed bay is located at the southern end of the Football Club building. The bay detail shows the contrast between the robust concrete panels used to clad the ground floor, with the lighter terracotta battens above, adding a warmth and softness to the elevation, reflecting the landscape of the park.

At ground floor a colonnade is created by the overhang of the first floor, enclosed by columns supporting the upper floor. This colonnade creates a clearly identifiable sheltered route, leading visitors to the main entrance to the building.

At the corner of this colonnade is the team shop - as shown here, this will be a fully glazed shop front showcasing the souvenirs for sale, making a clear marker that this is the home of Dulwich Hamlet Football Club.

One the first floor, signage makes the building clearly identifiable for those approaching the building from further afield.

A metal channel wraps around the upper part of the building, separating the upper floor from the standing seam metal roof, to give the impression that the roof is floating above the main structure. This effect continues as the roof cantilevers past the main structure to provide shelter over the spectators stand.



FOOTBALL ASSOCIATION AND GREEN GUIDE GUIDELINES

Green Guide for Safety at Sports Grounds

The Green Guide was commissioned by the Department of Culture, Media and Sport, and produced by the Football Licensing Authority in 2007.

The Guide provides detailed guidance on ground management and how to assess how many spectators can be safely accommodated within a sports ground. The guide has been followed when designing spectator accommodation and circulation. The guidance has ensured that circulation routes are safe and appropriate for the number of people using them. It has also provided guidance on ensuring that all spectators will have a clear view of the pitch, thus avoiding the need for spectators to move around to get a clear view, which can cause injury.

Football Association Guidelines

As stated in the summary, the Football Club has been designed to meet the requirements of a National League System Step 1 Club, which is two tiers above where Dulwich Hamlet currently sit in the league. The Football Association (FA) set guidelines on capacity, accommodation and pitch standards that vary between steps.

These requirements have been incorporated into the design since the start of the design process, and include:

- capacity of 4,000 spectators - at least 500 must be seated, all with a good view of the pitch
- a directors box in the main stand with both home and away seats
- 12 seats for press
- terracing to comply with Green Guide for Safety in Stadiums

- boundary of 1.83m in height (as measured from outside the guide)
- parking for coaches and match officials
- 2.75m run-off around pitch, with barrier of 1.1m high
- playing area of 100m x 64m
- technical area for home and away team to accommodate minimum of 11 adults
- minimum of two toilet units for spectators
- home and away team changing rooms with 18sqm changing and at least 4 showers, 2 urinals and 1 WC
- match officials changing rooms with 6sqm changing and at least 1 shower and 1 WC
- medical room for players



Green Guide for Safety at Sports Grounds

NATIONAL GROUND GRADING - CATEGORY A	
(Appropriate to NLS Step 1 - The Football Conference Premier Division)	
1.	GROUND
The ground must give an overall appearance and impression of being a football ground suitable for the highest Division of The National League System	
The ground must have the potential of being upgraded to meet the criteria for membership of The Football League.	
It must be possible for spectators to view the match, either standing or seated, for the full length of at least three sides of the playing area, provided that the capacity requirements detailed under 1.3 are met. Where one side is designated as spectator free, measures must be in place to ensure there is no unauthorised access.	
If there are any extraneous objects, or buildings within the boundary of the ground or the ground has an irregular configuration of seating, standing and covered areas that do not conform to the recognised standard design of a football stadium, the club may not be awarded a category "A" Grading.	
The location of the ground, in so far as its relation to the conurbation whose name the club bears, or is traditionally associated with, must meet with the approval of The Football Association and the Board of Directors of The Football Conference.	
The club must disclose plans and the details of any proposed future move to a new stadium to The Football Association and the Board of Directors of The Football Conference.	
The placement of any club that is the result of the merger of two or more clubs will be dealt with on its merits.	
1.1	Security of Tenure
The club must either:	
(a)	own the freehold of the ground
(b)	have a lease of the ground for the remainder of the season during which an inspection for grading is carried out and for the following season, or
(c)	possess an agreement for the use of the ground that is acceptable to The Football Association and The Football Conference.
NB To be eligible for promotion to the The Football League a ground lease must be for a minimum of 10 years	
In addition, the club must disclose:	
(a)	Whether any Director or material shareholder of the club or any connected person or company has a financial interest in the ground.
(b)	Whether the club's occupation of the ground is subject to any third party option.
(c)	If any applicable planning consent are subject to restrictions, and
(d)	Whether the ground is charged by way of security.
(e)	Any break clauses in the lease exercisable either by landlord or tenant.
The club must provide copies of any documents so disclosed and The Football Association and The Football Conference reserve the right to call for further information.	
A - August 2009	
Page 1	

Extract from the Football Association Guidelines

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Green Guide for Safety at Sports Grounds

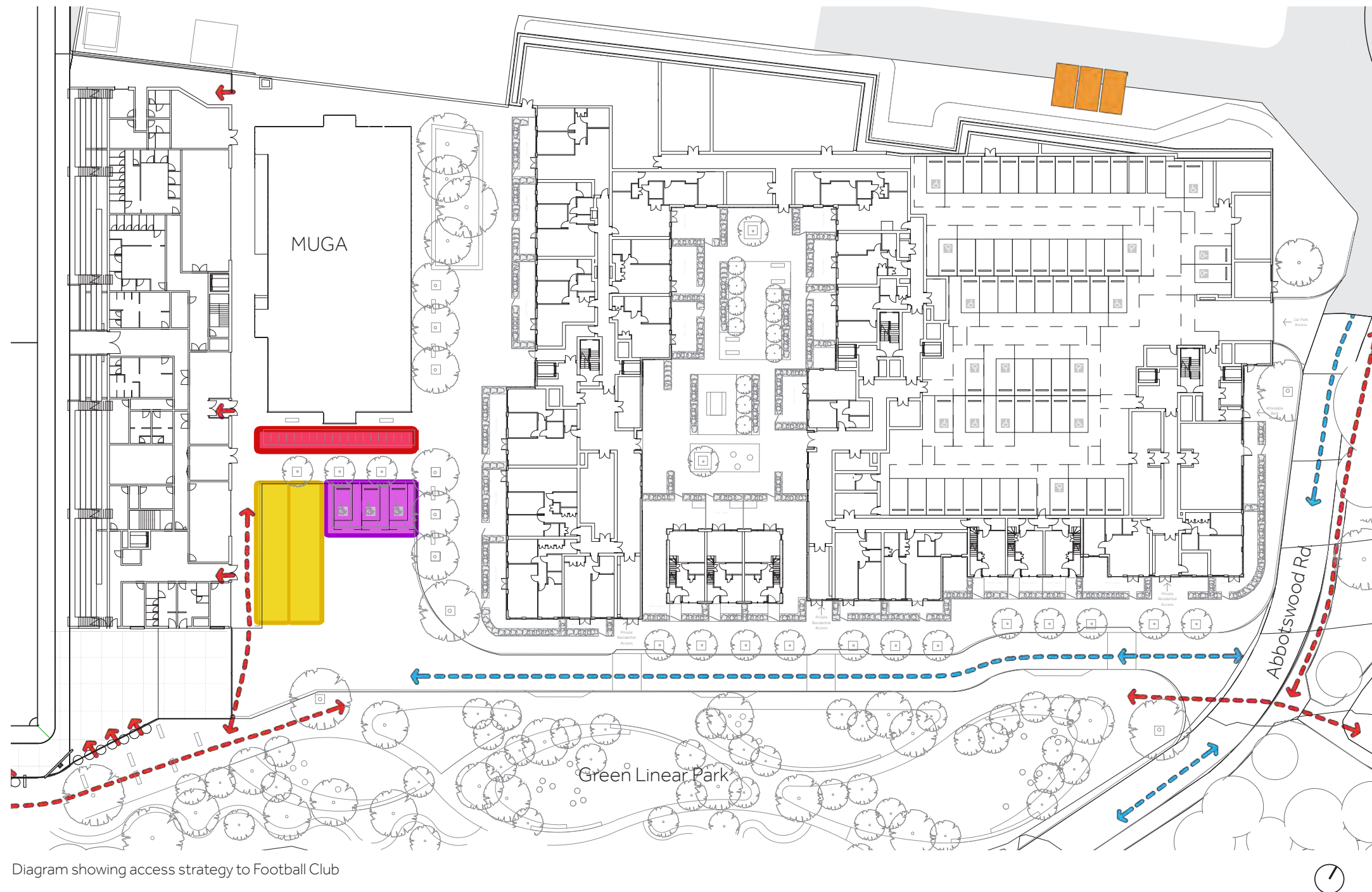
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Extract from the Football Association Guidelines

FOOTBALL CLUB ACCESS AND MOVEMENT

Key

- Public cycle stands
- DHFC wheelchair carpark
- DHFC coaches carpark
- DHFC officials carpark
- ← - - - - - → Vehicular movement
- ← - - - - - → Pedestrian movement



Vehicle Access

The Football Club and community facilities can be accessed by vehicle via the access-controlled road that runs along the north of the linear park, and connects to Abbotswood Road to the east. This road will allow for drop off to the Football Club and will allow access to the wheelchair accessible parking spaces. Those who require access will be able to contact the facility through a telecom system, and staff will allow access if appropriate. The Football Club Square has been designed to allow for cars to turn without reversing to avoid congestion.

On match days the access road will be shut to the general public to avoid conflict between vehicles and pedestrians. Coaches will be able to access the Club, turn in the Football Club Square (also using the emergency vehicle access road to the pitch to manoeuvre). They will park in front of the Club for the duration of the match.

Car Parking

There is no parking provided for the Football Club, apart from three wheelchair accessible car parking spaces located in the Football Club Square, and the officials parking which is located in the position currently used.

Public Transport Links

The Site can be accessed by foot from East Dulwich train station and a number of bus stops located on Dog Kennel Hill and in Sainsbury's car park.

Cycle Access

Cycle stores are located next to the MUGA and near the main turnstiles into the Club. These will provide secure parking for 38 cycles. The provision of the new linear park that connects to existing local cycle routes will make cycling to the Club an attractive option for local residents.

Servicing Strategy

A total of 6 1,100l Eurobins are provided for the football club and community facilities. This amount has been advised by Waste Consultants, and is covered in the Waste Report. The road and Football Club Square have been designed to allow for refuse trucks to reach the Club, turn and exit via the access road.

FOOTBALL CLUB MAINTENANCE

Plant Replacement

All plant is located at ground level. The substation is located adjacent to the access road to be accessed independently by vehicle.

The remainder of the plant is located in the north east corner of the building, and can also be accessed externally.

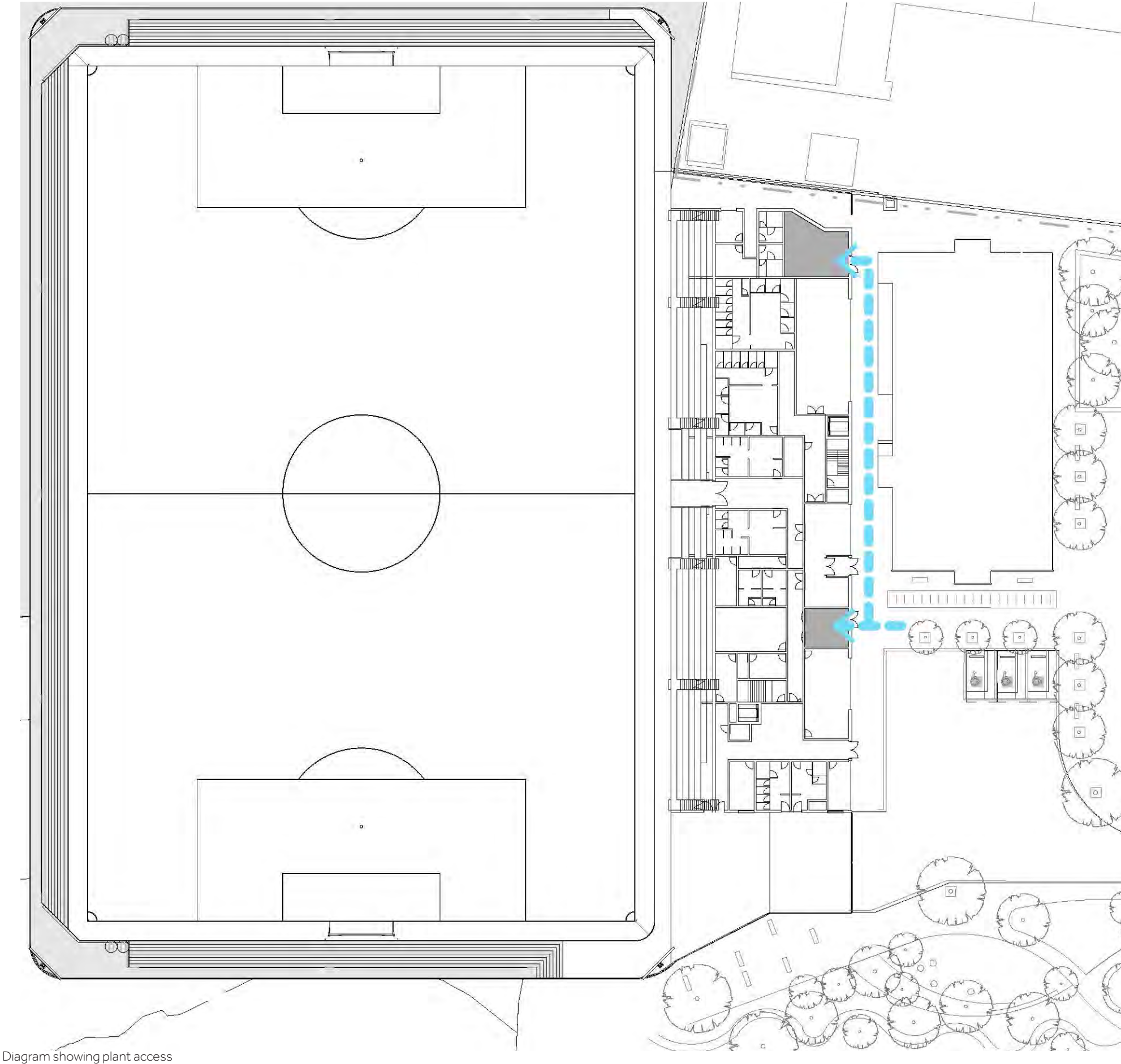
Facade Access and Maintenance

As the building is just two stories, the facade can be cleaned from ground level with a long handled tool. The first floor facing the main football pitch can be accessed from the top terrace of the main stand.

Key

Plant

Plant access



EARLY SITE LAYOUT SKETCHES

Sketches on this page show a selection of the Site layout options that were explored through design development. All options look to increase the amount of publicly accessible open space and create an improved link between St Francis Park and Green Dale Fields.

As described in the main body of the document, relocating the pitch to the position of the existing astroturf pitches and locating residential development to the north of the Site with a linear park to the south was the preferred Site arrangement.



Stand on Green Dale Fields, park to the north



Central access



Linear blocks to the north



Straight finger blocks



Stand on Green Dale Fields,



Both stands on Green Dale Fields



Finger blocks and townhouses



MUGA in the park



No park



Small blocks, park to the north



Finger blocks and loop access road



MUGA in the park, continuous frontage to park



Blocks to the north, townhouses to the south



Linear blocks



Connected finger blocks



Loop road to the south of the Site

DESIGN RESPONSES FROM LBS PRE-APPLICATION MEETINGS

Pre-app 02 Scheme - January 2015



Design Responses from London Borough of Southwark Pre-Application Meetings

The design was developed alongside a number of pre-application meetings with London Borough of Southwark (LBS). Over the following pages a number of the key design iterations are documented, alongside comments received from LBS, and the design response that followed.

The scheme presented on this page was presented at the second pre-application meeting in January 2015. The comments received for this design are combined with the next design iteration. The key difference made between this scheme and the following iteration was the removal of the basement, which was replaced with a ground floor podium to house car parking and plant.

DESIGN RESPONSES FROM LBS PRE-APPLICATION MEETINGS

LBS Comments

1. Proposed blocks are deep and closely spaced
2. Proposed units are largely single aspect
3. Scale of housing out of keeping with the suburban designation of the Site
4. Podium Approach inconsistent with prevailing local character
5. Routes through the Site don't take into account desire lines from Sainsbury's / Edgar Kail Way
6. Road layout could result in congestion issues particularly at the end of the football club with cross over of visitors, coaches, and service vehicles
7. Linear park is predominantly a route through the Site rather than a park
8. Net loss of open of approx. 2,000 sqm
9. Townhouses fit the local style better

Farrells Design Response

1. Blocks have been spaced out due to the reduction in footprint of the Football Club
2. Block orientation has been modified to provide largely dual-aspect units
3. Scheme provides a mix of townhouses and large blocks which have been based on precedent studies
4. Footprint of podium has been reduced and located adjacent to the change in level. Podium is lined with houses to conceal it.
5. Introduction of a route from the north of the Site provides a route from Sainsbury's / Edgar Kail Way
6. Providing access points to the car park to the north east of the Site will reduce the number of vehicles requiring to reach the end near the football club
7. The green linear route is 28-43m wide, which as shown in our precedents studies is a significant open space
8. Proposed scheme has a minimal loss of open space, and what is being provided is a significant improvement on what is currently located on the Site
9. Townhouses within the scheme have been retained, as well as larger blocks which have been studied as part of the surrounding typology assessment

Viability Scheme - March 2015



DESIGN RESPONSES FROM LBS PRE-APPLICATION MEETINGS

Pre-app 04 Scheme - July 2015



LBS Comments	Farrells Design Response
1. Apartments to the north of plan would benefit from further separation from Sainsbury's	1. Following road realignment (see point 6), a significant distances (between 3-14m) were provided between the northern end of the blocks and Sainsbury's access road to allow for boundary planting
2. Open space on the podium might benefit from some built form to define the spaces	2. Townhouses were added between the finger blocks to enclose the courtyards
3. Entrances to apartment blocks are too close to access road	3. Road configuration amended (see point 6) and entrances set back at least 4.5m from the road, with ground floor units given defensible space.
4. The residential and football quarters should be more clearly defined	4. 32m wide landscape between residential block and Football Club to define different uses.
5. How successful will one storey, single aspect podium units be? Would duplex units be more appropriate?	5. The new arrangement for the podium requires larger floor - ceiling height at ground floor. Ground floor units will have large full height glazing to allow more light in. No units are north facing single aspect.
6. Access to Football Club should be separate to residential access.	6. Many road layouts were tested, but introducing separate roads ate away at open space. New road configuration developed to avoid conflict between different uses.
7. Front doors should face the park to create a stronger frontage along the park	7. All front doors located along park, with one along Abbotswood Road to create active frontages on two primary elevations.
8. Some of the existing trees located outside ownership boundary are subject to TPOs and large canopies may make townhouses unfeasible	8. Townhouses omitted from design - restrictions from existing trees and regulations requiring distances from existing houses meant that they were cutting into the park - reducing the width and creating a pinch point to the west. Tree-lined boundary of adjacent open spaces continued.

DESIGN RESPONSES FROM LBS PRE-APPLICATION MEETINGS

LBS Comments

1. Apartments to the north of plan would benefit from further separation from Sainsbury's

2. Starting to explore a slightly different form for block A was welcomed, since this will be the most visible block. Revised verified views will show this

3. Road needs to be carefully designed to ensure no conflict between uses

4. Strong continuation of tree line reinforces linear park connection

5. Mass of blocks should step down in height towards the linear park

6. Finger blocks need to be broken up / articulated further

Farrells Design Response

1. Northern end of blocks shifted further away from the boundary line with Sainsbury's, with steps introduced into the blocks to assist this.

2. Shorter length for block A retained; block broken up as part of response to point 6.

3. Controlled access strategy developed by WSP to avoid conflict between uses - see transport statement

4. Retained

5. A step back of the fifth floor introduced at the southern end of each block. This creates a step down in height towards the park, which steps down further to the 3 storey townhouses and one storey podium.

6. A step is introduced to each finger block, which is staggered to ensure no pinch points between blocks. This helps break up the mass of the blocks, and also creates more dual aspect units.

Pre-app 06 Scheme - September 2015



DESIGN RESPONSES FROM LBS PRE-APPLICATION MEETINGS

DRP Scheme - October 2015



DRP Comments

1. Massing of scheme does not reflect the description of 'pavilions in the park' due to strong urban edge and block-like massing, separating development from park.

2. The road may be more successful adjacent to Sainsbury's access road. This would flip the design to face this new street, with park extending between blocks.

3. How will linear park be safe and welcoming at night?

4. Is link between linear park and Green Dale Fields wide enough?

5. More height could be achieved at the centre and western end of the site to achieve a better architectural solution across the Site, especially where it may benefit the public realm.

Farrells Design Response

1. Urban block broken down by developing a central core that will break each finger block into two distinct forms (made possible due to revised massing - point 5). Linear park frontage broken down by separating the townhouses from the main blocks, with 3m between townhouses and blocks

2. This option had been fully explored, but was not successful due to the change in level. Also proposed access road would not be safe or welcoming, facing the flank wall of Sainsbury's. The linear park is a much more welcoming setting for front doors, and will provide passive surveillance over the park.

3. Landscape and lighting strategy developed (and presented in the Landscape Report).

4. Sections were generated to demonstrate that proposal is an improvement on existing condition, as width has increased by 6m (refer to Landscape Report)

5. The massing was revised, and by adding an extra storey on the northern part of each block, adjacent to Sainsbury's, a number of benefits were clear:

- blocks could be made shorter - particularly block A (reduced in length by 7.4m)
- the linear park could be widened by up to 2m
- the blocks could be pulled further away from Sainsbury's (by up to 5m) and the Football Club (by 4m)
- the shorter blocks meant a more efficient central core arrangement could be used, which also helped break up the mass of the blocks

DESIGN RESPONSES FROM LBS PRE-APPLICATION MEETINGS

LBS Comments

1. Not comfortable with step up to 6 storeys on the northern ends of Blocks A and C.

2. Did not think that the lift core was drawn accurately

3. Brick, framed architecture is making the scheme appear more urban / formal / civic etc.

4. Architecture is too heavy

5. A set back of the upper floor would soften the architecture

6. Do 3 bed units facing park and side of townhouses work?

Farrells Design Response

1. Introduction of substantial set backs (3.8m) of the 6th storey on Blocks A and C, on the outward façades

2. Lift core drawn accurately, and following further coordination, height of the core reduced further to emphasize the concept of blocks stepping down towards the park

3. Previous feedback expressed a preference for brick - revised massing of scheme breaks down mass, and refinement of architecture such as open corners for balconies, reducing brick parapet heights and grouping windows is making the architecture more playful.

4. Moves such as enlarging windows, grouping windows, emphasizing certain frames, creating contrasts between brick bonds and colour are all adding further variety and a lighter architecture.

5. Set backs added to sixth storey as per point 1. Materiality of set back as per the main elevation to retain coherence of facade.

6. These units pass sunlight / daylight tests - see Daylight, Sunlight and Overshadowing Assessment in Appendix.

Pre-app 09 Scheme - January 2016



DESIGN RESPONSES FROM LBS PRE-APPLICATION MEETINGS

Pre-app 10 Scheme - January 2016



LBS Comments	Farrells Design Response
1. Still question the height of the lift core	1. This has been coordinated with the M+E engineer - no motor room is required on the roof
2. The side elevations would benefit from further variation, as is seen in the park elevation, such as more grouping of windows, perhaps an addition of another material - timber?	2. Further grouping of windows has been developed - studies are presented in Chapter 4
3. LBS want to see more of the detail, to understand depth of window reveals, how the balcony reveals would work etc.	3. Further detail has been developed for the planning application. Facade details are presented in Chapter 5
4. Break in elevation reads more as an expansion joint rather than a proper break	4. This element has been detailed for the planning application, and is described in Chapter 4 and shown in the proposed architectural drawings.
5. A change in material for the upper floor set back would soften the architecture - glass / metal / stone	5. Studies presented in chapter Chapter 4 show options for softening the set back. The preferred option retains brick materiality, but lightens the form through greater proportion of glazing vs. brick. The introduction of 'hit and miss' brick bond for the brick parapet will allow light through to further lighten the set back.
6. Could there be a literal break in the buildings to allow views through to the courtyards from the side elevations?	6. The team felt that revisions to the massing and elevations of the scheme break down the form sufficiently to be read as 3 distinct blocks, each broken down into 2 separate buildings. The stepping of the end of each blocks allows glimpses through to the courtyards from oblique angles.

